RESOLUTION NO. 2006-_____

PIMA COUNTY
RESOLUTION FOR THE ADOPTION OF A
MIXED USE OPTION DESIGN GUIDELINES

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; ADOPTING MIXED USE OPTION DESIGN GUIDELINES FOR USE IN CONNNECTION WITH IMPLEMENTING THE REQUIREMENTS OF THE PIMA COUNTY ZOINING CODE; CHAPTER 18.51, CI-1 ZONE.

WHEREAS, Chapter 18.51 of the Pima County Zoning Code: CI-1 zone requires that certain development be designed or implemented in compliance with the Mixed Use Option Design Guidelines,

NOW, THEREFORE, BE IT RESOLVED

That the attached Mixed Use Option Design Guidelines are hereby adopted for use in connection with Chapter 18.51 of the Pima County Zoning Code: CI-1 Zone.

PASSED AND ADOPTED this _____ day of _____ , 2006, by the Board of Supervisors of Pima County, Arizona.

ATTEST:

_____
Clerk, Board of Supervisors

APPROVED AS TO FORM:

_____
Deputy County Attorney

BOARD OF SUPERVISORS

_____
Chair, Board of Supervisors

APPROVED:

_____
Executive Secretary
Planning and Zoning Commission

Purpose: Pima County encourages new development and redevelopment to provide a compatible mix of land uses to increase the proximity of places where people live, shop, work, recreate and pursue other daily activities. The purpose of the design guidelines is to ensure that mixed-use development is well designed, compatible with adjacent land uses, contributes to the character of the neighborhood and larger community, and creates vibrant, pedestrian oriented places. Mixed-use developments should be of high quality and visually appealing from adjacent streets and surrounding neighborhood with an emphasis on building placement and orientation as well as site landscape. Energy efficient, sustainable development is highly encouraged.

Applicability: Section 18.51.07 of the Pima County Zoning Code requires all mixed-use developments to be reviewed and approved by the Pima County Design Review Committee. The design guidelines are provided as a tool by which the Design Review Committee can base their recommendations on mixed-use developments. The guidelines are flexible and are not intended to be a list of requirements for mixed-use developments. They are, however, a guide by which the Design Review Committee can base their recommendations and comments.

Organization: The guidelines are divided into five sections; layout, parking/circulation, landscaping, signage, and safety. Each section has a related design objective. This design objective states what the community hopes to achieve. Design guidelines are provided to give direction to the Pima County Design Review Committee, who will determine whether or not the proposed mixed-use developments meet the intent of the Zoning Code and guidelines.

Layout

Design Objective: Mixed-use developments should create and inviting and attractive destination for local residents and region wide users. Buildings, and spaces between buildings, should be designed and oriented to create safe, pleasant, and active environments.

Guidelines:

- Pedestrians should be able to easily identify primary entrances into commercial establishments.
- Buildings should be oriented to a defined pedestrian walkway or street.
- Building materials and colors should exhibit quality and help establish a human scale while providing visual interest.
- To facilitate the creation of a sense of place, developers are encouraged to incorporate artists into the design team from the inception of planning in order to integrate art into their projects.
- Low occupancy uses such as warehouses, storage, and parking will not be counted in the evaluation of mixed-use functions.
- Special attention should be given to the design of project and building corners as an opportunity to create visual interest and invite activity.
- Transit stops should be incorporated into the layout of all mixed-use developments, regardless of service availability. Space should be available

- Buildings should be located in areas that recognize local viewpoints and landmarks. Views of landmarks and natural features should be highlighted through the placement of structures.
- Larger sites should feature places where people can gather. Public spaces should contribute to the overall sense of place and site identity and help to attract pedestrian users to the development.
- Loading docks should be located in areas that have the least amount of impact on residential uses.

Parking, Vehicular and Pedestrian Circulation

Design Objective: The project's circulation system should promote efficient movement of vehicles in a clear and well-defined manner that minimizes conflicts with pedestrians and bicycles. Pedestrian users should find that public spaces and gathering places are clearly identified and easy to access and locate.

Guidelines:

- The design of access and circulation should tie the development into the overall neighborhood creating opportunities for nearby residents to access the project either on foot, bicycle, or other form of alternate transportation.
- The joint use of driveways and parking areas should be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist between the building facilities and/or properties to qualify as a joint use parking facility.
- Primary building entrances should front major pedestrian access-ways.
- Link new mixed-use developments with existing developments and trail systems.
- Provide variety in setback, height, color and building size and form to enhance the pedestrian experience. This should be done under a unified concept.
- Parking should be conveniently located near non-residential uses but visibly minimized from arterial streets and public spaces.
- Roadways and pedestrian access should be designed to provide maximum access to public transportation.

Landscaping

Design Objective: Landscaped areas should be used to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views. Landscaping should work with buildings and surroundings to make a positive contribution to the aesthetics and function of both the specific site and the area.

Guidelines:

- Preserve public access to public areas of interest such as parks, natural features, landmarks and monuments.
- Include open spaces with special amenities that encourage use, such as benches and sitting areas
- If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area
- Open spaces should connect with and provide views to natural amenities
- Service and trash areas should be screened from view on all sides.

- Service areas should not impede access to amenities.
- Tree selection and location should promote safety and security, enhance natural environment, provide shade for vehicles and pedestrians and minimize maintenance requirements.
- Plant selection and placement should reduce heat islands wherever possible.
- Low water use plants and native vegetation should be used to landscape new developments.
- No invasive plant species should be allowed in the landscaping design.

Signage

Design Objective: Visitors and residents should be able to locate and identify major attributes of the development through a unified signage concept.

Guidelines:

- Design buildings with careful consideration for the incorporation of signage and lighting.
- Signage should contribute to the overall architectural and landscape theme.
- Signage should be made of materials that can tolerate extreme weather.
- Signage should be used to clearly identify public versus private/residential areas.

Safety

Design Objective: Visitors and residents should find that the development provides the best possible design to protect their personal safety and safety of their property.

Guidelines:

- Architectural features should be used to provide weather protection and shade, as well as highlight building features and entries.
- Sidewalks, paths and bike lanes, which are protected from traffic, are encouraged.
- Landscaping and lighting should be used to identify entrances, pathways, public spaces, and bus stops.
- Covered bus stops and waiting areas should be provided to provide pedestrians with outdoor areas sheltered from extreme heat, wind, or rain.
- Lighting should contribute to the overall safety of the development, and landscaping should incorporate safe-by-design standards.

Context

Design Objective: Visitors and residents should find that new mixed-use developments conform to the existing character of the area, and build upon an established sense of place in the surrounding neighborhoods.

Guidelines:

- Views of significant landmarks should be maximized in the design of mixed use developments.
- Significant architectural styles existing in the area should be reflected in the selection of architectural styles for new mixed-use developments.

- Local street patterns should be considered and connected to as much as possible in the layout of mixed use developments.
- Visitors should find mixed use developments interesting in appearance and buildings within these developments should be varied as much as possible yet based on a similar architectural theme.
- Existing historic sites, as well as the natural environment, should be incorporated and highlighted in the overall architectural and landscape design.

Standards that should be considered by the design review committee when considering a mixed use development request.

1. The proposed project is in keeping with the intent of the mixed-use design guidelines.

2. The proposal satisfactorily mixes uses as defined in the Pima County zoning code.

3. Proposed open spaces, parking areas, pedestrian walks, signs, lighting, landscaping, and utilities are adequately related to the site and are arranged to achieve a safe, efficient and harmonious development to accomplish the objectives set forth in section 18.51.07 of the Pima County zoning code.

4. The proposal is not detrimental to the orderly and harmonious development of its surroundings.

5. The proposal satisfactorily mitigates any adverse impacts to the natural environment.

6. The request is in harmony with the general intent and purpose of the Pima County zoning code.

7. Project is innovative in its approach and design.

8. Project achieves excellence in its comprehensive approach to mixed-use design principles.

9. Project shows high interconnectivity between all proposed uses, between proposed uses and open space, between proposed uses and natural features, and between proposed uses and adjacent development.

ORDINANCE 2006____

An ordinance of the Pima County Board of Supervisors; relating to zoning; amending the Pima County Zoning Code (Title 18) by amending Chapter 18.51 (CI-1 Light Industrial/Warehousing Zone) by adding Section 18.51.070 by adding standards and guidelines and amending Section18.99.030 (Design Review Committee) by adding the Mixed-Use Option review to the review procedures. (All Districts)

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY AS FOLLOWS:

SECTION 1: That Chapter 18.51 of the Pima County Code is hereby amended as follows:

***

18.51.070 Mixed Use Option

A. Purpose:

1. To promote and facilitate innovative and comprehensively planned mixed-use developments which are compatible with surrounding uses.
2. To allow residential uses in the CI-1 zone where appropriately mixed with non-residential uses.

B. Definition: Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) or more of the following ways:

1. Vertical Mixed Use. A single structure with the above floors generally used for residential or office use and with all or a portion of the ground floor for retail/commercial or service uses.
2. Horizontal Mixed Use – Attached. A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
3. Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

C. Applicability: This chapter applies to the following:

1. New development or substantial expansion of an existing development on any land within a CI-1 (Light Industrial/Warehousing) zone.
2. A rezoning request on any land requesting to zone to CI-1.

D. Development Standards:

1. Landscaping:

a. Mixed use developments shall be exempt from Section 18.73.040 Screening and Bufferyard Requirements, and Sections 18.78.030(B)(2)(d), 18.78.030(C)(2)(a)&(d), and 18.78.030(F)(2)(c) Gateway Development Standards.

b. Native plant preservation plans shall be submitted in accordance with Chapter 18.72.

2. Site Design:

a. Permitted coverage: a minimum of twenty percent (20%) of the total development site and a maximum of fifty percent (50%) of the total development site shall be residential use. Residential development constructed over or under other uses shall count toward permitted coverage.

b. Maximum building height: thirty-nine (39) feet.

c. All non-residential uses within two thousand five hundred (2,500) feet of a residential structure shall adhere to the performance standards set forth in section 18.43.020(B).

d. For residential structures, or mixed use structures containing residential uses: A minimum distance of fourteen (14) feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/doors of any one (1) dwelling unit may not face the windows or window/doors of any other dwelling unit unless separated by a distance of fourteen (14) or more feet except where the angle between the wall of the separate dwelling units is ninety (90) degrees or more. Walls parallel to each other shall be considered to be a at a zero (0) degree angle

3. Design Guidelines: In addition to the provisions of this section, all developments using the mixed-use option shall conform to the Mixed Use Option Design Guidelines.

E. Site Planning Review:

1. The design review committee shall review at a regularly scheduled meeting all proposed development subject to this section and shall approve, approve with conditions, deny, or continue for revision, proposed site planning, architectural theme, pedestrian circulation, landscaping, signage, and context to ensure compliance with the purpose, standards, and guidelines of this section.

a. The committee shall not approve any development subject to review without finding that the development complies with the Mixed Use Option Guidelines.

b. Development proposals subject to committee review shall be submitted to Pima County for review and recommendation by planning staff, subject to the schedule and submittal requirements established by development services to insure a timely, efficient, and complete review by the Committee.

c. Development proposals conditionally approved by the committee shall be submitted to planning staff for determination of final compliance with the committee's decision within thirty (30) days of the date of the hearing.

2. The decision of the design review committee may be appealed to the board of

adjustment. Appeals shall be submitted within sixty (60) days of the date of the decision, appeals after that date shall not be considered.

3. Any change in design or layout of more than twenty five percent of the development area must be approved by the design review committee, subject to all review requirements of this section. Minor modifications may be approved by the Planning Official.

4. Design review committee approval shall expire two (2) years from the date of approval hearing. Approval may be extended for up to an additional two (2) years at the discretion of the planning official if the circumstances and basis for the design review committee's decision have not significantly changed since the date of approval.
5. At the time of plan submittal, the developer shall define the required on-site and off-site infrastructure to serve the development, and shall provide an infrastructure phasing schedule when applicable.
6. At the time of plan submittal, the developer shall submit a traffic impact analysis and a master drainage study, which fully addresses floodplain and riparian habitat. If necessary, a riparian mitigation plan shall be submitted and subject to the approval of the Pima County Flood Control District.

F. Permitted Uses:
Any use as permitted in 18.45.030 A, B, and C (CB-2 General Business Zone). Residential use shall be subject to Section 18.31.030 (TR Development Standards – Residential).

G. Conditional Uses: Any of the uses of section 18.51.030 B-H and in 18.51.040; provided that:
1. The applicant for such a use permit submits to the zoning inspector plans for said proposed use showing certificates by the department of transportation and flood control district, transportation engineer, and health department director, certifying that said use complies with all laws and regulations under their jurisdictions; and
2. When the zoning inspector finds that said use will create no foreseeable flood, traffic or health hazards or nuisances as defined by the standards adopted by the board of supervisors and on file in the office of said inspector, said inspector shall then give notice by mail to all property owners of record within three hundred feet of the proposed site of said use of the intention to grant a permit, and giving any interested person thirty days in which to appeal to the board of adjustment from said inspector's interpretation of the application of said standards in connection with said proposed use; and
3. If no appeal is taken within thirty (30) days from the date said notices are mailed, the permit shall be issued and become final upon the expiration of said thirty (30) day period.

SECTION 2: That Section 18.99.030.A.5 of the Pima County Code is hereby amended to add a new subsection 5 as follows:

5. Review projects developing under the Mixed Use Option for conformance to the Mixed Use Option Design Guidelines.

SECTION 3. Mixed Use Option Design Guidelines shall be developed for projects choosing to develop using the mixed use option and shall be promulgated by the development services department. The guidelines shall identify the development context and prescribe standards for design review including layout, parking, vehicular and pedestrian circulation, landscaping, signage, safety, and context. The planning official may approve any minor changes to the design guidelines.

SECTION 4: That this ordinance shall become effective thirty one (31) days from and after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this

____ day of _____, 2006.

PIMA COUNTY BOARD OF SUPERVISORS

_____
Chairman of the Board of Supervisors

Date Signed: _____

ATTEST:

_____
Clerk, Board of Supervisors

APPROVED AS TO FORM:

_____
Civil Deputy County Attorney

_____
Executive Secretary, Pima County
Planning and Zoning Commission

ORDINANCE 2006_____

An ordinance of the Pima County Board of Supervisors; relating to zoning; amending the Pima County Zoning Code (Title 18) by amending Chapter 18.51 (CI-1 Light Industrial/Warehousing Zone) by adding Section 18.51.070 by adding standards and guidelines and amending Section18.99.030 (Design Review Committee) by adding the Mixed-Use Option review to the review procedures. (All Districts)

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY AS FOLLOWS:

SECTION 1: That Chapter 18.51 of the Pima County Code is hereby amended as follows:

***

18.51.070 Mixed Use Option

A. Purpose:

1. To promote and facilitate innovative and comprehensively planned mixed-use developments which are compatible with surrounding uses.
2. To allow residential uses in the CI-1 zone where appropriately mixed with non-residential uses.

B. Definition: Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) or more of the following ways:

1. Vertical Mixed Use. A single structure with the above floors generally used for residential or office use and with all or a portion of the ground floor for retail/commercial or service uses.
2. Horizontal Mixed Use – Attached. A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
3. Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

C. Applicability: This chapter applies to the following:

1. New development or substantial expansion of an existing development on any land within a CI-1 (Light Industrial/Warehousing) zone.
2. A rezoning request on any land requesting to zone to CI-1.

D. Development Standards:

1. Landscaping:

a. Mixed use developments shall be exempt from Section 18.73.040 Screening and Bufferyard Requirements, and Sections 18.78.030(B)(2)(d), 18.78.030(C)(2)(a)&(d), and 18.78.030(F)(2)(c) Gateway Development Standards.

b. Native plant preservation plans shall be submitted in accordance with Chapter 18.72.

2. Site Design:

a. Permitted coverage: a minimum of twenty percent (20%) of the total development site and a maximum of fifty percent (50%) of the total development site shall be residential use. Residential development constructed over or under other uses shall count toward permitted coverage.

b. Maximum building height: thirty-nine (39) feet.

c. All non-residential uses within two thousand five hundred (2,500) feet of a residential structure shall adhere to the performance standards set forth in section 18.43.020(B).

d. For residential structures, or mixed use structures containing residential uses: A minimum distance of fourteen (14) feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/doors of any one (1) dwelling unit may not face the windows or window/doors of any other dwelling unit unless separated by a distance of fourteen (14) or more feet except where the angle between the wall of the separate dwelling units is ninety (90) degrees or more. Walls parallel to each other shall be considered to be a at a zero (0) degree angle

3. Design Guidelines: In addition to the provisions of this section, all developments using the mixed-use option shall conform to the Mixed Use Option Design Guidelines.

E. Site Planning Review:

1. The design review committee shall review at a regularly scheduled meeting all proposed development subject to this section and shall approve, approve with conditions, deny, or continue for revision, proposed site planning, architectural theme, pedestrian circulation, landscaping, signage, and context to ensure compliance with the purpose, standards, and guidelines of this section.

a. The committee shall not approve any development subject to review without finding that the development complies with the Mixed Use Option Guidelines.

b. Development proposals subject to committee review shall be submitted to Pima County for review and recommendation by planning staff, subject to the schedule and submittal requirements established by development services to insure a timely, efficient, and complete review by the Committee.

c. Development proposals conditionally approved by the committee shall be submitted to planning staff for determination of final compliance with the committee's decision within thirty (30) days of the date of the hearing.

2. The decision of the design review committee may be appealed to the board of

adjustment. Appeals shall be submitted within sixty (60) days of the date of the decision, appeals after that date shall not be considered.

3. Any change in design or layout of more than twenty five percent of the development area must be approved by the design review committee, subject to all review requirements of this section. Minor modifications may be approved by the Planning Official.

4. Design review committee approval shall expire two (2) years from the date of approval hearing. Approval may be extended for up to an additional two (2) years at the discretion of the planning official if the circumstances and basis for the design review committee's decision have not significantly changed since the date of approval.
5. At the time of plan submittal, the developer shall define the required on-site and off-site infrastructure to serve the development, and shall provide an infrastructure phasing schedule when applicable.
6. At the time of plan submittal, the developer shall submit a traffic impact analysis and a master drainage study, which fully addresses floodplain and riparian habitat. If necessary, a riparian mitigation plan shall be submitted and subject to the approval of the Pima County Flood Control District.

F. Permitted Uses:

Any use as permitted in 18.45.030 A, B, and C (CB-2 General Business Zone). Residential use shall be subject to Section 18.31.030 (TR Development Standards – Residential).

G. Conditional Uses: Any of the uses of section 18.51.030 B-H and in 18.51.040; provided that:

1. The applicant for such a use permit submits to the zoning inspector plans for said proposed use showing certificates by the department of transportation and flood control district, transportation engineer, and health department director, certifying that said use complies with all laws and regulations under their jurisdictions; and
2. When the zoning inspector finds that said use will create no foreseeable flood, traffic or health hazards or nuisances as defined by the standards adopted by the board of supervisors and on file in the office of said inspector, said inspector shall then give notice by mail to all property owners of record within three hundred feet of the proposed site of said use of the intention to grant a permit, and giving any interested person thirty days in which to appeal to the board of adjustment from said inspector's interpretation of the application of said standards in connection with said proposed use; and
3. If no appeal is taken within thirty (30) days from the date said notices are mailed, the permit shall be issued and become final upon the expiration of said thirty (30) day period.

SECTION 2: That Section 18.99.030.A.5 of the Pima County Code is hereby amended to add a new subsection 5 as follows:

5. Review projects developing under the Mixed Use Option for conformance to the Mixed Use Option Design Guidelines.

SECTION 3. Mixed Use Option Design Guidelines shall be developed for projects choosing to develop using the mixed use option and shall be promulgated by the development services department. The guidelines shall identify the development context and prescribe standards for design review including layout, parking, vehicular and pedestrian circulation, landscaping, signage, safety, and context. The planning official may approve any minor changes to the design guidelines.

SECTION 4: That this ordinance shall become effective thirty one (31) days from and after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this

____ day of _____, 2006.

PIMA COUNTY BOARD OF SUPERVISORS

_____
Chairman of the Board of Supervisors

Date Signed: _____

ATTEST:

_____
Clerk, Board of Supervisors

APPROVED AS TO FORM:

_____
Civil Deputy County Attorney

_____
Executive Secretary, Pima County
Planning and Zoning Commission