



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: March 25, 2013

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

SUBJECT: Infill Incentive District Subcommittee – Study Session

Issue – This item is scheduled for a study session and action for April 3, 2013. The Mayor and Council voted on March 19, 2013 to request the Planning Commission form a subcommittee to study revisions to the Infill Incentive District (IID) and then have the full Commission make recommendations on text amendments to the Unified Development Code or any other applicable recommendations.

Background - The key issues raised at the Mayor and Council's study session regarding revising the IID were the following:

- Give more prominence to neighborhood protection in the IID;
- Clarify the role of a development's formal commitments that run with the land;
- Ensure the IID remains an incentive for development;
- Provide for an enhanced design review element;
- Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning. One early idea discussed by the consultant team is to see if it is feasible to incorporate the Downtown Links Overlay into the IID so as not to create redundant or conflicting requirements. That effort can be explored by the consultant team and reviewed by the subcommittee.

Regarding the Commission's subcommittee, the meetings will be subject to open meeting law. This means the meeting date, time, place, and agenda must be posted at least 24 hours prior to the meeting. There can be a public comment period. All Commission subcommittees must comply as noted with quorum, notice, motions, minutes, and legal action reports that are the same as a typical Commission meeting.

Staff expects that this item may not be in front of Mayor and Council for a public hearing for at least 6 to 8 months. It depends how much time the Commission needs to spend on it and what the public reaction is.

It should be also mentioned that the Mayor and Council are most interested in the future disposition of the Greater Infill Incentive Sub-district. Thus current planning and processing of potential action on the future disposition of the Ronstadt Transit Center should not be affected by the Commission's deliberations since the Rondstadt Center is in the Downtown Core Sub-district.

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Recommendation – Staff recommends the Commission take action and form a subcommittee to study and make recommendations on the Infill Incentive District per the directions of the Mayor and Council.