Comparison of the Infill Incentive District (IID) and an Urban Overlay District (UOD)

AN INFILL INCENTIVE DISTRICT AND AN URBAN OVERLAY DISTRICT ARE TWO DIFFERENT PROCESSES THAT ACHIEVE SIMILAR RESULTS

The IID and UOD are optional overlay zones, which are a regulatory relief tool that creates a special zoning district placed over the existing zoning. These special zoning districts provide provisions in addition to those of the existing zoning, with the goal of encouraging redevelopment with targeted benefits.

Both the IID and UODs encourge redevelopment that:

- promotes sustainable infill development
- supports pedestrian-friendly & transit-oriented neighborhoods
- protects historic structures & neighborhoods
- offers development incentives through modification of development requirements
- provides design standards for sensitive transition between development and existing single-family residences

The IID and UOD differ in that:

- an IID is limited by state mandated criteria, such as percentage of vacant buildings or crime rates, that dictate areas one may be located
- while not clear, state statute does not explicitly state there may be more than one IID per municipality
- an IID is established as a part of the text within the Unified Development Code (UDC)
- a UOD is a rezoning and is its own seperate zoning document

Comparison of the two:

Infill Incentive District

Where have we used an IID?

- Generally downtown and some surrounding commercial areas
- Broken down into three subdistricts (Greater Infill Incentive Subdistrict, Downtown Core Subdistrict, and the Downtown Links Subdistrict)
- Varying levels of design specificity among the subdistricts

Process for establishment or amendment of an IID

Follows the UDC Text Amendment Procedure per Section 3.7 of the UDC, which includes:

1. Initiation of process by Mayor and Council
2. Research done to ensure compliance with Arizona State Statutues governing Infill Incentive Districts
3. Extensive research and public outreach to determine needs of subject area
4. Planning Commission Study Session
5. Notification of Public Hearing to all Neighborhood Associations in the City and publication of legal ad in the Daily Territorial
6. Planning Commission Public Hearing
7. Notification of Public Hearing to all Neighborhood Associations in the City and publication of legal ad in the Arizona Daily Star
8. Mayor and Council Public Hearing

What is the criteria for establishment of an IID?

Must meet at least three of the following requirements:

1. There is a large number of vacant older or dilapidated buildings or structures.
2. There is a large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
3. There is a large number of buildings or other places where nuisances exist or occur.
4. There is an absence of development and investment activity compared to other areas in the city or town.
5. There is a high occurrence of crime.
6. There is a continuing decline in population.

The plan may include:

(1) Expedited zoning or rezoning procedures, (2) Expedited processing of plans and proposals, (3) Waivers of municipal fees for development activities, and (4) Relief from development standards.

Urban Overlay District

Where are there UOD?

- Currently one adopted UOD (Main Gate District) and one proposed (Grant Road Urban Overlay District)
- Varying levels of design specificity among overlays and their sub-areas

Process for establishment or amendment of a UOD

Follows the Rezoning Procedure per Section 3.5 of the UDC, which includes:

1. Initiation of process by Mayor and Council
2. Extensive research and public outreach including state required neighborhood meeting to determine needs of subject area
3. Notification of Public Hearing to all property owners within 300 feet and all Neighborhood Assocations within a mile and publication of legal ad in the Daily Territorial
4. Zoning Examiner Public Hearing
5. Mayor and Council Public Meeting

What is the criteria for establishment of a UOD?

Must meet the stated Purpose of an Urban Overlay District as stated in the UDC, which is to encourage:

A. Comprehensively planned, pedestrian and transit-oriented, urban infill, and mixed use areas;
B. Site planning and architectural solutions consistent with the ambience of Tucson;
C. Safe urban neighborhoods;
D. Urban design features that include sustainable solutions and can accommodate both historical and contemporary design;
E. Transitions that are beneficial to new and existing developments; and,
F. Responsive development review processes that address flexible solutions for obsolete standards and accommodate desired urban trends.

Attachment C