

Daniel Bursuck - Re: IID Sunset Date Stakeholder Meeting with the IID Citizens Task Force group

From: Bill Ford <wlfa@earthlink.net>
To: Daniel Bursuck <Daniel.Bursuck@tucsonaz.gov>
Date: 10/10/2018 11:04 AM
Subject: Re: IID Sunset Date Stakeholder Meeting with the IID Citizens Task Force group

Dan,

I am sorry I couldn't make it to the IID meetings, but I wanted to leave some input. Here are (2) points I don't think get enough attention which may need further thought for the right language. These ideas could help vitalize the IID and be a model for other overlays in denser parts of town:

1. Proactive service based due diligence for repurposing old sites and buildings.
 Currently, architects handle this for prospective clients by burdening themselves and staff with research that is often too brief and uncompensated. As a service that can be fee based and facilitated by a building or zoning official for a lessee or investor and with or without an architect it can be more of a proactive product. It would simply include a summary of findings, preliminary code determinations, C of O disclosure (ord. 10562), IID benefits, etc...
2. Proactive accommodation of Airbnb style occupancies with or without breakfast service. The building code defines this as short term rentals while zoning uses the term, traveler lodgings; all under 30 days stay. The IID is much better served by defining this use in a manner to codify the exemption of building and zoning code criteria in exchange for collecting occupancy taxes and allowing more business choices that appear occur anyway. Right now these uses occur with a blind eye to code violations and misses out on occupancy taxation.

Where we have choices that add breakfast service I have identified a conflict with the UDC section 3.3.3H in the manner of how change of use site upgrade exemptions are considered:

3.3.3.H contains site upgrade exemption conditions that are tied to commercial only. If a structure is owner occupied or has a caretaker, the project is not considered commercial and exemptions don't apply. However, if we want to promote new bed and breakfast uses in the IID, an owner occupancy or a live in caretaker is necessary to utilize Arizona Food Code exemption for a B&B allowing residential (non-commercial) kitchen where occupants are less than 18 and less than 6. Commercial kitchen will almost always be cost prohibitive.

The IID also has the power of considering the overlay use of some non-commercial zoning such as R1 and R2 for the above uses including other desirable

nonresidential uses like European style cafes, shoppe's, etc... This is a suggestion for appropriate homes along business corridors

I hope these ideas can be tweaked if necessary and added into the language of the revise IID provisions,

Thank you,

Bill Ford,

WLFA & ASSOCIATES LLC

1227 N. Third Avenue, Tucson, Az 85705

[\(520\)-623-0364](tel:(520)623-0364) land/fax [\(520\)-332-4009](tel:(520)332-4009) cell

<http://www.wlfadesign.com>

<http://www.uuitucson.com>

wfa@earthlink.net