



CITY OF
TUCSON

Planning Development Services Department (PDSD)
Zoning Administration Division
201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DIRECTOR'S DECISION ON THE
IID REQUEST***
EFFECTIVE DATE: October 7, 2015

CASE NO. THE PROJECT

IID-15-07 **Boxyard, 238 North 4th Avenue, Tucson AZ, (4th Avenue Sub-Area (FAS) of 4th Avenue Area (FAS) of Downtown Links Sub-District)**

The Project

It is the intent of the proposed development to use the IID zoning option in lieu of the underlying zoning in order to maximize the site's location as it pertains to creating a sustainable, transit-oriented infill development project; that offers a pedestrian friendly environment, takes advantage of the Tucson Sun-Link transportation system, and provides a unique business opportunity for local food entrepreneurs along the 4th Avenue activity center.

The project is located within Fourth Avenue Subdistrict of the Downtown Area Infill Incentive District (IID), which allows exemptions from certain development regulations in accordance with Section 5.12.10 (Downtown Area Infill Incentive District) of Ordinance 11246, Infill Incentive District (IID).

The Applicant's Request

Pursuant to Section 5.12 (Fourth Avenue Subarea - Downtown Links Subdistrict – Exemptions), the applicant requests the following:

Street Setback – Per DLS Table 5.12.FAS-1 – Building placement standards within the FAS are encouraged to be 0 feet from the property line, or consistent with the prevailing historic setback. Both the existing, eligible building on site, and the adjacent building to the north have 0 foot setbacks. This project seeks to utilize the 0 foot setback recommended under the FAS.

Environmental Services – Per DLS Table 5.12.DLS-2 – Modifications to the on-site refuse collection standards are allowed for projects within the DLS as long no public health or traffic issues are created. Due to the site's constraints, and the pedestrian oriented design, a modification is necessary to accommodate the recycle and waste removal. Waste and recycle containers will be located at the northeast corner of the site, along Hoff Avenue. The modification request only pertains to the access requirements for collection. Enclosures will be constructed to UDC standards, however containers will need to be rolled out of the enclosure into Hoff Avenue at time of pickup, and return to the enclosure upon collection completion. **Off-Street Loading** – Per DLS Table 5.12.DLS-2 – Relief from the off-street loading requirements is allowed for projects within the DLS as long as no traffic issues are created. Due to the site's constraints, the pedestrian oriented design, and the existing loading zones located along both 4th and Hoff Avenue, an additional loading zone within the site is redundant and not an efficient use of space within the FAS. Also by removing the off-street loading zone, pedestrian and vehicle conflicts are minimized within the site, creating a safe, friendly, pedestrian environment for patrons to enjoy.

Landscaping/Screening – Per DLS Table 5.12.DLS-2 – Relief from landscaping and screening standards is allowed for projects within the DLS, if more than 50% of the sidewalks, pedestrian circulation paths and outdoor patios provided for pedestrians and customers, is shaded (Section 5.12.8.A 2). Where available and applicable, drought tolerant trees and plants will be installed or left in place. Gardens, vines, and other green elements will be programmed within the site to both soften the architectural variation and enhance the shade apparatuses. The reduction in requirements allows for the creation of a unique pedestrian friendly environment that offers relief for patrons, while maximizing the transit-oriented development's footprint (while maintaining visible ground floor activity).

Motor Vehicle Parking – Per DLS Table 5.12.DLS-5 – Relief from minimum vehicular parking standards is allowed for projects within the DLS that are a non-residential use. The proposed project is located within the FAS, which encourages zero (0) vehicular parking requirements, and will be utilized for Food Service, which qualifies as a non-residential use. Three (3) accessible spaces are available on-street, within 700 feet of the project entry.

PDSB Director's Decision

The applicant's requested exemptions are approved with the following notes based on a finding that the public safety or health will not be jeopardized as required by Section 5.12.10.C.

Conditions of Approval:

1. Please provide detailed Landscape and Irrigation Plans that reflect more plantings than the trees shown on the Landscape Concept Plan, and that those Plans demonstrate:
 - A. Provision of a permanent, underground irrigation system to support all plantings, including those in planters,
 - B. Integration of on-site water harvesting that works to drain water away from walkways and eating areas, while capturing rainwater to further support plantings;
 - C. Addition of vegetation to visually screen the parking and loading area;
 - D. Use of permeable paving materials instead of impervious concrete shown on details; and
 - E. Preservation and incorporation of the existing mature tree (if healthy and viable) as a site amenity, providing shade for additional eating and sitting use areas (low-impact / low-noise) in the eastern portion of the site. as an addendum to the Design Package.
2. Please incorporate a low masonry wall or planter to increase continuity with the historic building along the west elevation of the site. Examples are illustrated in the design Professional's report.

Notes:

1. This approval applies only to the requested modifications and does not constitute approval of a building permit. Compliance with all other applicable zoning and building code requirements is required. Changes made to the plan in order to achieve compliance with these other code requirements, including the solid waste and recycling collection standards, or that affect the exemption request may require another review for compliance with the IID requirements


Jim **Jim Mazzocco, Director**
Planning & Development Services Department

**Notice of Decision
IID-15-071 Boxyard**

October 7, 2015

For further information, please call Frank Dillon at (520) 837-6957.