



CITY OF
TUCSON

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

*** NOTICE OF DIRECTOR'S DECISION ON THE
IID REQUEST***
EFFECTIVE February 16, 2016

CASE NO. THE PROJECT

IID-15-09 **West Pointe**, 10 East Broadway, Tucson AZ, (Downtown Core Subdistrict). **OCR-2**
(T15SA00035)

The Project

The proposed project involves renovation and a proposed addition to the historic Westerner building and proposed change of use to affordable housing / offices flexible office / retail space on the ground floor. The project is located within the Downtown Area Infill Incentive District (IID), which allows exemptions from certain development regulations in accordance with Ordinance No. 11246 adopted by Mayor and Council on February 18th, 2015.

The project is a Major IID request and has satisfied the following requirements:

1. PDSB Staff Review
2. Neighborhood Meeting
3. Design Professional Review
4. Tucson-Pima County Historical Commission Plans Review Subcommittee Review
5. Infill Incentive District Design Review Committee Review

The following exemptions have been reviewed:

1. Major Streets and Routes Setback Zone – Per UDC Section 5.12.10.C.1 – relief from the MS&R setbacks is allowed for projects within the DCS.
collection standards are allowed for projects within the DCS.
2. Minimum Perimeter Yard – Per UDC Section 5.12.10.C.2 – relief from the minimum perimeter yard standard is allowed for projects within the DCS.
3. Landscaping/Screening – Per UDC Section 5.12.10.C.7 – relief from landscaping and screening standards is allowed for projects within the DCS.
4. Motor Vehicle and Bicycle Parking – Per UDC Section 5.12.10.C.5 – relief from minimum vehicular and bicycle parking standards is allowed for projects within the DCS.
5. Off Street Loading – Per UDC Section 5.12.10.C.6 – relief from off-street loading standards is allowed for projects within the DCS contingent on approval by Environmental Services.

PDSB Director's Decision

Pursuant to Section 5.12.6.L of Ordinance 11246, the applicant's project is approved with the following notes:
Notes:

1. This approval applies only to the requested exemptions 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.

2. Applicant will return for review by the above listed reviewing authorities subsequent to the approval the Low-Income Housing Tax Credit (LIHTC) application and funding. Applicants shall return with the following items:
 - a. Any revisions to the approved conceptual design package; and
 - b. SHPO Concurrence letter that the proposed design and /or revisions will not have an adverse impact on the existing historic resource;
 - c. Provide additional color options; and
 - d. Provide a shade study; and
 - e. Provide the Infill Incentive District (IID) Individual Parking Plan (IPP); and
 - f. Provide a ground level design option that demonstrates flexibility for potential retail and commercial uses in place of the 3000' square foot conference room space shown on the current plans.



 **Nicole Ewing Gavin, Interim Director
Planning & Development Services Department**

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