



CITY OF
TUCSON

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

*** NOTICE OF DIRECTOR'S DECISION ON THE
IID REQUEST***
EFFECTIVE February 9, 2016

CASE NO. THE PROJECT

IID-15-10 **Diocese, 111 South Church, Tucson AZ, (Downtown Core Subdistrict). OCR-2 (T15SA00424)**

The Project

The proposed project involves construction of a mid-rise affordable senior housing. 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. PDS 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. Maximum Lot Coverage – Per UDC Section 5.12.10.C.3 – relief from maximum lot coverage standards is allowed for projects within the DCS.
2. Environmental Services – Per UDC Section 5.12.10.D.2 – modifications to the on-site refuse collection standards are allowed for projects within the DCS.
3. 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.
4. Landscaping/Screening – Per UDC Section 5.12.10.C.7 – relief from landscaping and screening standards is allowed for projects within the DCS.
5. 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.
6. Sight Visibility Triangle – Due to the low intensity uses and reduced traffic volume environment of Jackson Street, a reduction in the Sight Visibility Triangle is being requested from the 20 foot short stem standard, per TSM Section 10.-01.5.3, to a 15 foot short stem at the vehicular ingress/egress point.
7. Motor Vehicle Parking – Per UDC Section 5.12.10.C.5 – relief from minimum vehicular and bicycle parking standards is allowed for projects within the DCS.

PDS 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. Any changes to the conceptual design subsequent to the approval of the Low-Income Housing Tax Credit (LIHTC) Application will return for review by the above listed reviewing authorities.



for

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

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