



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 9, 2016

CASE NO.      THE PROJECT

**IID-15-11**      **Marist College**, 64 West Ochoa, Tucson AZ, (Downtown Core Subdistrict). **C-3**  
**(T15SA00423)**

**The Project**

The proposed project involves restoration of the historic Marist College and a change of use to 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 18<sup>th</sup>, 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. Curb Radii Reduction – Curb radii may be reduced contingent on approval by Department of Transportation Staff.
5. 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.
6. Shade – Per UDC Section 5.12.8.A.2.b – relief from the 50% shade requirement may be reduced by the Development Services Director if it is not feasible due to a project site's location and building orientation, and the application has made a reasonable attempt to comply.

**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. 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.

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

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