

Notice is hereby given to the Infill Incentive District Design Review Committee and the general public that the Infill Incentive District Design Review Committee will hold the following meeting which will be open to the public.



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# INFILL INCENTIVE DISTRICT DESIGN REVIEW COMMITTEE

Planning and Development Services • P.O. Box 27210 • Tucson, AZ 85726-7210

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## MEETING NOTICE

**Friday, June 28, 2019, 10:00 AM**

\*\*\* Transit Building, 2<sup>nd</sup> Floor Conference Room\*\*\*

\*\*\* 149 N. Stone, Tucson, Arizona 85701 \*\*\*

For wheelchair accommodations, materials in accessible formats, and/or materials in a language other than English, please contact Koren Manning at (520) 837-4028, [overlaydistricts@tucsonaz.gov](mailto:overlaydistricts@tucsonaz.gov) or (520) 791-2639 for TDD, no later than Wednesday, June 26, 2019.

Para solicitar acomodamiento de sillas de ruedas, materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, [overlaydistricts@tucsonaz.gov](mailto:overlaydistricts@tucsonaz.gov), a más tardar el 26 de Junio de 2019.

## MEETING AGENDA

1. Call to Order / Roll Call
2. Approval of Legal Action Report – June 5, 2019 **Action**
3. IID-18-08 Hilton Dual Brand Hotel - 141 N. Stone (T19SA00104 & DP19-0018), **Action**  
C-3 Zone, IID Downtown Core Subdistrict, Continued Item

### The Applicant's Request:

The applicant is proposing to construct a six-story Hilton Dual Brand Hotel consisting of approximately 199 rooms, a parking garage, and retail space. Approximately 76 rooms would be branded Hampton Inn and the other portion, approximately 123 rooms, would be a Home2 Suites. The different brands will have rooms on the same floors within the building and will share the other amenity spaces within the hotel to include the lobby, check-in, garage and pool/courtyard areas.

The applicant is requesting the IID-DRC to recommend approval of the following UDC modification:

- a) Per UDC Section 5.12.10.C.1 – relief from the MS&R setbacks
- b) Per UDC Section 5.12.10.C.2 – relief from the minimum perimeter yard standard
- c) Per UDC Section 5.12.10.C.5 – relief from minimum vehicular and bicycle parking standards  
NOTE: The Individual Parking Plan (IPP) is being completed concurrently from this IID project under case number T19SA00181.
- d) Per UDC Section 5.12.10.C.7 – relief from landscaping and screening
- e) Per UDC Section 5.12.10.C.8 – relief from Native Plant Preservation standards
- f) Per UDC Section 5.12.10.D.2 – modifications to the on-site refuse collection standards.

The project has been reviewed by the DRC twice previously, once at a study session and once as a formal review. On May 23, 2019, the IID-DRC held a Study Session on this item, and provided the courtesy feedback to the applicant. The IID DRC reviewed the proposal on June 5, 2019. DRC members discussed the applicant's response to the Design Professional's comments and focused largely on the design of the west elevation, on Stone Avenue. The committee expressed concerns about the conflict between cars and pedestrians with the multiple vehicle entry points as well as the lack of symmetry with the cathedral directly across the street. The DRC ultimately decided to continue the item.

The revised design package and narrative can be found online [here](#).

**The IID-DRC's Purview:**

In accordance with UDC Sections 5.12.6.B.4.c and 5.12.6.I.1, the IID-DRC reviews development projects submitted using the IID zoning option, and forwards a recommendation to the Planning & Development Services Department (PDS) Director. The IID-DRC reviews projects for compliance with IID standards and requirements specified in UDC Section 5.12, and may also comment on other aspects of the projects. Also, per UDC Section 5.12.6.I.2, the IID-DRC may continue the item being reviewed one time, unless the applicant asks for further continuances.

**4. Call to the Audience (Individuals may speak up to 3 minutes)**

**5. Future Agenda Items**

**Information Only**

**6. Adjournment**

Committee Members: John Burr, Chris Gans, Robin Shambach, Bill Viner, and Kathleen Erickson

Design Professional: Corky Poster

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