



**Infill Incentive District – Design Review Committee**  
**Legal Action Report**  
**Friday, February 28, 2020 at 1:00 PM**  
Public Works Building, 3rd Floor Large Conference Room  
201 North Stone Avenue  
Tucson, Arizona 85701

**1. Call to Order / Roll Call: 1:00 PM**

**DRC members present:**

Chris Gans, Chair  
John Burr, Vice Chair

**Design Professionals Present:**

Rick Gonzalez

**Quorum was established.**

**Staff Members Present:**

Maria Gayosso, Planning & Development Services  
Nick Ross, Planning & Development Services

**2. Approval of Legal Action Report (LAR) for December 5, 2020 Meeting Action Item**

John Burr moved to approve minutes as presented. Chris Gans seconded the motion. Motion passed 3-0.

**3. Case # IID-19-08 (T19SA00166, DP19-0220) The Baffert Action Item**  
**747 S. 6<sup>th</sup> Avenue, C-3 Zoning, Greater Infill Incentive District**

Applicant’s request: The project consists of a three-story structure with a restaurant/retail space on the ground floor and fourteen residential units above. A subsurface parking structure with a total of 17 parking spaces on site will also be provided that will be designated for each residential unit. Modifications to the Unified Development Code include: Parking reduction, landscape buffer reduction, Major Streets & Routes setback relief and a trash/recycling modification.

The design professional, Rick Gonzalez, had reviewed the project and recommended approval.

Based on previous action taken by both the Armory Park Historic Zone Advisory Board (APHZAB) and the Plans Review Subcommittee (PRS), the DRC concurred with reducing the maximum building height to 48 feet with the exception of the elevator shaft.

John Burr moved to approve the design as presented under the condition that the roof cap height is limited to 48' with the exception of the elevator shaft and equipment as necessary, and endorse both of APHZAB's recommendations that the parking structure does not set a precedent for the Armory Park Historic Zone and that modern materials used in the "H" zoned portion of the development project are appropriate for this project. Rick Gonzales seconded the motion. Motion passed 3-0.

**4. Call to the Audience –**

No members of the audience made any remarks.

**5. Future Agenda Items- Information Only**

Staff announced that there are several projects at various stages of the application process that will be announced to the DRC once they are further along in the review process.

**6. Adjournment – 1:51PM**