

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.



INFILL INCENTIVE DISTRICT DESIGN REVIEW COMMITTEE

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

MEETING NOTICE

Monday, October 16, 2023, 10:30 AM

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings are cancelled until further notice. This meeting will be held virtually to allow for healthy practices and social distancing. All materials related to the agenda items noted below can be accessed at: <https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Infill-Incentive-District-Design-Review-Committee>. Meeting materials will also be presented as part of the virtual meeting.

To join the IID-DRC virtual meeting from your computer, tablet or smartphone:

[Click here to join the meeting](#)

Meeting ID: 275 679 287 621

Passcode: ZzAhyB

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1 213-293-2303,,594663751# United States, Los Angeles

Phone Conference ID: 594 663 751#

For wheelchair accommodations, materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, specialdistricts@tucsonaz.gov or (520) 791-2639 for TDD, no later than Tuesday, October 10, 2023.

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, specialdistricts@tucsonaz.gov, a más tardar el Martes 10 de Octubre de 2023.

MEETING AGENDA

1. Call to Order / Roll Call

Chris Gans, Chair
Zachary Baker, Downtown Core Subdistrict
Eric Barrett
John Burr, Vice Chair
Richard Fe Tom, Design Professional
Robin Shambach
Bill Viner

A quorum of the IID DRC is the Design Professional and at least two other IID-DRC members.

2. Review and approval Legal Action Report for the July 15, 2022 meeting

Action Item

3. Call to the Audience (individuals may speak up to 3 minutes)

4. Case # [SD-0723-00081](#), *West Point II Apartments*

Action Item

Related Activity # [TP-PRE-1122-00032](#)

[20 E Ochoa St](#), Parcel # [117130410](#)

Associated Activity #s: [TD-DEV-0523-00257](#), [TC-COM-0923-02239](#)

C-3 zoning, Infill Incentive District (IID), Downtown Core Subdistrict

- a) *Preliminary Staff Remarks*
- b) *Project Presentation by Applicant*
- c) *Design Professional Findings/Recommendation*
- d) *Discussion and IID-DRC's Recommendation*

The Applicant's Request:

The applicant is proposing a change of land use from parking lot to multifamily. This is a Low Income Housing Tax Credit (LIHTC) project for elderly tenants, which will include:

- 1) A new seven-floor structure to create an elderly residential building;
- 2) 85 one-bedroom units; and
- 3) Ground floor leasing office, community spaces, and some accessible dwelling units.

The applicant is proposing to use the Downtown Infill Incentive District (IID) overlay zone for redevelopment of the property, and is requesting the IID-DRC recommend for approval the following UDC modifications:

- a) **Street perimeter yard.** The proposal is to reduce the required street setbacks from 20' along East Ochoa Street and East Jackson Street to 2.39' on Jackson Street and 0.49' on Ochoa Street.
- b) **Motor vehicle parking.** The project requires a total of 64 parking spaces per UDC standards (multi-family elderly at 0.75 spaces per unit). The applicant proposes zero parking spaces on-site. An Individual Parking Plan (IPP) submitted by the applicant is currently being reviewed by City staff.

- c) **Landscaping and screening.** The project proposes to modify the traditional requirements for landscaping and screening, by providing additional onsite landscaping through the project required open space area.
- d) **Relief from density standards.** The C-3 zoning allows 87 residential units per acre. The project includes 85 residential units on 0.351 acres, which translates to 242 units per acre.
- e) **Solid waste collection.** Applicant is proposing to provide internal trash rooms and for trash to be wheeled to the curb for the weekly trash collection. The IID Downtown Core Subdistrict allows for modifications to refuse collection standards if the Department of Environmental Services (ES) determines that no public health or traffic issue is created. ES has reviewed the design package and has indicated no objection and will require more detailed information during the Development Package review process.

The Design Professional’s Findings/Recommendations:

The project was reviewed by the City’s Design Professional on September 22, 2023, and has recommended approval of the project.

The Tucson-Pima Historical Commission - Plans Review Subcommittee (PRS) Findings/Recommendations:

The PRS reviewed the project on September 28, 2023 and recommend approval as presented by the applicant.

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 (PDSD) 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.

5. Future Agenda Items – Information Only

6. Adjournment