

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

Thursday, July 15, 2022, 2:00 PM

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: www.tucsonaz.gov/pdsd/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:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or join by entering a meeting ID

Meeting ID: 260 258 455 787

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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, July 12, 2022.

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 12 de Julio de 2022.

MEETING AGENDA

1. Call to Order / Roll Call
2. Approval of Legal Action Report of May 19, 2022 IID-DRC meeting **Action**
3. Call to the Audience (individuals may speak up to 3 minutes)
4. IID-22-01, Ugly But Honest Pizza ([T22SA00204](#), [DP21-0171](#)) **Action**
 - a) Preliminary Staff Remarks
 - b) Project Presentation by Applicant
 - c) Design Professional Findings/Recommendations
5. Future Agenda Items **Information Only**
6. Adjournment

Committee Members: Chris Gans; John Burr; Zachary Baker (Downtown Subdistrict only); Eric Barrett, Daniel Matlick (4th Ave Subdistrict only); Robin Shambach; Bill Viner.

Design Professional: Rick Gonzalez.

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

MEETING AGENDA

1. Call to Order / Roll Call

Chris Gans, Chair
Eric Barrett
John Burr, Vice Chair
Robin Shambach
Bill Viner
Rick Gonzalez, Design Professional

2. Review and approval Legal Action Report for the May 19, 2022 meeting

Action Item

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

4. Case # IID-22-01, Ugly But Honest Pizza

Action Item

Related Activity #: [T22SA00204](#), [DP21-0171](#)
[733 S Stone Av](#)

Parcels # [11707203A](#) and [11707205A](#)

HC-3 zoning, Downtown Infill Incentive District (IID), Greater Infill Incentive Subdistrict

The Applicant's Request:

The applicant is proposing to:

- 1) A change of use from gas station (general merchandise sales) to a pizzeria with a bar and outdoor dining (food service with alcoholic beverage service as an accessory use;
- 2) Revitalize the existing structure and awning on site, which is a contributor to the Armory Park National Historic District, and to be used for the restaurant and indoor/outdoor bar;
- 3) Build a new 10-foot high steel shade canopy for outdoor dining;
- 4) Provide one ADA parking on the Stone Avenue right-of-way, and 13 parking spaces on the property to the west of 6th Avenue;
- 5) Relocate the historic Ugly But Honest sign by 22 feet from its current location to the north within site; and
- 6) Relocate the César Chavez statue.

The applicant is requesting the IID-DRC recommend for approval the following UDC modifications:

- a) **Motor vehicle and bicycle parking.** The project requires a total of 18 parking spaces per UDC standards. Applicant is proposing zero parking spaces on site, with a parking lease agreement for 13 parking spaces of the 31 parking spaces at the Wanslee Parking Lot are proposed offsite across 6th Avenue (Parcel # [11707222A](#)). Additionally, a new ADA on-street parking is being provided on Stone Avenue, and several other on-street parking spaces are located on Stone Avenue and 6th Street, near the site entrances. Park Tucson has indicated no objection on the proposed off-street parking, but noted the possibility of metered on-street parking in the future.
- b) **Landscaping and screening.** The project proposes to modify the traditional requirements for landscaping and screening, by providing drought-tolerant landscaping, water harvesting, hardscape elements, shade elements along 6th Avenue and Stone Avenue. IID Downtown Core Subdistrict allows for modifications to landscaping and screening standards, as indicated in UDC §5.12.10.C.7.

- c) **Solid waste collection.** Applicant is proposing a service area on the northwest side of the site, with movable rolling within a completely screened utility enclosure and dumpster available offsite. 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 the proposed 50-gallon capacity for trash and recycle may not be sufficient to support this proposed development. The applicant is calculating expected volume of trash to be generated and will further discuss alternatives for refuse collection with ES prior to the PDS Director's decision (UDC § 5.12.10.D.2).
- d) **Street perimeter yard.** Proposal is to reduce the required front street setback from Stone Avenue and 6th Street from 21 feet from back of curbs to zero feet from property lines. The IID Downtown Core Subdistrict allows for reduction of setbacks (UDC §5.12.10.C.2).

The Design Professional's Findings/Recommendations:

The project was reviewed by the City's Design Professional on May 14, 2022 and May 26, 2022, and has recommended approval of the project.

The Armory Park Historic Zone Advisory Board (APHZAB) Findings/Recommendations:

The APHZAB reviewed the project on June 21, 2022, and recommended approval of the project as presented with the following conditions: 1) The square-wave corrugated metal to be replaced by s-wave corrugated elements to be compatible with historic existing corrugated in the HPZ-zoned neighborhood; 2) The height of the new shade structure to be 9'6" tall to increase the visibility of the original structure and canopy; and 3) Ugly But Honest historic sign to be relocated at the same orientation 22 feet to the North from its current location, only if SHPO determines the historic structure will not lose its contributing status.

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

The PRS will review the project on May 14, 2022.

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.

5. Future Agenda Items – Information Only

6. Adjournment