

**Infill Incentive District – Design Review Committee**

**DRAFT Legal Action Report**

**Tuesday, September 8, 2020 at 1:00 PM**

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing.

# Call to Order / Roll Call: 1:05 PM

**DRC members present:**

Chris Gans, Chair – Joined the meeting at 1:09PM

Eric Barrett

Daniel Matlick

Robin Shambach

Bill Viner

**DRC member absent:**

John Burr, Vice Chair

# Design Professional Present:

Corky Poster

# Quorum was established. Staff Members Present:

Nick Ross, Planning & Development Services

Koren Manning, Planning & Development Services María Gayosso, Planning & Development Services

Elisa Hamblin, Planning & Development Services

# Approval of Legal Action Report (LAR) for February 28, 2020 Meeting

DRC Member Robin Shambach moved to approve the LAR as presented. DRC Member Eric Barrett seconded the motion. Motion passed 3-0 (Gans and Matlick abstained from voting).

1. **Case # IID-19-15 (**[*T20SA00218*](https://www.tucsonaz.gov/pro/pdsd/permitdetail/T20SA00218/117050810)**), The Hut – Public Meeting**

**Related Activity #s:** [*DP20-0082*](https://www.tucsonaz.gov/pro/pdsd/permitdetail/DP20-0082/117050810)

**304 N. 4th Avenue, C-3/I-1 zoning, Fourth Avenue Subarea**

Staff introduced the project to the committee members. The applicant is proposing to extend their existing outdoor patio area to fully utilize their frontage along 4th Avenue and additionally, construct a new 4,700sf building and roof deck at the north west corner of the property. The site features two contributing structures that are part of the 4th Avenue Historic Commercial District and was reviewed and approved by the Tucson/Pima Historic Commission – Plans Review Subcommittee on August 27, 2020, with a condition that the applicant provide an architectural elevation of the north façade of the brick building for documentation purposes. Lastly, the project was reviewed by the City Design Professional, Corky Poster, on August 7, 2020, and gave an approval recommendation.

The Design Professional provided an overview of his review of the project, emphasizing that the proposed design will strengthen a dead corner in an urban corridor and is a significant improvement over the existing conditions.

The applicant gave a presentation of the project and, in response to questions and concerns posed by the IID-DRC, clarified the following:

1. The proposed trees can be placed in the ground rather than in planters along 4th Avenue to encourage a larger tree canopy for better shade
2. The roof deck is accessed from the second story of the brick building, but the space has not yet been programed by the owner
3. There are no plans for having live music on the roof deck

DRC Member Bill Viner moved to approve the project as presented. DRC Member Daniel Matlick seconded the motion. Motion passed 5-0.

# Call to the Audience

No speakers.

# Future Agenda Items- Information Only

Staff informed the IID-DRC several IID application are currently being processed by staff.

# Adjournment – 1:43 PM

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