



**Design Review Board (DRB)  
Annual Report  
December 7, 2021**

P.O. Box 27210  
Tucson, Arizona 85726-7210  
Phone: (520) 791-4213  
TDD: (520) 791-2639  
Fax: (520) 791-4017

**DRB Powers and Duties (per UDC Section 2.2.6)**

The DRB serves the City of Tucson by:

1. Reviewing and issuing recommendations to the PDSD Director on proposed buildings, structures, landscaping, architectural features, and site plans for development in:
  - a) Scenic Corridor Zone (SCZ);
  - b) Neighborhood Commercial Zone (NCZ);
  - c) O-1 Zone (all new offices and medical services);
  - d) Rio Nuevo Area (RNA); and
  - e) Grant Road UOD.
2. Reviewing and issuing recommendations to the Board of Adjustment on:
  - a) SCZ variances;
  - b) Environmental Resource Zone (ERZ) variances;
  - c) Gateway Corridor Zone (GCZ) variances;
  - d) Native Plant Preservation (NPP) variances; and
  - e) Appeals on decisions made by the Planning & Development Services (PDS) Director on Development Design Option (DDO) applications.
3. Reviewing and issuing recommendations to the PDSD Director on these land uses:
  - a) Communication land use (Special Exception);
  - b) Distribution system land use (Special Exception);
  - c) Rezoning (if part of the rezoning conditions or if required by the UDC);
  - d) Home Occupation: Traveler's Accommodation, Lodging, Development Review.
4. Reviewing and issuing recommendations to the PDSD Director on Parking Design Modification Requests (PDMRs) for reduction on the required number of motor vehicle and bicycle parking spaces.
5. Reviewing and making recommendations to the Board of Adjustment on Development Design Option (DDO) applications;
6. Reviewing all new office development in the O-1 zone, including Medical Office, Outpatient (UDC 4.9.4.R.7);
7. Reviewing and making a decision on:
  - a) Appeals on decisions made by the PDSD Director on Neighborhood Preservation Zone (NPZ) applications; and
  - b) Appeals on decisions made by the PDSD Director on Architectural Variation Plans that are part of Flexible Lot Development (FLD) applications.

### **DRB Members**

Currently the DRB has 5 members:

- Chair Nathan Kappler, Contractor
- Vice-Chair Chris Stebe, Registered Landscape Architect
- Rosemary Bright, Registered Architect
- Caryl Clement, Registered Landscape Architect
- Susanna Dickinson, Registered Architect

***Two DRB alternate positions remain vacant (a registered architect, a registered landscape architect, or a contractor) and need to be filled to ensure quorum and that items are heard in a timely manner.***

### **Appointments (UDC Section 2.2.6.A.1)**

Any member of the Mayor and Council may make a recommendation for appointment of a DRB member. Such appointments are made by a majority vote of the Mayor and Council. Alternate members must be identified as such at the time of their appointment. The DRB members must be City residents. All members of the DRB serve without compensation.

### **Qualifications of the DRB (UDC Section 2.2.6.A.2)**

Of the seven members, there shall be at least one registered architect, one contractor, and two registered landscape architects. No member of the DRB is to hold any City, County, or State elective office or be a permanent employee of the City while a member of the DRB.

The members of the DRB encourage the Mayor and Council to fill the vacancies on the Board so that cases that come before the Board can be reviewed in a timely manner.

### **2021 DRB Actions**

The DRB meets every other Friday, as needed, at 7:30 AM in the PDSO offices. In 2021, the DRB held 15 meetings and reviewed 19 cases, which included:

- 3 variance requests on landscape & screening standards
- 7 projects in the Rio Nuevo Area
- 1 special exception request for new wireless communication monopole, as requested by the Zoning Examiner
- 7 special exception requests for Tucson Water well improvements, for recommendation to the Zoning Examiner
- 2 special exception requests for Tucson Electric Power's substations, for recommendation to the Zoning Examiner
- 1 variance request for Tucson Electric Power's powerlines along Silverbell Road
- Review of Rio Nuevo Area shade requirements

### **An Ongoing Board**

As members of the DRB, we believe that our function is still vitally important to the Tucson Community and appreciate that Mayor and Council have also recognized this and made the DRB an on-going board.