



Design Review Board  
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## \*\*\*DESIGN REVIEW BOARD (DRB)\*\*\*

### MEETING NOTICE AND AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the **Design Review Board (DRB)** and to the general public that the Board will hold the following meeting which will be open to the public on:

**Friday, April 8, 2022, 7:30 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: [www.tucsonaz.gov/pdsd/design-review-board-agenda-materials](http://www.tucsonaz.gov/pdsd/design-review-board-agenda-materials). Meeting materials will also be presented as part of the virtual meeting.

**To join the DRB virtual meeting from your computer, tablet or smartphone:**

[Click here to join the meeting](#)

**Or call in (audio only):**

[+1 213-293-2303, 11399865#](tel:+1213293230311399865)

**Phone Conference ID: 113 998 65#**

*For materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, [María.Gayosso@tucsonaz.gov](mailto:María.Gayosso@tucsonaz.gov), or (520) 791-2639 for TDD, no later than Monday April 4, 2022.*

*Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, [María.Gayosso@tucsonaz.gov](mailto:María.Gayosso@tucsonaz.gov), a más tardar el Lunes 4 de Abril de 2022.*

### AGENDA

**1. Call to Order / Roll Call**

Rosemary Bright  
Susannah Dickinson  
Caryl Clement  
Nathan Kappler (Chair)  
Grace Schau  
Chris Stebe (Vice Chair)

**2. Review and Approval of the 1/28/2022 Legal Action Report & Meeting Minutes**

**Action**

3. [Tucson Norte-Sur Strategic Plan](#)

Information Only

In 2019 the City of Tucson was awarded a 3-year Federal Transit Administration (FTA) grant to plan for equitable Transit Oriented Development (eTOD) along a 14.5 mile north-south High-Capacity Transit corridor, connecting downtown Tucson to the Tucson International Airport on the south and the Tucson Mall on the north. The Tucson Norte-Sur Strategic Plan will incorporate affordability and accessibility into all aspects of traditional Transit-Oriented Development. This approach is intended to build walkable, mixed-use neighborhoods near transit stops and stations so that all people, regardless of income, race, age, or ability, have access to jobs, basic services, and amenities. Staff will present an overview of the scope and timeline for this planning project.

4. [Infill Incentive District \(IID\) Update](#)

Information Only

On February 8, 2022, Mayor and Council initiated an update to UDC 5.12, Downtown Infill Incentive District (IID), to revise and renew this section of code in advance of the sunset date on January 31, 2023. Staff will present an overview of the scope and timeline for this code update.

5. **Case # DRB-22-03 / SE-22-12**

**Associated Activity #s:** [T22SE00012](#), [DP22-0001](#)

**Tucson Water – 26th St – Well Improvement**

[9434 E 26TH ST](#), Parcel # [136072810](#), R-1 Zoning

**Special Exception Request**

**Action**

This is a request by Lexy Wellott, Project Manager for the Planning Center, on behalf of the property owner, the City of Tucson, for minor technology improvements to the existing Tucson Water's Well E-016, as a special exception land use in the R-1 zone.

The proposed improvements include: 1) Adding tan privacy slats to the existing chain-link fence as well as a new 10-foot landscape border along 26<sup>th</sup> Street; 2) Constructing an additional 9-foot tall shade structure to protect the existing electrical control panel, designed similar to the existing shade structure and painted to match existing equipment on site; 3) Repairing or replacing existing equipment; and 4) Installing SCADA upgrades.

Distribution system uses in the R-1 zone are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and require approval through a Zoning Examiner Special Exception Procedure, Sec. 3.4.3. as well as review by the Design Review Board. This item is scheduled for a Zoning Examiner Public Hearing on May 5, 2022.

**The DRB's Purview:**

In accordance with UDC Section 4.9.11.A.8 (Use-Specific Standards, Utilities Use Group, Distribution System):

*Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, light of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.*

**Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH SPECIAL EXCEPTION USE-SPECIFIC STANDARDS FOR A UTILITIES DISTRIBUTION SYSTEM AND FINDS THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE USE-SPECIFIC STANDARD SET FORTH IN UDC SECTION 4.9.11.A.8.**

**6. Case # DRB-22-04 / SE-22-13**

**Associated Activity #s:** [T22SE00013](#), [DP21-0322](#), [T21CM07969](#)

**Tucson Water – Camino Pío Décimo – Well Improvement**

[2244 N CAMINO PIO DECIMO](#), Parcel # [13312070B](#), R-3 Zoning

**Special Exception Request**

**Action**

This is a request by Lexy Wellott, Project Manager for the Planning Center, on behalf of the property owner, the City of Tucson, for minor technology improvements to the existing Tucson Water’s Well C-112, as a special exception land use in the R-3 zone.

The proposed improvements include: 1) Constructing an additional 9-foot tall shade structure to protect the new SCADA upgrades, covering approximately 40 square feet, set back less than one-foot from the western property boundary, and to be painted to match the existing shade structure; 2) Repairing or replacing existing equipment; and 3) Installing SCADA upgrades.

Distribution system uses in the R-3 zone are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and require approval through a Zoning Examiner Special Exception Procedure, Sec. 3.4.3. as well as review by the Design Review Board. This item is scheduled for a Zoning Examiner Public Hearing on May 5, 2022.

**The DRB’s Purview:**

In accordance with UDC Section 4.9.11.A.8 (Use-Specific Standards, Utilities Use Group, Distribution System):

*Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, light of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.*

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**7. Case # DRB-22-05 / SE-22-14**

**Associated Activity #s:** [T22SE00014](#), [DP21-0347](#), [T21CM08367](#)

**Tucson Water – Colette St – Well Improvement**

[8650 E COLETTE ST](#), Parcel # [133250180](#), R-3 Zoning

**Special Exception Request**

**Action**

This is a request by Lexy Wellott, Project Manager for the Planning Center, on behalf of the property owner,

the City of Tucson, for City of Tucson, for minor technology improvements to the existing Tucson Water's Well D-048, as a special exception land use in the R-3 zone.

The proposed improvements include: 1) Constructing an additional 9-foot shade structure to protect the new SCADA upgrades, covering approximately 90 square feet, set back approximately 11-feet from the property line in the southeast corner of the parcel, and painted to match the existing shade structure; 2) Repairing or replacing existing equipment; 3) Installing SCADA upgrades; 4) Installation of a new 10-foot wide landscape border along the north and east side of the property with existing vegetation to remain in place; and 5) Inserting new vinyl slats into the existing chain link privacy fence to replace any in disrepair.

Distribution system uses in the R-3 zone are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and require approval through a Zoning Examiner Special Exception Procedure, Sec. 3.4.3. as well as review by the Design Review Board. This item is scheduled for a Zoning Examiner Public Hearing on May 5, 2022.

**The DRB's Purview:**

In accordance with UDC Section 4.9.11.A.8 (Use-Specific Standards, Utilities Use Group, Distribution System):

*Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, light of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.*

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**8. Call to the Audience**

**9. Staff Announcements**

**Informational**

**10. Adjournment**