



Design Review Board
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DESIGN REVIEW BOARD (DRB)

MEETING NOTICE AND AGENDA – AMENDED

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 DRB will hold the following meeting which will be open to the public on:

Friday, July 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. 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:+12132932303,11399865) United States, Los Angeles

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, or (520) 791-2639 for TDD, no later than Tuesday, July 5, 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, a más tardar el Martes 5 de Julio 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 6/3/2022 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

4. Case # DRB-22-08 / DDO-22-37 ([T22SA00231](#))

Associated Activity # [DP22-0040](#)

[3309 S 12TH AV](#), Parcel # [11903430A](#)

C-3 zoning

Expansion of existing paint and body shop

Design Development Option (DDO) review for proposed setback and landscaping

Action

The Applicant's Request:

The 22,777 square-foot property is currently developed with a restaurant, barber shop and paint and body shop. The applicant is proposing to expand the existing paint and body shop with a new 1,277 square-foot addition at the northeast corner of the property. The applicant is seeking zoning approval necessary to allow the construction with a reduced side perimeter yard setback and modified landscape borders.

Tucson UDC Sections applicable to the project include, but are not limited to, the following: Section **4.7.22** and **Table 4.8-4** which provide the criteria for development in the **C-3** zone; and Section **7.6**, and **Table 7.6.4-1** which provides the landscape standards, Section **7.6.4.C.1** which allows landscape in the right of way provided that the Department of Transportation & Mobility approves, and Sections **3.11.1.B.3** and **3.11.1.D.1**, and **2**. which provide the DDO regulations applicable to this building setback and modified landscape borders request.

The applicant is requesting the following Design Development Option (DDO):

- a) Reduction of the side perimeter yard setback from 28.5 feet to 6.5 feet, as measured from the new addition to the east lot line; and
- b) Provision of additional landscaping along the northeast portion of the property with understory vegetation for the interior landscape border, in lieu of a 10-foot-wide landscape border along the east portion of the new addition, all as shown on the submitted plans.

The complete DDO application can be viewed online under Activity # [T22SA00231](#).

The DRB's Purview:

In accordance with UDC Section 3.11.1.C.3, applications requesting a modification to the setback and landscaping standards shall go to the Design Review Board for a recommendation prior to a decision by the PSDS Director.

MOTION: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION (DDO) AND RECOMMENDS TO THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTIONS 3.11.B.3 AND 3.11.1.D.1 AND 2. (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).

5. Case # DRB-22-09 / SE-22-24

Associated Activity #s: [T22SE00024](#), [DP22-0026](#)

Tucson Water – Scarlett – Well Improvement

[7959 E SCARLETT ST](#), Parcel # [134100310](#), 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 D-049, as a special exception land use in the R-1 zone.

The proposed improvements include: 1) Replacing the existing shade structure with a new 9 feet tall shade structure that is designed similarly to protect the equipment from elements; 2) Replacing any existing privacy slats that are in poor condition or disrepair with new slats along the existing chain link fence; 3) New SCADA system and technology 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.

6. Case # RNA-DRB-22-10

Associated Activity # [DP22-0157](#)

[60 W ALAMEDA ST](#), Parcel # [11711001E](#)

Interior and exterior renovations to the Lohse Family YMCA

Rio Nuevo Area (RNA) COURTESY Review

Courtesy Review

This is a courtesy review. The feedback from the DRB is purely informational and no formal action will be taken.

The Applicant's Request:

The applicant is proposing interior and exterior renovations to the south and west elevations of the existing Lohse Family YMCA in downtown, to create: 1) An exterior fitness area; and 2) Streetscape improvements.

The DRB's Purview:

Once a formal application is submitted for this project, in accordance with UDC Section 2.2.6.C.14 and 5.12.7.F.3, the DRB will review and forward a recommendation of the request in the Rio Nuevo Area (RNA) to the Planning & Development Services (PDS) Director, as provided in UDC Sections 5.12.2.C.1 and 5.12.4.D. In formulating its recommendation, the DRB will apply the design standards in UDC Sections 5.12.7.C. and 5.1.7.D (see Attachment B).

7. Landscaping and Water Harvesting Requirements and Review

Informational

As requested by the DRB on April 8, 2022, staff from Planning & Development Services (PDSD) and the Department of Transportation and Mobility (DTM) will inform the DRB of the current landscaping and water harvesting requirements and how reviews are performed.

8. DRB Purview in Rezoning, Special Exception, and Variance Requests

Informational

On April 8, 2022, staff also informed the DRB that PDSD's Entitlements and Zoning Administration staff can help further clarify DRB's purview when reviewing Rezoning, Special Exception, and Variance applications. Below are examples of Rezoning and Special Exception projects the DRB has reviewed and the DRB purview:

a) Office Compatibility Standards Review – Conversion of single-family residence to office

Case # [DRB-22-07 / DP21-0086 / C9-19-20 -- Application](#)

The DRB's Purview: In accordance with UDC Section 4.9.4.R.7, the DRB reviews and forwards a recommendation to the Planning & Development Services (PDSD) Director. In formulating its recommendation, the DRB shall apply the design standards specified in UDC Section 4.9.4.R.7:

UDC SECTION 4.9.4.R.7 – Office Compatibility Standards

New construction shall be reviewed by the Design Review Board (DRB) for architectural and site design compatibility with the surrounding residential area. The DRB review shall include architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. The DRB recommendation shall be made to the PDSD for determination of compatibility. The DRB shall find that:

- a. The building materials on the exterior facade are compatible with those used within the neighborhood block;
- b. Color schemes of the new building are compatible with those of the developments on the block face;
- c. The exterior facade of new construction is of a residential type architecturally if adjacent to a residential use or vacant residentially zoned property;
- d. The building scale of new construction complements, rather than is dominant in scale to, adjacent projects; and,
- e. Any new mechanical equipment located on the roof are screened and that the screen is integrally designed as part of the architectural style of the building. If this cannot be done, the equipment shall be located at ground level and screened from the street.

b) Special Exception Request - Tucson Water – 26th St Well Improvement

Case # [DRB-22-03 / SE-22-12 -- Design Compatibility Report](#)

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.

c) **Variance Request – Overhead powerlines in the Scenic Corridor Overlay Zone (SCZ)**

Case # [DRB-21-18 / C10-21-08 – Presentation Materials](#)

The DRB's Purview: *Variances from the Scenic Corridor Overlay Zone (SCZ) standards are processed in accordance with Sections [3.10.1](#) and [3.10.3](#), Board of Adjustment Variance Procedure. In accordance with UDC Sections [2.2.6.C.2](#) and [5.3.14](#), the DRB reviews, for recommendation to the Board of Adjustment, all requests for variances from SCZ provisions and shall forward its recommendations in accordance with Subsection [2.2.6.B.6](#). The DRB recommendation shall apply the same findings required in Section [3.10.3.K](#) (see Attachment A) for granting a variance. In addition, the DRB may make any recommendation that would assist in mitigating any negative impacts which might occur should the request be granted.*

UDC Section [3.10.3.K](#) Findings for Approval

The Board of Adjustment may approve a variance only if it finds:

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;
2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;
3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;
4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;
5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. That the proposed variance shall not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,
7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

9. Staff Announcements

Informational

10. Adjournment

ATTACHMENT A:
DESIGN DEVELOPMENT OPTION (DDO) REQUEST FOR SETBACK AND LANDSCAPING

In accordance with UDC Sections 3.11.1.C.3, applications requesting a modification to the setback and landscaping standards shall go to the Design Review Board for a recommendation prior to a decision by the PDS Director.

UDC Section 3.11.1.B

3. Landscaping and screening standards when the modification does not decrease the required area in square footage of landscaping or height of a screening feature.

UDC Section 3.11.1.D

1. General Findings for All Modification Requests

For all modification requests, the PDS Director may approve a DDO request only if the request meets all of the following findings:

- a. Is not a request previously denied as a variance;
- b. Does not modify a conditional requirement or finding to determine whether the use should be allowed in the zone;
- c. Is not to a condition of approval for a rezoning or Special Exception Land Use application;
- d. Does not modify a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs;
- e. Does not result in deletion or waiver of a UDC requirement;
- f. The modification applies to property that cannot be developed in conformity with the provisions of this chapter due to physical circumstances or conditions of the property, such as irregular shape, narrowness of lot, exceptional topographic conditions, or location;
- g. Does not create a situation where proposed development substantially reduces the amount of privacy that would be enjoyed by nearby residents any more than would be available if the development was built without the modification;
- h. Does not create a situation where proposed development will block visibility within the required visibility triangle on adjoining streets for either vehicular or pedestrian traffic;
- i. Does not create a situation where the proposed development will cause objectionable noise, odors, trespass lighting, or similar adverse impacts adjacent properties or development; and,
- j. Does not create a situation where the development will result in an increase in the number of residential dwelling units or the square footage of nonresidential buildings greater than would occur if the development was built without the modification.

2. Specific Findings for Setback and Wall Height Modification Requests

In addition to the findings in Section 3.11.1.D.1, the PDS Director shall find, in the case of setback and wall height only, that the modification:

- a. Does not create a situation where proposed development will obstruct significant views of dramatic land forms, unusual stands of vegetation, or parks from nearby properties substantially more than would occur if the development were built without the modification;

- b. Provides design alternatives to better integrate the development into the design character of the immediate neighborhood;
- c. Does not apply to a setback requirement of a Flexible Lot Development (FLD);
- d. Does not create a situation where the proposed development will interfere with the optimum air temperature or solar radiation orientation of buildings on adjoining properties substantially more than would occur if the building or structures were built without the modification; and
- e. Does not create a situation where the proposed use of the property will impose objectionable noise levels on adjoining properties greater than would occur if the buildings or structures were built without the modifications.

ATTACHMENT B:
RIO NUEVO AREA (RNA) DESIGN CRITERIA

In accordance with UDC Section 2.2.6.C.14 and 5.12.7.F.3, the DRB reviews and forwards a recommendation all requests in the Rio Nuevo Area (RNA) to the Planning & Development Services (PDS) Director, as provided in UDC Sections 5.12.2.C.1 and 5.12.4.D. In formulating its recommendation, the DRB shall apply the design standards in UDC Section 5.12.7.C and UDC Section 5.1.7.D.

UDC Section 5.12.7.C Rio Nuevo Area - Building Design Standards

Development within the RNA is required to comply with the following building design standards:

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to Section 5.12.8.B, *Development Transition Standards*. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights;
2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDS Director may approve a different setback than the prevailing setback upon a written finding during the review process that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, *Purpose*, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A;
3. All new construction shall provide scale defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;
4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;
5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;
6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;
7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;
8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;
9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;
10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;
11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City;
12. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;
13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area;
14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,

ATTACHMENT B:
RIO NUEVO AREA (RNA) DESIGN CRITERIA (Continued)

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

UDC Section 5.12.7.D Rio Nuevo Area – Site Design Standards

Development within the RNA is required to comply with the following site design standards:

1. Vehicular Circulation

- a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.
- b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

2. Parking

- a. General Parking standards are listed in Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.
- b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.
- c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

3. Plazas and Open Space

The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. Plazas and Pedestrian Nodes

Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSD Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

ATTACHMENT B:
RIO NUEVO AREA (RNA) DESIGN CRITERIA (Continued)

b. Viewshed Corridors

Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

c. Linkages (Physical and Visual)

Neighborhood linkages shall be maintained throughout Downtown.

4. Streetscape

a. Streetscapes must be consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians.

b. Shade

Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.