



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

Friday, October 7, 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:+1213293230311399865) 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 Monday, October 3, 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 Lunes 3 de Octubre de 2022.

AGENDA

1. Call to Order / Roll Call

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

2. Review and Approval of 9/16/2022 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

**4. Case # DRB-22-11 / SE-22-35 ([T22SE00035](#)) New TEP Cottonwood Substation
[3210 S Cottonwood Ln](#), Parcel # [11918030A](#)
R-1 and R-2 Zoning
Special Exception Request (Continued)**

Action

This project was reviewed by the DRB on [September 16, 2022](#), and requested the applicant to return to the DRB with the following:

- 1) Rendered information of the screening wall and gates, depicting: a) Signage; b) Elements that will be visible above the wall height; c) Colors and materials;
- 2) Screening wall to provide additional articulation and/or scaling of elements to bring it more into conformance with a residential scale or human scale;
- 3) Information on all existing components and proposed improvements in and around the site, including: a) Poles; b) Transmission lines; c) Driveways; d) Grading;
- 4) Cross sections in the East and West direction and in the North and South direction, articulating heights of walls and surrounding grades in relation to the neighborhood and the Santa Cruz River; and
- 5) Information showing how the size of substation cannot be reduced, with safety offsets for proposed equipment and potential expansion areas.

The Applicant's Request:

This is a request by Brian Pugh, Environmental and Land Use Planner at Tucson Electric Power (TEP), on behalf of the property owner, TEP, to allow for construction of a new 138 kilovolt electric power substation as a special exception land use in a former 10.7-acre aggregate mine and material sorting facility in R-1 and R-2 residential zones. The proposal includes a new multi-use connection of the Paseo de las Iglesias River Park to the west branch of the Santa Cruz River.

Distribution system uses in the R-1 and R-2 zones are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and requires 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 October 20, 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.

5. Staff Announcements

Informational

6. Adjournment

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