



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, December 16, 2022, 7:30 AM

Pursuant to safe practices during the COVID-19 pandemic, all in-person public meetings are canceled 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](tel:+12132932303), [11399865#](tel:+111399865) 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, December 12, 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 12 de Diciembre 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 11/18/2022 Draft LAR and Meeting Minutes** **Action**
3. **Call to the Audience**
4. **Case # [SD-1122-00003](#) – Milagro on Oracle Affordable Senior Housing** **Action**
[2445 N Oracle Road,](#)
Parcel # [10709049C](#)
C-2 Zoning; [Grant Road Improvement District \(GRID\)](#), Oracle Center, Subcenter B
GRID Review

The Applicant’s Request:

This project is a [Low-Income Housing Tax Credit \(LITHC\)](#) project and includes a total of 63 affordable senior housing units. The proposal involves the adaptive reuse of the Anza Motel (most recently known as the No-Tel Motel) and the Don Motel, and the construction of a new 4-story building. The applicant is requesting to use the Grant Road Improvement District (GRID) as a tool for redevelopment.

The applicant is proposing to:

- 1) A change of use from traveler's accommodation, lodging to multifamily residential;
- 1) Revitalize the existing historic structures on site, which are contributors to the Miracle Mile National Historic District;
- 2) Build a new 45-foot-high building for residences;
- 3) Build a new 45-foot-high building for amenities for residents;
- 4) Build a new 12.5-foot-high laundry facility;
- 5) Four new storage units next to the .
- 6) Maintain the existing 190 square-foot shade structure;
- 7) New wall/fence along the east, west and south property lines; and
- 8) Provide 35 on-site motor vehicle parking spaces, which include 4 ADA parking spaces;

The applicant is requesting the GRID DRB recommend for approval the following UDC modifications:

- a) **Height.** The underlying C-2 zoning allows for a maximum height of 40 feet. The proposed new structure reaches a height of 45 feet; the maximum height of 75 feet as permitted by the GRID.
- b) **Street perimeter yard.** Proposal is to reduce the required front street setback from Oracle Road from 45 feet from back of curb to zero feet from the east property line. The required setback from the west property line is 69 feet, and the project is proposing to reduce it from 33’11”.
- c) **Landscaping and screening.** The project proposes to modify the traditional requirements for landscaping, by providing a 5-foot landscape buffer along portions of the west property line, and streetscape along Oracle Road and Alturas Street, as shown on the preliminary landscape plan.
- d) **Motor vehicle and bicycle parking.** The project requires a total of 47 parking spaces per UDC standards. Applicant is proposing 35 parking spaces on site. An Individual Parking Plan (IPP) is currently being reviewed by the PDSO Director.

The Design Professional’s Findings/Recommendations:

The project was reviewed by the City’s Design Professional on December 3, 2022 and December 7, 2022, and has recommended approval of the project.

The Tucson-Pima Historical Commission - Plans Review Subcommittee (PRS) Findings/Recommendations:

The PRS reviewed the project on December 8, 2022, and recommended approval as presented by the applicant.

The GRID-DRB’s Purview:

In accordance with Unified Development Code (UDC) Section [2.2.6.C.16](#), the GRID-DRB reviews development projects submitted using the GRID zoning option, and forwards a recommendation to the Planning & Development Services Department (PDSD) Director. Per UDC Section [5.13](#) and [GRID](#) Section B-2.b.9, the GRID-DRB reviews projects for compliance with GRID standards and guidelines specified in Section C of the [GRID](#) document ([Ordinance 11581](#)). Also, per [GRID](#) Section B-2.b.9.b, the GRID-DRB may continue the item being reviewed one time, unless the applicant asks for further continuances.

MOTION: THE GRANT ROAD IMPROVEMENT DISTRICT DESIGN REVIEW BOARD (GRID-DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH GRANT ROAD IMPROVEMENT DISTRICT (GRID) DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR [APPROVAL] [DENIAL], FINDING THE PROJECT [IN COMPLIANCE] [NOT IN COMPLIANCE] WITH THE STANDARDS AND GUIDELINES SET FORTH IN GRID SECTION C [SUBJECT TO THE FOLLOWING CONDITIONS].

5. Staff Announcements

Informational

6. Adjournment