



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, February 24, 2023, 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](#)

Meeting ID: 242 070 344 086

Passcode: 6pKTiF

[Download Teams](#) | [Join on the web](#)

Or call in (audio only):

[+1 213-293-2303,860357657#](tel:+12132932303860357657) United States, Los Angeles

Phone Conference ID: 860 357 657#

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, February 20, 2023.

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 20 de Febrero de 2023.

AGENDA

1. Call to Order / Roll Call

Paige Anthony
Rosemary Bright
Susannah Dickinson
Caryl Clement
Nathan Kappler (Chair)
Grace Schau
Chris Stebe (Vice Chair)
Corky Poster (Design Professional)
Gayle Hartmann (Sam Hughes Neighborhood Association)

2. Review and Approval of 12/16/2022 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

4. Case # [SD-1222-00009](#)– Zemam’s 2731 E Broadway Blvd

Action

[2719 E BROADWAY BL](#), [2725 E BROADWAY BL](#), and [2731 E BROADWAY BL](#)

Parcel #: 12509106A, 12509107A and [125091080](#)

Associated Activity #: [DP22-0181](#), [T22CM05457](#), [T22CM05446](#)

C-1 Zoning; Sunshine Mile District (SMD), Mid-Century Subdistrict

SMD Review

The Applicant’s Request:

This is a proposal to remodel the existing Zemam’s Restaurant at 2731 E. Broadway Bl. and to redevelop the adjacent properties to the west for expansion of the restaurant and for a coffee shop (food service use). Both the Zemam’s and coffee shop will include indoor and outdoor seating. The applicant is requesting to use the Sunshine Mile District (SMD) as a tool for redevelopment.

The applicant is proposing to:

- 1) 2731 E. Broadway Bl.: Remodel the Zemam’s Restaurant including a new kitchen and expanded indoor and patio seating;
- 2) 2725 E. Broadway Bl.: Remodel the building directly next door to the west; the Zemam’s Lounge will be connected to Zemam’s Restaurant and will specialize in showing international sporting events like soccer, rugby, cricket etc., with indoor and outdoor patio seating;
- 3) 2719 E. Broadway Bl.: Unpermitted additions will be removed to restore the original brick building. The building on this property would be leased to a coffee house. The tenants will remodel the property independently as a tenant improvement. There will indoor and outdoor patio seating;
- 4) 2711 E. Broadway Bl.: This parcel will be developed independently by the Rio Nuevo District (Rio Nuevo is a tax increment finance district, or TIF) as a parking lot with 32 parking spaces and trash enclosure that will provide parking and refuse collection for this project;
- 5) A 12-foot-wide landscaped walkway will be created to provide access from the new parking lot and the new north entrances to the 2719, 2725 and 2731 E Broadway Bl. properties. The walkway will serve as food court seating area;
- 6) A new covered walkway will be built between the buildings, constructed of a tube steel post and beam

- frame structure with corrugated metal roof;
- 7) The 2719, 2725 and 2731 E Broadway Bl. properties will be provided with new landscape and hardscape along Broadway Blvd. The new landscaping will meet Sunshine Mile Development standards and will contribute to the Sunshine Mile Streetscape concept along the Broadway corridor; and
 - 8) Develop an outdoor International Food Court. The court will be located on the north portion of 2719 and 2725 E. Broadway Bl. properties. The food court will consist of:
 - a) Outdoor shaded and landscaped seating area for food court patrons;
 - b) Four covered food stalls that will be leased out to various international food vendors. The stalls will be used to take orders and serve food prepared in the site's commercial kitchen;
 - c) Commissary Kitchen to provide the food vendors a commercial kitchen to prepare their foods and dishwashing to meet Health Department standards;
 - d) Restrooms for the food court patrons;
 - e) Storage and utility areas for food court maintenance.

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

- a) **Motor vehicle and bicycle parking.** The project requires a total of 45 parking spaces per UDC standards. Applicant is proposing 32 parking spaces on the property adjacent to the west of the project site, addressed 2711 E Broadway Bl. A parking agreement has been provided;
- b) **Landscaping and screening.** The project proposes to modify the traditional requirements for landscaping and screening, by providing drought-tolerant landscaping, water harvesting, hardscape elements, and shade elements;
- c) **Solid waste collection.** Applicant is proposing a service area offsite, on the property adjacent to the west of the project site, addressed 2711 E Broadway Bl., within a completely screened utility enclosure. A trash dumpster agreement has been provided. The Department of Environmental Services (ES) is currently reviewing the design package;
- d) **Street perimeter yard.** Proposal is to reduce the required street setbacks from Broadway Bl. of 21 feet and from Treat Av. of 20 feet from back of curbs.

The Design Professional's Findings/Recommendations:

The project was reviewed by the City's Design Professional on February 16, 2023, and has recommended approval of the project.

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

The PRS reviewed the project on January 26, 2023, and recommended approval as presented by the applicant.

The SMD-DRB's Purview:

In accordance with Unified Development Code (UDC) Section [2.2.6.C.16](#), the SMD-DRB reviews development projects submitted using the SMD zoning option, and forwards a recommendation to the Planning & Development Services Department (PDSD) Director. Per UDC Section [5.13](#) and [SMD](#) Section II.D.5, the SMD-DRB reviews projects for compliance with applicable SMD design standards and guidelines (Sections III & IV). SMD standards and guidelines specified in the [SMD document](#) (Ordinance [11872](#)). Also, per [SMD](#) Section II.D.5.d.2, the SMD-DRB may continue the item being reviewed one time, unless the applicant asks for further continuances.

MOTION: THE SUNSHINE MILE DISTRICT DESIGN REVIEW BOARD (SMD-DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH SUNSHINE MILE DISTRICT (SMD) 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 SMD SECTIONS III AND IV [SUBJECT TO THE FOLLOWING CONDITIONS].

5. Staff Announcements

Informational

6. Adjournment