



Design Review Board
P.O. Box 27210
Tucson, Arizona 85726-7210
Phone: (520) 791-4213
TDD: (520) 791-2639
Fax: (520) 791-4017

*****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, September 15, 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/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Design-Review-Board. 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: 251 786 245 423

Passcode: shQWAv

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

Or call in (audio only):

[+1 213-293-2303,,764313356#](tel:+12132932303764313356) United States, Los Angeles

Phone Conference ID: 764 313 356#

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, September 11, 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 11 de Septiembre 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)
Rick Gonzalez (Design Professional)
Gayle Hartmann (Sam Hughes Neighborhood Association)

2. Election of Chair and Vice Chair

Action

Per the [DRB's Rules of Procedure](#) dated 6/21/2019, section 2.A, the DRB shall elect a Chair and Vice Chair from among its regular members. The terms of the Chair and Vice Chair are 1 year, which shall commence in February of each year.

3. Review and Approval of 6/16/2023 Draft LAR and Meeting Minutes

Action

4. Call to the Audience

5. Case # [SD-0623-00069](#) – Solot Plaza

Action

2545-2635 E Broadway Bl

Parcel #: [12509012A](#)

Associated Activity #s: [TD-DEV-0423-00202](#), [TC-COM-0823-01925](#)

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

SMD Review

The Applicant's Request:

This is a proposal to remodel the existing Solot Plaza at 2545-2635 E. Broadway Bl. for a mix of non-residential uses. The applicant is requesting to use the Sunshine Mile District (SMD) as a tool for redevelopment of the site, which include:

- a) New parking lot on the north side of the parcel;
- b) New easement to the west to allow vehicular access from Broadway Bl.;
- c) Removal of two additions that were not part of the original design of the shopping center;
- d) Partial demolition of two structures designated as contributors to the Sunshine Mile National Register Historic District;
- e) Removal of the existing solar structure in the rear;
- f) Creation of two main entries along the shopping center: from the north and south sides;
- g) Creation of two pedestrian connectors between the north and south sides of the shopping center, with the creation of partially outdoor pocket patios;
- h) Several modifications to the north and south facades;
- i) Creation of outdoor dining along the south side of the site, shaded with detached trellis structures;
- j) Construction of new detached trellis along the north side of the shopping center.

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 95 parking spaces per UDC standards. Applicant is proposing 94 parking spaces on the property;
- b) **Landscaping and screening.** The project proposes to modify the traditional requirements for landscaping and screening, as shown on the Design Package;
- c) **Street perimeter yard.** Proposal is to reduce the required street setback from Broadway Bl. from 10 to 5'7" feet from the south property line.

The Design Professional's Findings/Recommendations:

The project was reviewed by the City's Design Professional on July 23 and August 2, 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 August 31, 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 (PDS) 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].

6. Staff Announcements

Informational

7. Adjournment