



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**

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, November 17, 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: <https://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: 236 754 365 901

Passcode: Qy3eqj

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

**Or call in (audio only)**

[+1 213-293-2303,,90684510#](#) United States, Los Angeles

Phone Conference ID: 906 845 10#

*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](mailto:María.Gayosso@tucsonaz.gov), or (520) 791-2639 for TDD, no later than Monday, November 13, 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](mailto:María.Gayosso@tucsonaz.gov), a más tardar el Lunes 13 de Noviembre de 2023.*

---

## **AGENDA**

**1. Call to Order / Roll Call**

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

**2. Review and Approval of 10/20/2023 Draft LAR and Meeting Minutes**

**Action**

**3. Call to the Audience**

**4. Activity # [DP22-0173](#)**

**Associated Board of Adjustment Case # C10-23-10**

**[2101 N Oracle Rd](#) (Parcel # [115150330](#))**

**C-2 Zoning**

**The Applicant's Request:**

The project consists of a development for a new 7,000 square-foot commercial storage building on a 12,500 square-foot vacant lot. The height of the proposed building will be 20 feet or less, with a proposed setback of zero feet along the north property line, 21 feet from Oracle Road's future right-of-way, and 21 feet from 13<sup>th</sup> Avenue's right-of-way. The project includes parking spaces on the west side of the building, with access from Flores Street and 13th Avenue.

The Unified Development Code (UDC) requires a 10-foot-wide street landscape border on three sides of the property, and a 10-foot-wide interior landscape border along the north property line. The property is 50 feet wide, from north to south, contributing to a constrained building width.

The variances requested are to allow for the placement of the building at the north property boundary to permit a reasonable building layout. Flexible design considerations of placing the south landscape border 5 feet inside the right-of-way have been considered and granted permission by the Department of Transportation and Mobility, which have allowed for an accessible walkway on the south side of the building. A 10-foot landscape border is being proposed for a partial length of the north property line, however.

The applicant is requesting the following variances to the required landscaping and screening standards specified in the Unified Development Code (UDC) section 7.6:

- a) Allow the building exterior wall to serve as the required screen for the 166' of length along the north property line; and
- b) Delete the required 10' wide landscape border between the 166' length of the building and the north property line and allow the 5 required trees to be incorporated into the other landscape borders on site, all as shown on the submitted plans.

**The DRB's Purview:**

In accordance with UDC Sections 2.2.6.C.5, 3.10.3, and 7.6.9.D, the DRB reviews and forwards a recommendation to the B/A all requests for variances from UDC Section 7.6, Landscaping and Screening Standards. In addition, the DRB may make any recommendation that would assist in mitigating any negative impacts, which might occur should the request be granted. In formulating its recommendation, the DRB shall apply the findings for approval of UDC Section 3.10.3.K.

**Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED LANDSCAPE BUFFER-YARD/SCREENING MODIFICATIONS, REDUCTIONS, AND DELETIONS AND RECOMMENDS TO THE BOARD OF ADJUSTMENT (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.10.3.K (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).**

5. Staff Announcements

Informational

6. Adjournment

**ATTACHMENT A:**  
**UDC SECTION 3.10.3.K “FINDINGS FOR APPROVAL”**

The Board of Adjustment can hear and decide a variance request from the regulations listed in the Unified Development Code. The Board may grant a variance only if it finds the following:

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.