



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 virtual meeting which will be open to the public on:

Friday, August 16, 2024, 7:30 AM

If a member of the public wishes to join through the remote format on a computer, mobile app room device, or telephone:

[Click here to join the meeting](#)

Meeting ID: 215 258 270 854

Passcode: fhpUsi

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

Or call in (audio only)

[+1 213-293-2303,,663677249#](#) United States, Los Angeles

Phone Conference ID: 663 677 249#

For materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, Maria.Gayosso@tucsonaz.gov, no later than Tuesday, August 13, 2024.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, Maria.Gayosso@tucsonaz.gov, a más tardar el Martes 13 de Agosto de 2024.

AGENDA

1. Call to Order / Roll Call

Paige Anthony
Rosemary Bright (Vice Chair)
Caryl Clement
Grace Schau
Chris Stebe (Chair)

2. Review and Approval of 8/2/2024 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

4. Bass Pro Shops

Activity #: [TD-DEV-0424-00140](#)

Associated Activity #: [TC-COM-0624-01147](#)

Address: [1500 E TUCSON MARKETPLACE BL](#)

Parcel #: [132131290](#)

**PAD-15 Zoning (the Bridges Planned Area Development)
Large Retail Establishment Design Standards Review**

Action

The Applicant's Request:

The applicant, Benchmark Group, on behalf of the property owner, is proposing a new large retail establishment, general merchandise sales land use, on a 12.8-acre vacant lot, with 103,235 square feet of retail space and boat service center in a one-story, 60-foot high building. The project site is located within the boundaries of the Bridges Planned Area Development ([PAD-15](#)).

PAD-15 Design Review Committee (DRC) Review:

As required by the PAD-15, the proposal was reviewed by the PAD's Design Review Committee (DRC) on February 28, 2024, for compliance with the large retail establishment criteria specified in PAD-15 Section C.2.2.C.2. The DRC approved the project with the suggestion that the applicant examines the potential for an improved pedestrian linkage between the store and the existing hotel to the immediate west.

DRB Review:

On August 2, 2024 the DRB performed a formal review and continued this case, requesting the applicant to return to the DRB with a revised Design Package that includes a shade study demonstrating compliance with the Design Standards set forth in UDC § [4.9.9.D.1](#).

The DRB's Purview:

In accordance with UDC Section [4.9.9.D.3](#), all proposed Large Retail Establishments shall be reviewed by the DRB for recommendation to the Planning and Development Services Department (PDSD) Director, who will make a recommendation on whether the project complies with applicable use specific standards. The DRB will base its recommendation on whether or not the project complies with the use specific standards related to compatibility, architecture, and site design, as provided in Section [4.9.9.D](#), *Large Retail Establishment Design Standards* (see Attachment A), where specific requirements are not provided by the [PAD-15](#). The DRB's purview in this case is only UDC § [4.9.9.D.1](#). The applicant shall be responsible for providing all documentation

and information necessary to show compliance, such as, but not limited to, site plans, building elevations, landscaping plans, floor plans, and outdoor lighting photometry plan.

MOTION: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH LARGE RETAIL ESTABLISHMENT DESIGN STANDARDS AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE DESIGN STANDARDS SET FORTH IN UDC SECTION [4.9.9.D.1](#) (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).

5. Staff Announcements

Informational

6. Adjournment

ATTACHMENT A:
RIO NUEVO AREA (RNA) DESIGN CRITERIA

In accordance with UDC § 4.9.9.D.3, all proposed Large Retail Establishments shall be reviewed by the DRB for recommendation to the Planning and Development Services Department (PDSO) Director, who will make a recommendation on whether the project complies with applicable use specific standards. The DRB will base its recommendation on whether or not the project complies with the use specific standards related to compatibility, architecture, and site design, as provided in Section 4.9.9.D, *Large Retail Establishment Design Standards*, where specific requirements are not being provided by the PAD-15. The DRB's purview in this case is only UDC 4.9.9.D.1.

UDC § 4.9.9.D, Large Retail Establishment Design Standards

Large Retail Establishments shall be subject to the following use specific standards:

1. Site Design and Relationship to Surrounding Community

a. Vehicular Access

The project shall provide safety and protection to adjacent residential uses by having motor vehicle access from a major street as designated by the adopted Major Streets and Routes (MS&R) Plan . Access can also be provided from a street that is not designated by the MS&R Plan , provided it can be shown that any negative impacts on residential uses or residentially zoned properties can be mitigated.

b. Buffers

The project shall provide visual and noise buffers where the site is adjacent to a residential use or residentially zoned property. This can be accomplished by providing a minimum building setback of at least 200 feet from a residential use or residentially zoned property that is adjacent to the site . An eight foot high, or higher, masonry screen wall and at least a 20-foot wide landscape buffer shall be provided adjacent to the site property line where it adjoins a residential use or residentially zoned property. The landscape buffer shall be placed on the inside of the screen wall and shall include, in addition to shrubs and groundcover, canopy trees at 20- to 30-foot intervals depending on the separation needed for the tree canopies to touch at maturity to form a noise, light, and visual screen above the screen wall. No other uses, such as, but not limited to, parking or storage, shall be permitted within the landscape buffer area.

c. Outdoor Storage Areas

The project shall mitigate visual and noise impacts on residential uses, residentially zoned properties, and streets that may be adjacent to the site from outdoor storage areas (when permitted by the zone district requirements). The mitigation can be accomplished by locating these areas on-site and at least 200 feet from any residential use or residentially zoned property that is adjacent to the site . The areas should be screened or enclosed so that they are not visible from public streets , public sidewalks , internal pedestrian walkways, or adjacent residential properties. The screen shall be at least eight feet high and of masonry construction to assure the highest level of noise abatement and to confine any loose papers, cartons, and other trash. Storage materials shall not be visible above the screen wall. It is preferred that these outdoor storage areas be placed between buildings in a manner that would allow the buildings to act as screens .

d. Trash Collection Areas

The project shall mitigate visual and noise impacts on adjoining residential neighborhoods and streets from trash collection areas by locating these areas on-site and at least 200 feet from any residential use, residentially zoned property, and street that is adjacent to the site . The areas shall be screened or enclosed so that they are

not visible from public streets , public sidewalks , internal pedestrian walkways, or adjacent residential properties. Screening and landscaping of these areas shall conform to the predominant materials used on the site . The screen shall be at least eight feet high and of masonry construction to assure the highest level of noise abatement and to confine any loose papers, cartons, and other trash. It is preferred that these trash collection areas be placed between buildings to allow the buildings to act as screens . No trash shall be removed between 4:00 p.m. and 9:00 a.m. as part of scheduled trash collection.

e. Pedestrian Flow

The project shall provide pedestrian accessibility, safety, and convenience to reduce traffic impacts and enable the development to project a friendly, inviting image. Sidewalks shall be at least eight feet wide and unobstructed and shall connect the public street sidewalks , the main entrances to the stores, transit stops on- or off-site , and other buildings on the site , in addition to providing convenient access to adjacent residential neighborhoods. Sidewalks shall be provided along the full length of any building where it adjoins a parking lot . Sidewalks shall have an associated three foot wide landscape strip for their entire length, except at intersections with parking area access lanes (PAALs). The landscaping shall include canopy trees or other shading devices to shade at least 65 to 75% of the sidewalks during the major part of the day (shadow pattern needs to be taken into consideration).

f. Central Features and Community Spaces

The project shall provide attractive and inviting pedestrian scale features, spaces, and amenities. Entrances and parking lot locations shall be functional and inviting with walkways conveniently tied to logical destinations. Bus stops should be considered integral parts of the configuration whether they are located on-site or along the street . Customer drop-off/pick-up points that may be provided should also be integrated into the design (shall not conflict with traffic lanes or pedestrian paths). Pedestrian ways shall be anchored by special design features, such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features that define circulation paths and outdoor spaces. Examples are outdoor plazas, patios, courtyards, and window shopping areas. Each development shall have at least two of these features.

g. Delivery and Loading Spaces

(1) Delivery and loading operations shall be designed and located to mitigate visual and noise impacts to adjoining residential neighborhoods. If there is a residential use or residentially zoned property adjacent to the site , such operations shall not be permitted between 10:00 p.m. and 7:00 a.m. Delivery and loading spaces shall be setback at least 200 feet from a residential use or residentially zoned property that is adjacent to the site , unless such operations are located entirely within an enclosed building , provided it is no closer than the allowable building setback .

(2) Delivery trucks shall not be parked in close proximity to or within a designated delivery or loading area during non-delivery hours with motors and/or refrigeration/generators running, unless the area where the trucks are parked is setback at least 300 feet from residential property to mitigate the truck noise. The setback shall not apply if the main building is located between the truck parking and the residential use or residentially zoned property to act as the screen .

(3) The delivery and loading areas shall be screened or enclosed so that they are not visible from public streets , public sidewalks , internal pedestrian walkways, or adjacent properties. The screen shall be of masonry construction and at least ten feet high, measured from the loading dock floor elevation, to screen the noise and activity at the loading dock. The masonry screen assures the highest level of noise abatement. It is preferred that the delivery and loading spaces be enclosed within a building or placed between buildings in a

manner that would allow the buildings to act as screens .

h. Traffic Impacts

The applicant shall have a professional entity perform a Traffic Impact Analysis (TIA) report for the development using the Institute of Transportation Engineers' Trip Generation publication as the standard for trip generation calculation, as well as a parking generation report proposing the number of motor vehicle parking spaces required for the project , if different from shopping center calculations. The scope and standards for the TIA report shall be approved by the Department of Transportation, prior to submittal of the TIA report. The parking generation report shall be accepted by the Department of Transportation and PDSD, prior to the first public hearing. The TIA report shall identify traffic flow impacts on the public streets , recommend mitigation measures to address those conditions that fall below the standards established by the adopted regional Mobility Management Plan, and show how the applicant will provide the recommended improvements . The Mayor and Council may approve a parking requirement that supersedes the number required by Section 7.4, *Motor Vehicle and Bicycle Parking*, as part of their review process. The TIA and parking generation reports are applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised TIA report and revised parking generation report.

i. Outdoor Lighting

A photometric plan and outdoor lighting report shall be required that provides information on how outdoor lighting is addressed to mitigate negative impacts on adjacent residential uses or residentially zoned properties. The report shall also address the negative impacts of outdoor lighting between the hours of 10:00 p.m. and 7:00 a.m. on adjacent residential properties or zones and how they will be mitigated. Outdoor lighting between 10:00 p.m. and 7:00 a.m. shall be limited to low-pressure sodium lighting.

j. Outdoor Sales Display/Ancillary Uses

Measures to mitigate any negative impacts to a residential use or residentially zoned property that is adjacent to the site from the location of any outdoor activity associated with services to the public, such as, but not limited to, outdoor merchandise display and sales, outdoor storage, and outdoor snack bar and eating areas shall be required. The outside activity shall be setback at least 250 feet and oriented to face away from any residential use or residentially zoned property that is adjacent to the site , unless a building is located between the activity and the residential property.

k. Hazardous Materials

The project shall provide a Hazardous Materials Management Plan and Hazardous Materials Inventory Statement as provided in the Fire Code to assure that the building site and design will protect public health and safety from accidental exposure to hazardous materials as provided in the Tucson Fire Code.

l. Noise Abatement

The project shall provide a noise mitigation plan indicating how the noise initiated by the land use will be mitigated to comply with noise standards in Section 16-31, *Excessive Noise*, of the Tucson Code. Trucks shall not be left idling between the hours of 6:00 p.m. and 7:00 a.m.

m. Combination of Retail with Food and Beverage Sales

General Merchandise Sales and retail sales shall not be combined with Food and Beverage Sales except where one of the Land Use Classes consists of less than 10% of the gross floor area.