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Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, August 16, 2024, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call **7:30 AM**

Paige Anthony	Present
Rosemary Bright, Vice Chair	Present - Arrived at 7:38 AM
Caryl Clement	Present
Grace Schau	Present
Chris Stebe, Chair	Present

A quorum was established.

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

Action Taken

The motion was made by DRB Member Chris Stebe to approve the LAR and draft minutes of August 2, 2024. The motion was duly seconded by DRB Member Anthony. All in favor. Motion passed 4-0.

3. Call to the Audience

No speakers present.

4. Bass Pro Shops – *Continued from 8/2/2024 DRB Meeting*

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 Taken

The applicant provided the following clarifications in response to DRB questions:

- For the grading sheet, as far as stormwater harvesting requirements go and pertaining to the first one inch of rainfall, calculations have now been provided per the stormwater code. Within our landscape islands the landscape islands are going to be depressed, and within all the landscape islands, we can make up just over 17,000 CUFT. So, our intent was to have the first runoff, or that one inch of runoff,

be held on site at the landscape islands. Larger storm events are part of a master stormwater system designed for this development that is further downstream to the north. Water is running into that retaining area/basin. The 48-inch storm drain daylights into an existing basin.

- b) It is not surface flow coming off the sidewalk or parking lot; it's one-inch rainfall that would be retained in the medians themselves. We have it depressed enough where we can cut a notch or slope the curb down and put a little area for it to drain correctly. We could add that in.
- c) Planting plan, as shown, has enough space in between the various plants and groupings of plants to have a depressed landscape area and then to have a plant be planted slightly above that grade. We're crowning a bed 2-3 inches above the grade, so we are depressing the island landscape area 6-9 inches it's just around the plants is what we're talking about. We have ample space for both an island and a plant slightly above, where it's just not sitting at grade. We can adjust all these details to just say it is flat, we are sort of neutral on this point, but it is from a practicality and constructability view. We visited the site and reviewed the landscape installation; it's not going to be right off the edge of the sidewalk. We're not going to have a big dip that's going to be a tripping hazard or a fall hazard.
- d) Symbols in the shade study are about 20 ft, so they are not full canopy potential. As far as the shade study goes and what time of day or season was used for the study, basically we are trying to take the potential canopy presented, including adjusting plants to be on the southern side or the walks to provide the maximum shade. There was no sun angle, where we were at 10% or 20%. It's basically just the canopy area used for the shading calculation.
- e) We will be adding the cuts in the pavement for the tree soil on the plans. The cuts in the pavement will be about 5X5.
- f) We provided a connection point from the southwest corner of the building into that shaded Ramada area. There is a sidewalk that goes around to the face of the boat/service areas but there is a side door right there to the left that is accessible.
- g) The bike parking around the front has to be within a certain distance of the front entrance.
- h) We have revised the trash enclosure. The concrete wall is 8 feet tall, with large steel gates on the front end, so it will be totally enclosed. We will include that detail in the next submittal to the City.
- i) Picture of "Desert Sage" is actually a picture of Russian Sage. Same with the "Desert Willow", which is not a Desert Willow. Will be corrected.

Motion was made by DRB Member Bright to recommend to the PDSB Director approval, finding the project in compliance with the design standards in UDC Section 4.9.9.D.1. The motion was duly seconded by DRB Chair Stebe. Motion was passed by a roll call of 4 to 1, with DRB member Clement voting nay, indicating applicant still needs to provide some revisions to the plant palette and water harvesting efforts, and there is still conflict between the current details and civil note saying depressed planting area is 6 to 9 inches, which is going to cause a lot of confusion in the field.

5. Staff Announcements

Informational

Planning & Development Services has been working on a few projects with applicants and that some of them may be coming to the DRB in the near future: Children's Museum at Udall Building; Indian Trading Post; Circle K (Congress I-10); Fox Theater; Carrillo House; Bata.

6. Adjournment

Meeting adjourned at 8:20 AM.