



## Design Review Board (DRB)

### Annual Report

December 9, 2025

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## DRB Powers and Duties (per UDC § 2.2.6)

The DRB serves the City of Tucson by:

1. Reviewing and issuing recommendations to the PDSD Director on proposed buildings, structures, landscaping, architectural features, and site plans for development in:
  - a) Scenic Corridor Zone (SCZ);
  - b) Neighborhood Commercial Zone (NCZ);
  - c) O-1 Zone (all new offices and medical services);
  - d) Rio Nuevo Area (RNA);
  - e) Grant Road Investment District (GRID) Urban Overlay District; and
  - f) Sunshine Mile District (SMD) Urban Overlay District.
2. Reviewing and issuing recommendations to the Board of Adjustment on:
  - a) SCZ variances;
  - b) Environmental Resource Zone (ERZ) variances;
  - c) Gateway Corridor Zone (GCZ) variances;
  - d) Native Plant Preservation (NPP) variances; and
  - e) Appeals on decisions made by the Planning & Development Services (PDS) Director on Development Design Option (DDO) applications.
3. Reviewing and issuing recommendations to the PDSD Director on these land uses:
  - a) Communication land use (Special Exception);
  - b) Distribution system land use (Special Exception);
  - c) Rezoning (if part of the rezoning conditions or if required by the UDC); and
  - d) Home Occupation: Traveler's Accommodation, Lodging, Development Review.
4. Reviewing and issuing recommendations to the PDSD Director on Parking Design Modification Requests (PDMRs) for reduction on the required number of motor vehicle and bicycle parking spaces.
5. Reviewing and making recommendations to the Board of Adjustment on Development Design Option (DDO) applications;
6. Reviewing all new office development in the O-1 zone, including Medical Office, Outpatient (UDC 4.9.4.R.7);
7. Reviewing and making a decision on:
  - a) Appeals on decisions made by the PDSD Director on Neighborhood Preservation Zone (NPZ) applications; and
  - b) Appeals on decisions made by the PDSD Director on Architectural Variation Plans that are part of Flexible Lot Development (FLD) applications.

## DRB Members

Currently the DRB has 7 members:

- Chair Chris Stebe, Registered Landscape Architect
- Vice-Chair Rosemary Bright, Registered Architect
- Paige Anthony, Alternate, Landscape Architect
- Caryl Clement, Registered Landscape Architect
- Cade Hayes, Registered Architect
- Daniel Maher, Licensed Contractor and Registered Architect
- Grace Schau, Alternate, Registered Architect

### **Appointments (UDC Section 2.2.6.A.1)**

Any member of the Mayor and Council may make a recommendation for appointment of a DRB member. Such appointments are made by a majority vote of the Mayor and Council. Alternate members must be identified as such at the time of their appointment. The DRB members must be City residents. All members of the DRB serve without compensation.

### **Qualifications of the DRB (UDC Section 2.2.6.A.2)**

Of the seven members, there shall be at least one registered architect, one contractor, and two registered landscape architects. No member of the DRB is to hold any City, County, or State elective office or be a permanent employee of the City while a member of the DRB.

### **2025 DRB Actions**

The DRB meets every other Friday, as needed, at 8:30 AM in a virtual environment via MS Teams. In 2025, the DRB held 9 meetings and reviewed 10 cases, which included:

- 8 projects in the Rio Nuevo Area (RNA)
- 1 Design Development Option (DDO) Appeal
- 1 Special Exception for Tucson Electric Power's Vine Substation
- Amendment to the DRB's Rules and Procedures regarding DRB's meeting time, from 7:30 AM to 8:30 AM
- Discussion with Zoning Administrator regarding shade requirements in the RNA
- Discussion with Zoning Administrator regarding DDO appeals

### **An Ongoing Board**

As members of the DRB, we believe that our function is still vitally important to the Tucson Community and appreciate that Mayor and Council have also recognized this and made the DRB an on-going board.