



Design Review Board
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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, June 5, 2026, 8:30 AM

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call, 8:38 AM

Members Present:

Rosemary Bright (Vice Chair)

Grace Schau

Chris Stebe (Chair)

Members Absent:

Cade Hayes

Paige Anthony

Caryl Clement

Daniel Maher

A quorum was established.

2. Review and Approval of the 4/3/2026 Draft LAR and Meeting Minutes

Action Taken

A motion was made by Chair Stebe to approve the April 3, 2026, Meeting Minutes and Legal Action Report. The motion was duly seconded and passed unanimously 3-0.

3. Call to the Audience

No speakers came forward.

4. SD-1225-00190 – Detached Storage and Shade Structures (Rio Nuevo Area Review)

Related Activity #: TP-MOD-0526-000054, TC-FBB-0226-00026, TC-FBB-1125-00127

Addresses: 455, 465 S Sentinel Ave

Parcel #: 116200880 and 116200890

Zoning: C-3

Review Type: Rio Nuevo Area (RNA) Review

Action Taken

Applicant's Presentation

The applicant presented the placement of three complete Conex containers as storage structures, and one Conex container modified to have only two walls as a shade structure. The complete containers would be placed at the side and rear edges of the parcel north of the property owner's house at 465 S Sentinel Ave, and the modified shipping container would be placed 3 feet from the front property line at the northwest corner of the lot, pending approval of a DDO (Design Development Option) application for reducing the minimum setback from 10 feet to 3 feet. A corrugated steel fence that currently encloses the southern parcel would be extended to wrap around the yard with the placed containers.

Both parcels would be combined into a single parcel with the same single-family residential land use. The container colors would be somewhat constrained by market availability, but could be a rust color, white, blue, or yellow. All colors would be matte and muted in appearance.

DRB Discussion

The Board asked questions about why a residential project was appearing for DRB approval. Staff explained that because this residential neighborhood was in the Rio Nuevo Area (RNA) Overlay Zone, the review was required for approval as the RNA does not differentiate between commercial, multifamily residential, or single-family residential projects when determining applicability.

Members asked clarifying questions about the proposed use, which was explained as an extension of the current single-family residential use on the southern parcel. The applicant explained that because his lot was small and the house took up most of the area on it, the northern parcel would serve as a yard for the enjoyment of his family. Members of the Board expressed that a rust-colored finish would be preferred, but after looking at street view imagery of the surrounding neighborhood identified colorful elements of houses and structures in the area. One existing orange Conex container was also noted on the same street as the applicant's proposal.

Members of the Board read through the Rio Nuevo Area design criteria, concluding that most of the criteria would not apply to a single-family residential project of this scope.

Motion

A motion was made by Chair Chris Stebe to recommend the project for approval, with no conditions. The motion was duly seconded by Vice Chair Rosemary Bright. Motion passed unanimously 3-0.

5. Staff Announcements

Staff informed the Board that the Costco project which was tentatively scheduled for April was again upcoming. The Costco project team opted not to pursue a modification to an adjacent PAD zone which expressly allows Large Retail Establishment development, and to instead pursue the Mayor & Council Special Exception for that use. The project team's resubmittal has not yet been received.

6. Adjournment

The meeting adjourned at approximately 9:31 AM.