



Design Review Board
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*****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 virtual meeting which will be open to the public on:

Friday, August 21, 2026, 8:30 AM

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

[Join the meeting now](#)

Meeting ID: 214 437 624 577 8

Passcode: 6LB6y6fS

Dial in by phone

[+1 213-293-2303,,163177836#](#) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 163 177 836#

For materials in accessible formats, and/or materials in a language other than English, please contact Gabriel Sleighter, at (520) 791-5550, Gabriel.Sleighter@tucsonaz.gov, no later than Monday, August 27, 2026.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con Gabriel Sleighter, (520) 791-5550, Gabriel.Sleighter@tucsonaz.gov, a más tardar el Lunes 27 de Agosto de 2026.

AGENDA

1. Call to Order / Roll Call

Paige Anthony

Rosemary Bright (Vice Chair)

Caryl Clement

Cade Hayes

Daniel Maher

Grace Schau

Chris Stebe (Chair)

2. Review and Approval of 7/10/2026 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

4. [TP-ENT-0626-00012](#) – New Tucson South Stake Church Building, Steeple Height

Associated Activity #: [TP-PRE-0226-00049](#)

Address: [5295 S MIDVALE PARK RD](#)

Parcel #: [13711430K](#)

Zoning: [O-3](#)

Height Special Exception Review

Action

The Applicant's Request:

Bruce R. Call, on behalf of the property owners, is proposing a new church building (Civic, Religious land use), at a building height of 26'9", with a 67-foot-high steeple, an ornamental element. Religious uses are permitted in the O-3 zone, subject to use specific standard specified in UDC § 4.9.13.K (UDC TABLE 4.8-3). The maximum permitted building height in the O-3 zoning district is 40 feet (UDC Table 6.3-3.A).

The DRB's Purview:

In accordance with UDC § [6.4.4.C.1.b.\(1\)](#), ornamental elements of buildings and structures proposed to exceed ten feet above the allowed structure height are processed in accordance with UDC § [3.4.3](#), *Zoning Examiner Special Exception Procedure*. Additionally, the Design Review Board shall review and forward a recommendation to the Zoning Examiner on the proposal. Ornamental elements proposed to exceed ten feet above the permitted height must comply with the following:

- a) The ornamental element is an integral part of the building's architecture, and is not for human occupancy;
- b) The ornamental elements proposed to exceed ten feet above the allowed structure height shall not be used for signage;
- c) The applicant shall demonstrate how the proposal minimizes impacts to existing land uses by including a view shed analysis and an analysis of the project site grades and adjacent property grades as part of their submittal; or,
- d) Setbacks required for the architectural element will be one foot for each additional foot in height that exceeds the base allowance of ten feet.

MOTION: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH ORNAMENTAL ELEMENTS DESIGN STANDARDS AND RECOMMENDS TO THE ZONING EXAMINER (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE DESIGN STANDARDS SET FORTH IN UDC SECTION 6.4.4.C.1.b.(1) (SUBJECT TO THE FOLLOWING CONDITIONS).

5. **TP-ENT-0226-00004 – Costco Wholesale**

Associated Activity #: TC-COM-0624-01147

Addresses: 9688 E OLD VAIL RD, 9748 E OLD VAIL RD, 8872 S RAIL PL, 8873 S RAIL PL

Parcel #s: 141186730, 141186740, 141186750, 141186760, 141186770

Zoning: I-2

Large Retail Establishment Design Standards Special Exception Review

Action

The Applicant's Request:

Ware Malcomb, on behalf of the property owners, is proposing a new large retail establishment, general merchandise sales land use, on a 22.35-acre vacant site, with 162,000 square feet of retail space in a one-story, 32-feet high building, and a fuel facility.

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 UDC § 4.9.9.D. 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).

6. **Staff Announcements**

Informational

7. **Adjournment**

ATTACHMENT A:
LARGE RETAIL ESTABLISHMENT DESIGN STANDARDS

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 (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*, where specific requirements are not being provided. 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.

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.

2. Aesthetic Character of Buildings

a. Facades and Exterior Walls Including Sides and Back

The building shall be designed in a way that will reduce the massive scale and uniform and impersonal appearance and will provide visual interest consistent with the community's identity, character, and scale. Long building walls shall be broken up with projections or recessions with depths of at least 3% of the facade length along all sides of the building. Along any public street frontage, the building design should include windows, arcades, or awnings along at least 60% of the building length. Architectural treatment, similar to that provided to the front facade, shall be provided to the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.

b. Detail Features

The project shall provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall, front, side, or rear, with color, texture change, wall offsets, reveals, or projecting ribs.

c. Roofs

The roof design shall provide variations in roof lines to add interest to, and reduce the massive scale of, large buildings. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Roofs shall include two or more roof planes. Parapet walls shall be architecturally treated to avoid a plain, monotonous look, unless it is in keeping with the architectural style of the building, e.g., Santa Fe style with smooth walls.

d. Materials and Color

The buildings shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods. This includes the use of high-quality materials and colors that are low reflective, subtle, neutral, or earth tone. Certain types of colors shall be avoided, e.g., fluorescent or metallic. Construction materials, such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar material shall be avoided, unless the exterior surface is covered with an acceptable architectural treatment.

e. Entryways

The building design shall provide design elements that give customers orientation on accessibility and that add aesthetically pleasing character to buildings by providing clearly-defined, highly-visible customer entrances.

f. Screening of Mechanical Equipment

(1) Roof- or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.

(2) Ground-mounted mechanical equipment shall be screened. The screen shall be of masonry construction and be of sufficient height to block the view and noise of the equipment.