

DESIGN REVIEW BOARD

April 17, 2009

7:30 a.m.

City Hall, Mayor and Council Chambers
255 West Alameda
Tucson, Arizona

MINUTES

STUDY SESSION

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the DRB's Rules and Regulations. Updates from City Attorney's Office.

Call to order: 7:36 a.m.

Members Present

Page Repp
Brian Sager
Kacey Carleton
Bruce Dawson
Margaret Joplin
Henry Tom

Members Absent

John Anderson

Staff Present

Russlyn Wells, DSD
Shanae Powell, DSD

Approval of minutes from January 9, 2009

Motion: Bruce Dawson

Second: John Anderson

Vote: 5 – 0

Applicants- Attendees

Ibarra Rosano Design Architects, 2849 East Sylvania Street, Tucson, AZ 85719

NEW CASES

DRB-09-04 C & T CONVENIENCE STORE EXPANSION/V. AND R. YACKANIN, 1711 NORTH ALVERNON WAY, C-1/R-2

[DDO 09-26]

The applicant's project is an expansion of the existing C&T Convenience store on a 29,296 square foot lot at the northwest corner of North Alvernon Way and East Pima Street, and is zoned "C-1" Commercial and "R-2" Residential. The site is located adjacent to multifamily uses to the north, northwest and west (C-1/R-2); and, commercial uses (C-1) to the west, south and east. The proposed expansion triggers the need

to bring the site into compliance with current *Land Use Code (LUC)* regulations including landscaping and screening. A ten (10') foot wide street landscape border is required along both the Pima Street and Alvernon Way frontages exclusive of the driveway entrances. Along the portion of the Alvernon Way frontage identified as Area 'B' on the Landscape Plan, the street landscape border area totals 640 square feet. Per the applicant, vehicular access and circulation to the east pump station area would be impeded by the installation of Area 'B' of the Alvernon street landscape border. The applicant proposes a substitution that would allow the street landscape border area adjacent to Pima Street to be expanded by an additional 640 square feet of landscape area, in lieu of providing the Area 'B' landscaping along Alvernon Way. Tucson *LUC* Sections applicable to the project include, but are not limited to Sections 2.3.5 and 2.5.3 which provide the design criteria applicable to commercial development in the R-2 and C-1 zones, Sections 3.7.2 and 3.7.3 which provide the landscape requirements and Sections 5.1.8.3 and 5.3.5.3 which provide the DDO regulations applicable to this landscape substitution request.

The Applicant's Request

The applicant is requesting the following Design Development Option:

- 1) Substitute 640 square feet of landscape area adjacent to Pima Street landscape area, in lieu of providing 640 square feet of landscaping (Area 'B') along Alvernon Way, as shown on the submitted plans.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANTS' DESIGN DEVELOPMENT OPTION REQUEST FOR COMPLIANCE WITH THE FINDINGS SET FORTH IN LAND USE CODE (LUC) SECTION 5.3.5.3 AND RECOMMENDS TO THE DEVELOPMENT SERVICES DIRECTOR DENIAL, FINDING THE LANDSCAPE SUBSTITUTION REQUEST NOT IN COMPLIANCE WITH THESE FINDINGS.

Motion: Bruce Dawson

Second: Brian Sager/Henry Tom

Vote: 6-0

RND-09-01 THE SCREENING ROOM FAÇADE IMPROVEMENT PROJECT/ARIZONA MEDIA ARTS CENTER, 127 EAST CONGRESS STREET, OCR-2

The applicant's project is the Screening Room at 127 East Congress Street. The property is zoned OCR-2" and is located within the Rio Nuevo and Downtown (RND) Overlay Zone. The applicant proposes to modify the façade with a new entry, ticket window, and new marquee and by restoring some elements of the 1912 façade. Tucson Land Use Code (LUC) Sections applicable to the project include, but are not limited to, Chapter 23A, Section 23A-50(3) and Section 2.8.910 et seq. providing all applicable LUC regulations related to full review of projects within the RND zone. Section 23A-50(3) b "DRB Review" states that the DRB, in formulating its recommendation, shall evaluate the application based on the design criteria of Development Standard 9-10.

The Applicant's Request

The applicant is requesting review of the proposed façade modification for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO AND DOWNTOWN ZONE (RND) CRITERIA AND RECOMMENDS TO THE DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROPOSED PROJECT IN COMPLIANCE WITH THE DESIGN CRITERIA SET FORTH IN DEVELOPMENT STANDARD NO. 9-10.

Motion: Kacey Carleton
Second: Bruce Dawson
Vote: 6-0

RND PRE-APPS

The purpose of the pre-app portion of the meeting is to allow potential Rio Nuevo and Downtown Zone (RND) applicants an opportunity for non-deliberative discussion with the DRB about the project and the RND process, prior to actual submittal of the application.

Adjourn 9:05 a.m.

**YOU HAVE ANY QUESTIONS CONCERNING THIS DRB MEETING, PLEASE CONTACT
RUSSLYN WELLS AT 837-4948.**

s:zoning administration/drb/041709min.doc
