

**COT DESIGN REVIEW BOARD**  
**Friday, March 20, 2015 - 7:30 a.m.**

**APPROVED MINUTES**

**Public Works Building Planning & Development Services, 3rd Floor North Conference Room**  
**201 North Stone Avenue**  
**Tucson, Arizona**

**Call to order: 7:30 am**

**Members Present**

Eric Barrett (Vice Chair)  
Robert Page  
Mike Anglin  
Jennifer Patton  
Page Repp, Jr

**Members Absent**

Bruce Dawson (Chair)

**Staff Present (PDSD)**

Michael Taku  
Mark Castro

**Election of Officers: Motion by Jennifer Patton to nominate Bruce Dawson to continue to serve as Chair and Robert Page as Vice Chair. Motion seconded by Page Repp, Jr. Vote: 5-0**

**Approval of minutes from March 13, 2015**

Motion to approve minutes from March 13, 2015.

Motion: Jennifer Patton

Second: Robert Page

Vote: 5-0

**Applicant- Attendees**

John Campisano, Architect GJX-8460 E Brookwood Drive, Tucson, AZ 85750

Bill Hugen-411 West Congress, Tucson, AZ 85701

John Grenier, Grenier Engineering-5524 e 4<sup>th</sup> Street, Tucson, 85711

Ryan Gaston, Fry's Food and Drug-500 South 99<sup>th</sup> Avenue, Tolleson, AZ 85353

Ali Fakh, Sustainability Engineering Group-8280 E. Gelding Dr. #101, Scottsdale, AZ 85260

**NEW CASES:**

**RND-15-07 GJX ADMINISTRATION BUILDING, 198 SOUTH GRANADA AVENUE, C-3 [DRB-15-03]**

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned C-3 "Commercial". The applicant proposes construction of a new 15,000+ s.f. administration building to be used as an entry building to a future Exhibition Hall (Gem Show) and other venues. It is a single story with an interior mezzanine. It has a covered drive-through (passenger drop-off) area that will attempt to connect with the pedestrian area/walkway along Granada Avenue.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo and Downtown Overlay Zone (RND), as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

**The Applicant's Request**

The applicant is requesting a review of the proposed administration building with modification from UDC for compatibility with Rio Nuevo and Downtown Zone design criteria. The proposed modifications are as follows:

- With a proposed building of at least 15,000 square feet GFA, approximately 50 parking spaces are required to be provided on-site. Zero (0) on-site parking spaces are proposed, since future temporary and/or permanent structures will occupy the vacant land, especially during the annual gem show activities.
- A landscape border with a minimum width of 10 feet is required from the street property line. A reduce the landscape border to five ( 5) feet and only provide landscaping directly in front of the proposed building due to future installation of box culvert is proposed.
- An approximately 50' high building requires a 75' street yard setback. A zero (0') foot street setback to allow the building to be close to pedestrian activity along Granada Avenue is proposed.

**THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITION(S).**

**NOTE: CASE COTINUED TO ALLOW APPLICANT TIME TO ADDRESS BOARD CONCERNS. SPECIFICALLY: Shade study; landscaping with plants palette; and pedestrian circulation.**

Motion: Page Repp, Jr  
 Second: Jennifer Patton  
 Vote: 5-0

**DRB-15-04 FRY'S #83 FOOD AND DRUG COMMERCIAL DEVELOPMENT, 1801 WEST VALENCIA ROAD, C-2**

This is a request to allow a Large Retail Establishment (LRE) and fuel center with retail shops on an approximately 13.44 acre site zoned C-2. The proposal includes a Fry's store with 102,564 sq. f., with an associated fuel center that includes a 176 sq. ft. kiosk and a 6,880 sq. ft. canopy. The project site will also include a 4,500 sq. ft building and a 7,800 sq. ft. building with retail/restaurant use. The total building area of the Fry's store is greater than 100,000 sq. ft. and is considered a Large Retail Establishment, requiring a special exception for the C-2 zone.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 4.9.9.D.3 which states that all proposed Large Retail Establishments shall be reviewed by the DRB for recommendation for recommendation to the PDSO Director, who will make recommendation on whether the project complies with the 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.

**The Applicant's Request**

The applicant is requesting a review of the proposed Fry's Food and Drug Commercial Development for compatibility with Large Retail Establishments design criteria.

**THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH LARGE RETAIL ESTABLISHMENTS DESIGN STANDARDS AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE LARGE RETAIL ESTABLISHMENTS (LRE) DESIGN STANDARDS SET FORTH IN UDC SECTION 4.9.9.D (SEE ATTACHMENT 'B'AND "C"). AND SUBJECT TO THE FOLLOWING CONDITION.**

- (1) Ensure shade is provided for at least 65-75% of all sidewalks during the major part of the day as per UDC Section 4.9.9.D.1.e

Motion: Robert Page  
Second: Jennifer Patton  
Vote: 5-0

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**Call to the Audience**

No one in the audience to speak

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**Adjourn: 9:00 am**

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If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.  
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