

**COT DESIGN REVIEW BOARD**  
**Friday, July 24, 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: 7:30am**

**Members Present**

Bruce Dawson (Chair)  
Robert Page (Vice Chair)  
Page Repp, Jr

**Members Absent**

Eric Barrett  
Jennifer Patton  
Mike Anglin

**Staff Present (PDSD)**

Michael Taku

**Approval of minutes from July 10, 2015**

A minimum of three members who attended the July 10, 2015 meeting was required to vote on approval of minutes. The minimum number was not present. Item will be added to the next meeting.

**Applicant- Attendees**

**Kegan Tom-2625 North Silverbell Rd, Tucson, AZ 85716**  
**Jeff Hunt, Cypress Civil Development-2102 North Country Club Rd, Tucson, AZ 85716**  
**Thomas Sayler-Brown, -15 East Pennington Street, Tucson, AZ 85701**  
**Perry Whitthorne, Holuloa Companies-3573 East SUNRISE Dr #225, Tucson, AZ 85718**  
**Peter Aronoff, ScotiaGroup-6340 North Campbell Avenue, Tucson, AZ 85750**  
**Evan Eglin-7391 East Tanque Verde Rd, Tucson, AZ 85710**  
**Rob Boss-15 East Pennington Street, Tucson, AZ 85701**  
**Matt Stuart, Cypress Civil Development-2102 North Country Club Rd, Tucson, AZ 85716**

**NEW CASES:**

**RND-15-14 STONE AVENUE TOWNHOUSES PROJECT: MULTI-FAMILY RESIDENTIAL UNITS IN DOWNTOWN TUCSON, 201 SOUTH STONE AVENUE, C-3 [DRB-15-11AND IID-15-03]**

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone and Infill Incentive District (IID), and is zoned C-3 "Commercial". The applicant proposes to construct new 25 multi-family residential units comprising of six (6) new 3-story buildings.

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 review of the new 3-story buildings to be used for multi-family dwelling 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 DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT 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 AND SUBJECT TO THE FOLLOWING CONDITIONS:**

Minutes Approved on 08/21/2015

Motion: Robert Page  
Second Page Repp, Jr  
Vote: 3-0

**RND-15-16 ST. AUGUSTINE CATHEDRAL PLAZA/SAINT AUGUSTINE CATHEDRAL ROMAN CATHOLIC PARIS COMPLEX-HISTORIC RESTORATION: OUR LADY'S CHAPEL, 192 SOUTH STONE AVENUE, C-3 [DRB-15-13]**

The applicant's 12,072 square foot lot is the site of St. Augustine Cathedral on Stone Avenue located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned C-3 "Commercial". In 1983 the chapel was remodeled to convert the Chapel into Offices and restroom spaces, added an entry walk to the new south entrance and closed the north entrance from Ochoa Street. The project is the historic restoration of the Our Lady's Chapel to its original as built configuration. The applicant proposes the following restorations: (1) remove the office addition built in 1983 on the south end of the chapel to return this façade to its original view; (2) use concrete slab on demolished addition to recreate a patio; (3) Add doors on the north entrance to the Chapel; and, (4) construct a new exterior ADA ramp up to the existing exit door on the east wall of the Chapel. All exterior proposed additions will be restored to match the materials, surface textures and colors of the existing structures.

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 review of the historic restoration of the Chapel 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) DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT 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 AND SUBJECT TO THE FOLLOWING CONDITIONS:**

Motion: Page Repp, Jr  
Second Robert Page  
Vote: 3-0

**RND-15-17 THE DRAWING STUDIO BUILDING FAÇADE IMPROVEMENT: STOREFRONT, WINDOWS, DOORS, AWNINGS AND GLASS TRANSOMS, 33 SOUTH 6<sup>TH</sup> AVENUE, OCR-2 [DRB-15-14]**

**Note: Title minor revision from "The Gibson Court" to "The Drawing Studio Building" for this review.**

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned OCR-2 "Office Commercial Residential". The applicant proposes to improve the façade by: (1) remove the existing sunshades on both sides of the entrance and replace existing storefront with insulated storefront and retractable awnings; (2) replace portions of the north wall to match surrounding buildings with access to the Gibson courtyard; (3) remove the opaque panels above 6<sup>th</sup> Avenue façade storefront and restore existing lead glass transom windows on each end of the facade.

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 review of the new façade modifications 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 DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT 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 AND SUBJECT TO THE FOLLOWING CONDITION:**

- (1) Applicant shall return to DRB with a full mix of the color palette and dimensioned elevation drawings shall be submitted as part of the review plan.**

Motion: Robert Page  
Second Page Repp, Jr  
Vote: 3-0

**RND PRE APPS:**

**No pending future items.**

**Call to the Audience**

No one in the audience to speak

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**Adjourn:** Motion by Page Repp Jr and seconded by Robert Page to adjourn at **8:30 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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