COT DESIGN REVIEW BOARD
Friday, July 10, 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: 7:35am

Members Present	**Members Absent**	**Staff Present (PDSD)**
Eric Barrett	Bruce Dawson (Chair)	Michael Taku
Jennifer Patton	Robert Page (Vice Chair)	Priscilla Ibarra
Page Repp, Jr	Mike Anglin	

Eric Barrett was voted as Acting-Chair for this session.

Approval of minutes from June 19, 2015
Motion to approve minutes from June 19, 2015.
Motion: Jennifer Patton
Second: Page Repp, Jr
Vote: 3-0

Applicant- Attendees
Mark Fellinger, Rick Engineering-3945 East Fort Lowell, Suite 111, Tucson, AZ 85712
Ed Mouley-7350 East Speedway, Tucson, AZ 85710
Erin Price, A23 Studios-340 South Convent, Tucson, AZ 85701

NEW CASES:

RND-15-13 PLAZA CENTRO GREYHOUND UNIT 3-OBON SUSHI +BAR+ RAMEN: PATIO AND FAÇADE IMPROVEMENT, 350 EAST CONGRESS STREET SUITE 120, OCR-2 [DRB-15-10]

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 and outdoor dining (patio) portion of the existing restaurant space for better functionality of a new restaurant. The existing overhead and side protrusion surrounding the existing windows and doors will be clad with steel panels and extended to create a new portico and enhance the patio entry; replace existing wooden decorative railing with new steel railing; add decorative steel plate box around existing palm trees and new paint color on the exterior wall.

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(S).

Motion: Page Repp, Jr
Second Jennifer Patton
Vote: 3-0

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) (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').

Case not discussed for lack of quorum. Case will be scheduled for the next DRB review. Eric Barrett would recuse from this case review.

DRB-15-12 VAIL CHRISTIAN CHURCH FACILITY, 9455 EAST VALENCIA ROAD, SR [DDO-15-60]

The applicant's project consists of construction of a new church facility and associated meeting rooms, recreation field, and parking areas. The site is approximately 9.8 acres in size and is zoned SR. The proposed development triggers compliance with all Tucson *Unified Development Code (UDC)* regulations applicable to new construction, including, but not limited to providing a five (5') foot high masonry screen wall along the west, north and east property lines that are adjacent to residentially zoned, vacant and undisturbed natural desert land owned by City of Tucson and the State of Arizona. The applicant is seeking zoning approval to allow a substitute screening material.

Tucson *UDC* Sections applicable to the project include, but are not limited to Section 4.7.4 which provides the design criteria applicable to residential development and suburban ranch uses in the SR zone, Section 7.6 and Table 7.6.4-1 which provides the landscape and screening requirements, and Sections 3.11.1.D.1 and 3.11.1.D.3 which provide the DDO regulations applicable to this screening substitution request. Tucson *UDC* regulations require the site to be screened with a five (5') foot

high masonry screen wall along the entire west, north and east boundaries that are adjacent to residentially zoned, vacant and undisturbed natural desert environments.

The Applicant's Design Development Option Screening Substitution Request

The applicant is requesting the following Design Development Option (DDO):

1. In lieu of a five (5') foot high masonry screen wall, provide a five (5') foot high vegetative screen along the entire west, north and east property boundaries, as shown and noted on the submitted site and landscape plans.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.11.1.D.1 AND 3; AND SUBJECT TO THE FOLLOWING CONDITIONS.

1) **All dead or removed plant material must be replaced with plant material with an equivalent size and species within 30 days of observation.**

2) **All required irrigation systems shall be maintained as shown on approved plans.**

Motion: Jennifer Patton
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

Adjourn: 8:15 am

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.
S: zoning administration/drb/07102015min.doc