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Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, February 01, 2019, 7:30 a.m.

Location: Public Works Building, 3rd Floor Conference Room

201 North Stone Avenue, Tucson, Arizona

1. Call to Order/Roll Call – 7:32 am

A quorum was established, with all DRB members present:

Mike Anglin (Chair)	Present
David Marhefka (Vice Chair)	Present
Savannah McDonald	Present
Nathan Kappler	Present

2. Chair & Co-Chair Elections – Action Taken

Per *Unified Development Code [UDC] Section 2.2.6.B*, the DRB elected a Chair and Vice Chair from among its regular members. The terms of the Chair and Vice Chair are one year, which shall commence in February of each year. Should both the Chair and Vice Chair be absent from a meeting, an interim Chair shall be voted upon by those members attending.

Motion made to approve by Chair Anglin to retain current Chair (Anglin) and Vice Chair (Marhefka). Motion seconded by DRB member McDonald. Motion passed unanimously.

3. Review and Approval of the 10/19/2018 Legal Action Report (LAR) – Action Taken

DRB members reviewed the Legal Action Report from the previous DRB meeting of October 19, 2018. Chair Anglin questioned staff about the need to mention specific DRB members in the Legal Action Report. Staff indicated is current protocol to include specific Board members' names, in case a clarification is needed.

Motion made to approve by Vice Chair Marhefka, and seconded by DRB Member McDonald. Motion passed unanimously.

4. Call to the Audience

Mr. Chris Stebe, registered Landscape Architect, indicated his interest on being part of the DRB. DRB members and staff explained the DRB's purview, meeting times, and the process for DRB members selection. Mr. Stebe will send a Letter of Interest and Resume to staff a future Mayor and Council Agenda item for approval. No action was taken.

5. Case # DRB-19-01; Sit! Stay! Play!; 302 South Plumer Avenue; I-1 Zoning; Associated Board of Adjustment Case # C10-19-07 (T19SA00035) – Action Taken

Applicant's Request:

Staff introduced the case and applicant presented the project for a new Animal Services land use (dog daycare) on a 22,600 square-foot developed property. The existing 3,000 sq.ft. building will be renovated, and the south building will be replaced with a new 4,000 sq.ft. metal structure. Additionally, a shade metal structure will be provided on the north side of the property, and a pool for the dogs will be provided in the proposed outdoor play area.

To preserve a large outdoor play area on site and maximize shade by the proposed shade structure on the north side of the property, the applicant requested the DRB to recommend for approval the following street landscape buffer-yard/screening modifications, reductions, and deletions:

- a) Along Plumer Avenue, delete the required 10'0" streetscape, and maintain the existing planters;
- b) Along 13th Street, reduce the width of the required 10'-0" streetscape to 8'-0", reduce the length of the streetscape from 83'-0" to 43'-0", and add a new planter; and
- c) Increase the screen perimeter wall height from 5'0" to 8'0".

In addition to the landscape and screening variances, the applicant will also request from the Board of Adjustment variances for parking, refuse collection access, pedestrian access, and building setbacks. The complete application can be viewed online:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T19SA00035/129042440>

DRB's Discussion:

The DRB discussed with the applicant the potential of providing a 10-foot wide landscape planter along 13th Street, between the proposed shade structure and the existing building that will remain. Applicant indicated the intention is to flush the planter with the new shade structure, which will serve the activities that will take place at the pool. Applicant indicated that if shade structure is to be moved 2 feet further the south to be flushed with a 10-foot wide planter, an area of 2 feet by 40 feet of shade would be lost. DRB member Kappler indicated the landscape proposal along 13th Street seemed reasonable, but it would help the applicant to provide the design of the outdoor play area to justify the reduction/elimination of required landscaping on site.

DRB Chair Anglin, Vice Chair Marhefka and Member Mc Donald indicated their support for reduced landscape border at the location of the existing building that will be maintained, but for the new structures, there is no overarching reason for not being able to meet current code requirements, as requested on items a) and b) above. DRB members supported item c) above.

DRB's Action:

Motion was made by DRB Member Kappler to continue this case to next DRB Meeting of 2/15/19, for applicant to return to the DRB with more specific design criteria of the proposed outdoor play area that justifies the need to reduce or eliminate required landscape buffer in the areas where new structures are being proposed. Motion was seconded by DRB Member Marhefka. Motion passed unanimously.

6. Case # DRB-19-03; Entrada at Rita Ranch; 9360 East Valencia Road; C-2 Zoning; Associated Development Design Option Case # DDO-19-08 (T19SA00032) – Action Taken

Applicant's Request:

Staff introduced the case and applicant presented the project for a new Multifamily Residential land use on 17.16 acres of vacant land, with a total of 312 apartments.

To enhance the safety, aesthetics and maintenance, the applicant requested the DRB to recommend for approval the following street landscape buffer-yard/screening modifications, reductions, and deletions:

- a) Along the east and south property lines, installation of a 6-foot high wrought iron fence, with 6-foot high masonry columns every 60-70 feet, in lieu of a 5-foot high masonry wall;
- b) At the southeast property, installation of an 8-foot high masonry wall with no 10-foot setback, in lieu of a 5-foot high masonry wall; and
- c) Along the south property line, installation of a vegetative screen and trees, and increase tree size to 24 and 36 inches.

The complete application can be viewed online here:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T19SA00032/141390230>

DRB's Discussion:

Vice Chair Marhefka asked for clarification on the types of plant materials being provided along the south side of the property. Applicant responded that native mesquites, palo verdes, texas rangers and shrubs will be provided, and that there is also a pathway around the property and the retention area.

Chair Anglin pointed out that there is no substitution of required screen wall along the south property line, adjacent to the existing single-family residences, but the existing walls of such residences already provide screening.

DRB's Action:

Motion was made by DRB Member Marhefka to recommend approval of proposed landscape and screening modifications, as presented by the applicant. Motion was seconded by DRB Member McDonald. Motion passed unanimously.

7. Case # DRB-19-04; Babylon Market; 3954 East Speedway Boulevard; C-1 Zoning; Associated Board of Adjustment Case # C-10019-05 (T19SA00034) – Action Taken

Applicant's Request:

Staff introduced the case and applicant presented the intention to bring into compliance new storage units and awnings that have been installed on the west side of the existing grocery store.

Due to the current site constraints, the applicant is requesting the DRB to recommend for approval the following street landscape buffer-yard/screening modifications, reductions, and deletions:

- a) Along Speedway Boulevard, reduction of the width of required 10'0" streetscape to 3'2";
- b) Along Longfellow Avenue, elimination of the required 10'0" streetscape, and adding landscaping at the

southeast corner of the site, on the right-of-way.

The complete application can be viewed online here:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T19SA00034/12605009B>

DRB's Discussion:

Chair Anglin indicated a 10-foot wide landscape buffer could be provided along Speedway Boulevard, where the existing site conditions can allow it. Applicant concurred.

DRB's Action:

Motion was made by DRB Member Marhefka to recommend approval of proposed landscape and screening modifications and deletions, as presented by the applicant, with the condition to meet the required 10-foot wide landscape border along Speedway Boulevard, where possible, considering existing site conditions. Motion seconded by DRB Member Kappler. Motion passed unanimously.

8. Meeting adjourned at 9:09 AM.

KM: MG: MK: P:\DevServices\Zoning Administration\DRB\Agendas & Summaries\2019\LAR\2-1-19 DRB Summary.docx