



Design Review Board
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MEETING NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the [Design Review Board \(DRB\)](#) and to the general public that the Board will hold the following meeting which will be open to the public on:

AGENDA DESIGN REVIEW BOARD

Date and Time: Friday, February 02, 2018 - 7:30 a.m.

**Location: Public Works Building, 3rd Floor North Conference Room
 201 North Stone Avenue, Tucson, Arizona**

1. Call to Order/Roll Call

Robert Page (Chair)
 Mike Anglin (Vice Chair)
 Nathan Kappler

David Marhefka
 Savannah McDonald

2. Approval of Minutes – October 7th, 2017

3. Election of 2018 Chair and Vice Chair

4. Call to the Audience

5. New Case:

DRB-18-01 Speedway Office Screening Substitution / 2409 E Speedway Blvd (T18SA0050)

The property is located at the corner of Speedway Blvd. and Norris Ave. The applicant requests the substitution for a vegetation screen on the eastern edge of the site in lieu of a masonry wall. The applicant states that the substitution shall improve the experience and aesthetic of the parking lot by cooling and softening the edge. This will satisfy the intention of the separation between lots while maintaining the rhythm and scale of the historically residential neighborhood.

UDC Sections applicable to the project include, but are not limited to Section 4.7.22 which provides the design criteria applicable to residential and commercial development in the I-1 zone, Sections 7.6.4 and 7.6.5 which provide the landscape screening standards and Sections 2.2.6.C and 3.11.1.B.3 which provide the DDO regulations applicable to this landscape substitution request.

To review this applicant and associated project applicants follow this link:

https://www.tucsonaz.gov/pro/pdsd/address_search/?csrfmiddlewaretoken=VivU9ZImkdNcItAcJsWevUS1MThc5Ocu&address=2409+E+SPEEDWAY+BL&_ncforminfo=XIfQNfl6y_HDtOgS8ggsyzC_CmPxstyV8QkoVs9ECyzaqWpEijmR4vqkCFKUWIiFWBeUhx8gYFxDceONTxak616lqQ0Izeq

The Applicant's Design Development Option Substitution Request :

1. UDC Section 7.6.4.1 requires a 5' wall at the adjacent residential lot. UDC 7.6.5.B.1 requires that walls required by this section must be of masonry material or masonry with a stucco or textured finish. The applicant is proposing a vegetation screen made of Green Hopbush. Each plant will be at least five gallon sized when planted.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.11.1.D.1 AND 3 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITIONS.

6. RND PRE-APPS

The purpose of the pre-application 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.

ATTACHMENT A: DDO FOR LANDSCAPE & SCREENING SUBSTITUTIONS

UDC SECTION 3.11.1.C For landscaping and screening modification requests as provided in Section 3.11.1.B.3, the Design Review Board shall review the request and make a recommendation prior to a decision by the PDS Director.

SECTION 3.11.1.D.1 "GENERAL FINDINGS FOR DDO"

For all modification requests, the PDS Director may approve a DDO request only if the request meets all of the following findings:

- a. Is not a request previously denied as a variance;
- b. Does not modify a conditional requirement or finding to determine whether the use should be allowed in the zone;
- c. Is not a condition of approval for a rezoning or Special Exception Land Use application;
- d. Does not modify a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs;
- e. Does not result in deletion or waiver of a UDC requirement;
- f. The modification applies to property that cannot be developed in conformity with the provisions of this Chapter due to physical circumstances or conditions of the property, such as irregular shape, narrowness of lot, exceptional topographic conditions, or location.
- g. Does not create a situation where proposed development substantially reduces the amount of privacy that would be enjoyed by nearby residents any more than would be available if the development was built without the modification;
- h. Does not create a situation where proposed development will block visibility within the required visibility triangle on adjoining streets for either vehicular or pedestrian traffic;
- i. Does not create a situation where the proposed development will cause objectionable noise, odors, trespass lighting, or similar adverse impacts adjacent properties or development; and
- j. Does not create a situation where the development will result in an increase in the number of residential dwelling units or the square footage of nonresidential buildings greater than would occur if the development was built without the modification.

SECTION 3.11.1.D.3 "SPECIFIC FINDING FOR SCREENING MODIFICATION REQUESTS"

For screening modifications, in addition to the findings in Section 3.11.1.D.1, the PDS Director shall make a finding that the modification does not lower the height of a required screening device to a point where it does not accomplish its purpose.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting [Carolyn Laurie at 5208374953](tel:5208374953) or carolyn.laurie@tucsonaz.gov. Requests should be made as early as possible to allow time to arrange the accommodation.