



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, April 13, 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 – February 16, 2017

3. Call to the Audience

4. DRB-18-03 4373 East Speedway, Royal Lexus/Kia dealership, Zoned C-2 (T18SA00144)

This application is in partnership with variance request **C10-18-04**. The Design Review Board reviews the request is associated with Unified Development Code (UDC) Section 7.6 Landscape Border and Screening Standards. Per the UDC, a 10' wide street landscape border is required along entire Speedway and Columbus Blvd. street frontage. As the site has been in existence since 1960s and been subject to right of ways takings for roadway projects, the setbacks are non-conforming and insufficient area exists along the entire street frontage to accommodate required UDC landscape.

The applicant is requesting a Design Development Option (DDO) to allow substitute locations for some of the landscape area and maintain the existing screening. The frontage along Columbus Blvd. will include 4 canopy trees based on a request and input from the Garden District Neighborhood Association's President during the neighborhood meeting.

UDC Sections applicable to the project include, but are not limited to 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.

The Applicant's Design Development Option Substitution Request

The applicant is requesting the following Design Development Option (DDO): Per UDC 7.6.4 Landscape Standards. The modification of landscaping and screening standards along Speedway and Columbus Blvd.

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

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T18SA00144/12212039A>

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.

5. DRB/RND-18-02 35 E. Toole Ave, 63 East Congress, Zoned I-1 (T18SA00103)

The applicant's project is located within the Rio Nuevo Area (RNA) Overlay Zone, and is zoned I-1 "Industrial-1". The applicant proposes to rehabilitate the historic façade of the original building known as the 35 East Toole (the Leopard mural is located on the eastern side of the structure).

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 Area Overlay Zone (RNA), 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*.

To review the application, please follow this link:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T18SA00103/117160130>

The Applicant's Request

The applicant is requesting review of the exterior façade modifications for compatibility with Rio Nuevo Area Overlay Zone design criteria and keeping with the historic flavor of the structure. The proposal is to update the existing envelope openings (windows and doors) and bring the project back to its original, historic, nature.

All openings along Toole Avenue underneath the arcade will be treated with new glazing and door systems composed of steel frames with glazing that adheres to the systems used throughout Downtown Tucson. The openings along Toole will maintain their existing horizontal dimensions but it is proposed to construct the openings to the original height that has since been framed over. This action is indicated in the drawing set. Existing openings along 7th st. will be updated to match the steel and glass system. Previous openings in the historic building since covered over will be re-opened to articulate the buildings original form. These openings will only be opened to the extent of the original design and no more, this is articulated in the drawing set. On the north side of the property, there is one opening that is part of the original construction will be re-opened for northern access.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO AREA 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 5.12.7.C 1-15, AND SITE DESIGN STANDARDS IN SECTION 5.12.7.D (SEE ATTACHMENT 'B') 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 to 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.

ATTACHMENT B: RNA DESIGN CRITERIA

Development within the RNA is required to comply with the following building design standards. Compliance with these standards will ensure that development complies with the design principles set forth in UDC Section 5.12.7 Please describe how the project complies with each of the following:

5.12.7. C Building Design Standards

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to Section 5.12.8.B, *Development Transition Standards*. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights;
2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDS Director may approve a different setback than the

prevailing setback upon a written finding during the review process that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, *Purpose*, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A;

3. All new construction shall provide scale defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;
4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;
5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;
6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;
7. street and visually highlighted by graphics, lighting, marquees, or canopies;
8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;
9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;
10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;
11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City ;
12. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;
13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area;
14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,
15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

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.