



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, August 17, 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

Mike Anglin (Chair)
Savannah McDonald

David Marhefka (Vice Chair)
Nathan Kappler

2. Call to the Audience

3. Continued Case: DRB-18-08 Mister Car Wash, 415 North 6th Ave., C-2

The following case was continued with review conditions by the DRB on August 3rd, 2018. The applicant's project is located within the Rio Nuevo Area (RNA) Overlay Zone, and is zoned C-1. "Commercial 1". The applicant proposes to rehabilitate and update the historic façade of the original building known as the De Witt Building. The project includes the addition of new windows, landscape planters, a façade on the southern section 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 5.12.7. 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 exterior façade modifications for compatibility with Rio Nuevo Area Overlay Zone design criteria an keeping with the historic flavor of the structure while bringing the project back to its original, historic, nature with a modern edge.

The DRB directed the applicant to return to with the following items to be reviewed during the hearing:

- A. The DRB has asked the applicant to submit a shade study with calculations demonstrating the compliance with the RNA standards under the existing conditions or a new plan with changes that would comply with the standards.
- B. The DRB moved this hearing to continue this case so that the applicant can demonstrate compliance with the RNA Design Criteria: Building Design Standards set forth in UDC Section 5.12.7.C
- C. Item#8. - This item specifically refers to the infill CMU wall on the back façade. Note - The DRB is okay with the windows and remaining decision for approval rests with the Historic Board.
- D. Item #11 – Demonstrate adequate shade is provided for sidewalks

The Applicant's Presentation

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.

4. DRB-18-09 STARBUCKS RESTAURANT, 65 WEST RIVER ROAD, C-2 (C10-18-15)

The following case is associated with a Variance Request C10-18-15.

The applicants' property is within a developed shopping center zoned C-2 "Commercial". The applicants are proposing to construct a new restaurant with drive-through service. The Tucson

Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 5.3.4.A and 5.3.5.A, which provide the criteria for development in the Scenic Corridor Overlay Zone. The applicants are requesting variances to allow a reduced building setback from the street property line specific to requirements of the Scenic Corridor Overlay Zone, and allow the drive-through lane to be partially within the scenic buffer that extends 30' into the site from the front street property line along River Road, all as shown on submitted plans.

The Applicants Request

The property owner proposes to construct a 2,200 sf stand-alone building with site improvements in the existing parking lot of North-mall Centre which is zoned C-2. The property is bordered by a residential R-6 zone to the west and C-2 zone to the north. This application requests approval of modifications the existing site plan and design review.

This application was preceded by case C9-88-02 which limits new development along W. River Road and case C15-87-02 which annexed the subject property to the city of Tucson. The proposed application complies with the requirements contained within each zoning case. Copies of each case are attached for reference. The site scope includes the removal of an existing 5,500 sf vacant restaurant building and associated hardscape. New development will include the 2,200 sf Starbucks Coffee building, drive thru lane, covered outdoor seating, reconfigured landscaped parking, trash enclosure and pedestrian paths connected to the public way.

RND PRE-APPS

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:

ATTACHMENT B: SCENIC ROUTE BUFFER AREA

5.3.4. SCENIC ROUTE BUFFER AREA

A. Requirement

1. A buffer area 30 feet wide, adjacent to the MS&R future right-of-way line, is required and shall be preserved and maintained in its natural state;
2. No development or improvements shall occur in a Scenic Route buffer area except as provided in Section 5.3.4.C, *Permitted Improvements*;
3. The buffer area shall be restored as closely to its natural state as possible In areas where public safety or the delivery of public services precludes preservation of existing vegetation; and,
4. The buffer area is in lieu of the landscape border required along street frontages under Section 7.6, *Landscaping and Screening Standards*.

5.3.5. STRUCTURE HEIGHT

A. The maximum height of a structure is one-third the distance of the structure from the future right-of-way line, with the following exceptions.

1. Principal structures, with a maximum height of 12 feet, may be constructed anywhere within the buildable area of the parcel.
2. Nonresidential structures shall not exceed 30 feet in height.
3. Residential structures shall not exceed 24 feet in height.

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

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.