



Design Review Board
 P.O. Box 27210
 Tucson, Arizona 85726-7210
 (520) 791-4213 (Voice)
 (520) 791-2639 (TDD)
 (520) 791-4017 (FAX)

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, October 19, 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. Review and Approval of the Legal Action Report

3. Call to the Audience

4. Case: DRB-18-10 The Slaughterhouse, 1102 West Grant Road, I-1 ([T18SA00411](#)).

The applicants are proposing to add an additional parking lot and install shipping containers on site to serve as an interior screen wall. The site is approximately 3.89 acres and is located on the northeastern corner of Grant Road and Flowing Wells Road. The site runs adjacent to the Flowing Wells Road right of way as it turns towards the west. The site is developed with an entertainment use and is zoned I-1 "Industrial".

The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.29 and Table 4.8-7 which provides the criteria for commercial development in the I-1 zone, and Section 7.6 which provides the landscape and screening standards for the development.

In accordance with Section [7.6.9.D](#), the DRB reviews, for recommendation to the Board of Adjustment, all requests for variances from Section [7.6, Landscaping and Screening Standards](#), in accordance with Sections [3.10.1](#) and [3.10.3, Board of Adjustment Variance Procedure](#). The DRB recommendation shall apply the same findings required in Section [3.10.3.J, Findings for Approval](#), for granting a variance. In addition, the DRB may make any recommendation that would assist in mitigating any negative impacts which might occur should the request be granted.

The Applicant s Request

The applicants are requesting variances to reduce the street landscape border width along Grant Road and planted entirely within the right of way; both modify and delete required vegetative ground coverage; and to modify the screening requirement and location, all as shown on the submitted plans.

To review the applicants request and associated project material follow this link:

https://www.tucsonaz.gov/PRO/pdsd/parcel_search/10707018B

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 3.10.3; AND SUBJECT TO THE FOLLOWING CONDITIONS.

5. Case DRB-18-11 STAHLKOEPPF NEW SINGLE-FAMILY RESIDENCE/CARLOS AND VERONICA STAHLKOEPPF / 115 SOUTH SILVERBELL AVENUE, R-2 (C10-18-19).

The appellant, Naveen Sydney, is appealing the Planning and Development Services Director's (PDS) decision to approve Design Development Option (DDO) Case No. DDO-18-62.

Case No. DDO-18-62 is a request by property owners, Carlos and Veronica Stahlkoeff to construct a new two-story single-family dwelling with a reduced front street perimeter yard setback. The property owners filed a Design Development Option (DDO) application with the Planning and Development Services Department requesting the zoning approval necessary to allow the new single-family residence to be constructed with a reduced building setback, as measured from the west property line.

The DDO application was approved by the PDS Director, finding the project in compliance with all required DDO General and Specific Findings of Tucson *Unified Development Code (UDC)* Section 3.11.1.D.1&2. The appellant is requesting a reversal of the Planning and Development Services Director's decision to approve DDO-18-62.

Applicants Request: Tucson *UDC* sections applicable to this project include Section 3.11.1.D (DDO Findings); Table 4.8-2 which provides the Use Specific Standards applicable to residential development in the R-2 zone; Sections 6.3, 6.4, 6.5 and 6.6 which provide the development standards for all principal and accessory structures; and, Section 3.10.2 which provides for the Board of Adjustment to hear and decide on appeals made to the Planning and Development Services Director's decision on DDO applications.

To review the applicants request and associated project material follow this link:

https://www.tucsonaz.gov/pro/pdsd/address_search/?csrfmiddlewaretoken=s0rOwpwPFWIYEl3MoLWoyYrGSPTwbLc7&address=115+S+SILVERBELL+AV&ncforminfo=bQTSS0SEEqK9WezQiN-NTRcOPQdkhP_Qac83LvJ8PuD-jalr2JG0UqfNpEmUDfmI8KtWCVnLPi5kse31Ci8cmxA2ZVzTPFTM

DRB Purview: Section 2.2.6.C.3 which states that the DRB reviews, for recommendation to the Board of Adjustment, appeals of Planning and Development Services (PDS) Director decisions on DDO applications and shall in formulation of its recommendation utilize the same criteria, as provided in Section 3.11.1.D.1&2 (DDO General and Specific Findings) required of the PDS Director in making the decision.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPELANTS REQUEST AND RECOMMENDS TO THE BOARD OF AJUSTMENT (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.11.1.D.1&2 (DDO General and Specific Findings), AND; SUBJECT TO THE FOLLOWING RECOMMENDATIONS FOR CONDITIONS.

ATTACHMENT A: 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 PDSO 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.2. “Specific Findings for Setback and Wall Height Modification Requests”

In addition to the findings in Section 3.11.1.D.1, the PDSO Director shall find, in the case of setback and wall height only, that the modification:

- a. Does not create a situation where proposed development will obstruct significant views of dramatic land forms, unusual stands of vegetation, or parks from nearby properties substantially more than would occur if the development were built without the modification;
- b. Provides design alternatives to better integrate the development into the design character of the immediate neighborhood;
- c. Does not apply to a setback requirement of a Flexible Lot Development (FLD);
- d. Does not create a situation where the proposed development will interfere with the optimum air temperature or solar radiation orientation of buildings on adjoining properties substantially more than would occur if the building or structures were built without the modification; and,
- e. Does not create a situation where the proposed use of the property will impose objectionable noise levels on adjoining properties greater than would occur if the buildings or structures were built without the modifications.
- f. The modification is not for an increase in height of more than two feet to an accessory wall or fence, except that an increase of up to four feet may be considered for entry features on walls and fences.

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 PDSO 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](mailto:Carolyn.Laurie@tucsonaz.gov) or carolyn.laurie@tucsonaz.gov. Requests should be made as early as possible to allow time to arrange the accommodation.