



Design Review Board
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*****DESIGN REVIEW BOARD (DRB)*****

MEETING NOTICE AND AGENDA

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:

Friday, January 29, 2021, 7:30 AM

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings are cancelled until further notice. This meeting will be held virtually to allow for healthy practices and social distancing. All materials related to the agenda items noted below can be accessed at: www.tucsonaz.gov/pdsd/design-review-board-agenda-materials. Meeting materials will also be presented as part of the virtual meeting.

To join the DRB virtual meeting from your computer, tablet or smartphone, go to:

[Join Microsoft Teams Meeting](#)

Or to join by phone, call this number:

+1 213-293-2303 (Toll)

Phone Conference ID: 147 004 915#

For materials in accessible formats, and/or materials in a language other than English, please contact Koren Manning at (520) 837-4028, koren.manning@tucsonaz.gov, or (520) 791-2639 for TDD, no later than Monday January 25, 2021.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con Koren Manning al (520) 837-4028, koren.manning@tucsonaz.gov, a más tardar el lunes 25 de enero de 2021.

AGENDA

1. Call to Order / Roll Call

Rosemary Bright
Susannah Dickinson
Caryl Clement
Nathan Kappler (Chair)
Chris Stebe (Vice Chair)

2. Review and Approval of the 12/18/2020 Legal Action Report & Meeting Minutes

Action

3. Call to the Audience

4. Case # DRB-21-01 / SE-20-14 Tucson Water – Treat Avenue – Well Improvements

Special Exception Request

2525 N Treat Ave, Parcel # [112071060](#)

Associated Activity #: [T20SE00014](#)

R-2 Zoning

Action

This is a request by Lexy Wellott of the Planning Center, on behalf of the property owners, City of Tucson, to allow for expansion and improvements of an existing well site (Well B-044C) for Tucson Water as a special exception land use in the R-2 zone. The applicant requests special exception approval for an expansion and improvements to an existing City of Tucson Water well on the subject site as part of a long-term water management strategy designed to provide redundancy in water delivery.

The preliminary development plan (PDP) proposes necessary equipment for the well site to properly function (submersible well pump, motor, and controls, pipeline, hydro tank, disinfection system, etc.). Additionally, a 100 square-foot control building (maximum height, 10-feet), a communication antenna (maximum height, 20-feet), and two parking spaces for maintenance vehicles will be provided internal to the yard. The control building and antenna will be set back at least 20 feet from the western property line. The entire yard will be finished with gravel for dust abatement. Tucson Water technicians will enter the site through the gate on Treat Avenue to service the well as necessary.

Distribution system uses in the R-2 zone are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and requires approval through a Zoning Examiner Special Exception Procedure, Sec. 3.4.3. as well as review by the Design Review Board. This item is scheduled for a Zoning Examiner Public Hearing on February 11, 2021.

The DRB's Purview:

In accordance with UDC Section 4.9.11.A.8 (Use-Specific Standards, Utilities Use Group, Distribution System):

Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, light of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH SPECIAL EXCEPTION USE-SPECIFIC STANDARDS FOR A UTILITIES DISTRIBUTION SYSTEM AND FINDS THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE USE-SPECIFIC STANDARD SET FORTH IN UDC SECTION 4.9.11.A.8.

5. Staff Announcements

Informational

6. Adjournment