



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, December 3, 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](http://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:**

[Click here to join the meeting](#)

**Or call in (audio only):**

[+1 213-293-2303,147004915#](tel:+12132932303147004915)

**Phone Conference ID: 147 004 915#**

*For materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, [María.Gayosso@tucsonaz.gov](mailto:María.Gayosso@tucsonaz.gov), or (520) 791-2639 for TDD, no later than Monday November 29, 2021.*

*Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, [María.Gayosso@tucsonaz.gov](mailto:María.Gayosso@tucsonaz.gov), a más tardar el Lunes 29 de Noviembre 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 11/5/2021 Legal Action Report & Meeting Minutes**

**Action**

**3. Call to the Audience**

**4. Case # DRB-21-19 / SE-21-25 Tucson Water – Hawthorne St – Well Improvement**  
**[5301 E HAWTHORNE ST](#), Parcel # [127023170](#), R-1 Zoning**  
**Special Exception Request ([T21SE00025](#), [DP21-0257](#), [T21CM04895](#))**

**Action**

This is a request by Lexy Wellott, Project Manager for the Planning Center, on behalf of the property owner, the City of Tucson, for minor technology improvements to the existing Tucson Water’s Well C-051B, as a special exception land use in the R-1 zone.

The proposed improvements include: 1) Installation of a new 10-foot wide landscape border along the south side and a portion of the west side of the property, with existing vegetation to remain in place; 2) Installation, on the south side of the parcel, of a 9-foot high shade structure over electrical control panel, with the existing adjacent shade structure to remain; 3) Existing 7-foot high chain link fence with slats and a 1-foot barbed wire on top enclosing the equipment to remain.

Distribution system uses in the R-1 zone are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and require 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 December 16, 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. Case # DRB-21-20 / SE-21-26 Tucson Water – Palm Tree Dr – Well Improvement**  
**[9102 E PALM TREE DR](#), Parcel # [136070270](#), R-1 Zoning**  
**Special Exception Request ([T21CM06646](#))**

**Action**

This is a request by Lexy Wellott, Project Manager for the Planning Center, on behalf of the property owner, the City of Tucson, for replacing Tucson Water’s Well B-045B with a new Tucson Water’s Well B-045A and improve the facilities, as a special exception land use in the R-1 zone.

The proposed improvements include: 1) Preservation of a 6-foot high chain-link fence with new tan vinyl privacy slats and 1-foot high barb wire on top along the east, west and south property lines; the 6-foot high masonry wall along the north property line is located within the adjacent property; 2) Installation of a new 9-foot high shade structure over the electric control panel, adjacent to the existing shade structure wide landscape buffer along the north property line.

Distribution system uses in the R-1 zone are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and require 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 December 16, 2021.

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**6. Staff Announcements**

**Informational**

**7. Adjournment**