



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

*****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, March 12, 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 María Gayosso at (520) 837-6972, María.Gayosso@tucsonaz.gov, or (520) 791-2639 for TDD, no later than Monday March 8, 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, a más tardar el lunes 8 de marzo 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 1/29/2020 Legal Action Report & Meeting Minutes

Action

3. Call to the Audience

4. Case # DRB-21-04 / SE-21-03 Cherry Av Tucson Water –Cherry Avenue– Well Improvements

Special Exception Request

2745 North Cherry Av, Parcel # [113100020](#)

R-2 Zoning

Action

This is a request by Lexy Wellott, Project Manager for the Planning Center, on behalf of the property owner, the City of Tucson, to allow for expansion and improvements of an existing well site (Well B-010B) for Tucson Water as a special exception land use in the R-2 zone. The applicant requests special exception approval for improvements to an existing City of Tucson Water well on the subject site as part of a long-term water management strategy designed for water delivery.

The proposed improvements include: 1) Replacement of existing communication antenna with a new 20-foot high antenna; 2) Modification the existing control structure to house an upgraded supervisory control and data acquisition computer system; and 3) Various equipment upgrades. The applicant is proposing to maintain the existing chain link fence, shrubs, and trees.

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 April 15, 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-21-05 / SE-21-01 Tucson Water – Nancy Rose– Well Improvements

Special Exception Request

1937 N Nancy Rose Bl, Parcel # [121091680](#)

R-1 Zoning

Action

This is a request by Lexy Wellott, Project Manager for the Planning Center, on behalf of the property owner, the City of Tucson, to equip Tucson Water’s Well B-025A, as a special exception land use in the R-1 zone. The proposed utility distribution is permitted as a Special Exception use in the existing R-1 zone and requires a Zoning Examiner Special Exception Procedure, per section 3.4.3. of the Unified Development Code.

The proposed improvements include: 1) New control building, to house monitoring system, communication equipment, and a pump; 2) A new 20-foot high communication antenna; 3) A new 5,000-gallon hydro tank; 3) Chain link fence along the north and south property lines; 4) Slatted chain link fence along the east property line; 5) Masonry wall along the west property line; 5) Landscape border along Nancy Rose Bl.; 6) Installation of two screened access gates, in addition to the vehicular access gate; 6) On-site parking for maintenance vehicles; and 7) Various equipment installations.

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 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 April 15, 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.

6. Staff Announcements

Informational

7. Adjournment