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Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday April 23, 2021, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

- 1. Call to Order / Roll Call** **7:30 AM**
Rosemary Bright Present – Arrived at 7:41 AM
Susannah Dickinson Present
Caryl Clement Present
Nathan Kappler Present
Chris Stebe Recused
A quorum was established.

- 2. Review and Approval of the 4/9/2021 LAR and Meeting Minutes** **Action Taken**
Motion was made by Member Dickinson to approve the LAR and Draft Minutes of January 29, 2021 as submitted, duly seconded by Member Clement. All in favor. Motion passed 4-0.

- 3. Call to the Audience**
No Speakers

- 4. Case # DRB-21-09/DDO-21-17 ([T21SA00083](#)) – Tucson Fire Station # 7**
Design Development Option (DDO) review for proposed screening material substitution
4902 E Pima St, Parcel # [12111206A](#)
R-1 Zoning
Associated Development Package # [DP20-0222](#) **Action Taken**

Staff introduced the project, and shared Tucson Police Department ‘s comment: “From a crime prevention and design perspective, a 6-foot tall, no-climb fence, would be the preferred solution. A 6-foot tall chain link fence, with prohibitive vegetation, such as cactus or similar, along the fence line, would provide an adequate barrier to prevent abnormal use in the area.” Staff also indicated that, to date, no comments have been received from the noticed recipients.

The applicant presented the project, providing the following clarifications in response to questions posed by the DRB:

 - 1) The proposed slats are adequate for wind loading, prevent climbing, and are 98% opaque;
 - 2) There are cactus and other vegetation and fencing against the chain link fence, limiting those areas where climbing could potentially take place;

- 3) There is top rail on the fence, no bottom rail;
- 4) The existing vegetation within the property will remain; slats to be installed where there is no vegetation;
- 5) Additional planting is proposed on the east and west portions of the site;
- 6) Proposed addition to the fire station will not increase noise, odors, or outdoor lighting;
- 7) Existing vegetation is currently hand-watered by fire fighters as part of their roles;
- 8) Fire stations' improvements are part of Proposition 401 for the stations themselves, not only for the site; looking at cost-effective ways to meet UDC requirements;
- 9) City of Tucson can maintain an overstock of slats for future maintenance needs.

Staff provided the following clarifications to the DRB:

- 1) Request for slats on the site have not been previously denied;
- 2) The 5-foot high screen wall is the UDC requirement;
- 3) If applicant is proposing plant material in lieu of a masonry wall, it is the DRB's purview to review the vegetation; and
- 4) Project financial considerations are not part of DRB's purview.

DRB members pointed out, based on photos presented by the applicant of current conditions on site, the landscape border is lacking irrigation and maintenance.

Motion was made by Member Clement to recommend to the PDSO Director approval, finding the project in compliance with the design standard set forth in UDC Sections 3.11.1.D.1 and .3, with the condition that the applicant installs a permanent, automatic irrigation system. The motion was duly seconded by Member Bright. Motion passed by a voice vote of 4-0. Motion passed unanimously.

5. Case # DRB-21-10/DDO-21-18 ([T21SA00084](#)) – Tucson Fire Station # 15
Design Development Option (DDO) review for proposed screening material substitution
2002 S Mission Rd, Parcel # [11807002J](#)

R-2 Zoning

Associated Development Package # [DP20-0223](#)

Action Taken

Staff introduced the project, and shared Tucson Police Department 's comment: "From a crime prevention and design perspective, a 6-foot tall, no-climb fence, would be the preferred solution. A 6-foot tall chain link fence, with prohibitive vegetation, such as cactus or similar, along the fence line, would provide an adequate barrier to prevent abnormal use in the area." Staff also indicated that, to date, no comments have been received from the noticed recipients.

The applicant presented the project, providing the following clarifications in response to questions posed by the DRB:

- 1) The detention basin on site is for the property's stormwater catchment;
- 2) The attached residential property's perimeter wall cannot be used as the required screen wall for this project, per UDC standards;
- 3) Picnic tables cannot be placed on the detention basin due to maintenance and security reasons.

Staff provided the following clarifications to the DRB:

- 1) Vegetation could be designed and installed to meet the intent of a masonry wall providing opaque screening.

Motion was made by Member Bright to recommend to the PDS Director approval, finding the application in compliance with the design standard set forth in UDC Sections 3.11.1.D.1 and .3, with the following observation: The DRB does not recommend a free-standing chain link with slats as opaque screening, since it does not represent an enhancement in this particular area of the site, and would prefer to see instead landscape vegetation as screening. The motion was duly seconded by Member Bright. Motion passed by a voice vote of 4-0. Motion passed unanimously.

- 6. Case # DRB-21-11/DDO-21-19 ([T21SA00085](#)) – Tucson Fire Station # 18**
Design Development Option (DDO) review for proposed screening material substitution
1855 W Drexel Rd, Parcel # [13727635B](#)
R-2 Zoning
Associated Development Package # [DP20-0224](#)

Action Taken

Staff introduced the project, and shared Tucson Police Department 's comment: "From a crime prevention and design perspective, a 6-foot tall, no-climb fence, would be the preferred solution. A 6-foot tall chain link fence, with prohibitive vegetation, such as cactus or similar, along the fence line, would provide an adequate barrier to prevent abnormal use in the area." Staff also indicated that, to date, no comments have been received from the noticed recipients.

The applicant presented the project, clarifying the proposed slatted chain link fence is 5 feet high, not 6 feet high, as stated by staff's introduction.

Motion was made by Member Dickinson to recommend to the PDS Director approval, finding the application in compliance with the design standard set forth in UDC Sections 3.11.1.D.1 and .3. The motion was duly seconded by Member Clement. Motion passed by a voice vote of 4-0. Motion passed unanimously.

7. Staff Announcements

Informational

Staff informed the DRB's May 7 agenda already includes the second review of the Rialto Theater's project, and a conversion of a former print shop to single-family residence on South Stone Avenue.

8. Adjournment

Meeting adjourned at 9:14 AM.