



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, April 23, 2021, 7:30 AM**  
**Public Works Building, Third Floor Conference Room**  
**201 North Stone Avenue, Tucson, Arizona 85726**

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 April 19, 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 19 de Abril 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 4/9/2021 Legal Action Report & Meeting Minutes **Action**

3. Call to the Audience

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**

**The Applicant’s Request:**

The applicant is proposing to add a new 1,639 -square foot building for storage and fitness room for the existing Tucson Fire Station # 7. The total site area is 24,693 square feet and is zoned R-1 residential. The proposed building triggers compliance with all Tucson *Unified Development Code (UDC)* regulations applicable to new construction, including, but not limited to providing a five (5’) foot tall masonry screen wall along the east and south property lines that are adjacent to the residentially zoned properties. The applicant is seeking zoning approval to allow a substitute screening material.

Tucson *UDC* Sections applicable to the project include, but are not limited to, UDC Section 4.7.8 and UDC Table 4.8-2 which provides the criteria for development in the R-1 zone, Section 7.6 and Table 7.6.4-1 which provides the landscape and screening requirements, and Sections 3.11.1.D.1 and 3.11.1.D.3 which provide the DDO regulations applicable to this screening substitution request.

The applicant is requesting the following Design Development Option (DDO):

1. Substitute the existing six (6’) foot tall chain link fence with vinyl wood slats and accompanying vegetative screen in lieu of providing a five (5’) foot tall masonry screen wall along the east and south property lines, as shown on the submitted plans.

**THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL) FINDING THE APPLICATION (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.11.1.D.1 and .3, ATTACHMENT ‘A’, (SUBJECT TO THE FOLLOWING) CONDITIONS.**

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**

**The Applicant’s Request:**

The applicant is proposing to add an 833-square foot expansion at the northwest side of the existing Tucson

Fire Station # 15 building. The total site area is 2.13 acres and is zoned R-2 residential. The proposed building triggers compliance with all Tucson *Unified Development Code (UDC)* regulations applicable to new construction, including, but not limited to providing a five (5') foot tall masonry screen wall along the southeast portion of the site that is adjacent to the residentially zoned property. The applicant is seeking zoning approval to allow a substitute screening material.

Tucson *UDC* Sections applicable to the project include, but are not limited to, UDC Section 4.7.9 and UDC Table 4.8-2 which provides the criteria for development in the R-2 zone, Section 7.6 and Table 7.6.4-1 which provides the landscape and screening requirements, and Sections 3.11.1.D.1 and 3.11.1.D.3 which provide the DDO regulations applicable to this screening substitution request.

The applicant is requesting the following Design Development Option (DDO):

1. Substitute a five (5') foot tall chain link fence with vinyl wood slats and existing vegetation in lieu of providing a five (5') foot tall masonry screen wall along the southeast property boundary, as shown on the submitted plans.

**THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL) FINDING THE APPLICATION (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.11.1.D.1 and .3, ATTACHMENT 'A', (SUBJECT TO THE FOLLOWING) CONDITIONS.**

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**

**The Applicant's Request:**

The applicant is proposing to add an 3,004-square foot expansion at the northwest side of the existing Tucson Fire Station # 18 building. The total site area is 4.74 acres and is zoned R-2 residential. The proposed building triggers compliance with all Tucson *Unified Development Code (UDC)* regulations applicable to new construction, including, but not limited to providing a five (5') foot tall masonry screen wall along the east and south portions of the site that are adjacent to the residentially zoned properties. The applicant is seeking zoning approval to allow a substitute screening material.

Tucson *UDC* Sections applicable to the project include, but are not limited to, UDC Section 4.7.9 and UDC Table 4.8-2 which provides the criteria for development in the R-2 zone, Section 7.6 and Table 7.6.4-1 which provides the landscape and screening requirements, and Sections 3.11.1.D.1 and 3.11.1.D.3 which provide the DDO regulations applicable to this screening substitution request.

The applicant is requesting the following Design Development Option (DDO):

1. Substitute a six (6') foot tall chain link fence with vinyl wood slats and vegetation in lieu of providing a five (5') foot tall masonry screen wall along the east and south project site boundaries, as shown on the submitted plans.

**THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL) FINDING THE APPLICATION (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.11.1.D.1 and .3, ATTACHMENT 'A', (SUBJECT TO THE FOLLOWING) CONDITIONS.**

7. Staff Announcements

Informational

8. Adjournment

**ATTACHMENT A:**  
**DESIGN DEVELOPMENT OPTION (DDO) REQUEST**  
**FOR SCREENING SUBSTITUTION**

In accordance with UDC Section 3.11.1.C.2, the DRB reviews and forwards a recommendation to the Planning and Development Services (PDS) Director for all Design Development Option (DDO) requests for landscape and screening modifications from *UDC Section 7.6, Landscaping and Screening Standards*, when the modification does not decrease the required area in square footage of landscaping or height of a screening feature, as provided in UDC Section 3.11.1.D.3.

**UDC Section 3.11.1.D Findings for DDO Approval:**

**1. General Findings for All Modification Requests**

For all modification requests, the PDS 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.

**3. Specific Finding for Screening Modification Requests**

For screening modifications, in addition to the findings in Section 3.11.1.D.1, the PDS 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.