



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 9, 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:

[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, or (520) 791-2639 for TDD, no later than Monday April 5, 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 5 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 3/26/2021 Legal Action Report & Meeting Minutes

Action

3. Call to the Audience

**4. Case # DRB-21-06 / SE-21-04 Tucson Water – Cloverland Avenue– Well Improvements Special Exception Request
350 N Cloverland Av, Parcel # [12707115A](#)
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 C-046B, as a special exception land use in the R-1 zone.

The proposed improvements include: 1) A new Supervisory Control and Data Acquisition (SCADA) system; and 2) A new 6-foot-high shade structure to protect existing electrical control panel. The applicant is proposing to maintain the existing vegetation, 6-foot-high block wall, 5-foot-high slotted chain-link fence, and access point for maintenance vehicles.

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 May 20, 2021.

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 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-21-03 / SE-20-16 New TEP Vine Substation – Special Exception Request
1602, 1610, 1640 & 1730 N Vine Av, Parcel # [12310001K](#)
R-2 Zoning**

Action

This is a request by Brian Pugh, Environmental and Land Use Planner at Tucson Electric Power (TEP), on behalf of the property owner, TEP, to allow for construction of a new 138 kilovolt electric power substation as a special exception land use in the R-2 zone.

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 May 6, 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

MG:JR:/S:\DevServices\Zoning Administration\DRB\Agendas-LARS-Summaries-Sign In Sheets\2021\4-9-21
DRB Meeting Notice and Agenda.docx