



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, June 3, 2022, 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):

[+1 213-293-2303,11399865#](tel:+1213293230311399865) United States, Los Angeles

Phone Conference ID: 113 998 65#

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 Wednesday, June 1, 2022.

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 Miércoles 1ro. De Mayo de 2022.

AGENDA

1. Call to Order / Roll Call

Rosemary Bright
Susannah Dickinson
Caryl Clement
Nathan Kappler (Chair)
Grace Schau
Chris Stebe (Vice Chair)

2. Review and Approval of the 5/20/2022 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

4. Case # RNA-DRB-22-07 ([T22SA00261](#))

Associated Activity #s [DP21-0086](#), [C9-19-20](#)

Conversion of single-family residence to office

1834 N Craycroft Rd, R-1 zoning, proposed O-1 zoning

Office Compatibility Standards Review

Action

The Applicant's Request:

This is a request by Rene Martinez, Vice President for Talavera Engineering & Construction, on behalf of the property owner, for the rezoning of a R-1 residential property to O-1 office, for administrative and professional office use. The site had been formerly used as a single-family residence. The applicant is proposing to maintain the existing structure on site, and is providing parking, landscaping, and other improvements.

The DRB's Purview:

In accordance with UDC Section 4.9.4.R.7, the DRB reviews and forwards a recommendation to the Planning & Development Services (PDS) Director. In formulating its recommendation, the DRB shall apply the design standards specified in UDC Section 4.9.4.R.7:

UDC SECTION 4.9.4.R.7 – Office Compatibility Standards

New construction shall be reviewed by the Design Review Board (DRB) for architectural and site design compatibility with the surrounding residential area. The DRB review shall include architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. The DRB recommendation shall be made to the PDS for determination of compatibility. The DRB shall find that:

- a. The building materials on the exterior facade are compatible with those used within the neighborhood block;
- b. Color schemes of the new building are compatible with those of the developments on the block face;
- c. The exterior facade of new construction is of a residential type architecturally if adjacent to a residential use or vacant residentially zoned property;
- d. The building scale of new construction complements, rather than is dominant in scale to, adjacent projects; and,
- e. Any new mechanical equipment located on the roof are screened and that the screen is integrally designed as part of the architectural style of the building. If this cannot be done, the equipment shall be located at ground level and screened from the street.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR THE PROPOSED REZONING TO O-1 AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES (PDS) DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED UDC SECTION 4.9.4.R.7 (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).

5. Staff Announcements

Informational

6. Adjournment