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DRAFT 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 September, 2021, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

- | | |
|-------------------------------------|----------------|
| 1. Call to Order / Roll Call | 7:31 AM |
| Rosemary Bright | Present |
| Susannah Dickinson | Present |
| Caryl Clement | Present |
| Nathan Kappler | Absent |
| Chris Stebe | Present |

A quorum was established.

- 2. Review and Approval of the 8/6/2021 LAR and Meeting Minutes** **Action Taken**
Motion was made by DRB Member Bright to approve the LAR and draft minutes of August 6, 2021. Motion was duly seconded by Member Clement. All in favor. Motion passed 4-0.

- 3. Call to the Audience**
No Speakers

- 4. Case # RNA-DRB-RNA-20-05 – VFW Building Renovation – Change of use of existing building to retail, food services, and residential - Modification request to design package approved on 11/25/2020.**

Rio Nuevo (RNA) Review

124 E Broadway Bl, Parcel # [11717003A](#)

Associated Activity #: [T20SA00220](#), [DP20-0148](#)

OCR-2 Zoning

Action Taken

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

- 1) Lower-level windows have been eliminated; retails and residential units will have access to lower-level; code is being met for light and ventilation for the basement;
- 2) Trees are now planted at grade; stormwater drainage for the site flows towards Broadway Boulevard, with sheet flow available at the planted trees; and
- 3) Primary color of steel still being adjusted on site.

Motion was made by Member Dickinson to recommend to the PDSD Director approval, finding the project in compliance with the design standards in UDC Sections 5.12.7.C. and 5.1.7.D, as presented by the

applicant. The motion was duly seconded by Member Clement. Motion passed by a voice vote of 4-0. Motion passed unanimously.

5. Case # DRB-21-16 / SE-21-11 Tucson Water – Alta Vista Street – Well Improvements Special Exception Request
2700 E Alta Vista St, Parcel # [112070180](#)
R-2 Zoning **Action Taken**

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

- 1) Landscape and irrigation plans will be reviewed at the Development Package process; landscaping will be designed and irrigated following City of Tucson standards;
- 2) Neighbor’s existing tree could represent a safety hazard in the future during drilling process; Tucson Water’s landscape manager has recommended the tree to be removed when it becomes a safety hazard;
- 3) A completed Tucson Water well site is located at 4965 S 13th Av, which included a landscape buffer.

Staff also indicated that inspections take place before finalizing any permits to ensure approved improvements have taken place. Staff will verify with PDS’s Entitlements section the level of detail required to be included for landscaping in Special Exception applications.

Motion was made by Member Clement to recommend to the Zoning Examiner approval, finding the project in compliance with the design standards in UDC Section 4.9.11.A.8, with the following condition: Proposed landscaping along Alta Vista Street to be drought tolerant, with native plants, and with **strict** adherence to City of Tucson water harvesting guidelines. The motion was duly seconded by Member Bright. Motion passed by a voice vote of 4-0. Motion passed unanimously.

6. Staff Announcements **Informational**
Staff informed the Sunshine Mile District was approved by the Mayor and Council on September 14, 2021, and a training session will be organized with DRB members for the review of projects in the Sunshine Mile. DRB members expressed their desire to schedule the training session at a regular DRB scheduled meeting, when no other cases in need for review are part of the agenda.

Staff also informed of upcoming RNA cases and a variance request for a TEP site that will need DRB review.

7. Adjournment

Meeting adjourned at 8:35 AM.