



Special Districts Application

Application Stage: Pre-application Application

Permit Activity Number(s): _____

Case Number(s): _____

Date Accepted: _____

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): _____

Property Address: _____

Pima County Tax Parcel Number/s: _____

Current Zoning: _____

Applicable Overlay Zone/Special District:

- Grant Road Investment District (GRID) Main Gate District (MGD) Rio Nuevo Area
- Historic Preservation Zone (HPZ) Neighborhood Preservation Zone
- Infill Incentive District (IID) Sunshine Mile District

Neighborhood Association (if any): _____

PROJECT TYPE (check all that apply): Change of use to existing building/site

New building(s) on vacant land New building(s) on developed land

New addition to existing building Other: _____

Description of Proposed Land Use: _____

Number of Buildings and Stories/Height of Proposed Structure(s): _____

Total Site Area (sq ft): _____ Total Gross Floor Area of Proposed Building(s) (sq ft): _____

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: _____

National Register District Please List: _____

Site is/includes: Contributing structure(s) Non-contributing structure(s)

Is adjacent to a contributing structure Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: _____

ROLE: Property owner Architect Engineer Attorney Developer

Other: _____

EMAIL: _____ PHONE: _____

ADDRESS: _____

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): _____

EMAIL: _____ PHONE: _____

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT* _____

*****If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization***

Date: _____

To: City of Tucson Planning and Development Services Department


RE: Letter of Authorization for development at 101 E Pennington Street
Activity Number DP21-0321

Date: January 21, 2022

To whom it may concern,

Pennington Street Partners, LLC, the owner of 101 E Pennington Street, authorizes Vince Catalano to submit the Special Districts application required by the City on our behalf. The activity number associated with this project is DP21-0321

Thank you,

A handwritten signature in black ink, appearing to be 'Zach Fenton', written over a horizontal line.

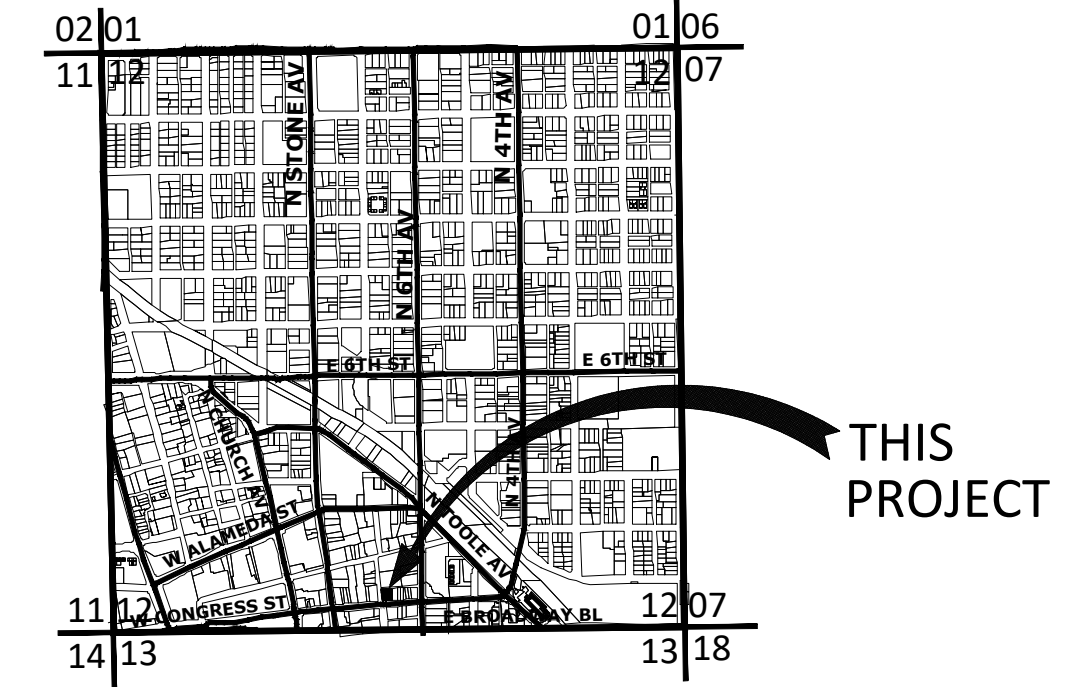
Zach Fenton, member of member.

DEVELOPMENT PLAN

REILLY CRAFT PIZZA AND DRINK BEER GARDEN

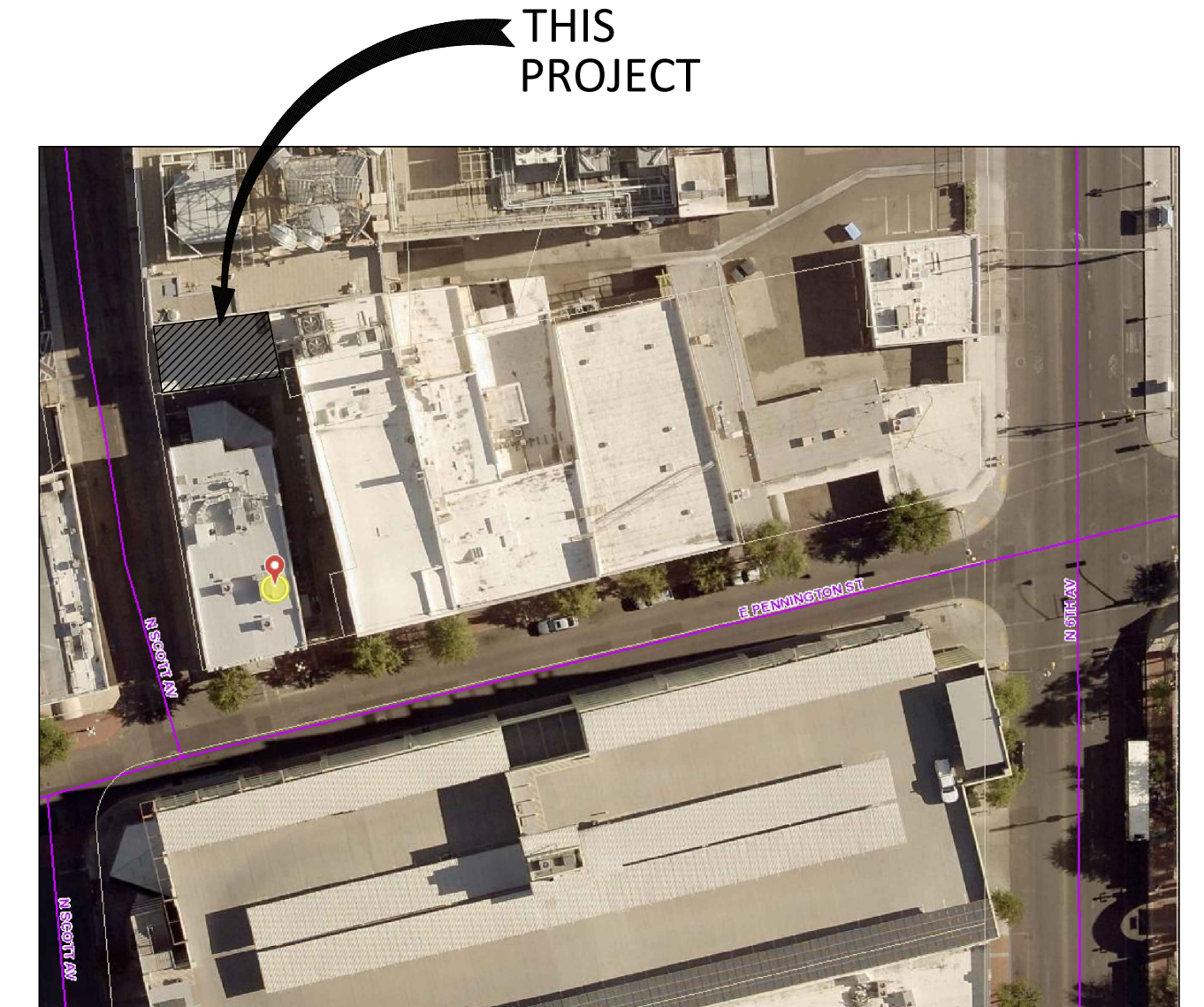
101 E PENNINGTON ST TUCSON, AZ 85701

NEW UPPER DECK PATIO ON EXISTING BUILDING

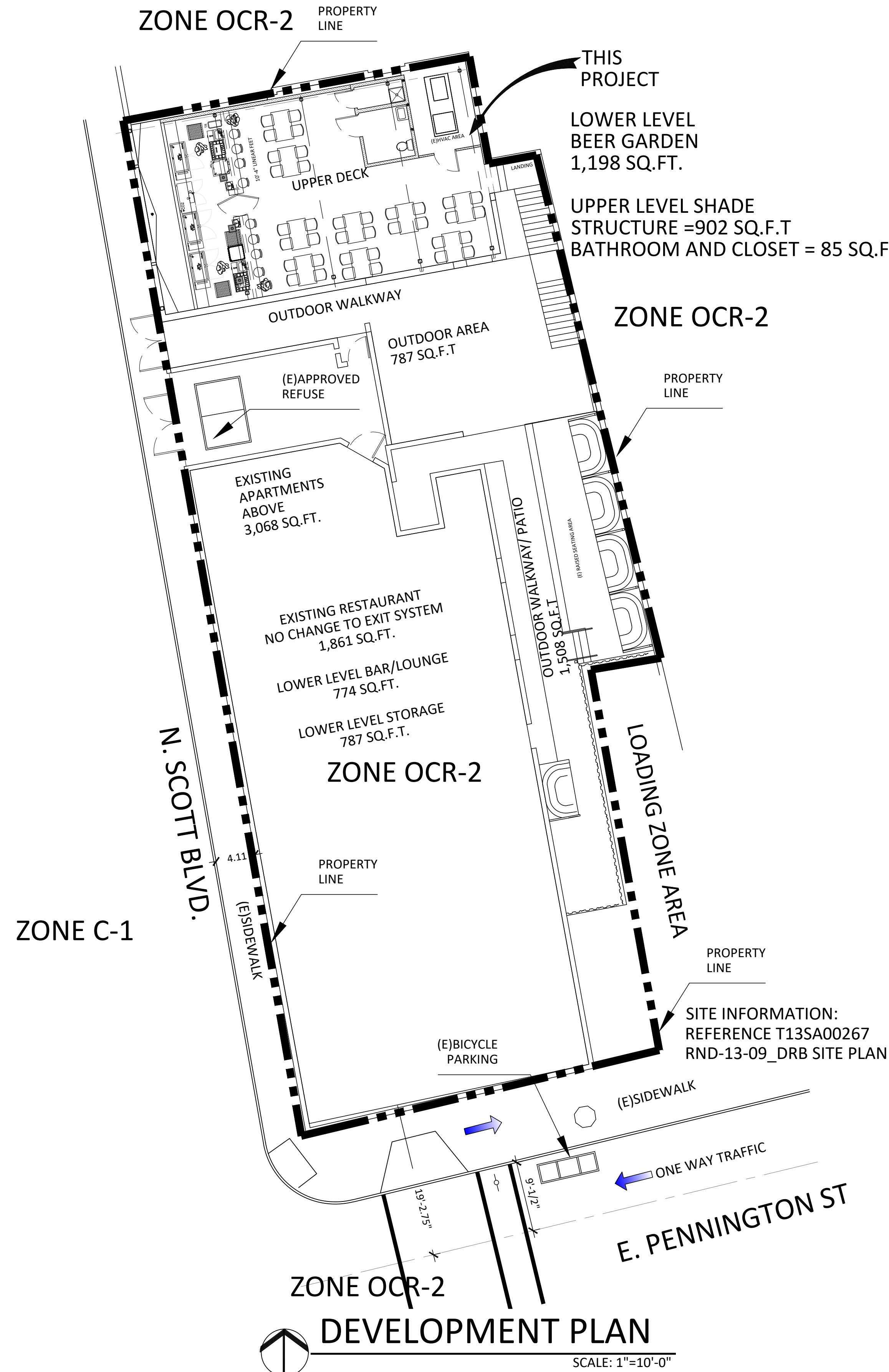


TUCSON PTN LOT 8 BLK 194
T14S, R13E, SEC 12
G.&S.R.M., CITY OF TUCSON, PIMA
COUNTY, ARIZONA

LOCATION MAP
3" = 1 MILE



SITE PLAN
NTS



GENERAL NOTES:

1. EXISTING ZONING: OCR-2
2. GROSS AREA OF SITE: 7,350 SQ.F.T = .168 ACRES
3. PROPOSED USE: FOOD SERVICE - BEER GARDEN DECK
4. FLOOR AREA EACH BUILDING

EXISTING RESTAURANT NO CHANGES = 1,861 SQ.F.T.
EXISTING LOWER LEVEL BAR/LOUNGE NO CHANGES = 774 SQ.F.T.
EXISTING LOWER LEVEL STORAGE NO CHANGES = 787 SQ.F.T.
EXISTING LOWER LEVEL BEER GARDEN NO CHANGES = 1,198 SQ.F.T.
EXISTING UPPER FLOOR RESIDENTIAL = 3,068 SQ.F.T.
EXISTING TOTAL BUILDING = 7,688 SQ.F.T.

EXISTING OUTDOOR AREA NO CHANGES = 787 SQ.F.T.
EXISTING OUTDOOR WALKWAY/PATIO NO CHANGES = 1,508 SQ.F.T.
EXISTING TOTAL SPACE INCLUDING PATIOS = 9,983 SQ.F.T.

NEW UPPER LEVEL DECK SHADE STRUCTURE = 902 SQ.F.T.
BATHROOM AND CLOSET = 85 SQ.F.T.
TOTAL FOR ROOF DECK BUILD OUT = 987 SQ.F.T.

TOTAL FOR NEW BUILDING = 7,688 SQ.F.T.
NEW SHADE STRUCTURE AND BATHROOM = 987 SQ.F.T.
TOTAL FOR BUILDINGS = 8,675 SQ.F.T.

5. PERCENTAGE OF GROSS FLOOR AREA, LAND AREA OR VEHICLE USE ARE EXPANSION NO INCREASE TO FLOOR AREA OR VEHICLE USE AREA - THIS PATIO IS ON TOP OF AN EXISTING BUILDING

PARKING CALCULATION:

REQUIREMENTS FOR THE DOWNTOWN OVERLAY DISTRICT PARKING EXPANSION OF EXISTING DEVELOPMENT - EXISTING ROOF DECK TO BE USED AS OCCUPIED SPACE
NO ADDITIONAL MOTOR VEHICLE OR BICYCLE SPACES ARE REQUIRED FOR THE FOLLOWING.

- A. THIS PROJECTS DOES NOT INVOLVE THE CONSTRUCTION OF NEW STRUCTURES OR THE ELIMINATION OF EXISTING REQUIRED PARKING . THIS PROJECT IS BEING USING THE EXISTING ROOF DECK SPACE, ADDING BAR, BATHROOM AND CLOSET. NO IMPACT TO PARKING.
- B. EXPANSION THAT INVOLVE CONSTRUCTION OF NEW STRUCTURES OF LESS THAN 1,000 SQ.FT. THIS BUILDING SHADE CANOPY PLUS BATHROOM AND JANITOR CLOSET IS LESS THAN 1,000 SQ.FT. AND LESS THAN 25% EXPANSION 987/9,983 = 10% EXPANSION LESS THAN 25% - NO NEW PARKING REQUIRED

EXISTING SITE CONDITIONS

1. NO IMPACT TO SITE - INFORMATION FROM PREVIOUSLY APPROVED DEVELOPMENT PLAN ADDED TO SITE PLAN, NO CHANGE TO FOOTPRINT OF BUILDING EXCEPT FOR STAIRCASE AT EXISTING PATIO AREA.
2. ALL RECORDED INFORMATION FROM PREVIOUSLY APPROVED DEVELOPMENT ON SITE PLAN
3. THIS PROJECT DOES IMPACT EXISTING OR PUBLIC RIGHT OF WAY.

INFORMATION ON PROPOSED DEVELOPMENT

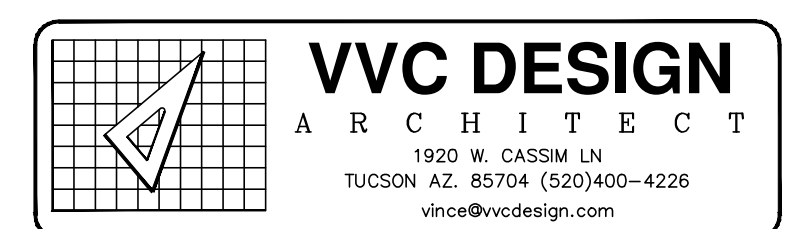
1. ALL EXISTING ZONING SHOWN ON PLAN.
2. NO PARKING IMPACTED WITH THIS PROJECT
3. NO BICYCLE PARKING IMPACTED WITH THIS PROJECT
4. NO LOADING ZONES REQUIRED WITH THIS PROJECT
5. ALL EASEMENTS SHOWN ON PLAN NO IMPACT TO SITE UTILITIES WITH THIS PROJECT.
6. NO IMPACT TO BUILDING SETBACKS WITH THIS PROJECT. PROJECT IS ON EXISTING BUILDING ROOF.
7. SEE GENERAL NOTES FOR SQUARE FOOTAGES OF BUILDING.
8. EXISTING PEDESTRIAN CIRCULATION NOT IMPACTED BY THIS PROJECT.
9. NO CHANGE TO SIDEWALKS OR ROW
10. EXISTING REFUSE COLLECTION NO IMPACT TO EXISTING SERVICE WITH THIS PROJECT. LOCATION CALLED OUT ON SITE PLAN.
11. EXISTING NO SIGNS NO ADDITIONAL SIGNS ARE PROPOSED WITH THIS PROJECT.
12. NO IMPACT TO LANDSCAPING OR CHANGES TO LANDSCAPING FOR THIS PROJECT
13. NO IMPACT TO DRAINAGE TO SITE, EXISTING ROOF DRAINS WILL BE USED FOR DRAINAGE OF NEW ROOF DECK PATIO

HISTORIC REVIEW
NO IMPACTS TO EXISTING FACADE OR OPENINGS. SEE ELEVATIONS FOR HISTORIC REVIEW. THIS BUILDING WAS COMPLETELY REMODELED IN 2014.

RIO NUEVO DISTRICT
NO IMPACT TO EXISTING ELEVATIONS ADDING ROOF DECK PATIO WITH SHADE STRUCTURE AND GUARDRAIL.

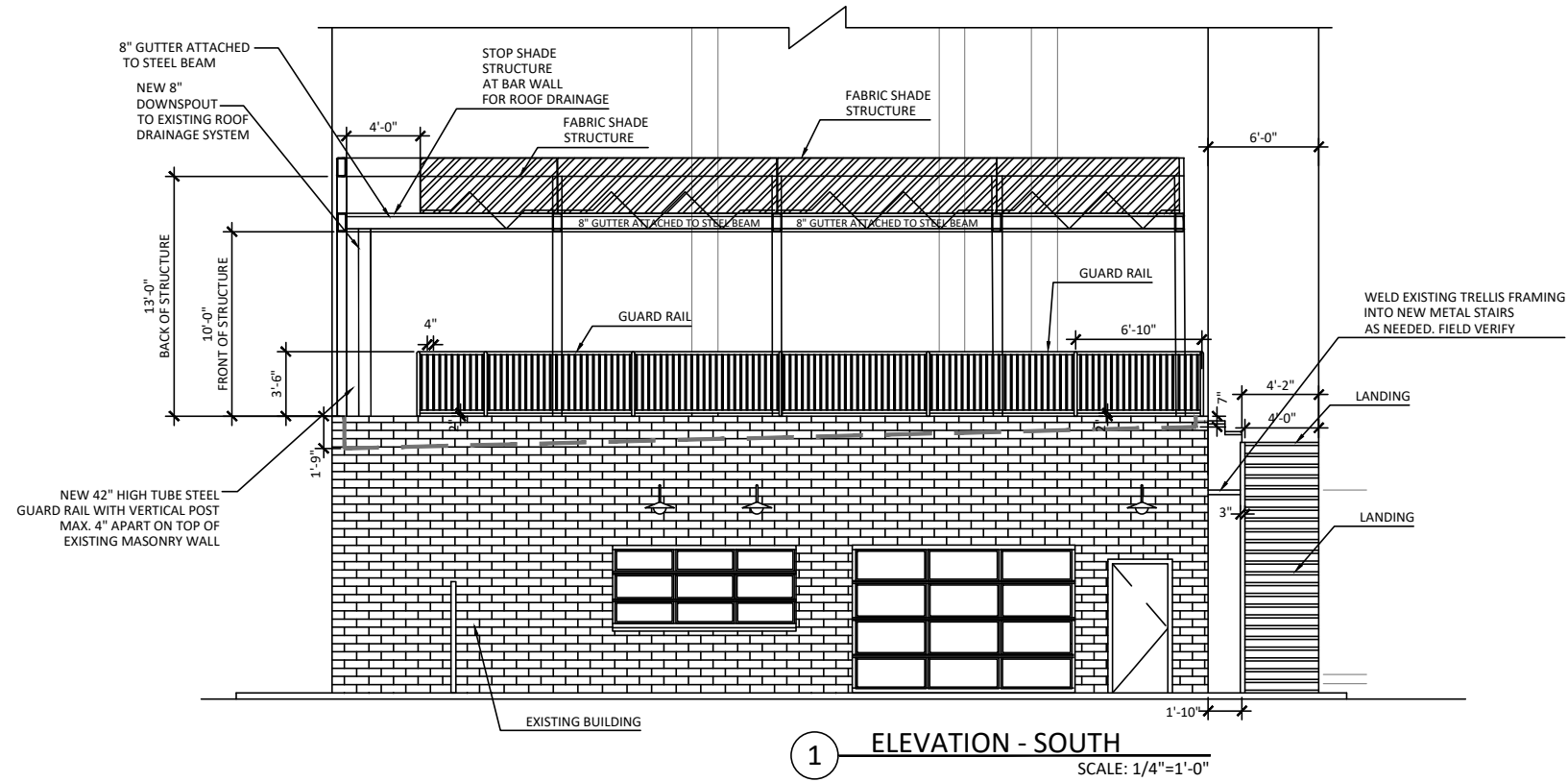


EXPIRES 6/30/2022

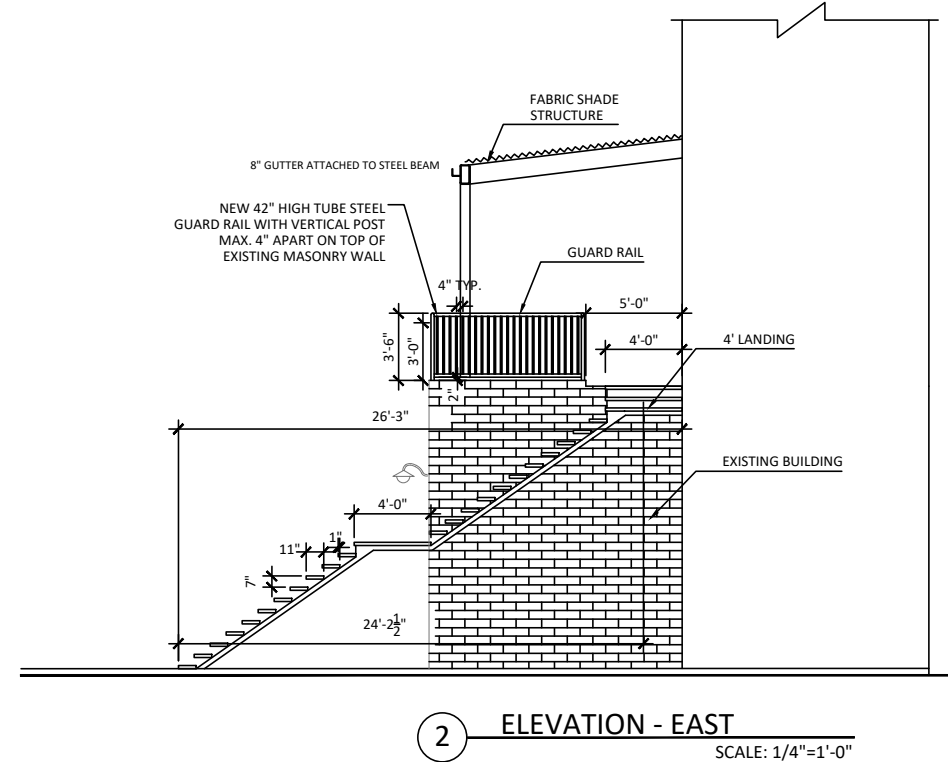


DP21-0321

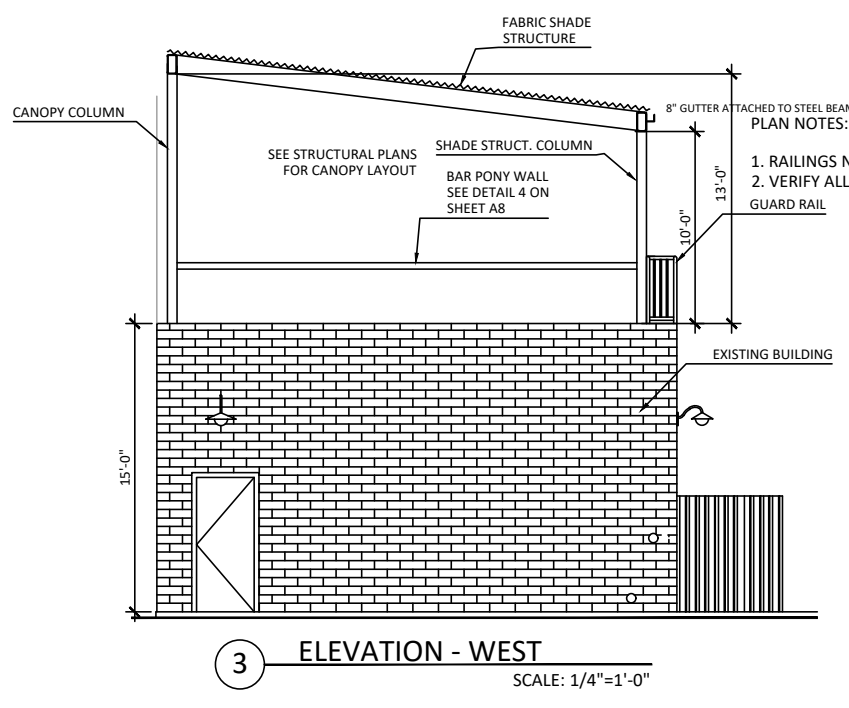
NO.	DATE	REVISION	BY	SITE ADDRESS:
1	12-02-21	CITY OF TUCSON COMMENTS		REILLY BEER GARDEN 101 E PENNINGTON ST TUCSON, AZ 85701 PARCEL ID# 117-11-102A
				OWNER/DEVELOPER PENNINGTON STREET PARTNERS LLC ATTN: FENTON INVESTMENTS CO INC. 6700 N ORACLE RD STE 504 TUCSON, AZ 85704-7736
				DATE: 01-20-2022



1 ELEVATION - SOUTH
SCALE: 1/4"=1'-0"



2 ELEVATION - EAST
SCALE: 1/4"=1'-0"



3 ELEVATION - WEST
SCALE: 1/4"=1'-0"

ELEVATIONS - NO CHANGE TO EXISTING BUILDING
SCALE: 1"=10'-0"

- PLAN NOTES:
1. RAILINGS NOT SHOWN FOR CLARITY.
2. VERIFY ALL MEASUREMENTS IN THE FIELD

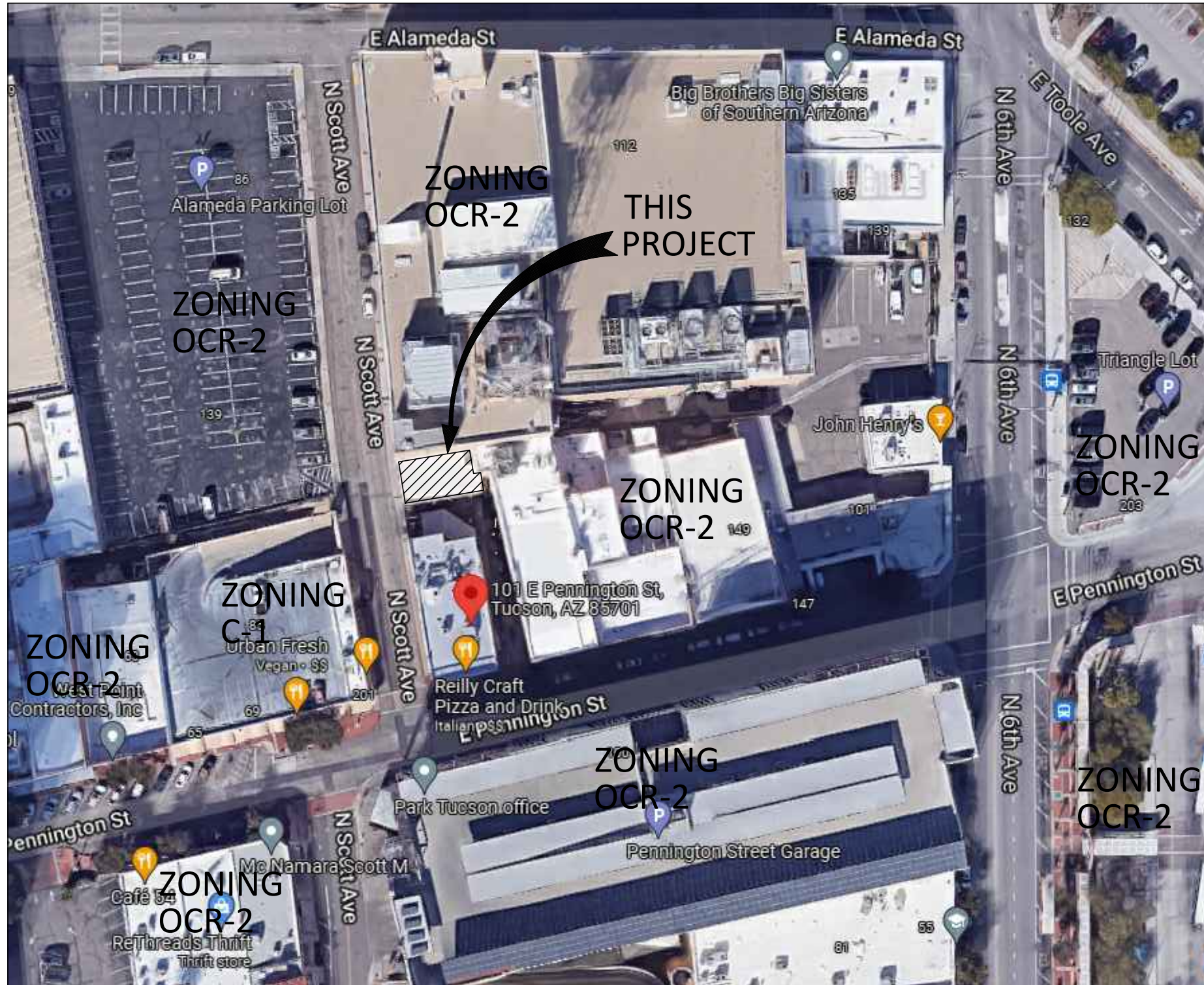


Vincent V. Catalano
EXPIRES 6.30.2022

NO.	DATE	REVISION

REILLY CRAFT PIZZA AND DRINK BEER GARDEN
101 E PENNINGTON ST
TUCSON, AZ 85701
NEW UPPER DECK PATIO ON EXISTING BUILDING

VVC DESIGN
ARCHITECT
1920 W. CLAYSON LN.
TUCSON, AZ 85705-7040
Phone: 520-400-4226 E-mail: vince@vvcdesign.com



SURROUNDING AREAS

SOURCE: GOOGLE MAPS 2022

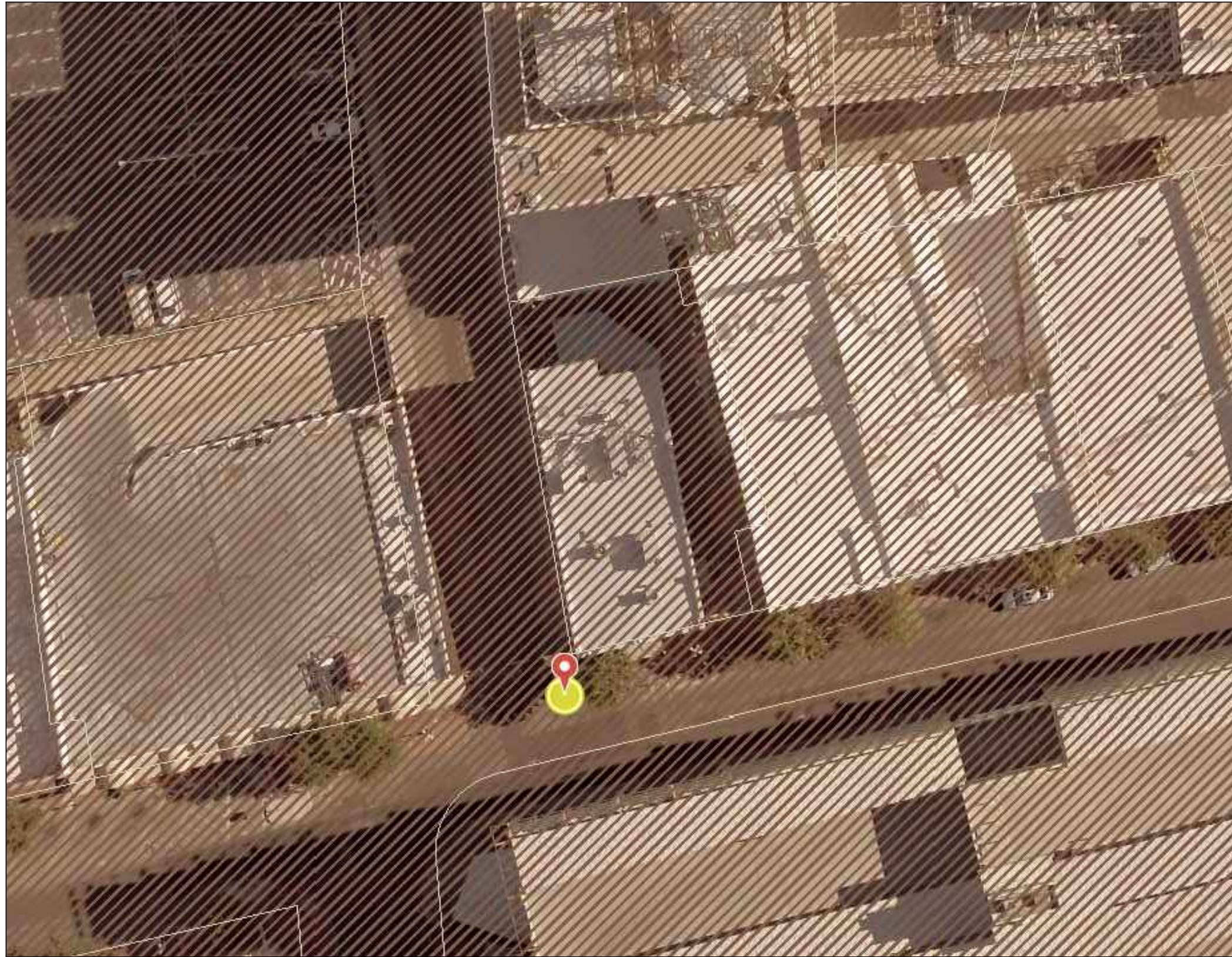


Vincent V. Catalano

NO.	DATE	REVISION

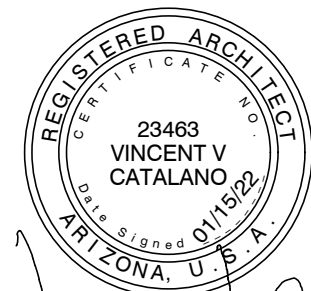
REILLY CRAFT PIZZA AND DRINK BEER GARDEN
 101 E PENNINGTON ST
 TUCSON, AZ 85701
 NEW UPPER DECK PATIO ON EXISTING BUILDING

VVC DESIGN
 ARCHITECT
 1030 N. CASCADIA LN
 TUCSON AZ 85705-7040
 Phone: 520-400-4226 E-mail: vince@vvcdesign.com



REDEVELOPMENT DISTRICT


SOURCE: CITY OF TUCSON MAPS



Vincent V. Catalano

REILLY CRAFT PIZZA AND DRINK BEER GARDEN
 101 E PENNINGTON ST
 TUCSON, AZ 85701
 NEW UPPER DECK PATIO ON EXISTING BUILDING

VVC DESIGN
 ARCHITECT
 1020 N. CASCADILLA
 TUCSON, AZ 85705-7000
 Phone: 520-400-4226 E-mail: vince@vvcdesign.com




NO.	DATE	REVISION	BY



RIONUEVO & DOWNTOWN DISTRICT

SOURCE: CITY OF TUCSON MAPS




 EXPIRES 6.30.2022
Vincent V. Catalano

NO.	DATE	REVISION

REILLY CRAFT PIZZA AND DRINK BEER GARDEN
 101 E PENNINGTON ST
 TUCSON, AZ 85701
NEW UPPER DECK PATIO ON EXISTING BUILDING

VVC DESIGN
 ARCHITECT
1020 W. CLAYSON LN
 TUCSON AZ 85705-7000
 Phone: 520-400-4226 E-mail: vince@vvcdesign.com



ASSESSOR'S RECORD MAP

TUCSON TOWNSITE

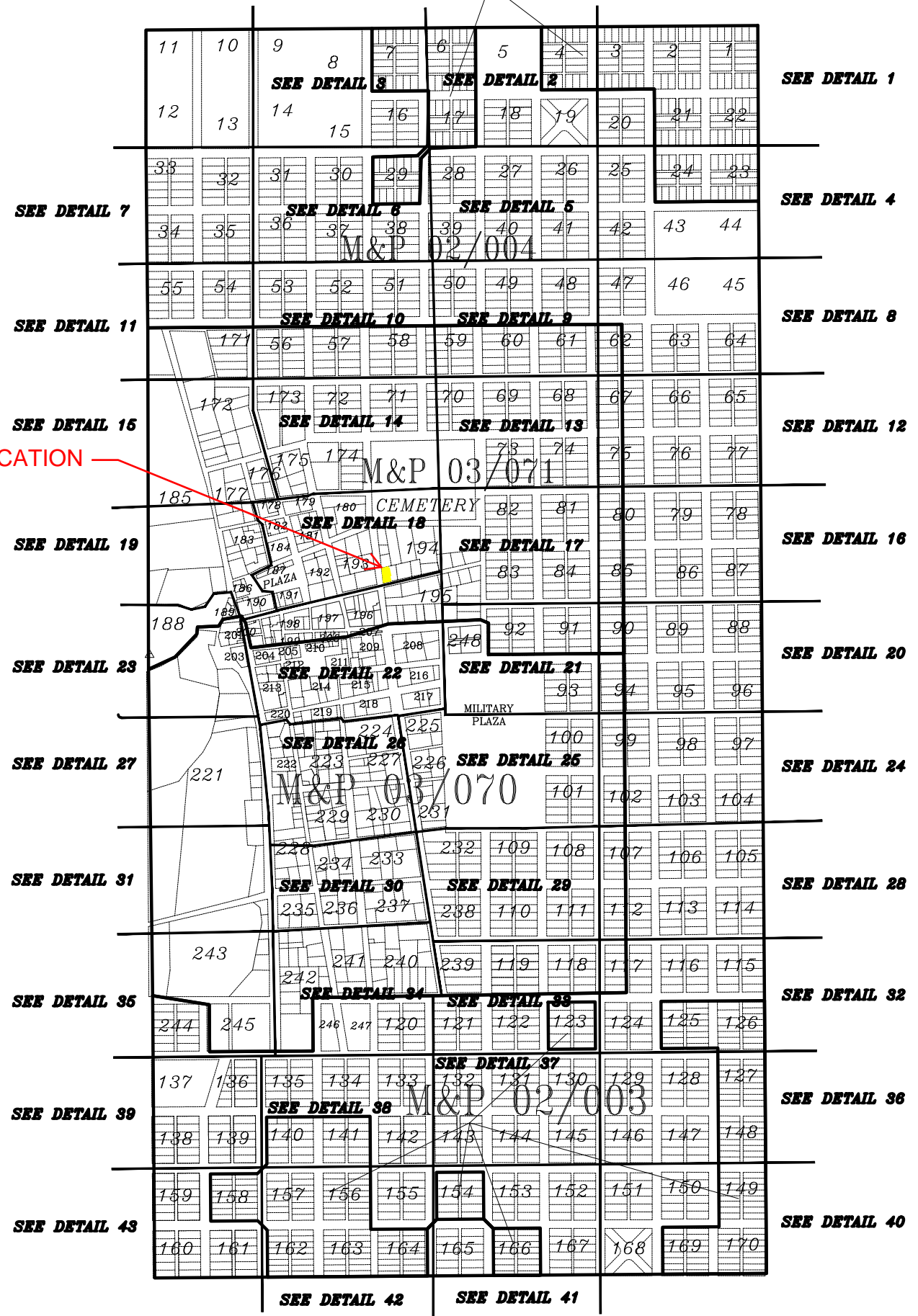
LAYOUT LAND CLAIMS

M&P 01/019

- 117-04
- 117-05
- 117-06
- 117-07
- 117-08
- 117-09
- 117-10
- 117-11
- 117-17

CITY OF TUCSON LAND CLAIMS ARE THE BASE MAPS FOR ALL OTHER PLATS WITHIN THIS GEOGRAPHIC AREA. BLOCK LOCATIONS ARE SET WITH THE BEST DATA AVAILABLE HOWEVER LIMITED. SURVEYORS WILL AGREE THAT MUCH OF THE DATA HAS DISCREPANCIES SO BE CAUTIOUS WHEN USING THESE MAPS.

PROJECT LOCATION



LAYERS TURNED ON FOR VIEWING ARE:
 BORDER
 BORDER-TEXT
 LAYOUT
 PLATTED-LOTS
 PLATTED-PERIMETER

PLATTED LOTS ARE BASED ON THE ORIGINAL LAND CLAIMS BEGINNING AT BOOK 1 PAGE 241.

DUE TO THE LARGE DRAWING SIZE, ALL SURVEY DATA OTHER THAN LAND CLAIMS USED TO CREATE THIS MAP ARE LOCATED ON COT-SURVEY.DWG

XREF THE COT-SURVEY DRAWING TO VIEW IN CONJUNCTION WITH THIS MAP.

SEE BOOK 01 PAGE 019 M&P
 SEE BOOK 02 PAGE 003 M&P
 SEE BOOK 02 PAGE 004 M&P
 SEE BOOK 03 PAGE 070 M&P
 SEE BOOK 03 PAGE 071 M&P

2022-8
 S12-13,T14S,R13E

\\COT_ALL\COT_ALL-10/29/21 SWG J/LH



FEET
 DRAWING LTSCALE IS SET AT 50

pima
 county
 assessor

ASSESSOR'S RECORD MAP

(COTALL)

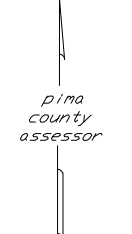
117-06
117-11
117-12

CITY OF TUCSON DETAIL 17
BLOCKS 81-84: 194-195: CEMETERY

TUCSON RESUB
BLOCK 255
M&P 04/081A



SEE BOOK 03 PAGE 071 M&P
2016-1
S12,T14S,R13E
COT_ALL\COT_D017-01/27/2017
0 50 100 150 200
FEET



DATE: January 10, 2022

1920 W. Cassim Lane
Tucson, AZ 85704
c 520-400-4226
Vince@vvcdesign.com

V V C DESIGN P.L.L.C.

Permit: DP21-0321 Reilly's Craft Pizza and Drink Beer Garden
Parcel: 117-11-102A

Addresses: 101 E. Pennington Street
Tucson, Az 85701

Parking Narrative:

Requirements for the Downtown overlay district parking

F. Expansions of Existing Development.

1. No additional motor vehicle or bicycle parking spaces are required for the following.

a. Expansions that do not involve construction of new structures or the elimination of existing required parking spaces.

This project is a deck on an existing structure no new structure is being proposed except for bar, bathroom, and janitor closet on existing roof. No parking being removed.

b. Expansions that involve construction of new structures of less than one thousand (1,000) square feet of gross floor area.

Shade structure, plus bathroom and janitor closet less than 1,000 s.f.

or less than twenty-five (25) percent of the existing gross floor area, whichever is less.

The existing building area 9,983 S.F. ,the new bar deck 987 S.F.

No impact to existing parking spaces

$987/9,983 = 10\%$ expansion less than the 25% - no new parking required

Please let me know if we have addressed your comments.

Thank you
Vince Catalano R.A.
VVC Design P.P.L.C.
520-400-4226

Date: January 14, 2022

1920 W. Cassim Lane
Tucson, AZ 85704
c 520-400-4226
Vince@vvcdesign.com

V V C DESIGN P.L.L.C.

Permit: DP21-0321 Reilly's Craft Pizza and Drink Beer Garden
Parcel: 117-11-102A

Addresses: 101 E. Pennington Street
Tucson, Az 85701

Comment letter:

Engineer – No comments – no impact to drainage

Design professional

1. Since this project includes exterior improvements that are visible from the right-of-way, and is located within the boundaries of the Infill Incentive District - Rio Nuevo Area (RNA) overlay zone, it will need to show compliance with the RNA standards specified in the Unified Development Code (UDC) Section 5.12.7, and go through the Design Review Board (DRB) for review.

Package revised to address RNA requirements

Also, since the structure is located in the pending Downtown National Register, the project will need to go through the Tucson-Pima Historical Commission's Plans Review Subcommittee (PRS) for review (UDC 5.12.7.F.4).

Building rebuilt in 2014 not an historic building working with Maria and Jodie on minor review process. Package revised to address Historic review comments

Once first round of comments are issued from the reviewers for the Development Package (DP21-0321) and the construction documents (T21CM08315), you can proceed with the submittal of your Design Packet for review by the PRS and the DRB. So here are your next steps:

1. E-mail me (maria.gayosso@tucsonaz.gov) the complete Design Packet, which should

include the application form (https://www.tucsonaz.gov/files/integrated-planning/Special_Districts_Application_Revised_9-10-21_fillable.pdf) , plus all materials specified in the application form to demonstrate compliance with RNA and historic requirements; Jodie Brown (our Historic Preservation Officer) and I will look at the packet and may require additional materials and may request clarifications;

Package will be emailed to Maria

2. Once Design Packet is ready to be accepted, I'll give you instructions for payment of the \$385.00 RNA/historic review fees;

OK

3. Once fees are paid, Jodie will schedule the meeting for PRS review and I will then schedule the meeting for review by the DRB.

Please email me if there are any questions (maria.gayosso@tucsonaz.gov). Thanks.

OK

Zoning Steve Sheilds

2-06.2.0 APPLICATION SUBMITTAL REQUIREMENTS

1. COMMENT: 2-06.2.4 – As the development package is designed for review of site related issues remove all references to the building code such as: construction type, occupancy bathroom requirements, etc. from the plan.

Building code removed from drawing. Package revised to address RNA requirements

2-06.3.0 FORMAT REQUIREMENTS

2. COMMENT: 2-06.3.12 – An index of sheets in the development package shall be provided on the first sheet.

CONTENT REQUIREMENTS

Added to submittal

3. COMMENT: 2-06.4.1 – Provide a phone number for the owners listed on the plan.

Added to submittal

4. COMMENT: 2-06.4.3 – Provide the development package case number, DP21-0321, adjacent to the title block on all sheets.

Added to submittal

5. COMMENT: 2-06.4.4.B – Label all streets that abut this site on the location map.

Added to submittal

2-06.4.7 - General Notes

The following general notes are required. Additional notes specific to each plan are required where applicable.

2-06.4.7.A - Zoning and Land Use Notes

6. COMMENT: 2-06.4.7.A.4 - Identify the existing and proposed use of the property as classified per the UDC. List all UDC sections applicable to the proposed uses.

Added to submittal

7. COMMENT: 2-06.4.7.A.6.a - Since this project includes exterior improvements that are visible from the right-of-way, and is located within the boundaries of the Infill Incentive District - Rio Nuevo Area (RNA) overlay zone, it will need to show compliance with the RNA standards specified in the Unified Development Code (UDC) Section 5.12.7, and go through the Design Review Board (DRB) for review. Also, since the structure is located in the pending Downtown National Register, the project will need to go through the Tucson-Pima Historical Commission's Plans Review Subcommittee (PRS) for review (UDC 5.12.7.F.4). Contact Maria Gayosso at maria.gayosso@tucsonaz.gov with any questions about these reviews. Provide the case number(s) adjacent to the title block on all sheets and provide a general note stating the case number, date of approval, and if applicable any conditions of approval. The RNA & DRB must be approved prior to approval of this DP.

2-06.4.7.A.8 - For development package documents provide:

Added to submittal and will submit to Maria

8. COMMENT: 2-06.4.7.A.8.a – Provide the gross floor area for each building and the outdoor seating area.

Added to submittal

9. COMMENT: 2-06.4.7.A.8.c – Provide an expansion calculation as the proposed roof seating area is an expansion of use area.

Added to submittal

2-06.4.8 - Existing Site Conditions

The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.

Added to submittal

10. COMMENT: 2-06.4.8.A - - Provide site boundary perimeter information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot

Added to submittal

11. COMMENT: 2-06.4.8.C - The following information for Pennington & Scott shall be provided, right-of-way width, dimensioned width of paving, curbs, curb cuts, and sidewalks.

2-06.4.9 - Information on Proposed Development

The following information on the proposed project shall be shown on the drawing or added as notes.

Added to submittal

12. COMMENT: 2-06.4.9.H.5.a – Until comment 8 is addressed parking requirements cannot be verified.

Added to submittal

13. COMMENT: 2-06.4.9.O – Per UDC Article 6.4.5.C.1.b the required side street perimeter yard setback is 10'-0" and as no setback dimensions have been provided Zoning cannot specify what the proposed setback is. As RNA review allows for prevailing setbacks the proposed setback must be approved by RNA.

Added to submittal

14. COMMENT: 2-06.4.9.Q – Provide the square footage, height, the specific use proposed within the footprint of the building(s).

Added to submittal

Please let me know if we have addressed your comments.

Thank you

Vince Catalano R.A.
VVC Design P.P.L.C.
520-400-4226

From: Vince Catalano <vince@vvcdesign.com>

Sent: Monday, January 24, 2022 12:44 AM

To: Maria Gayosso <Maria.Gayosso@tucsonaz.gov>

Cc: Andrew Venne <andrew@vvcdesign.com>; FICO <fentoninvestco@aol.com>; Zach Fenton <zach@fentoninvestco.com>; Tyler Fenton <tyler@reilypizza.com>

Subject: Re: [EXTERNAL]Re: RNA-DRB- 22-02 (T22SA00024) - Reilly's Roof Deck - 101 E Pennington St - RNA Review

Maria

This project does not impact the frontage along Scott and Pennington. The existing previously approved facade is not going to be impacted or changed. In 2012 Seavers Franks went through the DRB process and this project was approved by the DRB. Attached is the letter from Seaver Franks addressing the design criteria for their project and item K covers the issue of the shade structure. No change to facade and no change to existing trees.

Please let me know if you have any questions.

Thank you

Vince

Design Review Board (DRB) APPLICATION

Submittals are filed ONLY at the ZONING ADMINISTRATION Offices, 2ND Floor North, Public Works Building, 201 North Stone Avenue, the submittal MUST INCLUDE all the items listed on the DRB Submittal Checklist. Call DRB Staff at 791-5550 if additional information is needed. (The application must be filled out completely, and be signed by the property owner)

PROPERTY INFORMATION:

PROJECT NAME: REILLY CRAFT PIZZA · BEER GARDEN.
(For example: Al's Bar & Grill, Freimen residence carport addition, or Palo Verde Shopping Center, etc.)

PROJECT ADDRESS: 101 E. PENNINGTON ST.
(NOTE: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

ZONING OF PROPERTY: OCR2 (For example: R-1, C-2, I-1 or R-1/C1 Authorized, etc.)

PROJECT TYPE (check all that apply):

- New building on vacant land
- New building on developed land
- New addition to existing building
- Change of Use to existing building
- Existing building needs permits
- Modification to façade of existing building

Other (Explain) converting former garage to beer garden

APPLICANT INFORMATION:

AGENT (The person processing the application and who staff will send mailings to):

NAME: JAY HANSON @ SEAVEN FRANKS Architect (j.hanson@sevenfrank.com)

ADDRESS: 2552 N. ALVERNON WAY.
TUCSON, AZ ZIP: 85712

PHONE: (520) 795 - 4000 FAX: () _____ - _____

[PROPERTY OWNER/S (If ownership in escrow, please note):

NAME: PENNINGTON RESTAURANT PARTNERS, LLC (STEVEN FENTON)

ADDRESS: 6700 N. ORACLE ROAD #233
Tucson AZ ZIP: 85704

PHONE: () _____ - _____ FAX: () _____ - _____

[SIGNATURE OF PROPERTY OWNER]:

2



REILLY CRAFT PIZZA

Design review Board submittal

Project Scope:

Reilly Craft Pizza & Drink, slated for the long-closed Reilly Funeral Home building at 101 E. Pennington Street, was built in 1906 with a structure of exposed brick, plaster interior walls, original wood flooring and 14-foot vaulted ceilings.

This renovation is design goal is to keep the overall historic contexts and respect the architectural integrity of the building. The new interior will be contemporary modern space built around the original brick walls and wood flooring. The Exterior work will be limited to repainting building in the same colors it has today, the original sign and metal awning will be reconditioned with new lamps to make it fully functional.

Rio Nuevo Design Criteria:

2.8.10.5

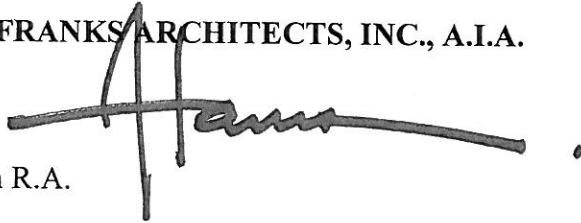
- A. Building Scale: (Existing Building)
- B. Setbacks: (Existing Building)
- C. Architectural Elements: (Existing Historic Building)
- D. Frontage: (Existing Historic Building)
- E. Length of façade :(Existing Historic Building)
- F. Building Façade :(Existing Historic Building)
- G. Front Doors: (We are reusing the existing doors. and reconditioning the metal awning)

- H. Modification to Exterior: (Design goal is to keep the overall historic contexts and respect the architectural integrity of the building. The new door that is located on the southwest corner was part of originally building back in 1906)
- I. Shield adjacent building :(Existing Historic Building)
- J. Vehicular Parking: (We have no vehicular parking on the project property)
- K. Shade Structures: (Front architectural elements are being retained and the existing tree on the corner will remain.)

2.8.10.6.:

- A. Drive-through facilities (There is No drive-through at this building)
- B. Historic Buildings: (We are not altering the Historic character of the building)

Sincerely,
SEAVER FRANKS ARCHITECTS, INC., A.I.A.



Jay Hanson R.A.

DESIGN REVIEW BOARD

Friday, January 20, 2012 - 7:30 a.m.

MINUTES

**Public Works Building Planning & Development Services, 3rd Floor North
201 North Stone Avenue
Tucson, Arizona**

STUDY SESSION

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the DRB's Rules and Regulations. Updates from City Attorney's Office.

Call to order: 7:34 am

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present (PDS)</u>
John Anderson	None	Russlyn Wells
Eric Barrett		Belinda Flores-McCleese
Kacey Carleton		
Bruce Dawson		
Jennifer Patton		
Page Repp		
Henry Tom		

Approval of minutes from January 6, 2012

Motion: Page Repp
Second: John Anderson
Vote: 7-0

Applicants- Attendees

Jay Hanson, Seaver Franks Architects, 2552 N. Alvernon, Tucson AZ 85712
Earl Yousey IV, 5643 E. 18th St., Tucson, AZ 85711
George Couston, 3845 E. Calle Ensenada, Tucson, AZ 85716

NEW CASES:

**RND 12-01 REILLY CRAFT PIZZA & DRINK/FENTON INVESTMENT CO. INC.,
101 E. PENNINGTON STREET, OCR-2**

The applicant's project is the former Reilly Funeral Home Building located on the northwest corner of east Pennington Street and north Scott Avenue within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned OCR-2 (Office Residential Commercial). The applicant proposes the following façade modifications: remove security grates; refinish front door; refurbish lighting and sign; demolish and rebuild rear second story porch; construct a detached shade over adjacent to rear door; paint entire building; and, replace chain link with a new metal fencing. Tucson Land Use Code (LUC) Sections applicable to the project include, but are not limited to, Section 2.8.10 which provides the RND design criteria and Development Standard 9-10 which provides the development regulations applicable to projects within the RND Overlay zone.

The Applicant's Request

The applicant is requesting review of the proposed façade improvements for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE DESIGN CRITERIA SET FORTH IN DEVELOPMENT STANDARD NO. 9-10.4, SUBJECT TO THE FOLLOWING) CONDITIONS.

1. Integrate screening materials used in dumpster area.
2. Replace masonry wall with B deck steel.
3. Applicant to submit proposal for HPZ review.

Motion: Bruce Dawson
Second: John Anderson
Vote: 7-0

**DRB-12-02 SPEEDWAY MIXED USE PROJECT/G. COUSTON, 207 W, SPEEDWAY BLVD, C-1
[DDO-11-108]**

The applicant's project is a proposed mixed use project located on the southwest corner of east Speedway Boulevard and north 10th Avenue and is zoned "R-2" Residential. The applicant proposes to convert the existing single family dwelling into an office building and construct two attached two-story residences at the rear of the property. This proposed change of use and expansion requires compliance with all Tucson *Land Use Code (LUC)* regulations applicable to new construction. The applicant is seeking zoning approval to allow a street landscape border substitution. Tucson *LUC* Sections applicable to the project include, but are not limited to Section 2.4.2 which provides the design criteria applicable to residential and commercial development in the O-2 zone, Sections 3.7.2 and 3.7.3 which provide the landscape screening requirements and Sections 5.1.8.3 and 5.3.5.3 which provide the DDO regulations applicable to this landscape substitution request. Tucson *LUC* regulations require ten (10') foot wide street landscape borders along the 10th Avenue and Speedway Boulevard street frontages. This provision allows five (5') feet of the width to be provided onsite and five (5') feet of the width to be located in the right-of-way with Tucson Transportation Department (TDOT) approval. The applicant has received approval from TDOT to use the right-of-way. Parking spaces encroach into a two areas of the five (5') foot wide landscape border area proposed onsite.

The Applicant's Design Development Option Substitution Request

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

1. In lieu of providing a ten (10) foot wide street landscape border along the 10th Avenue street frontage, the applicant proposes to relocate approximately 65 square feet of the border and plant materials to two alternative locations that total 212 square feet of area.

THE DESIGN REVIEW BOARD (DRB) RECOMMENDS THE CASE BE CONTINUED TO ALLOW THE APPLICANT TIME TO PREPARE A REVISED LANDSCAPE PLAN THAT INCLUDES FULL USE OF BOTH SPEEDWAY AND 10TH AVENUE RIGHT-OF-WAYS. APPLICANT TO EXPLORE DIFFERENT PLANT SPECIES FOR PROPOSED VEGETATIVE SCREEN .

Motion: John Anderson
Second: Bruce Dawson
Vote: 7-0

RND PRE-APPS

The purpose of the pre-application portion of the meeting is to allow potential Rio Nuevo and Downtown Zone (RND) applicants an opportunity for non-deliberative discussion with the DRB about the project and the RND process, prior to actual submittal of the application.

Adjourn: 8:34 a.m.

If you have any questions concerning this DRB meeting, please contact Russlyn Wells at 837-4948.
S:zoning administration/drb/012012min.doc

July 2, 2012



CITY OF
TUCSON

Zoning
Administration
Division

Development
Services
Department
(DSD)

Jay Hanson
2552 North Alvernon Way
Tucson, Arizona 85712

Dear Mr. Hanson:

Subject: Rio Nuevo Downtown Case (RND 12-01) Reilly Craft Pizza-Exterior Changes (Revised Plan); 101 East Pennington Street (Rio Nuevo Downtown Zone) (T12SA00077)

The Zoning Administration has reviewed your application for Rio Nuevo Downtown Zone Development. Pursuant to provisions of Section 2.8.10 of the City of Tucson Land Use Code, the application has been:

CONDITIONALLY APPROVED, subject to the following conditions:

- 1) Proposed rear accessory structure to be rehabilitated with used brick and converted to a beer garden (On-site "minor review" for used brick into the front façade (south elevation) of the beer garden);
- 2) Rear porch to be rehabilitated as submitted;
- 3) Perimeter fence material to be reviewed on-site as a "minor review";
- 4) Contact Russlyn Wells at 837-4948 to complete the Design Review Board process;
- 5) Contact Glenn Moyer at 837-4954 for information on the Historic Landmark Sign (HLS) process prior to rehabilitation of the existing sign;
- 6) Provide two (2) copies of working drawings to the Zoning Administration at the time of permit sign-off, and;
- 7) Obtain the appropriate permits within one (1) year of the Director's decision.

Please note that appeals to the above decision must be received by the Zoning Administration within fourteen days of the date of the decision. No building permit will be issued until after the fourteen day appeal period has expired on **July 16, 2012**.

The issuance of a building permit by Planning & Development Services will be based on compliance with all applicable Zoning, Building Code, and Fire Code requirements. Changes to the approved plans may require additional Rio Nuevo Downtown Zone Development review. Contact Frank Podgorski at this office at 837-4962 to set up the on-site "minor review" process to meet the above conditions.

201 North Stone Avenue • P.O. Box 27210 • Tucson, AZ 85726-7210
Phone: (520) 791-5550 • Fax: (520) 791-4340

Website: www.ci.tucson.az.us/dsd • Email: DSD_webmaster@tucsonaz.gov

