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Legal Action Report – Meeting Minutes Draft 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, July 8, 2022, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call	7:30 AM
Rosemary Bright	Absent
Caryl Clement	Present
Susannah Dickinson	Absent
Nathan Kappler	Present
Grace Schau	Present
Chris Stebe	Present

A quorum was established.

- 2. Review and Approval of the 6/3/2022 LAR and Meeting Minutes** **Action Taken**
Motion was made by DRB Chair Kappler to approve the LAR and draft minutes of June 3, 2022. Motion was duly seconded by Member Clement. All in favor. Motion passed 4-0.
- 3. Call to the Audience**
No speakers, one observer.
- 4. Case # DRB-22-08 / DDO-22-37 ([T22SA00231](#))**
Associated Activity # [DP22-0040](#)
[3309 S 12TH AV](#), Parcel # [11903430A](#)
C-3 zoning
Expansion of existing paint and body shop
Design Development Option (DDO) review for proposed setback and landscaping **Action Taken**

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

- a) The existing trees on the Northeastern corner of the lot were removed before involvement;
- b) Proposed landscaping is focused on the lot being developed;
- c) Additional landscaping of 5'10" is provided along 43rd St compensates for loss of square footage;
- d) The sidewalk is being extended along 43rd St with an ADA compliant driveway;
- e) Drought-tolerant tree choices along the east side were selected as the best solution for shade;

- f) Plant choices are native;
- g) Curbs are raised around planters in parking lot;
- h) Existing wall will be removed and setback of 6'6" is provided between building wall and property line, creating a space on the east side filled with landscaping;
- i) Lots will be combined; and
- j) Site is fully developed; operations take place indoors, where exhaust meets required setbacks.

Staff provided the following clarifications to the DRB:

- a) Building can serve as a screen wall;
- b) The proposed expansion is less than 25% of gross floor area, so no full code compliance is required; and
- c) Existing parking on west side of existing buildings may be non-conforming.

Motion was made by DRB Vice Chair Stebe to recommend to the PDSO director approval, with the following condition: Applicant to fully investigate the feasibility of allocating some of the additional landscaping with two or three shade trees to the West side of the property, on the right-of-way. The motion was duly seconded by DRB member Clement. Motion passed by a voice vote of 4-0. Motion passed unanimously.

5. Case # DRB-22-09 / SE-22-24

Associated Activity #s: [T22SE00024](#), [DP22-0026](#)

Tucson Water – Scarlett – Well Improvement

[7959 E SCARLETT ST](#), Parcel # [134100310](#), R-1 Zoning

Special Exception Request

Action Taken

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

- a) Shade structure will be corrugated metal, slightly larger than current structure, 20 by 5 feet; and
- b) The height of the shade structure will remain at 9 feet.

Staff provided the following clarifications to the DRB:

- a) Shade structure will be replaced with a similar shade structure of a larger size;
- b) Formal parking spaces will be placed onto site; and
- c) Landscaping is not required as it is located on two alleyways.

Motion was made by DRB Chair Kappler to recommend to the PDSO director approval, finding the project as presented in compliance with the criteria established UDC section 4.9.11.A.8. The motion was duly seconded by Member Clement. Motion passed by a voice vote of 4-0. Motion passed unanimously.

6. Case # RNA-DRB-22-10

Associated Activity # [DP22-0157](#)

[60 W ALAMEDA ST](#), Parcel # [11711001E](#)

Interior and exterior renovations to the Lohse Family YMCA

Rio Nuevo Area (RNA) COURTESY Review

Courtesy Review

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

- a) The parking garage is not directly connected to the YMCA, but the entire structure being one single building;
- b) Structure is owned by Pima County, leased to the YMCA;
- c) The screen will have its own support columns for additional support, in line with existing columns on the building; front portion is running a beam that connects to the existing garage, plus a support column is being added; support columns will be painted steel tubes;
- d) On second floor there no direct access to the screen;
- e) For night presence, lighting will be added between the screen and the existing portico wall;
- f) Turf area on ground floor will be outdoors; and
- g) Landscaping will not receive excessive sunlight and heat due to shade from the building, screen, and surrounding buildings; and
- h) Will explore with the Department of Transportation and Mobility other potential trees to be utilized to blend with the surrounding area.

7. Landscaping Requirements and Review Process

Informational

Landscape reviewers from the Planning & Development Services Department (PDS) and the Department of Transportation and Mobility (DTM) presented an overview of the landscaping requirements and review process.

In response to DRB members' questions/comments, staff indicated:

- a) Projects are reviewed holistically based on UDC requirements and UDC intent and purpose, and considering site restrictions;
- b) Reviewers do not have the authority to make special demands on landscaping beyond meeting UDC requirements;
- c) Reviewers cannot advise applicants to more fitting landscaping options;
- d) Potential green infrastructure is cost-driven, based on data on structural soils in the urban environment, utility pipes under the roadway/sidewalk, depressions, curb cuts and inlets;
- e) Grant Road and Downtown Links are good examples of where there is incorporation of water harvesting off the streets on the shoulders, although that is driven by the engineers and the engineering intent of the project; additionally, staff works hand in hand with stormwater engineering;
- f) Number of curb cuts and amount and type of landscaping materials depend partly on costs of project, hydraulics, space available for planting, site constraints, and availability of plant materials.

8. DRB Purview in Rezoning, Special Exception, and Variance Requests

Informational

Due to time constraints, DRB members decided to move this item to the next DRB agenda.

9. Staff Announcements

Informational

None.

10. Adjournment

Meeting adjourned at 10:26 AM.