



**DATE:** August 18, 2016  
**TO:** Design Review Committee (DRC)  
**FROM:** Artemio Hoyos, Case Planner  
**RE:** P16VA00016 Copper Ridge Healthcare Community HDZ

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**Applicant:** Chuck Martin (Rick Engineering)  
**Owner:** Stonesfair Financial Corp  
**Location:** NWC of Cortaro Farms Road/Shannon Road  
**Zoning:** CB-1 (Local Business Zone)  
**Site Size:** 9.4 acres  
**Parcels:** 225-32-002F, 225-32-002G

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### **I. Applicant Request**

The applicant requests DRC approval of Hillside Development Zone (HDZ) exceptions to development mitigation and performance standards identified by Chapter 18.61.053 through 18.61.056 of the Pima County Zoning Code for a health care facility on approximately 9.4 acres. HDZ exceptions include:

### **II. DRC Authority**

Requested exceptions to development mitigation and performance standards of the HDZ overlay shall be reviewed by the DRC as authorized in the Pima County Zoning Code (18.61.080).

### **III. Staff Recommendation**

Staff recommends **approval** of requested HDZ exceptions for the proposed Copper Ridge Healthcare Community development plan with the following conditions:

1. HDZ exceptions for the proposed site development plan shall be implemented as approved by the DRC.
1. An additional 10% of Amenity Landscaping shall be added to the development's Landscape Plan, supplementing what is required in the zoning code.
2. Applicant shall provide staff with one hardcopy and one electronic copy of the approved DRC documents for staff sign-off in compliance with the DRC decision.

#### **IV. Background**

The applicant is developing the Copper Ridge Healthcare Community on a vacant site located at the northwest corner of Cortaro Farms and Shannon Roads. The property is zoned CB-1 and is approximately 9.4 acres, consisting of two parcels (225-32-002F, 225-32-002G). Three structures are proposed in addition to associated parking facilities. The structures include an independent living building, skilled nursing building, and a memory care building. (See attached Site Development Plan) A large and recently completed luxury apartment complex, named Encantada at Tucson National, borders the subject property to the north and west. Cortaro Farms and Shannon Roads make up the southern and eastern perimeter and both boundaries have been graded as part of the roadway improvements to Cortaro Farms Road and the Cortaro Farms Road/Shannon Road intersection.

#### **V. Staff Analysis**

Due to the Cortaro Farms Road widening improvement project, grading and drainage enhancements in some areas of the property exceed 15% or greater slopes. As a result, the development site is subject to the HDZ overlay. The proposed healthcare facility is considered a Development Category 1 Project under the HDZ Grading Requirements Table (18.61.054-1). Maximum grading allowed is 80% of the project site. Additional provisions apply to Category 1 projects, including:

1. Cut and fill requirements (18.61.054.H.2);
2. Perimeter exposed slopes and perimeter walls compliance (18.61.054.H.3);
3. Hillside bufferyard (18.61.054.H.4);
4. Riprap placement (18.61.054.H.5)

The purpose of the HDZ overlay is to conserve and maintain hillside terrain and slope as it relates to the character, identity, and image of the natural landscape. Attributable to man-made grading, slope features of the development site are not distinctive hillside areas. Adjacent roadway and residential developments have disturbed native perimeter slopes and cannot be considered a natural land form as the Code intends to protect. Proposed development will enhance already disturbed drainage and soil erosion mitigation efforts incurred in the alteration of hillside terrain due to roadway widening.

#### ***Requested HDZ Exceptions***

- **Maximum grading – 80% (Table 18.61.054-1)**

The applicant is requesting up to 100% grading of the site. An “Existing Disturbed Areas” map displays an aerial of total disturbed area, which the applicant calculates at approximately 23%. A recent site review by staff verified the large amount of grading disturbances by adjacent roadway improvements and multiple vehicular trails. Staff estimates grading disturbances closer to 25-30%.

An additional 10% of Amenity Landscaping will be required for the development’s Landscape Plan to mitigate lost vegetation. Bufferyards of 20’ to 30’ along Cortaro Farms and Shannon Roads will also provide much needed re-vegetation.

- **Perimeter Exposed Slopes and Perimeter Walls (18.61.054.H.3)**

- Maximum height of perimeter wall from finished grade – 6' (18.61.054.H.3.a)

A maximum wall height of 15' in two areas along the east and south boundaries is requested. The applicant estimates a total length of 30' for the 15' height. Average wall height would be 7 ½' on the east perimeter and 10' along the south perimeter. Proposed bufferyard landscaping will mitigate views of the walls.

Existing retaining walls of the same requested height were built for the roadway improvements on Shannon Road adjacent to the site. (See Existing and Proposed Retaining Wall attachments) Additionally, a retaining wall at the southwest corner of Cortaro Farms Road and Shannon Road reaches 12' in height; and a retaining wall at the southeast corner of the roadways peaks at 20' from finished grade.

- Maximum combined heights of an exterior fill slope plus the connected or adjacent perimeter wall above the natural grade – 12' (18.61.054.H.3.c)

As a result of the 15' wall, the applicant is requesting a maximum combined height of 23' along the east boundary. Average slope/wall combined height is estimated at 11'. The grades along the southern boundary have been cut to allow the 3:1 slopes for landscaping, therefore this HDZ exception is not requested for the south perimeter.

- The perimeter exposed fill slope and the perimeter wall shall be separated by a minimum 6'-wide planting area wherever the combined height of a perimeter exposed fill slope and a connected or adjacent perimeter wall exceeds 12' above natural grade (18.61.054.H.3.d)

The applicant is requesting to place the 6'-wide planting area at the top of the retaining wall instead of the toe of the slope. The anticipated fill slopes are a continuation of the existing grading in the right-of-way.

- **Hillside Bufferyard (18.61.054.H.4)**

The Hillside Development Manual requires a 72" masonry wall for both 20' and 30' HDZ bufferyards. The applicant is proposing a 20' bufferyard at parking areas along the east and south boundaries only. A 30' bufferyard will be implemented in front of buildings and the remainder of the site. A reduction in masonry wall to 40" is requested for the 20' bufferyard areas. Parking areas are approximately 5' above the adjacent roadways and landscaping will provide sufficient screening.

## **VI. OTHER AGENCIES**

No additional comments provided.

## **VII. PUBLIC COMMENT**

As of the writing of this staff report, staff has not received any public comments.