



**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 30, 2016**

Additional Material

**ITEM# 7 Co9-01-01 PIMA COUNTY – CANOA RANCH REZONING
CANOA HISTORIC ARCHITECTURAL REVIEW
COMMITTEE MEETING RECOMMENDATION
(MARCH 23, 2016)**



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

DATE: March 23, 2016

TO: Planning and Zoning Commission

FROM: Chris Poirier, Planning Official 

SUBJECT: Co9-01-01 Pima County – Canoa Ranch Rezoning; Modification (Substantial Change) of Rezoning Condition #16G; Canoa Historic Architectural Review Committee Meeting Recommendation

A meeting of the Canoa Historic Architectural Review Committee was held on March 23, 2016 to review and make a recommendation on the proposed development of the north 29.09 acres of Canoa Ranch Block 36. Rezoning condition #16J requires the Committee to review and approve development within the rezoning east of Interstate 19 to ensure that it is designed to be harmonious in form, line, color, material, and texture with the historic Canoa Ranch complex.

The applicant's representatives and architects presented the development proposal, including exhibits for the conceptual/phasing plan, colored architectural renderings and building elevations including aerial views, and a view shed drawing showing sight from Interstate 19 with proposed building elevations.

It was agreed that the Committee's initial focus would be on the requested modification of the rezoning condition to allow an increase in building heights and number of stories. At the time of development plan review, the Committee would reconvene to address the broader task of ensuring that the proposed development is designed to be harmonious in form, line, color, material, and texture with the historic Canoa Ranch complex.

After questions and discussion, committee member O'Malley made a motion to **APPROVE** the requested modification of rezoning condition to allow a maximum 36-foot building height and three stories. Committee member Riddle gave second to the motion. Upon a request to add to the motion, committee member O'Malley amended his motion to include **APPROVAL** of the general architectural design concept presented. The Committee voted (7-0, four members were absent) to approve the motion. The Committee was aware that proposed architectural features that are not defined within "building height" would extend some buildings to a maximum of 39 feet in height.