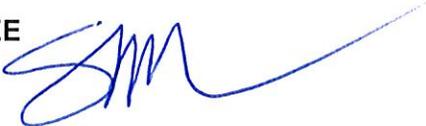




DRC DECISION LETTER

DATE: June 24, 2019
TO: DESIGN REVIEW COMMITTEE
FROM: Sue Morman, Senior Planner 
RE: *June 20, 2019, Public Meeting*
SUBJECT: P19VA00008 – Miramonte at Orange Grove Cluster Subdivision

APPLICANT REQUEST:

The applicant requests DRC approval of a cluster subdivision, as allowed by Chapter 18.09.040.C of the Pima County Zoning Code, for 11 single family detached residential homes on approximately 10.2 acres.

VOTE: MOTION made by Member Eglin and seconded by Member Woods with a friendly amendment by member Woods, accepted by Member Eglin, passed with a 7-1 Vote approved. One Nay by Joanie Mauger the Voting Representative from the Rancho Arboledo Homeowners Association for the Miramonte at Orange Grove Cluster case.

Additional comments were made prior to and after the Motion among Committee members, staff and the applicant to clarify the Motion into the following conditions.

MOTION: The DRC Motion was made to APPROVE P19VA00008, Miramonte at Orange Grove Cluster Subdivision with the following conditions:

1. Subdivision plats shall conform to the approved Preliminary Cluster Development Plan.
2. Open space requirements shall be met as follows:
Natural Open Space Required = 30%
Natural Open Space Provided = 55% (5.6Acres) Functional Open Space=19%
Total Open Space Provided 74%
3. List all Development Standards on the final plat.
4. All HVAC units will be ground mounted.
5. Height is maximum of 24 feet from the average natural grade to top of roof or parapet.
6. Mass graded cluster subdivision will be required to meet Chapter 18.61.054H HDZ standards.
7. Buildings and Building Colors shall meet HDZ 60% light reflective value or less as provided in the submittal. Roof coating shall be tan.
8. All graded areas left as open space including electric and sewer easements shall be seeded with a mix (at a minimum) of native wildflowers;



9. Proposed landscaping shall specify native mesquite species only when using mesquite trees.
10. Approval of a cluster development plan shall be effective for two years from the date of final compliance unless a tentative plat has been approved in accordance with Subdivision Standards.
11. All common open space and improvements shall be established and maintained in accordance with certain covenants, conditions, and restrictions by a homeowners association.
12. Applicant shall provide staff with one electronic copy of the approved DRC documents in compliance with the DRC decision.

Pima County Department of Transportation recommends approval of this cluster development with the following conditions:

1. In accordance with the Pima County Major Streets and Scenic Routes Plan, 75ft of right-of-way shall be dedicated along the northern property line to meet the required future right-of-way for Orange Grove Rd.
2. At time of tentative plat submittal the site plan shall meet the requirements outlined in the Subdivision and Development Street Standards including but not limited to the gated entry, the private driveway for lots 1-4, and the right angled turn around adjacent to lot 11.

Regional Flood Control District recommends approval w/the following conditions:

- a) A Drainage Report shall be submitted at the time of development showing that encroachment criteria can be met and the improvements required to protect the development. Lot reductions to reduce encroachments, bank protection detail, habitat mitigation or the addition of detention facilities may be required.
- b) At the time of development the developer shall be required to select a combination of Water Conservation Measures from Table A or B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures

Wastewater Reclamation: SEE ATTACHED CONDITIONS dated 6-13-19 and 5/3/19

For details, refer to the DRC meeting minutes, recordings, and/or the applicant's DRC submittal package.

If you have any questions or need clarification, please contact me at (520)724-9596.