PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

DRC DECISION LETTER

DATE: January 6, 2020

TO: **DESIGN REVIEW COMMITTEE**

FROM: Sue Morman, Senior Planner

RE: **December 19, 2019 – Public Hearing**

SUBJECT: **P18VA000026 – PARTNERS LAND LLC – N. ORACLE RD**

APPLICANT REQUEST: Partners Land LLC represented by Jordan Davis of AAA Landscape, request a gateway review for a landscape contractors yard on approximately 2.38 acres on two contiguous parcels 222-11-017A & 222-11-017B located at 16473 & 16515 North Oracle Road. The property is zoned GR-1 (General Rural) with approved Type II Conditional Use Permit P19CU00008. (District 1).

VOTE: MOTION made by Member Becker and seconded. Motion passed unanimously, by a Vote 7-0. 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 Motion was made to approve P19VA00026 - subject to DRC recommended conditions as follows:

1. Landscaping and Site plan approved as submitted and in compliance with approved type II conditional use P19CU00008;
2. Landscape buffers shall be installed as shown along the North Oracle Road frontage and a Bufferyard "D" shall be added along the north property line outside of the proposed fencing;
3. Cyclone safety fencing enclosed with fence slatting by Pexco as shown on flyer in the submitted packet shall be constructed along all property boundaries. The beige color slats are proposed;
4. All plants shall be from the allowed Buffer Overlay Zone plant list per the Pima County Landscape Design Manual;
5. Hours of operation shall be not controlled, as the use is primarily daytime;
6. All security lighting will be in compliance with Pima County Outdoor Lighting Code.
7. No onsite crushing, compacting, or bailing; and
8. Conex containers will be allowed onsite as long as they are not within the Oracle Rd view shed and remain single story.

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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.

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DRC DECISION LETTER

DATE: January 17, 2020

TO: **DESIGN REVIEW COMMITTEE**

FROM: Sue Morman, Senior Planner

RE: **December 19, 2019 – Public Hearing**

SUBJECT: **P19VA00030 – FOREST INVESTMENTS, LLC – N. SABINO CANYON PARK**

APPLICANT REQUEST: Forest Investments, LLC represented by John and Diana Osborne requests an architectural review for RVC (Rural Village Zone) and an exception the HDZ Height requirement on Mount Lemmon. The property is located at 12833 & 12841 North Sabino Canyon Park. The applicant is proposing a three story hotel with underground parking on Lots 24 & 25 of Summerhaven Subdivision in Bk.4 at Pg. 99. There will be 14 units, 2 apartments, 1 managers office, and 1 small coffee shop serving drinks, pre-prepared soups, salads, and sandwiches.

The property is zoned RVC which requires a Type II Conditional Use Permit which the applicant has applied for and will go to its first public hearing in January.

VOTE: **MOTION** made by Member Holden and was seconded. Motion passed unanimously, by a Vote 7-0. 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 Motion was made to approve P19VA00030 - subject to DRC recommended conditions as follows:

1. Building style, architecture, and wall signage is approved as shown. If future building follows the same architecture style, materials, etc. then no further DRC review shall be required.
2. All outdoor lighting shall meet the dark sky outdoor lighting code ordinance standards.
3. 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.

Pima County Regional Wastewater Management Department

PCRWRD has no objection to the above referenced submittal, but adds the following requirements;

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Standard and Special Requirements

1. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the subject property until Pima County executes an agreement with the owner(s) to that effect.
2. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the proposed project site, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
3. The owner(s) shall time all new development within the subject property to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
4. The owner(s) shall connect all development within the subject property to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
5. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the subject property, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
6. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the subject property.

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.