



MEMORANDUM

***DRC DECISION LETTER***

**DATE:** January 22, 2020

**TO:** DESIGN REVIEW COMMITTEE

**FROM:** Sue Morman, Senior Planner 

**RE:** January 16, 2020 – Public Hearing

**SUBJECT:** P19VA00033 – SECURED INVESTMENTS, LLC – N. SABINO CANYON PARK

**APPLICANT REQUEST:** Secured Investments, LLC represented by Justin Hafner requests an architectural review for RVC (Rural Village Center Zone) for approximately 1.5 acres for the Mount Lemmon Bungalows. The site consists of several contiguous parcels 205-14-132A, 205-14-1350, 205-14-136A, 204-14-1380, and 205-14-1390, addressed property is located at 12865, 12873, 12897, 12889, 12919, and 12925 North Sabino Canyon Park. The applicant is proposing a bungalows/hotel style with 1.25 parking spaces per a total of 16 units on portions of Lots 13 & all of lots 14, 15, 16, 17, 18, 19, 20, & 21 of Block 8 in Summerhaven Subdivision at Bk.4, Pg. 99. The development will be done in phases. The first two phases are planned for bungalows and the third phase may be a future retail component yet to be determined.

There were two previous development plans approved on portions of the property and the required RVC Type II Conditional Use Permits have been obtained.

**VOTE: MOTION** made by Member Eglin 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 P19VA00033 - subject to DRC recommended conditions as follows:

1. Building style and architecture approved as shown. If any future building follow 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 providing security and pedestrian visibility as necessary.
3. Control, spray, and eradicate all invasive, non-native plants onsite in perpetuity.
4. Implement water harvesting methods, rainwater & snow melt collection for irrigation purposes including at a minimum passive irrigation to one tree per every four parking spaces.



5. Use native plants suitable for elevations of 8000 feet and higher and avoid any invasive plants and implement fire-wise landscaping principles.
6. DRC compliance for this project shall be coordinated through the Subdivision Development Review Committee development plan review process and sign and building permitting processes.
7. Applicant shall provide staff with one electronic copy of the final approved DRC documents for staff in compliance with the DRC decision.

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.