




DEVELOPMENT SERVICES

MEMORANDUM

DRC DECISION LETTER

DATE: February 3, 2021

TO: DESIGN REVIEW COMMITTEE

FROM: Sue Morman, Senior Planner 

RE: January 21, 2021– Public Hearing

SUBJECT: P20VA00034 – MILDRED CLEMOVITZ D FAMILY TRUST– N. ORACLE RD

APPLICANT REQUEST: The applicant is proposing a Catalina Open Storage for RV's and Boats with Building 1 for office and retail on two parcels (222-11-016A & 222-11-0016B) in Catalina along the west side of Oracle Road. Also included in the request is a proposed monument sign for approval. Applicant has requested that the Design Review Committee (DRC) review the development and sign for compliance with Chapter 18.78 Gateway Overlay Zone.

VOTE: **MOTION to Approve** case **P20VA00034** was made by Member Holden and seconded by Member Wheeler. Motion passed unanimously by a Vote 7-0. Motion included staff's recommended conditions with revisions plus additional comments made prior to and after the Motion among Committee members as follows.

MOTION: The Motion was made to Approve subject to DRC recommended conditions as follows:

1. Landscaping and Site plan approved as submitted with the intent to plant trees by the building further south to promote solar energy use within the building.
2. Fence as shown in detail and on final site plan shall be gated to enclose entire open storage area. Fence slating shall be green with landscaping and other architectural elements to provide interest and screening.
3. Fence shall follow along the west side of access easement and encloses entire storage yard in the western portion of the site with gate entry south of channeled wash traversing east-west across the property.
4. All plants shall be from the allowed Buffer Overlay Zone plant list per the Pima County Landscape Design Manual.
5. All colors as shown have and will maintain a light reflective value of less than 48%.
6. Add a color to the northwest wall to provide interest, preferably purple to match building awnings.



7. Any visible mechanical equipment (on roof or on ground) shall be screened.
8. Future development, parking, buildings, and businesses shall preferably be clustered for pedestrian safety, to reduce urban heat island effect, shall comply with scenic route requirements and may need to return to the DRC for approval.
9. The boulder monument sign is acceptable as proposed.
10. Hours of operation shall be not controlled as the use is primarily daytime;
11. All security lighting will be in compliance with Pima County Outdoor Lighting Code.
12. Access shall be designed to provide cross access within the sites and between the adjacent property to the north and south. Cross access easements shall be provided by the property owner for all affected portions of the rezoning site to adjacent properties at the time of development or permitting.
13. Prior to development permitting approval, proof of coordination with Arizona Department of Transportation (ADOT) shall be provided to Pima County Development Services.
14. Applicant shall provide staff with one final electronic copy of the approved DRC documents for staff sign-off in compliance with the DRC decision.

For details, refer to the DRC meeting agenda, staff report and applicant package.

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