



DATE: February 19, 2015
TO: Design Review Committee
FROM: Artemio Hoyos, Planner
RE: DRC Case # Co20-15-01 – Brown Residence
Tax Code #214-21-0190
SUBJECT: Staff Report
DRC Request for an HDZ Mitigation Plan Approval

CROSS REF: P14CP05456

Owner: Thomas Brown
Applicant: Gabriel Vargas
Location: N. Panorama Dr. (Silverbell Rd./Sunset Rd.)
Zoning: SR
Land Use: Low Intensity Urban – 0.3 (LIU – 0.3)
Site Size: Approximately 3.46 AC

I. APPLICANT REQUEST

The applicant is requesting Hillside Development Zone (HDZ) Mitigation Plan approval for the HDZ regulated lot.

II. STAFF RECOMMENDATION

Staff recommends **approval** of the Brown Residence native plant mitigation plan for the over-graded area of approximately 42,006 sf., per the Grading Requirements Table (18.61.054-1) and allowed grading increases (18.61.054.G) of the Pima County Hillside Development Overlay Zone ordinance with the following conditions:

1. The over-graded areas of the lot will be re-vegetated and hydroseeded with native plant species and mix matching size and densities found in adjacent properties and as depicted in the native plant mitigation plan.
2. Any changes to the HDZ native plant mitigation plan will need to be re-reviewed by planning staff for compliance to this DRC decision and it shall be at the discretion of the planning official as to whether or not the changes will require additional DRC review.
3. The colors of the proposed detached garage shall be: Misty Blush (LRV 57%) and Ash Hollow (LRV 285).
4. Applicant shall provide staff with three sets of the approved DRC documents for staff sign-off compliance with the DRC decision.

III. BACKGROUND

The residence at 6241 N. Panorama Drive was purchased by Thomas Brown in April 2014. The western section of the 3.46 acre (150,603 sf.) parcel consists of a 5,055 sf. home, 2,750 sf. porch/accessory, and a 6,500 parking lot/driveway. During a Pima County Development Services review of a proposed 3,000 sf. detached garage plan, it was identified that the total grading allowance had been exceeded for the property and a mitigation plan to re-vegetate over-graded areas was required.

The series of attached aerial photos demonstrate that the eastern section of the parcel, immediately west of Panorama Drive, was disturbed before 1992. The vegetation in the central section of the property, approximately 36,750 sf., was altered between 1996 and 2010. The proposed mitigation plan will re-vegetate approximately 45,432 sf. of the parcel, targeting the hillside and centrally disturbed areas.

IV. STAFF COMMENTS

Staff has no objection to the request. Development Services staff determined the parcel was over-graded by approximately 42,006 sf., per the Grading Requirements Table (18.61.054-1) and allowed grading increases (18.61.054.G) of the Pima County Hillside Development Overlay Zone ordinance. The mitigation plan to re-plant and re-seed over-graded property will restore the natural character of the hillside and over 45,432 sf. (30%) of the parcel as vegetation matures. Vegetation is aesthetically designed to blend the slope back to a native landscape. Off-site view sheds will be enhanced and provides a natural desert transition between existing structures and the nearby properties. The proposed garage architecture is understated, with a low profile that blends with existing structures and proposed native vegetation. The proposed height of the detached garage is 20 ft. and meets the SR zone development standards for accessory structures. The applicant's color choice of earth-tone colors blend into the desert and are under the allowed HDZ light reflective value of less than 60%.

V. OTHER AGENCIES

Regional Flood Control provided the following comments:

1. The site includes a wash that has Important Riparian Area (IRA) associated with it. However, as indicated in the application, the District determined that no underlying Pima County Regulated Riparian Habitat designation exists and therefore no mitigation plan is required. Furthermore the area to be restored per NPPO and HDZ requirements corresponds to the IRA.
2. As no driveway improvements were proposed no determination of the regulatory status of the wash was made. If driveway improvements are proposed in the future a permit may be required.

The District has no objection subject to the following condition:

Staff Report
DRC Meeting
February 19, 2015

Prior to any improvement to the wash crossing within the restored area the property owner shall submit a site plan to the Pima County Flood Regional Control District for review and approval, and to obtain a determination as to the regulatory status of the watercourse. (See attachment)

VI. PUBLIC COMMENT

The Tucson Mountain Neighborhood Association was notified of this public hearing by email. The homeowners association is registered on the Development Service's notification list.

At this time, no comments have been received.

w/attachments – applicant packet

Staff Report
DRC Meeting
February 19, 2015