

DRC DECISION LETTER
FOR MEETING OF NOVEMBER 15, 2012

DATE: NOVEMBER 21, 2012
TO: GEOFF HARRIS, STAR CONSULTING
FROM: SUE MORMAN, PROJECT PLANNER 
RE: DRC DECISION LETTER CO20-12-03 – ORACLE ROAD OFFICE BUILDING

The motion was made by Stacey Weaks and seconded by Don Laidlaw of the Design Review Committee to approve this project for gateway compliance with modifications as requested by applicant with a unanimous vote of 6-0.

DRC decisions respond to approval of a modified landscape bufferyard for gateway compliance along Oracle Road; sign approval as presented; exterior building and sign colors as presented per color chips of Dunn Edwards Spanish Olive and Oak Harbor; a shared access easement to the north adjacent parcel; and relief from providing vehicle and pedestrian access to the south adjacent parcel.

The motion was approved with the following DRC conditions:

1. Site plan shall be implemented as approved by DRC.
2. Monument sign shall be implemented as approved by the DRC.
3. Since Monument sign has no illumination, business hours must correspond to daylight hours.
4. No signs are allowed in the bufferyard.
5. All plants shall be from the allowed buffer overlay zone plant list per the landscape design manual.
6. Shared vehicular easement connecting to the north property line shall be paved. Vehicular connection to the south shall not be required due to natural site constraints.
7. In compliance with rezoning condition #9 and gateway site plan, all areas outside of the disturbance limit shall be preserved as natural open space.
8. Pedestrian connection shall be made from the path in the right-of-way to the front door of the office.
9. Any exterior lighting onsite needs to meet the Pima County Lighting Code and be hooded and aesthetically designed to meet gateway intent.
10. It will be the discretion of the planning director, consistent with the intent of the DRC, to determine if any future use change(s) shall require review and approval by the DRC.

11. Applicant shall provide staff with three final complete submittals that include any revisions or additions by the DRC for final signature within 10 working days of DRC approval. One stamped copy shall be for the record file and the others shall be for the owner and distribution to permitting by the owner.

The above motion is binding on Co20-12-03. For details, please refer to the DRC meeting minutes. If further clarification is required please feel free to contact me at (520) 740-6800.