



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

DECISION LETTER FROM DRC PUBLIC HEARING DATE
March 21, 2013
(Revision 1)

DATE: April 3, 2013

TO: Erin Harris, PE. STAR Consulting
Bob Gugino, Sabino Canyon Road Properties LLC

FROM: Sue Morman, Sr. Planner

SUBJECT: **DRC Decision Letter**
Co20-13-02, SWC River & Sabino Canyon Roads

The Design Review Committee (DRC), by a vote of 6-0 (motion made by Member Weaks and seconded by Member Drzazgowski) approved HDZ exceptions for Co20-13-02 – SWC of River and Sabino Canyon Roads. An additional condition from applicant and additions and modifications to staff's recommended conditions were in the DRC motion.

The final DRC conditions are as follows:

1. Provide three copies of the approved DRC submittal for staff to sign-off. One goes to the applicant; one shall be submitted to Building Safety; and the third is for DRC's hard copy file. Should you require more stamped and signed copies provide as many as needed for sign-off.
2. Bufferyards along River and Sabino Canyon Roads shall vary in width from 10-feet to 20-feet with a staggered wall along the inside edge of the bufferyard with the wall height per the bufferyard requirement.
3. Building facades and footprints facing River and Sabino Canyon Roads shall be varied in design and staggered from the MS&R setback (still meeting the required Major Streets and Routes minimum 30-foot setback) to increase interest and reduce uniformity along both scenic routes.
4. Plants in the bufferyard and the enhanced northwest corner natural area shall be native and from the Landscape Design Manual's buffer overlay zone plant list.
5. The maximum allowable grading is 95% of the total site area.
6. The color renderings as provided are acceptable earth tone colors but shall meet the 60% required light reflective value.
7. Applicant shall coordinate with Riverbend Estates HOA to design a wrought iron fence extension suitable to RFCD across the small wash/drainageway in the northwest corner of the site.
8. In the event that the rezoning is approved with a redesigned layout to meet RFCD requirements then the planning director has the discretion to determine whether the changes warrant a return or not to the DRC for further review.

The applicant, Erin Harris, in her presentation requested the addition of aforementioned Condition #7. In his Motion, Member Weaks modified Condition #2 to include 'wall height per bufferyard requirements' and added Condition #3. Member Colton made a friendly amendment to Member Weaks' motion to add DRC Condition #8.

Riverbend Estates HOA Board Member, Peggy Kent, was sitting on the DRC as a voting member for this case.

The above motion is binding for Co20-13-02 – SWC of River & Sabino Canyon Rd. If further clarification is required, please feel free to contact me at (520) 724-9000.