



**MINUTES**  
**DESIGN REVIEW COMMITTEE MEETING (DRC)**  
**September 21, 2017**  
**AT OR AFTER 1:30 P. M.**  
201 North Stone Avenue, Public Works Building,  
Basement Conference Room C.

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1. **CALL TO ORDER:** At 1:30 p.m.

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2. **ROLL CALL:**

**APPOINTED VOTING MEMBERS:**

(X) William Yarnell  
(X) Lori Woods  
(X) Paul Wheeler  
(X) Barbara Becker  
(X) Evan Eglin

**STAFF VOTING MEMBERS:**

(X) Chris Poirier  
(X) Tom Drzazgowski (Chairman)  
(X) Jeanette DeRenne (PCDOT)

**NON-VOTING DEVELOPMENT SERVICES DEPARTMENT STAFF MEMBERS:**

(X) Angie Rangel, Recording Secretary, Planning Division  
(X) Sue Morman, Senior Planner

**HOMEOWNERS' ASSOCIATION REPRESENTATIVE VOTING MEMBER(S):**

None

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3. **PLEDGE OF ALLEGIANCE:** Done

4. **APPROVAL OF Minutes for July 20, 2017:** A correction to the minutes was requested by Member Wheeler. Motion to approve minutes was made by Member Eglin. Motion was seconded by Member Yarnell. The motion was moved to approve the Minutes subject to the change noted by Member Wheeler by Member Becker and seconded by Member DeRenne. Vote to by 7-0 to approve minutes for July 20, 2017.

**CONSENT AGENDA:** Staff recommends that the DRC consider each of these requests as a consent item based on applicant agreement with staff recommendations. In the event there are no written objections presented at this meeting from a representative of the local Home Owner Association or from a neighboring property owner, and no request by a member of the DRC to remove the request from the consent agenda; then staff recommends that the DRC consider approving each of these requests that meet the above conditions without first reading the staff report and without deliberation by the DRC.

**\*No Consent Agenda Items\***

**5. Cluster Design Review:**

**Case:** P17VA00019 – Linda Vista Blvd/Shannon Rd Cluster Subdivision

**Tax Code(s):** 225-02-001B, 225-02-002E, & 225-04-014G

**Owner:** Tucson Linda-Vista 20Ltd. Partnership et al

**Location:** Southeast and southwest corner of E. Linda Vista Blvd alignment & N. Shannon Road.

**Zoning: Current: SR: Proposed: SR-2**

- a) [Staff Report:](#) Sue Morman, Senior Planner
- b) Applicant: WLB Group – Paul Oland
- c) MOTION: Yes  No  Continue

**Staff Report:**

DRC is asked to review this residential project at the southwest and southeast corners of the Linda Vista alignment and Shannon Road intersection for Cluster Design compliance to Pima County Zoning Code Section 18.09.040. The project is currently going through a rezoning process from SR (Suburban Ranch) zone to SR-2 (Suburban Ranch Estate) zone.

Staff recommends approval of the Cluster subdivision for 94 units as submitted to the DRC with the following conditions:

1. Subdivision plat(s) shall conform to the approved PCDP.
2. A note shall be placed on the subdivision plat that the DRC approval expires concurrently from the date of the tentative Board of Supervisors rezoning approval.
3. Applicant shall provide staff with one hardcopy and one electronic copy of the approved DRC documents for staff sign-off in compliance with the DRC decision.

Site design meets cluster open space requirements by providing recreation, trails, and natural open space connectivity by preserving biological corridors and important riparian areas.

The on lot house setbacks will be adhered to as provided on the revised cluster development plan and building elevations will meet the conditions as shown in the last two pages of the cluster application packet.

Other agencies were given the opportunity to review these plans and utilized their same comments made during their rezoning review. These agency review comments are provided in the staff report.

Notice was mailed to over 550 property owners within 1000 feet of the site.

No official public comments have been received in response to the DRC notice to date.

Staff mailed to twelve Homeowners Associations and one Community Association inviting them to attend this public hearing with opportunity to become a voting member on the Committee. No responses were received.

Applicant, Paul Oland, proceeded with his presentation. We provided the necessary open space and will mitigate for any ironwoods and saguaros. The cluster concept leaves most of the important riparian area natural except, a very small portion by the proposed entry road along Freer Road. We worked with the school district early on to implement safety and important student connections to Ironwood Elementary. We are proposing a minimum 40 foot natural bufferyard along the perimeter of the site and are increasing the width where adjacent to existing subdivisions. As far as on lot setbacks, we would like the option to decrease the front yard setback to 10 feet for a side entry garage; otherwise we will maintain a minimum 20-foot front setback. This gives the developer more design flexibility with the house floor plans and provides facade variety along the street frontage. We

are providing trails and pedestrian connections to the school and arterials as well as connectivity within the site and to the recreation areas. We will be proposing a cross-walk and sidewalk to get school children safely across Freer Drive and to the school. The architecture is contemporary, southwestern, tile roofs, a mix of one and two story stucco with desert colors. We feel it is a great example of a Cluster and the design is compatible with development in the area, Ironwood Elementary, regional flood control district, and department of transportation and the Planning and Zoning Commission has already recommended that the rezoning be approved.

Member Woods provided full disclosure that she had previously done some work on the site inventorying Ironwoods and Saguaros with RECON Environmental but does not feel this is a conflict of interest in her remaining a voting member on the Committee for this project. Given this information, I wanted to know how a large number of ironwoods and saguaros will be mitigated. There appears that there may not be enough areas to plant and transplant the quantity required for mitigation of saguaros and ironwoods within the developed area.

Applicant response was that I know that we will meet all the mitigation requirements. We were conscious of where the concentrations of ironwoods and saguaro's were when we laid-out the site plan and strategically placed the cul-de-sacs in areas that were less dense with the protected native plant species. The street trees as shown on the plan are entirely decorative, but the streetscape will provide re-vegetation opportunities.

Member Woods notes that the reason I ask the question is that oftentimes there is not enough area on the developed portion of their site to place all the trees that require mitigation and I want to be sure that they look for opportunities where they may be able to be planted elsewhere onsite or even off-site.

Applicant said that there will be opportunities in common areas, streetscape, along trails, in recreation areas, and in our entry monuments to put the trees and saguaros.

Member Poirier noted that they are preserving the riparian nearly 100%. When dealing with the upland plants the cluster provides the best opportunity for siting around them. Plus with the mitigation, they will be able to claim credits for everything preserved-in-place above and beyond the 30% open space which will reduce the mitigation requirements.

Member Woods agrees with Member Poirier but still maintains that there will be several hundred viable plants to mitigate. There may be opportunities at the end of cul-de-sacs or less dense areas around the development.

Member asked about where the HOA's responsibility regarding the vegetation and natural open space stops. Are the HOA's responsible for only along the streetscape and recreation areas or the open space too.

Applicant responds all the drainage areas, streets, common areas, recreation areas and open space areas will be owned by the HOA. For instance, garbage dumped in the natural area would be the HOA's clean-up responsibility.

Question about the water drainage on the east portion of the west site. How will all that water be moved south along Freer Drive and how will it affect North Ridge subdivision?

Applicant responds that is the 2<sup>nd</sup> largest wash onsite. The tactic is avoidance. No encroachment into that flood plain is planned. There will be no increase in drainage flows. There will be small basins throughout the project to meter flows so there will be no increase in flow into the flood plain.

Member asked staff if the flows are OK.

Member Drzazgowski noted that they have to meet all regional flood control drainage requirements. He also noted that if a tree dies in the natural open space the HOA would not have to replace it.

Member Poirier noted that the applicant is basically, confirming that the development improvements will create an as is or better than is state. Flood control also looks at complaints in the area and requires more mitigation if there are problems in the area.

Member Eglin noted that he is familiar with the architecture of these production subdivisions. No problem with the design and cluster, but I don't like that the side elevations that face the public rights-of-ways that are always blank with maybe a couple of windows on them. I would like to suggest that they be articulated a bit better with some pop-outs or design elements on them. Not internally to the subdivision but outward to the public. So I would like to have an alternative side view house elevation for those houses facing outward to the public right-of-way showing architectural detailing. It would be nice if the developer would also consider putting them on corners of the interior streets as well.

Applicant agreed to accommodate these alternate facades along where lots are parallel to Linda Vista and Shannon Road.

Chairman Drzazgowski open the public hearing.

Speaker 1- Elizabeth Detloff: I am concerned about drainage. There is a big public drainage basin along the south property line from Shannon Road to Freer Drive which Pima County has not cleaned out in years. Also, there is a need for safe cross-walks to school especially from the neighborhood to the south-southeast by Freer Road which is dirt for children walking to the Ironwood Elementary School. This is the best proposal for this area yet so I don't have a problem with the overall design. I am just concerned about Linda Vista improvements not connecting all the way to Thornydale and wonder what the time frame will be for them to take place. Right now, Shannon and Overton carries all the traffic and the route to the freeway is circuitous.

Member Poirier asked the speaker for clarification on how the safe routes to school can be improved.

Speaker 1: I want to make sure that there is a safe sidewalk and cross-walk system for kids walking to school from the south.

Member Poirier assured speaker that subdivisions in particular close to schools construct improvements that ensure safety for students walking to school. At this point, we are still in the planning stage. Sidewalk improvements will happen later in the engineering and platting phases. Sidewalks will definitely be required and reviewed for safety concerns

Speaker 2: Deidre Johnston from Overton Heights III, I received a letter regarding a stop sign to be placed at Overton and Camino de la Tierra. The problem is may create more traffic in the subdivision and more speeding. We need speed bumps in Camino de la Tierra that goes to the school through the neighborhood from Overton. I do not think this is a good intersection for a traffic light.

Member DeRenne with Pima County Dept. of Transportation this project and the issue of school and safety has been reviewed by staff, school, and developers several times for this area. One of the things that the studies have brought up is that this project can relieve some of the traffic congestion by creating an access easement from the school, north through this property and connect it to Linda Vista. The ultimate goal is to provide safer access to this school. We recognize that traffic from the school tends to cut through this neighborhood to the west. We hope this Linda Vista connection will reduce some of this cut through traffic.

Discussion continued and centered around some confusion about a traffic light memo.

Member DeRenne noted for the record, that this development or public hearing was not noticed to address the stop sign or traffic light issue.

Member DeRenne will provide contact information of someone knowledgeable on the stop sign/street light issue to Speaker #2.

Member Woods asked if there has been conversation with the school to find out if they are supportive of Linda Vista being an access connection to the school.

The applicant noted that the school is very much in favor of having an access easement to the north. An access easement to Linda Vista was one of the first things they wanted to negotiate with the developer.

Motion to close the public hearing made and seconded.

Member Poirier made comments wishing we had more information for the neighbors as to when the improvements will be made. Approval of this project is definitely a step in the right direction for solving some of their neighborhood traffic and safety concerns.

Chairman Drzazgowski noted that with this rezoning and the rezoning to the north moving forward this portion of Linda Vista Boulevard will be constructed sooner rather than later. The details are just not available.

Member DeRenne noted that the applicant has been very agreeable in negotiations with PCDOT.

Member DeRenne also responded to Member Wood's concern about tree/plant salvage. She reminded us that Pima County has a nursery that does tree salvage; if all the trees can't be salvaged on-site as first choice, then the developer may be able to at least salvage them and give them to Pima County nursery and where they can be made available for other public projects.

Member Woods thought this to be a good idea for restoration and noted that the properties for off-site open space mitigation may also be another avenue where plants could be salvaged here and restored off-site.

**Member Woods Made a Motion to accept and approve the project as presented by the applicant with staff conditions and the revised preliminary cluster development plan noting the setbacks in the lower left corner. Second was made by Member Wheeler.** Member Eglin added a condition as follows: 1) Side elevations facing the main arterials (Linda Vista Boulevard and Shannon Road) shall have articulated elevations and eliminate flat planar walls.

**Applicant asked for clarification to change the word eliminate on the Committee Condition and recommended that pop-outs and other features be mentioned for guidance in the condition.**

**Member Eglin noted that further articulation could include shutters, pop-outs, etc.**

Revised acceptable condition: 1) Side elevations facing the main arterials (Linda Vista Boulevard and Shannon Road) shall have articulated features by mitigating the flat planes with architectural details such as shutters, pop-outs, etc.

**VOTE to APPROVE was unanimous 7-0.**

**Motion to Adjourn. Second to Adjourn.**

No meeting next month per staff.

Minutes prepared by Sue Morman. Meeting audio CD's may be made available for additional information not included in the minutes.

**NOTE TO HOMEOWNERS' ASSOCIATIONS AND HISTORICAL DISTRICT ADVISORY BOARDS:**  
All Homeowners' Associations (HOA) and Historic District Advisory Boards on file that are affected (within officially mapped HOA boundaries) by certain DRC projects are notified by the Pima County Planning Division of the Development Services Department as to the project's purpose, and the date, time and place of the meeting. If more than one HOA or Advisory Board is involved, it shall be the responsibility of the several groups to decide among themselves which Association or Board shall have the vote, and to inform this Department in writing of their decision at or prior to the Design Review Committee Design Review Committee (DRC) meeting.

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