



MINUTES

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION SUBDIVISION REVIEW SECTION

DESIGN REVIEW COMMITTEE MEETING

MARCH 21, 2013

AT OR AFTER 1:30 P. M.

201 North Stone Avenue, Public Works Building,
Conference Room C, (basement floor).

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

2. ROLL CALL:

APPOINTED VOTING MEMBERS:

- (X) Gary Best (Chairman)
- (X) Stacey Weaks
- (X) Maggie Shaw
- () Don Laidlaw
- () Clave Lilien

STAFF VOTING MEMBERS:

- (X) Arlan Colton
- (X) Tom Drzazgowski
- () Wayne Swan

NON-VOTING DEVELOPMENT SERVICES DEPARTMENT STAFF MEMBERS:

- (X) Betty Sanchez, Recording Secretary, Planning Division
- (X) Sue Morman, Senior Planner, Planning Division
- (X) Greg Saxe, Regional Flood Control Department

HOMEOWNERS' ASSOCIATION REPRESENTATIVE VOTING MEMBER(S):

Peggy Kent from Riverbend Estates HOA is a voting representative DRC member for this case.

3. PLEDGE OF ALLEGIANCE: Done

4. APPROVAL OF MINUTES: Minutes from February not distributed to DRC members by staff. No Vote on February 21, 2013 Minutes at this meeting.

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. HILLSIDE DEVELOPMENT ZONE REVIEW

Co20-13-02 SWC of River and Sabino Canyon Roads

Owner: Robert Gugino, Sabino Canyon Road Properties, LLC

Applicant: Erin Harris – STAR Consulting of AZ

Location: Natural Area Adjacent to Lots 21-27 of Viewpoint II and Lots 75 & 76 of Viewpoint III

Tax Code(s): 114-33-002E

Zoning: SR-Currently - Rezoning Request to CR-4

Notified Homeowner’s Association(s): Riverbend Estates, Sabino Vista Village, and Sabino Vista.

a) Staff Report: Sue Morman

b) Applicant: Erin Harris; STAR Consulting of AZ

c) MOTION: Yes No Continue

Staff Report:

Ms. Morman began with a correction to the staff report noting that the zoning for Sabino Vista Village north of the site is CR-4 zoning, not CR-2. Ms. Morman continued her presentation with a brief staff report that highlighted that this project is concurrently being processed as a rezoning request from SR to CR-4. The proposed use is for rental casitas. The applicant has reduced the number of rental casitas from 57 to 54 units. She explained that this project triggers the hillside development zone (HDZ) ordinance because in the northern portion of the site there are slopes greater than 15%.

Ms. Morman noted that the applicant is requesting the following two HDZ exceptions:

1. The Grading Requirements Table – 18.61.054-1 allows 80% grading onsite; the applicant is proposing to grade 95% of the site.
2. A 20-foot bufferyard is required along River and Sabino Canyon Roads. The applicant is requesting a staggered bufferyard varying from a minimum of 10-feet to a maximum of 20-feet.

Ms. Morman stated that staff proposed approval of the project with DRC conditions as noted in the staff report.

Applicant Presentation: Erin Harris started her presentation by clarifying Regional Flood Control District’s (RFCD) comment memo. Ms. Harris met with flood control staff and noted that their memo neither approved nor denied the applicant’s request to the DRC. In general, RFCD determined that the drainage at this stage of the review process is preliminary. The information provided and the level of review by staff at this time is not sufficient enough to determine whether the drainage system as proposed would be accepted by RFCD.

Ms. Harris also wanted to add a DRC Condition to staff’s recommended condition that supports a request by the Riverbend Estates HOA. This condition would ensure that the developer assume the cost to connect the adjacent Riverbend Estates wall/gate with a span of wrought iron fencing across the wash in the project’s northwest corner. This future fence design will need to meet RFCD approval as well as approval by the Riverbend Estates HOA.

Other items covered in Ms. Harris’ presentation highlighted the positive aspects of the project:

1. All units will be one-story with lowered finished floor elevations to protect adjacent neighbor’s views.
2. The units are designed intentionally with four-sided architecture and muted, earth tone colors for added interest and aesthetics.
3. The design intent is to obtain a layering effect along the major streets and scenic routes by rotating selected units 90° and providing a buffer of vegetation-wall-vegetation-road.
4. A reduction of units from 57-54 to preserve the natural drainageway in the NW Corner of the site as natural open space.

Members Comments:

Comment:

Member Weaks asked what the height of the wall would be and verified that the landscaping along roadways would be between the wall and the road.

Applicant Response: The bufferyard wall will be 6-feet; the landscaping will be along the exterior perimeter of the bufferyard between the wall and the roads.

Comment:

Member Colton would like it if the unit setbacks are staggered along the major routes.

Applicant Response:

They accounted for providing interest along the major routes by rotating selected units by 90°. They will look into the possibility of varying the setbacks of selected units as well so that the units are not visibly in a straight line.

Call to the Audience:

Several neighbors spoke at the public hearing. Most of their concerns were not targeted on the hillside development zone grading and bufferyard issues before the Design Review Committee (DRC) but on traffic, density, wildlife, preservation of the natural environment, hydrology in the northwest corner, proposed use as rental casitas, and sidewalk/multi-purpose trails along Sabino Canyon and River Roads. These issues are related more closely to discussions in the rezoning process rather than the hillside development zone DRC process. The project is currently under review for the rezoning and has been through one all-agency site analysis review. Prior to the rezoning going to public hearing before the Planning and Zoning Commission all other, in this case, exception issues should be resolved prior to the second submittal of the rezoning site analysis. The rezoning process provides further public hearing opportunities for neighbors to discuss the aforementioned issues.

Chairman Best kept today's focus on-track regarding resolution of the over-grading issue and the requested variation to the bufferyard requirements. Chairman Best gave everyone an opportunity to state their concerns for the record.

Chairman Best closed the public hearing and asked for a vote from the DRC members regarding the HDZ issues before the Committee.

MOTION and VOTE:

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.

NEW BUSINESS:

None

ADJOURNMENT:

The DRC meets on the third Thursday of every month. The next meeting is tentatively scheduled at 1:30 p.m. on April 18, 2013 in the Public Works Building, basement level, Conference Room "C".

Minutes submitted by: Betty Sanchez, Recording Secretary. Meeting audio tapes 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.