



MINUTES

DESIGN REVIEW COMMITTEE MEETING

April 21, 2016

AT OR AFTER 1:30 P. M.

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

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

- **ROLL CALL:**

APPOINTED VOTING MEMBERS:

- (X) Gary Best (Chairman)
- () Stacey Weaks
- (X) Wayne Swan
- (X) Don Laidlaw
- (X) Clave Lilien

STAFF VOTING MEMBERS:

- (X) Chris Poirier
- (X) Tom Drzazgowski
- (X) Jeanette DeRenne

NON-VOTING DEVELOPMENT SERVICES DEPARTMENT STAFF MEMBERS:

- (X) Betty Sanchez, Recording Secretary, Planning Division
- () Sue Morman, Senior Planner, Planning Division
- (X) Artemio Hoyos, Case Planner, Planning Division
- (X) Greg Saxe, Environmental Planning Manager, Regional Flood Control District

HOMEOWNERS' ASSOCIATION REPRESENTATIVE VOTING MEMBER(S):

None

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- **PLEDGE OF ALLEGIANCE:** Done
 - **APPROVAL OF MINUTES:** For March 17, 2016, motion to approve minutes was made by Member Swan and seconded by Member Lilien. The Vote was 7-0 to approve.

- **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

- **Cluster Design**

P16VA00009 Landmark Title TR 18294-T – Whitehouse Canyon Road

Location: Whitehouse Canyon Road/Camino De La Canoa (Green Valley/Sahuarita area)

Tax Code: #304-18-9760

Zoning: RH (BZ) (Rural Homestead – Buffer Overlay) zone

Size: 36.62 acres

Homeowner’s Association(s): Madera Foothills Estates

- a) Staff Report: Artemio Hoyos, Planner
- b) Applicant: Tim Craven (The Planning Center)
- c) MOTION: Yes No Continue

Staff Report:

Artemio Hoyos presented the staff report.

Mr. Hoyos made an edit to Condition #2 to state: “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.”

The applicant, Linda Morales (for Tim Craven) presented additional information.

Member Lilian inquired about the bufferyard wall for Lots 1-14.

The applicant stated that the bufferyard walls will be masonry block.

Member Lilian asked about the individual from the protest letter, if a larger bufferyard could be provided.

The applicant noted that several neighborhood meetings have been held and lots have been removed; the Green Valley Council also approved the cluster development; the subdivision where the individual lives is oriented where views of the proposed development would be minimal.

Member Poirier inquired about property south of the subject site that the owner (of subject site) also owns.

The applicant stated that the property south of the subject site is zoned RH and there were no plans for development in the near future.

The owner introduced himself and provided a summary of all property owned in the area.

Member Laidlaw asked about the single-story height restriction and if they should be documented in the CC&Rs.

The applicant informed that the height restriction would carry more weight through the zoning conditions and plat.

Chairman Best asked the committee if there was a motion.

MOTION:

Member Drzazgowski made a Motion recommending approval of P16VA00009 – Landmark Title TR 18294-T – Whitehouse Canyon Road subject to the edited condition:

- 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.

Member Lilien seconded Member Drzazgowski's motion.

VOTE:

P16VA00009 – Landmark Title TR 18294-T – Whitehouse Canyon Road was approved by a 6-0 vote. Member Laidlaw abstained. There were no dissenting votes.

- **NEW BUSINESS:** None
- **ADJOURNMENT:**

Member Poirier made a motion to adjourn.

Member Drzazgowski seconded Member Poirier's motion.

Adjournment approved by a 7-0 vote.

The DRC meets on the third Thursday of every month. The next meeting is tentatively scheduled at 1:30 p.m. on May 19, 2016 in the Public Works Building, Basement Level, Conference Room "C".

Minutes prepared by Artemio Hoyos. 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.