



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

DATE: February 26, 2018
TO: DESIGN REVIEW COMMITTEE
FROM: Sue Morman, Sr. Planner 
RE: February 15, 2018, Public Meeting
SUBJECT: DECISION LETTER
P18VA0002, Stewart Title & Trust Tr# 1580 - Ajo Commercial Center

APPLICANT REQUEST: The applicant has requested that the Design Review Committee (DRC) review this project for compliance with Pima County Zoning Code, Section 18.78, Gateway Overlay Zone.

VOTE: The Motion made by Member Woods and Seconded with an additional friendly amendment by Member Wheeler PASSED unanimously by a 5-0 Vote. The friendly amendment was accepted into the Motion by Member Woods.

MOTION: The Motion was made to approve P18VA00002- Ajo Commercial Center with the following recommended staff standard and special conditions and additional DRC conditions.

1. Site plan and wall signs shall be implemented as approved by DRC;
2. Architecture and elevations approved per submitted plans.
3. All plants shall be from the allowed buffer overlay zone plant list per the landscape design manual.
4. Implement water harvesting techniques and leave as many existing mature trees as possible in the 30 foot wide buffer/trail easement along Ajo Way and along the east and south graded site boundary.
5. Provide one tree per every 4 spaces in parking areas.
6. Provide a minimum of 4 trees in the drive thru island.
7. Construct Ajo Way Greenway G0003 with a 30 foot buffer along Ajo Way on the developer's property for the 12 foot multi-use path and a 20 foot easement south of the site graded area boundary along the north side of the wash for a dirt or dg path.
8. All cultural resource conditions have been met, however, in the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or

construction, ground disturbing activities must cease in the immediate vicinity of the discovery and owner shall meet all Arizona Revised State Statute requirements.

9. Applicant shall provide staff with final complete submittal that include any revisions or additions by the DRC.
10. Redesign the planting between the building entry and the parking area in order to provide separation in the landscape plantings to accommodate and direct pedestrian access into the buildings from the parking areas.
11. Include more trees for shade along the south and north sides of the pedestrian/bike Pima County designated Greenway trails/paths within the Ajo frontage.
12. Intensively restore all graded/disturbed areas along the north and west property boundaries with native plants (container plants and seed mix) and install supplemental irrigation until the plantings are established in accordance with Gateway standards. Plantings along the west boundary should enhance and complement the existing xeri-riparian vegetation along the wash there.
13. Ensure that the Developer and Property owners will continue to work with Development Services, Pima county Department of Transportation (PCDOT), and Arizona Department of Transportation (ADOT) staff to implement traffic safety features with the intent to minimize hazardous traffic flows and pedestrian conflicts through the Parking Area Access Lanes (PAALs).

DISCUSSION:

Neighborhood Representative Member Wysocki asked if this was early in the concept stage and if there would be further opportunity for public input.

Staff's response was no, this is the opportunity to place relevant conditions on the project that one would like to see implemented in the site development/site construction stage for this concept plan on this portion of the parcel.

Member Woods noted that in the past there has been occasion where a case was continued so the DRC and staff could review more detail plans.

Member Wysocki then asked is the landscape plan something that the DRC would like to see in more detail.

Member Woods said that for the benefit of the petitioner she believed that the additional requests to the landscape plan could be addressed by the applicant and reviewed and approved sufficiently by staff.

Vote was 5-0 to APPROVE.