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# MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

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**TO:** Honorable Ally Miller, Supervisor, District # 1

**FROM:** Arlan Colton, Planning Director

**DATE:** August 21, 2013

**SUBJECT:** Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 6)

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 3, 2013** hearing.

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**REQUEST:** The applicant requests a plat note modification of administrative control note #20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 6 (.82 acres) of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan.

**OWNERS:** Phillip Ferranti  
826 S. Langley Ave., Unit 201  
Tucson, AZ 85710-4813  
(Parcel 114-07-1820)

**AGENT:** The WLB Group  
Gary Grizzle  
4444 East Broadway  
Tucson, AZ 85711

**DISTRICT:** 1

**STAFF CONTACT:** Terrill Tillman

**PUBLIC COMMENT TO DATE:** As of August 21, 2013, staff has received no written public comment.

**STAFF RECOMMENDATION:** APPROVAL WITH A CONDITION.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM:** The subject property lies outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

CP/TT/ar  
Attachments



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# Board of Supervisors Memorandum

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Subject: Co12-93-11

Page 1 of 3

## FOR SEPTEMBER 21, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan Colton, Planning Director  
Public Works-Development Services Department-Planning Division

DATE: August 21, 2013

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### UNADVERTISED ITEM FOR PUBLIC HEARING

#### PLAT NOTE MODIFICATION

#### Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 6)

Request of Phillip Ferranti, represented by The WLB Group, for a plat note modification of administrative control note #20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 6 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately .82 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the south side of Sabino Estates Drive, approximately 700 feet east of Bowes Road and approximately one quarter of a mile south of the Coronado National Forest. Staff recommends **APPROVAL WITH A CONDITION**.  
(District 1)

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#### STAFF RECOMMENDATION:

Staff recommends **APPROVAL WITH CONDITIONS** of the requested plat note modification of administrative control note #20(B) to increase the area of the development envelope on Lot 6 to 11,000 square feet. Staff recommends the addition of the following condition:

1. The property owner shall provide 980 square feet of on-site mitigation with plant/seed mix from the Buffer Overlay Zone plant list and shall include the mitigated area within the conservation easement dedication.

This modification provides relief from existing site conditions created by a previous property owner. The existing area of disturbance of the subject property is 11,980 square feet. The development envelope represents a 1,800 square feet increase with 980 square feet of re-vegetation to mitigate the on-site grading.

### **PLANNING REPORT**

The 80.03 acre subdivision plat for Sabino Estates at Sabino Springs was approved in 1993, a portion of the Sabino Springs Specific Plan (Co23-89-2) as originally adopted by Ordinance 1990-53. The area of the specific plan encompassed 428.35 acres and was subject to grading and development limitations as amended by case Co23-95-02 not to exceed 56% or 239.88 acres for the rezoning site. The grading allowances for the specific plan rezoning site were quickly utilized by the platting and development of three subdivisions and a clubhouse prior to the Sabino Estates at Sabino Springs (Book 45 and Page 07) subdivision plat (the applicant's subdivision). Sabino Estates at Sabino Springs was platted with the balance of the remaining allowable area of disturbance of 284,882 square feet or 6.54 acres for street, right-of-ways, common driveways, drainage structures, and slopes. The area of disturbance per subdivision lot were then limited to 9,000 square feet each. Due to the limitation on the area of disturbance, a request to increase the allowable grading by the developer was initiated with Development Services but was withdrawn by the developer. Consequently, an area of disturbance study was performed by Stantec and the study demonstrated that due to the environmentally friendly methods employed during construction of the infrastructure, the actual disturbance was reduced by 78,312 square feet (1.8 acres). Distribution of the total amount of allowable grading among the undeveloped parcels in Sabino Estates resulted in a grading increase of 1,800 square feet per lot. Development Services accepted the disturbance study and agreed that the distribution of the grading would be allowed based upon a modification of an administrative control note as heard by the Board of Supervisors such as the subject request.

The subject property is located within the Hillside Development Zone (HDZ) (Chapter 18.61) which regulates the grading envelope based upon property size. Normally, without the additional subdivision plat constraints, Lot 6 (.82 acre) would be allotted a grading allowance of 14,287 square feet per Section 18.61.054 of the Pima County Zoning Code. As such, the limitation of the subdivision plat area of development (9,200 square feet) is much more restrictive than a typical hillside development limit. The limit does not allow for sensitive building design to blend in with the natural hillside surroundings while preserving neighborhood views.

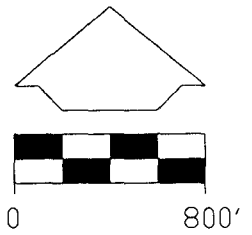
The subdivision is located within the Buffer Overlay Zone. The area of development limit does not meet the threshold of 14,000 square feet requiring each individual lot to obtain a native plant preservation plan, but the limited development envelope ensures preservation of the remaining existing on-site vegetation and species habitat. Preservation of the site is furthered by the subdivision plat administrative control note #20(D) requiring the remaining undisturbed areas outside of the development envelope to be dedicated as a conservation easement. The proposed 980 square feet of mitigation will be added to the conservation easement dedication for Lot 6.

Staff has maintained an account of the total cumulative amount of grading on each of the recorded subdivision plats within the Sabino Spring Specific Plan to ensure compliance with the grading limit rezoning condition. Staff supports the modification of this request based upon: (1) The previously disturbed area will be used for the development envelope and the proposed mitigation will enhance the existing site conditions; (2) The Board of Supervisors has granted approval to increase the amount of grading to 11,000 square feet for Lots 29, 34, 43, 44, and 45 in June and August of 2012, and January of 2013; and (3) Reliance on the accepted Stantec area of disturbance study.

Public notice is being sent to all property owners within the subdivision and within 300 feet of the boundaries of the subdivision. No written public comment has been received to date.

CP/TT/ar  
Attachments

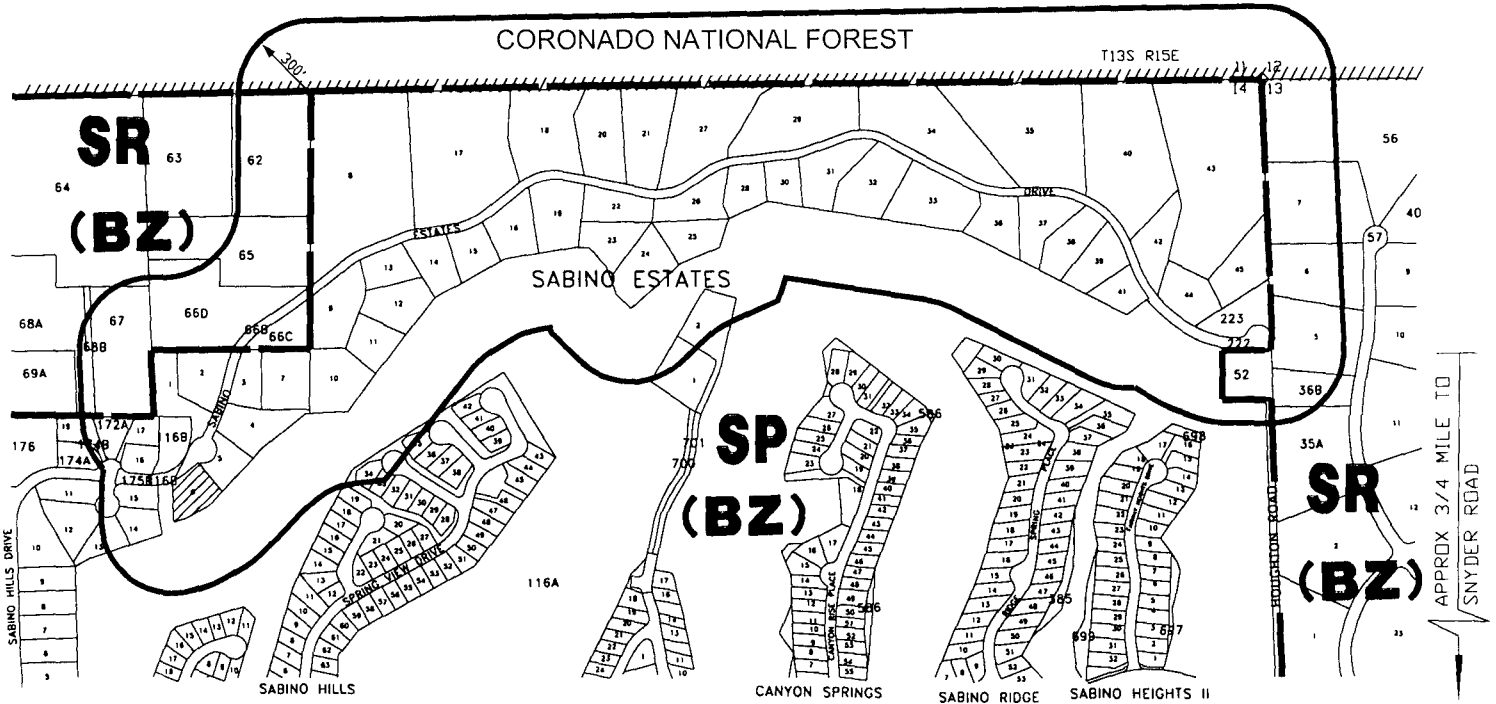
c: Phillip Ferranti, 826 S. Langley Ave., Unit 201, Tucson, AZ 85710-4813  
(Parcel 114-07-1820)  
The WLB Group, Gary Grizzle, 4444 East Broadway, Tucson, AZ 85711  
Chris Poirier, Assistant Planning Director  
Co12-93-11 File





**IR**

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APPROX 7/8 MILE TO  
BOWES ROAD



Petition area 

Notification area 

BASE MAP 50 & 83

Notes PLAT NOTE MODIFICATION  
RE: C023-89-02

Tax codes 114-07-1820  
\_\_\_\_\_  
\_\_\_\_\_

Date 8/5/13  
Drafter DS  
\_\_\_\_\_

File no. C012-93-11  
SABINO ESTATES AT SABINO SPRINGS  
LOT 6

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION





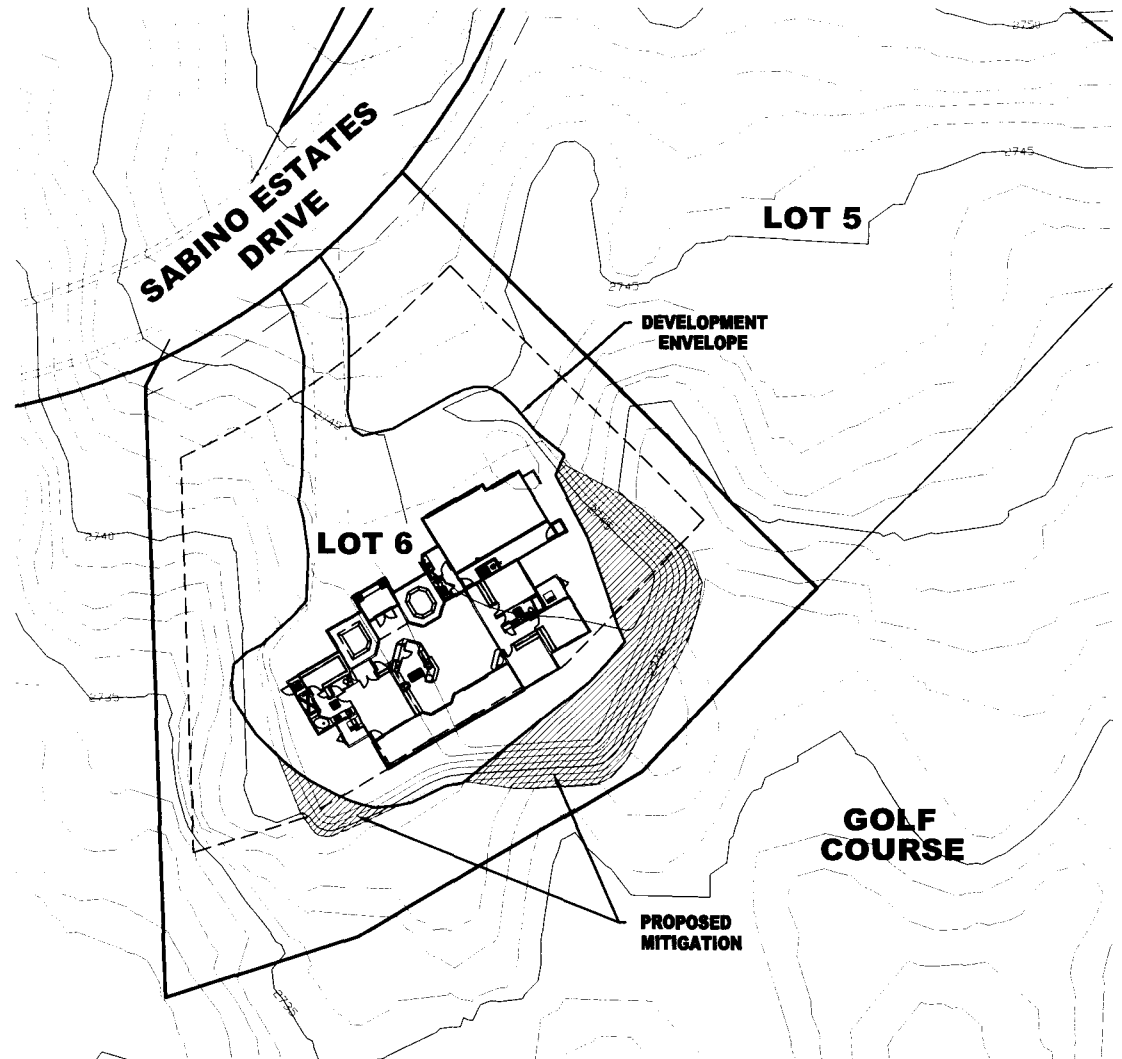
**Co12-93-11 Sabino Estates at Sabino Springs, Lot 6**  
*Plat Note Modification*



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DEVELOPMENTAL ENVELOPE ALLOWED	9,200 SF
REQUESTED DEVELOPMENTAL ENVELOPE	11,000 SF
EXISTING DISTURBANCE	11,980 SF
PROPOSED MITIGATION	980 SF



The  
WLB  
Group  
Inc. **WLB**

**SABINO ESTATES AT SABINO SPRINGS (BK. 45 M&P PG. 7)  
LOT 6 (9620 E. SABINO ESTATES DRIVE)**



Engineering • Planning  
Surveying • Urban Design  
Landscape Architecture

August 1, 2013

Terrill Tillman  
Senior Planner  
Pima County Development Services  
201 N. Stone Ave.  
Tucson, AZ 85701

Subject: Lot 6 of Sabino Estates at Sabino Springs  
Plat Note Modification  
WLB No. 112038-A-006

Dear Terrill:

On behalf of Phillip Ferranti, I would like to formally request that the allowable disturbance for Lot 6 of Sabino Estates at Sabino Springs (114-07-1820) be increased from the current 9,200 square feet to 11,000 square feet. This lot was previously disturbed prior to Mr. Ferranti owning the land. The previously disturbed area is 11,980 square feet. In conjunction with the grading allowance increase to 11,000, we are proposing to mitigate the remaining 980 square feet. The area will be revegetated with a native seed mix. The seed mix species will be compatible to the adjacent surrounding vegetation.

Thank you for your attention to this request.

Sincerely,

THE WLB GROUP, INC.



Gary L. Grizzle, P.L.A.  
Manager of Landscape Architecture

## ADMINISTRATIVE CONTROL NOTES

for  
SABINO ESTATES  
Lots 1-45 and Common Areas "A" AND "B"  
as recorded in  
Book 45 at Page 07 on *July 29*, 1993.  
Co12-93-11

### RESTRICTIVE NOTES

1. EXISTING ZONING IS SP AND WILL REMAIN.
2. MINIMUM LOT SIZE PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), IS 21,780 SQUARE FEET.
3. THIS DEVELOPMENT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS ARTICULATED IN ADOPTED PIMA COUNTY ORDINANCE NOS. 1990-53 AND 1992-61.
4. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
5. THE DEVELOPMENT CATEGORY OF THIS SUBDIVISION, PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), IS RA-1.

6. PRIOR TO THE REQUEST FOR RELEASE OF ASSURANCES, AN ENGINEER MUST CERTIFY AS TO THE COMPLETION, FORM, LINE, AND SUBSTANTIAL CONFORMANCE TO APPROVED PLANS OF ALL PUBLIC AND PRIVATE ROADWAYS AS SHOWN HEREON.
7. ALL PUBLIC AND PRIVATE ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS, IN ACCORDANCE WITH PLANS ACCEPTED BY PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT.
8. THIS DEVELOPMENT IS SUBJECT TO THE SABINO SPRINGS SPECIFIC PLAN MASTER PLATTING AND IMPROVEMENTS PHASING SCHEDULE. THIS SCHEDULE IDENTIFIES SPECIFIC STUDIES, TASKS, ETC. WHICH MUST BE COMPLETED AT VARIOUS STAGES OF THIS PROJECT AND IDENTIFIES THE RESPONSIBLE PARTY FOR EACH TASK. THIS APPROVED SCHEDULE IS KEPT ON FILE WITH THE PIMA COUNTY SPECIFIC PLAN ADMINISTRATOR.
9. PER THE APPROVED SABINO SPRINGS MASTER PLATTING AND IMPROVEMENTS PHASING SCHEDULE ON FILE WITH THE PIMA COUNTY SPECIFIC PLAN ADMINISTRATOR, THE FOLLOWING ITEMS SPECIFIC TO THIS SUBDIVISION MUST BE COMPLETED AND APPROVED PRIOR TO THE APPROVAL OF THIS FINAL PLAT:
  - DEVELOPMENT-RELATED ASSURANCES
  - PLANT PRESERVATION PLAN/XERISCAPE LANDSCAPE PLAN
10. THE TOTAL AMOUNT OF GRADING ALLOWED FOR THE SABINO SPRINGS SPECIFIC PLAN SITE, C023-89-2, SHALL NOT EXCEED 55% OR 225.31 ACRES. A RUNNING TOTAL SHALL BE PRESENTED WITHIN THE RESTRICTIVE NOTES OF ALL SABINO SPRINGS TENTATIVE RESUBDIVISION PLATS AND DEVELOPMENT PLANS SO AS TO ALLOW PIMA COUNTY STAFF TO TRACK THIS TOTAL AMOUNT OF ALLOWABLE GRADING. THE TOTAL AREA TO BE GRADED IN CONJUNCTION WITH THIS FINAL PLAT IS 15.97 ACRES OR 3.90%. RUNNING TOTAL OF GRADING TO DATE IS AS FOLLOWS:

<u>CASE #</u>	<u>AREA OF GRADING</u>	<u>% OF TOTAL SITE</u>
CO12-92-25	9.64 AC	2.35%
CO12-92-46	2.40 AC	0.59%
CO12-92-48	6.74 AC	1.64%
CO12-92-50	7.12 AC	1.74%
CO12-93-11	15.97 AC	3.90%
CO12-92-47	<u>97.70 AC</u>	<u>21.53%</u>
TOTALS	130.07 AC	31.75%

11. BASED UPON THE TOTAL GROSS AREA OF THIS SUBDIVISION (80.03 AC) AND THE TOTAL AREA TO BE GRADED WITH THIS PROJECT (15.97 AC), THE PERCENTAGE AREA OF SABINO ESTATES TO BE LEFT IN ITS NATURAL, UNDISTURBED CONDITION IS 80.04%.
12. THE TOTAL NUMBER OF DWELLING UNITS ALLOWED PER THE SABINO SPRINGS SPECIFIC PLAN (CO23-89-2) IS 496. A RUNNING TOTAL OF UNITS TO DATE IS AS FOLLOWS:

<u>CASE #</u>	<u>UNITS/LOTS</u>
CO12-92-46	9
CO12-92-48	22
CO12-92-50	20
CO12-93-11	<u>45</u>
TOTAL LOTS	96

THE NUMBER OF UNITS REMAINING FOR THE OVERALL SABINO SPRINGS PROJECT IS 400.

13. AS PER ARTICLE 12, SECTION 12.1 OF THE MASTER SABINO SPRINGS CC&P'S, AN OPEN SPACE PROTECTION PLAN SHALL BE DEVELOPED IN CONJUNCTION WITH PIMA COUNTY TO FULLY ADDRESS NATURAL OPEN SPACE (NOS) REQUIREMENTS OF THE OVERALL SABINO SPRINGS PROJECT. ANY NOS DEDICATIONS REQUIRED ATTENDANT TO THIS PARTICULAR RESUBDIVISION WILL BE ACCOMPLISHED CONCURRENT WITH THIS PROJECT.



14. EVERY NEW STRUCTURE, BUILDING, FILL, EXCAVATION, OR DEVELOPMENT LOCATED WITHIN THE REGULATORY FLOODPLAIN OR EROSION HAZARD AREA ON LOTS 7-13, 18-20, 22-29, 33-36, 44, AND 45 SHALL REQUIRE A FLOODPLAIN USE PERMIT PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE ZONING INSPECTOR.

15. THIS PLAT IS SUBJECT TO LANDSCAPE, PRESERVATION AND MITIGATION REQUIREMENTS AS CONTAINED IN THE SABINO SPRINGS VEGETATION MITIGATION PLAN AND A DETAILED XERISCAPE/LANDSCAPE PLAN TO BE SUBMITTED WITH THIS PLAT.



16. LOTS 1-45 MAY BE SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE AS DETERMINED BY REVIEW OF A BUILDING SITE SLOPE ANALYSIS (AT THE TIME OF BUILDING PERMIT SUBMITTAL) BY THE DEPARTMENT OF TRANSPORTATION AND FLOODCONTROL DISTRICT. ANY DEVELOPMENT TO BE PLACED THEREON SHALL BE SHOWN TO CONFORM TO THE REQUIREMENTS OF THE HILLSIDE DEVELOPMENT OVERLAY ZONE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

17. THAT PORTION OF ANY LOT'S DEVELOPMENT ENVELOPE WHICH LIES WITHIN THE 100' CORONADO NATIONAL FOREST SETBACK SHALL BE TREATED IN ACCORDANCE WITH SECTION 18.67 (BUFFER OVERLAY ZONE).

18. THIS PROJECT IS SUBJECT TO THE DESIGN REVIEW COMMITTEE CONDITIONS FOUND IN CASE NUMBER CO20-90-02 AS APPROVED ON 02-15-90.

19. GRADING TO ACCOMMODATE THE INGRESS/EGRESS FOR LOTS 3, 9, 11, 12, 13, 23, 24, 25, AND 44 HAS BEEN INCORPORATED INTO THE TOTAL FOR THE OVERALL ROADWAY GRADING.



20. AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT, THE APPLICANT SHALL PROVIDE A BUILDING PLOT PLAN WHICH ACCOMPLISHES THE FOLLOWING:

- A. DELINEATES THE SPECIFIC DEVELOPMENT ENVELOPE FOR THE LOT; SAID ENVELOPE SHALL INCLUDE ALL AREAS TO BE USED FOR BUILDINGS, PATIOS, DRIVEWAYS, EXTERIOR PARKING ETC. SUCH THAT THE DEFINED ENVELOPE REPRESENTS THE TOTAL CONTIGUOUS AREA TO BE GRADED ON THE LOT.



- B. VERIFIES THAT THE AREA OF DEVELOPMENT ENVELOPE DOES NOT EXCEED 9200 SQ. FT. IN ACCORDANCE WITH THE APPROVED SABINO SPRINGS SPECIFIC PLAN.

- C. VERIFIES THAT THE "BUILDING SITE SLOPE" (AS PER SECTION 18.61.030, A.3) OF DEFINED DEVELOPMENT ENVELOPE DOES NOT EXCEED 20%.

- D. ONCE THE DELINEATED DEVELOPMENT ENVELOPE HAS BEEN FOUND TO SATISFY THE ABOVE THREE CRITERIA BY THE CENTRAL PERMITS DIVISION, THE APPLICANT SHALL GRANT A CONSERVATION EASEMENT OVER THE REMAINING PORTION OF THE LOT (OUTSIDE



THE DEVELOPMENT ENVELOPE). SAID CONSERVATION EASEMENT TO BE EXECUTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

**GENERAL NOTES**

1. THE USE OF THIS PROJECT IS SINGLE FAMILY DETACHED RESIDENTIAL.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE DEVELOPMENT ARE RECORDED IN DOCKET 9522 AT PAGE 551.
3. THE BASE FLOOD PEAK DISCHARGES AS SHOWN ON THE PLAT ARE PROVIDED BY THE OWNER FOR INFORMATIONAL PURPOSES ONLY.
4. THE AREAS WITHIN THE 100-YEAR FLOODPRONE LIMITS AS SHOWN ON THIS PLAT REPRESENT AN AREA WHICH IS SUBJECT TO FLOODING FROM THE REGULATORY FLOOD EVENT. ALL LAND WITHIN THIS DELINEATED FLOODPRONE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE CURRENT FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE.
5. PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
6. THE OWNERS OF LOTS 3, 7, 9, 10, 11, 16, 19, 23, 24, 36 AND 37 SHALL KEEP THE AREA WITHIN THE SEWER EASEMENT FREE FROM ANY OBSTRUCTION OR ENCROACHMENT, INCLUDING WALLS OR FENCES.
7. THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS TUCSON WATER.
8. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
9. THIS PROJECT IS SUBJECT TO CERTAIN RESTRICTIONS, COVENANTS, AND CONDITIONS AS PER THE FOLLOWING INSTRUMENTS FOUND IN:

DOCKET 7761 AT PAGE 974  
DOCKET 7390 AT PAGE 507  
DOCKET 8865 AT PAGE 1490