



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan Colton, Planning Director *Amc*

DATE: December 24, 2014

SUBJECT: Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 25)

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JANUARY 6, 2015** hearing.

REQUEST: The applicant requests a plat note modification to allow the area of the development envelope to be increased 1,800 square feet on lot 25 of the Sabino Estates at Sabino Springs subdivision. The subject property is approximately .86 acres, zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the south side of Sabino Estates Drive, approximately one half mile east of Bowes Road and approximately 600 feet south of the Coronado National Forest.

OWNER: Larry Koussa
4542 E. Calle Del Conde
Tucson, AZ 85718-4304
(Parcel 114-07-2010)

AGENT: Simmons Home Designs
Attn: Greg Simmons
P.O. Box 31106
Tucson, AZ 85751

DISTRICT: 1

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of December 24, 2014, staff has not received any written public comments.

STAFF RECOMMENDATION: APPROVAL.

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

CP/TT/ar
Attachments



Board of Supervisors Memorandum

Subject: Co12-93-11

Page 1 of 3

FOR JANUARY 6, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: December 24, 2014

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 25)

Request of Larry Koussa, represented by Simmons Home Designs, 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 25 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 .86 acres, zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the south side of Sabino Estates Drive, approximately one half mile east of Bowes Road and approximately 600 feet south of the Coronado National Forest. Staff recommends **APPROVAL**.
(District 1)

REQUEST OF APPLICANT

The applicant requests a plat note modification to allow the area of the development envelope to be increased 1,800 square feet on lot 25 of the Sabino Estates at Sabino Springs subdivision. The subdivision plat limits the area of the development envelope to 9,200 square feet. Lot 25 has an existing area of disturbance and the applicant is proposing to utilize the area for a single family residence with an enclosed yard and pool with the associated driveway and turn around area. Mitigation and revegetation is not proposed as the limits of grading will encompass the previously disturbed area. The

modification will allow the driveway and single family residence to be located on an already disturbed area rather than creating additional areas of disturbance. The applicant states that the proposal includes retaining walls with "ins and outs" angles instead of rip-rapped slopes to minimize the visual and environmental impact on the down slope side of the lot. The applicant further states that the elevation is planned to be as low as possible with cascading parapet heights, natural materials, and colors that blend in with the natural surroundings.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the requested plat note modification of administrative control note #20(B) to increase the area of the development envelope on Lot 25 to 11,000 square feet.

This modification provides relief from the grading limitations imposed by the subdivision plat. The modification represents a 1,800 square feet increase.

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 (Co23-89-02) 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 25 (.86 acre) would be allotted a

grading allowance of 14,984 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.

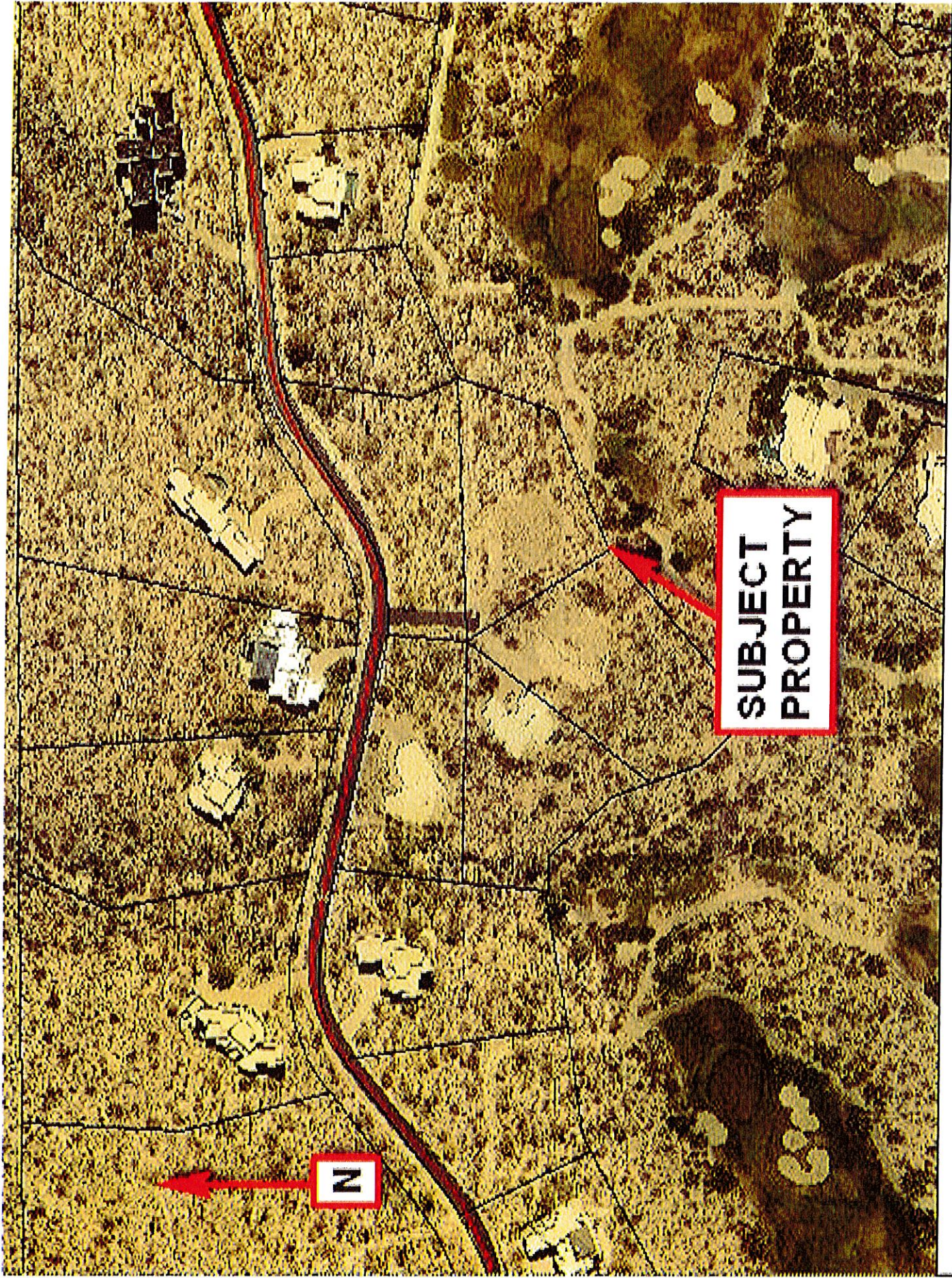
The subdivision is located within the Buffer Overlay Zone. The area of development limit does not meet the threshold of 14,000 square feet requiring each individual lot to obtain a native plant preservation plan, but the limited development envelope ensures preservation of the remaining existing on-site 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.

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; (2) The Board of Supervisors has granted approval to increase the amount of grading to 11,000 square feet for Lots 1, 4, 6, 9, 11, 17, 29, 34, 42, 43, 44, and 45 in June and August of 2012, and January, September, and November 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.

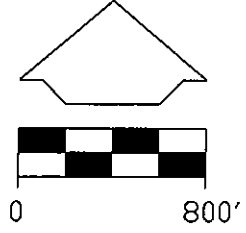
CP/TT/ar
Attachments

c: Larry Koussa, 4542 E. Calle Del Conde, Tucson, AZ 85718-4304
(Parcel 114-07-2010)
Simmons Home Designs, Attn: Greg Simmons, P.O. Box 31106
Tucson, AZ 85751
Chris Poirier, Assistant Planning Director
Co12-93-11 File



Co12-93-11 Sabino Estates at Sabino Springs, Lot 25

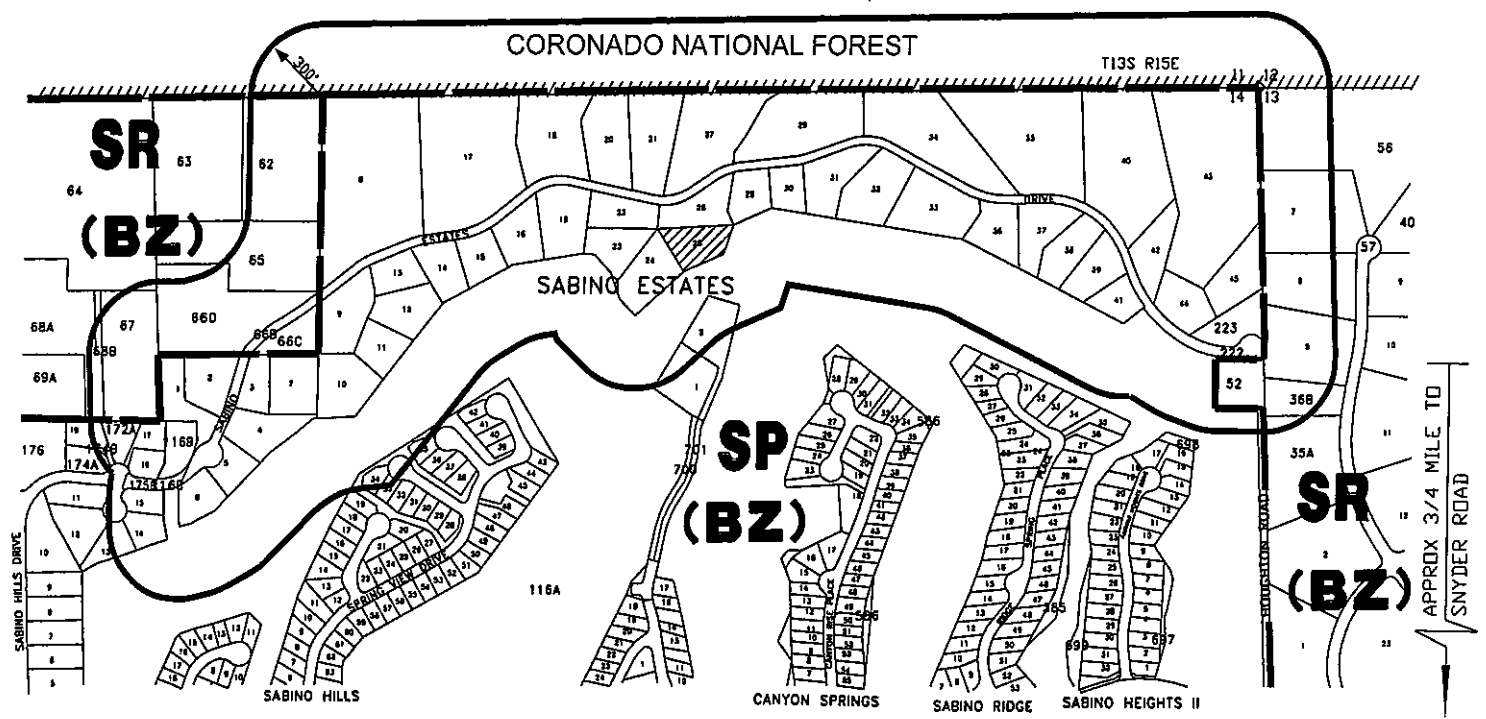
Plat Note Modification

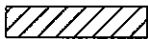



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36

APPROX 7/8 MILE TO
BOWES ROAD



Petition area 

Notification area 

BASE MAP 50 & 83

Notes PLAT NOTE MODIFICATION
RE: CO23-89-02

Tax codes 114-07-2010,

Date 12/03/14
Drafter DS

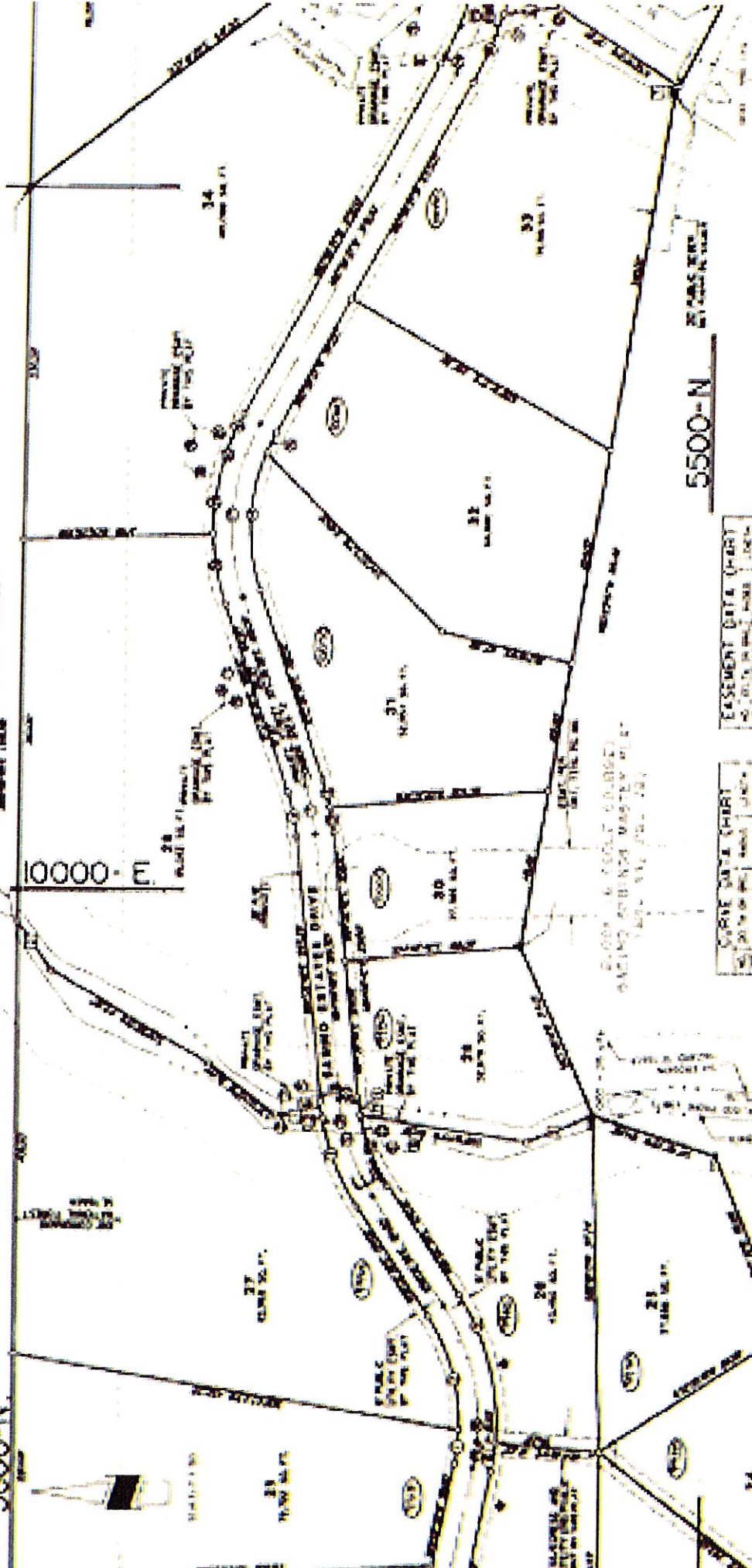
File no. CO12-93-11
SABINO ESTATES AT SABINO SPRINGS
LOT 25

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

5600-N

COAST GUARD NATIONAL FOREST
LAND-USE ZONE

5600-N



SUBJECT PROPERTY

LINE DATA CHART

LINE NO.	LINE TYPE	LINE DATA
1	BOUNDARY	100.00 FT. (30.48 M.)
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ANNOTATED
COPY

CURVE DATA CHART

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EASEMENT DATA CHART

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MAP 50 MAP 83

SABINO ESTATE

at
Sabino Springs

LOTS 1-45 AND COMMON AREAS "A" & "B"

COPIES OF
COPIES OF
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COPIES OF
COPIES OF

GINESING COMPANY

To: Pima County Board of Supervisors
Cc: Pima County Planning Department

Date: November 14, 2014

Project: Proposed Residence 9930 E. Sabino Estates Drive
Lot 25, Sabino Estates, Pima County, Arizona

Owners: Lyn and Helen Simon

Topic Grading Limits

Comments:

Note 20 B of the platted development plan of Sabino Estates states;
“verifies that the area of development envelope does not exceed 9200
sq.ft. in accordance with the approved Sabino Canyon Specific Plan.”

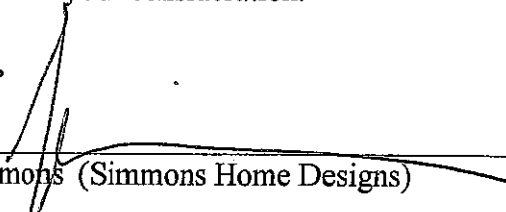
Because of the length of our drive, on our pie shaped lot and the steepness of the
natural terrain, we will require additional grading area. We are requesting an extension to
the existing 9,200 sq.ft. limit to 11,000 sq.ft. as many of the other homes, with similar
issues, in this development have requested for and have been approved.

Our proposed home, with a minimal back yard and front turn around area, is designed
keeping with the natural terrain to keep the cut and fill area within manageable limits.
We are proposing using retaining walls instead of rip-rapped slopes wherever possible to minimize
the disturbed area and the visual and environmental impact on the down slope side of the lot.
Our retaining walls have “ins and outs” and angles that will keep from disturbing much of the
natural vegetation that we will use to soften the down hill view of our proposed home. Our exterior
elevation will also be kept as low as possible with cascading parapet heights and natural materials
and colors that blend with the natural environment.

We ask that you approve our request to extend our grading limits from 9,200 sq.ft. to 11,000 sq.ft.
If you have any questions or comments regarding our proposal, please call us at 591-4134
or email us at simmonshomedesigns@gmail.com

Thank you for your consideration.

Sincerely,



Greg Simmons (Simmons Home Designs)

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, CO23-89-2, 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 (C023-89-2) 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&R'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%.

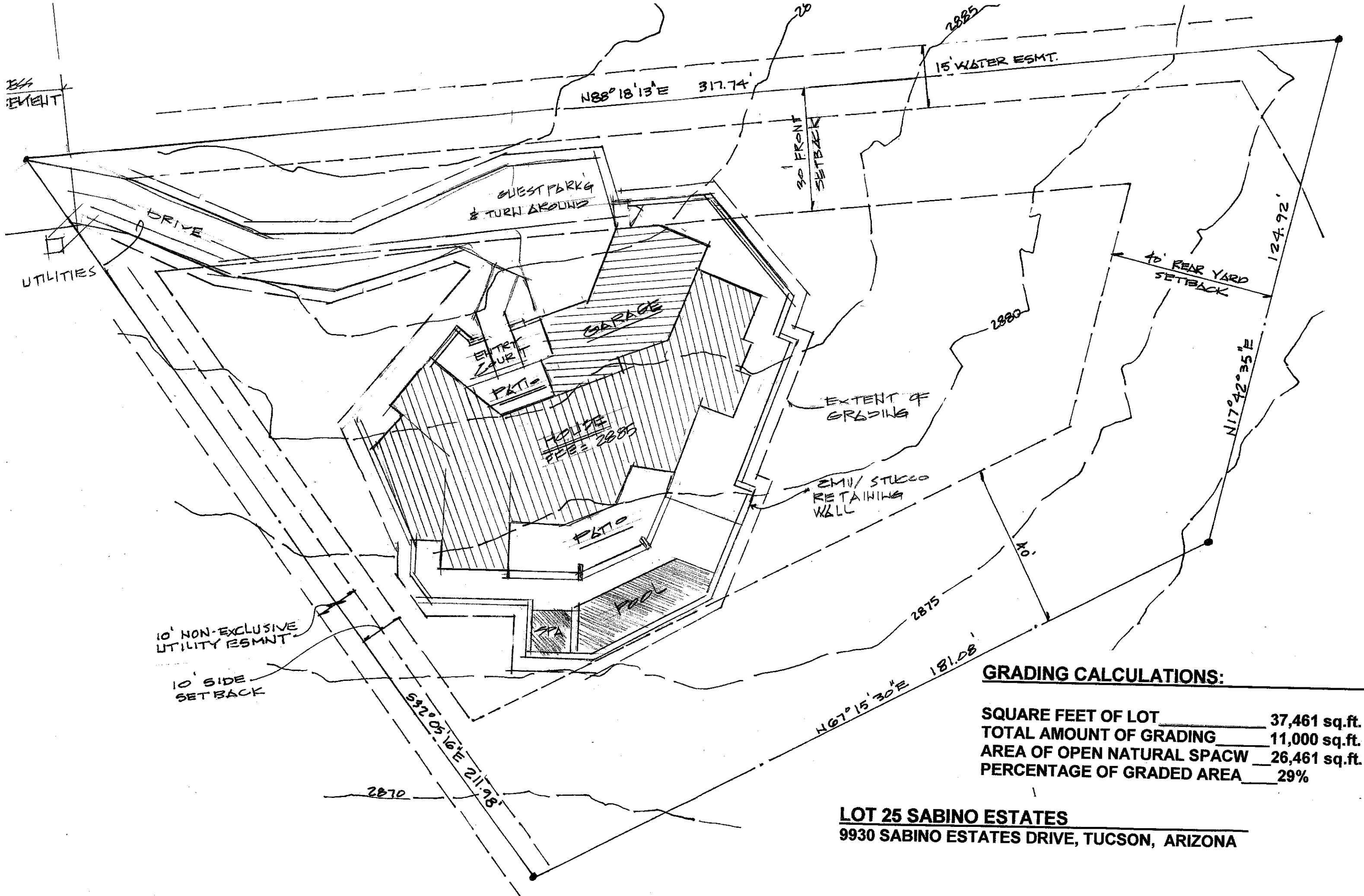
- D. ONCE THE DELINEATED DEVELOPMENT ENVELOPE HAS BEEN FOUND TO SATISFY THE ABOVE THREE CRITERIA BY THE CENTRAL PERMITS DIVISION, THE APPLICANT SHALL GRANT A CONSERVATION EASEMENT OVER THE REMAINING PORTION OF THE LOT (OUTSIDE

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 874
DOCKET 7390 AT PAGE 507
DOCKET 8866 AT PAGE 1490



GRADING CALCULATIONS:

SQUARE FEET OF LOT	37,461 sq.ft.
TOTAL AMOUNT OF GRADING	11,000 sq.ft.
AREA OF OPEN NATURAL SPACW	26,461 sq.ft.
PERCENTAGE OF GRADED AREA	29%

LOT 25 SABINO ESTATES
9930 SABINO ESTATES DRIVE, TUCSON, ARIZONA