



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 4, 2018

Title: P1205-148 IRONWOOD RIDGE ESTATES CONSERVATION SUBDIVISION (LOTS 1, 2, 3, 4, 7, & 8) PLAT NOTE MODIFICATION

Introduction/Background:

The applicant requests modification of plat Permitting Note #14 to increase the maximum grading allowance from 14,000 square feet to 21,000 square feet on Lots 1, 2, 3, 4, 7, & 8 of Ironwood Ridge Estates Conservation Subdivision.

Discussion:

The applicant indicates that the original proposed 14,000 square foot building pad was intended for a specific house floor plan and yard area. With required elevated building pads to remove proposed homes from the FEMA floodplain, the pad slope and drainage channel at natural grade were not accounted for in the grading limit, nor was the grading for a driveway and separate utility connections. The additional 7,000 square feet of grading allowance will cover these needs and still be less than the maximum grading allowances per code. The Flood Control District approves of the request. Staff generally concurs with the applicant's justification for the request, but recommends a condition requiring vegetative mitigation of grading disturbance for underground utility connections not located within driveways in keeping with the purpose and goals of the Conservation Subdivision option to maximize natural area conservation.

Conclusion:

The 21,000 square foot maximum grading request per subject lot will account for disturbance outside of the flat elevated 100' x 140' building pad area, including the pad slope and associated drainage channels and a driveway and utility connections. The grading allowance will still be under the maximum grading per lot allowed by code.

Recommendation:

Staff recommends approval of modification plat Permitting Note #14 to increase maximum grading from 14,000 square feet to 21,000 square feet subject to a condition mitigating grading for utility connections outside of driveways for Lots 1, 2, 3, 4, 7, & 8 of Ironwood Ridge Estates Conservation Subdivision.

Fiscal Impact:

N/A

Board of Supervisor District:

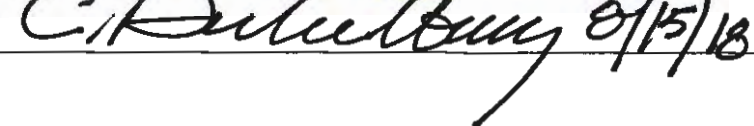
1 2 3 4 5 All

Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: David Petersen Telephone: 520-724-9000

Department Director Signature/Date:  8/15/18

Deputy County Administrator Signature/Date:  8/15/18

County Administrator Signature/Date:  8/15/18



MEMORANDUM

DATE: August 24, 2018

TO: Clerk of the Board

FROM: Chris Poirier, Planning Official

SUBJECT: Co1205-148 Ironwood Ridge Estates Conservation Subdivision Plat Note Modification; September 4, 2018 Board of Supervisors Meeting

The Agenda Item Summary incorrectly states that plat Permitting Note #14 is requested for modification for the above-referenced subdivision. It should have stated plat Permitting Note #10 instead.


PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

FROM: Chris Poirier, Deputy Director 
Public Works-Development Services Department-Planning Division

DATE: August 14, 2018

SUBJECT: P1205-148 Ironwood Ridge Estates Conservation Subdivision (Lots 1, 2, 3, 4, 7, & 8) Plat Note Modification

The above referenced **Plat Note Modification** is within your district and is scheduled for the Board of Supervisors' **SEPTEMBER 4, 2018** hearing.

REQUEST: To increase the amount of grading on each of the subject lots to a maximum of 21,000 sq. ft. in conformance with the Conservation Subdivision Ordinance 18.09.100. The subject lots range from 1.07 acres to 1.50 acres in size and are zoned SR (Suburban Ranch) and located adjacent to W. Ironwood View Place, on the west side of N. La Cholla Boulevard, approximately one-half mile north of W. Overton Road.

OWNERS: Title Security Agency LLC TR 201646-S
Attn: Ironwood Estates LLC
PO Box 32002
Tucson, AZ 85751-2002

AGENT: Therese Brown, Architect
Henderson Brown, Inc.
9110 E. Chof Ovi Drive
Tucson, AZ 85749

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of August 14, 2018, staff has received no public comments.

STAFF RECOMMENDATION: APPROVAL WITH A CONDITION.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The entire subdivision is located within the Multiple Use Management Area and Special Species Management Area designations of the Maeveen Marie Behan Conservation Lands System (CLS). Conservation policies for the CLS do not apply to the subdivision which was platted under original SR zoning.

TD/DP/ar
Attachments

BOARD OF SUPERVISORS MEMORANDUM

Subject: P1205-148

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FOR SEPTEMBER 4, 2018 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division



DATE: August 14, 2018

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

P1205-148 Ironwood Ridge Estates Conservation Subdivision (Lots 1, 2, 3, 4, 7, & 8) Plat Note Modification

Request of Title Security Agency LLC TR 201646-S, represented by Therese Brown, for a **modification of plat Permitting Note #10** for Lots 1, 2, 3, 4, 7, and 8 of the Ironwood Ridge Estates Conservation Subdivision (Bk. 63, Pg. 94). Permitting Note #10 states, "The maximum graded area on each lot shall not exceed 14,000 sq. ft. and shall be in conformance with the Conservation Subdivision Ordinance 18.09.100." The applicant requests to increase the amount of grading on each of the subject lots to a maximum of 21,000 sq. ft. in conformance with the Conservation Subdivision Ordinance 18.09.100. The subject lots range from 1.07 acres to 1.50 acres in size and are zoned SR (Suburban Ranch) and located adjacent to W. Ironwood View Place, on the west side of N. La Cholla Boulevard, approximately one-half mile north of W. Overton Road. Staff recommends **APPROVAL WITH A CONDITION**.
(District 1)

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of modification of plat Permitting Note #10 for Lots 1, 2, 3, 4, 7, and 8 of the Ironwood Ridge Estates Conservation Subdivision to allow an increase in maximum grading for each lot from 14,000 square feet to 21,000 square feet as requested, subject to the following condition:

Grading disturbance for underground utilities outside of the elevated building pad, slope and drainage channels and that are not located within driveways shall be mitigated in accordance with section 18.09.100.F.2.i.2). The mitigation plan shall be part of the single lot Native Plant Preservation Plan.

The 7,000 square foot increase will allow reasonable development of required raised pads for building and yard area within 14,000 square feet as originally proposed while accounting for the slope, drainage channels, driveway, and utilities for each pad. Zoning code compliance with maximum grading allowances will be maintained. Staff encourages placing utility connections within the driveways, but where this will not be done, the recommendation for mitigation is in keeping with the nature of the Conservation Subdivision.

REQUEST OF APPLICANT

The applicant requests the 7,000 square foot grading increase in order to account for the slopes of the built-up pads, two drainage channels at natural grade for each pad, and a single-lane driveway from the subdivision road and underground utilities to each pad. The application letter provides a detailed explanation of the circumstances leading to this request and justification to allow relief.

The applicant indicates that the original proposed 14,000 square foot building pad was intended for a specific house floor plan and yard area. During the plat review process, the Flood Control District required that the pads be elevated to remove proposed homes from the FEMA floodplain. Each elevated pad would require a 12-foot-wide drainage channel at natural grade along the north and west sides. (The grading disturbance for the build-up slope and the drainage channels would then be in addition to 14,000 square foot pad area. The slope and channels have been rip-rapped for the two lots that have been developed within the subdivision.) Disturbance for a driveway and utility trenching outside the pad area would necessarily occur.

The applicant states intent to keep the building pad size and locations as established by the Flood Control District and has obtained the Flood Control District's approval of this request as evidenced by the signed stamp on the request letter by the Floodplain Management Division.

The applicant notes that the actual Conservation Subdivision code allowance for grading on lots one acre or greater in size is 30,000 square feet *plus* a 12-foot-wide driveway extending from the lot line to the garage or carport. The allowance is less for Lots 3 and 4 due to Hillside Development Overlay Zone (HDZ) grading restrictions which limit grading to the greater of 17,425 square feet or 30% of the lot with a maximum of 21,600 square feet with potential allowance of additional grading beyond that limit.

She also indicates that more natural open space is provided, 14.88 acres, than required by code, 8.7 acres. (However, the actual minimum requirement at 50% of the site excluding right-of-way dedication for major streets and scenic routes is 13.27 acres. The 8.7 acres cited may be the approximate area requirement for meeting the 30% natural open space requirement pertaining to use of the set-aside method for meeting the Native Plant Preservation Ordinance.) She also notes that 1.29 acres along the eastern boundary (La Cholla Boulevard) and along the internal subdivision street contains Landscape Mitigation Area to be maintained per CC&R's. (Recent aerial photography shows these area to be densely vegetated.)

Finally, she states intent to preserve as much natural area on each lot as possible with site improvements made to minimize disturbance of identified primary and secondary conservation features. To that end, a Native Plant Preservation Plan was completed for the subdivision, including building pad and street areas; and a separate single lot Native Plant Plan review will be conducted for each lot prior to single lot grading permits per plat Permitting Note #14. (Staff notes that 2018 aerial photography reveals post plat approval disturbance, including fill, on five of the six remaining undeveloped lots.)

PLANNING REPORT

Staff generally concurs with the applicant's explanation and justification for the requested increase in grading allowance to 21,000 square feet for the subject lots. Strict interpretation of the plat note limiting grading to a maximum of 14,000 square feet would necessarily require a reduced building pad from the 100' x 140' foot area more or less represented as the building pad throughout the subdivision review process. Grading in excess of 21,000 square feet is actually allowed for each lot per code. With the requirement to elevate the pads, there will necessarily be additional disturbance for the build-up slope and associated drainage channels. There would also be grading and trenching disturbance for driveways and separate utility connections from the internal streets.

The review files for the Conservation Subdivision (CS-05-05) and the tentative and final plat (P1205-148) include two examples (attached) labeled as Residential Lot Prototypical (sic) Layout which feature large 4,800 square foot house footprints and yard area within a 100' x 140' building pad area. Both state grading limits of approximately 14,000 square feet. However, one depicts a grading limit line that does not include all of the 100' x 140' rectangular-lined area depicted but does include a driveway outside of the pad area. The rectangular lines appear to depict the extent of portions of grading for the house, yard, and outside parking areas. This approach has not been used for the two lots developed to date. The 100' x 140' building pads on Lots 5 and 6 are essentially entirely elevated.

There is also evidence in the file where staff requested removal of the building pads shown on each lot of the tentative plat in lieu of a plat note that limits grading on each lot to 14,000 square feet to allow flexibility to create building envelopes that preserve in place the most ironwood trees possible. Ironwood trees are defined as a primary conservation feature per code. This is a sensible approach, but omits the necessity for additional grading outside of the pads assuming the flat build-up area includes the entire 100' x 140' area as could be inferred on one of the two layout examples. The final plat shows the location of 14,000 sq. ft. building limits on Lots 1, 4, 5, 6, 7, and 8, but not on Lots 2 and 3.

The Conservation Subdivision option provides subdivision development standards which allow a landowner to achieve full density under the existing zoning while also providing substantial preservation of natural open space including areas of natural constraint and cultural resources. There is an overall emphasis for preservation of as much of defined primary and secondary conservation features as possible. The subdivision plat substantially achieves this goal. Per code, for the non-HDZ lots the actual grading allowance per lot is 30,000 square feet *plus* additional grading for a driveway. The applicant proposes a maximum grading allowance of 21,000 square feet, which is still 9,000 square feet less than the maximum and then some for the driveway (and also less than the maximum for the HDZ lots).

With grading in excess of 14,000 square feet, the Conservation Subdivision code requires a minimum of 30% natural area set-aside for of each lot (or approximately 13,983 square feet for the smallest of the lots). Per code, the natural area set aside should, when possible, provide connections to adjoining common or individual lot conservation natural areas and building area footprints should be minimized. This set-aside will need to be shown on the required single lot Native Plant Preservation Plans. These plans will also account for the potential for additional disturbance of ironwood trees, for which 80% are required to be preserved in place or transplanted on-site.

The applicant notes that this request complies with the CC&R's for the subdivision. The owners should note that a property owner within the subdivision may privately enforce the plat note, even if the Board of Supervisors grants a modification.

Public notice is being sent to all property owners within the subdivision and within 1,000 feet of the boundaries of the subdivision. No written public comment has been received as of the writing of this report.

TD/DP/ar
Attachments

cc: Title Security Agency LLC TR 201646-S, Attn: Ironwood Estates LLC
PO Box 32002, Tucson, AZ 85751-2002
Therese Brown, Architect, Henderson Brown, Inc., 9110 E. Chof Ovi Drive
Tucson, AZ 85749
Tom Drzazgowski, Chief Zoning Inspector
P1205-148 File



Ironwood Ridge Estates
Conservation Subdivision

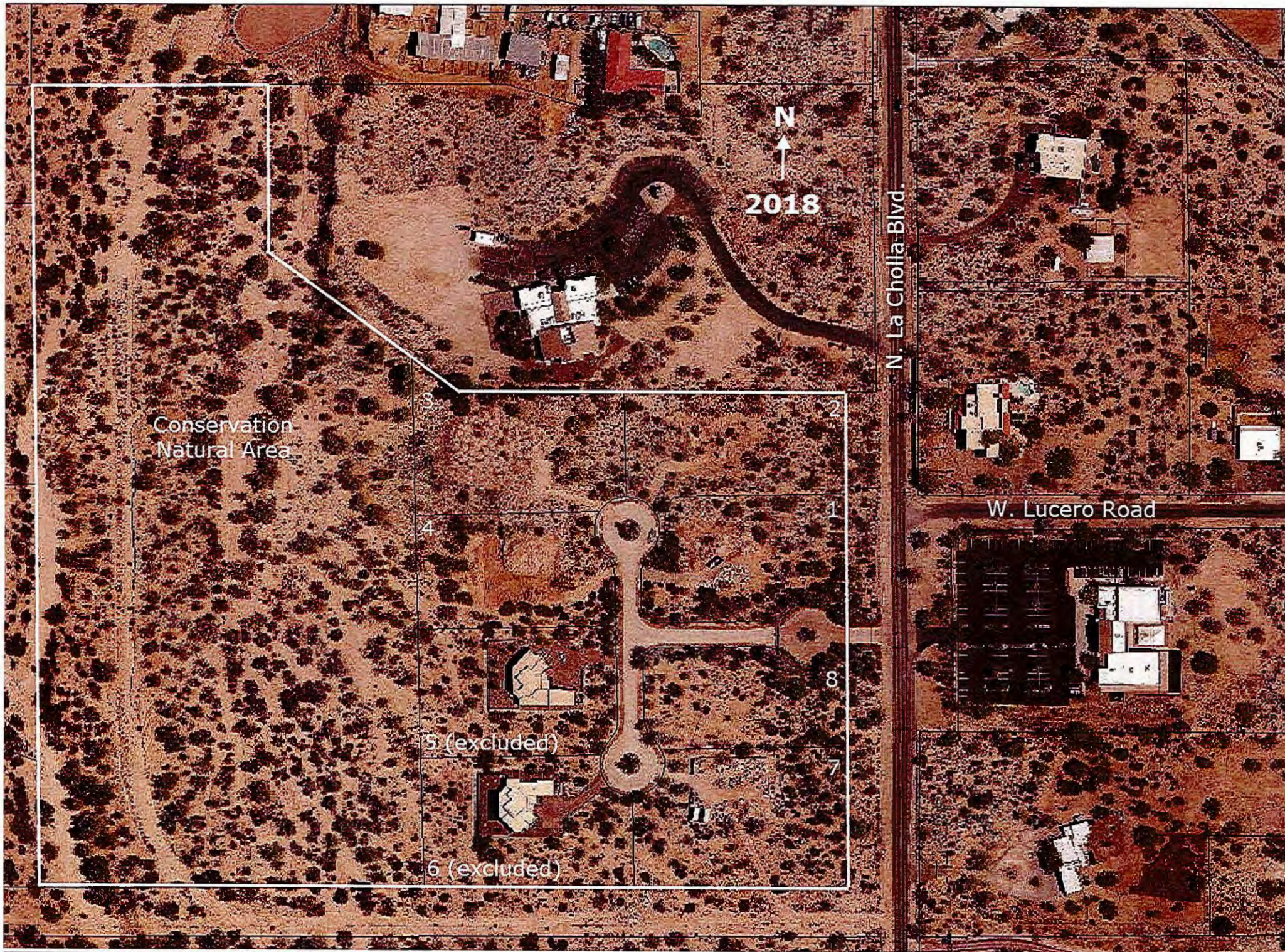
Conservation
Natural Area

N. La Cholla Blvd

N
↑
2018

W. Lucero Road

3 2
4 1
5 8
6 7



Conservation
Natural Area

N
↑
2018

N. La Cholla Blvd

W. Lucero Road

3

2

4

1

5 (excluded)

8

6 (excluded)

7