



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan Colton, Planning Director 

DATE: November 6, 2013

SUBJECT: Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (Lot 17)

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 19, 2013** 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 17 of the Sabino Estates at Sabino Springs subdivision. The subdivision plat limits the area of the development envelope to 9,200 square feet. With the allowable grading envelope, the design solutions are limited to retaining walls, two-story dwellings, and shortened driveways. This modification is necessary to accommodate lengthened driveways for off-street parking, auto circulation, and ingress and egress from the subject property.

OWNER: Monterra Group LP, LLP
7346 East Calle De La Eternidad
Tucson, AZ 85715-2803
(Parcel 114-07-1930)

AGENT: Randel Jacob Design Group, PLLC
Randel Jacob
33 West Congress Street, Ste. 215
Tucson, AZ 85701

DISTRICT: 1

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of November 6, 2013, staff has received no written public comment.

STAFF RECOMMENDATION: APPROVAL.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property lies within the Biological Core Management Area of the Maeveen Marie Behan Conservation Lands System (MMBCLS). However, the subdivision well predates the MMBCLS.

CP/TT/ar
Attachments



Board of Supervisors Memorandum

Subject: Co12-93-11

Page 1 of 3

FOR NOVEMBER 19, 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: November 6, 2013

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (Lot 17)

Request of Monterra Group LP, LLP, represented by Randel Jacob Design Group, PLLC, for a plat note modification of administrative control note #20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 17 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 5.03 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, approximately one third of a mile east of Bowes Road and south of the Coronado National Forest. Staff recommends **APPROVAL**.
(District 1)

STAFF RECOMMENDATION:

Lot 17 has an existing area of disturbance that appears to have been a trail access that was created by the use of the property as a means to get to the Coronado National Forest. Staff recommends mitigation and revegetation of the area of disturbance utilizing a native seed mix compatible with the Buffer Overlay Zone plant list and the adjacent surrounding vegetation. 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 17 to 11,000 square feet subject to the following condition:

1. The property owner shall provide on-site mitigation for the disturbed area outside the development envelope with plant/seed mix from the Buffer Overlay Zone plant list and shall include the mitigated area within the conservation easement dedication.

PLANNING REPORT

The 80.03 acres 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 amended grading and development limitations 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 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.

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 17 (5.03 acre) would be allotted a grading allowance of 27,001 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.

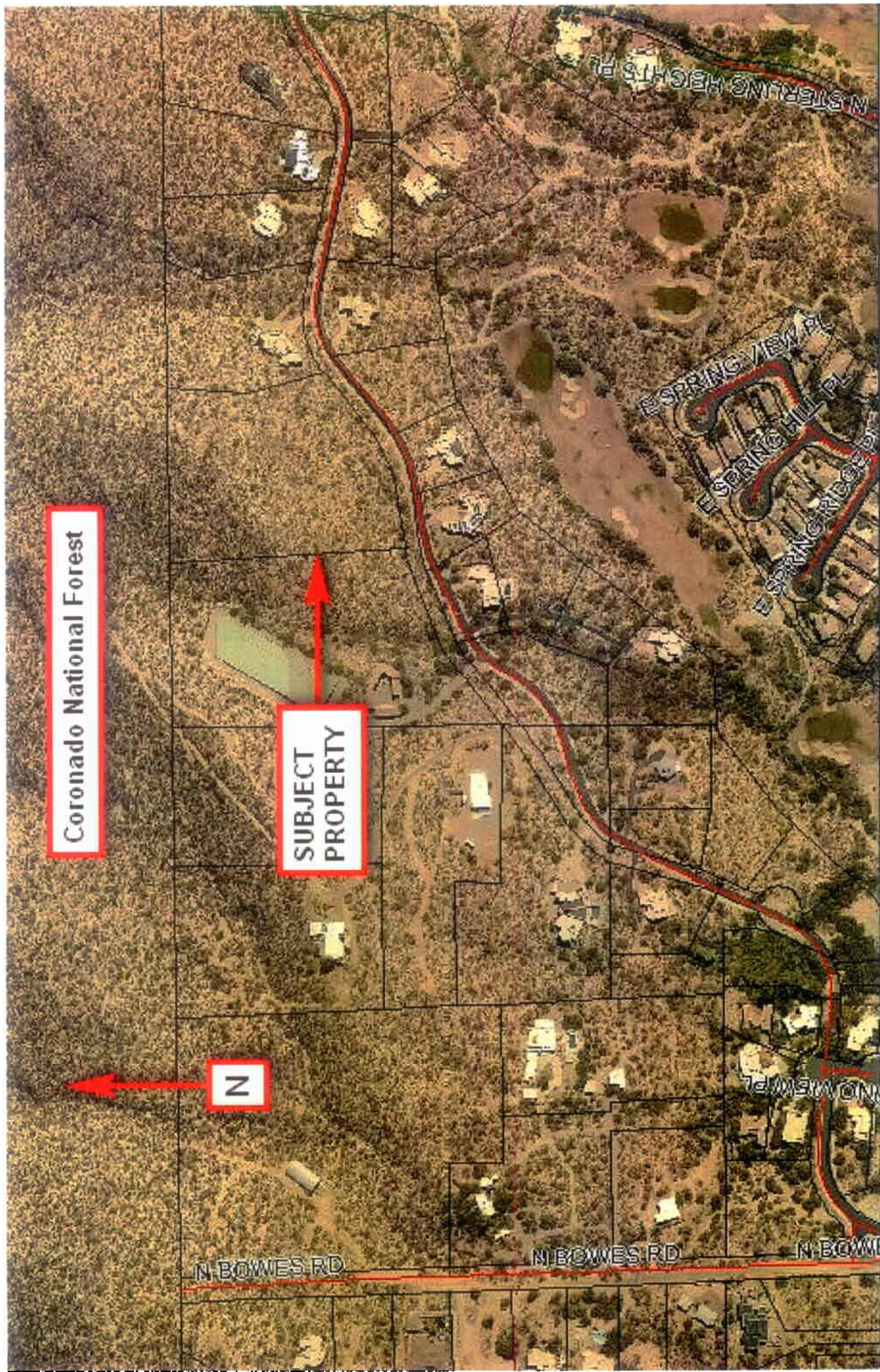
Staff has maintained an account of the total cumulative amount of grading on each of the recorded subdivision plats within the Sabino Spring Specific Plan to ensure compliance with the grading limit rezoning condition. Staff supports the modification of this request based upon: (1) The necessity to allow for a sensitively designed house with adequate off-street parking in an area or locale that supports the minimum amount of disturbance to lessen the environmental impact to adjacent properties and views; (2) The Board of Supervisors has granted approval to increase the amount of grading to 11,000 square feet for Lots 1, 4, 6, 11, 29, 34, and 42 - 45 in 2012 and 2013; and (3) Reliance on the accepted Stantec area of disturbance study.

The subject property lies within the Biological Core Management Area of the MMBCLS which predated the Sabino Estates subdivision plat. As such, the MMBCLS is not applicable to this subdivision.

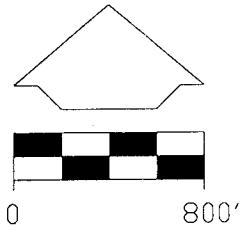
Public notice was sent to all property owners within the subdivision and within 300 feet of the boundaries of the subdivision. No written public comment has been received to date.

CP/TT/ar
Attachments

c: Monterra Group LP, LLP, 7346 East Calle De La Eternidad,
Tucson, AZ 85715-2803, (Parcel 114-07-1930)
Randel Jacob Design Group, PLLC, Randel Jacob,
33 West Congress Street, Ste. 215, Tucson, AZ 85701
Chris Poirier, Assistant Planning Director
Co12-93-11 (Lot 17) File



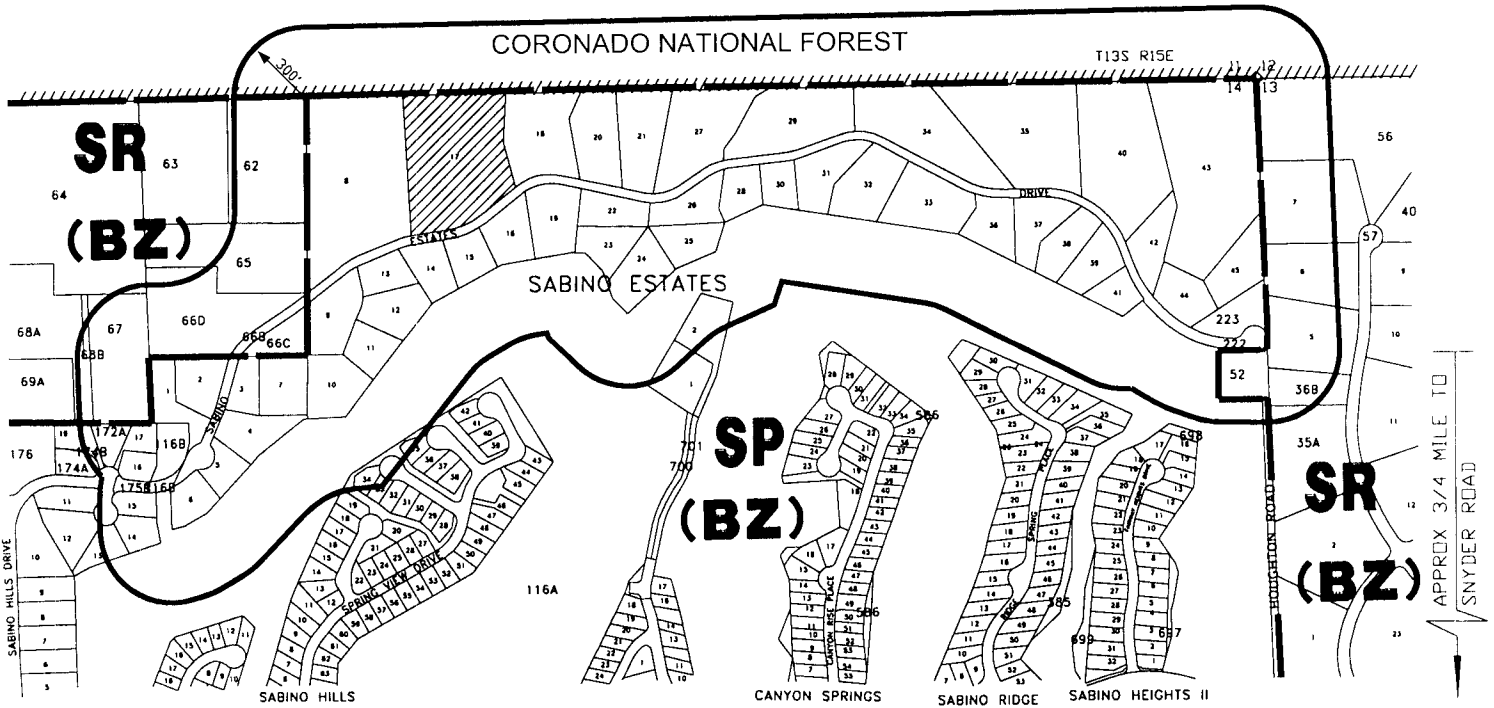
Co12-93-11 Sabino Estates at Sabino Springs, Lot 17
Plat Note Modification





IR

36

APPROX 7/8 MILE TO
BOWES ROAD



Petition area 

Notification area 

BASE MAP 50 & 81

Notes PLAT NOTE MODIFICATION
RE: C023-89-02

Tax codes 114-07-1770,

Date 10/22/13
Drafter DS

File no. C012-93-11
SABINO ESTATES AT SABINO SPRINGS
LOT 17

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Randel Jacob Design Group, PLLC
architecture | planning

Structures : A Building Company, LLC
AROC#269242

ADDRESS
33 West Congress Street, Suite 215
Tucson, Arizona 85701

PHONE
520.321.0220

FAX
520.321.0220

WEB
www.randeljacob.com

October 15, 2013
Terrill Tillman
Senior Planner
Pima County Development Services
201 North Stone Road
Tucson, AZ 85701

Dear Terri,

Thank you for your guidance in making this request.

On behalf of William Nickerson, I would like to formally request that the allowable disturbance for Lot #17 of Sabino Springs Estates, be increased from the current 9200 square feet to 11,000.00 square feet.

I know that other lot owners have been successful with this same request in Sabino Springs this year.

We have been working with the planning department for many years doing our best to understand the issues of how this limitation was put on the development and understand now that after your department's review of a grading study completed for the Estate lots, there was an amount of grading that was able to be redistributed across the development increasing the disturbance to from 9200 to 11,000. Although this number still limits the development of these lots, because of the terrain, especially on lot 17 it definitely helps.

Generally, there is a hardship created for this lot because the previous disturbance severely limited buildable areas, forcing the projects close to the main roads, shortening driveways, making auto circulation, ingress and egress from lots difficult, and forcing two story solutions, and retaining wall dominated to the home designs to minimize footprints, because of the minimal disturbance allowed previously. Although these solutions do work, I believe that granting more disturbance to these lots will actually make less of an impact on the natural landscape because it will allow the projects to find more acceptable site locations instead of "forcing" the site response.

Thank you for your attention to this request.

Sincerely yours,

Randel William Jacob
Architect/Builder
Randel Jacob Design Group, PLLC
Structures: A Building Company, LLC

October 7, 2013

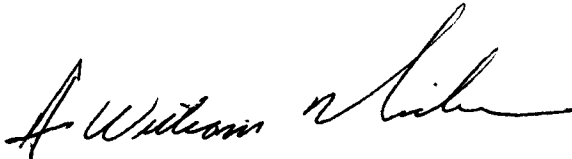
To Whom It May Concern

Pima County Planning Department

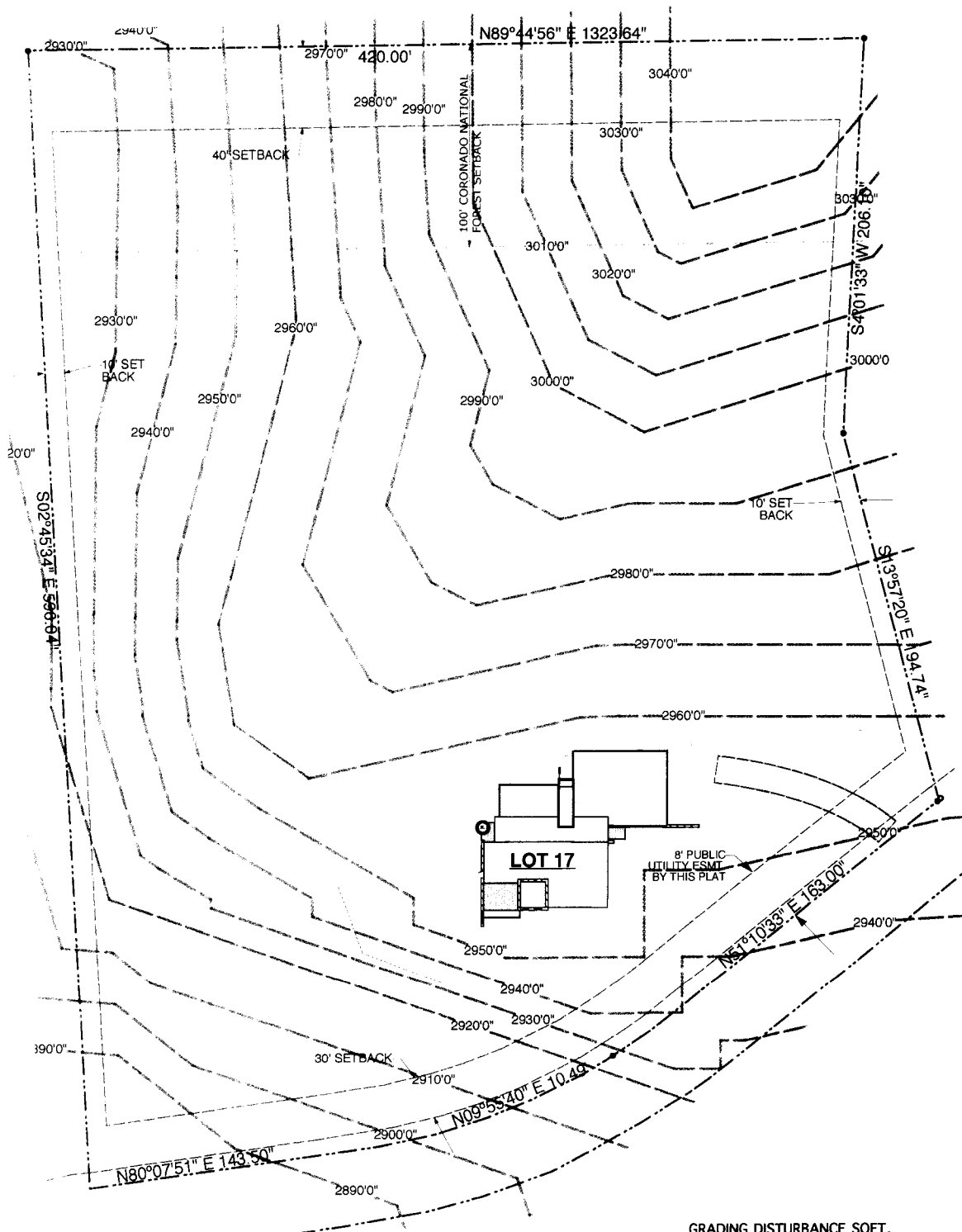
To Whom It May Concern,

Randel Jacob Design Group ,PLLC is authorized to act as our agent in the matter requesting an increase in the land disturbance for lot 17 at Sabino Springs Estates, 9801 E Sabino Estates Drive.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Nickerson", written in a cursive style.

Bill Nickerson



GRADING DISTURBANCE LOT 17
Scale: 1" = 50 ft

GRADING DISTURBANCE SOFT.

LOT 17

-HOUSE (UNDER ROOF): 5,292.863 Sqft.
-OUTDOOR AREAS: 4,071.868 Sqft.
-DRIVEWAYS: 1,301.413 Sqft.
-TOTAL= 10,666.144 Sqft.



Randel Jacob Design Group
architecture | planning | building
33 W. Congress Street, Suite 215, Tucson, AZ 85701
phone (520) 321-0220 fax (520) 321-0220

SABINO ESTATES AT SABINO SPRINGS LOT 17

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 (180.03 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 FLOOD CONTROL 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 8865 AT PAGE 1490