

**PIMA COUNTY  
DESIGN REVIEW COMMITTEE  
PIMA COUNTY GOVERNMENT CENTER**

**\*PRELIMINARY\***

**MEMORANDUM OF DECISION**

TO: Thomas Drzazgowski, Chief Zoning Inspector

FROM: Spencer Hickman, Senior Planner

DATE: January 24, 2023

The Pima County Design Review Committee, at a regular hearing held on **Thursday, January 18, 2024**, heard the following appeals and decided as noted:

**NEW HEARINGS**

**P23VA00034 – BP VAIL PARTNERS, LLC – E. SUCCESS DRIVE**

BP Vail Partners, LLC represented by The Planning Center, requests approval for a Mixed Use Option for a combination of residential, commercial, and industrial uses to be permitted in CI-1 zoning on approximately 97.5 acres of property located on the south side of E. Success Drive (parcel code 305-15-002B), addressed as 14200 E. Success Drive. The property is zoned CI-1 (Light Industrial/Warehousing Zone). (District 4)

Member Wheeler made a motion to APPROVE P23VA00034 subject to staff and committee conditions. Member Holden gave second.

**VOTE:** Upon a roll call vote, the motion to APPROVE passed unanimously by a 7-0 vote (JJ Lamb was a voting member of the DRC for this item as a neighborhood representative, Members Becker and Crowe were absent) subject to the following conditions as noted:

1. The Native Plant Preservation Plan (NPPO) requirements applies to this development. All NPPO requirements shall be met in the corresponding area. For subdivision developments the NPPO will be met in areas allocated as residential. For commercial/industrial developments NPPO will be required in allocated areas for commercial/industrial areas.
2. The Residential Recreation Area requirements found in Section 18.69.090 of the Pima County Zoning Code (PCZC) applies and all recreation requirements will need to occur in the residential allocated areas of the development. Community parks not required by code can be located in areas that do not count towards residential or commercial/industrial areas.
3. Applicant shall provide staff with one final electronic copy of the approved DRC documents for staff sign-off in compliance with the DRC decision.
4. Riparian In-lieu fee must be paid prior to the approval of a residential subdivision plat. This will permit commercial areas to be developed in their entirety. The owner is permitted to work with Flood Control District and analyze Riparian areas to determine if they can be remapped and removed from mapped Riparian area.
5. Regional Flood Control District review and approval are required at the time of development.

6. Drainage design shall not increase existing conditions water surface elevations and flow
7. velocities at all property boundaries.
8. Drainage infrastructure and open space for drainage shall be maintained by the Homeowners' Association.
9. First flush retention shall be provided in Low Impact Development practices distributed
10. throughout the site, and shall provide a maximum 9" depressed area for stormwater
11. harvesting to supplement irrigation in the landscape buffers.
12. Curb cuts in appropriate locations along roads shall be utilized to optimize LID Practices in appropriate locations throughout the road system.
13. The In-lieu fee to mitigate for the disturbance to the Regulated Riparian Habitat will be paid at the time of development prior to issuance of the first Site Construction Permit.
14. Disturbance for trails within the regulated riparian habitat shall be no wider than 4 feet, will avoid disturbance to mature vegetation and other sensitive areas, remain at-grade, and natural soil.
15. The Regulated Riparian Habitat located within the Natural Undisturbed Open Space shall be protected during construction and will remain undisturbed in perpetuity.
16. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation at time of Subdivision Plat and/or development plan submittal. The Colossal Cave Road and Success Drive unsignalized intersection shall be analyzed in the TIS. The combined traffic from residential and nonresidential uses shall be analyzed in the TIS. Offsite improvements determined necessary, as a result of the traffic impact study, shall be provided by the property owner.
17. The TIS shall be updated with each block submittal and the use analyzed.
18. Street layout and Connectivity, including but not limited to the number, location and design of access points, as well as the design of internal roads to the Northern Development Area shall be determined at the time of subdivision plat submittal and are subject to the Department of Transportation approval.
19. Nonresidential uses shall be internal to the development area, unless approved by the Department of Transportation at time of permitting.
20. Success Drive shall be extended to the eastern property boundary of the project site and is subject to review and approval by the Department of Transportation.
21. Within 90 days of the approval date, the applicant shall notice and hold a meeting with the neighbors to discuss the project. The applicant shall notices neighbors within 300 feet of the project boundary.
22. The applicant shall construct pedestrian access points at the boundaries of the project to allow for current and future pedestrian and bicycle access.
23. Each residential lot is limited to have real grass turf on the remaining 25% of the lot after the lot has been developed.
24. The applicant shall consult with the Vail Preservation Society in regards to the installation of public art on the site.
25. Air conditioning and mechanical equipment on residential lots shall be screened.

