



MEMORANDUM

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DATE: March 1, 2006

TO: Zoning Administration Division
DSD Zoning Review Section

FROM: Walter Tellez
Zoning Administrator

SUBJECT: LUC 3.8.3.4.A, Exceptions to NPPO Regulations
Land Use Code: Zoning Administrator Determination

Under LUC 3.8.3.4.A, NPPO regulations do not apply to SFR development on parcels or lots recorded before March 24, 1997, however when parcels or lots are combined or split then they are new parcels and subject to the NPPO. A transfer of a few feet from one parcel to another might not be covered, but any time a new lot is created it should be subject to the NPPO.

s:zoning administration/za determination/LUC 3.8.3.4.A.doc

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From: Craig Gross
To: Gehlen, Patricia
Date: 07/29/2005 10:50:42 AM
Subject: Re: Fwd: ERZ crossing for Sierra Morado Sewer, Unit 3

After kicking it around with other staff I would think that if all other construction is outside of the ERZ and they can show us that they have no other reasonable option and they are not disturbing an area of critical riparian habitat (removing significant vegetation) and they are willing to return the site to a post-construction condition (same grade, reseed, etc.) they would not have to do the public process.

>>> Patricia Gehlen 07/29/2005 6:30:27 AM >>>

If it is for a sewer line does that mean they don't have to do the public process?

>>> Kent McRae <kmcrae@mmla-psomas.com> 07/28/2005 4:42:33 PM >>>

Ms. Gehlen,

Can you please direct me concerning a public meeting for a sewer line crossing of an ERZ? This project falls in the Sierra Morado Unit 3. I would like to discuss the process with you.

Thank you,

Kent

Kent McRae, P.E.
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CC: Flick, Matthew; Tellez, Walter; Vogelsberg, Jim



MEMORANDUM

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DATE: August 31, 1999

TO: Planning Dept. Staff

FROM: Walter Tellez
Zoning Administrator

SUBJECT: Residential Cluster Projects and the Landscape and Screening Requirements

The following is a clarification of how the Landscaping and Screening Regulations are applied to RCPs.

The intent of the Sections 3.6.1.4.A.4. and 3.7.2.7 are to assure that common areas are designed to include landscaping and ground cover, primarily for aesthetic and dust control purposes.

The intent of Sec.3.6.1.4.C. is to apply the Landscape and Screening Requirements, Sec.3.7.0, to common areas, that are common use areas, wherever they abut a land use outside the boundaries of the RCP. These exterior edges of common areas must contain a landscape border per LUC 3.7.2.4. Common areas, including along interior streets, within the RCP itself, do not require landscape borders or screening per LUC 3.7.2.4. Single-family dwellings within the RCP are also not required to provide landscaping and screening (Sections 3.7.1.2.C.1, 3.7.2.4.C.3.d, and 3.7.3.1).

Common use areas, generally, must be landscaped and accessible per LUC 3.6.1.4.A.4 and 5. For that reason, common areas within RCPs that are common use areas should be labeled differently from those areas that are common to the subdivision, but not common use areas.

Drainageways, within an RCP and on the RCP site boundary, of at least 10' in width, do not require a landscape border per LUC 3.7.2.4.C.3.B. Drainageways within the interior of the RCP do not require landscaping or screening.

Undisturbed natural areas may be designated as common area, while not being common use areas, therefore no additional landscaping or screening is required.

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