



TOWN OF CAREFREE  
NOTICE of a PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD  
MONDAY, NOVEMBER 16, 2020  
VIA ZOOM WEB  
TIME: 5:00 p.m.

**BOARD MEMBERS PRESENT:**

Chairman Al Mascha  
Vice Chairman Tom Cross  
Board Member Dan Davee  
Board Member Lyn Hitchon  
Board Member Scott Spertl  
Board Member Dick Tatlow

**BOARD MEMBERS ABSENT:**

Board Member Heather Burgett

**STAFF PRESENT:**

Planning Director – Stacey-Bridge Denzak  
Town Engineer – Greg Crossman  
Planning Clerk - Samantha Gesell

*Members of the Planning and Zoning Commission participated by technological means or methods pursuant to A.R.S. §38-431(4).*

Chairman Mascha called the meeting to order and led the pledge of allegiance at 5:01 p.m.

**ITEM 1. APPROVAL of DRB MEETING MINUTES for the meeting of OCTOBER 14, 2019.**

Board Member Cross **MOVED** to **APPROVE** the Development Review Board meeting minutes dated **OCTOBER 14, 2019** as submitted. **SECONDED** by Board Member Davee, **PASSED** unanimously.

**ITEM 2. DISCUSSION AND POSSIBLE ACTION on a request for approval of a proposed MOUNTAINSIDE DEVELOPMENT.**

**CASE #:** 20-07-MS

**APPLICANT:** Applicant  
Randy Altman  
8709 E.Villa Cassandra Dr.  
Scottsdale, AZ 85266

**CASE LOCATION:** 6118 Little Hope Place, Lot 92, Sentinel Rock Estates Unit II  
APN: 211-28-192

**ZONING:** R1-35 Single Family Residential  
35,000 square feet minimum lot size

**REQUEST:** **APPROVAL** of a development plan for a single-family residence in the Mountainside Zoning District Overlay. The Mountainside overlay applies to properties in Carefree which contain a 20% slope or greater over a 50-foot length perpendicular to such slope. The philosophy of the Mountainside District is twofold: (1) encourage development to be placed in the least environmentally sensitive area of a site; and (2) the proposed development is strategically integrated into the hillside. A supplemental request for a wall height waiver is included under this application.

Planning Director Bridge-Denzak introduced the proposed application, via PowerPoint.

Director Bridge-Denzak presented details of the subject property, located on Little Hope Place in Carefree Sentinel Rock Estates subdivision. Adding, the property is in Zoning District R1-35 Single Family Residential (R1-35, minimum 35,000 square foot lot size). Access to the development is from Little Hope Place.

Director Bridge-Denzak provided details of the site, noting that the site essentially slopes from east to west, with 2/3 of the lot containing slopes greater than 20% gradient. She further explained the site is bisected by a wash with a flow rate that exceeds 50 cubic feet per second (121 cfs) centered within a 20-foot wide drainage easement as shown on the Final Plat. By direction of the Town Engineer, the easement area was expanded to accommodate a shift in the wash. Ms. Bridge-Denzak assured, the project does not disturb the wash and is located outside of the drainage easement.

Protected plants will be salvaged and relocated on the property at areas of disturbance.

Director Bridge-Denzak provided a summary of the proposed residence:

- A total of 5,534 square feet under roof (livable and non-livable areas).
- The main entrance faces Little Hope (south) with its rear yard facing north adjacent to the wash.

The structure is a 3-bedroom, 3-1/2 bathroom single-level home with 3-car garage and rear yard amenities. It is a total livable area of 3,316 square feet. It is a territorial style approach to architecture with a flat roof, small windows, and a stylized main entry. The structure and adjacent retaining and site walls are painted stucco in a desert tan color. Hardscape materials include a concrete unit paver driveway and rear patio. Director Bridge-Denzak pointed out certain foundation walls located within the erosion setback zone requires scour protection.

Director Bridge-Denzak added, all utility lines, including dry utilities, will be located underground either below or adjacent to the new driveway in graded areas.

Director Bridge-Denzak discussed the request for the tall retaining walls. At its greatest cut, the retaining wall at the east side of the property will be 11 feet tall. Staff suggested the applicant consider a single, tall retaining wall instead of terraced walls in order to minimize disturbance in the east setback.

The proposed project complies with 15.8% lot coverage and approximately 33.3% disturbed area, which includes the building, driveway, and rear yard.

Director Bridge-Denzak explained the building complies with the 40-foot maximum cumulative height for Mountainside developments with a measurement of 26'9" and the project meets the 24-foot maximum building height as required; the main residence from garage level to highest parapet is 19'10".

The applicant has met all other development standards with what is required by the Zoning Ordinance such as setbacks and cut: fill. The easement purpose has been expanded by direction of the Town Engineer due to a shift in the wash location that occurred over time. The site is designed for the 100-year 2-hour storm event. The proposed finished floor elevation is safe from inundation by the 100-year peak rainfall event as shown on the proposed plans. Furthermore, the expanded drainage easement benefits the neighborhood to ensure there are no impediments to drainage as intended by the Final Plat.

Director Bridge-Denzak explained that refined Grading and Drainage Plans shall be submitted under a future building permit. The Town Engineer has reviewed the conceptual plans and drainage report as part of this Mountainside case.

Ms. Bridge-Denzak noted that the Citizen Participation requirements have been met. The notification was sent on August 1, 2020. The applicant received 2 emails from nearby residents who subsequently reviewed the plans and had no objections. No other responses were received by the Town or the applicant.

Board Member Sperl expressed concern pertaining to Graham Engineering notes on the proposed site plan related to the retaining walls and soil erosion. Town Engineer Greg Crossman explained how the structure is protected from lateral migration and erosion. Applicant Randy Altman provided details of the scour walls and is sensitive to the expressed considerations. Mr. Altman accepted full liability.

Board Member Tatlow questioned the height of the 11' retaining wall encompassing the back patio and pool area, asking if the wall could step down and reduce the height to 7'. Director Bridge-Denzak addressed Mr. Tatlow's question, explaining that the walls around the pool are 5' and the 11' retaining wall is at the front of the property.

Chairman Mascha asked for questions from the public. There were no questions.

Chairman Mascha called for a motion on case **20-07-MS**.

Board Member Hitchon **MOVED to APPROVE** the development plan for a single-family residence in the Mountainside Zoning District Overlay with the following conditions:

1. All plans submitted to the Building Department for a building permit shall conform to the development plans and reports submitted on November 3, 2020 associated with this application and attached to this report including the conditions approved by the Development Review Board on November 16, 2020.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval unless an extension is requested by the applicant and/or owner and granted by the Zoning Administrator.
3. All utility lines shall be located underground and within the driveway graded area or other disturbed areas as shown on the grading plans.
4. Any disturbance to the wash that may occur during construction shall be restored to its original grade and ground plane finish to ensure all drainage characteristics are maintained.
5. The east driveway retaining wall shall not exceed a height of 11 feet as approved by the Development Review Board. All other retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 *Walls and Fences* of the Carefree Zoning Ordinance.
6. Driveway grading shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 *Site Disturbance and Driveways* Subsections (4) and (5) of the Carefree Zoning Ordinance.
7. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
8. Landscaping shall meet all provisions of Article IX, Section 9.13.

Vice Chairman Cross **SECONDED** the motion, **PASSED** unanimously.

**ITEM #3 ANNOUNCEMENTS.**

There were no announcements.


**ITEM #4 ADJOURNMENT.**

There being no additional business, Board Member Hitchon **MOVED** to **ADJOURN**. **SECONDED** by Board Member Tatlow, **PASSED** unanimously. The meeting was **ADJOURNED** by unanimous consent at 5:30 p.m.

**DEVELOPMENT REVIEW BOARD**

  
Al Mascha, Chairman

**ATTEST:**

  
Samantha Gesell, Planning Clerk