

**TOWN OF CAREFREE
MINUTES of a PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD
MONDAY, DECEMBER 14, 2020**

Chairman Mascha called the meeting to order and led the Pledge of Allegiance at 5:22 p.m.

BOARD MEMBERS PRESENT:

Chairman – Al Mascha
Vice Chair – Tom Cross
Board Member – Dan Davee
Board Member – Lyn Hitchon
Board Member – Scott Sperl
Board Member – Dick Tatlow

BOARD MEMBERS ABSENT:

Board Member – Heather Burgett

STAFF PRESENT:

Planning Director – Stacey Bridge-Denzak
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).

ITEM 1. APPROVAL of the DEVELOPMENT REVIEW BOARD meeting minutes dated NOVEMBER 16, 2020.

Board Member Hitchon **MOVED** to **APPROVE** the minutes as submitted. **SECONDED** by Vice Chairman Cross, **PASSED** unanimously.

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

CASE #: 20-03-MS, Kunka Residence

APPLICANT: David Timmons, David Timmons Architectural Design Studio, LLC
2830 E. Tracy Lane

Phoenix AZ, 85032

CASE LOCATION: 38174 Tranquil Way, Lot 9 – Tranquil Place
APN: 216-23-063

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

Director Bridge-Denzak described the location of the proposed Mountainside application, Lot #9, Tranquil place. The Crossings at Carefree is to the north and Aribiome subdivision is located to the west.

Ms. Bridge-Denzak provided details of the developable area of the lot, noting that the lot is 38,000 plus square foot lot and slopes from north to south. Director Bridge-Denzak presented via PowerPoint, the approximate location of the structure, associated amenities, as well as the alignment of the driveway. Ms. Denzak explained that this is a Mountainside lot due to the fact that more than half the lot consists of steep slopes. The locations of the lesser slopes are within the setbacks, confining the applicant to developing within the steeper portions of the property.

Director Bridge-Denak explained the application is compliant with the Town's Development Standards for the R1-35 zoning district and structures as well as the walls comply with the Town's setback requirements. Adding, building height, cumulative height and cut to fill requirements have been met. Ms. Bridge-Denzak noted, that due to the sloping site, the applicant is requesting a wall waiver under this permit. Retaining walls are required and preferred over greater disturbance of slopes. Adding, that while the project is on steep slopes, the development is located with minimal impact. Director Bridge-Denzak explained the applicant's request for a height waiver. The retaining walls are used to meet existing grade thereby reducing additional disturbance. Ms. Bridge-Denzak added most walls are below 7 feet tall; however, in certain instances, this height is more. Noting that the tallest wall can be found at the northeast corner of the vehicular courtyard at the trash enclosure with a proposed height of 13'6". It then tapers down along the vehicular courtyard and entry drive to a height of 2'3". She explained that this height is due to a required cut in the site to allow for the proposed finished floor elevation. Adding, that the finished floor grade provides a lower profile of the home from the neighboring property to the northeast.

The Town Engineer has done a preliminary review of the documents submitted and has no issues with the proposal.

In regards to utilities, water will be provided by Cave Creek Water Company and a private septic system will be installed for waste water.

Ms. Bridge-Denzak presented the proposed landscape plan via PowerPoint. A preliminary salvage inventory and a landscape plan were submitted in association with

this application. Director Bridge-Denzak further explained that an assessment during the building permit phase will be performed to ensure all salvageable material is accounted for and included on the final landscape plan.

Director Bridge-Denzak presented detailed elevations and a 3-D flyover presentation of the proposed home.

The Homeowners Association has approved the project.

Board Member Sperl had a question regarding non-native trees located on the property. Applicant David Timmons, David Timmons Architectural Design Studio, LLC, agreed and stated that non-native trees will be replaced with native trees in order to meet conditions of approval. Explaining, landscape buffers will be created to minimize the shine of headlights that come down the proposed driveway.

Chairman Mascha opened up the meeting for public comment, hearing none; Chairman Mascha called for a motion.

Vice Chairman Cross moved to **APPROVE** a 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 be consistent with the plans associated with this application date stamped November 25, 2020, attached to this report, and per conditions approved by the Development Review Board on December 14, 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.
3. The proposed pool, spa, and associated equipment shall be located outside of the building setbacks for approval of a building permit.
4. The north retaining wall adjacent to the driveway and trash enclosure shall not exceed a height of 13'6" 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.
5. Any additional grading beyond the north retaining wall shall require landscape boulders similar to the driveway entrance to minimize erosion.
6. Disturbed areas for the septic system installation shall be revegetated in a manner that is consistent with the plant type and density of the surrounding natural environment and as noted on the landscape plans. Existing grade shall be restored also. A final landscape plan which includes the associated revegetation plan shall be submitted and approved by the Town of Carefree prior to issuance of a building permit.
7. All exterior lighting shall meet the requirements of Section 9.12 of the Zoning Ordinance. Also, exterior building fixtures shall be cut-offs and shielded.
8. Proposed Mesquite & Palo Verdes shall be native varieties.



SECONDED by Board Member Hitchon. **PASSED** unanimously.

ITEM 3. ANNOUNCEMENTS.

Director Bridge-Denzak acknowledged Chairman Al Mascha, Commissioner/Board Member Scott Sperl and Commissioner/Board Member Dick Tatlow for their many years of service, dedication and commitment to the Planning and Zoning Commission, Board of Adjustment and Development Review Board. Ms. Bridge-Denzak announced that the aforementioned will be stepping down from their seats on the Planning and Zoning Commission, Board of Adjustment and Development Review Board. She commended them on the great impact they have had on the Town of Carefree as well as her career. Director Bridge-Denzak extended an invitation for them to attend the Town Council meeting, via ZOOM, scheduled for Tuesday, January 05, 2021, as the Town Council of the Town of Carefree would like to recognize them as well.

ITEM 4. ADJOURNMENT.

There being no additional business, Vice Chairman Cross **MOVED** to **ADJOURN**. **SECONDED** by Board Member Hitchon, **PASSED** unanimously. The meeting was **ADJOURNED** at 5:49 p.m.

BOARD OF ADJUSTMENT

Al Mascha, Chairman

ATTEST:

Samantha Gesell, Planning Clerk