

**MINUTES
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD
REGULAR SESSION
JANUARY 24, 2012
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

CALL TO ORDER AT OR AFTER 6:00 P.M.

Vice Chair Lockett called the meeting to order at 6:03 p.m.

ROLL CALL

PRESENT: Vice Chair Richard Lockett
Member Richard Eggerding
Member Kit Donley
Member Rachel Childers
Member Nathan Basken
Member David Atler
Member Gil Alexander

ABSENT: Chair Dino Sakellar
Member Harold Linton

ALSO PRESENT: Mary Snider, Vice Mayor
Barry Gillaspie, Councilmember
Steve Solomon, Councilmember
Joe Hornat, Councilmember
Lou Waters, Councilmember

PLEDGE OF ALLEGIANCE

Vice Chair Lockett led the audience in the Pledge of Allegiance.

CALL TO AUDIENCE -

Vice Chair Lockett opened and closed the Call to the Audience with no speakers.

REGULAR AGENDA

Vice Chair Lockett reordered the items on the agenda as follows:

- Grading exception for LA Fitness, item 2
- Conceptual Site Plan, Conceptual Architecture and Conceptual Public Art Work for LA Fitness, item 1
- Planning Manager's Update, item 3

2. [Grading exception for LA Fitness, located on the northeast corner of Oracle Road and Hardy Road.](#)

Steve Haney, of Kimley-Horn and Associates, Inc., representing LA Fitness, made the applicant's presentation which included a brief overview of the site plan and parking requirements.

Karen Berchtold, Senior Planner, presented information on the Applicant's request; grading ordinance; context map; preliminary grading design; public input; findings; and recommendation.

Vice Chair Lockett opened the public hearing:

The following people were opposed to the application:

Jennifer Gillaspie, Oro Valley resident.

MOTION: A motion was made by Member Gil Alexander and seconded by Member Kit Donley approve the Grading Exception for LA Fitness subject to the Conditions in Attachment 1, adding additional trees be placed on the east buffer spacing of 15 feet on center.

Vice Chair Lockett offered a friendly amendment to have the applicant provide a demand study to confirm whether 271 parking spaces necessary, which was denied by Member Alexander. Member Alexander deemed appropriate to discuss during agenda item one Conceptual Design.

MOTION carried, 7-0.

1. [Conceptual Site Plan, Conceptual Architecture and Conceptual Public Art Work for LA Fitness, located on the northeast corner of Oracle Road and Hardy Road.](#)

Steve Haney, of Kimley-Horn and Associates, Inc., representing LA Fitness, made the applicant's presentation which included a brief overview of the Preliminary Site Plan.

Jorge Calderon, of Robert Kubicek Architects, representing LA Fitness, made the applicant's presentation which included architecture of building; exterior elevation; and public artwork; artwork section.

Jennifer Gillaspie, Oro Valley resident, spoke in opposition to the crown feature, height of the light pole in the parking lot and traffic impact to the neighborhood.

Jill Jones, Oro Valley resident, spoke in opposition the crown feature.

Ellen Zank, Oro Valley resident, spoke in opposition to the crown feature.

Karen Berchtold, Senior Planner, presented information on the Applicant's request; Conceptual Site Plan; Context Map, Public Participation Process; Neighborhood Concerns; Conceptual Landscape Plan; Addendum "A" Design Standards; Building Principals; Summary/Recommendation.

David Williams, Planning Manager, recommended adding to the Conceptual Site Plan Planning Conditions; restriction to the pole lights to be twelve foot in height; retaining wall material to match the main building; Conceptual Site Plan Engineering Conditions; left in right out only from Oracle Road.

MOTION: A motion was made by Member David Adler and seconded by Member Richard Eggerding approve the Conceptual Site Plan for LA Fitness with the Conditions in Attachment 1, Part I, and the additional conditions one through four provided by staff.

Member Alexander offered a friendly amendment to add that luminary levels within a hundred and fifty feet of the east property line be minimal that are compliant to the adopted building code. Accepted by Member David Adler, and Member Richard Eggerding.

MOTION carried, 7-0.

Karen Berchtold, Senior Planner, presented information on the Applicant's request; Conceptual Architecture; Public Input; Addendum A Design Standards; Summary/Recommendation; Recommended Conditions.

MOTION: A motion was made by Member Nathan Basken and seconded by Member Gil Alexander approve the Conceptual Architecture for LA Fitness subject to the Conditions in Attachment 1, Part II, excluding number six and eight.

David Williams, Planning Manager, suggested an amendment to modify number seven of the Conditions of Approval to specify 24 inch box trees or salvaged. Accepted by Member Nathan Basken, and Member Gil Alexander.

Member David Adler offered a friendly amendment to add clustering of the mechanical equipment in groups of four and provide screening. Carry the vertical elements from the northern elevation to the east elevation. Accepted by Member Nathan Basken and Member Gil Alexander.

MOTION carried, 7-0.

Karen Berchtold, Senior Planner, presented information on the Applicant's request; Conceptual public Art Review; Public Artwork Location; Conceptual Artwork Analysis; Summary/Recommendation; Conditions.

MOTION: A motion was made by Member Richard Eggerding and seconded by Member Rachel Childers approve the Conceptual Public Artwork for LA Fitness with the

Conditions in Attachment 1, Part III, finding that the proposed Conceptual Public Artwork meets the applicable Zoning Code Review Criteria.

MOTION carried, 7-0.

3. [Planning Manager's Update \(Informational Only\)](#)

Mr. Williams updated the Board on the Neighborhood Meeting for Steam Pump Village Apartments; small group Community Outreach Forum; change in board meeting minutes.

ADJOURNMENT

MOTION: A motion was made by Member Richard Eggerding and seconded by Member Gil Alexander adjourn the Conceptual Design Review Board meeting at 8:48 p.m.

MOTION carried, 7-0.

DRAFT