

**MINUTES
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD
REGULAR SESSION
APRIL 10, 2012
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

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

Chairman Sakellar called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT:

Dino Sakellar, Chairman
Richard Luckett, Vice Chair
Gil Alexander, Member
Nathan Basken, Member
Rachel Childers, Member
Kit Donley, Member
Harold Linton, Member

ABSENT:

David Adler, Member

EXCUSED:

Richard Eggerding, Member

ALSO PRESENT:

Joe Hornat, Council Member
Lou Waters, Council Member

PLEDGE OF ALLEGIANCE

Chairman Sakellar led the audience in the Pledge of Allegiance

CALL TO AUDIENCE

Chairman Sakellar opened the Call to Audience with no speakers.

1. **REVIEW AND POSSIBLE ACTION REGARDING CONCEPTUAL SITE PLAN, CONCEPTUAL ARCHITECTURE AND ALTERNATIVE PARKING RATIO FOR THE ENCANTADA AT STEAM PUMP APARTMENTS (OV1212-01)**

Matt Michels, Senior Planner, presented the following:

-Location Map

- Steam Pump Village Overview
- Conceptual Site Plan
- Conceptual Site Design Principles
- Town Owned Mesquite Bosque Parcel: Proposed Improvements
- Alternative Parking Analysis
- Conceptual Landscape Plan
- Addendum A Design Standards
- Summary/Recommendation

- Architectural Design Principles
- Conceptual Design Principles
- Site Section
- Leasing Office & Coffee House/Bistro Elevations
- View of site from CDO Trail
- View of site from Oracle Road
- Addendum A Design Standards
- Proposed Color/Material Palette
- Public Participation Process
- Neighborhood Questions & Concerns
- Summary/Recommendations

Mike Censky, applicant, representing HSL Properties, addressed the following:

- Color Palette
- Roof Colors
- Parking Ratio
- Lighting Impacts
- Decorative Features on Building

Will Loesche, Golder Ranch Fire Marshall, responded to the Board's fire safety concerns regarding large trees on the west elevation.

Bill Adler, Oro Valley Resident, commented on parking on the site, people and recreation ratio, window tinting and avoiding open stairwells.

MOTION: A motion was made by Richard Lockett, Vice Chair and seconded by Rachel Childers, Member recommend approval of the Conceptual Site Plan for Encantada at Steam Pump Village, subject to the conditions of Part I in Attachment #1, finding that the proposed Conceptual Site Plan meets the applicable Design Principles, Design Standards and Steam Pump Village PAD criteria.

Attachment 1
Conditions of Approval
Encantada at Steam Pump Village apartments
OV1212-01
Part I: Conceptual Site Plan

Engineering:

1. If a traffic signal is warranted at the Rams Field Pass intersection, a crosswalk with pedestrian signal heads shall be required due to the construction of the last phase of Steam Pump Village.
2. Provide connections from the crosswalk that will not be impeded by access gates to:
 - the existing multi-use path
 - the bosque park, and
 - the remainder of the Steam Pump Village development to be provided along the front of the property that connects to the coffee house area of the development.
3. A transit stop is required for the overall Steam Pump Village development. Continued coordination with Town staff is required to determine an acceptable location for the transit stop. An agreed upon location shall be required prior to final approval of the Final Site Plan.

Planning:

1. Provide landscaped open space calculation on the Conceptual Site Plan.
2. All proposed aerial fire apparatus lanes must be approved by the Golder Ranch Fire District.
3. In exchange for use of Town property for drainage purposes, the applicant shall work with the Town to design landscaping and other improvements (i.e. parking, primitive trail, seating, pedestrian connection to the CDO trail, etc.) to the Town-owned parcel and shall execute an agreement for the installation and maintenance of said improvements.
4. Trees will be limited to species with a mature height of no more than 15 feet in areas around fire aerial apparatus access lanes, including parking islands in front of fire lanes.
5. Refuse areas must be screened with a 6-foot opaque screen painted to match the buildings and additional vegetative screening must be provided around all refuse areas to shield them from view from Oracle Road and the CDO trail.
6. Provide a pedestrian connection from Encantada to the mesquite bosque park.

MOTION carried, 6-1 with Harold Linton, Member opposed.

MOTION: A motion was made by Richard Lockett, Vice Chair and seconded by Nathan Basken, Member approve the Alternative Parking Ratio for Encantada at Steam Pump Village apartments, finding that the proposed Alternative Parking Ratio meets the applicable Zoning Code Review criteria.

MOTION: A motion was made by Richard Lockett, Vice Chair and seconded by Nathan Basken, Member to Amend approve the Alternative Parking Ratio for Encantada at Steam Pump Village apartments, finding that the proposed Alternative Parking Ratio meets the appropriate Zoning Code requirements.

MOTION carried, 5-2 with Gil Alexander, Member, and Harold Linton, Member opposed.

MOTION: A motion was made by Nathan Basken, Member and seconded by Richard Luckett, Vice Chair recommend approval of the Conceptual Architecture for Encantada at Steam Pump Village apartments, subject to the conditions of Part II in Attachment #1, finding that the proposed Conceptual Architecture meets the applicable Design Principles and Design Standards.

Chairman Sakellar added a friendly amendment to require shade elements on western elevations as approved by staff.

MOTION: A motion was made by Nathan Basken, Member and seconded by Richard Luckett, Vice Chair to amend recommend approval of the Conceptual Architecture for Encantada at Steam Pump Village apartments, subject to the conditions of Part II in Attachment #1, finding that the proposed Conceptual Architecture meets the applicable Design Principles and Design Standards, and to include a requirement of shade elements on the western elevations as approved by staff.

Attachment 1
Conditions of Approval
Encantada at Steam Pump Village apartments
OV1212-01

Part II: Conceptual Architecture

1. Provide shade devices or additional canopy trees on all west facing facades on Buildings #3, 7, 9, and 11 to address heat gain concerns and to limit lighting impacts on neighbors to the west.
2. Provide horizontal banding between the first and second floors of the buildings to break up the verticality of the buildings.
3. Provide a decorative feature above the stairwell entry porticos.
4. Provide a color palette including at least three (3) related or complementary hues add variety and avoid the monotonous repetition of the same color. The same color scheme shall not be repeated on adjacent buildings or buildings directly across from each other.
5. A plan depicting the view of the rooftop mechanical equipment from the adjacent neighborhood, with required screening to conceal the equipment, must be submitted for review and approval of staff.
6. A plan depicting the entry feature(s) must be submitted for review and approval by staff.

MOTION carried, 6-1 with Gil Alexander, Member opposed.