Conceptual Site Plan
Conceptual Design Review Board Staff Report

CASE NUMBER:	OV1213-14 El Corredor Commercial and Multi-Family Development
MEETING DATE:	June 11, 2013
AGENDA ITEM:	2A
STAFF CONTACT:	Matt Michels, AICP, Senior Planner mmichels@orovalleyaz.gov (520) 229-4822

Applicant:	Kevin Hall, Cypress Civil Development (520) 991-5213
Request:	**Conceptual Site Plan for a Commercial & Multi-Family Residential Development**
Location:	Northeast corner of Oracle Road and Linda Vista Blvd.
Recommendation:	Approve requested Conceptual Site Plan with conditions

SUMMARY: This project includes the development of a 226-unit apartment complex and 47,200 square feet of commercial buildings on 19.6 acres at the northeast corner of Oracle Road and Linda Vista Boulevard. The property is currently zoned Planned Area Development (PAD), which permits commercial uses on the west side of the property and multi-family residential on the east side of the property.

This review entails the Conceptual Site Plan. The CDRB review is focused on the fundamental elements of the design, including: site layout; connectivity; and the landscape concept. The information must be sufficient to demonstrate that the design concept is achievable and to ensure community fit.

Many design issues were raised by staff and the neighbors during the General Plan Amendment and rezoning processes, including site layout, bufferyards, and building height. All of these issues, as appropriate, have been addressed in the Conceptual Site Plan. The Conceptual Site Plan has been evaluated for conformance Design Principles found in Section 22.5.D.5 of the Zoning Code, and the Design Standards found in Addendum “A”.

This report contains staff analysis, proposed conditions of approval (Attachment 1) and suggested motions for the Conceptual Site Plan. The Conceptual Design Principles are utilized as primary guidance for staff and CDRB evaluation of the application. The Addendum “A” Design Standards are used as secondary guidance, as appropriate. The Location Map (Attachment 2) provides context of the site in relation to the surrounding area.

BACKGROUND:

Land Use Context

1. The Existing Land Use and Zoning for the property and the surrounding area is summarized below.

	EXISTING LAND USE	ZONING
SUBJECT PROPERTY	Vacant	Planned Area Development (PAD)
NORTH	Wedding Chapel	C-1
SOUTH	School	PSC
EAST	Single-Family Residential	R1-43
WEST	Fire Station/vacant	C-N

Project Data Table

2. The specific project data associated with the request is summarized below:

	Allowed / Required	Proposed
Setbacks	Front: 20 adjacent to Oracle Rd. ROW', Side: 20', Rear: 100' to east property line	Front: 38', Side: 23' (north), 20' (south), Rear: 100'
Building Height	28' (18' or 1-story within 100 feet of Oracle Rd.)	Apartment Bldgs.: 27' Commercial Bldgs: 28' max.
Floor Area Ratio	.30	.16
Landscaped Bufferyards	North: 0', East: 30', West: 40', South: 20'	North: 0', East: 30', West: 40', South: 20'
Open Space	20%	20%

Approvals To Date

3. The following approvals are associated with this project:

- In 2012, the Town Council approved the Planned Area Development (PAD).
- In 2011, the Town Council approved a Major General Plan Amendment from Neighborhood Commercial-Office (NCO) to High-Density Residential (HDR) for the eastern 13 acres of the site.

Proposed Conceptual Site Plan

4. The Conceptual Site depicts 7 acres of commercial development on the west side fronting Oracle Road and a 13-acre apartment complex on the east side of the property.

   The commercial area contains 47,200 square feet of floor area in five (5) buildings. The proposed 226-unit apartment complex includes 76 one bedroom units, 124 two bedroom units, and 26 three bedroom units. Pedestrian connections are provided between the commercial area and apartment complex to allow for convenient access to

commercial services for apartment residents. Recreational areas and amenities are provided in the apartment complex for the use of residents.

Site improvements include site utilities, grading, paving, and landscaping. A 30 foot landscape bufferyard will be provided along Oracle Road and a 40 foot landscape bufferyard with an 8-foot wall will be provided along the eastern edge of the property. The eastern bufferyard will help to minimize the impacts of the development for the neighbors to the east of the property.

Parking will be provided in accordance with the Oro Valley Zoning Code. Additionally, paved sidewalks, bicycle parking, and shaded seating will be provided.

DISCUSSION / ANALYSIS:

Design Principle Analysis

The Conceptual Site Plan is in conformance with all applicable Design Principles. The following are key Design Principles (*in italics*), followed by staff evaluation of how the site design conforms to the design principle:

5. *Building orientation: The location, orientation and size of structures shall promote a complementary relationship of structures to one another (*Section 22.9.D.5.a)*.*

   The Conceptual Site Plan is in substantial conformance with the tentative site plan approved with the rezoning. The apartments will be placed on the east side of the property and provide a transitional use between the commercial along Oracle and the single-family residential to the east. The site slopes from east to west and the finished grade of the apartments will be significantly lower than the residences to the east, which serves to preserve views and privacy for existing residents.

6. *Drainage/grading: Site grading shall minimize impacts on natural grade and landforms and provide for subtle transitions of architectural elements to grade. Significant cuts and fills in relation to natural grade shall be avoided or minimized to the extent practical given property constraints (*Section 22.9.D.5.a)*.*

   Development of this project will increase runoff due to the addition of non-permeable surfaces associated with new structures and paving. To offset this increase, detention basins have been included in the design. A 40 foot bufferyard at the western edge of the property will include drainage detention basins to capture runoff. Additionally, rainwater harvesting basins have been included throughout the landscape plan which will further capture storm runoff and supplement the irrigation of landscaping on the site.

   A full drainage report will be required as part of the Final Design submittal. All post-development flow shall be mitigated and released in the same manner and quantity as the existing conditions. The Site Cross-Sections for the development are provided as Attachment 5.

7. *Connectivity: Strengthen the usability and connectivity of the pedestrian environment internally and externally by enhancing access to the public street system, transit, adjoining development and pedestrian and bicycle transportation routes. Where*

*appropriate, buildings and uses should provide access to adjacent open space and recreational areas. (*Section 22.9.D.5.a*).*

The internal pedestrian walkways for this project will provide safe pathways and connections for residents and customers to parking areas and to adjacent roads. Paved sidewalks will be provided along Oracle Road and Linda Vista Boulevard. Additionally, shaded seating along pathways within the apartment complex is a recommended condition of approval.

Design Standards Analysis

The Conceptual Site Plan is in substantial conformance with all applicable Zoning Code Addendum "A" Design Standards. Following are notable Design Standards (*in italics*), followed by staff evaluation of how the site design addresses the standards:

8. *In addition to the parking requirements contained in the Town's Off-Street Parking Requirements, the following design elements shall be incorporated into the site plan or plat where possible:*

   c. *Large parking fields shall be broken up into smaller areas through the use of building placement, landscaping, pedestrian walkways and grade transitions* (Section 2.1.D.1).

   The commercial buildings are staggered which serves to break up the parking fields. The majority of the parking areas are at the rear of the property.

9. *Multi-Family Residential developments shall provide well defined entry features at all major entrances using one or more of the following:*

   a. *Landscaped median that separates ingress and egress lanes…*
   c. *Other approved features that define the entrance and provide a visual gateway to the development.* (Section 4.1.B.1).

   The main entry from Oracle Road will be used to access the commercial area as well as the apartments. A landscaped median is provided between the ingress and egress lanes and a roundabout is provided in front of the apartment clubhouse. A condition has been added to Attachment 1 to require landscaping within the roundabout.

Rezoning Conditions Analysis

10. Several conditions were attached to this project during the rezoning process. Notable conditions include building height, buffers, and pedestrian improvements (see Attachment 3). The Proposed Conceptual Site Plan is in conformance with these conditions.

Engineering

11. **ENGINEERING SITE LAYOUT ISSUES**

    A Type 2 Grading Permit is required to construct the building pads, drainage conveyance and structures, utilities, parking areas, and other structures requiring grading on the project site. The grading shall conform to the requirements of the El

Corredor PAD, Chapter 27.9 of the Town's Zoning Code, and the Town's Subdivision Street Standards and Drainage Criteria Manual where applicable.

A detailed Traffic Impact Analysis (TIA) for this project is under review by the Town Engineer and the Arizona Department of Transportation (ADOT).

All constructed improvements within the Oracle Road right-of-way will require a separate permit issued by ADOT to allow for both construction activities as well as operational use. There is an existing driveway spur from Oracle Road at the north end of the site that is proposed to provide access for this development. The spacing between this spur and the next fixed driveway to the north does not meet ADOT or Town driveway spacing requirements. However, because this is a pre-existing driveway location and is incorporated within an existing right-turn deceleration lane, staff approves this driveway location as long as the final approved TIA indicates that there are no negative impacts to any existing intersection service levels.

PUBLIC PARTICIPATION:

Summary of Public Notice

12. Notice to the public was provided consistent with Town-adopted noticing procedures, which includes the following:

- Notification of residents within 600 feet
- Posting at Town Hall
- All registered HOAs

No letters have been received in support or opposition to the proposal. No residents have made inquiries regarding the Conceptual Site Plan.

FINDINGS:

13. The proposed development is adequately separated and screened from homes to the east and will be generally compatible with the existing area. Based on a review of relevant standards, staff finds that the Conceptual Site Plan is in substantial conformance with:

- Design Principles; and
- Design Standards, except as noted

RECOMMENDATION:

Based on the findings in Paragraph 13, staff recommends that the Conceptual Design Review Board take the following action:

Recommend approval to the Town Council of the requested Conceptual Site Plan for El Corredor Commercial and Multi-Family project, subject to the conditions on Attachment 1.

SUGGESTED MOTIONS:

I move to recommend approval of the El Corredor Conceptual Site Plan, based on the findings that the proposed design is in substantial conformance with Design Standards and Design Principles, subject to the conditions on Attachment 1.

OR

I move to recommend denial of the El Corredor Conceptual Site Plan due to _____.

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Rezoning Conditions of Approval
4. Proposed Conceptual Site Plan
5. Site Cross-Sections
6. Conceptual Landscape Plan