



Conceptual Design Review Board Staff Report Conceptual Site Plan

CASE NUMBER: OV1213-30 Coxco Property Retail Building
MEETING DATE: January 14, 2014
AGENDA ITEM: 4A
STAFF CONTACT: Matt Michels, Senior Planner
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Applicant: Thomas Sayler-Brown, SBBL Architects
Request: **Conceptual Site Plan for 3,600 SF Retail Building**
Location: Northwest corner of Oracle Road and Ina Road
Recommendation: Approve requested Conceptual Site Plan subject to conditions of Attachment 4

SUMMARY:

This project includes the redevelopment of a .45 acre property from a fuel station to a 3,600 square foot retail building. The CDRB review is focused on the fundamental elements of the Conceptual Site Plan, including: site layout; drainage/grading; connectivity; and landscape concept. The information must be sufficient to demonstrate that the design concept is achievable and to ensure community fit.

The Conceptual Site Plan has been evaluated for conformance to the Zoning Code Addendum "A" Design Principles and Design Standards.

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

BACKGROUND:

Land Use Context

The property is currently developed as a fuel station and is zoned C-2 (Commercial). The property is surrounded by office uses to the north and west, Casas Adobes Plaza shopping

center to the south, and auto service to the east across Oracle Road. A Zoning Map for the area is provided as Attachment 3.

Site Conditions

- Site is .45 acres
- Property is developed as a fuel station with one building, gas pumps, and canopies. The building, pumps, canopies and associated improvements will be removed as part of this project.

Project Data Table

The table below summarizes the project data associated with the request.

	Allowed / Required	Proposed
Floor Area Ratio (F.A.R.)	.40	.18
Open Space	20%	33%
Building Height	30', two stories	22'-6", one story
Building Setbacks	20' front, 0' side, 0' rear	20', 54' north/10' south, 83'
Required Parking	15 spaces	15 spaces

Approvals-To-Date

- Fuel station approved in Pima County in 1965
- Property annexed into Oro Valley and zoning translated to Oro Valley C-2 in 2013

Proposed Conceptual Site Plan

The Conceptual Site Plan (Attachment 3) depicts a single 3,600 square foot building and associated improvements. There are two existing points of egress/ingress; one from Oracle Road on the northeast portion of the property, and one from Ina Road on the southwest portion of the property. Pedestrian sidewalks will be provided on Oracle Road and Ina Road, with pedestrian connections to the site from each street frontage.

DISCUSSION / ANALYSIS:

C-2 Commercial Development Standards

A courtyard or enhanced pedestrian area of at least 2% of the net lot area is required in the C-2 commercial zoning district. Due to the site constraints and project design, the required courtyard or enhanced pedestrian area, or 397 sf +/- is proposed to be provided at the front (west side) of the building in proximity to the building entrance. One (1) bench is shown to the south of the building entrance (see Attachment 2, Keynote 21). This area will also be a focal point for the proposed public art, which is proposed to be located on the south side of the pedestrian area. In order to provide additional pedestrian amenities,

a condition is proposed to require an additional seating area be provided in the enhanced pedestrian area, with shading provided to both seating areas.

The required loading zone is provided on the northeast corner of the property, across the Oracle Road drive lane. Although the intended user (Mattress Store) does not anticipate a high volume of deliveries, staff recommends relocating the loading zone to the north side of the building to avoid potential pedestrian/vehicular conflicts. A condition has been added.

Conceptual Site Design Principles, Section 22.9.D.5

The Conceptual Site Plan is in general conformance with all applicable Conceptual Site Design Principles. Following are key Design Principles (*in italics*), followed by staff evaluation of how the design addresses the principles:

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. Buildings and uses should provide access to adjacent open space and recreational areas where appropriate.

Staff Commentary: Pedestrian sidewalks will be provided along Ina Road and Oracle Roads. There is an existing SunTran transit stop on the south side of the property along Ina Road. Finally, bicycle parking will be provided per Town requirements.

Design Standards Analysis

Buildings, walls and/or structures to create focal point on corner street intersections incorporating art, outdoor spaces and other project unifying elements as appropriate (Section 2.1.B.1.b)

Staff Commentary: The building is placed as close to the intersection of Oracle and Ina as permissible by the Zoning Code (20' front setback on Oracle Road; 10' side setback on Ina Road), which serves to frame the corner, with the parking areas located behind the building.

The Planning and Zoning Administrator may reduce the required 30' landscape buffer yard along Oracle Rd. and Ina Rd. if no other options exist. In this case, there do not appear to be other viable design solutions to fit the retail building on the site while meeting the 30-foot landscape buffer yard requirement. Therefore, the Planning and Zoning Administrator has approved the proposed buffer yard reduction. Although no formal buffer yards will be provided, the south and east sides of the building will be landscaped consistent with Town requirements to enhance the appearance of the property.

Parking shall be placed to the rear and side of the buildings to the greatest extent feasible (Section 2.1.D.1.b)

Staff Commentary: All parking is placed to the rear and side of the building. No parking will be placed in front of the building.

Provide shade trees at all seating areas using landscape or other structures (Section 2.1.M.1.d)

Pedestrian scale features at the ground level, such as planters and benches, are encouraged (Section 2.1.M.1.f)

Staff Commentary: A bench is proposed to the south of the building entrance on the west side of the building. In order to enhance the outdoor pedestrian area, a condition of approval is proposed to require an additional bench or seating area with a shade tree provided to shade the seating area.

Engineering Analysis:

DRAINAGE

The proposed project is located on the existing site of an existing fuel station. The drainage characteristics of the proposed project will be similar to those of the existing development. Under redeveloped conditions, stormwater runoff will be discharged in the same intensity, manner, and location as in the existing form. A drainage report will be required as part of the Final Design review submittal to verify conformance with the Town's Drainage Criteria Manual. All post-development flow shall be mitigated and released in the same manner and quantity as the existing conditions.

GRADING

A Type 2 Grading Permit is required to construct the building pad, utilities, parking areas, and other structures requiring grading on the project site. The grading represented within the Conceptual Site Plan conforms to the requirements of Chapter 27.9 of the Town's Zoning Code, and the Town's Subdivision Street Standards where applicable.

TRAFFIC

The proposed development is accessed by two existing driveways. These driveways will be slightly modified with the development but will remain in the same locations. The Oracle Road driveway requires a right-in only movement which is more restrictive than its current right-in/out configuration. This is due to driveway's close proximity to the Ina Road intersection. The Ina Road driveway will maintain its existing right-in/out only configuration due to an existing raised median along Ina Road.

An existing SunTran transit stop is located on the north side of the Ina Road right-of-way, immediately east of the existing driveway. The existing bus stop will maintain its existing location and configuration and will not require additional improvements by this project.

All public roadway improvements related to the project shall be the responsibility of the developer. All constructed improvements within the Oracle Road right-of-way requires a separate permit issued from the Arizona Department of Transportation.

PUBLIC PARTICIPATION:

Summary of Public Notice

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

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

Neighborhood Meeting

As provided in Section 22.15.B.3 of the Zoning Code, the Planning and Zoning Administrator exercised the option to waive the neighborhood meeting requirement since the project is consistent with adjacent properties, does not significantly affect adjacent land use, streetscape or views, and is not located in close proximity to residential uses.

RECOMMENDATION:

Based on a finding that the Conceptual Site Plan is, with the conditions in Attachment 4, in conformance with the Oro Valley Design Principles and applicable Design Standards, it is recommended that the Conceptual Design Review Board take the following action:

Recommend approval to the Town Council of the requested Conceptual Site Plan under case OV1213-30, subject to the conditions on Attachment 4.

SUGGESTED MOTIONS:

I move to recommend approval of the Conceptual Site Plan subject to the conditions in Attachment 4, finding that the proposed Conceptual Site Plan for the Coxco Property Retail Building is in conformance with the Oro Valley Design Principles and applicable Design Standards.

OR

I move to recommend denial of the Conceptual Site Plan for the Coxco Property Retail Building, finding that it is not in conformance with the Oro Valley Design Principles and applicable Design Standards, specifically

ATTACHMENTS:

1. Location Map
2. Proposed Conceptual Site Plan
3. Zoning Map
4. Conditions of Approval