

**DRAFT MINUTES  
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD  
REGULAR SESSION  
MARCH 11, 2014  
ORO VALLEY COUNCIL CHAMBERS  
11000 N. LA CANADA DRIVE**

**CALL TO ORDER AT OR AFTER 6:00 PM**

Chair Eggerding called the Oro Valley Conceptual Design Review Board Regular Session to order at 6:00 PM.

**ROLL CALL**

**PRESENT:**

Richard Eggerding, Chairman  
Bruce Wyckoff, Vice Chairman  
Nathan Basken, Member  
Kit Donley, Member  
Harold Linton, Member

**ALSO PRESENT:**

Lou Waters, Town Council Liaison  
Joe Hornat, Town Council Representative

**2. CONCEPTUAL SITE PLAN FOR A PROPOSED 118 LOT SUBDIVISION ON 131 ACRES KNOWN AS SAGUAROS VIEJOS, LOCATED AT THE NORTHWEST CORNER OF NARANJA RD. AND LA CHOLLA BLVD., OV1208-23.**

Matt Michels, Senior Planner, presented the staff report which included the following:

- Location Map
- Location Detail
- Zoning for the area
- Conceptual Design Review
- Riparian Habitat Overlay District
- Conceptual Site Plan & Proposed Conditions
  - \* Natural surface trail through main wash
  - \* Pedestrian easement to recreation area
  - \* Traffic calming measures
- Recommendation - Approval subject to conditions in attachment 1, not to include Planning Condition #3

Paul Oland, representing the property owner WLB Group, described the potential traffic calming designs for members of the Board. Mr. Oland explained the site plan was designed to maximize lot sizes as well as conserve the washes. The developer felt the larger lots on the exterior of the plan, and smaller lots on the interior, combined with the natural trails would be best to preserve the natural landscape. Mr. Oland stated that the developer has been working with Amphi School District regarding the traffic impacts to both Wilson and Ironwood Ridge schools. The vacant land to the east of the development would be available for future development.

Eric Gormally, Oro Valley Resident, expressed his concern regarding the proposed development. Mr. Gormally owns 9 acres neighboring the project area and would prefer to see the natural desert left undisturbed by further development.

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chairman and seconded by Kit Donley, Member to approve OV1208-23, Subject to the Conditions of Approval in Attachment 1, except for Planning Condition #3.

**Attachment 1**  
**Conditions of Approval**  
**Saguaros Viejos Conceptual Site Plan**  
**OV1208-23**

Planning:

The Final Site Plan shall incorporate the following conditions:

1. Provide a natural surface trail within the wash confines along the full length of Common Area "F"
2. Provide a pedestrian easement between Lots 61 and 62 and/or Lots 63 and 64 to provide pedestrian connectivity to the recreation area.
3. ~~As proposed by the applicant, all homes shall be limited to one (1) story, no greater than 18 feet.~~

Engineering:

4. Provide a traffic calming measure approved by the Town Engineer on the northern segment of Streets "A" and "B"
5. Provide an updated Traffic Impact Analysis that reflects current site and traffic conditions.

Member Baskin suggested a Friendly Amendment to include playground equipment at the recreational area, which was accepted by Vice Chair Wyckoff and Member Donley.

**MOTION** carried, 5-0.