



Conceptual Site Plan / Conceptual Architecture Conceptual Design Review Board Staff Report

CASE NUMBER: OV1214-23 Stone Canyon Clubhouse
MEETING DATE: September 9, 2014
AGENDA ITEM: **3**
STAFF CONTACT: Matt Michels, Senior Planner
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Applicant: Adam Valente, PHX Architecture
Request: **Conceptual Site Plan, Landscape Plan and Conceptual Architecture for a 25,600 square foot golf clubhouse and cart barn for the Stone Canyon Club**
Location: 14320 N. Hohokam Village Place, in Stone Canyon
Recommendation: Approve requested Conceptual Site Plan, Landscape Plan and Conceptual Architecture subject to conditions of Attachment 1

SUMMARY:

This project includes the development of a golf clubhouse and cart barn building on approximately 3 acres of the larger 106 acre property, which is part of the Stone Canyon Golf Course (see Attachment 2). The property is currently developed with a temporary golf clubhouse and parking, which will be removed and the existing parking (63 spaces) will remain. The temporary golf clubhouse site will be redeveloped as a putting green and event space.

The CDRB review is focused on the fundamental elements of the Conceptual Site Plan and Conceptual Architecture, including: site layout; drainage/grading; connectivity; building design; 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 and Conceptual Architecture have been evaluated and conform to the Design Principles and Design Standards with the proposed conditions of approval in Attachment 1.

The Location Map (Attachment 2) provides context of the site in relation to the surrounding area. The proposed Conceptual Site Plan is provided as Attachment 3, the Conceptual Landscape Plan is provided as Attachment 4, and the Conceptual Architecture is provided as Attachment 5.

BACKGROUND:

Land Use Context

The property is zoned Rancho Vistoso Planned Area Development (PAD) Recreation/Golf Course. Surrounding uses include:

Direction	Land Use(s)
North	Open Space and Golf Course
East	Swim and Fitness Center
South	Golf Course
West	Golf Course

A Zoning Map for the area is provided as Attachment 6. The site is designated Resort/Golf Course (RGC) on the General Plan Future Land Use Map (Attachment 7). The proposed land use is consistent with zoning and the General Plan land use designation.

Site Conditions

- Site is approximately 3 acres
- Property is developed with an existing temporary clubhouse and parking lot
- The northeast portion of property is characterized by steep slopes and rock outcrops

Project Data Table

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

	Allowed / Required	Proposed
Building Heights	48' from natural grade	35' from natural grade
Open Space	None required	Majority of site is undisturbed desert or golf greens

Approvals to Date

- Rancho Vistoso PAD approved in 1987
- Existing temporary golf clubhouse approved in 1999

Proposed Conceptual Site Plan

- The Conceptual Site Plan (Attachment 3) depicts a single 25,600 square foot building (12,800 square feet on each level). Proposed uses include a clubhouse and restaurant on the main level with a golf cart barn on the lower level. The proposed uses are permitted in the Rancho Vistoso Resort/Golf Course district.
- The site is accessed from the south. Parking areas are located to the south of the building. An entry drive with a drop off area is proposed to the southeast of the building. Staff recommends a condition to add a landscaped island to the roundabout area

to enhance the entry and sense of arrival.

- As mentioned, the temporary golf clubhouse will be removed and the site will be redeveloped as a putting green that will also serve as a space for special events such as weddings.

Proposed Conceptual Landscape Plan

The proposed landscape concept depicts the general landscape design including rainwater harvesting basins within the landscaped areas. Turf will be planted on the putting green and will be irrigated with reclaimed water consistent with the existing golf course.

Proposed Conceptual Architecture

The proposed building is two stories and includes a clubhouse, restaurant and golf cart barn that will be accessed from the lower level on the western side. The building incorporates traditional and contemporary Southwestern elements, shapes and materials, including sloped and flat roof planes, architecturally appropriate windows with sills and lintels, and the use of traditional roof tile and stone and stucco finish. The architecture is appropriate for the context and is complimentary to existing development in the area.

DISCUSSION / ANALYSIS:

Parking

The proposed parking conforms to Zoning Code requirements. The parking calculation is based on "Outdoor Commercial Recreation" parking standard for both the golf course and the outdoor event space area.

Conceptual Site Design Principles, Section 22.9.D.5.a

Conceptual Site Plan

The Conceptual Site Plan is, with the conditions in Part I of Attachment 1, in conformance with applicable Conceptual Site Design Principles. Listed below are applicable Design Principles (*in italics*), followed by staff evaluation of how the design addresses the principles:

Building orientation: the location, orientation and size of structures shall promote a complementary relationship of structures to one another.

Staff Commentary: The building is located adjacent to large rock outcrops and steep hillsides to the northeast. The building is positioned to minimize the apparent mass from the front (south), rear (north) and east sides.

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.

Staff Commentary: The property slopes generally north to south. The building pad will be elevated to allow golfers to walk out directly onto the golf course green to the rear (north), which is approximately 10 to 15 feet higher than the front of the building. Only second floor will be visible from the front (south) of the building. The first floor, which will be used primarily for golf cart storage, will open to the west for golf cart rentals but will be beneath grade otherwise. In general, the design avoids significant cuts which will serve to minimize the apparent bulk of the building.

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 and stairs will be provided from the parking area to the building, and from the building to the golf course. Bicycle parking will be provided consistent with Town requirements. A condition is proposed to require brick pavers or other decorative paving to visually and texturally define and distinguish the entry drive to enhance the sense of arrival to the building.

Conceptual Architecture

The Conceptual Architecture (see Attachment 5) is, with the conditions in Part II of Attachment 1, in conformance with applicable Architectural Design Principles and Standards. Listed below are applicable Design Principles (*in italics*) followed by staff evaluation of how the architecture conforms and responds to the principles:

Design: Building architectural design shall be appropriate for the climate and characteristics of the Sonoran Desert, including indigenous and traditional textures, colors, and shapes found in and around Oro Valley. All development shall maintain and strengthen the high quality of design exemplified in Oro Valley through project creativity and design excellence.

The architectural design is appropriate for the area and is complimentary to existing development in the vicinity. The building incorporates numerous Southwestern Territorial design elements, including sloped and flat roof planes and a wrap-around covered porch with cylindrical stone columns, wrought iron railing, and exposed rafter tails. Stone is used around the arched building entry on the south elevation and on the chimneys. Staff recommends a condition to provide stone around the full extent of the north (right) side of the entry elevation, similar to what is shown around the main entry.

Scale, height and mass: building scale, height and mass shall be consistent with the town-approved intensity of the site, designated scenic corridors, and valued mountain

views. Buildings shall be designed to respect the scale of adjoining areas and should mitigate the negative and functional impacts that arise from scale, bulk and mass.

The project area includes an existing swim and fitness center to the east and single-family homes. The scale, height, and mass of the project is appropriate for this site, which has prominent hills and rock outcrops behind it. No negative or functional impacts are anticipated from the scale, bulk and mass of the building.

Façade Articulation: All building facades shall be fully articulated, including variation in building massing, roof planes, wall planes, and surface articulation. Architectural elements including, but not limited to; overhangs, trellises, projections, awnings, insets, material, and texture shall be used to create visual interest that contribute to a building's character.

All elevations of the building façade are well articulated through the use of varying roof and wall planes and surface articulation around windows and door openings. Additional architectural features include brick caps on the top of the parapets of the flat roof sections, as well as stone columns and wrought iron railing along the covered porch. A variety of materials, including stone, stucco, wood, and metal, are proposed.

Screening: Building design and screening strategies shall be implemented to conceal the view of loading areas, refuse enclosures, mechanical equipment, appurtenances, and utilities from adjacent public streets and neighborhoods.

No mechanical equipment, refuse enclosures, appurtenances, or utilities will be visible from nearby residences, the parking area or the golf course. Full compliance with this standard will be confirmed at the final design phase.

The trash dumpster, electric transformer, and loading area will be located within a service yard on the east side of the building which will be screened with a 7'-4" opaque screen wall that will match the building material and color.

Zoning Code Section 27.5, Outdoor Lighting

Wall-mounted light fixtures, except for those used to directly illuminate parking areas, are limited to a maximum height of 9 feet to the center of the luminaire (Section 27.5.F.4). The light fixture depicted above the main building entry exceeds 9 feet. A condition has been added to Part II of Attachment 1 to require conformance with this standard.

ENGINEERING COMMENTS

Traffic:

The proposed development is served by an existing access drive and associated parking areas. The new private clubhouse will generate traffic volumes similar to that of the existing facility, which is a low producer of traffic. The existing roadway network within Stone Canyon and the remainder of Rancho Vistoso has existing capacity to accommodate the traffic volume generated by this golf course without degrading current

levels of service. All proposed access and parking improvements will be designed to meet minimum Town and Golder Ranch Fire District standards.

Drainage:

Existing storm water runoff flows through the site in a southerly direction. The drainage system for the proposed development will be designed to meet the Town's Drainage Criteria Manual and Floodplain Ordinance requirements. Storm water runoff will be conveyed by drainage channels, roadside swales, and a sloped parking lot to convey storm water runoff to existing washes throughout the development. Under post-developed conditions, flows will be mitigated to discharge in the same or reduced intensity, manner and location as in the existing form.

Grading:

A Type 2 Grading Permit is required to construct the building pad, utilities, parking areas, and any other structures requiring grading on the project site. The grading represented within the Conceptual Site Plan conforms to the requirements of the Rancho Vistoso PAD and applicable sections of the Town's Zoning Code (Section 27.9) as well as the Town's Subdivision Street Standards.

PUBLIC PARTICIPATION:

Summary of Public Notice

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

Neighborhood Meeting

A neighborhood meeting was held on July 21st, 2014. Approximately 15 residents attended the meeting and had questions related to building design and layout, parking, project timeline, and environmental impacts. A copy of the neighborhood meeting summary notes are attached (see Attachment 8).

No correspondence has been received to date.

RECOMMENDATION:

Based on a finding that the Conceptual Site Plan, Landscape Plan and Conceptual Architecture are, with the conditions in Attachment 1, 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 and Conceptual Architecture under case OV1214-23, subject to the conditions in Parts I and II of Attachment 1.

SUGGESTED MOTIONS:

Conceptual Site Plan

I move to recommend approval of the Conceptual Site Plan and Landscape Plan subject to the conditions in Part I of Attachment 1, finding that the proposed Conceptual Site Plan for the Stone Canyon Clubhouse is in conformance with the Oro Valley Design Principles and applicable Design Standards.

OR

I move to recommend denial of the Conceptual Site Plan and Landscape Plan for the Stone Canyon Clubhouse finding that it is not in conformance with the Oro Valley Design Principles and applicable Design Standards, specifically _____.

Conceptual Architecture

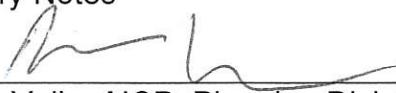
I move to recommend approval of the Conceptual Architecture subject to the conditions in Part II of Attachment 1, finding that the proposed Conceptual Architecture for the Stone Canyon Clubhouse is in conformance with the Oro Valley Design Principles and applicable Design Standards.

OR

I move to recommend denial of the Conceptual Architecture for the Stone Canyon Clubhouse finding that it is not in conformance with the Oro Valley Design Principles and applicable Design Standards, specifically _____.

CDRB ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Conceptual Site Plan
4. Conceptual Landscape Plan
5. Conceptual Architecture
6. Zoning Map
7. General Plan Land Use Map
8. 7/21/14 Neighborhood Meeting Summary Notes



Bayer Vella, AICP, Planning Division Manager