



## Conceptual Site Plan Conceptual Design Review Board

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**CASE NUMBER:** OV1214-27

**MEETING DATE:** January 13, 2015

**AGENDA ITEM:** 2

**STAFF CONTACT:** Michael Spaeth, Senior Planner  
[mspaeth@orovalleyaz.gov](mailto:mspaeth@orovalleyaz.gov) (520) 229-4812

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**Applicant:** Ken Perry, Perry Engineering, Inc.

**Request:** Conceptual Site Plan for 3 lot single-family subdivision on approximately 0.71 acres.

**Location:** North of Desert Sky Road approximately ¼-mile west of Oracle Road.

**Recommendation:** Approve with the conditions listed in Attachment 1.

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### SUMMARY:

The project includes the development of an approximately 0.71 acre property into a 3 lot single-family residential subdivision. The Conceptual Design Review Board review is focused on the fundamental elements of the Conceptual Site Plan, including site layout, drainage/grading and landscape content.

The applicant's proposal includes:

- Three single-family residential lots with a maximum building height of 28 feet or 2 stories.
- Sidewalks providing additional pedestrian connectivity.
- Substantial preservation of existing native plants to be transplanted on site" and incorporated into the final landscape plan.
- Fifteen (15') foot Buffer yard Type "A" along the Desert Sky Road frontage.
- Several drainage basins for rainwater collection.

The Conceptual Site Plan has been evaluated for conformance with the Design Principles and Design Standards. The Design Principles are utilized as the primary guidance for evaluation of Conceptual Site Plans. The Design Standards, found in Addendum "A" of the Zoning Code, are used as secondary evaluation criteria. The applicant's proposal, with conditions listed in Attachment 1, is consistent with the Design Principles and Design Standards. The proposed Conceptual Site Plan is provided as Attachment 2 and the Conceptual Landscape Plan is provided as Attachment 3.

**BACKGROUND/DETAILED INFORMATION:**

The Existing Land Use, General Plan and Zoning for the property and the surrounding area is summarized below and depicted in Attachments 4 and 5.

Land Use and Zoning

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>SUBJECT PROPERTY</b>	Vacant	High Density Residential (5+ du/ac)	Townhouse Residential (R-4)
<b>NORTH</b>	Horizon Heights Condominiums	High Density Residential (5+ du/ac)	Townhouse Residential (R-4)
<b>SOUTH</b>	Sunstone Estates	High Density Residential (5+ du/ac)	Medium lot Single-Family Residential (R1-7)
<b>EAST</b>	Desert Sky Subdivision	High Density Residential (5+ du/ac)	Townhouse Residential (R-4)
<b>WEST</b>	Vacant	Low Density Residential 1 (0.4 – 1.2 du/ac)	Large lot Single-family Residential (R1-43)

Approvals to Date

- April 1974: Subject property annexed as part of the original Town Incorporated Area.
- 1980: Subject property translational zoning to R-4

Site Conditions

- Site is approximately 0.71 acres
- Property is vacant

Proposed Conceptual Site Plan

The applicant’s request, included as Attachments 2 and 3, is summarized as follows:

- Three single-family residential lots
- Maximum building height of 28 feet or two stories.
- Fifteen (15’) foot Buffer yard Type “A” along Desert Sky Road.

- Substantial preservation of existing native plants to be transplanted on site and incorporated into the final landscape plan.
- Sidewalks within the development connecting to those being provided along Desert Sky Road, providing additional pedestrian connectivity.
- Several drainage basins for rainwater collection.

### Recreational Area

The applicant has requested to utilize the in-lieu fee option enabled by Section 26.5 of the Zoning Code in place of the required recreation area facilities. An in-lieu fee agreement between the applicant and the Town is required and will be considered by Town Council prior to consideration of the applicant's CSP. The in-lieu fee will be required to be used for a specific park development or the improvement of an existing park facility. At this time the specific project/improvement has not been identified.

## **DISCUSSION/ANALYSIS:**

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

*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:*

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

Staff Commentary: The subject property is adjacent to single-story homes to the north and east. The proposed homes are permitted up to a maximum building height of 28 feet or 2 stories. The Design Guidelines restrict homes located on corner lots to single story, therefore restricting the home on lot 1 to be a single story. Furthermore, the Design Guidelines restrict two story homes to no more than 60% of the lots within a development. A subdivision with three lots would be permitted one lot as a two story per the Design Guidelines. At this time the applicant does not know whether any of the lots will be developed two-story homes. Lots 1 and 2 will be located immediately adjacent to Desert Sky Road to the south and an existing common area in the Desert Sky subdivision to the east.

*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 applicant's proposal has considered the impacts of drainage and grading. The subject property is substantially flat with minimal slope characteristics. However, numerous concerns were raised during the neighborhood meetings concerning drainage in the area. Development of this parcel will increase runoff due to the addition of non-permeable surfaces associated with residential structures and subdivision streets. The applicant will be

required to provide a full drainage report during Final Design review submittal to ensure conformance with the Town's Drainage Manual. All post-development flow shall be mitigated and released in the same manner and quantity as the pre-development flow. Additionally, the Conceptual Site Plan incorporates several drainage basins to be utilized as Rainwater Harvesting to help mitigate increased runoff.

*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: The proposed subdivision will be accessed off Desert Sky Road. The applicant's proposal incorporates sidewalks, both internally and externally along Desert Sky Road. The external sidewalks will connect to the existing sidewalks along the Desert Sky subdivision frontage to the east, improving pedestrian connectivity throughout the area, including to Egelston Road which provides close access to James D. Kriegh park.

The Town of Oro Valley standard for street-intersection separation is a minimum of 150' from centerline-to-centerline. The location of the shared private driveway on the subject property will create a street-intersection separation condition for the adjacent parcel that is not in conformance with the Zoning Code. Any access to the adjacent parcel will be less than 150' from the proposed shared driveway. A condition of approval has been added to Attachment 1 requiring the applicant to either provide a cross-access easement for potential future access to the undeveloped property to the west, thereby eliminating the need for direct access onto Desert Sky Road for that parcel; or revise the shared private driveway location to allow a minimum 150' centerline-to-centerline separation for a future street access to the adjacent parcel to the west.

#### Addendum "A" Design Standards

*Provide open space at project entries (Section 3.1.A.1.c)*

Staff Commentary: The Conceptual Site Plan conforms to this standard. The required buffer yard along Desert Sky Road will provide open space at the subdivision entrance. Additionally, the rainwater harvesting basin, located immediately north of the required buffer yard, will provide additional open space along the project entry.

*Street trees...shall be used to provide individual street character (Section 3.1.B.2)*

Staff Commentary: The Conceptual Site Plan is consistent with this Design Standard. The proposed subdivision incorporates trees in the front yards of the proposed homes as well as along the western edge of the property (see Attachment 3). By providing street trees along both sides of the private driveway the applicant's proposal establishes individual street character for the proposed subdivision.

*Pedestrian and vehicular connections shall be provided between neighborhoods (Section 3.1.D.4)*

Staff Commentary: The Conceptual Site Plan conforms to this standard. The applicant's proposal includes the provision of sidewalks, both internally and externally. The sidewalks proposed along Desert Sky Road will connect with the existing sidewalks to the east and provide future connections to the vacant properties to the west.

## Engineering

### *DRAINAGE*

Existing stormwater runoff flows over the surface of the subject property in a mostly southerly direction. The proposed development shall be designed to meet the requirements of the Town's Drainage Criteria Manual and Floodplain Ordinance. The applicant proposes to construct drainage improvements consisting of drainage swales and rainwater harvesting basins. The proposed swales will direct runoff to the basins which will serve the dual purpose of providing rainwater harvesting opportunities while offsetting the increase of runoff resulting from the construction of impermeable surfaces. Under post-developed conditions, flow shall be mitigated to discharge to the south in the same or reduced intensity, manner and location as in the existing form.

### *GRADING*

The project is a custom-graded residential subdivision. A Type 2 Grading Permit is required to construct the street, drainage facilities, and utilities. Individual Type 1 Grading Permits shall be required for the construction of each individual residential lot. All grading shall adhere to chapter 27.9 of the Town of Oro Valley Zoning Code.

### *TRAFFIC*

The proposed development will have a single point of access that connects to Desert Sky Road. The proposed design is acceptable to the Golder Ranch Fire District and the Town Engineer's office. Traffic generated from the proposed development will be minimal and will have no noticeable impact to the surrounding roadway network.

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## **PUBLIC PARTICIPATION:**

### Summary of Public Notice

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

- Letter to all property owners within 600 feet
- Letter to all individuals that attended the neighborhood meeting.
- Posting at Town Hall

- All registered HOAs

Neighborhood Meetings

Two neighborhood meetings were held concerning the applicant's proposal. The first meeting on July 9, 2014 had approximately 13 residents and interested parties in attendance while the second meeting on November 12, 2014 had approximately 18 residents and interested parties in attendance. The two meetings included the following primary discussion topics:

- Compatibility with neighboring properties
- Drainage
- Building Height
- Noise
- Parking

A copy of both neighborhood meeting summaries has been included as Attachment 6.

Additional comments have been received by Staff and have been included as Attachment 7.

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**RECOMMENDATION:**

Based on the finding that the Conceptual Site Plan is 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 OV1214-27, subject to the conditions on Attachment 1.**

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**SUGGESTED MOTIONS:**

I move to recommend approval of the Conceptual Site Plan for the Desert Sky 3-lot subdivision, based on the findings in the staff report.

OR

I move to recommend denial of the Conceptual Site Plan for the Desert Sky 3-lot subdivision finding that \_\_\_\_\_.

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**ATTACHMENTS:**

1. Conditions of Approval
2. Conceptual Site Plan
3. Conceptual Landscape Plan
4. General Plan Land Use Map

5. Zoning Map
6. Neighborhood Meeting Summaries
7. Resident Comments

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Bayer Vella, Interim Planning Manager

**Attachment 1**  
**Conditions of Approval**  
**Conceptual Design Review Board**  
**January 13, 2015**

*Planning Conditions*

1. Provide a 3½' tall decorative screen wall at the north end of the property to ensure vehicle headlights do not shine on adjacent properties to the north.
2. The applicant shall either provide a cross-access easement for potential future access to the undeveloped properties to the west, with future property owners utilizing the cross-access responsible for their fair share of roadway development and maintenance costs, or revise the shared private driveway location to allow a minimum 150' centerline to centerline separation for a future street access for the parcel immediately west of the subject property.

*Engineering Conditions*

1. Please provide Private Drainage Easements where necessary for lot to lot drainage.