



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

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CASE NUMBER: OV1215-05 Cathey's Sew and Vac

MEETING DATE: May 12, 2015

AGENDA ITEM: 2

STAFF CONTACT: Robert Kirschmann, Planner
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Applicant: Kevin Hall, PE, Cypress Civil Development

Request: **Conceptual Site Plan and Conceptual Architecture for a 1,452 square foot addition to the existing 1,984 square foot for Cathey's Sew and Vac**

Location: 8700 N. Oracle Road

Recommendation: Approve requested Conceptual Site Plan and Conceptual Architecture subject to the condition in Attachment 1

SUMMARY:

This project includes the expansion of the existing Cathey's Sew and Vac building on a 0.41 acre property located at 8700 N. Oracle Road (see Attachment 2). 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 proposed Conceptual Site Plan (see Attachment 3) and Conceptual Architecture Plan (see Attachment 4) conform to the Town's Design Principles. Other elements of the submittal are provided in Attachments 5 through 8.

BACKGROUND:

This report contains staff analysis, proposed conditions of approval and suggested motions for the Conceptual Site Plan and Conceptual Architecture. The Conceptual Design Principles are utilized as primary guidance for CDRB evaluation of the application.

Land Use Context

The property is developed with a 1,984 square foot retail building, landscaping and parking. Surrounding uses include:

Direction	Land Use(s)
North	Storage facility
East	Town home development/storage facility
South	Town home development
West	Vacant Land, across Oracle Road

A Zoning Map for the area is provided as Attachment 9. The property is zoned Commercial District (C-1) and Multi-Family Residential (R-6). The proposed land use is consistent with the zoning on the property and was confirmed through an Interpretation issued in conjunction with this case.

Proposed Conceptual Site Plan

The Conceptual Site Plan depicts a single 3,446 square foot building with retail, office and storage uses.

The site is accessed from an existing single right-in, right-out driveway from Oracle Road. Parking areas are located to the west of the building, further from the surrounding residential uses than currently exists. Existing hardscape located south and east of the building will be removed and landscaping installed.

A trash enclosure is proposed along Oracle Road. A condition has been included requiring the applicant to work with staff to locate an area which will provide safer on site traffic movements and better screening from Oracle Road.

Proposed Conceptual Landscape Plan

The proposed landscape concept depicts the general landscape design including rainwater harvesting basins within the landscaped areas. A courtyard area has been added along the south side of the building and will include sidewalk, landscaping and public art. As information, public art is not a part of these requests and will be forwarded to the Board under separate application.

Proposed Conceptual Architecture

The proposed building is two stories (25 feet) and includes retail, office and storage uses. The building incorporates traditional and contemporary Southwestern elements, shapes and materials. Articulation to both the vertical and horizontal planes has been provided. The architecture conforms to Town requirements.

DISCUSSION / ANALYSIS:

Parking

The proposed parking conforms to Zoning Code requirements. The parking calculation is based on "General Retail, General Office and Service area" parking standards.

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

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

Staff Commentary: The entrance to the building will be changed to face Oracle Road, providing better street visibility and reducing the impact to the surrounding residents.

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: No significant changes to grade are required to support the addition. This project will decrease runoff due to the removal of non-permeable surfaces associated with the parking area and the installation of rainwater harvesting basins.

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: A sidewalk will be provided along the southern property boundary from the Oracle Road right-of-way to the building entrance. Bicycle parking will be provided consistent with Town requirements. A condition is included requiring an in lieu fee for the future construction of a sidewalk along Oracle Road.

Conceptual Architectural Design Principles, Section 22.9.D.5.b

The Conceptual Architecture (see Attachments 4) is in conformance with applicable Architectural Design Principles. Following are the 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, is complimentary to existing development in the vicinity and complies with Town requirements.

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 building scale, height and mass is appropriate and complimentary to surrounding development.

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.

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 or streets. Full compliance with this standard will be confirmed at the final design phase.

ENGINEERING COMMENTS

Drainage

Existing storm water runoff flows through the site in a westerly direction to existing drainage facilities in Oracle Road. The existing site is completely covered with asphalt parking areas, building and hardscape. The proposed improvements remove impervious paved areas and replace asphalt paving with landscape and rainwater harvesting basins while maintaining existing drainage patterns. The removal of impervious area slightly reduces the amount of storm water run-off leaving the site in the post-developed condition.

Grading

A Type 2 Grading Permit is required to construct the utilities, parking, and drainage improvements on the project site. The grading represented within the Conceptual Site Plan conforms to the requirements of the Town's Zoning Code (Section 27.9) as well as the Town's Subdivision Street Standards.

Traffic:

The improvements do not propose any modifications to the existing driveway. Oracle Road is under the jurisdiction of the Arizona Department of Transportation (ADOT). The business is already established and even with the proposed improvements generates a very low volume of traffic. Therefore, this project will not have a noticeable impact on the surrounding roadway network.

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 April 20th, 2014. Approximately 7 residents attended the meeting and expressed support for the project. A copy of the neighborhood meeting summary notes are attached (see Attachment 10).

No correspondence has been received to date.

RECOMMENDATION:

Conceptual Site Plan

Based on a 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 under case OV1215-05, subject to the condition in Attachment 1.

Conceptual Architecture

Based on a finding that the Conceptual Architecture 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 Architecture under case OV1215-05.

SUGGESTED MOTIONS:

Conceptual Site Plan

I move to recommend approval of the Conceptual Site Plan subject to the condition in Attachment 1, finding that the proposed Conceptual Site Plan for the Cathey's Sew and Vac 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 Cathey's Sew and Vac 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, finding that the proposed Conceptual Architecture for Cathey's Sew and Vac 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 Cathey's Sew and Vac that it is not in conformance with the Oro Valley Design Principles and applicable Design Standards, specifically _____.

ATTACHMENTS:

1. Condition of Approval
2. Location Map
3. Conceptual Site Plan
4. Conceptual Architecture
5. Conceptual Landscape Plan
6. Proposed Colors
7. Entry View
8. Oracle Road Perspective
9. Zoning Map
10. 4/20/15 Neighborhood Meeting Summary Notes



Bayer Vella, Planning Manager