



Conceptual Design Review Board Staff Report Conceptual Architecture

3

CASE NUMBER: OV1315-06 Maracay at Vistoso Pool Building
MEETING DATE: May 12, 2015
AGENDA ITEM: 3
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Applicant: Diana K. Flynn, Architectural Design Group, Inc.
Request: **Conceptual Architecture for a proposed pool building in the Maracay at Vistoso subdivision**
Location: Northern terminus of La Cañada Drive in Rancho Vistoso
Recommendation: Approve requested Conceptual Architecture subject to the condition in Attachment 4

SUMMARY:

The Conceptual Design Review Board (CDRB) makes recommendations to the Town Council regarding conceptual architecture submittals for all non-residential developments. The applicant proposes to build a 1,900 square foot pool building in the Maracay at Vistoso subdivision. The Maracay at Vistoso subdivision is a 343-lot residential development, located at the northern terminus of La Cañada Drive in Rancho Vistoso (Attachment 1).

The proposed pool building incorporates elements of Southwest Traditional architecture similar to the approved model homes in the development and the surrounding area. The proposed design includes façade articulation and fenestration, varied rooflines, a tower element, window lintels, exposed rafter tails, stucco accents, masonry brick, tile roof and exposed wood posts. One condition of approval is proposed to improve the building architecture and compatibility within the surrounding area.

BACKGROUND:

Related Approvals:

- September 2013: Maracay at Vistoso Conceptual Site Plan approved
- June 2014: Block Plat for entire development
- 2014 to present date: Model home architecture for entire development

Existing Site Conditions:

- Vacant land with platted common areas, streets and 343 lots
- Zoning is Rancho Vistoso Planned Area Development

Proposed Conceptual Architecture:

The following is a summary of the proposed architecture (Attachment 2):

- Elements of Southwest Traditional style architecture
- Building height: 27', 6" and one-story
- Varied materials including stucco, brick and tile
- Earth tone color palette

The overarching goal of the Town's review is to ensure that the proposed architecture contains appropriate design features which produce variation in building massing, wall planes and surface articulation.

The proposed pool building incorporates elements of Southwest Traditional architecture that is compatible with the development's approved model homes (see Attachment 3). The following is a list of design features for the proposed pool building.

- Decorative stucco accents
- Tower element
- Window lintels
- Exposed rafter tails
- Covered metal trellis
- Tile and metal roof
- Masonry brick
- Exposed wood posts
- Recessed door (meeting room)

The proposed colors and materials (Attachment 2) are appropriate with the context of the development and the surrounding area. The range of natural earth tones provide contrast in color, and highlight a variety of architectural features such as stucco accents, window lintels and varying wall planes.

DISCUSSION / ANALYSIS:

The CDRB reviews conceptual architecture for conformance with the adopted Design Principles. The Design Principles and Design Standards (*italics*) are listed below, followed by staff comments.

Design Principle Analysis

Conceptual Architectural Design Review Principles-Zoning Code Section 22.9.D.5.b

- *Section 22.9.D.5.b.i: "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.”

Staff Commentary: The architectural design is appropriate for the area and is complimentary to the future homes in the vicinity. The style proposed by the applicant incorporate textures, colors and shapes which are indigenous and traditionally found within Oro Valley. The proposed pool building includes features which reinforce high quality design.

- *Section 22.9.D.5.b.ii: “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.”*

Staff Commentary: The scale and single-story height of the pool building is appropriate to the area and is in conformance with the building height requirement of the Rancho Vistoso Planned Area Development. The proposed tower compliments the building design and provides a focal element into the main building entry.

- Section 22.9.D.5.b.iii: “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 contributes to a building’s character.”

Staff Commentary: Overall, the building has significant façade articulation through the use of varied roof planes, wall planes and surface articulation. The architectural treatments include a tower element, window lintels, stucco accents, masonry brick, exposed rafter tails and wood posts. The proposed building contains a pool yard room at one end of the building (right side). This section of the building lacks architectural features and is not consistent with the building’s overall design theme of Southwest Traditional Style architecture. A condition requiring additional architectural treatment has been proposed.

Design Standards Analysis (area of conflict)

- Section 2.2.A.3.b.1: “Provide consistent architectural treatments, articulation, and fenestration to present a coherent design theme for all sides of a building.”

Staff Commentary: The application does not meet the above standard because a coherent design theme (i.e. pitch roof, decorative doors, architectural feature, varying colors and/or materials) has not been incorporated on the right side of the building containing a pool yard room. The pool yard room is uncovered and contains few architectural embellishments, and a small range of colors and materials. Staff recommends a condition to provide additional architectural treatment for this portion of the building.

CONCLUSION/RECOMMENDATION:

The proposed pool building incorporates elements of Southwest Traditional style architecture that is complimentary to the future homes in the vicinity. The proposed pool building with a recommended condition conforms with the Rancho Vistoso Planned Area Development and the Zoning Code including Design Principles and applicable Design Standards.

It is recommended that the Conceptual Design Review Board take the following action:

Approve the requested Conceptual Architecture under case OV1315-06, subject to the condition in Attachment 4.

SUGGESTED MOTIONS:

I move to approve the Conceptual Architecture for the proposed Maracay at Vistoso pool building based on the findings that the request complies with the provisions in the Zoning Code, subject to the condition in Attachment 4:

OR

I move to deny the Conceptual Architecture for the proposed Maracay at Vistoso pool building as it does not meet the finding that _____.

ATTACHMENTS:

1. Location Map
2. Proposed Conceptual Architecture
3. Previously approved model homes
4. Conditions of Approval



Bayer Vella, Planning Manager