

**DRAFT MINUTES
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD
REGULAR SESSION
JUNE 9, 2015
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Eggerding called the meeting to order at 6:00 pm.

ROLL CALL

PRESENT:

Sarah Chen, Member
Kit Donley, Member
Jacob Herrington, Member
Harold Linton, Member
Bruce Wyckoff, Vice Chair
Nathan Basken, Member
Dick Eggerding, Chairman

ABSENT:

None

ALSO PRESENT:

Chief Civil Deputy Attorney Joe Andrews
Vice Mayor Lou Waters
Permitting Manager David Laws
Principal Planner Chad Daines

PLEDGE OF ALLEGIANCE

Chair Eggerding led the Board and members of the audience in the Pledge of Allegiance.

CALL TO AUDIENCE - at this time, any member of the public is allowed to address the Board on any issue not listed on today's agenda. Pursuant to the Arizona Open Meeting law, individuals Board members may ask Town staff to review the matter, ask that the matter be placed on a future agenda, or respond to criticism made by speakers. However, the Conceptual Design Review Board may

not discuss or take legal action on matters raised during "Call to Audience." In order to speak during "Call to Audience" please specify what you wish to discuss when completing the blue speaker card.

COUNCIL LIAISON COMMENTS

Vice-Mayor Lou Waters informed members of the Board that the previous recommendation made for Cathey's Sew and Vac was approved by the Town Council on June 3rd. The conceptual site plan and the architecture for the addition at 8700 N. Oracle Rd.

1. REVIEW AND/OR APPROVAL OF THE MAY 12, 2015 REGULAR/STUDY SESSION MEETING MINUTES

MOTION: A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve

MOTION carried, 7-0.

2. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR AMENDED SIGN REGULATIONS FOR ORACLE AT LA RESERVE LOCATED ON THE NORTHWEST CORNER OF ORACLE ROAD AND LA RESERVE DRIVE, OV315-001

Patty Hayes, Senior Planning Technician, presented the following information:

Proposal
Location
Existing Signs
Proposed Monument Signs
Nearby Properties
Proposed Color Pallet
Recommendation

Applicant, Robert Kulman, from Sign Magic, reiterated the purpose of the sign modification request. Mr. Kulman was also available to respond to questions from the Board members.

MOTION: A motion was made by Kit Donley, Member and seconded by Bruce Wyckoff, Vice Chair to approve

Member Chen proposed a Friendly Amendment, requesting the two front facades closest to Oracle Road (East and South) to be the locations for the illuminated signs, excluding the rear or other sides of the building.

Tom Tucker, owner, General Manager for the building, stated there are currently two tenants at this location. However, the building was initially designed to accommodate four tenants. Therefore, there could be a need at a future date to accommodate additional tenants and to therefore allow more illuminated signs.

The Friendly Amendment proposed by Member Chen was accepted by both Member Donley and Vice Chair Wyckoff.

MOTION carried, 6-1 with Harold Linton, Member opposed.

Joe Andrews, recused himself from case 3

3. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL MODEL HOME ARCHITECTURE APPROVAL FOR MARACAY AT VISTOSO FOR NEW MODEL HOMES IN RANCHO VISTOSO NEIGHBORHOODS 10 AND 11, LOCATED AT THE NORTHERN TERMINUS OF LA CANADA DRIVE AT PEBBLE CREEK DRIVE, OV1315-08

Patty Hayes, Senior Planning Technician, presented the following information:

Location
Site Plan
Previously Approved Plans
Recommendation

Applicant representative, Steven Burs, Maracay Homes, stated he had no comments, but was looking forward to approval on the models proposed. Mr. Burns answered questions posed by Board members regarding clarification of maintenance of the cultured stone and the location of the proposed site.

MOTION: A motion was made by Bruce Wyckoff, Vice Chair and seconded by Sarah Chen, Member to approve

MOTION carried, 7-0.

Joe Andrews, returned to the meeting.

4. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR A CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN APPROVAL FOR A 119-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF RANCHO VISTOSO BOULEVARD AND MOORE ROAD, OV1214-31

Chad Daines, Principal Planner, presented the following information:

Purpose
Subject Property
Conceptual Site Plan
Conceptual Landscape plan
Trails
Public Participation
Summary and Recommendation

Paul Oland, WLB, representing Mattamy Homes, reviewed the elements of the site plan, including the open space, buffers and common areas within the community. Mr. Oland provided clarification regarding the entries into the development and images of the proposed town homes and entry gate.

MOTION: A motion was made by Nathan Basken, Member and seconded by Kit Donley, Member to approve

MOTION carried, 7-0.

5. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN FOR A 44-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF FIRST AVENUE AND NARANJA DRIVE, OV1214-07

Member Donley recused himself from this case.

Chad Daines, Principal Planner, presented the following information:

Purpose
Subject property
Conceptual Site Plan
Environmentally Sensitive Lands Images
Conceptual Landscape Plan
Public Participation
Summary and Recommendation

Paul Oland, WLB, representing Meritage Homes, answered questions from the Board. Mr. Oland stated the developer has opted into the Environmentally Sensitive Lands regulations. The developer has worked hard to make sure the area is kept open and plenty of easements for access are maintained. This will be a gated area with openings or access at two locations. Being an ESL area, the applicant to will not have to salvage

plants, provided they have enough of the conservation land, which this applicant is doing. However, the applicant does intend to participate in the save - a - plant program.

MOTION: A motion was made by Sarah Chen, Member and seconded by Jacob Herrington, Member to approve

MOTION carried, 6-0.

Member Donley returned to the meeting.

The meeting was adjourned for a brief recess at 7:15 and called back into session at 7:25 pm.

6. DISCUSSION AND POSSIBLE ACTION A REQUEST FOR CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN APPROVAL FOR A 38-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF TORTOLITA MOUNTAIN CIRCLE APPROXIMATELY 1/4-MILE WEST OF RANCHO VISTOSO BOULEVARD IN STONE CANYON VIII, RANCHO VISTOSO NEIGHBORHOOD 12, OV1214-21

Chad Daines, Principal Planner, presented the following information:

Purpose
Subject Property
Conceptual Site Plan
Tentative Development Plan
Building Envelopes
Rock Outcrops and areas of 25% slope
Public Participation

Paul Oland, WLB, representing Meritage/Diamond Ventures, provided multiple images of the area of Stone Canyon and a summary of the proposed active adult development. Mr. Oland stated the developer is trying to keep the homes out of the most sensitive areas of vegetation and rock outcroppings. The saguaros in these areas will be transplanted and preserved.

Meritage representative, Jeff Grobstein, expressed his appreciation to staff with regard to the processing of this request.

MOTION: A motion was made by Kit Donley, Member and seconded by Nathan Basken, Member to approve

MOTION carried, 7-0.

Member Chen recused herself from item 7.

7. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN APPROVAL FOR A PROPOSED 29-LOT SINGLE-FAMILY SUBDIVISION ON PARCEL A, NEIGHBORHOOD 10, RANCHO VISTOSO, LOCATED NEAR THE NORTHWEST CORNER OF MOORE ROAD AND LA CAÑADA DRIVE, OV1214-35

Rosevelt Arellano, Planner, presented the following information:

Applicant's Request
Site Plan Features
Airport Environ Zone - Height Provision
Conservation Easements
Summary and Recommendation

Gil Alexander, resident at La Cholla Air Park, responded to questions posed by the board regarding noise from the aircraft and the frequency in which the secondary landing strip is used by aircraft. Mr. Alexander requested the height restrictions be included in the property deeds as a tool to inform all potential homeowners of the restrictions in order to prevent future issues.

MOTION: A motion was made by Kit Donley, Member and seconded by Bruce Wyckoff, Vice Chair to approve

MOTION carried, 6-0.

Member Chen returned to the meeting.

8. YOUR VOICE, OUR FUTURE PROJECT UPDATE

Nora Campbell, Your Voice, Our Future Project Planner, presented the following information:

Continued Outreach
The General Plan
Oro Valley Vision
Committee Challenges
Committee Work
Stakeholder Review
What's in the Plan?
What's in the Plan
In the Plan: Design

In the Plan: Design (Land Use and Design Actions)
Next Steps (Phase 2 and Phase 3)

PLANNING UPDATE (INFORMATIONAL ONLY)

Chad Daines, Principal Planner, presented the following updates and information:

Town Council, on June 17th, will hear Maracay Vistoso Recreation Center, the Miller Ranch rezoning and the revised Final Plat for Lot 193 at Stone Canyon.

There are a number of items to be heard by Town Council on July 1st:

- Cox Communications CUP
- Mattamy Homes GPA, PAD amendment, CSP
- Kneaders CUP and PAD amendment
- Rancho Vistoso 10A
- Kai South
- Stone VIII
- St. Mark Church Revised Rezoning Conditions

There are no current plannings items currently scheduled for the July 14th CDRB meeting. A Your Voice, Our Future update is scheduled.

One neighborhood meeting is planned for June 23rd for the Kai North project, in the Council Chambers.

ADJOURNMENT