

Attachment 9
Stone Canyon VIII
Rancho Vistoso PAD, Design Principles and Design Standards Analysis

Rancho Vistoso PAD conformance

The applicant's request is in conformance with the Rancho Vistoso PAD Design Standards. The natural topography of the site contains slopes of greater than 25% and large protected natural rock outcroppings. The arrangement of lots in the applicant's proposal limits encroachment into both areas and is consistent with the Rancho Vistoso PAD Hillside Development Standards.

Oro Valley Zoning Code Conceptual Site Design Principles, Section 22.9.D.5.a

The Conceptual Site Plan is in conformance with all applicable Conceptual Design Principles. Following are the 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: Surrounding lots in Stone Canyon are generally larger lots. The property is predominantly separated from larger platted Stone Canyon lots by open space that will be platted as permanent natural open space ensuring adequate separation is provided.

Additionally, the established building envelopes will limit encroachment into rock outcroppings and other sensitive areas. The orientation of building envelopes on each lot will not only preserve the protected resources, but will also minimize the impacts on adjoining properties.

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: Lots will be custom graded and will not require major cuts or fills. The establishment of building envelopes (maximum grading limits) consistent with the Rancho Vistoso Hillside Development Standards will further ensure lot placement will avoid, to the maximum extent feasible, encroachment into rock outcrops and other sensitive areas that may require excessive cut and fill. Any encroachment into protected areas will have to be mitigated in accordance with the Hillside Development Standards.

A full drainage report will be required as part of the Final Design review submittal to verify conformance with the Town's Drainage Criteria Manual. All post-development flow

shall be mitigated and released in the same manner and quantity as the existing conditions.

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. Where appropriate, buildings and uses should provide access to adjacent open space and recreational areas.

Staff Commentary: The proposed development will be accessible from both Flint Peak Drive on the east and Tortolita Mountain Circle on the west. This project does not incorporate sidewalks, which is consistent with other Stone Canyon neighborhoods. The low level of service anticipated will allow for pedestrian, bicycle and vehicle traffic on the roadway without generating traffic impacts.

Design Standards Analysis

The proposed Conceptual Site Plan has been reviewed for conformance with the Conceptual Site Design Standards, where the Rancho Vistoso PAD is silent. Following are key Design Standards (*in italics*), followed by staff's commentary.

1. *Section 3.1.A.1.b: clustering of lots to preserve open space.*
2. *Section 3.1.G.1: Natural features...shall be preserved to the greatest extent possible.*
3. *Section 3.1.G.1.a: Significant environmental features, shall be identified and conserved as open space on the development plan or plat.*

Staff Commentary: The prior rezoning established a minimum 70% open space requirement for the entire Rancho Vistoso Neighborhood 12 area. To accomplish this, all lots were required to incorporate building envelopes not to exceed 16,000 sq. ft. with the remainder platted as permanent natural open space. The proposed subdivision, in conjunction with the previously approved lots throughout Neighborhood 12, preserves approximately 84% of the original rezoning area as open space. A condition has been added to Attachment 1 requiring all regulated rock outcrops to be identified as conservation easements and other areas of 25% slope to be identified as "no-build" areas on the Final Plat, consistent with other Stone Canyon neighborhoods.

4. *Section 3.1.B.2: Street trees, landscape themes, varied setbacks or architectural treatments shall be used to provide individual street character.*

Staff Commentary: Due to the numerous rock outcroppings located on the subject property, a range of lot sizes and the variety of building envelope orientation is proposed that will provide a unique street character. Furthermore, the conceptual landscape plan incorporates street trees along much of the roadway adding additional character the streetscape.

Recreation Area

No formal recreation area is provided within the development. The site is located near the Stone Canyon Fitness Center, located approximately ¼ mile from the subject property, which will provide recreational opportunities. Residents will be required to be members of the Stone Canyon Fitness Center and will therefore have adequate access to recreational opportunities.

This approach to providing recreation amenities has been consistently applied to other Stone Canyon neighborhoods.