



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

PROJECT: Kneaders Bakery & Café
CASE NUMBER: OV1215-015
MEETING DATE: August 11, 2015
AGENDA ITEM: 2
STAFF CONTACT: Chad Daines, Principal Planner
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Applicant: Four Foods Group, Austin Smith
Request: Conceptual Site Plan and Conceptual Architecture approval
Location: Northeast corner of Linda Vista Boulevard and Oracle Road.
Recommendation: Recommend approval, subject to the conditions on Attachment 1

SUMMARY:

The applicant requests approval of the Conceptual Site Plan, including landscape plan and Conceptual Architecture for a restaurant with drive-thru to be located near the northeast corner of Linda Vista Boulevard and Oracle Road (Attachment 2). The restaurant is proposed on 1.1 acres of a larger 6.1 acre commercial area, which is currently vacant (Attachment 3). The proposed restaurant will be the first project within the vacant commercial area.

The project consists of a 4,000 square foot restaurant, outdoor patio, drive-thru lane, landscaping and customer parking. The proposal has been reviewed and is in conformance with the Planned Area Development zoning, the Design Principles and applicable Design Standards. The applicant's proposal is provided as Attachment 4.

BACKGROUND:

The property is zoned Planned Area Development which permits a restaurant with drive-thru. The Conditional Use Permit for the drive thru was approved by Town Council on July 1, 2015.

The property is located within a larger planned commercial property, which is currently vacant. To the east of the site is The Canyons at Linda Vista Trail, an apartment complex under construction. West across Oracle Road is an existing memory care facility, fire station and vacant land zoned C-N Neighborhood Commercial (Attachment 5).

Approvals to Date

1974: Subject property annexed as part of the original incorporation area

2011: Subject property redesignated Neighborhood Commercial/Office on General Plan
2012: Subject property rezoned to El Corredor Planned Area Development
July 2015 Conditional Use Permit for drive thru approved

DISCUSSION / ANALYSIS:

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

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

Staff Comment: The applicant originally proposed the drive-thru lane immediately adjacent to the Oracle Road frontage, which is prohibited by the Zoning Code. The Conceptual Site Plan was revised to relocate the drive-thru lane to the east side of the restaurant and the building was relocated away from the Oracle Road frontage, in conformance with the Zoning Code.

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 Comment: The proposed restaurant will be the first project within a larger commercially designated property. The site plan includes pedestrian walkways which provide connectivity to the apartments and the larger planned commercial center. A condition is included requiring modification to the larger commercial Site Plan for El Corredor to reflect the revised location of the Kneaders building and other site changes.

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

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.

The building incorporates traditional and contemporary southwestern elements, shapes and materials. The proposed architecture incorporates variation in colors and materials, which reinforces the high quality of design established by the apartment buildings under construction.

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 area and should mitigate the negative and functional impacts that arise from scale, bulk and mass.

The single-story height is consistent with the building height limitations of the El Corredor development. The 23 foot height is lower than the 27.5 foot height of the apartments to the east. As such, the building height will not negatively impact the single family area to the east

nor interfere with views of Pusch Ridge. The proposed building height is consistent with the provisions of the Oracle Road Scenic Corridor Overlay District.

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.

The building design incorporates vertical and horizontal articulation, adding to the visual interest of the building. The proposed architecture includes roof and wall plane variation and material and color variations which contribute to the building's character.

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.

The refuse area and drive thru lane are screened in accordance with the Zoning Code. Screening of mechanical equipment will be confirmed during the Final Design phase of the project. An outdoor dining area is proposed at the northern end of the building and is partially enclosed with a screen wall to shield headlights from the drive thru and parking area. The northern boundary of the site abuts the entrance drive for the overall development and a condition is recommended requiring a 3.5 foot screen wall to shield headlight glare from the parking lot to this access drive.

Landscape Plan

The landscape plan features the required parking lot island plantings and a landscaping screen along the drive thru to screen vehicles awaiting service. The buffer yard along Oracle Road was included on the overall site plan for the commercial development and will be required to be installed as part of this development. The proposed landscape concept has been reviewed and conforms to the El Corredor Planned Area Development and the Zoning Code.

Engineering

INSERT

Water

An informational condition has been included requiring the applicant to submit a separate water improvement plan in conjunction with the Final Site Plan.

PUBLIC PARTICIPATION:

Neighborhood Meetings

A neighborhood meeting for project was held on May 13, 2015. Approximately 10 interested residents were in attendance. Comments from the residents focused primarily on the apartment development under construction and there were no adverse comments with regard to the proposed restaurant or drive thru lane. The summary notes from the neighborhood meeting are provided on Attachment 6. Staff has not received any additional correspondence concerning the project.

RECOMMENDATIONS:

Conceptual Site Plan

Based on a finding that the Conceptual Site Plan, including landscape plan is in conformance with the 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 Conceptual Site Plan, including landscape plan under case OV1215-015, subject to the conditions on Attachment 1.

Conceptual Architecture

Based on a finding that the Conceptual Architecture is in conformance with the 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 Conceptual Architecture under case OV1215-015, subject to the conditions on Attachment 1.

SUGGESTED MOTIONS:

Conceptual Site Plan

I MOVE to recommend approval of the Conceptual Site Plan, including landscape plan for Kneaders Bakery and Café, subject to the conditions in Attachment 1, finding that it is in conformance with the Design Principles and applicable Design Standards.

OR

I Move to recommend denial of the Conceptual Site Plan, including landscape plan for Kneaders Bakery and Café, finding it is not in conformance with the Design Principles and applicable Design Standards, specifically_____.

Conceptual Architecture

I MOVE to recommend approval of the Conceptual Architecture for Kneaders Bakery and Café, finding that it is in conformance with the Design Principles and applicable Design Standards.

OR

I MOVE to recommend denial of the Conceptual Architecture for Kneaders Bakery and Café, finding it is not in conformance with the Design Principles and applicable Design Standards, specifically_____.

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Overall El Corredor Site Plan
4. Applicant's Proposal
5. Zoning Map
6. Neighborhood Summary Notes

Bayer Vella, Planning Manager