



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

PROJECT: San Dorado, Building F

CASE NUMBER: OV1500864

MEETING DATE: August 11, 2015

AGENDA ITEM: 3

STAFF CONTACT: Robert Kirschmann, Planner
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Applicant: Brad Anderson, Kitchell Development Company

Request: Conceptual Architecture, including landscape plan

Location: 10556 N. Oracle Road

Recommendation: Recommend approval, subject to conditions in Attachment 1

SUMMARY:

The applicant requests approval of the Conceptual Architecture for a freestanding building to be located within the Oro Valley Town Centre at Rooney Ranch Planned Area Development (PAD), on the east side of Oracle Road and North First Avenue (see Attachment 2). The building is proposed on 1 acre portion of the 141 acre PAD.

The project consists of a 6,000 square foot building, outdoor patio, landscaping and 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 3.

BACKGROUND:

The property is zoned Planned Area Development which allows the proposed commercial building.

The site is located within a larger planned commercial property, which is currently under development. To the north of the site are several new multi-tenant commercial buildings. Areas to the south and east are vacant and west, across Oracle Road is the Rooney Ranch PAD (Attachment 4).

Approvals to Date

1980: Subject property annexed
2002: Subject property rezoned to Oro Valley Town Centre at Rooney Ranch PAD
2012: Oro Valley Town Centre at Rooney Ranch PAD amended

DISCUSSION / ANALYSIS:

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.

Staff Comment: 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 other buildings within the PAD. The building continues the overall design theme of the San Dorado development by utilizing the same tile patio roofs, wood accents, arches, and colors.

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.

Staff Comment: The single-story height is consistent with the building height limitations of the San Dorado development. The maximum 26 foot height is lower than the 40 foot height allowed by the PAD. In addition, the height will be compatible with the surrounding buildings. As the site is at one of the lowest elevations in Town the building height will not negatively interfere with views of Pusch Ridge.

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.

Staff Comment: 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. Overhangs, arches, patios and trellises have been added to provide interest on all four sides.

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.

Staff Comment: The refuse is screened in accordance with the Zoning Code. The loading zoning is on the east side of the building and not visible from Oracle Road. Screening of mechanical equipment will be confirmed during the Final Design phase of the project. A screen wall will be provided along Oracle Road to prevent vehicle headlight glare onto the adjacent roadway.

Landscape Plan

The landscape plan features the required parking lot island plantings. Potted plants will be provided adjacent to the building. The landscape plan includes plants which by code are restricted to courtyards, east and north elevations of the building. A condition of approval has been included requiring the plan be modified to comply with Addendum C. The buffer yard along Oracle Road was installed as part of the overall commercial development.

As conditioned, the proposed landscape concept has been reviewed and conforms to the Oro Valley Town Centre at Rooney Ranch Planned Area Development and the Zoning Code.

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

The Development Plan for the site has been previously approved and neighborhood meetings held in conjunction with that application. A neighborhood meeting is not required by Code for Conceptual Architecture.

RECOMMENDATION:

Conceptual Architecture

Based on a finding that the Conceptual Architecture, 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 Architecture under case OV1500864, subject to the conditions on Attachment 1.

SUGGESTED MOTIONS:

Conceptual Architecture

I move to recommend approval of the Conceptual Architecture, including landscape plan for San Dorado Building F, 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 Architecture, including landscape plan for San Dorado Building F finding that it is not in conformance with the Design Principles and applicable Design Standards, specifically _____.

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Applicant's submittal
4. Zoning Map

Bayer Vella, Planning Manager