

**DRAFT MINUTES
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD
REGULAR SESSION
AUGUST 11, 2015
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chair Eggerding called the regular session to order at 6:00 pm.

ROLL CALL

PRESENT:

Richard Eggerding, Chairman
Bruce Wykoff, Vice Chair
Sarah Chen, Member
Kit Donley, Member
Harold Linton, Member
Jacob Herrington, Member

ABSENT:

Nathan Basken, Member

ALSO PRESENT:

Lou Waters, Vice Mayor
Joe Hornat, Council Member
Joe Andrews, Chief Civil Deputy Attorney
David Laws, Permitting Manager

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 Waters stated there were no comments.

1. REVIEW AND/OR APPROVAL OF THE JULY 14, 2015 REGULAR SESSION MEETING MINUTES

MOTION: A motion was made by Bruce Wykoff, Vice Chair and seconded by Harold Linton, Member to approve

MOTION carried, 6-0.

2. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL ARCHITECTURE AND CONCEPTUAL SITE PLAN, INCLUDING LANDSCAPE PLAN FOR PIMA FEDERAL CREDIT UNION, LOCATED IN THE STEAM PUMP RANCH PLANNED AREA DEVELOPMENT ON THE WEST SIDE OF ORACLE ROAD, SOUTH OF STEAM PUMP WAY, OV1500642

Robert Kirshman, Oro Valley Planner, Presented the following:

Proposal
Location
Aerial View of Site
Site Plan
Landscape Plan
Surrounding Architecture Features
Architecture
Neighborhood Meeting/Public Input
Recommendation

Dan Vavra, on behalf of Pima Federal, expanded on the site plan which had been presented by Town Staff for the Board members. Mr. Varva also answered various questions board members had regarding the project.

Bill Adler, Oro Valley Resident, provided background on the history of the Steam Pump Ranch development. Mr. Adler stated he believes there is no consistency regarding building design in the area Pima Federal Credit Union is proposing to build their new location.

MOTION: A motion was made by Kit Donley, Member and seconded by Sarah Chen, Member, to approve the Conceptual Site Plan including a Landscape Plan subject to the amended conditions of approval in attachment 1.

MOTION carried, 6-0.

**Attachment 1- Amended Conditions of Approval Pima Federal Credit Union
OV1500642 Conceptual Site Plan, including landscape plan & Conceptual
Architecture**

Engineering

1. Additional coordination with ADOT may be required. It is the applicant's responsibility to obtain all necessary approvals from ADOT.
2. An in-lieu fee will be required for future construction of a 5' sidewalk along the Oracle Road frontage. An easement dedicated to the Town of Oro Valley will also be required for construction of the sidewalk. The fee and easement will need to be in place prior to issuance of a Certificate of Occupancy. The fee shall be held for a period of time not to exceed ten (10) years, after which, if the sidewalk has not been constructed, the in-lieu fee shall be returned to the applicant. (*Town Subdivision Street Standards: Sec 6.3.2*)

Water

3. A separate water improvement plan must be submitted for review and approval.

Planning

4. The Final Landscape Plan shall include plant materials along the entire length of the drive-thru lane which will reach a minimum of 3 feet at maturity, as required by the Zoning Code.

MOTION: A motion was made by Bruce Wykoff, Vice Chair and seconded by Jacob Herrington, Member to approve the Conceptual Architecture

MOTION carried, 6-0.

- 3. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL ARCHITECTURE, INCLUDING LANDSCAPE PLAN FOR THE SAN DORADO COMMERCIAL DEVELOPMENT, BUILDING F, LOCATED WITHIN THE ORO VALLEY TOWN CENTRE AT ROONEY RANCH PLANNED AREA DEVELOPMENT, ON THE EAST SIDE OF ORACLE ROAD AND SOUTH OF FIRST AVENUE, OV1500864**

Robert Kirshman, Planner, presented the following:

Proposal
Location
Landscape Plan
Architecture
Surrounding Architecture Features

Brad Anderson, representing the applicant Kitchell Development company, displayed photos of some of the original renderings of the project, and stated intent is to continue using similar materials for both this building (Building F) and the other buildings yet to be built. The primary difference between this building and earlier buildings will be the patio area.

Bill Adler, Oro Valley resident, stated the market demand has driven the project to develop as it has. However, the current use does not represent the original intent, in his opinion which was for a mixed use center.

MOTION: A motion was made by Bruce Wykoff, Vice Chair and seconded by Kit Donley, Member to approve the Conceptual Architecture including Landscape Plan

MOTION carried, 6-0.

Attachment 1-Revised Conditions of Approval San Dorado Building F Conceptual Landscaping and Conceptual Architecture

Planning Conditions

1. The Final Landscape plan shall comply with the types and locations of plantings as specified in Addendum C.
2. The Final Site Plan shall demonstrate compliance with Section 27.8 Off-Street Loading.

4. **DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL MODEL HOME ARCHITECTURE FOR MARACAY HOMES AT VISTOSO SUBDIVISION, BLOCK 4, LOCATED IN THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT, NORTH OF THE LA CAÑADA DRIVE AND PEBBLE CREEK DRIVE INTERSECTION, OV1500807**

Joe Andrews has recused himself from hearing this item on the agenda, and left Council Chambers at 6:49 pm.

Robert Kirschman
Overview
Location
Location description

Architecture proposed for block 4
Architecture in neighborhood
Recommendation

Steven Burris, Project Development Manager for Maracay Homes, explained one of the main factors driving the request to add the two new model plans was the current market trend for this area of Rancho Vistoso. Currently, there are only four model plans for this particular area, by adding the two proposed plans to the area it will allow for more of a diverse look.

MOTION: A motion was made by Bruce Wykoff, Vice Chair and seconded by Sarah Chen, Member to approve to approve the Conceptual Model Home Architecture for Maracay Homes

MOTION carried, 6-0.

Joe Andrews rejoined the in progress Conceptual Design Review Board meeting at 6:58 pm.

5. DISCUSSION AND POSSIBLE ACTION ON CONCEPTUAL ARCHITECTURE AND CONCEPTUAL SITE PLAN INCLUDING LANDSCAPE PLAN FOR KNEADERS BAKERY AND CAFÉ, A PROPOSED RESTAURANT TO BE LOCATED ON THE EAST SIDE OF ORACLE ROAD, NORTH OF LINDA VISTA BOULEVARD, OV1215-015

Chad Daines, Principal Planner, presented a staff report which included the following information:

Proposal
Overall Site Plan
Conceptual Site Plan/Landscape Plan
Public Participation

MOTION: A motion was made by Kit Donley, Member and seconded by Jacob Herrington, Member to approve the Conceptual Site Plan including Landscaping Plan subject to the conditions in the amended conditions of Attachment 1.

MOTION carried, 6-0.

**Attachment 1 Conditions of Approval Kneaders Bakery and Café OV1215-15
Conceptual Site Plan, including landscape plan & Conceptual Architecture
Planning**

1. The Final Site Plan shall include a 3.5 foot masonry wall along the northern boundary of the site to mitigate headlight glare from the adjacent parking area.
2. The Final Site Plan for El Corredor shall be modified in conjunction with the Final Site Plan for Kneaders Bakery and Café to reflect changes to pedestrian and vehicular circulation and other site elements on the Conceptual Site Plan under this application.
3. All off-site improvements adjacent to and in support of this development shall be installed in conjunction with this project including road improvements, entrance drive from Oracle, screen walls and the buffer yard on Oracle Road. The extent of improvements to support this development shall be determined by the Town Engineer and the Planning and Zoning Administrator.
4. The Final Landscape Plan shall include appropriate plant materials along the entire length of the drive-thru lane which will reach a minimum height of 3 feet at maturity, as required by the Zoning Code.

Engineering

5. An updated traffic impact analysis will be required. The update shall include the proposed Kneaders land use and provide recommendations for roadway and intersection improvements on Oracle Road and Linda Vista Boulevard. Recommendations shall include turn lane geometry and queuing, as well as intersection timing and geometry. Approval of the updated report and proposed offsite improvements will also be required from the Arizona Department of Transportation.
6. Pedestrian routes through the site and connectivity to adjacent parcels shall continue to be coordinated with staff during the Final Design stage.
7. View fence shall be placed along the patio area in the area of a sight visibility triangle for vehicles exiting the drive-through.
8. Wheel stops shall be installed at all parking along the front of the store to preserve accessible routes and signage placed within the limits of the 3' vehicular parking overhang area.

Oro Valley Water Utility Conditions:

9. Public water infrastructure as shown on the Conceptual Site Plan is not approved. A separate water system improvement plan shall be submitted for review and approval.
10. The location of the water system mains and services shall be coordinated with Oro Valley Water Utility. Structures shall not encroach into public water easements.

MOTION: A motion was made by Sarah Chen, Member and seconded by Bruce Wykoff, Vice Chair to approve the Conceptual Architecture for Kneaders Bakery and Café

MOTION carried, 6-0.

PLANNING UPDATE (INFORMATIONAL ONLY)

Michael Spaeth, Senior Planner, provided the following information to the Board Members:

Council is on summer break from July 15 through August 31 and therefore there are no updates at this time.

The Conceptual Design Review Board is scheduled to hear the following items on September 8th:

La Canada Ridge model home conceptual architecture
Mattamy model home conceptual architecture
Canyons at Linda Vista Trail sign criteria
Stone Canyon Clubhouse conceptual public art

There are no neighborhood meetings scheduled at this time.

ADJOURNMENT

The Conceptual Design Review Board adjourned at 7:10 pm.