



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

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**PROJECT:** Pima Federal Credit Union

**CASE NUMBER:** OV1500642

**MEETING DATE:** August 11, 2015

**AGENDA ITEM:** 2

**STAFF CONTACT:** Robert Kirschmann, Planner  
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**Applicant:** DBSI Inc., Dan Vavra

**Request:** Conceptual Site Plan and Conceptual Architecture

**Location:** 11025 N. Oracle Road

**Recommendation:** Recommend approval, subject to the conditions on Attachment 1

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### **SUMMARY:**

The applicant requests approval of the Conceptual Site Plan, including landscape plan and Conceptual Architecture for a credit union with drive-thru to be located at 11025 Oracle Road, south of Steam Pump Way (Attachment 2). The credit union is proposed on 1.8 acres of the Steam Pump Ranch PAD.

The project consists of a 4,080 square foot credit union, drive-thru lane, 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 (PAD) which permits a credit union with drive-thru. Banking institutions are not considered convenience uses under the PAD and therefore a Conditional Use Permit for the drive thru is not required.

The property is located within the Steam Pump Ranch PAD and includes a Quick Trip to the north, a multi-tenant building (including Baggins and the Oro Valley Children's Museum) to the south, and to the west a park and undeveloped parcels within Steam Pump Ranch.

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Approvals to Date

1988: Subject property annexed  
1988: Subject property rezoned to Steam Pump Village Planned Area Development  
2005: Steam Pump Village PAD amended  
2011: Steam Pump Village PAD amended

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**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 building has been located to provide the main entrance facing Oracle Road where the majority of the parking is located. In addition a secondary entrance to the west from the park area is provided.

*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 Comment: The pad has been previously graded and no significant changes to grade are required to support the building. This project will decrease runoff due to the installation of rainwater harvesting basins.

*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: A sidewalk will be provided on all four sides of the building. This provides continuous pedestrian connections throughout the center including the park directly northwest of the site. Bicycle parking will be provided in excess of Town requirements. A condition is included requiring an in lieu fee for the future construction of a sidewalk along Oracle Road.

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 ranch elements, shapes and materials. The proposed architecture incorporates variation in colors and materials, which reinforces the high quality of design established by the Steam Pump Village PAD. The architecture incorporates key elements from the surrounding buildings including

metal roofs, ledger stone, slump block, stucco, and window ledgers reinforcing consistency in the center.

*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 Steam Pump Village PAD. The 26'6" foot height is lower than the 39 foot height of allowed by the PAD. The height is consistent in scale to the existing development. The building height will not negatively impact the surrounding users nor interfere with views of Pusch Ridge. The PAD is exempt from 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.*

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. The building includes ledger stone along the main entry tower and columns under the drive thru. These elements will provide consistency with adjacent buildings. Metal columns and trellises are located along the west and north elevations again providing consistency with the adjacent buildings. Other features include the metal roof, use of slump stone, ledgers at the bottom of the windows and colors.

*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 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.

### 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 has been constructed. The landscaping also includes a large courtyard located to the west of the building. Slump block benches will be provide for seating. The proposed landscape concept has been reviewed and conforms to the Steam Pump Village Planned Area Development and the Zoning Code.

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Engineering

The site has been previously graded with parking, sidewalk drainage and access drives already installed. The project proposes minor changes to the parking areas north of the building but and the addition of the drive thru lane. A condition of approval is included advising that additional coordination with ADOT may be required.

Water

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

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**PUBLIC PARTICIPATION:**

Neighborhood Meeting

A neighborhood meeting was held on March 17, 2015, with no residents in attendance. A copy of the neighborhood meeting summary notes are attached (see Attachment 4).

No correspondence has been received to date.

**RECOMMENDATION:**

**1. 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 requested Conceptual Site Plan, including landscape under case OV1500642, subject to the conditions in Attachment 1.**

**2. 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 OV1500642, subject to the conditions on Attachment 1.**

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**SUGGESTED MOTIONS:**

**1. Conceptual Site Plan**

I move to recommend approval of the Conceptual Site Plan, including landscape plan for Pima Federal Credit Union, subject to the condition in Attachment 1, finding that it is in conformance with the Design Principles and applicable Design Standards.

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OR

I move to recommend denial of the Conceptual Site Plan, including landscape plan for Pima Federal Credit Union finding that it is not in conformance with the Design Principles and applicable Design Standards, specifically \_\_\_\_\_.

**2. Conceptual Architecture**

I move to recommend approval of the Conceptual Architecture Pima Federal Credit Union, finding it is in conformance with the Design Principles and applicable Design Standards.

OR

I move to recommend denial of the Conceptual Architecture for Pima Federal Credit Union, finding it is not in conformance with the Design Principles and applicable Design Standards, specifically \_\_\_\_\_.

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**ATTACHMENTS:**

1. Conditions of Approval
2. Location Map
3. Applicant's Proposal
4. March 17, 2015 Neighborhood Meeting Summary Notes

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Bayer Vella, Planning Manager