

**DRAFT MINUTES  
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD  
REGULAR SESSION  
OCTOBER 13, 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 Conceptual Design Review Board meeting to order at 6:00 pm.

**ROLL CALL**

**PRESENT:** Richard Eggerding, Chairman  
Bruce Wyckoff, Vice Chair  
Jacob Herrington, Member  
Harold Linton, Member

**ABSENT:** Sarah Chen, Member  
Kit Donley, Member  
Nathan Basken, Member

**ALSO PRESENT:** Joe Andrews, Chief Civil Deputy Attorney  
Lou Waters, Vice Mayor  
Joe Hornat, Council Member

**PLEDGE OF ALLEGIANCE**

Chair Eggerding led the Board and members of the audience in the Pledge of Allegiance.

**CALL TO AUDIENCE**

**COUNCIL LIAISON COMMENTS**

Vice Mayor Lou Waters stated there were no updates at this time.

**1. REVIEW AND/OR APPROVAL OF THE SEPTEMBER 8, 2015  
REGULAR SESSION MEETING MINUTES**

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve

**MOTION** carried, 4-0.

**2. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR  
CONCEPTUAL PUBLIC ART FOR THE STONE CANYON GOLF  
CLUBHOUSE LOCATED AT 14320 N. HOHOKAM VILLAGE  
PLACE, OV1500933**

Rosevelt Arellano, Senior Planner, presented a staff report which included the following information:

Proposal: 5 Freestanding Sculptures  
Map  
Site Map  
Public Art Request - "Poetry in Motion"  
Public Art Request - 4 Plants  
Art Location  
Review Tools  
Summary/Recommendation  
Conditions of Approval

Roger Nelson and Dave Wynart, applicant and artist, were present to answer a variety of questions regarding lighting and materials used on the project.

**MOTION:** A motion was made by Jacob Herrington, Member and seconded by Bruce Wyckoff, Vice Chair to approve

Member Linton proposed a Friendly Amendment, requiring the applicant to include sight lighting at their cost, should it be decided to include site lighting at the main art work location. The Friendly Amendment was approved.

**MOTION** carried, 4-0.

**3. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL SITE PLAN INCLUDING ALTERNATIVE PARKING RATIO, CONCEPTUAL ARCHITECTURE AND LANDSCAPE PLAN, FOR A FRY'S FUEL CENTER, LOCATED AT THE SOUTHWEST CORNER OF ORACLE ROAD AND NORTH FIRST AVENUE, OV1215-12**

Michael Spaeth, Senior Planner, presented a staff report which included the following information:

Applicant's Request  
Conceptual Site Plan  
Traffic Map  
Shopping Center vs. Fuel Only Traffic  
Alternative Parking Ratio  
Site Changes  
Conceptual Landscape Plan  
Conceptual Architecture  
Rooney Ranch Architecture  
Oracle Road Scenic Corridor Overlay District  
Summary and Recommendation  
Conditions of Approval - Site Plan  
Conditions of Approval - Architecture  
Traffic Volumes  
Internal Elevations  
Conceptual Architecture - 1<sup>st</sup>

Staff addressed several questions concerning the applicant's request

Ryn Gaston, Site Acquisition Representative, answered questions posed by the Board regarding the size of the fuel delivery truck, and the possibility of blocking handicapped parking spaces and traffic flow.

Ali Faki, Civil Engineer, stated the number of trucks making fuel deliveries depended on the number of gallons sold. Mr. Faki also answered a variety of other questions at the request of Board members.

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve:

A. REQUEST FOR A CONCPETUAL SITE PLAN AND LANDSCAPE PLAN FOR A FRY'S FUEL CENTER LOCATED IN THE ROONEY RANCH SHOPPING CENTER, OV1215-12.

**MOTION** carried, 3-1 with Harold Linton, Member, opposed.

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve:

B. REQUEST FOR CONCEPTUAL ARCHITECTURE FOR A FRY'S FUEL CENTER LOCATED IN THE ROONEY RANCH SHOPPING CENTER, OV1215-12.

**MOTION** carried, 3-1 with Harold Linton, Member, opposed.

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve:

C. REQUEST FOR AN ALTERNATIVE PARKING RATIO FOR FRY'S GROCERY STORE LOCATED IN THE ROONEY RANCH SHOPPING CENTER, OV1215-12.

**MOTION** carried, 3-1 with Harold Linton, Member, opposed.

4. **YOUR VOICE OUR FUTURE LIASON UPDATE** Chair Eggerding announced the Board members may review the document which was provided by the Your Voice, Our Future Planner, Nora Campbell, at their convenience.

#### **PLANNING UPDATE (INFORMATIONAL ONLY)**

Chad Daines, Principal Planner, provided the following updates to Members of the Board:

Upcoming Town Council and Conceptual Design Review Board Meetings

November 10th, The Conceptual Design Review Board will hear a case

regarding the Stone Canyon Casitas Conceptual Site Plan and Conceptual Architecture

October 21st, Town Council will receive an update regarding the Your Voice, Our Future Informational Items

November 5th, Town Council will hear Your Voice, Our Future Major General Plan Amendment, Nakoma Sky Revised Rezoning Conditions, Fry's Conceptual Site Plan, Conditional Use Permit and Planned Area Development, Community Academy Graduation

There are no upcoming neighborhood meetings at this time  
**ADJOURNMENT**

DRAFT