

**ACTION MINUTES  
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD  
REGULAR SESSION  
AUGUST 9, 2016  
ORO VALLEY COUNCIL CHAMBERS  
11000 N. LA CANADA DRIVE**

**REGULAR SESSION AT OR AFTER 6:00 PM**

**CALL TO ORDER**

Chairman Eggerding called the August 9, 2016 Regular Session of the Oro Valley Conceptual Design Review Board meeting to order at 6:00 PM.

**ROLL CALL**

**PRESENT:** Dick Eggerding, Chair  
Bruce Wyckoff, Vice Chair  
Nathan Basken, Member  
Sarah Chen, Member  
Kit Donley, Member  
Jacob Herrington, Member  
Hal Linton, Member

**ABSENT:** None

**ALSO PRESENT:** Tobin Sidles, Director Legal Services

**PLEDGE OF ALLEGIANCE**

Chair Eggerding led the members of the Board and Audience in the Pledge of Allegiance

**CALL TO AUDIENCE**

There were no speaker requests.

**COUNCIL LIAISON COMMENTS**

There was no Council Liaison in attendance.

**1. REVIEW AND/OR APPROVAL OF THE JULY 12, 2016 REGULAR SESSION MEETING MINUTES**

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chair and seconded by Nathan Basken, Member to approve the July 12, 2016 regular session meeting minutes.

**MOTION** carried, 7-0.

**2. CONCEPTUAL MODEL HOME ARCHITECTURE FOR MATTAMY HOMES AT RANCHO VISTOSO PARCEL 5F LOCATED ON THE NORTHEAST CORNER OF MOORE ROAD AND RANCHO VISTOSO BOULEVARD, OV1315-11**

Rosevelt Arellano, Senior Planner, provided a presentation that included the following:

- Purpose
- Site Location
- Approved Site Plan Location Map
- Building Cluster Diagram
- Desert Contemporary - Building Cluster No. 1
- Desert Contemporary
- Rustic Spanish - Building Cluster No. II
- Rustic Spanish
- Sonoran - Building Cluster No. III
- Sonoran
- Surrounding Homes
- Splendido
- Summary and Recommendation

Josh Robinson, Division President of Mattamy Homes, provided an overview of the project that included the following:

- Ridge View at Vistoso Trails
- Site Plan of property lines

Ryan Repucci, RAH Architect representative on behalf of Mattamy, provided a presentation that included the following:

- Floor Plan Diagram
- Sample Block Shift Plans
- Desert Contemporary Floor Plan
- Color Package Desert Contemporary
- Sonoran Color Package
- Rustic Spanish
- Plan 2 Desert Contemporary
- Plan 2 - Side Elevation
- Plan 3 - Desert Contemporary
- Plan 2 - Sonoran Elevation
- Plan 4 - Sonoran Elevation
- Plan 5 - Casita - Sonoran Elevation

- Plan 5 Casita - Side Elevation
- Plan 5 Casita Elevation
- Plan 6 Side Elevation
- Diversity of Material and color palette
- Elevation type with garage door
- Color Packages
- Material Palette

Chairman Eggerding opened the Public Hearing.

There were no speaker requests.

Chairman Eggerding closed the Public Hearing.

**MOTION:** A motion was made by Nathan Basken, Member and seconded by Jacob Herrington, Member to approve the Conceptual Model Home Architecture (Plans 1 through 6) for the Rancho Vistoso Parcel 5F subdivision as provided within Attachment 1, based on the findings that the request complies with the Design Principles and Design Standards in the Zoning Code.

**MOTION** carried, 7-0.

### **3. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL ARCHITECTURE FOR THE CANYON DEL ORO BAPTIST CHURCH EXPANSION, LOCATED AT 9200 N ORACLE ROAD, ON THE NORTHEAST CORNER OF ORACLE ROAD AND CALLE CONCORDIA, OV16001613**

Chad Daines, Principal Planner, provided a presentation that included the following:

- Purpose
- Location Map
- Site Plan Diagram
- Proposed Architecture - Sanctuary
- Proposed Building Height - Sanctuary
- Proposed Architecture - Youth Building
- Existing Campus
- Pusch Ridge Christian Academy
- Single Family Homes
- Recommendation

Ed Marley, Architect, Swaim Associates, representing the applicant, provided a presentation that included the following:

- CDO Baptist Sanctuary and Youth Building Additions Conceptual Architectural Review Submittal
- Site Plan

- North Elevation
- Entry into Sanctuary
- East Elevation of Sanctuary
- West Elevation of Existing Campus
- East Elevation of Student Center
- Southwest Elevation of Student Center
- Site Sections
- Building Sections - Sanctuary
- Building Sections - Youth
- Site Photos
- Color and Materials Palette

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chair and seconded by Sarah Chen, Member to recommend approval of the Conceptual Architecture finding that the request is in conformance with the Design Principles and applicable Design Standards and to allow an increase in height for the sanctuary building to 36 feet.

**MOTION** carried, 7-0.

Mr. Sidles noted for the record that there were no speaker requests for this item.

**4. DISCUSSION AND POSSIBLE ACTION FOR A REVISION TO THE MASTER SIGN PROGRAM AT THE ROONEY RANCH CENTER INCLUDING THE FRY'S GROCERY AND FUEL CENTER, LOCATED AT 10661 N. ORACLE ROAD. THE REVISION IS TO ALLOW ELECTRONIC CHANGEABLE COPY SIGNS FOR FUEL PRICING, OV1601741**

Patty Hayes, Senior Planning Technician, provided a presentation that included the following:

- Purpose
- Location
- Master Sign Program
- History
- Proposed Revision
- Additional Monument Sign
- General Plan
- Summary and Recommendation

Andy Gibson, President of Bootz & Duke Signs, representing the applicant, provided a presentation that included the following:

- Proposed Revision
- Gave a brief history of the master sign program for Rooney Ranch, Parcel D

**MOTION:** A motion was made by Sarah Chen, Member and seconded by Bruce Wyckoff, Vice Chair to recommend approval of the revised Master Sign Program for the Rooney Ranch Center allowing electronic changeable copy and the additional monument sign based on the finding that the request is consistent with the Design Principles and Design Standards.

**MOTION** carried, 6-0.

**5. DISCUSSION AND POSSIBLE ACTION FOR A REVISION TO THE SIGN CRITERIA FOR THE MAGEE PLAZA LOCATED AT 8085 N. ORACLE ROAD. THE REVISION IS TO EXPAND THE COLOR PALETTE AND SIGN DESIGN FOR THE DEVELOPMENT, OV1601513**

Patty Hayes, Senior Planning Technician, provided a presentation that included the following:

- Location
- Sign Criteria
- Proposed Revision
- Additional Building Elevations
- General Plan
- Summary and Recommendation

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to recommend approval of the Magee Plaza Sign Criteria based on the finding that the proposed revised Sign Criteria is consistent with the Design Principles.

**MOTION** carried, 7-0.

**6. PRESENTATION AND DISCUSSION ON PROPOSED ARCHITECTURE FOR THE NAKOMA SKY SENIOR CARE FACILITY, PLANNED FOR THE 77 ACRES AT THE SOUTHEAST CORNER, NARANJA DRIVE AND 1ST AVENUE, OV1601351**

Chad Daines, Principal Planner, provided a presentation that included the following:

- Purpose
- Location
- Project Timeline
- Tentative Development Plan
- Rezoning - Architectural Concept
- Architectural Rezoning Conditions
- Architectural Concept Image
- View Impacts
- Building Height Step Downs

- Building Height Step downs in elevation
- Varied Roof and Wall Planes
- Varied Roof and Building Materials
- Landscaped Terraces
- Muted Earth Tone Colors
- Parking Garage
- Summary

Board Member Chen, questioned drainage to the property which included flood plain concerns.

David Laws, Permitting Manager, addressed Member Chen's drainage and flood plain concerns.

Board Member Herrington questioned the number of traffic entrances which would include emergency vehicle entrances.

David Laws, Permitting Manager, addressed Board Member Herrington's question regarding traffic entrances versus the amount of units.

Lisa Israel, CEO and President of La Posada Retirement Community, provided a presentation that included the following:

- Nakoma Sky Introduction
- Provided a brief history on La Posada in Green Valley and the future of Nakoma Sky
- The benefits to Oro Valley
- Future clientele for the proposed project
- Project Timeline and Key Dates
- Summary

Gary Koener, President, Three Living Architects, provided a presentation that included the following:

- Site Map
- Project section / Building Elevation C
- Project Materials
- View from Southeast - Perspective A
- Arial View from Southeast Perspective B
- View of Residential Units at Ends of Wings - Perspective C
- View of Residential Units at the End of Central Wings - Perspective D
- View of Village and Commons - Perspective E
- View of Arrival Court - Perspective F
- View of Five Story Residential Building - Perspective G
- View of Indoor Pool Building and Courtyard - Perspective H
- Underground Garage

- View of West Garage Building - Perspective J
- Art Expression Building

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

Michael Spaeth, Senior Planner, presented the Planning Update:

- September 13th Conceptual Design Review Board Meeting, three upcoming items.
- September 7 Town Council Meeting six upcoming items.
- August 25 Upcoming Neighborhood Meeting regarding the PAD Amendment and Conceptual Site Plan for a mini storage facility at Steam Pump Ranch.

### **ADJOURNMENT**

**MOTION:** A motion was made by Bruce Wyckoff, Vice Chair and seconded by Hal Linton, Member to adjourn the Conceptual Design Review Board at 8:22 pm.

**MOTION** carried, 7-0.