



Town Council Regular Session

Item # 10.

Meeting Date: 07/01/2015
Requested by: Bayer Vella
Submitted By: Michael Spaeth, Development Infrastructure Services
Department: Development Infrastructure Services

Information

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN FOR MATTAMY HOMES ON RANCHO VISTOSO PARCEL 5F, A PROPOSED 119-LOT SINGLE-FAMILY SUBDIVISION ON 48 ACRES, LOCATED ON THE NORTHEAST CORNER OF RANCHO VISTOSO BOULEVARD AND MOORE ROAD

RECOMMENDATION:

The Conceptual Design Review Board recommends approval of the Conceptual Site Plan and Landscape Plan, subject to the conditions listed in Attachment 1.

EXECUTIVE SUMMARY:

The applicant's request (Attachment 2) is to develop 119 single-family lots on approximately 48-acres. The proposed homes are an attached single-family product with no more than six homes attached to one another. The subdivision incorporates associated open space, a small recreation area and pedestrian connections to larger regional trails and multi-use paths. The Conceptual Site Plan and Landscape Plan conforms with the Rancho Vistoso Planned Area Development and the Design Principles and Design Standards of the Zoning Code, subject to the conditions listed in Attachment 1.

The Conceptual Design Review Board considered the applicant's proposal on June 9, 2015, and has recommended approval based on the finding that the request conforms with the Rancho Vistoso PAD Design Standards and the Design Principles and Design Standards of the Zoning Code. The Conceptual Design Review Board staff report is included as Attachment 3 and the draft minutes are provided as Attachment 4.

BACKGROUND OR DETAILED INFORMATION:

Current Site Conditions

- The property encompasses approximately 48 acres
- Currently vacant

Land Use Context

The Existing Land Use, General Plan and Zoning for the property and the surrounding area is depicted in Attachments 5, 6 and 7 respectively.

Approvals to Date

- The subject property was part of the original Rancho Vistoso PAD established in 1987
- There have been no site plan-related approvals to date on the subject property

Conceptual Site Plan and Landscape Plan

The applicant's proposal (Attachment 2) depicts 119 single-family residential lots on approximately 48 acres with lot sizes ranging from 4,000 sq. ft. to 6,500 sq. ft. The proposed homes are an attached single-family product with no more than 6 homes attached to one another. Additional discussion of the proposed Conceptual Site Plan is provided in Attachment 8.

Rancho Vistoso PAD, Zoning Code Design Principles and Design Standards Analysis

The applicant's proposal has been reviewed for conformance with the Rancho Vistoso PAD Design Standards and the Town of Oro Valley Zoning Code, including the Design Principles and Design Standards. A discussion and analysis of the projects conformance with these requirements is provided in Attachment 8.

Concurrent with this request, the applicant is processing a Minor General Plan Amendment and PAD Amendment for a 4.2-acre open space trade and to revise an existing recreation area condition. The recreation area condition is specific to the development of the Rancho Vistoso Neighborhood 5 park. A condition has been added to Attachment 1 requiring the developer contribute their fair share to the development of the park. Detailed information and analysis regarding these two related applications can be found in the Council Communication for these cases.

The Conceptual Landscape Plan has been reviewed for conformance with the applicable Rancho Vistoso PAD and Zoning Code requirements. The Conceptual Landscape Plan includes landscaped entries with separated ingress and egress lanes, as well as landscaping in all common areas. The proposal incorporates walking trails within the linear landscaped common areas throughout the subdivision and includes a small recreation area with pool, ramada, picnic tables and barbeques.

Public Participation

Neighborhood Meetings

Two neighborhood meetings were held on September 15, 2014, and April 6, 2015, regarding the applicant's proposal. Approximately 15 to 20 residents attended each meeting. The primary topics discussed during the meetings included:

- Building height
- Compatibility
- Traffic

A copy of the neighborhood meeting summaries have been provided in Attachment 9 and an analysis of how the applicant has addressed the neighborhood meeting topics listed above is provided in Attachment 10.

No additional correspondence has been received by staff.

Conceptual Design Review Board

The applicant's request was considered by the Conceptual Design Review Board on June 9, 2015. The board recommended approval, subject to the conditions listed in Attachment 1. The staff report and meeting minutes have been provided in Attachments 3 and 4 respectively.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to approve the Conceptual Site Plan and Landscape Plan based on the finding the request in conformance with the Rancho Vistoso PAD and the Design Principles and Design Standards of the Zoning Code.

OR

I MOVE to deny the Conceptual Site Plan and Landscape Plan requested under case OV1214-31, based on the finding that

_____.

Attachments

ATTACHMENT 1 - CONDITIONS OF APPROVAL

ATTACHMENT 2 - CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN

ATTACHMENT 3 - CDRB STAFF REPORT

ATTACHMENT 4 - CDRB DRAFT MEETING MINUTES

ATTACHMENT 5 - SUBJECT PROPERTY MAP

ATTACHMENT 6 - GENERAL PLAN LAND USE MAP

ATTACHMENT 7 -ZONING MAP

ATTACHMENT 8 - CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN SUMMARY AND ANALYSIS

ATTACHMENT 9 - NEIGHBORHOOD MEETING SUMMARIES

ATTACHMENT 10 - NEIGHBORHOOD MEETING TOPICS ANALYSIS
