



Architectural and Landscaping Review Committee — September 13th, 2023.
Via Zoom Platform at 3:00 P.M.

Committee Members Present: Susan Wood, Sheryl Forte, Brent Woods, and Lynn Huebner,
Staff Present: Priscilla Harris, Assistant Manager from FirstService Residential

Call to Order: The meeting was called to order at approximately 3:00 p.m.

Adopt the Agenda

A motion to amend the agenda to include a driveway coating request at 12880 N Salt Cedar Dr was made by Susan Wood and seconded by Lynn Huebner. Motion carried unanimously.

Approval of August 9, 2023, Minutes

A motion to approve the August 9, 2023, meeting minutes was made by Susan Wood and seconded by Lynn Huebner. Motion carried unanimously.

Consent Agenda

A motion to approve the August consent agenda was made by Sheryl Forte and seconded by Susan Wood. Motion carried unanimously.

Guest Forum

Guests were invited to speak and advised of the three-minute time limit. No guests made a request to speak.

Landscaping Committee Update

Susan Wood, Chair of the Parks & Landscaping Committee supplied a report on the following items:

- ❖ Additional Monument Refurbishing Meetings occurred on 8/25 & 8/28
- ❖ Iron treatment to turf areas (IPM program) and pre-emergent program, starting with Hohokam Park.
- ❖ Scenic Overlook Nursery holding plants displaced due to SR77 Wildlife Fencing Project was approved by the VCA Board and scheduled for replanting and irrigation repairs.
- ❖ 27 Mile Erosion vendor was selected as TEMC (Total Erosion Maintenance Control)
- ❖ Vistoso Village requested additional landscaping services along RVB. The landscape behind the perimeter walls of Vistoso Village is zoned a NAOS (Natural Area Open Space) AAA Landscape will assess the area and attempt to get crews out earlier than the scheduled November date.
- ❖ An assessment of VCA Park Ramadas is tentatively scheduled for 10.1.23, the committee shall share their findings and supply a report at the next P&L meeting on 10.5.23.



13393 N Mariposa Lily Dr – Pergola Variance

A motion to recommend the variance request for a 4' setback from the dwelling for a pergola at 13393 N Mariposa Lily Dr for approval by the VCA Board of Directors was made by Brent Woods and seconded by Sheryl Forte. Motion carries.

12880 N Salt Cedar Dr – Driveway Coating

A motion to deny the request for driveway coating located at 12880 N Salt Cedar Dr was made by Susan Wood and seconded by Sheryl Forte. Motion carries.

A23 Studios – Gateway at Vistoso Preserve

The committee discussed the residential, common area, and landscaping designs presented. A23 advised that their request to build is still pending further review from the Planning & Zoning Commission.

- ❖ Typical Building A is a 16-unit building with private exterior space for each unit. The floor plate is 9,856 SF and 30' in height. There are three instances of Building A on-site.
- ❖ Typical Building B is a 20-unit building with private exterior space for each unit. The floor plate is 13,800 SF and 30' in height. There are three instances of Building B on site.
- ❖ Typical Building C is a 24-unit building with private exterior space for each unit. The floor plate is 15,360 SF and 30' in height. There is one instance of Building C on site.
- ❖ The Clubhouse is 2,025 SF and consists of the complex's leasing function and the amenity space for residents, including a media room, gym, pool access and facilities.
- ❖ Parking is as presented in the original DP, with minor changes to the stall/island layout. There will be six electric vehicle charging stations.
- ❖ Parapet heights fully screen all mechanical roof equipment. Refuse containers are completely enclosed, 3 sides being constructed of the same block that is present in the apartment buildings and site walls. All site utilities are routed underground and arrive at each building in a small utility room.
- ❖ Two stories with a total height of 33'
- ❖ A recreation and vista area will be included, overseeing the Vistoso Trails Nature Preserve. Recreation area moved to the back of the lot.
- ❖ 7 buildings ranging from 16 units to 24 units, with private exterior space for each unit.
- ❖ Solar panels are not anticipated for use.



A23 updated the exterior color palette to neutral tones in line with the VCA Master Paint Palette—a reduction of anodized metal on the exterior body. The rooftop was redesigned with parapets with hip clay tile roofs over groupings of two or four units reducing the overall building mass. The total height was reduced to 30' to meet the Builder's Guidelines. As well as provide a detailed plant list. The committee requested all lighting for Gateway at Vistoso Preserve be Dark Sky Compliant. The committee requested the upper floor open steel rails be removed and match the enclosed balcony design on the first floor. The Committee shall review the landscape plant list provided for any conflict with the VCA Approved Plant List. The Committee requested that A23 provide specs and info on lighting and samples of proposed hardscape elements.

Adjournment

With no further business, the committee motioned to adjourn at approximately 3:49 PM. Motion carried unanimously. The next meeting is scheduled for October 11th, 2023, at 3:00 PM.