



**Architectural and Landscaping Review Committee — October 11, 2023, Via
Zoom Platform at 3:00 P.M.**

Committee Members Present: Dan Sturmon, Susan Wood, Sheryl Forte, Brent Woods, and Lynn Huebner

Staff Present: Priscilla Harris, Assistant Manager from FirstService Residential

Special Guests: Joan Sauer with the VCA Parks & Landscaping Committee, Judi Davis with Stone Village Board, and Grace Schau, Burak Bekat, Shawn Curtis, and Cade Shaw with A23 Studios, Design Team for The Gateway at Vistoso Preserve

Call to Order: The meeting was called to order at approximately 3:02 p.m.

Adopt the Agenda

A motion to amend the agenda to include a review of the proposed paint palette update for the Stone Village Sub Association was made by Sheryl Forte and seconded by Lynn Huebner. Motion carried unanimously.

Approval of September 13, 2023, Minutes

A motion to approve the September 13, 2023, meeting minutes was made by Sheryl Forte and seconded by Susan Wood. Motion carried unanimously.

Consent Agenda

A motion to approve the September 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:

- Overseeding and IPM treatment at Moore Loop Park begins in October
- Iron treatment to turf areas (IPM program) and pre-emergent program, starting with Hohokam Park.
- Buffleggrass located off Woodburne Ave was treated
- 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 scheduled crews to address the area in early October.

- An assessment of VCA Park Ramadas occurred on 10.1.23. The committee found various manmade, pest-related, and natural damages and supplied a detailed report to management.

12880 N Salt Cedar Dr – Driveway Coating

A motion to not recommend the variance for driveway coating located at 12880 N Salt Cedar Dr, was made by Susan Wood and seconded by Sheryl Forte. Motion carried unanimously.

12837 N Oakhurst Lp – Shed

A motion to not recommend the variance for a side yard storage shed located at 12837 N Oakhurst Lp, was made by Brent Woods and seconded by Sheryl Forte. Motion carried unanimously.

Stone Village – Updated Paint Palette

A motion to recommend the updated paint palette for the Stone Village Sub Association was made by Susan Wood and seconded by Sheryl Forte. Motion carried unanimously.

Center Pointe – Entry Flagpole

A motion to recommend the installation of a new entry flag and flagpole for the Center Pointe Sub Association with stipulations that the flagpole shall be installed at a maximum height of 20' above grade. Installation shall meet industry standards and shall be mounted 3' in-depth and secured with a PVC sleeve and concrete. The Flagpole shall meet Town of Oro Valley ordinances, and all permits required for installation shall be obtained before any work can commence. The project shall meet Arizona Bluestake requirements and not interfere with existing utility easements. The flagpole, flag, and flagpole light fixture shall always be maintained in good condition and not show signs of wear. The flag used shall not exceed 4'x6' with consideration of all available noise reduction measures was made by Susan Wood and seconded by Sheryl Forte. Motion carried unanimously.

A23 Studios – The 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 onsite.
- 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 or to mimic the second-floor design of the Vistoso Golf Casitas with 2/3 masonry and 1/3 railing with weep holes to accommodate drainage. The Committee requested the window headers be matched on the first and second floors. The lower-level foam popouts are not waterproof and should be placed above the window. The Committee reviewed the landscape plant list supplied A23 with plants in conflict with the VCA Approved Plant List. The Committee requested that A23 provide specs and info on lighting, review the hydroseeding blend, and supply an updated roof plan that includes unit locations and dashes to indicate mechanical screening. Advise the committee of measures taken for native plant preservation and specify which plants are being removed and where they intend to be relocated. Advise the committee if pet waste pick-up accommodations and windowsill headers shall be uniform on all floors and buildings. The committee requested an artificial turf area for a dog run and sufficient pet waste stations for the anticipated population. To notify the committee of the results of a traffic study for the Vistoso Highlands entry. As well as supply an updated marquee entry design with lighting specs. Homeowners present voiced concerns regarding pet accommodations, invasive plants, fire hazards, water usage, and entry traffic.

Adjournment

With no further business, the committee motioned to adjourn at approximately 4:58 p.m. Motion carried unanimously. The next meeting is tentatively scheduled for November 8th, 2023, at 3:00 p.m.