



**DATE:** June 18, 2015

**TO:** Design Review Committee

**FROM:** Artemio Hoyos, Planner

**RE:** DRC Case # Co20-15-03 – O’Reilly Auto Parts  
Tax Code #222-18-0200/222-21-018C

**SUBJECT:** Staff Report  
Gateway Overlay Zone Review/Sign-in-the-Bufferyard for O’Reilly Auto Parts  
(Catalina)

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**Applicant:** JAS Engineering (Jeff Stanley)  
**Owner:** TOMBO51 LLC  
**Location:** Oracle Rd./Pinal St. (Catalina)  
**Zoning:** CB-1 (Local Business Zone)  
**Land Use:** Multifunctional Corridor (MFC)  
**Site Size:** Approximately .61 acres

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### **I. APPLICANT REQUEST**

The applicant has requested that the Design Review Committee (DRC) review the development plan and sign-in-the-bufferyard for an O’Reilly Auto Parts store in Catalina on Oracle Road.

### **II. DRC AUTHORITY**

The DRC is required by Chapter 18.78.040.A of the Pima County Zoning Code to review for compliance to Chapter 18.78, Gateway Overlay Zone, Gateway Development Guidelines Manual, and staff agency comments. Per chapter 18.79.030.E.4, the DRC must also approve a sign placed in a required bufferyard. The Committee shall determine if the sign's materials, size, design, and location are compatible within the landscape bufferyard plan.

### **III. STAFF RECOMMENDATION**

Staff recommends **approval** of this project for Gateway Overlay Zone compliance and sign-in-the-bufferyard with the following conditions:

1. Site plan and sign shall be implemented as approved by DRC;
2. All plants shall be from the allowed Buffer Overlay plant list per the Landscape Design Manual;
3. The 3' screen wall shall comply with the Landscape Design Manual's wall structure standards;
4. Applicant shall provide staff with three sets of the approved DRC documents for staff sign-off in compliance with the DRC decision.

#### **IV. BACKGROUND**

The 2 parcels were rezoned (Co9-14-13) from GR-1 (Rural Residential Zone) to CB-1 (Local Business Zone) in 2014. An O'Reilly Auto Parts retail store is a permitted use. The proposed store will approximately be 6,800 sf. with 24 parking spaces. The project is also subject to scenic route requirements per Chapter 18.77.040. The applicant has addressed and satisfied the scenic route requirements.

#### **V. STAFF COMMENTS**

The project meets the objectives of the Gateway Development Guidelines Manual and zoning ordinance. Parking and circulation standards are met. The parking lot has a driveway linkage and concrete walkway to the Dollar General store on the north end. The development also provides safe connectivity for pedestrians by providing a striped and concrete walkway to the east property line leading to Oracle Rd. Adequate parking spaces are provided; and two bike racks are included for bicyclists.

Landscaping standards were met. Proposed landscaped islands provide functional shade and a visually attractive and unobtrusive parking facility and site design. Sufficient amenity landscaping is delivered. Frontage and side bufferyards meet width, slope, and designation requirements. The landscaped area required along the frontage of the building was not implemented, however there is enough amenity landscaping throughout the project that serves the gateway objectives of physical buffers and an aesthetically attractive site design. A plant list was provided, however the applicant needs to clarify which plants are compatible with the Buffer Overlay plant list. A 3' screen wall placed at the inside of the frontage bufferyard was included as required by the Gateway zone.

The architectural design presents the intended Gateway Overlay design standards. The entry area arcade, texture, and color changes on the front and all other sides of the building break up any uninterrupted lengths of the façade. Architectural colors on all exposed exterior walls complement and blend with the surrounding natural desert and development landscape. All colors are earth-toned and have a LRV of less than 48. The building will primarily be Portabello (brown) and trimmed with Latte (tan). The entry area arcade will be Positive Red and the O'Reilly symbol in Shamrock (green). Maximum height of the building is 19', thereby protecting the scenic

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viewsheds and meeting both the Scenic Route and Gateway Overlay height standards.

The freestanding monument sign (corporate sign) meets the Sign Standards (Chapter 18.79) and Gateway objectives. The sign is under 10' and minimizes the visual impacts on and off-site. Surrounding vegetation are ground covers that allow clear sign visibility. According to submitted design renderings, the sign is architecturally compatible with the development.

**VI. OTHER AGENCIES**

No additional comments at this time.

**VII. PUBLIC COMMENT**

Two (2) neighborhood associations were notified of this public hearing by email. These homeowners associations are registered on Development Service's notification list. The home owners associations that were contacted are as follows:

- Catalina Village Council
- Save Catalina

At this time, no comments have been received.

w/attachments – applicant packet