

INTRODUCTION

THE GENERAL PLAN FOR THE TOWN OF ORO VALLEY IS A POLICY STATEMENT WHICH SETS FORTH THE GOALS, OBJECTIVES, PRINCIPLES AND STANDARDS FOR LOCAL GROWTH AND REDEVELOPMENT WITHIN THE MUNICIPAL BOUNDARIES, PRESENT AND FUTURE.

THIS PLAN CONTAINS A STATEMENT OF COMMUNITY GOALS AND DEVELOPMENT POLICY AND INCLUDES A LAND USE ELEMENT AND A CIRCULATION ELEMENT.

COMMUNITY GOALS AND DEVELOPMENT POLICIES

In broad terms, the General Plan envisions mostly housing, but some business development is anticipated on the remaining undeveloped land in Oro Valley. While each will be distinctive in its own character, a cohesive blend will be required with existing neighborhoods and uses.

The Community Goal may be summarized as follows:

TO INSURE THE ORDERLY GROWTH, BALANCE AND QUALITY DEVELOPMENT
OF RESIDENTIAL USES AND TYPES AND OF BUSINESS USES AND TYPES
WHILE MAINTAINING THE TRANQUIL QUALITY OF THE TOWN.

To achieve the community goals the following policies and objectives shall be recognized and met.

1. Recognize and protect existing low density housing.

The plan calls for a continuation of low density residential use in those areas now developing with one-acre and four-acre homesites.

2. Provide for additional areas of low density in a manner that preserves the existing character of the area.

The plan envisions specialized forms of residential use in areas of sensitive environmental character including areas of low to medium density cluster development.

3. In areas that are suitable for higher density, provide for a variety of housing choices such as a "planned unit" or a "planned area" approach.

The plan identified areas which are suitable for higher density uses and, further, evaluates each area as to the actual suitability for the various choices.

4. Use innovative planning and design techniques in environmentally sensitive areas.

The plan recognizes that a vast majority of the undeveloped land lies in a corridor along Highway 89 which is designated a Scenic Highway by the State of Arizona, thereby rendering the entire reach of this corridor through the Town as "environmentally sensitive."

The area east of Highway 89 consists of foothills into the Catalina Mountains and the Coronado National Forest adding further aesthetic and conservation importance to any development criteria.

Much of the undeveloped land to the west of Highway 89 throughout the length of the corridor is adjacent to land currently under development in low density uses and requires carefully planned buffering and blending.

5. Maintain high standards for housing quality, while encouraging planning and building techniques and processes that minimize housing costs.

The citizens of Oro Valley expect high development standards and quality construction. From a planning and land use standpoint, the use of "development units" and the transitioning of densities are intended to encourage development that is architecturally and aesthetically unified within neighborhoods and among neighboring uses. Clustering is intended to provide not only for environmental preservation, but also for site and building designs that economize on both public and private resources.

6. Maintain high standards for business development, encouraging only aesthetically pleasing and architectural design commensurate with the environment and neighborhood.

The citizens of the Town of Oro Valley expect a minimum of commercial development to be built within the Town. That which is, however, must have unusually pleasing aesthetic qualities. To be considered are architectural features, adequate and attractively developed off-street parking facilities, and attractive buffering zones to adjacent properties including the "Scenic" U.S. Highway 89.

LAND USE ELEMENT

The purpose of the Land Use Element is to promote a continuing awareness of the physical character of the Town and appreciation of nature's processes and conditions while providing for the functional, social and aesthetic needs of a manmade environment. It insures quality with both beauty, to please the eye, and planned direction for design criteria which will enhance the Town's existing character. It establishes a positive character in new development which provides for a community identity that will grow stronger in time.

The element recognizes individual differences and special problems in specific districts and neighborhoods. It promotes plans and programs blending special desires and opportunities with overall community needs and character. It is concerned with the following items:

1. Land Resources: mountain foothills preservation and proper hillside development patterns; properties and features of geologic and soil conditions;
2. Water Resources: protection and improvement of drainage channels and recharge areas; prevention of flood hazards; groundwater supplies.

3. Environmental Quality: minimize air and noise and light pollution.
4. Biological Resources: preservation of natural vegetation and wildlife.
5. Open Space: conservation of natural resources and features of environmental significance; and
6. Natural Aesthetic Resources: natural scenic beauty, viewpoints and vista corridors.

GOAL

Preserve and protect the quality and uniqueness of the area's natural environment and provide physical design which reflects the natural character while providing a living environment best suited to a peaceful quality of living.

OBJECTIVES

1. Insure that development is compatible with the areas's topography, natural landscape and resources;
2. Promote physical forms which are in harmony with the natural environment and reflect a design quality appropriate to the area;
3. Protect the natural beauty and qualities of the existing desert environment;
4. Establish an identity for the area which is integrated with the quality and character of the Town of Oro Valley;
5. Encourage the preservation of the mountains, foothills, and hillsides.
6. Promote efficient resource utilization through careful design of the physical environment;
7. Provide for a comprehensive, interconnecting open space system based on natural environmental features such as the natural wash system and other areas of significant vegetation and wildlife;
8. Capitalize on opportunities created by manmade features (utilities easements, etc.) and natural features (washes, hillsides, etc.) to insure beneficial and a pleasing environment.
9. Plan limited and contained locations for economic activity that respects the characteristics of existing and planned land uses.

10. Insure a balance of economic activities that provide revenues to support required town services.

FULFILLMENT

An Area Plan is made part of the General Plan to which all "Community Goals and Development Policies" as well as all goals and objectives of the Land Use Element are to be applied.

CIRCULATION ELEMENT

The purpose of the Circulation Element is to:

1. Make provisions for an adequate level of service in the movement of people and goods in and through the Town; and
2. Adopt such goals, objectives, plans and programs as necessary to assure an adequate level of service now and in the future while preserving the existing characteristics of the town.

The element is concerned with all transportation systems, including streets, transit routes, bikeways, equestrian trails and pedestrian ways.

GOAL

Establish a comprehensive, balanced transportation system to adequately serve the present and future needs of the area.

OBJECTIVES

1. Provide for traffic to pass through the Town with a minimum of disruption of the area's interior;
2. Provide for an internal system of collector streets which are compatible with the area's landscape and character;
3. Provide for future public transit route system if and when appropriate;
4. Provide for future corridors or trails for hiking, horseback riding and biking where appropriate as to safety and general public welfare.
5. With exception of U.S. 89, prohibit high speed use of town streets and roads.

FULFILLMENT

A Transportation Plan is made part of this General Plan to which all goals and objectives of the Circulation Element are to be applied.