

Community Academy: Planning for OV's Future - Managing Growth

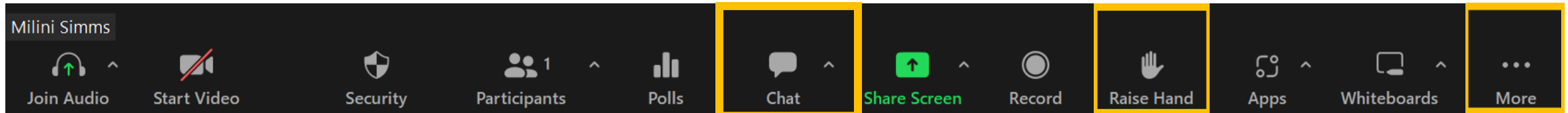
Class 5
October 17, 2024



Town of Oro Valley

Online Participation

- ▶ To participate during the meeting, please raise your virtual hand or use the chat feature.
- ▶ Zoom controls are located at the bottom or type of your screen (depends on device). If you cannot see the “chat” or “raise hand” icon, click on the “More” icon to see both.
- ▶ Videos may be on but please mute yourself unless you have a question or comment.



Phone

Raise Hand: *9

Unmute: *6

Problems with Zoom?

Call Rene Olvera at 520-229-4939

Town of Oro Valley
www.orovalleyaz.gov



27th Annual Oro Valley's Community Academy



Town of Oro Valley

Date	Class
Thurs., October 3	Welcome & Oro Valley 101
Tues., October 8	OV's Path Forward: Cultivating Residents Vision for the Future
Thurs., October 10	Keeping the Lights On: Town Finances
Tues., October 15	Rooftops and Retail: Economic & Commercial Development
Thurs., October 17	Planning for OV's Future: Managing Town Growth
Tue., October 22	Balancing Growth and Nature: Environmental Stewardship
Thurs., October 24	Connections Through Recreation: Parks & Recreation
Mon., October 28	Water Resource Planning: Water Utility
Wed., October 30	Roadway and Stormwater Management: Public Works
Mon., November 4	Public Safety: Oro Valley Police Department & Town Courts
Wed., November 6	Graduation at Town Council and Celebration Dinner

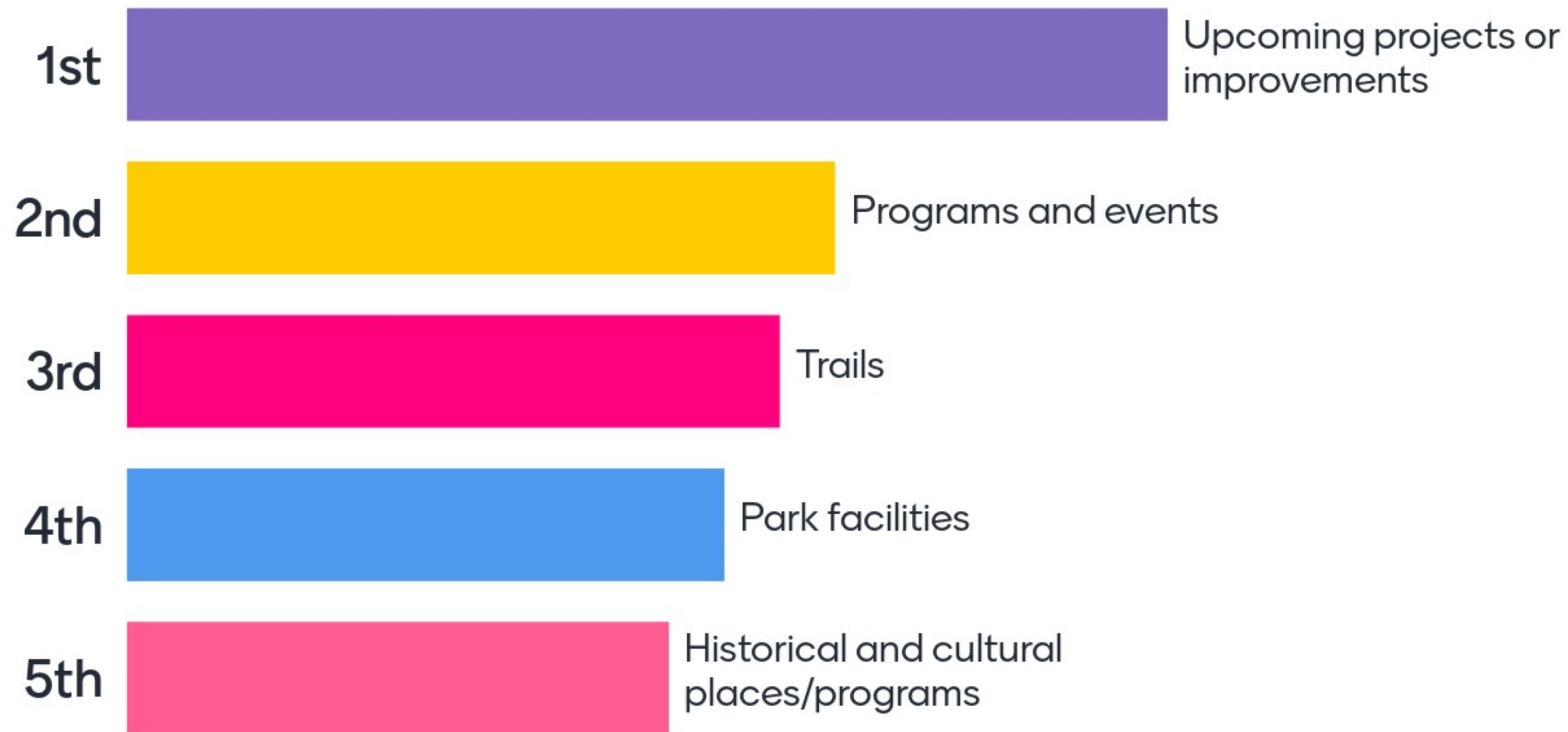


► Participants who attend at least ½ the classes will graduate

Visit orovalleyaz.gov often for class resources.

Questions? Contact Alex Chavez at achavez@orovalleyaz.gov or 520-229-4814

What are you most interested in learning about from the Parks and Recreation presentation?





Oro Valley has a limited amount of land left



Once all the land is built, development will stop



TRUE

Oro Valley has a limited
amount of land left



FALSE

Once all the land is built,
development will stop



Tonight's Presentation

Kyle Packer, Senior Planner

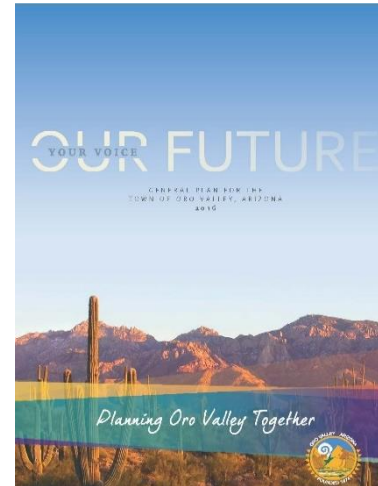
- ▶ Planning and Zoning Commission
- ▶ Historical development patterns
- ▶ Remaining land and anticipated projects
- ▶ Annexations and looking ahead



Planning and Zoning Commission

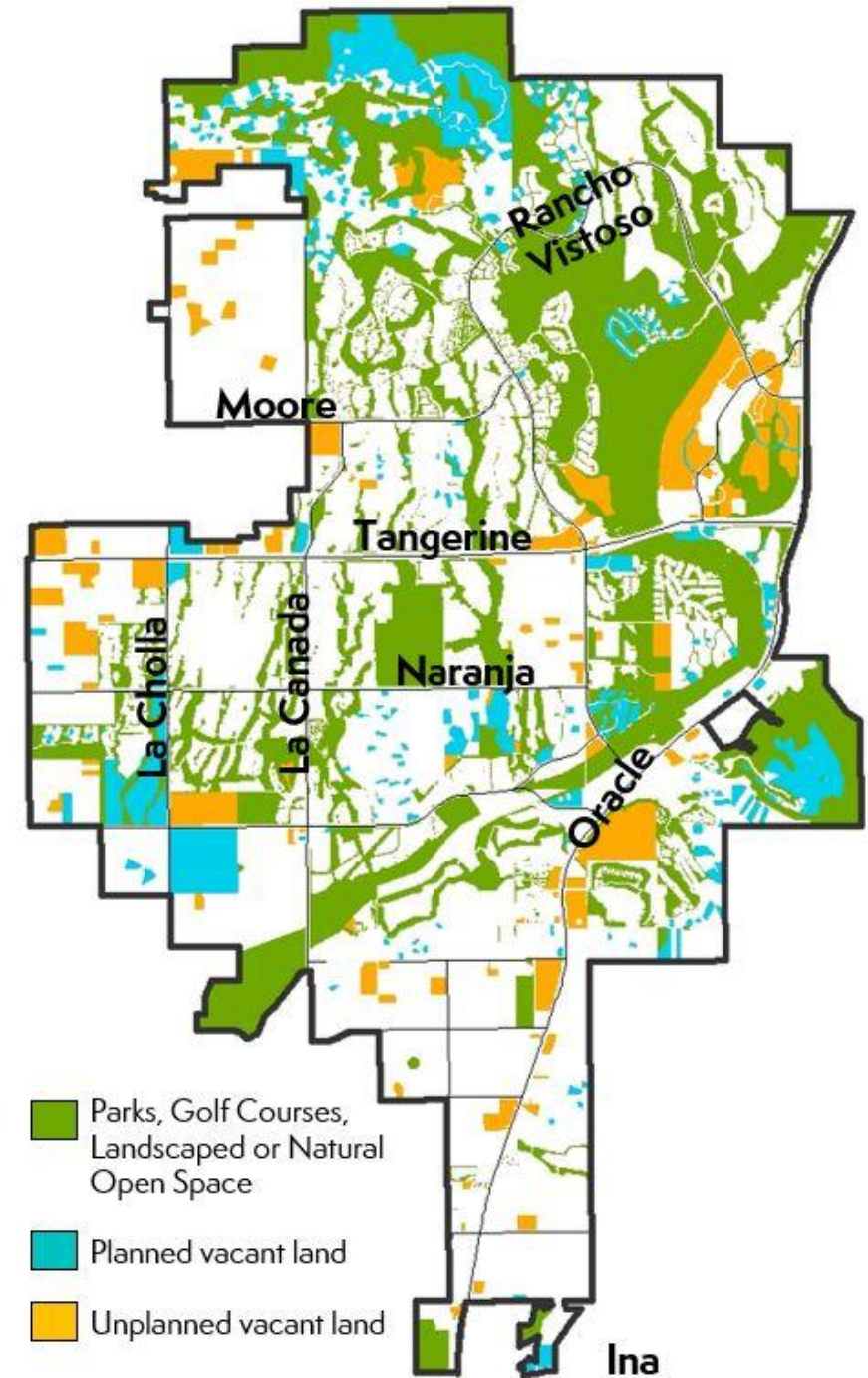
Primarily advises Town Council on:

- ▶ Planning and Zoning policies
- ▶ Land use
- ▶ Development plans
- ▶ Zoning Code Amendments



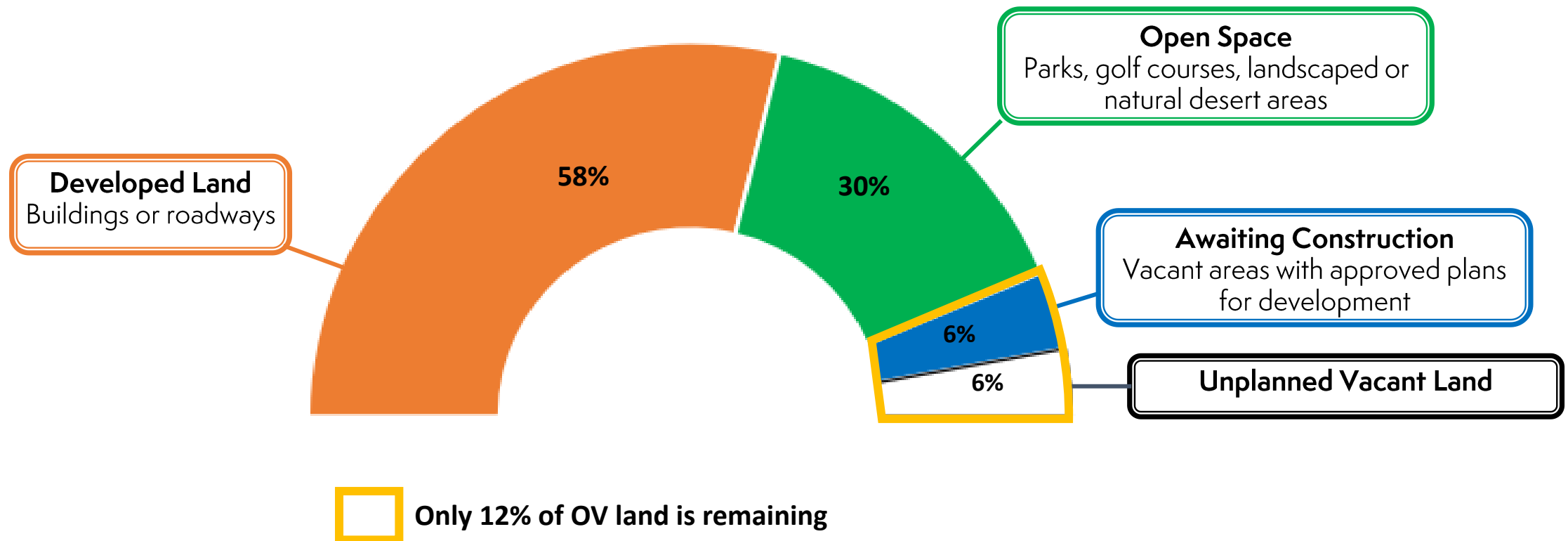
Importance

- ▶ 12% of land remaining – must be strategic about the use of the remaining land
 - ▶ 6% - vacant yet awaiting construction
 - ▶ 6% - vacant with no approved plans
- ▶ Analysis used to project revenues and the balance of water supply with demand
- ▶ Considerations for the future
 - ▶ Viability of commercial land relative to density
 - ▶ Targeting specific areas for high-density residential
 - ▶ Mixed use developments (housing, employment, and retail)
 - ▶ Diverse housing types
 - ▶ Employment areas





Overview of land development



Historical development patterns



Town of Oro Valley

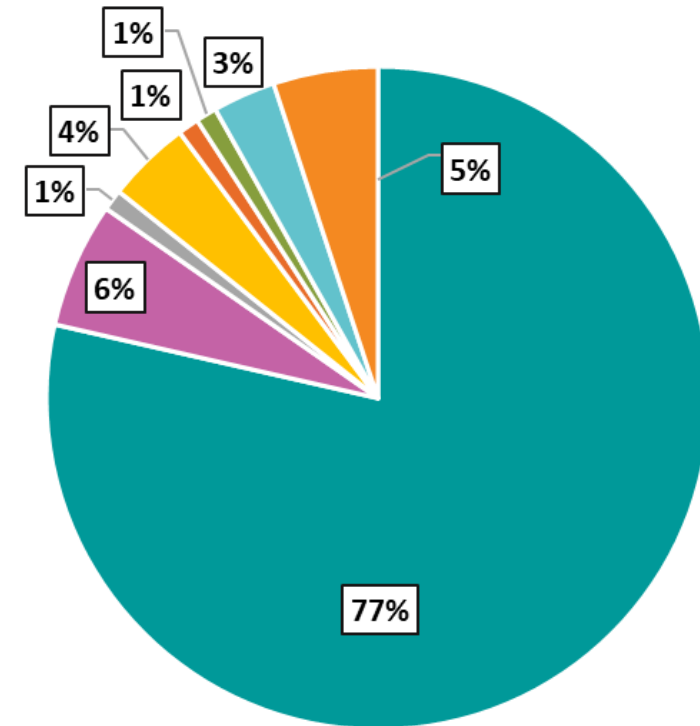
► Housing has always been the driver

- Single-family residential = 77%
- Multi-family residential = 6%

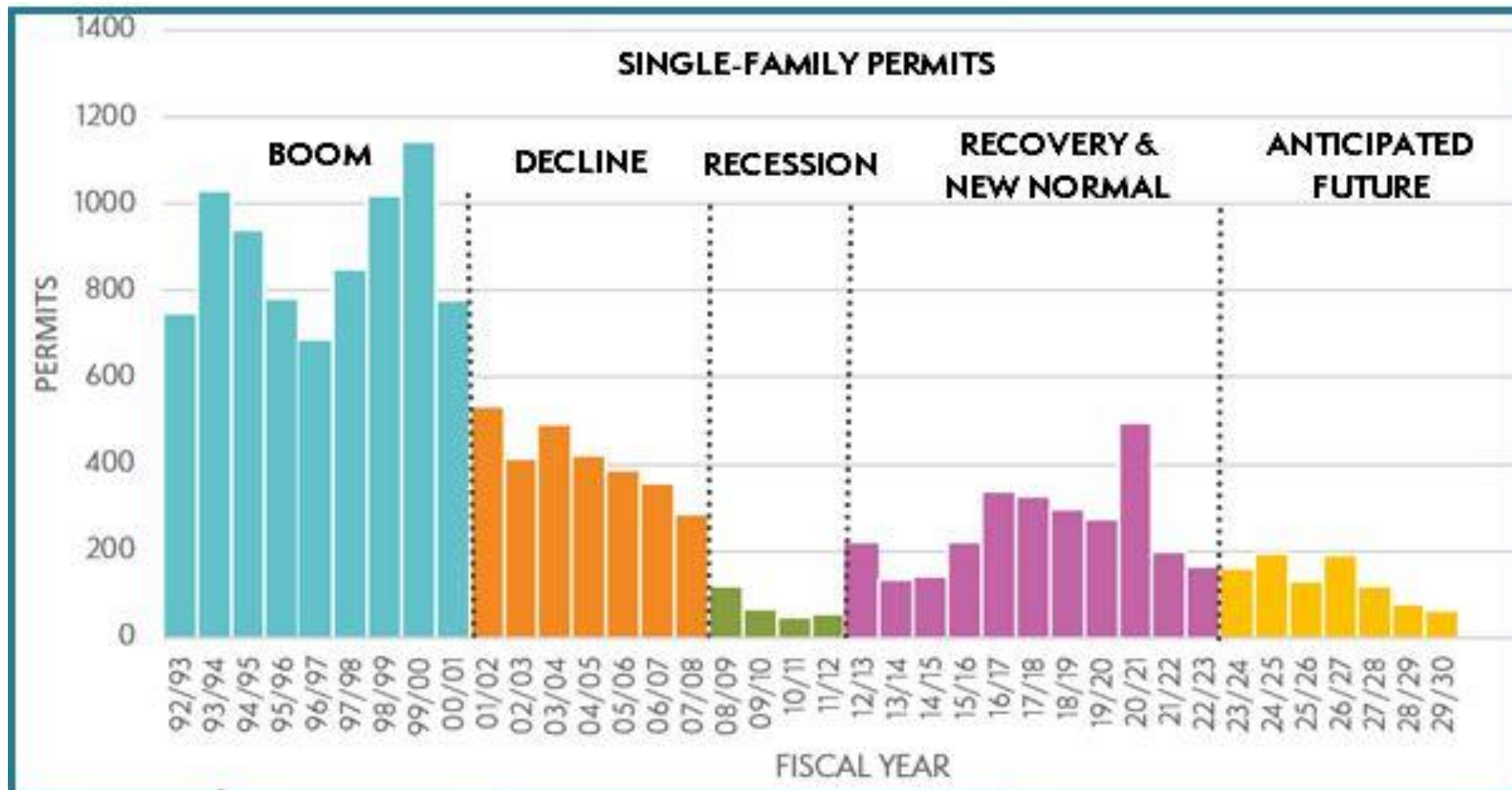
► Non-residential = 11%

► Public or Private Roads = 5%

► Government or hospital = 1%



- | | |
|--|---|
| ■ Single-Family Residential (R1-300 to R1-7) | ■ Multi-Family Residential (R4, R6, Resort) |
| ■ Tech Park (T-P) | ■ Church / School (PS) |
| ■ Government / Hospital | ■ Office or Mixed-Use (R-S and C-N) |
| ■ Commercial (C-1 and C-2) | ■ Public or Private Roads |



Boom:

Over a 1000 SFR permits were issued a year.

Decline:

Continued construction of Rancho Vistoso.

Recession:

Permits almost halted to as little as 47 a year.

Recovery & New Normal:

Issuing 100-200 SFR permits a year.

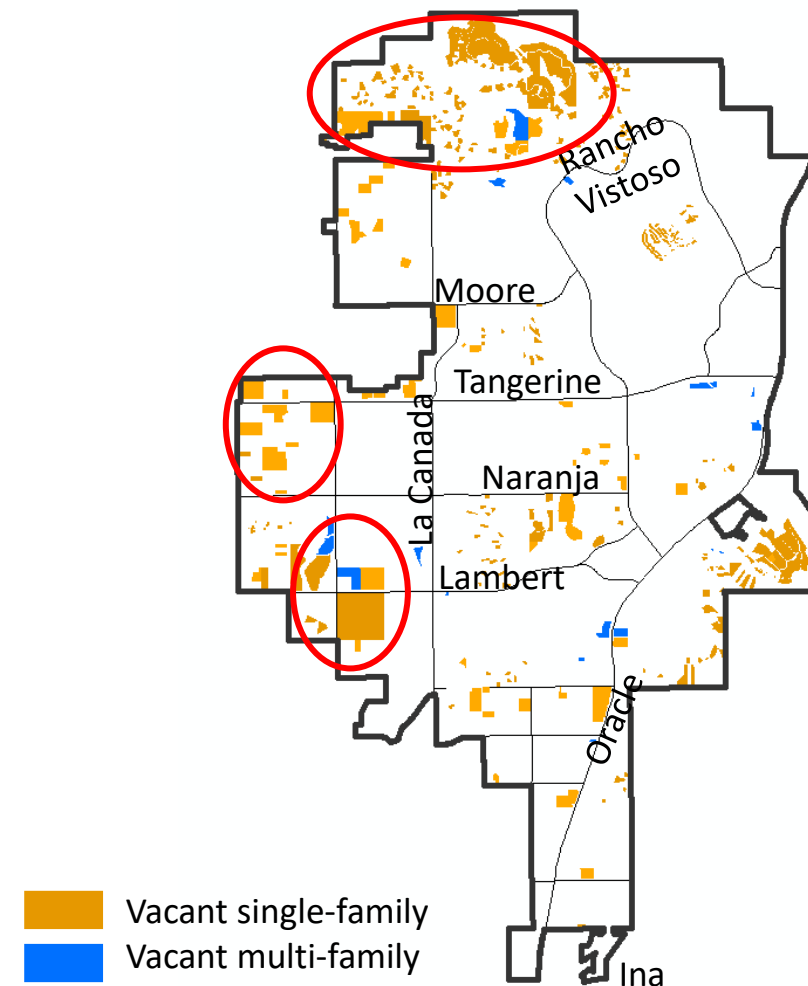
Anticipated Future:

Significant reduction in the next 5-10 years.

Residential forecast

► Existing zoning allowances = 2,878 units remaining

- Single-Family Residential 1,250 units
 - No more large subdivisions (300 units) remaining
 - Mostly large-lot sites with slow absorption rates
- Multi-Family Residential – 1,628 units
 - Typical apartment units = 1,234
 - Townhomes, duplexes, etc. = 394





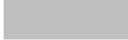


Non-residential forecast

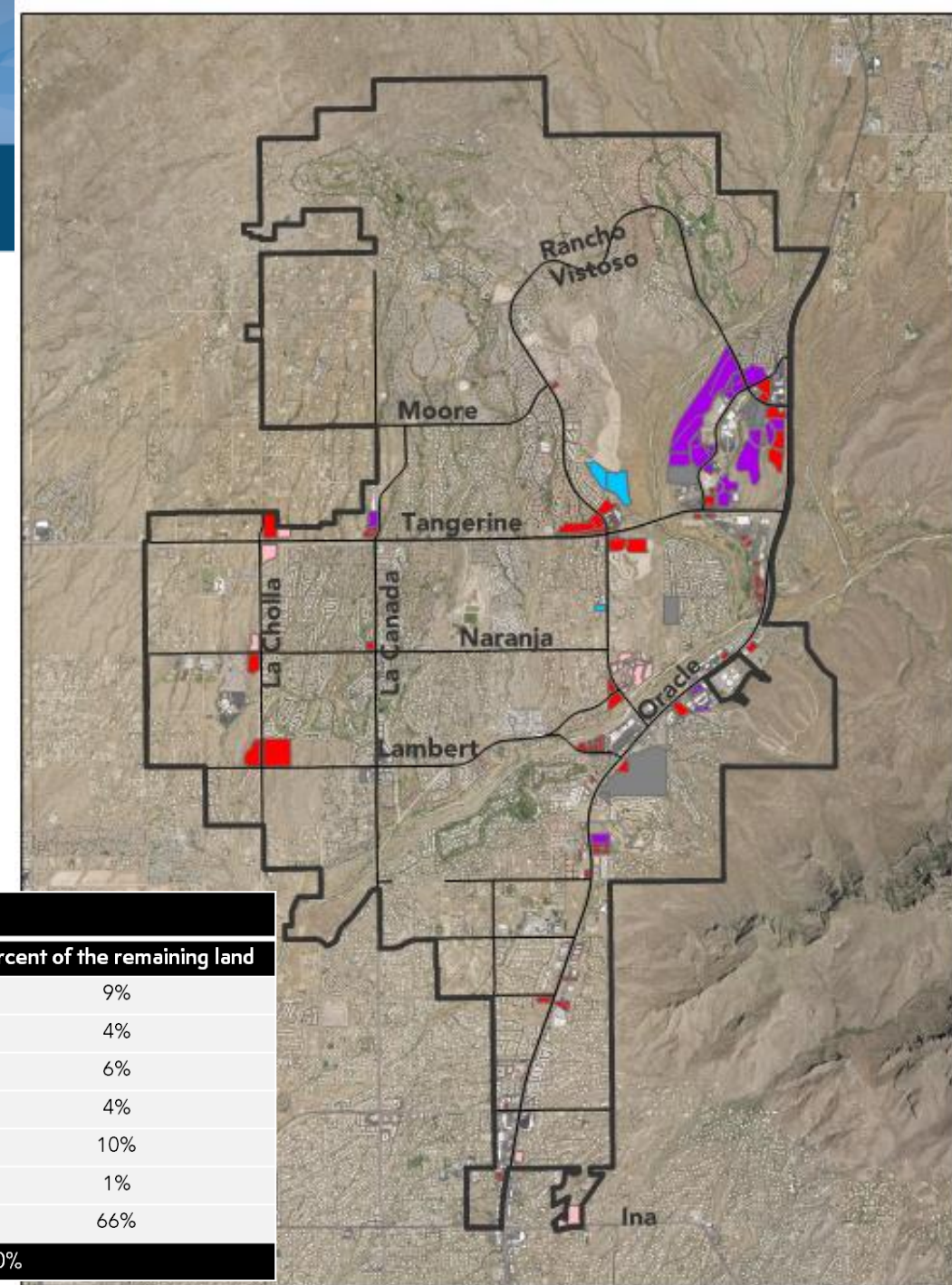
▶ Commercial and office space/mixed-use (14%)

- ▶ 1st and Tangerine
- ▶ La Cholla
- ▶ Oracle

▶ Tech Park (9%)

- ▶ Innovation Park
- ▶ Foothills Business Park
- ▶ La Cañada

Legend – Vacant Land		
Symbol	Classification by Existing Zoning District	Percent of the remaining land
	Tech Park (T-P)	9%
	Church / School (PS)	4%
	Government / Hospital	6%
	Office or Mixed-Use (R-S and C-N)	4%
	Commercial (C-1 and C-2)	10%
Not shown	Public or Private Roads	1%
Not shown	Residential (R1-300 to R-6)	66%
Total		100%



Anticipated Projects: Oro Valley Marketplace



Town of Oro Valley

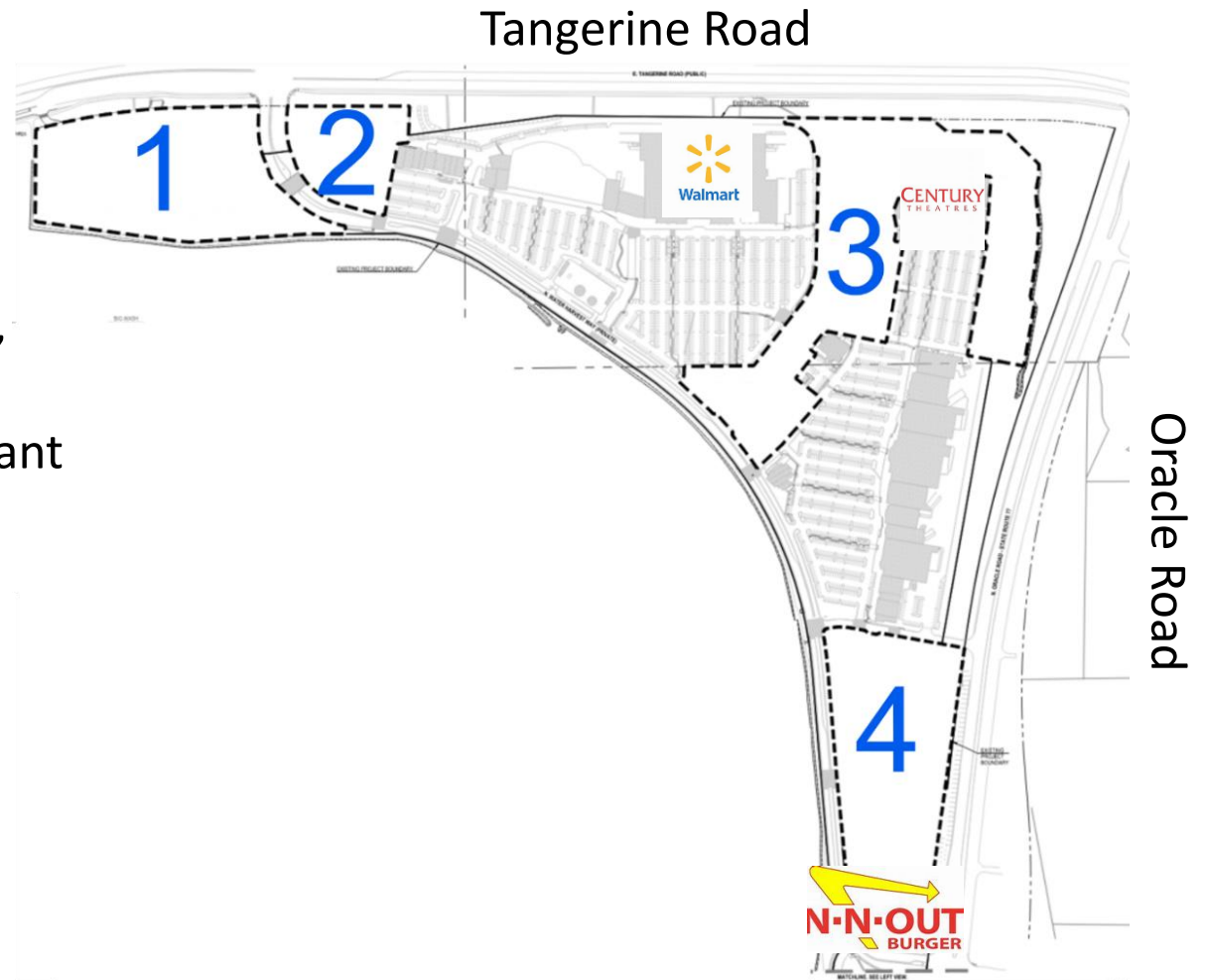
📍 Southwest corner of Oracle and Tangerine



1. Apartments (248 units)
2. Apartments (72 units) or hotel
3. Public gathering space, hotel, apartments, and/or retail/restaurant
4. Apartments (152 units), hotel and restaurant



Status: Hampton Inn & Suites proposed along Oracle (Area 4) approved to start construction soon



Anticipated Projects: La Cholla Corridor

- ▶ Growth expected along La Cholla (per previously approved plans)
 - ▶ Smaller subdivisions
 - ▶ Commercial near intersections



Annexations

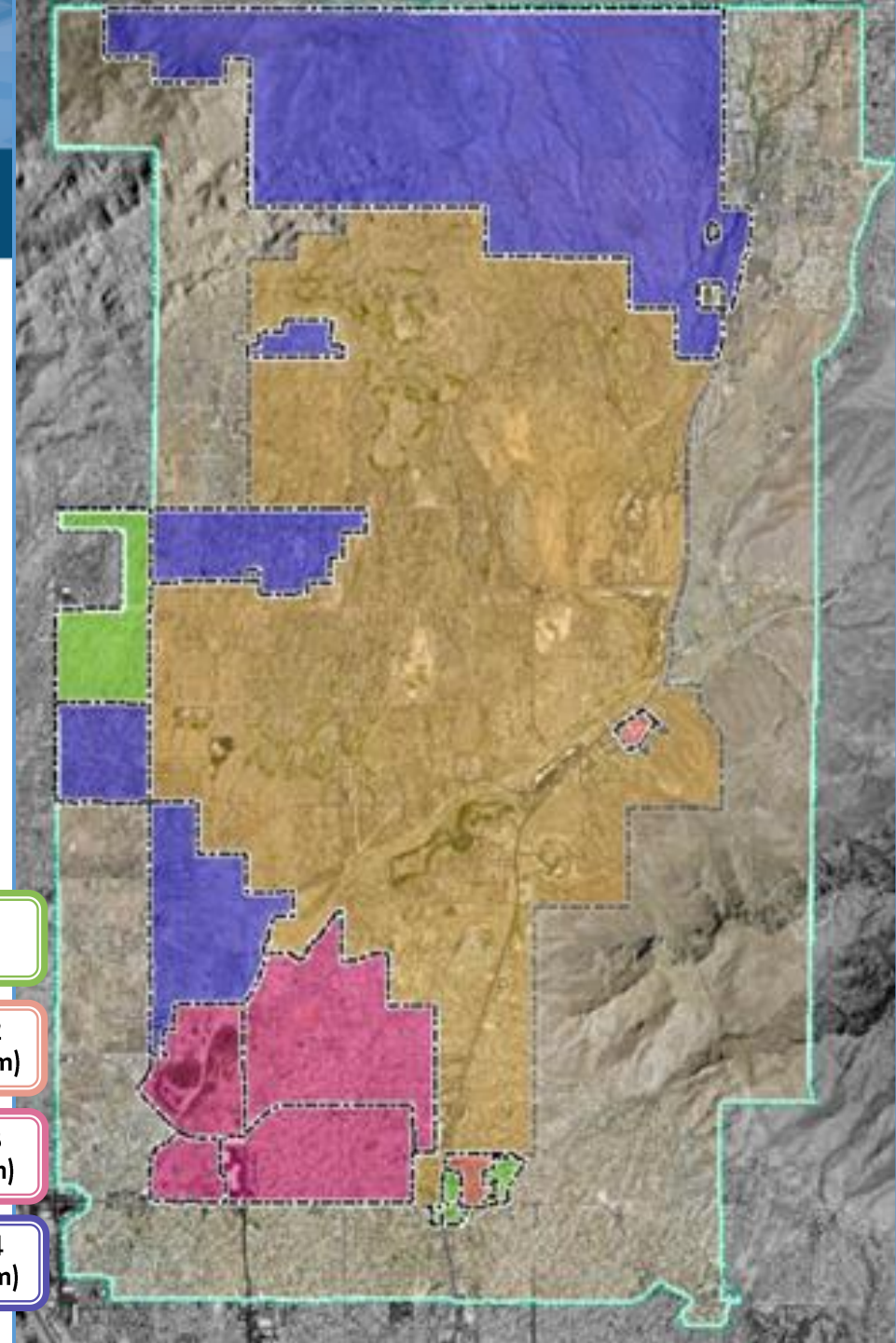
- ▶ Oro Valley is the product of 49 annexations
- ▶ Benefits the Town
 - ▶ Requires OV's high design standards
 - ▶ Supports commercial areas
 - ▶ Increases Town revenue sources
- ▶ Annexation policy adopted in 2020

Priority 1
(Current)

Priority 2
(Near-Term)

Priority 3
(Mid-Term)

Priority 4
(Long-term)



Looking Ahead

- ▶ More mixed-use developments with a mix of residential and commercial
 - ▶ Conversions of commercial to high-density residential and office use
 - ▶ Increase density and mitigate the “Amazon” effect and aftermath of COVID-19
- ▶ Create live, work and shop experiences
 - ▶ Multi-family, research and development (tech) with supportive retail and services
 - ▶ Anticipated at Foothills Mall, The Williams Center and Oro Valley Village Center (Marketplace)
- ▶ Redevelopment projects will be more frequent in the next 10 years.
- ▶ Potential annexation of State land near Tangerine and Thornydale



Summary



Town of Oro Valley

Housing is the
driver

Limited land
remaining
(12%)

Redevelopment
of existing sites

Evaluate commercial
viability in comparison
with residential density

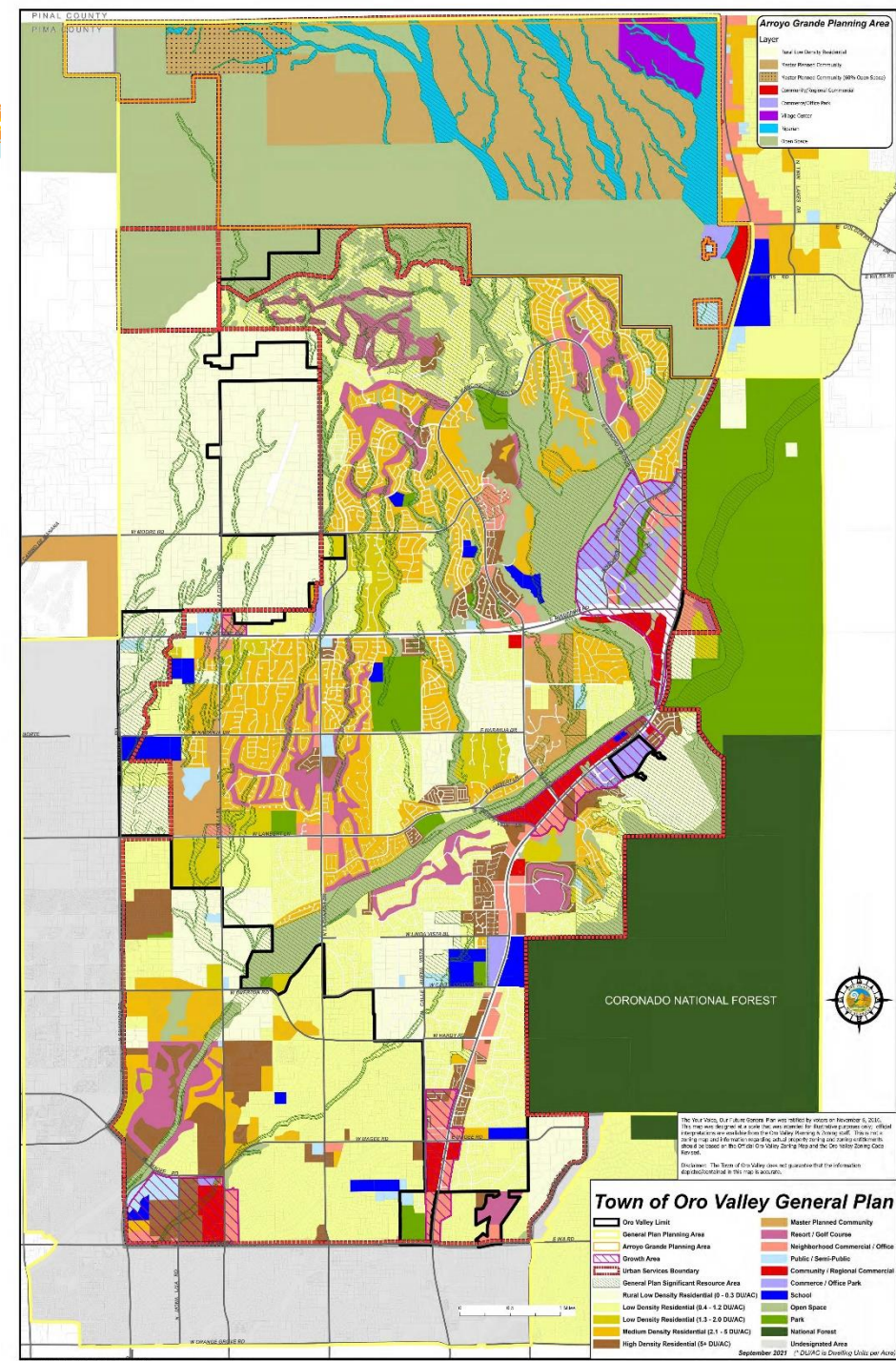
Conserve tech-park areas
for employment

Support live, work and
play mixed use areas

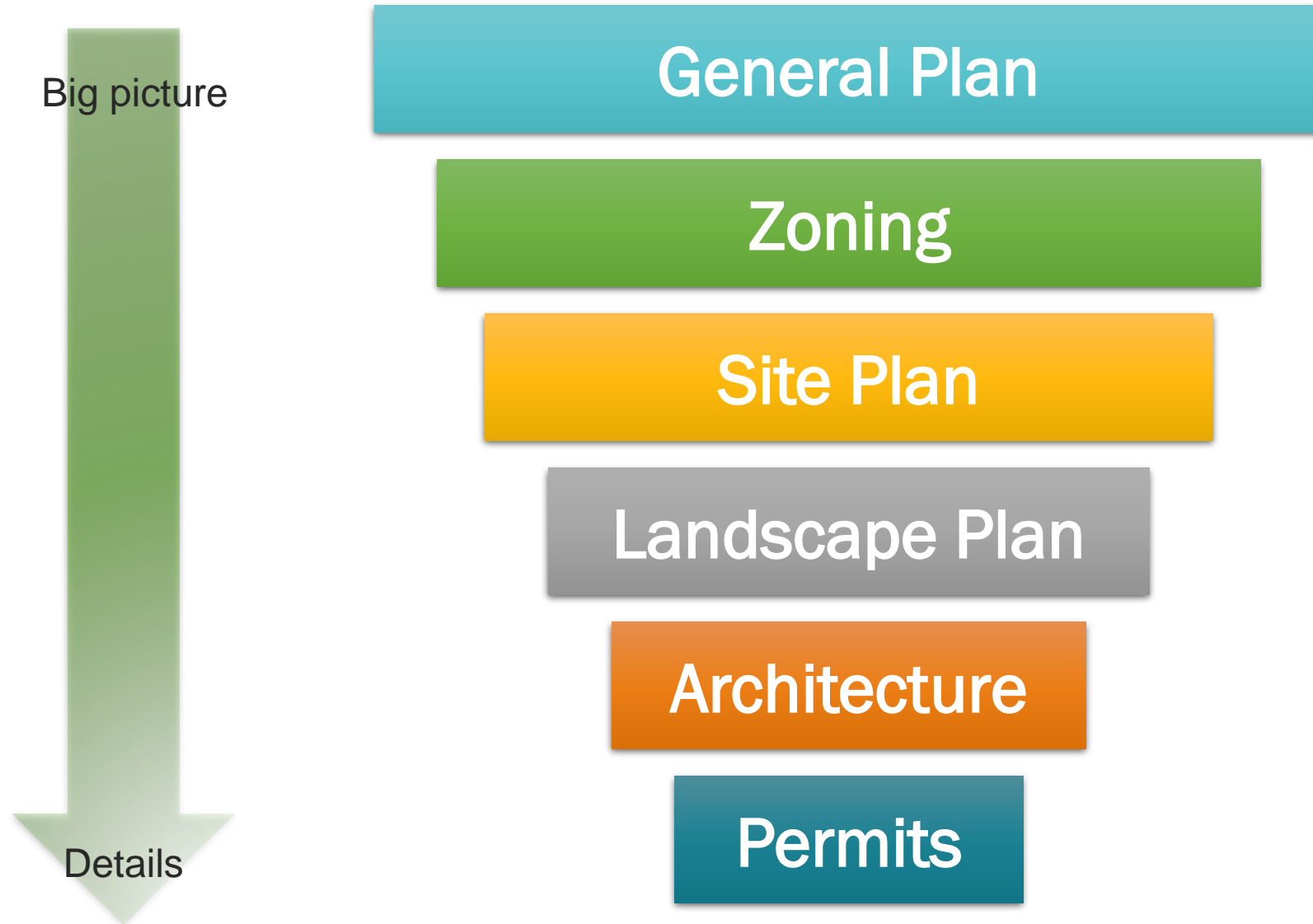
Diversify housing types

Growth and Development

- Land Use Map
 - Planning area
 - Urban services boundary
 - Town limits
 - Land use types and development potential
 - Growth areas

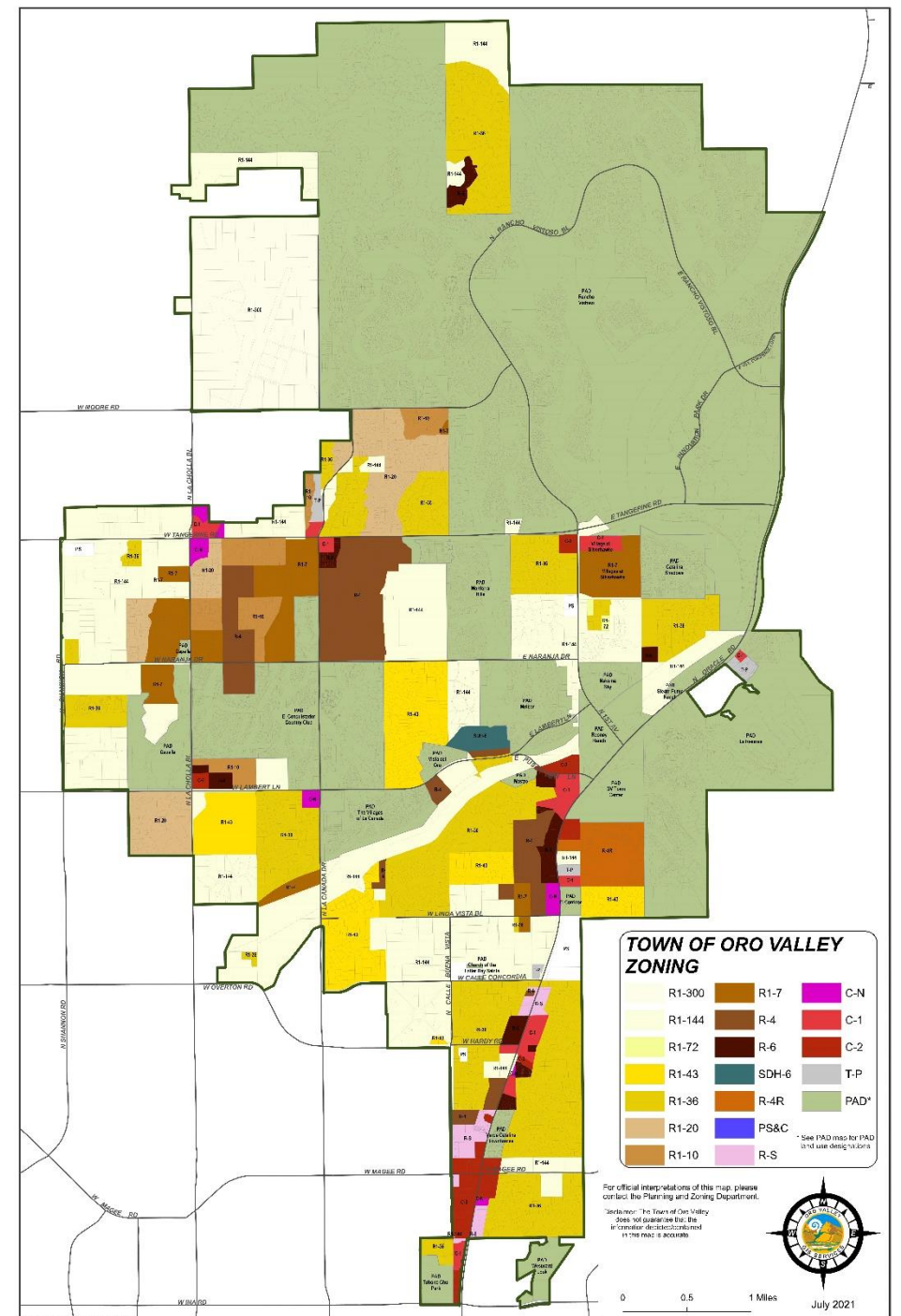


Levels of Planning



Zoning Map

- ▶ Zoning districts
 - ▶ Residential
 - ▶ Commercial
 - ▶ Tech Park
 - ▶ Private Schools
 - ▶ Parks and Open Space
 - ▶ Planned Area Developments
- ▶ Development standards
- ▶ Permitted uses



Property Rights and Development Review

Types of Review Cases

Discretionary

- General Plan Amendments
- Rezoning
- Conditional Use Permits
- Master Sign Programs
- Sign-PAD Exemptions
- Grading Exceptions
- Alternative Parking Ratio

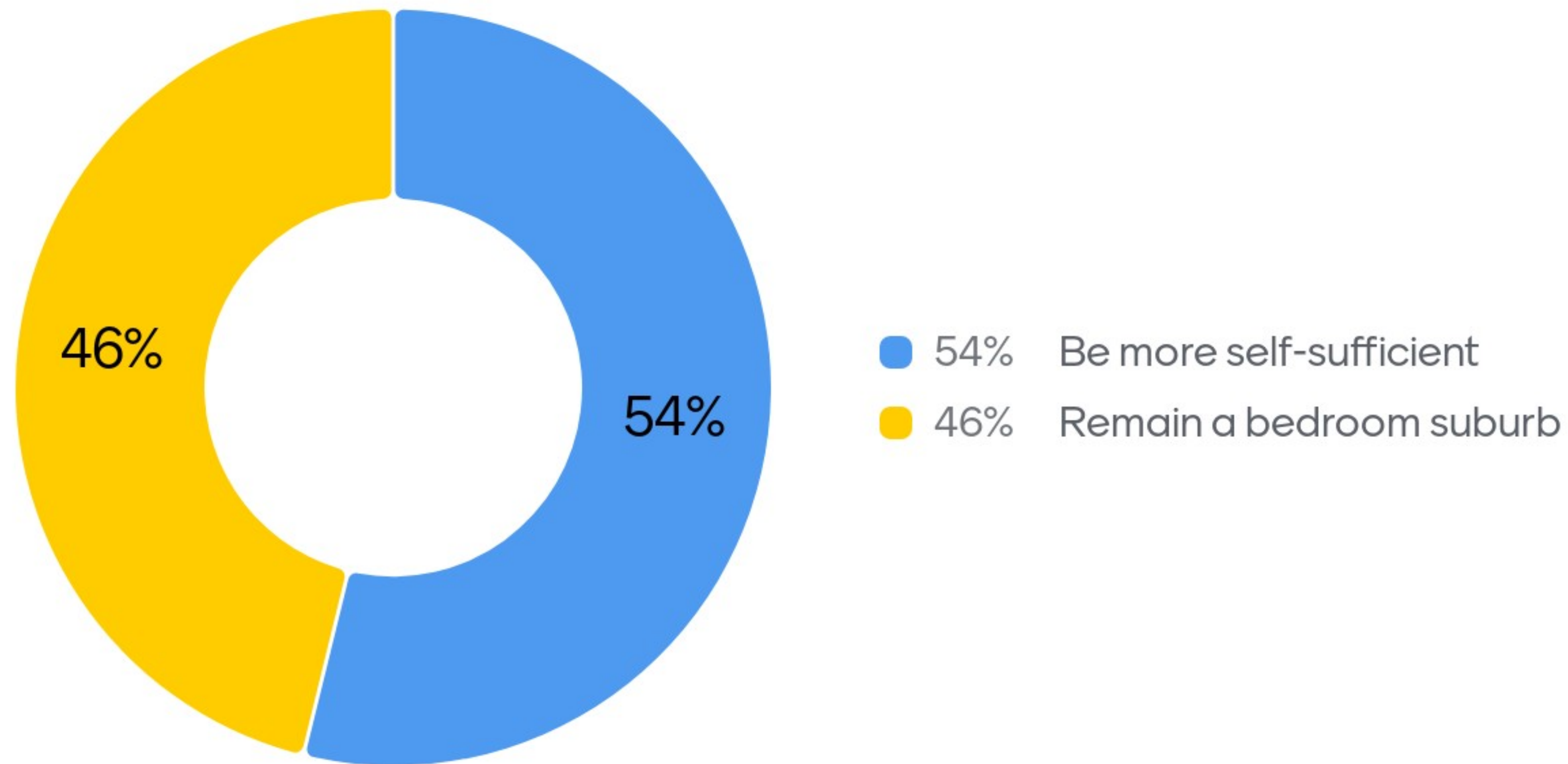
Quasi-discretionary

- Site Plans
- Landscape Plans
- Architecture
- Public Art
- Sign Criteria
- Communication Facilities

Review Criteria



Should OV remain a bedroom suburb or be more self-sufficient?



68% of residents think Managing Growth will be a challenge in OV's future

THEMES AND KEY PHRASES FROM GROWTH-RELATED COMMENTS

BALANCED GROWTH TO MEET NEEDS OF POPULATION AND MAINTAIN CHARACTER

EVENTS ONLINE
13% 21%

PACE OF GROWTH, OVERDEVELOPING

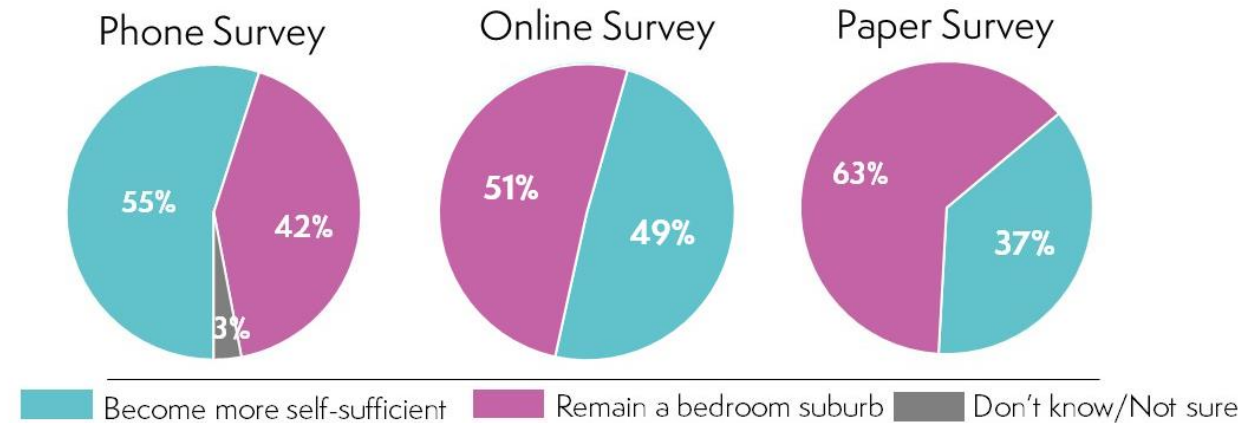
41% 36%

OVERCROWDING, CONGESTION, UNABLE TO SUPPORT MORE RESIDENTS

31% 43%

OPPOSITION TO GROWTH

1% 5%



What residents said....

Priority	Option	Phone	Online	Paper
1	A central gathering area with shopping, dining, and a performing and visual arts center	58%	61%	52%
2	Employment opportunities	41%	27%	30%
3	Restaurants and retail (even if low-rise apartments are needed nearby to support it)	40%	33%	33%
4	More housing options such as townhomes, duplexes, and low-rise apartments	37%	16%	22%
5	None of these land development priorities require additional focus for Oro Valley	8%	4%	13%
6	Other (please see Part 2: Detailed Survey Report for open-ended responses)	3%	17%	27%



Draft Guiding Principle:

A high-level view of residents' priorities for the future

WHAT RESIDENTS SAID.....

- 68%** OV's biggest challenge: Managing Growth
 - Pace of construction
 - Overdevelopment
 - Balance growth to meet needs yet maintain character
- 55%** OV should be more self-sufficient with options to live, work, and play
 - More retail, restaurants, things to do
 - Need a central gathering space
 - More employment options and housing choices
 - OV is well-planned and everything blends into the landscape

DRAFT GUIDING PRINCIPLE: GROWTH AND DEVELOPMENT

Balance OV's unique suburban environment with thoughtful and limited development that improves the community:

- Strategically manage growth and redevelopment to increase services
- Increase community connections through a central gathering area
- Diversify employment and housing options
- Attract and retain more restaurants and retail
- Maintain a well-planned and cohesive design of the built environment that compliments the natural environment and OV's unique character

Growth, Development and Traffic Resident Working Group



- Goals, policies, and actions to balance residents' growth concerns and priorities for the future
- Update land use map



55% be more self-sufficient
42% remain suburb



More families & young people



More restaurants & retail



Fewer apartments / homes

Up Next:



Town of Oro Valley

- ▶ Tuesday – Environmental Stewardship
- ▶ Watch the How OV Conserves video and/or read the associated background reports

Visit orovalleyaz.gov often for class resources.
Questions?
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