



Community Academy: Zoning 101 & Development Review

Class 4
October 19, 2023

Town of Oro Valley

Schedule



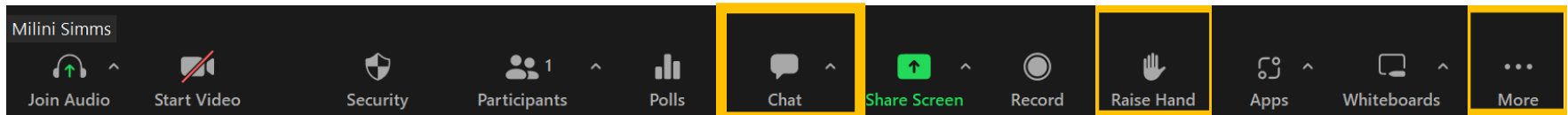
Welcome and Overview of Town Governance	Tuesday, October 10
Planning for Oro Valley's Future	Thursday, October 12
Housing and Development Trends	Tuesday, October 17
Zoning 101 and Development Review	Thursday, October 19
Town Finances and Economic Development	Tuesday, October 24
Public Safety and Parks/Recreation	Thursday, October 26
Town Water Resource Planning	Monday, October 30
Graduation during Town Council meeting	Wednesday, November 1

Participants who attend at least ½ of the classes (4) will graduate.



Zoom 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



Apply for a Board or Commission



Apply online today – interviews starting now for appointments in December

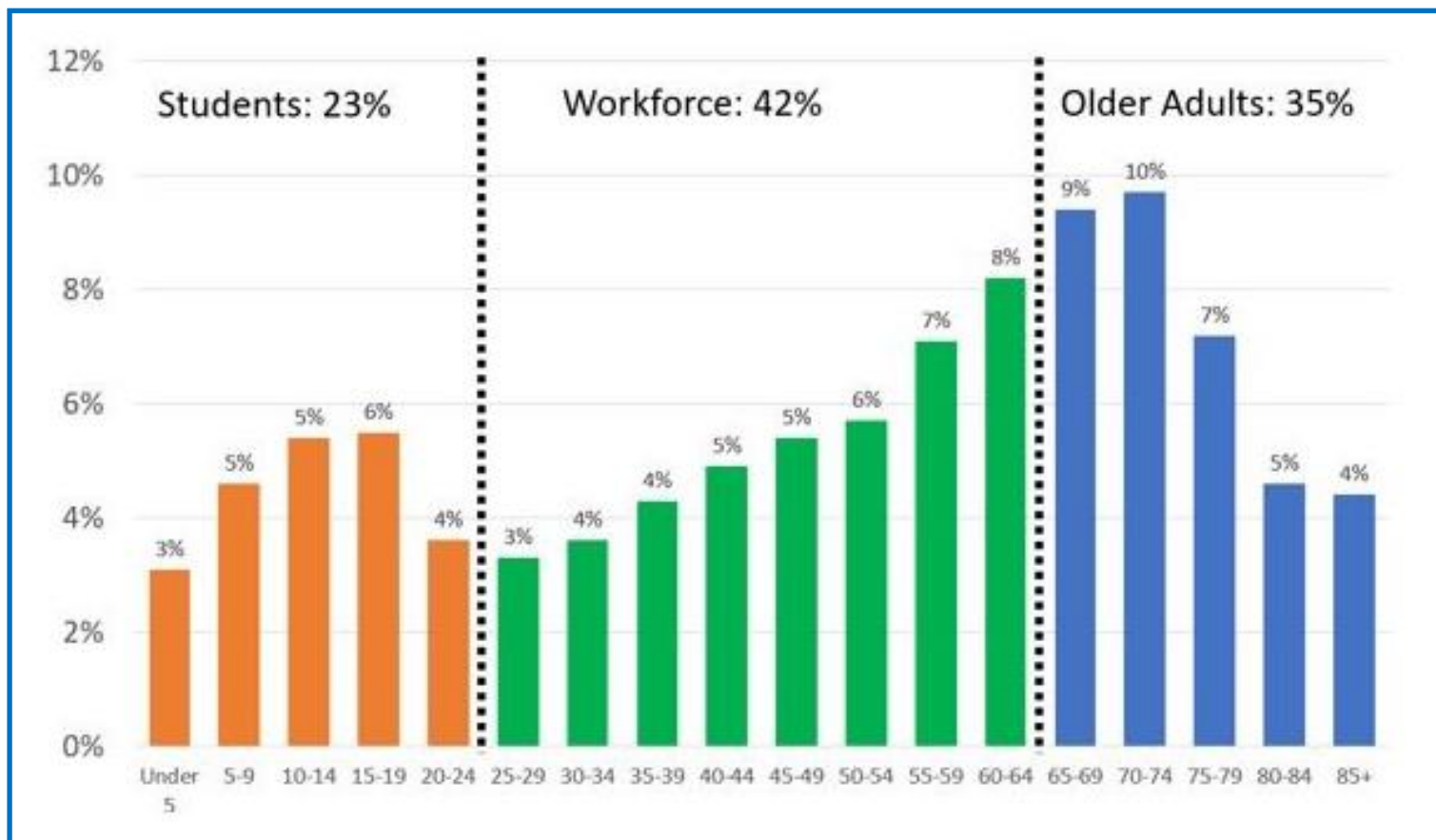
- ▶ Board of Adjustment (2 vacancies)
- ▶ Budget and Finance (2 vacancies)
- ▶ Historic Preservation Commission (3 vacancies)
- ▶ Parks and Recreation Advisory Board (1 vacancy)
- ▶ Planning and Zoning Commission (3 vacancies)
- ▶ Stormwater Utility Commission (2 vacancies)





Follow-up from Tuesday – Age Distribution

Question: How many residents are over 65?

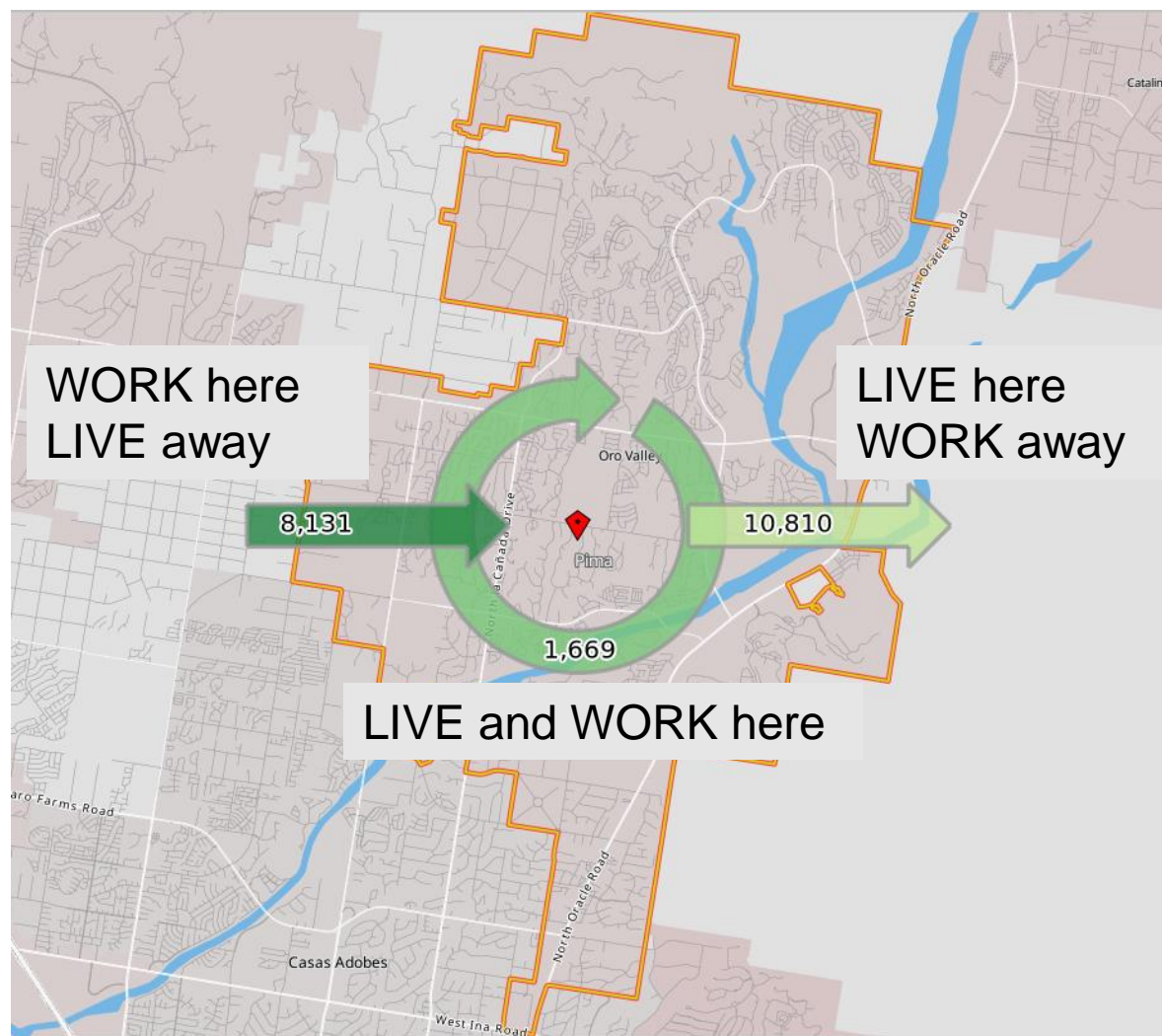


The median age in Oro Valley is 55.4. However, 42% of OV residents are between the ages of 25-64.



Follow-up from Tuesday – Commuters and working from home

Question: Does the percentage of commuter's factor in working from home ?



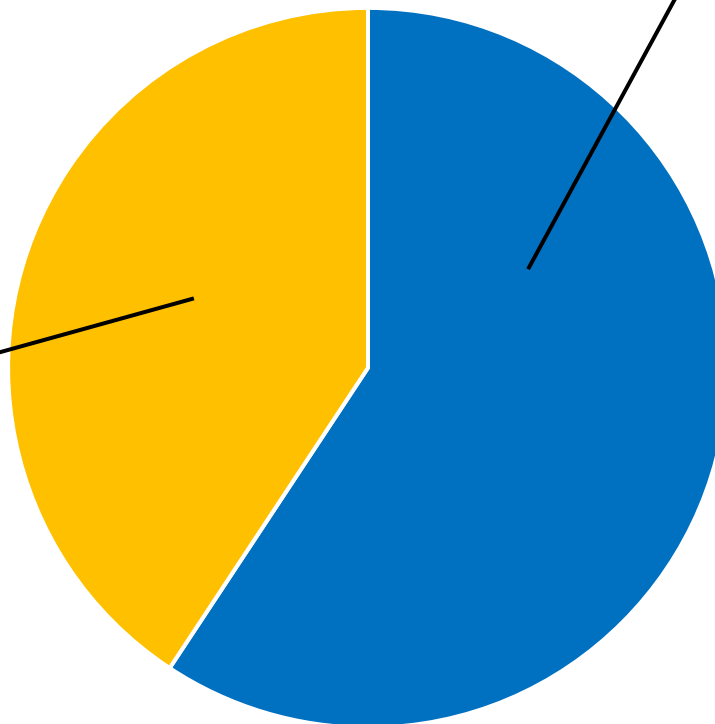
Source:
Census, On the Map
2020



Follow-up from Tuesday – Cost -overburdened and mortgages

Question: How many homes do not have a mortgage?

Owner Occupied Housing Units



With a mortgage:
9,330 (59%)

22.4% of these households
are cost-overburdened

Without a mortgage:
6,406 (41%)

7% of these households are
cost-overburdened

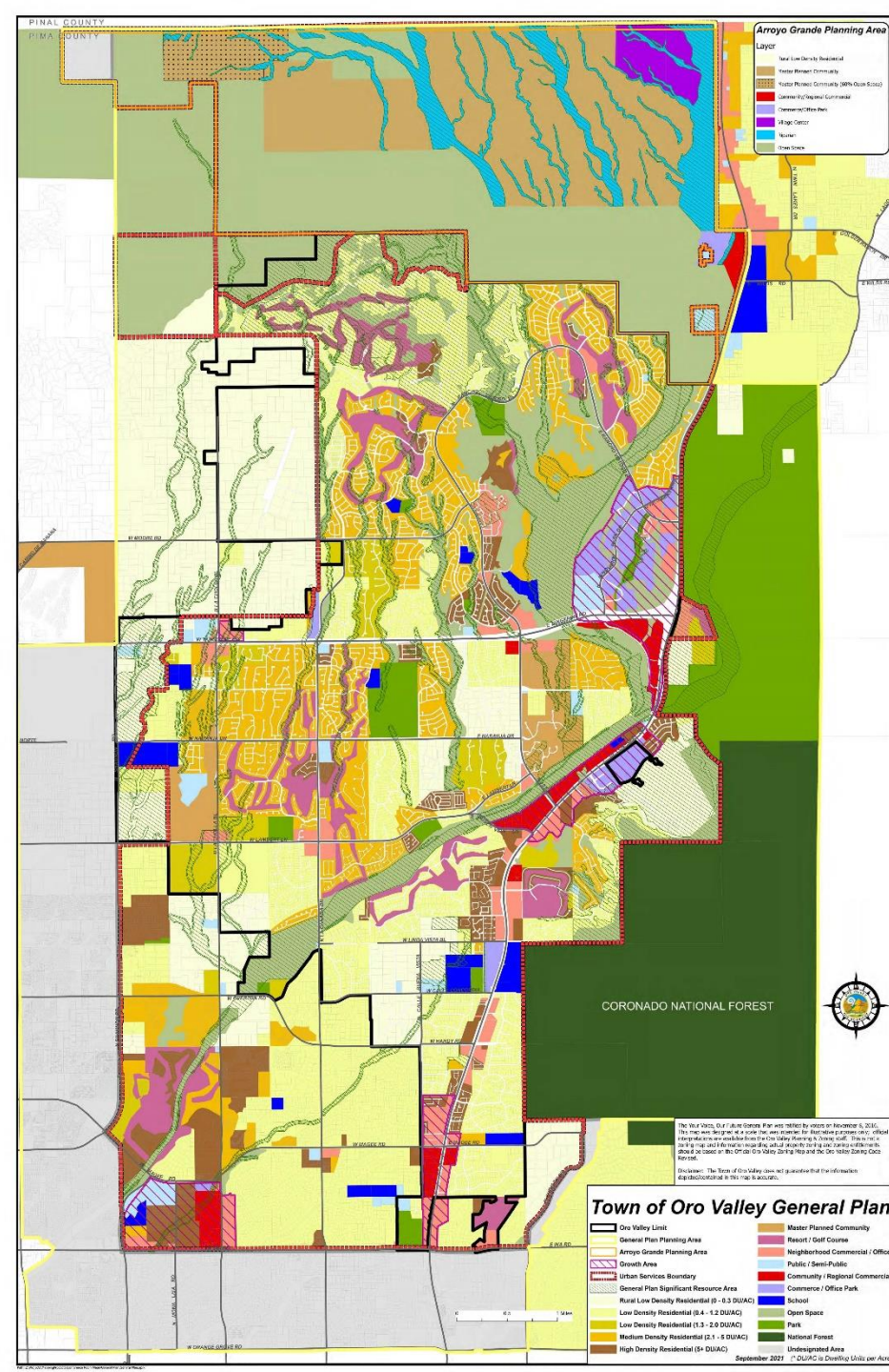


Zoning 101 & Development Review

Town of Oro Valley

Land Use Map

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





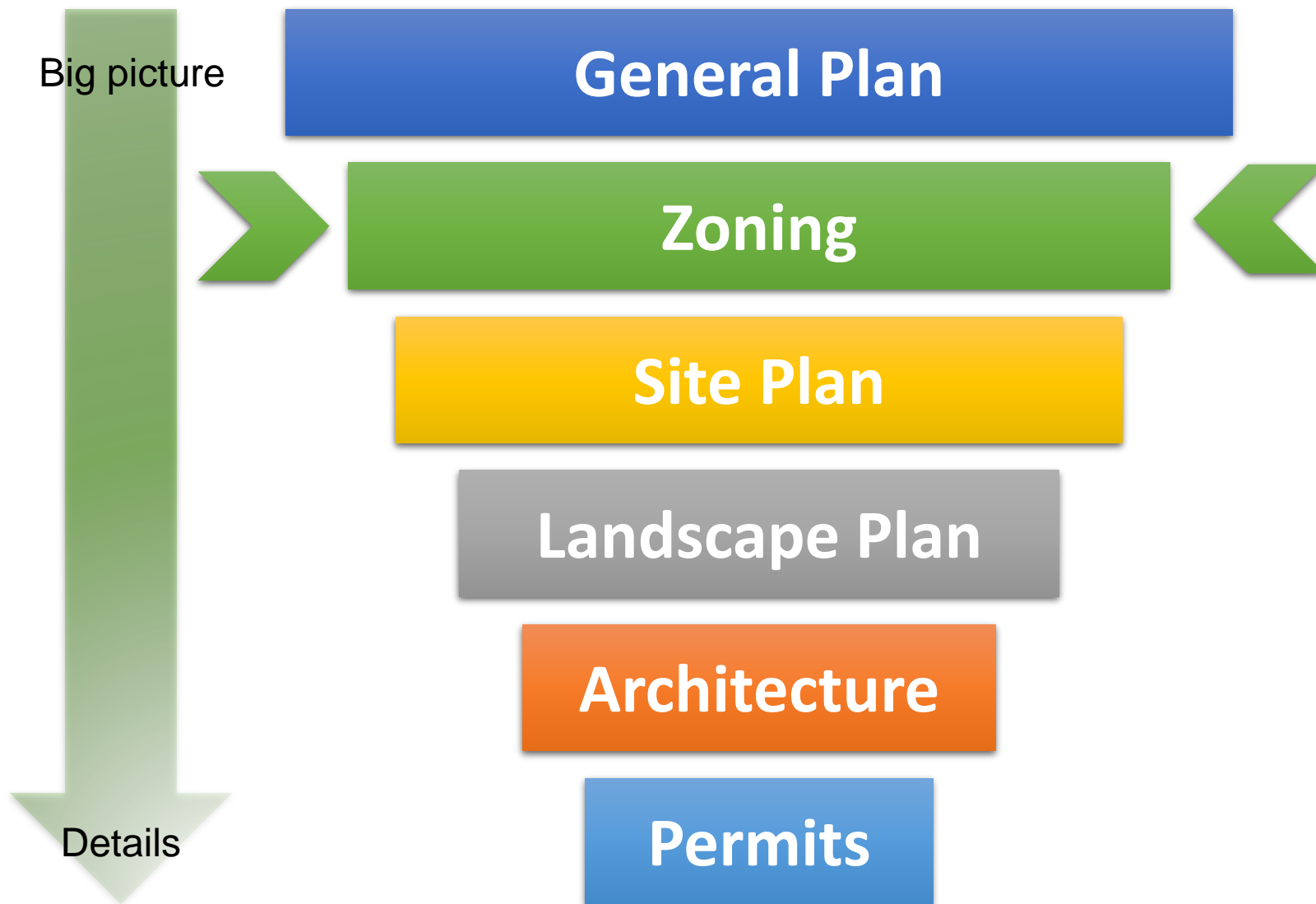
General Plan Amendment Process

- ▶ Amendments can change
 - ▶ Text of the document
 - ▶ Land use designation and development potential
- ▶ New amendment process
 - ▶ Type 1 and Type 2
- ▶ Evaluation criteria
 - ▶ Consistent with vision, goals and policies
 - ▶ Effective public outreach – avoid or minimize development impacts



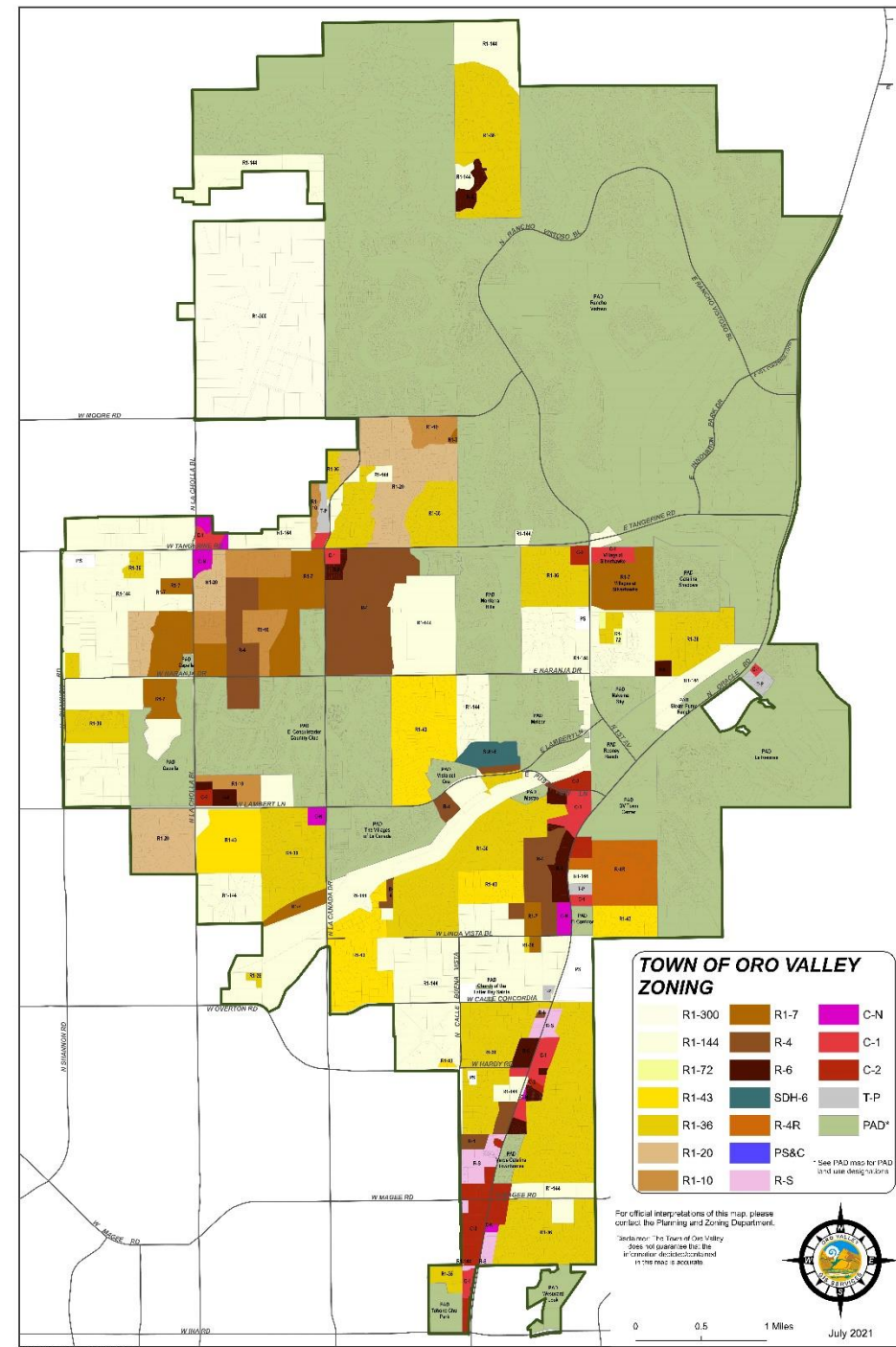


Levels of Planning



Zoning Map

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





Example Zoning District

R1-144 Single-Family Residential – 144,000 sq. ft.

▶ Permitted uses

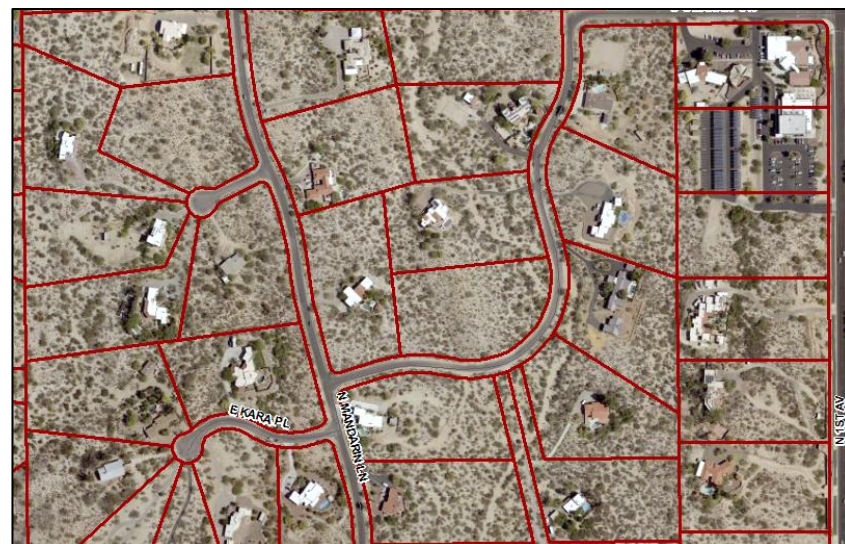
- ▶ Farms and ranches
- ▶ Short-term rental properties
- ▶ Churches
- ▶ Schools
- ▶ Single-family home

▶ Development standards

- ▶ Accessory buildings
- ▶ Walls and fences
- ▶ Swimming pools
- ▶ Access

▶ Dimensional requirements

- ▶ Minimum lot area: 144,000 sq. ft.
- ▶ Minimum width: 150 ft.
- ▶ Minimum setbacks: 50' (front and rear), 20' (side)
- ▶ Maximum building height: 18 ft.





Changing the Zoning or “Rezoning”



Tucson News Now

- ▶ Zoning does provide:
 - ▶ Detailed allowance with vested property rights
 - ▶ Assurance to build or use property

- ▶ Rezoning does mean:
 - ▶ Opportunity for property owner to request new property rights
 - ▶ Neighbors can weigh-in in a negotiated process

- ▶ Rezoning does not mean:
 - ▶ The Town is forcing redevelopment
 - ▶ The Town can take away all property rights



Property Rights and Development Review

Discretionary

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

Non-Discretionary

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