



# Capella

PLANNED AREA DEVELOPMENT  
ORO VALLEY, ARIZONA



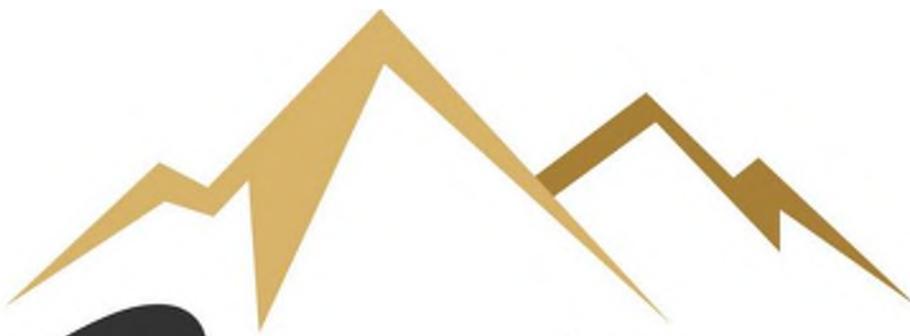
As Approved on  
5.16.2018



The  
WLB  
Group **WLB**  
Engineering • Landscape Architecture  
Planning • Surveying • Urban Design







# Capella

PLANNED AREA DEVELOPMENT  
ORO VALLEY, ARIZONA

**PREPARED FOR:**

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WLB No. 110028-A-003

As Approved on 5/16/2018





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## Introduction

This document has been prepared to meet the requirements of the Town of Oro Valley for establishment of a Planned Area Development (PAD) district. The Capella property is comprised of several parcels totaling approximately 207 acres located along the west side of La Cholla Boulevard between Lambert Lane and Glover Road. The Kai family acquired the subject property south of Naranja Drive and adjacent lands in the 1980s. In the mid-1990s a central portion of the overall land holdings was sold to Casas Church in order to establish a generous amount of land for the church congregation to grow and expand the variety of ministries that Casas provides to the community, including the elementary school. The Casas parcel was intentionally carved from the middle of the overall Kai property so that it could become an activity center within a future master planned development, or PAD. The property was annexed into the Town from unincorporated Pima County in 2002. Capella's size and location along La Cholla Boulevard provide an excellent opportunity to carefully master plan the property via the Town's PAD zoning district.

The General Plan was recently amended to reflect Capella as a Master Planned Community. The Amendment process took nearly two years, and was the result of extensive coordination with nearby neighbors and stakeholders. The Amendment's approval was conditioned upon a variety of specific development guidelines and standards that will help the project to be developed as a successful master plan. Because of Capella's size and location, its development will impact the vicinity. With careful and sensitive planning, that impact will be positive. The Town's existing Zoning Code regulations and Design Guidelines provide a strong foundation for quality development. Applying a number of important adjustments to those regulations and guidelines specifically within the context of this PAD will help ensure the development of Capella is of the quality desired by the Kai family, Casas Church, the Town, and the project's neighbors.

The adopted Master Planned Community designation establishes a number of land uses as being appropriate for development within Capella. Lower density residential land uses are to be developed in the western portions of Capella, while non-residential and higher density residential land uses within the PAD are to be developed along La Cholla Boulevard, which will soon be widened by the Town in cooperation with the Regional Transportation Authority. La Cholla Blvd. will be expanded from a two-lane rural collector road to a four-lane, divided suburban arterial road, drastically transforming the character of the whole corridor as La Cholla is finally established as the major regional route that it has long been planned to be. Residential development within Capella will consist of attached and detached residential housing types, but will not include apartments. Residential densities will transition from high to low as distance from La Cholla Blvd. increases.

This PAD document is divided into fourteen Parts, each addressing a different aspect of land development such as land use, environmental concerns, hydrology, archaeology, traffic, schools, recreation, utilities, and so on. Each Part describes the existing conditions of that development opportunity or constraint, and the PAD's response to those conditions. For example, Part IX: Recreation / Trails describes and maps existing recreational amenities in the vicinity of the Capella PAD. The second half of Part IX goes on to detail and map the trails and recreational amenities that will be constructed within the PAD, as well as how they will fit into the recreational fabric of the surrounding area.



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## Part I – Land Uses



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## 1. Existing Land Uses

### A. Regional context

The Capella property is located in the Town of Oro Valley in portions of Sections 4 and 9, Township 12, Range 13 East, Pima County Arizona. The site sits adjacent to the west side of La Cholla Boulevard between Glover Road and Lambert Lane. It contains the following Assessor Parcel Numbers:

- North of Naranja Drive: Portions of 224-11-061J, 224-11-061H, and 224-11-061G.
- South of Naranja Drive: 224-20-001C, 224-20-001D, 224-20-002D, 224-20-002G, 224-23-001A, and a portion of 224-20-002B.

The area of properties contained in this Planned Area Development are 8± acres north of Naranja Drive and 199± acres south of Naranja Drive, totaling 207± acres.

Please refer to Exhibit I-1-C1: Site Location Map and Exhibit I-1-C2: Aerial Photograph.

### B. Onsite

Capella is currently vacant. The proposed PAD surrounds Casas Church and school, which is at the geographic center of Capella. Additionally, Meritage Homes is currently constructing the Estates at Capella, which is a single-family neighborhood directly north of Casas Church, adjacent to the Capella PAD.

### C. Project Vicinity

#### i. Existing zoning:

North: R1-144 and R1-20  
East: C-2, R-6, R-4, R1-7, R1-10, and PAD  
South: R1-20  
West: R1-144

Please refer to Exhibit I-1-C3: Existing General Plan Future Land Use Designations and Exhibit I-1-C4: Existing Zoning.



ii. *Existing land uses:*

- North: The Estates at Capella, a residential subdivision currently under construction, Rancho del Cobre, a residential subdivision currently under construction, Ironwood Canyon, a residential subdivision, Wilson K-8 School, Sagueros Viejos, an undeveloped residential neighborhood.
- East: Canada Hills, a PAD including single- and multi-family residential development, retail, professional office and service uses. Canada Hills Golf Course.
- South: Chaparral Heights, a residential subdivision.
- West: Rancho de Suenos, a residential subdivision, Unplanned residential development, Ironwood Ridge High School.

Please refer to Exhibit I-1-C5: Existing Land Uses.

iii. *Number of stories of existing structures:*

A significant proportion of the homes within one-quarter mile of Capella, most of which are to the east, are two-story. The area around Capella also includes several large, massive structures which are relatively tall. While the Casas Church, which the Capella PAD surrounds, is technically single story, the buildings are much more massive and visually more prominent than a typical single story home. The tallest portion of the Casas Church is approximately 44 feet. Ironwood Ridge High School, abutting Capella, has several very large two story buildings (approximately 39' in height) which are visually more prominent than any other nearby structures.

iv. *Pending rezonings:*

Sagueros Viejos Ph. 2, which is directly north of Capella.

v. *Conditionally approved zonings:*

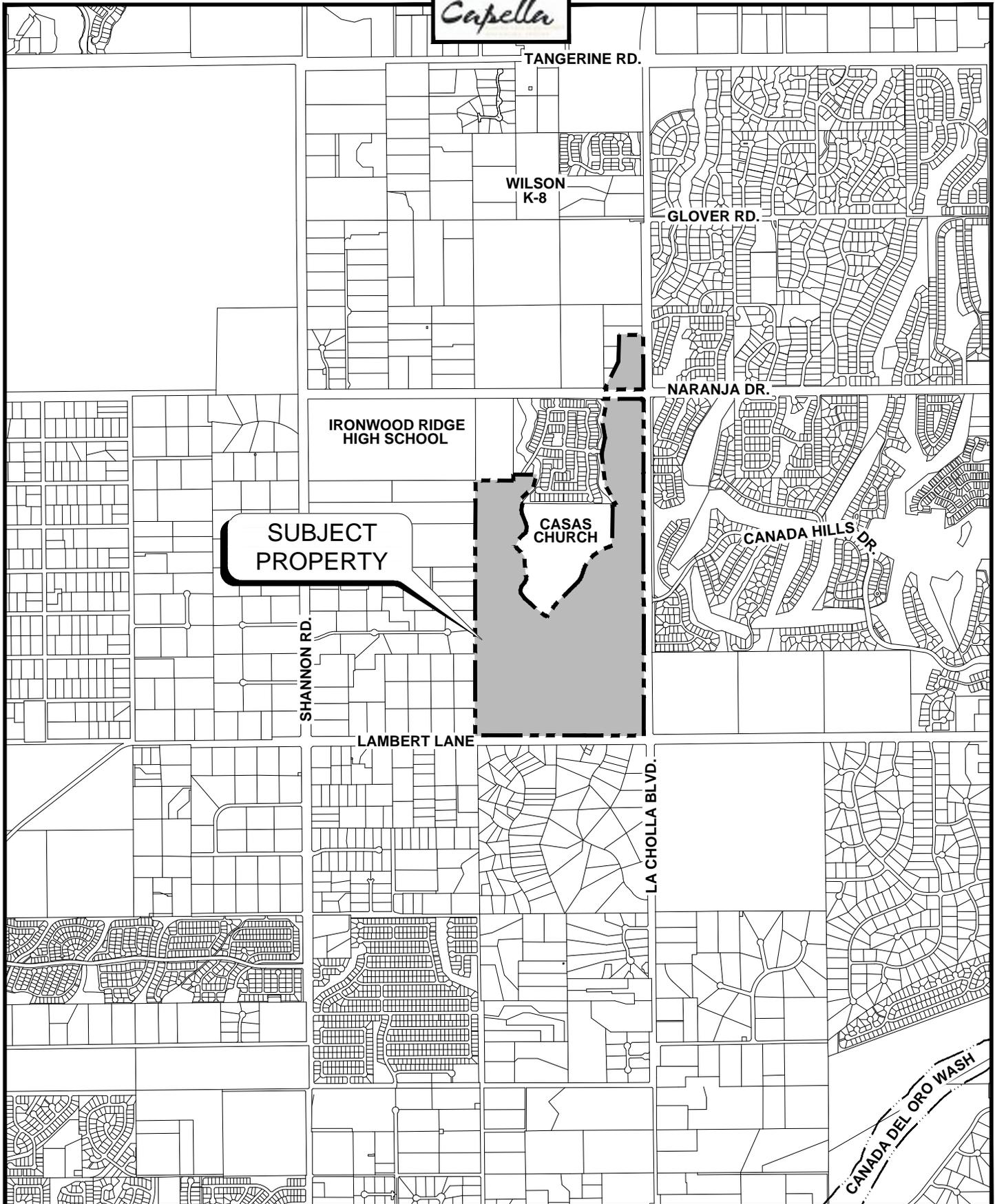
A 143-acre property at the southeastern corner of Lambert Lane and La Cholla Boulevard was recently rezoned from R1-144 to R1-43 to allow for the development of a low density cluster subdivision of approximately 100 homes.

vi. *Approved Subdivisions and Development Plans:*

The Estates at Capella, a 120-lot single-family residential subdivision on a roughly 50-acre property was recently approved, and is currently under construction. Nestled against the northwest edge of the Capella PAD, it was designed to fit into the overall Capella master plan.

vii. *Architectural styles used in adjacent properties:*

Homes within the platted subdivisions adjacent to Capella generally incorporate contemporary southwestern architecture. Homes in nearby areas of unplanned residential development follow a variety of architectural styles.

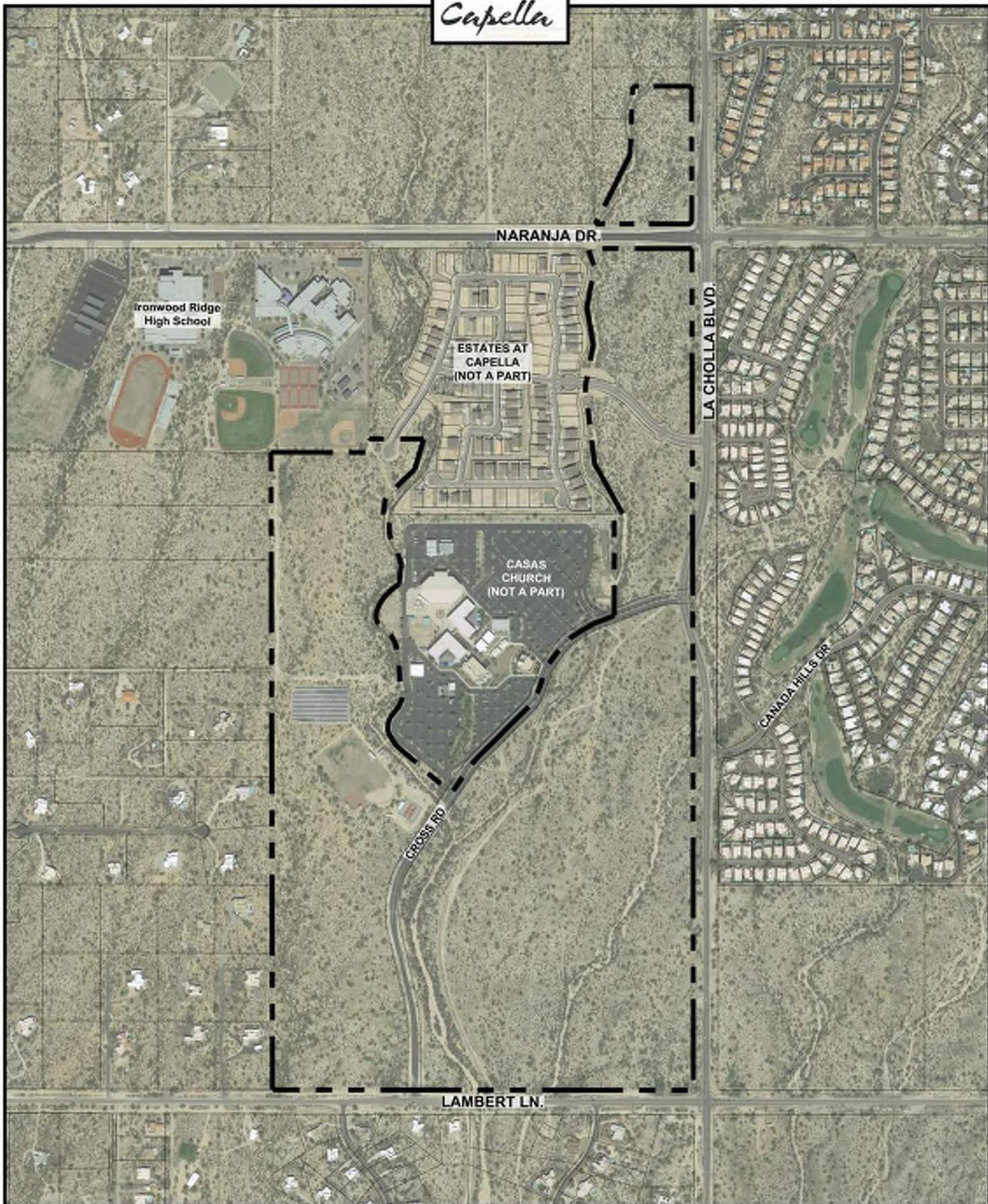


SUBJECT PROPERTY

Exhibit I-1-C1  
Site Location Map



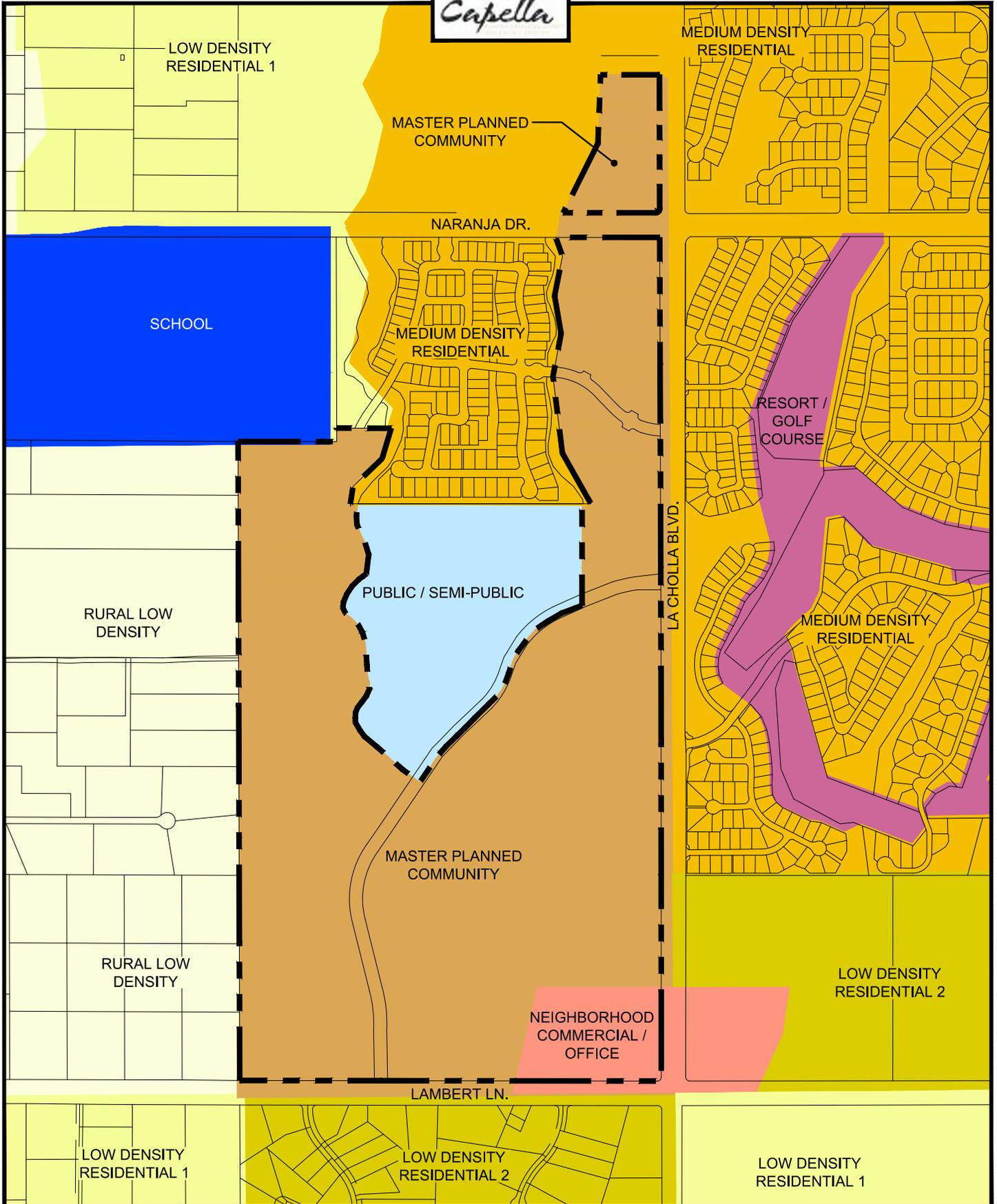
03111028A-003 - PAD01 Planning & PAD02 Document Exhibit I-1-C1 - LocalMap.svg - Printed: May 18, 2017



**Exhibit I-1-C2**  
**Aerial Photograph**

Aerial Photo Date = 2017

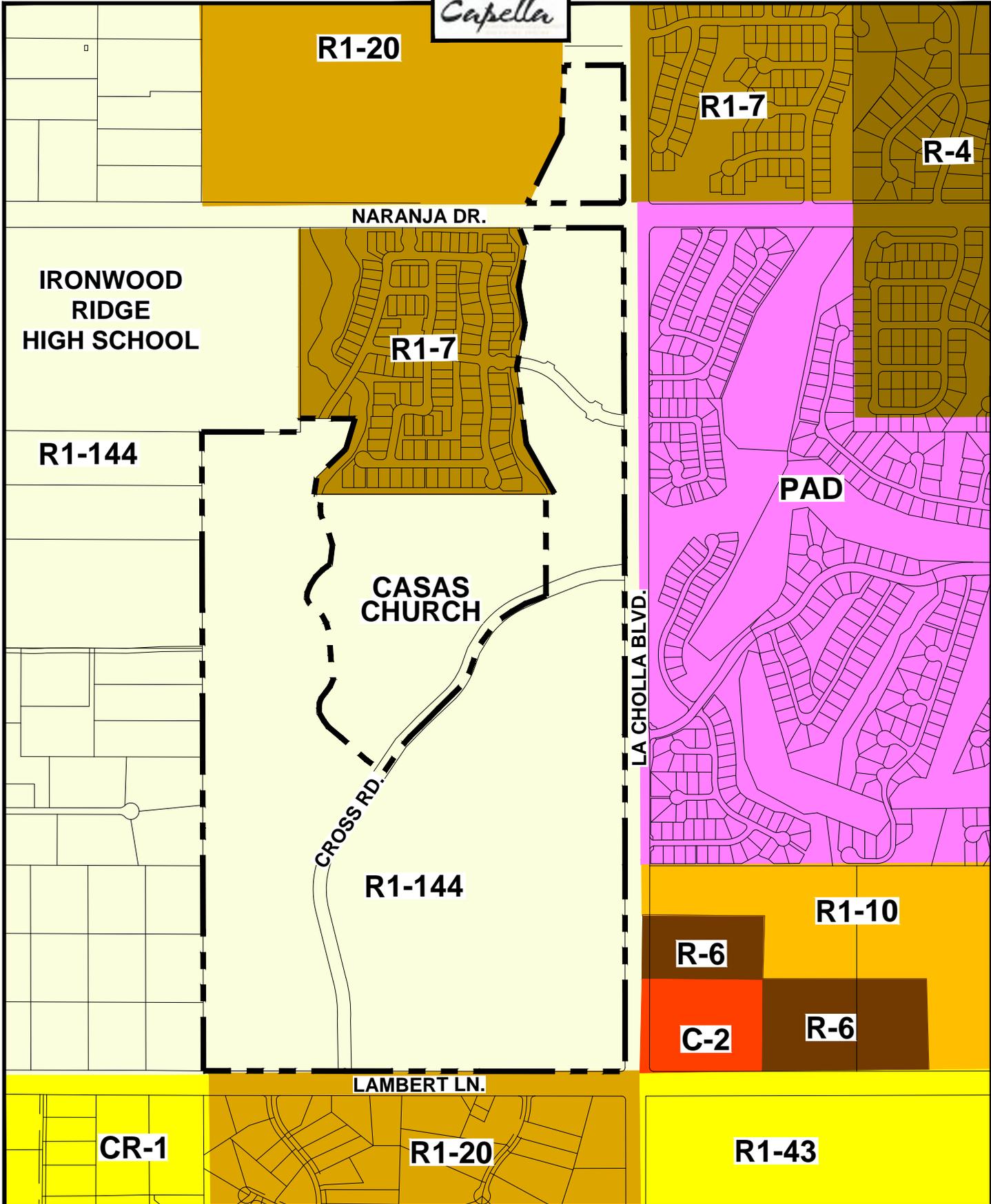




**Exhibit I-1-C3  
Existing General Plan Land Use Designations**



03110028-A-003 - PAD01 Planning - PAD01 Document/Exhibit/EXHIBIT I-1-C3 - Existing Gen Planning - Plotted - May 18, 2017

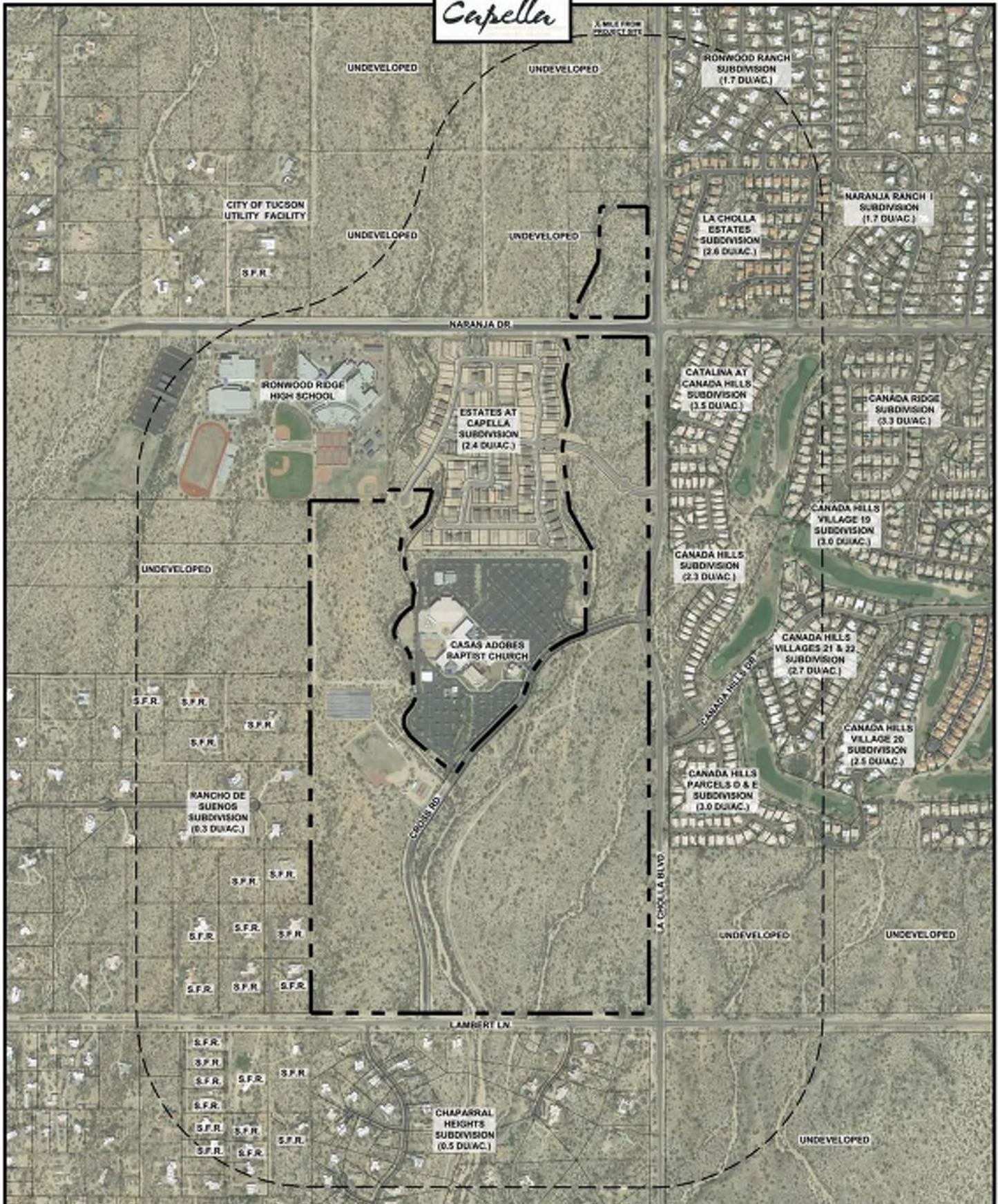


**Exhibit I-1-C4  
Existing Zoning**





1/2 MILE FROM  
SCHOOL DISTRICT



### Exhibit I-1-C5 Existing Land Uses

Aerial Photo Date = 2017





## 2. PAD Development Plan

### A. Development Concept and General Plan Consistency

Capella promotes the well-planned and efficient use of an important property at a key location within the Town. The intersection of La Cholla Boulevard and Lambert Lane is one of the Town’s planned activity centers. Additionally, major community institutions are located adjacent to Capella including the Casas Church campus and the Ironwood Ridge High School campus. Wilson K-8 school is only one-half mile away.

The Capella PAD provides for open space conservation, protection of sensitive environmental areas and encourages varieties of land uses and housing options in accordance with the Town’s Planned Area Development Requirements. The flexibility in design enabled by the PAD offers a desirable improvement over conventional zoning standards, and directly promotes the efficient use of land and infrastructure. Capella recognizes the Oro Valley General Plan’s direction regarding land use and design by implementing several General Plan policies including conserving and minimizing impacts to natural and cultural resources, providing diverse land uses that meet the Town’s growth needs, and General Plan Special Area Policies that provide guidance for detailed planning of development along the La Cholla corridor.

To quote the Oro Valley General Plan, Capella is a “master planned community which includes suitable residential and commercial uses”, and provides for a “cohesive development that enhances and promotes the pedestrian experience.”

Capella is a master planned community that offers residents a high quality community with amenities where they can live, recreate, have convenient access to school, church, commercial and personal services, and potentially work. The plan for Capella is supported by the Town’s General Plan which promotes a variety of single family residential dwelling types, retail services and shops, along with professional offices.

Except as modified herein, development within the Capella PAD will conform to the requirements of the Town’s Environmentally Sensitive Lands Ordinance, adopted Design Standards, Design Principles, Sign Code, and Parking Code.



B. Policies Applicable to the Entire PAD

In 2015 the Town adopted General Plan Special Area Policies to the Capella project. The policies were the result of an extensive public participation effort which yielded support and unanimous Town Council approval for a planned community on the Capella property. This PAD has been created to implement those approved policies which are listed in their entirety on the following pages displaying the 2015 adapted General Plan ordinance. Policies applicable to the entire PAD are listed below. A number of other General Plan policies are applicable to specific parcels within the PAD. Those policies are listed in the sections of the PAD document pertinent to each development parcel.

- i. The maximum number of residential units is 500 for all areas designated as residential (including townhomes). Parcels A and B have back-up land use designations allowing an additional 70 residential units.
- ii. Apartments shall not be permitted.
- iii. Crematoriums shall not be permitted.
- iv. Senior Care facilities shall not be permitted unless associated with Casas Church.
- v. Gun and ammunition sales shall not constitute the primary use within a business.
- vi. Grading permits for the development shall not be issued until the contract for the Regional Transportation Authority's widening of La Cholla Blvd. has been awarded to a contractor.
- vii. Traffic shall not be allowed to cross La Cholla Blvd. directly from the PAD to Cañada Hills Dr.
- viii. A 200-foot natural open space buffer area shall be provided on the west boundary adjacent to existing residences as shown on Exhibit I-2-C: Proposed Land Use Plan. No trails shall be provided within this buffer area.
- ix. Please refer to other, parcel-specific policies in Section I-2-E.

**RESOLUTION NO. (R)15-31**

**A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM RURAL LOW DENSITY RESIDENTIAL (RLDR, 0-0.3 HOMES/ACRE), LOW DENSITY RESIDENTIAL (LDR 0.4 TO 1.2 HOMES/ACRE), MEDIUM DENSITY RESIDENTIAL (MDR 2.1-5.0 HOMES/ACRE), NEIGHBORHOOD COMMERCIAL/OFFICE, PUBLIC/SEMI-PUBLIC, OPEN SPACE AND SIGNIFICANT RESOURCE AREA TO MASTER PLANNED COMMUNITY (MPC) COMPRISED OF LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL OFFICE, CASAS CHURCH EXPANSION AND PARK. THE APPLICANT ALSO PROPOSES TO ADOPT SPECIAL AREA POLICIES RELATED TO THE DEVELOPMENT AND DELETE THE SIGNIFICANT RESOURCE AREA DESIGNATION. THE PROPOSED AMENDMENTS PERTAIN TO 182.7 ACRES AT THE SOUTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE**

**WHEREAS**, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

**WHEREAS**, Paul Oland of WLB Group, ("applicant") is requesting a Major General Plan Amendment to change the future land use map from Rural Low Density Residential (RLDR, 0-0.3 Homes/acre), Low Density Residential (LDR 0.4 to 1.2 homes/acre), Medium Density residential (MDR 2.1-5.0 homes/acre), Neighborhood Commercial/Office, Public/Semi-Public, Open Space and Significant Resource Area to Master Planned Community (MPC) comprised of low density residential, medium density residential, high density residential, neighborhood commercial office, casas church expansion and park. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 182.7 acres at the southwest corner of La Cholla Boulevard and Naranja Drive; and

**WHEREAS**, pursuant to A.R.S. § 9-461, *et seq.* and OVZCR, Section 22.2, the Planning and Zoning Commission held two (2) duly noticed public hearings, the first on October 7, 2014, and the second on November 20, 2014, at which the Planning and Zoning Commission recommended approval of the application requesting Major General Plan Amendment to change the future land use map from Rural Low Density Residential (RLDR, 0-0.3 Homes/acre), Low Density Residential (LDR 0.4 to 1.2 homes/acre), Medium Density residential (MDR 2.1-5.0 homes/acre), Neighborhood Commercial/Office, Public/Semi-Public, Open Space and Significant Resource Area to Master Planned Community (MPC) comprised of low density residential, medium density residential, high density residential, neighborhood commercial office, casas church expansion and park. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 182.7 acres at the southwest corner of La Cholla Boulevard and Naranja; and



**WHEREAS**, pursuant to Oro Valley Zoning Code Revised, Section 22.1, General Plan Amendment Procedures, upon recommendation by the Planning and Zoning Commission of any amendment to the General Plan, a public hearing before the Mayor and Council shall be scheduled; and

**WHEREAS**, Mayor and Council duly considered the proposed Major General Plan Amendment to change the future land use map from Rural Low Density Residential (RLDR, 0-0.3 Homes/acre), Low Density Residential (LDR 0.4 to 1.2 homes/acre), Medium Density residential (MDR 2.1-5.0 homes/acre), Neighborhood Commercial/Office, Public/Semi-Public, Open Space and Significant Resource Area to Master Planned Community (MPC) comprised of low density residential, medium density residential, high density residential, neighborhood commercial office, casas church expansion and park. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 182.7 acres at the southwest corner of La Cholla Boulevard and Naranja Drive;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Oro Valley that:

**SECTION 1.** The Mayor and Council hereby adopts the Major General Plan Amendment to change the future land use map from Rural Low Density Residential (RLDR, 0-0.3 Homes/acre), Low Density Residential (LDR 0.4 to 1.2 homes/acre), Medium Density residential (MDR 2.1-5.0 homes/acre), Neighborhood Commercial/Office, Public/Semi-Public, Open Space and Significant Resource Area to Master Planned Community (MPC) comprised of low density residential, medium density residential, high density residential, neighborhood commercial office, casas church expansion and park. The proposed amendments pertain to 182.7 acres at the southwest corner of La Cholla Boulevard and Naranja Drive as depicted on Exhibit "A". The applicant also proposes to adopt Special Area Policies related to the development (Exhibit "B") and delete the Significant Resource Area designation. The proposed Long Range Conceptual Master Plan is provided as Exhibit "C".

**SECTION 2.** If any section, subsection, sentence, clause, phrase, or portion of the resolution or any part of the General Plan Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Oro Valley, Arizona this 6<sup>th</sup> day of May, 2015.

**TOWN OF ORO VALLEY**

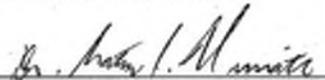
  
Dr. Satish I. Hiremath, Mayor



Exhibit I-2-B: Adopted General Plan Ordinance (Cont'd)

ATTEST:

  
\_\_\_\_\_  
Julie K. Bower, Town Clerk

Date: 5/8/15

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Tobin Sidles, Legal Services Director

Date: 5/8/15



**RESOLUTION NO. (R)15-32**

**A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (MDR 2.1-5.0 HOMES/ACRE) AND SIGNIFICANT RESOURCE AREA TO MASTER PLANNED COMMUNITY (MPC) COMPRISED OF MEDIUM DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL OFFICE. THE APPLICANT ALSO PROPOSES TO ADOPT SPECIAL AREA POLICIES RELATED TO THE DEVELOPMENT AND DELETE THE SIGNIFICANT RESOURCE AREA DESIGNATION. THE PROPOSED AMENDMENTS PERTAIN TO 8.2 ACRES LOCATED AT THE NORTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE**

**WHEREAS**, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

**WHEREAS**, Paul Oland of WLB Group, (“applicant”) is requesting a Major General Plan Amendment to change the future land use map from Medium Density Residential (MDR 2.1-5.0 homes/acre) and Significant Resource Area to Master Planned Community (MPC) comprised of Medium Density Residential and Neighborhood Commercial Office. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 8.2 acres located at the northwest corner of La Cholla Boulevard and Naranja Drive; and

**WHEREAS**, pursuant to A.R.S. § 9-461, *et seq.* and OVZCR, Section 22.2, the Planning and Zoning Commission held two (2) duly noticed public hearings, the first on October 7, 2014, and the second on November 20, 2014, at which the Planning and Zoning Commission recommended approval of the application requesting Major General Plan Amendment to change the future land use map from Medium Density Residential (MDR 2.1-5.0 homes/acre) and Significant Resource Area to Master Planned Community (MPC) comprised of Medium Density Residential and Neighborhood Commercial Office. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 8.2 acres located at the northwest corner of La Cholla Boulevard and Naranja Drive; and

**WHEREAS**, pursuant to Oro Valley Zoning Code Revised, Section 22.1, General Plan Amendment Procedures, upon recommendation by the Planning and Zoning Commission of any amendment to the General Plan, a public hearing before the Mayor and Council shall be scheduled; and

**WHEREAS**, Mayor and Council duly considered the proposed Major General Plan Amendment to change the future land use map from Medium Density Residential (MDR 2.1-5.0 homes/acre) and Significant Resource Area to Master Planned Community (MPC) comprised of Medium Density Residential and Neighborhood Commercial Office. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 8.2 acres located at the northwest corner of La Cholla Boulevard and Naranja Drive;



**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Oro Valley that:

**SECTION 1.** The Mayor and Council hereby adopts the Major General Plan Amendment to change the future land use map from Medium Density Residential (MDR 2.1-5.0 homes/acre) and Significant Resource Area to Master Planned Community (MPC) comprised of Medium Density Residential and Neighborhood Commercial Office. The proposed amendments pertain to 8.2 acres located at the northwest corner of La Cholla Boulevard and Naranja Drive as depicted on Exhibit "A". The applicant also proposes to adopt Special Area Policies related to the development (Exhibit "B") and delete the Significant Resource Area designation. The Long Range Conceptual Master Plan is provided as Exhibit "C".

**SECTION 2.** If any section, subsection, sentence, clause, phrase, or portion of the resolution or any part of the General Plan Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Oro Valley, Arizona this 6<sup>th</sup> day of May, 2015.

**TOWN OF ORO VALLEY**

Dr. Satish I. Hiremath, Mayor

**ATTEST:**

Julie K. Bower, Town Clerk

Date: 5/8/15

**APPROVED AS TO FORM:**

Tobin Sidles, Legal Services Director

Date: 5/8/15



## Exhibit “B” Special Area Policies

### *La Cholla and Naranja Southwest and Northwest*

1. Planning unit boundaries are shown graphically. The actual boundaries extend to the centerline of adjacent rights-of-way or property boundaries as depicted on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan Amendment process.
2. Lands outside the Critical Resource Areas shall be considered Resource Management Area Tier 2.
3. At the time of rezoning, a master plan shall be prepared through the use of a Planned Area Development (PAD) zoning for the entire site, including:
  - a. A Master Land Use Plan, which will formalize the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process, and which will correspond to descriptions of the various land use categories proposed in the PAD.
  - b. A Master Traffic Impact Analysis (TIA), which will outline roadway improvements that are anticipated to be necessary as the PAD develops. The Master TIA shall be updated with each individual Conceptual Site Plan proposed within the PAD, determining which, if any, roadway improvements are necessary to mitigate each development's impacts. The TIA shall identify and substantiate traffic control methods to minimize or mitigate potential traffic impacts to Canada Hills Drive, which is a private roadway. The ultimate alignment of subdivision access roads and use of proposed traffic control methods are entirely subject to Town Engineer review and approval.



- c. A Master Recreation & Trails Plan, which will schematically show bicycle and pedestrian circulation within the PAD. The Plan will also include schematic programming for the different recreational area nodes shown on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan Amendment process.
  - d. A Master Environmentally Sensitive Open Space (ESOS) plan showing the placement of required open space within the entire future Planned Area Development area. ESOS within Resource Management Areas shall be located along adjacent Critical Resource Areas to the greatest extent practical, outside of Neighborhood Commercial – Office parcels.
  - e. A Master Utilities Plan, which will show anticipated trunk utility extensions needed throughout the PAD.
4. The total maximum of permitted units is 500 for all areas designated as residential (including townhomes). The Neighborhood Commercial - Office properties at La Cholla and Naranja shall have a back-up designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The back-up designation of MDR may only be utilized once the remainder of the Master Planned Community residential parcels have been developed.
  5. No apartments shall be permitted.
  6. No Senior Care facilities shall be permitted, unless operated in conjunction with the expansion of the Casas Church.
  7. No crematoriums shall be permitted.

## Exhibit I-2-B: Adopted General Plan Ordinance (Cont'd)

8. Gun and ammunition sales shall not constitute the primary use within a business within the development.
9. For the northwest corner of La Cholla and Naranja Drives designated as Neighborhood Commercial - Office, all C-N uses enabled in Town zoning are permitted, except as provided below:
  - a. Supermarkets, car washes, gas stations, auto service centers and convenience stores such as Circle K, 7-11 or similar are prohibited.
  - b. Drive thru uses and other convenience uses subject to approval of a Conditional Use Permit.
  - c. Back-up designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 30 units.
  - d. Maximum building height shall be limited to 24 feet.
  - e. Packaged alcohol sales shall not constitute the primary use within a business.
10. For the southwest corner of La Cholla and Naranja Drives designated as Neighborhood Commercial - Office, all C-1 uses enabled in Town zoning are permitted, except as provided below:
  - a. Broadcasting station, fabric store, medical marijuana dispensary, video store, appliance repair, laundromat, car washes, auto service centers, convenience stores such as Circle K, 7-11 or similar, theater, or a major communications facility are prohibited.
  - b. Drive thru uses and other convenience uses are subject to approval of a Conditional Use Permit.
  - c. Back-up designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 40 units.
  - d. Packaged alcohol sales shall not constitute the primary use within a business.
  - e. Dry cleaners limited to drop off / pick up only, are permitted.



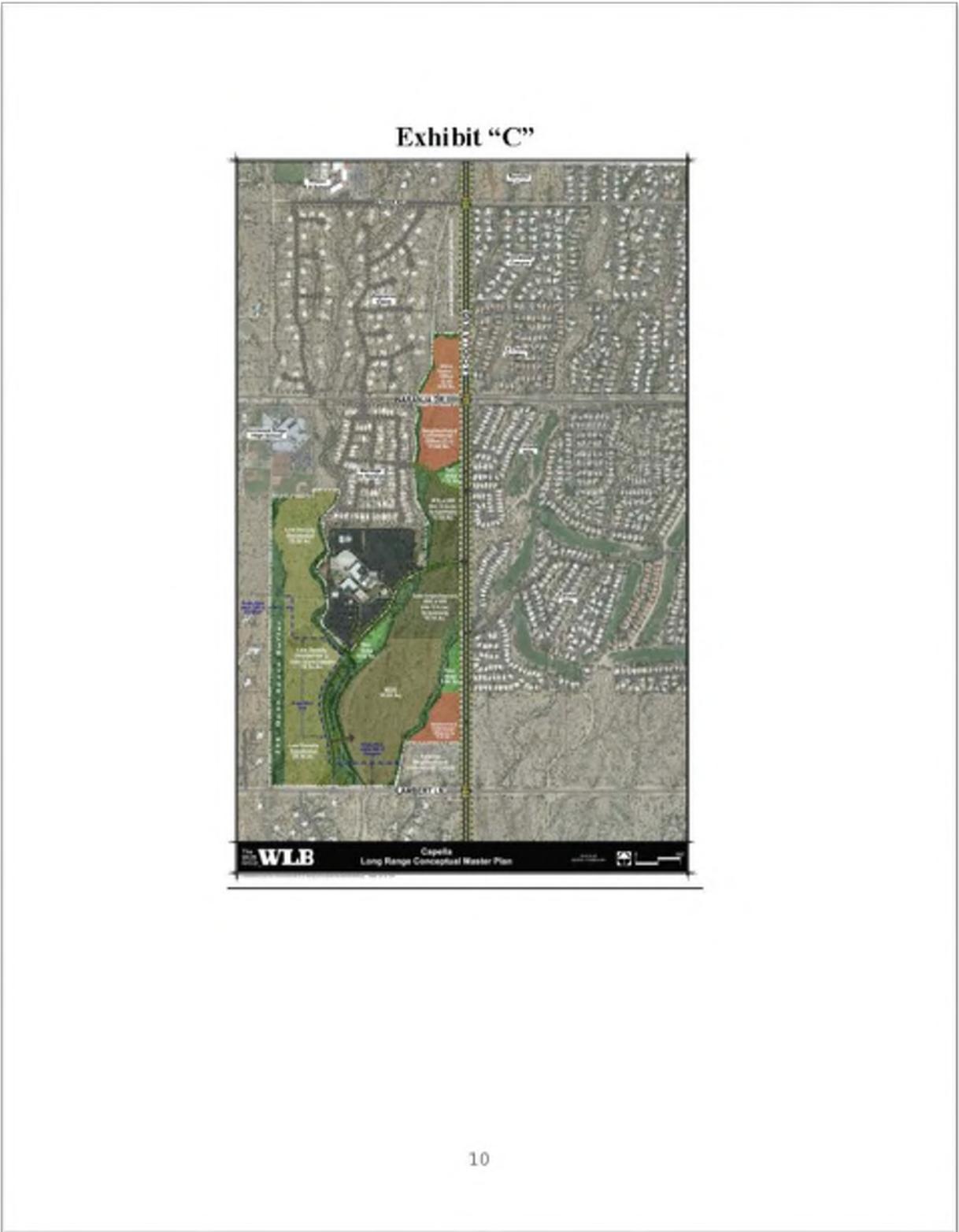
11. A 200 foot natural open space buffer shall be provided on the west boundary adjacent to existing residential areas as shown on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process. No trails shall be provided within this buffer area.
12. Homes shall be restricted to single story, not to exceed 20 feet in height along the west and south as denoted on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process. Expansions of the Casas Church campus in these areas shall be restricted to 25 feet in height.
13. Areas designated Medium Density Residential shall include perimeter buffer yards with enhanced vegetation (density and size) to screen lots along arterial roadways. Sizable native vegetation that is required to be transplanted, as specified in the zoning code, shall be placed in buffer yards.
14. The Park areas within the Master Plan shall count toward the recreation area acreage required by Town Code for residential development within the Master Plan. The Park areas shall be improved by the developer with a commensurate level of amenities as required by the Zoning Code.
15. The development shall substantially conform to the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan Amendment process.
16. These Special Area Policies represent agreed upon elements as part of the general plan amendment to be reflected in the required Planned Area Development zoning. These Special Area Policies should not be construed as the complete list of standards and requirements applicable to the Planned Area



Development. Additional development standards and requirements will be comprehensively addressed during the subsequent rezoning process.

17. Areas designated Low Density Residential shall include a perimeter buffer yard with enhanced vegetation (density and size) along the entire eastern edge of the 200 foot natural open space area adjacent to existing residences. Sizable native vegetation that is required to be transplanted as specified in the Zoning Code shall be placed in that eastern edge buffer yard. The intent of this enhanced buffer yard is to fill in any significant gaps in the native tree canopy within the 200 foot natural open space area, as viewed from the existing residences to the west. The enhanced buffer yard shall meet the Town's 10 foot Bufferyard 'A' requirements.
18. Grading permits for the development shall not be issued until the contract for the Regional Transportation Authority's widening of La Cholla Boulevard has been awarded to a contractor.
19. Traffic shall not be allowed to cross La Cholla Boulevard directly from the development to Cañada Hills Drive.
20. The 53 acre Medium Density Residential parcel on the north side of Lambert Lane shall be restricted to a maximum density of 3 homes per acre, requires a minimum lot size of 6,600 square feet and requires a minimum of 10,000 square foot long along the north side of Lambert Lane with a minimum of 15 feet between homes.

Exhibit I-2-B: Adopted General Plan Ordinance (Cont'd)





C. Development Parcels

Table I-2-C1: Land Use Summary provides land use and zoning totals for the Capella community. The PAD includes a range of residential densities intended to provide for a variety of housing types ranging from single family detached, low density areas up to single family attached homes such as patio homes and townhomes.

Table I-2-C1: Land Use Summary			
Land Use	Underlying Zoning	Acreage	Percent
Low Density Residential	R1-7	72.4	35
Medium Density Residential	R1-7	52.8	25
High Density Residential	R-6	33.0	16
Neighborhood Commercial / Office	C-N	8.2	4
Community Commercial	C-1	31.1	15
Recreation Area	POS	9.5	5
Total:		207.0	100

Note: Open space is an important component of the Capella PAD. Table II-2B-1 provides a framework by which the PAD will meet the Town’s Environmentally Sensitive Lands Ordinance’s minimum Environmentally Sensitive Open Space (ESOS) requirements. By meeting the ESLO’s ESOS requirements this PAD will exceed the Town’s PAD standards which require a minimum of 20% open space within the PAD.

Table I-2-C2: Individual Development Parcels lists all development parcels in Capella along with their land use in accordance with Table I-2-C1: Land Use Summary, underlying zoning designation from the OVZCR, maximum residential density per General Plan policy, acreage and potential number of homes. It should be noted that development history in Oro Valley suggests that most parcels will be developed at less than maximum allowable density.

Table I-2-C2: Individual Development Parcels					
Parcel	Land Use	Underlying Zoning	Max Homes per acre	Acreage ***	Max Homes
A	Neighborhood Commercial / Office	C-N	5.0*	8.2	30
B	Community Commercial	C-1	5.0*	12.2	40
C	Recreation Area	POS	n/a	2.1	n/a
D	High Density Residential	R-6	12.0	14.0	168
E	High Density Residential	R-6	12.0	19.0	228
F	Recreation Area	POS	n/a	3.6	n/a
G	Recreation Area	POS	n/a	3.8	n/a
H	Medium Density Residential	R1-7	3.0	52.8	159
J	Community Commercial	C-1	n/a	18.9	n/a
K	Low Density Residential	R1-7	2.0	27.4	55
L	Low Density Residential	R1-7	2.0	21.0	42
M	Low Density Residential	R1-7	2.0	24.0	48
Total:				207.0	570**

\* Alternate use as established by General Plan policy.

\*\* Maximum number of homes per General Plan policy.

\*\*\* Development parcel boundaries extend to the centerline of adjacent planned rights-of-way.



**Exhibit I-2-C  
Proposed Land Use Plan**

Aerial Photo Date = 2017



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D. Development Phasing

Exhibit I-2-D: Estimated Phasing Plan is based on anticipated residential and commercial development market demand. Regardless of the actual order of development of the parcels within the PAD, developers of each parcel will construct infrastructure (i.e. roads, water, sewer, etc.) necessary to serve the parcel itself, per Town Code, as well as the following:

Utility stub-outs shall be provided between phases in order to facilitate future development within the PAD. Refer to Part VIII – Traffic, Part IX – Recreation / Trails, Part XI – Water, and Part XII – Wastewater for schematic trunk utility alignments within the PAD.

Recreation Areas shown on the Proposed Land Use Plan shall be constructed concurrently with the first development within each phase.

“Poppy” and “Broom” public trails shown on Exhibit IX-2-B shall be constructed in conjunction with the first development within the PAD. Other trails shall be built on a parcel-by-parcel basis.

Grading permits for development within the PAD shall not be issued until the contract for the Regional Transportation Authority’s widening of La Cholla Blvd. has been awarded to a contractor.

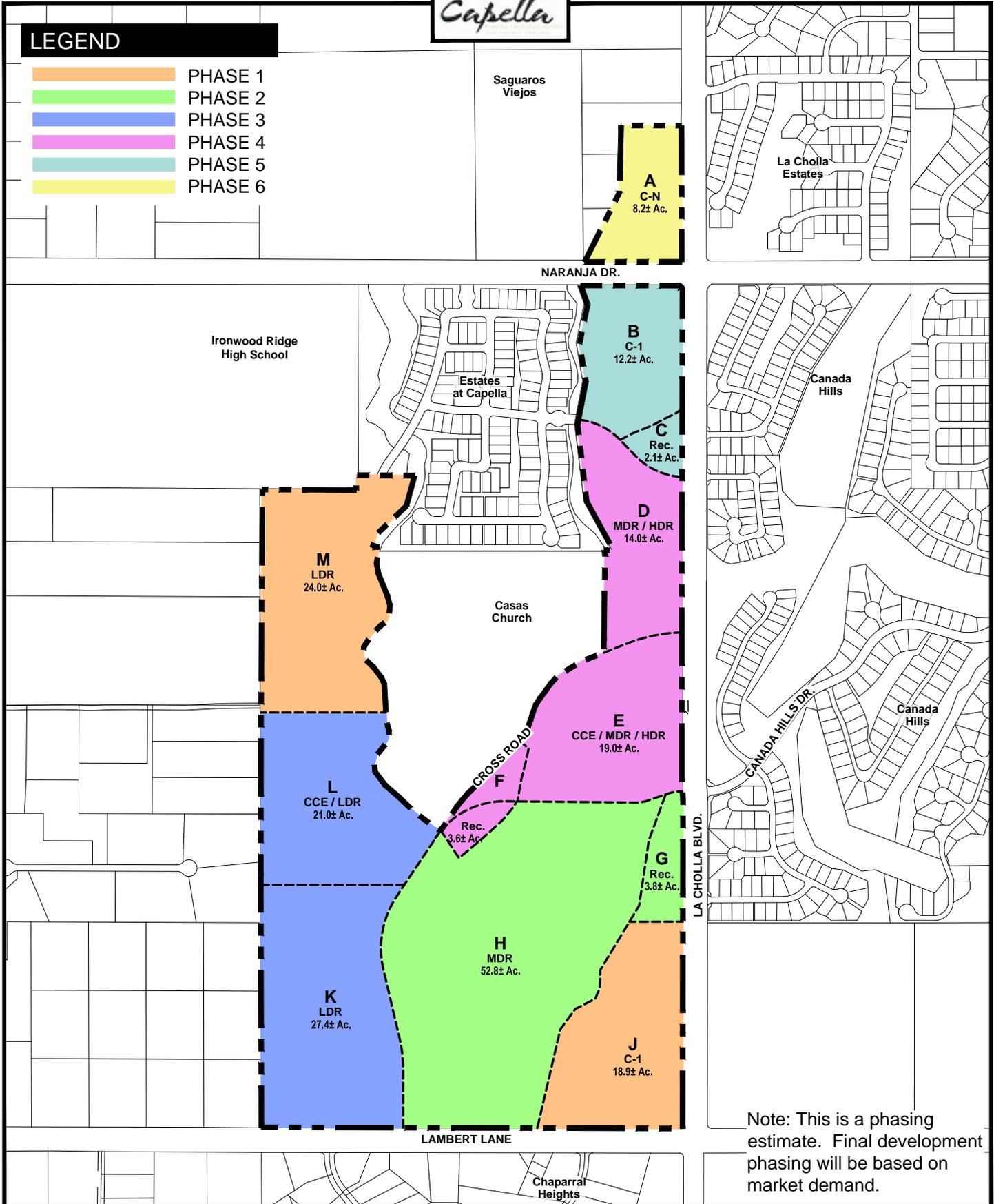
The PAD shall expire twenty years after approval. Thirty days prior to the expiration the Planning & Zoning Administrator may extend the PAD approval as appropriate.

OVZCR Section 24.4.1.2 shall not apply.



# LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6



Note: This is a phasing estimate. Final development phasing will be based on market demand.

## Exhibit I-2-D Estimated Phasing Plan



031110028-A-003 - PAD001 Planning/04 PAD/PAD Document/Exhibits/EXHIBIT I-2-D - Phasing Plan.dwg - Plotted: Feb. 02, 2018



E. Development Criteria by Parcel

The Tentative Development Plans in the Land Uses section conceptually illustrate how each site might be developed by depicting approximate magnitudes of development, land uses, and pedestrian and vehicular circulation that are allowed and envisioned within each parcel. The final development designs will be reviewed according to the criteria found in the PAD Administration section.

i. Parcel A – Neighborhood Commercial / Office

- a. Parcel size: 8.2± acres.
- b. Underlying zoning district: C-N, Neighborhood Commercial / Office. C-N standards shall apply except as modified herein.
- c. Open space shall be provided in accordance with Part II – Environmentally Sensitive Lands.
- d. Modifications to underlying zoning district:

i. Permitted and Prohibited Uses

- 1. All C-N uses permitted by Town C-N zoning are permitted except supermarkets, car washes, gas stations, auto service centers, and convenience stores such as Circle K, 7-11, or similar establishments.
- 2. Drive-thru uses and other convenience uses shall require approval of a Conditional Use Permit.
- 3. Office uses, with no retail or residential use, may occupy 100% of the developable area.
- 4. A back-up land use designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 30 residential units. The back-up designation may only be utilized once the PAD's residential parcels have been developed. If this alternative is utilized, the entire site may be used for residential purposes without the standard C-N limit of no more than 50% residential use. If utilized, residential development will follow the Medium Density Residential standards of Parcel H, except that the maximum building height is 24 feet.
- 5. Commercial uses shall be no greater than 20,000 square feet of gross floor area per individual business. Expansions of commercial uses beyond these floor area limits may be allowed with a conditional use permit. Other commercial floor area limits of the C-N district shall not apply.
- 6. Packaged alcohol sales shall not constitute the primary use within a business.

ii. Development Standards

- 1. Maximum building height: 24 feet, 2 stories
- 2. The general arrangement of buildings, parking and other site features shown on the Tentative Development Plans represents adequate parking distribution, and thus meets OVZCR standards for parking lot configuration.
- 3. Buildings within 85 feet of residential zones to the north or west of the site are limited to 18 feet. Common area within adjacent residential zones shall count toward the 85-foot setback.



**Exhibit I-2-E-A1  
Tentative Development Plan Parcel A Concept 1**





**Exhibit I-2-E-A2  
Tentative Development Plan Parcel A Concept 2**



01110028-A-003 - PLAN001 Planning04 P020PAD DocumentExhibit CO180317 10.26.14 - Parcel A Concept 2.dwg    Plot Date: 10c.03.2015



**Exhibit I-2-E-A3**  
**Tentative Development Plan Parcel A Concept 3**





**Exhibit I-2-E-A4  
Tentative Development Plan Parcel A Concept 4**



- ii. Parcel B – Community Commercial
  - a. Parcel size: 12.2± acres.
  - b. Underlying zoning district: C-1, Community Commercial C-1 standards shall apply except as modified herein.
  - c. Open space shall be provided in accordance with Part II – Environmentally Sensitive Lands.
  - d. Modifications to underlying zoning district:
    - i. Permitted and Prohibited Uses
      1. All C-1 uses permitted by Town zoning are permitted except broadcasting stations, fabric stores, medical marijuana dispensaries, video stores, appliance repair stores, laundromats, car washes, auto service centers, theaters, major communications facilities, and convenience stores such as Circle K, 7-11, or similar establishments.
      2. Drive-thru uses and other convenience uses shall require approval of a Conditional Use Permit.
      3. Medical offices, business incubators, and research & development laboratories shall be allowed.
      4. A back-up land use designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 40 residential units. The back-up designation may only be utilized once the PAD’s residential parcels have been developed. If this alternative is utilized, the entire site may be used for residential purposes. If utilized, residential development will follow the Medium Density Residential standards of Parcel H.
      5. Packaged alcohol sales shall not constitute the primary use within a business.
      4. Dry cleaning establishments shall be limited to drop-off / pick-up only.
    - ii. Development Standards
      1. The maximum building heights shall be limited as follows:
        - For anchor retail spaces and office buildings: 30 feet.
        - For shop spaces, pads or other commercial buildings: 25 feet.
      2. The general arrangement of buildings, parking and other site features shown on the Tentative Development Plans represents adequate parking distribution, and thus meets OVZCR standards for parking lot configuration.
      3. Additional architectural treatments shall be incorporated into the building designs in order to visually diminish the mass of buildings over 60,000 square feet.
      4. Enhanced landscape and architectural screening shall be implemented where retail loading zones abut Sculptor Drive.
      5. Should the parcel develop as residential, the lots along the western edge shall be limited to single-story.



**Exhibit I-2-E-B1  
Tentative Development Plan Parcel B Concept 1**





POPPY TRAIL CONNECTION

Estates at Capella

SCULPTOR ST.

LA CHOLLA BLVD.

A  
C-N  
8.2± Ac.

C  
Rec.  
2.1± Ac.

D  
MDR / HDR  
14.0± Ac.

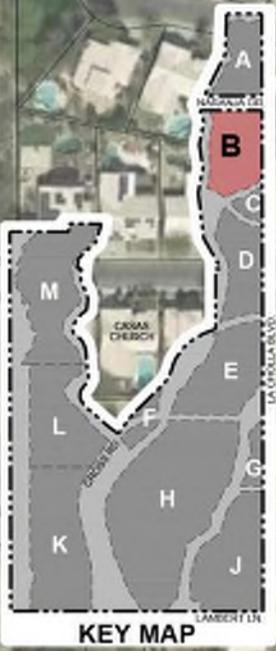
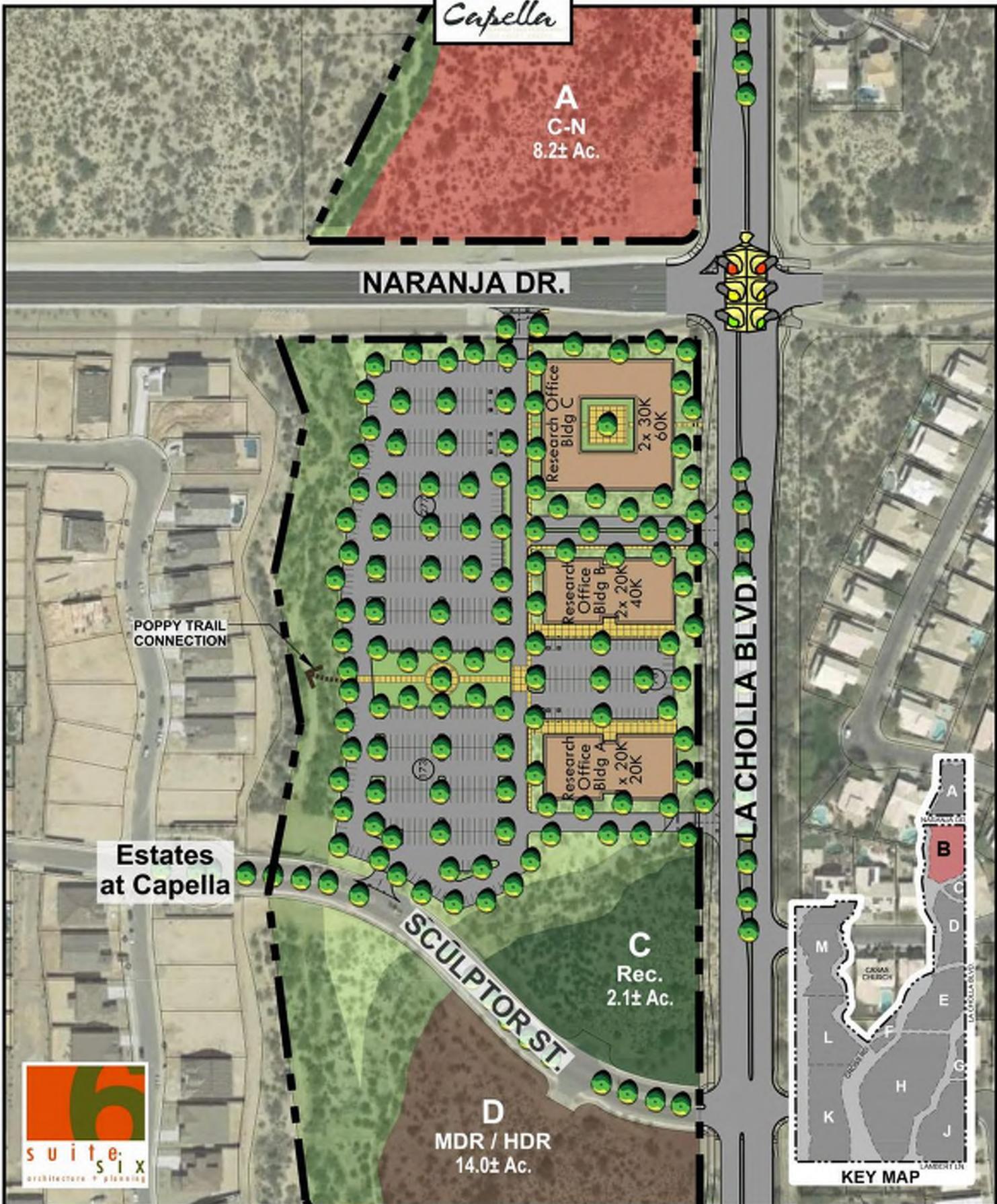


Exhibit I-2-E-B2  
Tentative Development Plan Parcel B Concept 2





**Exhibit I-2-E-B3  
Tentative Development Plan Parcel B Concept 3**







A  
C-N  
8.2± Ac.

NARANJA DR.



LA CHOLLA BLVD.

POPPY TRAIL CONNECTION

Estates at Capella

SCULPTOR ST.

C  
Rec.  
2.1± Ac.

D  
MDR / HDR  
14.0± Ac.



Exhibit I-2-E-B5  
Tentative Development Plan Parcel B Concept 5





- iii. Parcels D & E – High Density Residential / Casas Campus Expansion (Parcel E)
  - a. Parcel sizes: Parcel D is 14.0± acres.  
Parcel E is 19.0± acres.
  - b. Underlying zoning district: R-6, Multi-Family Residential. R-6 standards shall apply except as modified herein.
  - c. Open space shall be provided in accordance with Part II – Environmentally Sensitive Lands.
  - d. Modifications to underlying zoning district:
    - i. Permitted and Prohibited Uses
      - 1. Residential uses in accordance with the R-6 district are permitted except that apartments are not permitted.
      - 2. Maximum gross residential density: 12 homes per acre (396 units).
      - 3. The Medium Density Residential development standards of Parcel H may be utilized for these parcels, in which case the Development Standards listed Section ii below, shall not apply.
      - 4. Expansions of the Casas Church/Casas Christian School campus shall be allowed on Parcel E, with a maximum building height of 36 feet for a gymnasium, and 28 feet for all other buildings.
      - 5. Senior care facilities are permitted if associated with Casas Church.
    - ii. Development Standards
      - 1. The common outdoor living space described in OVZCR Section 23.7.E.2.a shall be provided and shall be credited toward required Resource Management Area ESOS if contiguous to other qualifying ESOS.
      - 2. OVZCR Section 23.7.E.2.c, regarding private outdoor living space, shall not apply as apartment units are not permitted. All attached single family units will provide private yards and/or patios for residents. OVZCR Section 23.7.E.6.a. shall not apply insofar as it relates to provision of indoor recreational facilities.
      - 3. A 50' setback from R1 districts is required for buildings over 18'. Public rights-of-way and common area within adjacent residential zones shall count toward the setback.



**Exhibit I-2-E-D1**  
**Tentative Development Plan Parcel D Concept 1**





**B**  
C-1  
12.2± Ac.

**Estates  
at Capella**

**C**  
Rec.  
2.1± Ac.

SCULPTOR ST.



POPPY TRAIL  
CONNECTION

CROSS RD.

**E**  
CCE / MDR / HDR  
19.0± Ac.

LA CHOLLA BLVD.



**Exhibit I-2-E-D2  
Tentative Development Plan Parcel D Concept 2**





**Exhibit I-2-E-D3**  
**Tentative Development Plan Parcel D Concept 3**



**Exhibit I-2-E-D4  
Tentative Development Plan Parcel D Concept 4**





**Exhibit I-2-E-E1  
Tentative Development Plan Parcel E Concept 1**





**Exhibit I-2-E-E2  
Tentative Development Plan Parcel E Concept 2**



**Exhibit I-2-E-E3  
Tentative Development Plan Parcel E Concept 3**





**Exhibit I-2-E-E4  
TDP Parcel E Concept 4-Casas Church Expansion**





**Exhibit I-2-E-E5**  
**Tentative Development Plan Parcel E Concept 5**





- iv. Parcel H – Medium Density Residential
  - a. Parcel size: 52.8± acres.
  - b. Underlying zoning district: R1-7, Single Family Residential. R1-7 standards shall apply except as modified herein.
  - c. Open space shall be provided in accordance with Part II – Environmentally Sensitive Lands.
  - d. Modifications to underlying zoning district:
    - i. Permitted and Prohibited Uses
      - 1. All uses permitted by the R1-7 district are permitted.
      - 2. Maximum gross residential density is 3 homes per acre (158 units).
    - ii. Development Standards
      - 1. Minimum lot size is 6,600 square feet, except the minimum lot size shall be 10,000 square feet for lots adjacent to Lambert Lane.
      - 2. The minimum lot width is 55 feet.
      - 3. Minimum side setback is 5 feet.
      - 4. For 10,000 square foot lots adjacent to Lambert Lane, the minimum side setback is 7.5 feet.
      - 5. Minimum front setback is 15 feet for side-entry garages and non-garage areas of the home, and 20 feet for front-facing garages. In no instance shall a driveway length of less than 20 feet be provided.
      - 6. The maximum building height within 300 feet of the Lambert Lane right-of-way is 20 feet and 1-story.
      - 7. Perimeter bufferyards with enhanced vegetation, as defined in Section I-2-F-iv, Bufferyards and Screening, shall be installed to reduce visual impacts of new homes or structures along Lambert Lane.



**Exhibit I-2-E-H  
Tentative Development Plan Parcel H Concept 1**





- v. Parcel J – Community Commercial
  - a. Parcel size: 18.9± acres.
  - b. Underlying zoning district: C-1, Community Commercial. C-1 standards shall apply except as modified herein.
  - c. Open space shall be provided in accordance with Part II – Environmentally Sensitive Lands.
  - d. Modifications to underlying zoning district:
    - i. Land Use
      - 1. All C-1 uses enabled by Town Zoning are permitted.
      - 2. All C-1 conditional uses depicted on the Tentative Development Plan concepts are permitted.
      - 3. Any C-1 conditional use not depicted on a Tentative Development Plan concept will require a conditional use permit.
      - 4. Commercial uses shall be no greater than 125,000 square feet of gross floor area per individual business.
    - ii. Development Standards
      - 1. The maximum building heights from finished floor elevation to roof deck shall be limited as follows:
        - For anchor spaces: 30 feet.
        - For shop spaces, pads, and other buildings: 25 feet.
        - Architecturally appropriate elements such as bell/clock towers, parapet walls, and mechanical screening features may exceed this limitation by no more than 10 feet.
      - 2. The general arrangement of buildings, parking and other site features shown on the Tentative Development Plans represents adequate parking distribution, and thus meets OVZCR standards for parking lot configuration.
      - 3. Additional architectural treatments shall be incorporated into the building designs in order to visually diminish the mass of buildings over 60,000 square feet.
      - 4. Enhanced vegetation and architectural screening shall be implemented where retail loading zones are oriented toward residential.



**Exhibit I-2-E-J1  
Tentative Development Plan Parcel J Concept 1**





**Exhibit I-2-E-J2  
Tentative Development Plan Parcel J Concept 2**



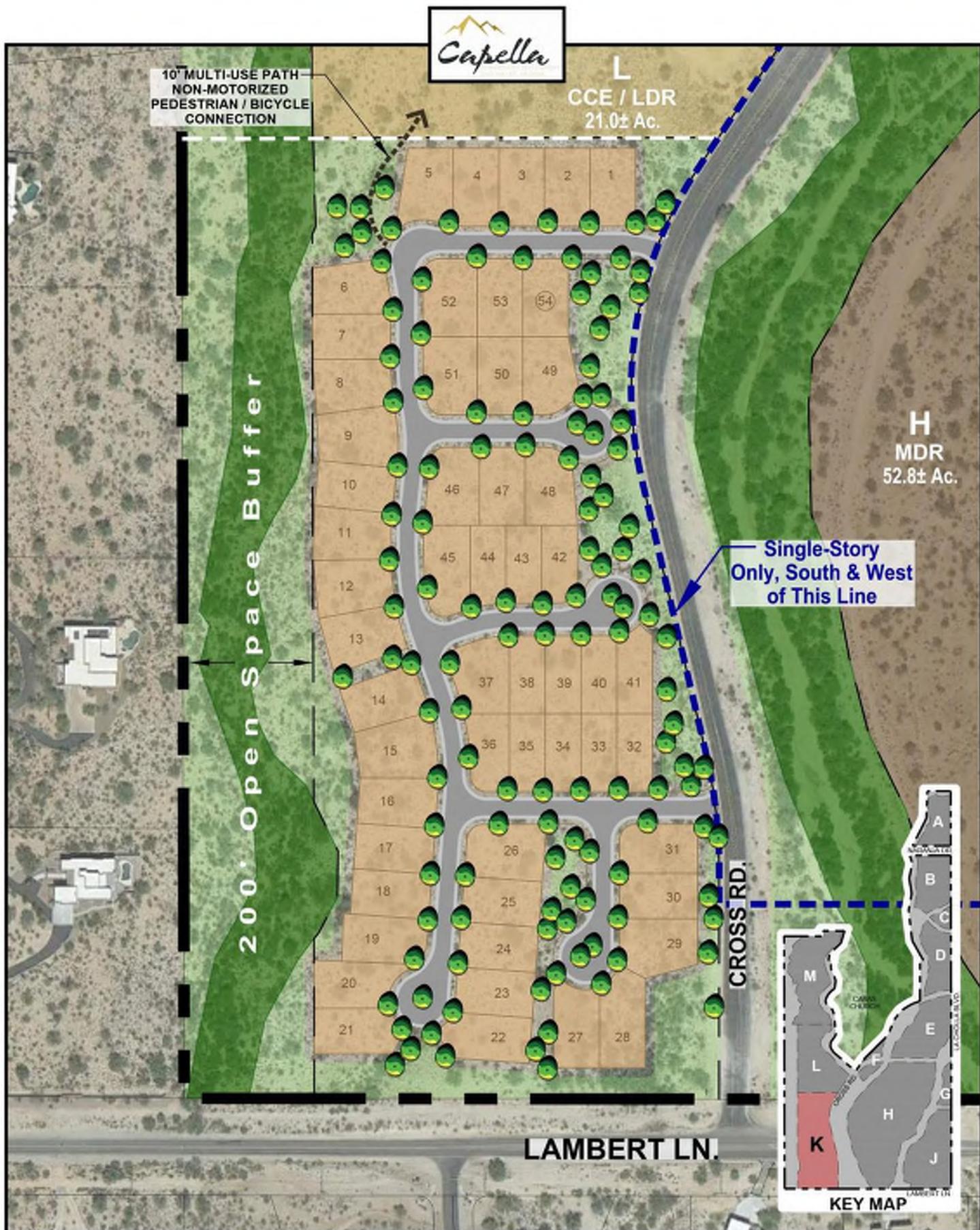


**Exhibit I-2-E-J3  
Tentative Development Plan Parcel J Concept 3**





- vi. Parcel K– Low Density Residential
  - a. Parcel sizes: Parcel K is 27.4± acres.
  - b. Underlying zoning district: R1-7, Single Family Residential. R1-7 standards shall apply except as modified herein.
  - c. Open space shall be provided in accordance with Part II – Environmentally Sensitive Lands.
  - d. Modifications to underlying zoning district:
    - i. Permitted and Prohibited Uses
      - 1. Maximum gross residential density is 2 homes per acre (55 units).
    - ii. Development Standards
      - 1. Minimum lot size is 6,600 square feet.
      - 2. Minimum side setback is 5 feet.
      - 3. Minimum front setback is 15 feet for side-entry garages and non-garage areas of the home, and 20 feet for front-facing garages. In no instance shall a driveway length of less than 20 feet be provided.
      - 4. Maximum building height shall be 20 feet and 1-story.
      - 5. Perimeter bufferyards with enhanced vegetation, as defined in Section I-2-F, Landscape, Buffering and Screening shall be installed along the entire eastern edge of the 200-foot natural open space area adjacent to existing residences. The intent of this enhanced bufferyard is to fill any significant gaps in the native tree canopy within the 200-foot natural open space area, as viewed from the existing residences to the west. The enhanced bufferyard shall meet the Town’s 10-foot Bufferyard ‘A’ requirements except that plant densities may be reduced where they would create overplanting and water waste in the opinion of the Planning and Zoning Administrator.

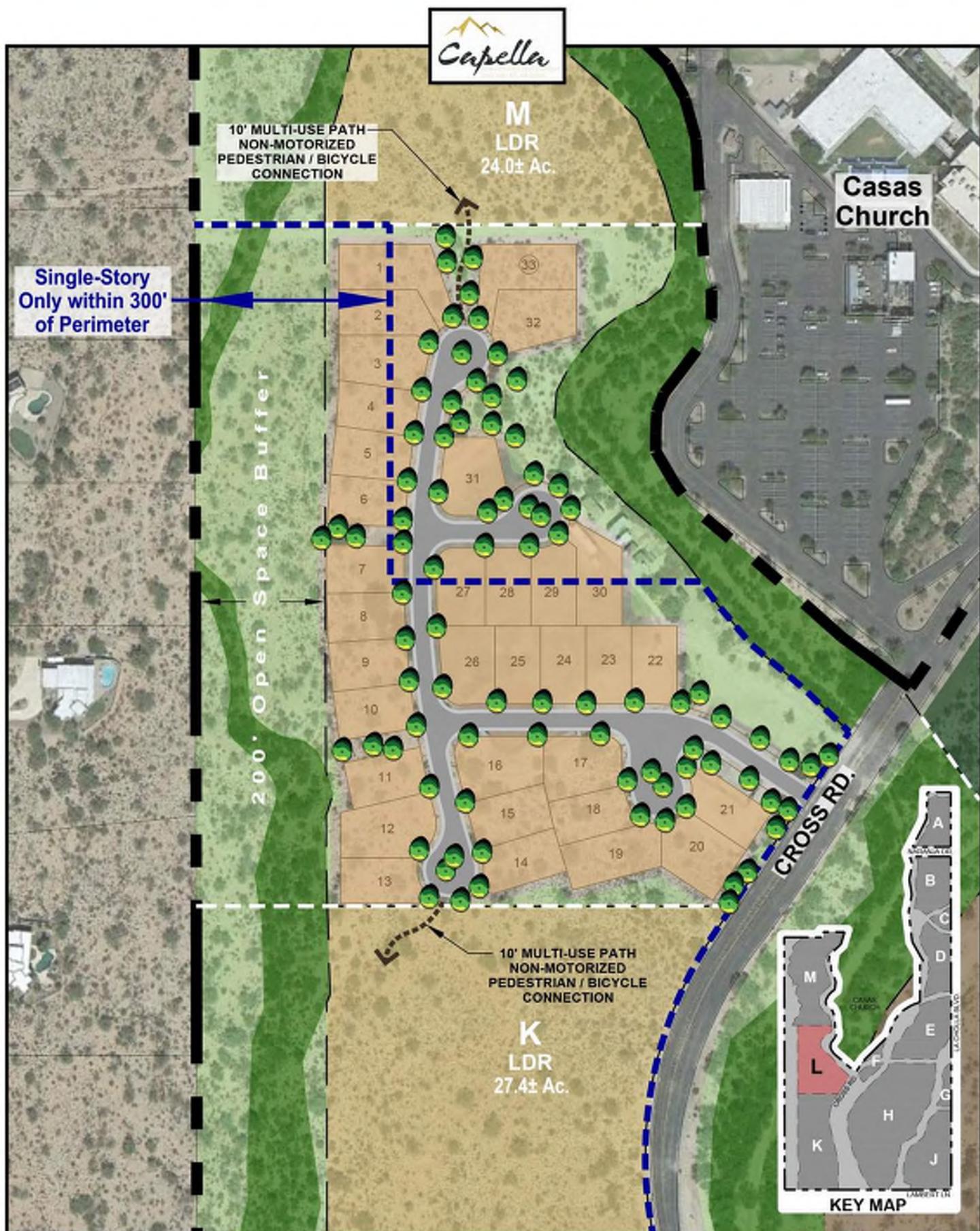


**Exhibit I-2-E-K**  
**Tentative Development Plan Parcel K Concept 1**





- vii. Parcel L – Low Density Residential / Casas Campus Expansion
  - a. Parcel sizes: Parcel L is 21.0± acres.
  - b. Underlying zoning district: R1-7, Single Family Residential. R1-7 standards shall apply except as modified herein.
  - c. Open space shall be provided in accordance with Part II – Environmentally Sensitive Lands.
  - d. Modifications to underlying zoning district:
    - i. Permitted and Prohibited Uses
      - 1. Maximum gross residential density is 2 homes per acre (42 units).
      - 2. Expansions of the Casas Church/Casas Christian School campus shall be allowed.
    - ii. Development Standards
      - 1. Minimum lot size is 6,600 square feet.
      - 2. Minimum side setback is 5 feet.
      - 3. Minimum front setback is 15 feet for side-entry garages and non-garage areas of the home, and 20 feet for front-facing garages. In no instance shall a driveway length of less than 20 feet be provided.
      - 4. Maximum building height shall be per R1-7 standards, except for within the area noted on Exhibit I-2-C: Proposed Land Use Plan where the maximum building height is 20 feet and 1-story for residential uses and 25 feet for Casas Church / Casas Christian School Expansion.
      - 5. Perimeter bufferyards with enhanced vegetation shall be installed along the entire eastern edge of the 200-foot natural open space area adjacent to existing residences. The intent of this enhanced bufferyard is to fill any significant gaps in the native tree canopy within the 200-foot natural open space area, as viewed from the existing residences to the west. The enhanced bufferyard shall meet the Town's 10-foot Bufferyard 'A' requirements except that plant densities may be reduced where they would create overplanting and water waste in the opinion of the Planning and Zoning Administrator.



**Exhibit I-2-E-L1  
Tentative Development Plan Parcel L Concept 1**



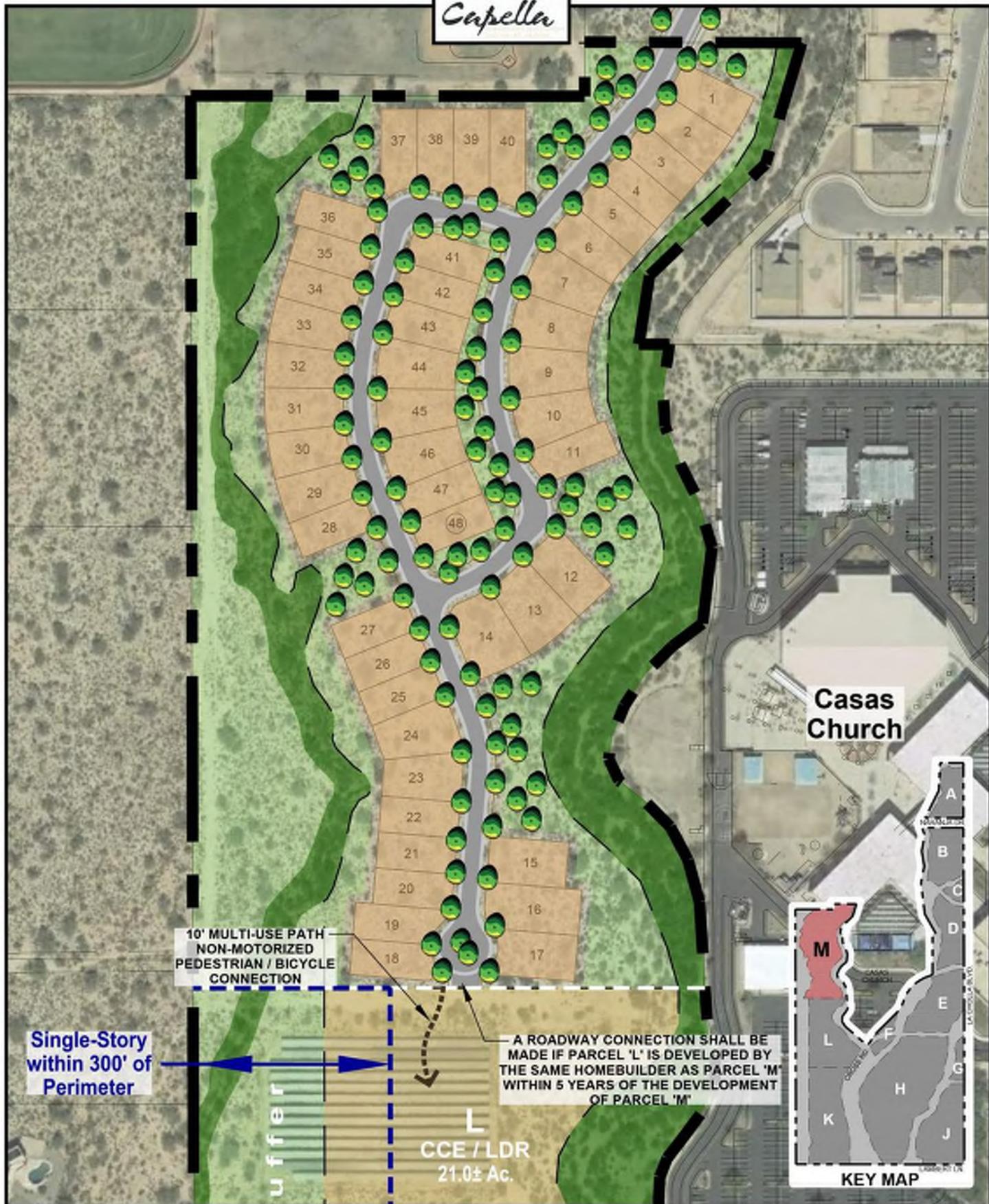


**Exhibit I-2-E-L2**  
**TDP Parcel L Concept 2-Casas Church Expansion**





- viii. Parcel M – Low Density Residential
  - a. Parcel sizes: Parcel M is 24.0± acres.
  - b. Underlying zoning district: R1-7, Single Family Residential. R1-7 standards shall apply except as modified herein.
  - c. Open space shall be provided in accordance with Part II – Environmentally Sensitive Lands.
  - d. Modifications to underlying zoning district:
    - i. Permitted and Prohibited Uses
      - 1. Maximum gross residential density is 2 homes per acre (48 units).
    - ii. Development Standards
      - 1. Minimum lot size is 6,600 square feet.
      - 2. Minimum side setback is 5 feet.
      - 3. Minimum front setback is 15 feet for side-entry garages and non-garage areas of the home, and 20 feet for front-facing garages. In no instance shall a driveway length of less than 20 feet be provided.
      - 4. Perimeter bufferyards with enhanced vegetation, as defined in Section I-2-F, Landscape, Buffering and Screening shall be installed along the entire eastern edge of the 200-foot natural open space area adjacent to existing residences. The intent of this enhanced bufferyard is to fill any significant gaps in the native tree canopy within the 200-foot natural open space area, as viewed from the existing residences to the west. The enhanced bufferyard shall meet the Town’s 10-foot Bufferyard ‘A’ requirements except that plant densities may be reduced where they would create overplanting and water waste in the opinion of the Planning and Zoning Administrator.



**Exhibit I-2-E-M  
Tentative Development Plan Parcel M Concept 1**





F. Open Space & Recreation Concept

The open space system within Capella establishes a master plan for providing the amount of open space required by the Environmentally Sensitive Lands Ordinance in a way that meets conservation priorities for sensitive areas, ensures development flexibility, maintains connectivity of natural systems, includes pedestrian circulation where appropriate, and allocates the open space where it is most beneficial.

Capella will exceed the Town’s PAD ordinance requirement of 20% open space. This standard will be exceeded through several design components: three dedicated community recreation areas, additional open space areas within each development parcel, riparian and wash area preservation, and open space buffers, all contributing to overall open space within Capella of approximately 30%.

The community design includes three recreation areas, Parcels C, F, and G, representing 9.5 acres of open space and park land. Two of these recreation areas, Parcels C and G will provide ‘windows’ of open space to the travelling public on La Cholla Boulevard, as well as pedestrian and bicycle path connection points. Smaller recreation areas may be constructed within individual development parcels, but are not required due to the fact that the 9.5 acres of recreation areas within Parcels C, F, and G already exceed the Town minimum of 1 acre of recreation area per 85 units (which would require 6.7 acres for the 570 residential units allowed within the PAD if built to the maximum density).

Consistent with Oro Valley land use practices, all riparian areas of the property will be permanently protected open space (except for minor crossings as necessary). In accordance with one of the General Plan policies specific to Capella, a 200-foot wide open space buffer has been provided along much of the western edge of Capella.

i. Types of Open Space

The open space within Capella will consist of recreation areas, enhanced natural and landscaped bufferyards, floodways, floodplains, Critical Resource Areas, certain Resource Management Areas, other natural open space areas such as on-lot open space, and landscaped common areas and streetscapes. Formal categories of open space will include Critical Resource Area ESOS, Resource Management Area ESOS, and Landscaped Open Space.

ii. Percentages by Type and Amounts of Open Space

Please refer to Exhibit II-2-A: ESOS Plan for a summary of the types and amounts of natural and landscaped open space in the Capella PAD.



iii. Treatments and Purposes of Open Space

Open space within Capella will generally fall into one of two broad categories:

Natural Open Space

Floodways/Floodplains  
Critical Resource Areas  
Resource Mgmt. Areas (not Recreational)  
Buffer Areas  
On-Lot Open Space (within lots ½-acre and larger)

Functional Open Space

Recreation Areas  
Manicured Common Areas

Natural open space (within both Critical Resource Areas and Resource Management Areas) will be protected during development from disturbance and in perpetuity from encroachment and non-permitted uses. Private restrictions and common ownership will provide necessary legal protections for natural open space areas. The purpose of natural open space areas is to maintain the landscape character, preserve environmentally sensitive areas, and maintain landscape connections and habitat viability. Limited recreational activities will be permitted in natural open space areas.

Functional open space is composed of recreational and outdoor living areas and landscaped areas associated with residential and non-residential development projects. Functional open space areas serve to buffer and screen specific uses and structures, provide separation, maintain landscape continuity, provide active and passive recreation areas for residents, visitors and pets.

iv. Ownership of Open Space

All open space areas except on-lot open space will be owned and maintained by the Capella Master HOA and/or a sub-HOA within Capella. In low density areas, portions of large lots may be deed restricted to natural open space use only in accordance with the Town's ESL provisions. Landscaped areas within the commercial parcels will be privately maintained.



G. Landscape, Buffering, and Screening

i. Landscape Concept

Capella’s landscape concept is to conserve and enhance the native, drought tolerant plant palette that exists on the property today. Capella, like many areas in Oro Valley, has a diverse palette of Sonoran Desert vegetation including cactus, desert shrubs, and trees on the site. The philosophy of the PAD is to ensure this diversity and quality of plant materials exist in perpetuity over a significant portion of the property.

The Capella PAD is intended to be consistent with the General Plan and the Town’s Landscape Conservation standards. The standards herein are intended to preserve land values, preserve environmental quality, promote water conservation, enhance site design, and improve living quality for residents and visitors.

Plant materials play an important role in buffering, screening and blending development into the landscape. A few portions of the property are more visually sensitive than other areas, including frontages along La Cholla Boulevard and Lambert Lane. All PAD ‘edge’ areas where residential development is proposed shall be treated with landscape bufferyards per Town Code.

Balancing screening and buffering needs with water conservation is important. Landscape irrigation is the largest consumer of domestic water in Oro Valley. Primarily utilizing drought tolerant plant materials along with temporary irrigation is an important component of water conservation for the project.

All PAD landscape standards are intended to be consistent with the Town’s Landscape Conservation standards (OVZCR 27.6).

ii. Plant Palette

The Town of Oro Valley already has thoughtful and responsible regulations specifying allowable drought tolerant plant material that may be used in landscape installations. Development within Capella shall adhere to the standard O.V. plant palette.

iii. Native Plant Preservation, Salvage and Mitigation

The preservation, salvage and mitigation standards of the Oro Valley Zoning Code shall apply.



iv. Bufferyards & Screening

Development within Capella is subject to the Town’s standard landscape bufferyard and screening requirements, OVZCR 27.6.C, except as noted in Section I-2-D: Development Criteria by Parcel, where additional buffering requirements will apply to specific parcels and specific uses. To provide more robust screening in certain PAD perimeter areas, those standards typically require enhanced buffering as defined below.

Modifications to Buffer Yard and Screening Standards:

- a. Non-paved trails shall be allowed within bufferyard areas except in the 200 foot buffer along the western edge of the PAD.
- b. Enhanced Vegetative Screening
  1. In specific areas of the PAD as noted in the development standards for each Parcel, enhanced vegetative screening is required in accordance with General Plan Special Area Policy #17 (See Exhibit 1-2-B: Adopted General Plan Ordinance).
  2. Large available specimens of native vegetation salvaged from the site shall be placed in enhanced bufferyard areas. Nursery specimens may be substituted as approved by the Planning and Zoning Administrator, if an insufficient number of mature, salvageable, native trees are available within the PAD.

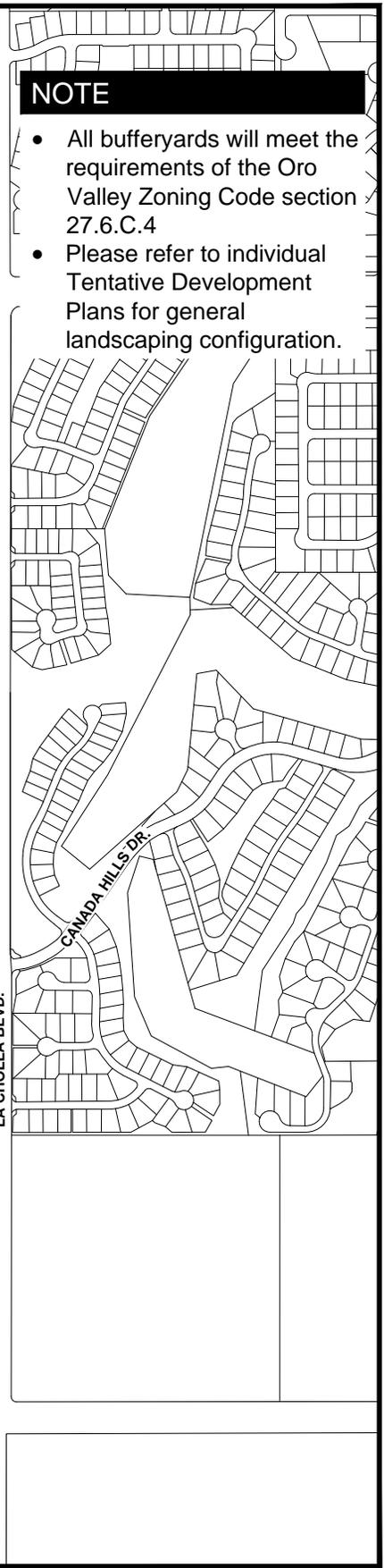
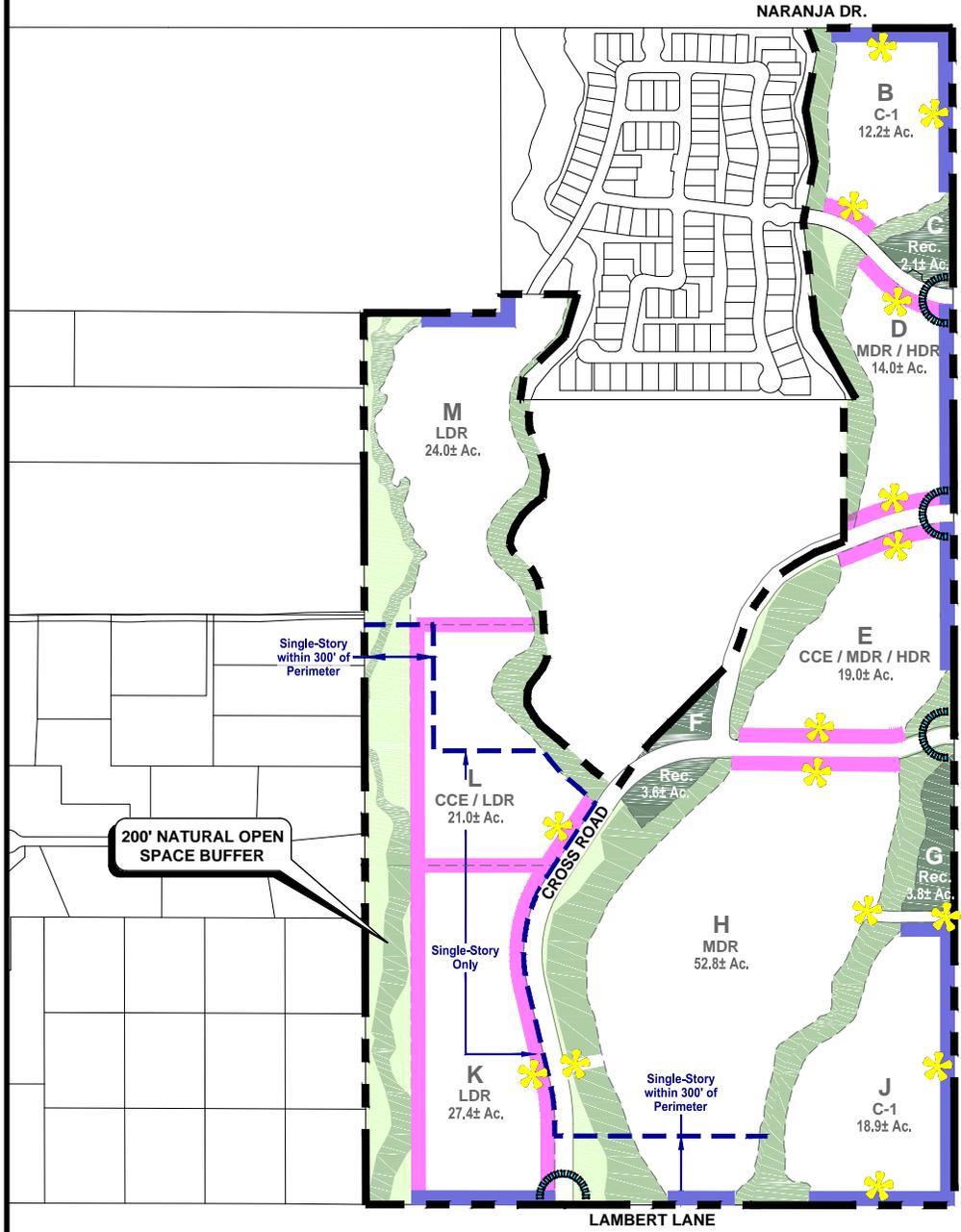


### LEGEND

-  BUFFERYARD 'A'
-  BUFFERYARD 'B'
-  SINGLE-STORY HEIGHT RESTRICTION
-  PRIMARY ENTRY LOCATION
-  SECONDARY ENTRY LOCATION

### NOTE

- All bufferyards will meet the requirements of the Oro Valley Zoning Code section 27.6.C.4
- Please refer to individual Tentative Development Plans for general landscaping configuration.



## Exhibit I-2-F Proposed Landscape & Bufferyard Plan

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#### H. Thematic Imagery

The following pages showcase examples of landscaping, site lighting, construction materials, pedestrian elements, entries & monumentation, courtyards, architectural details & fenestration that represent the general styles and aesthetics envisioned for the most visible elements within Capella. The examples are intended to serve as illustrations of the design aesthetics envisioned and do not indicate specific design approval. The Capella Master HOA shall refer to these images and the Town’s Design Guidelines for guidance when reviewing development proposals within the PAD.

Colorful



Shade



Low-water use  
Indigenous Materials



Landscape



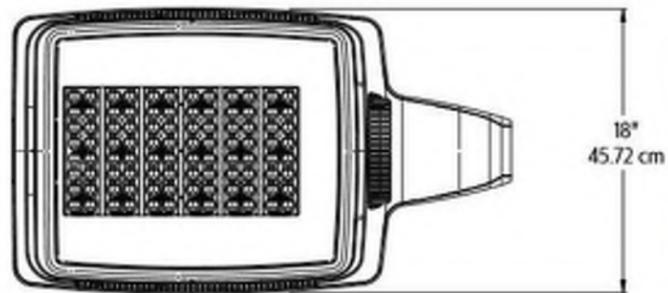
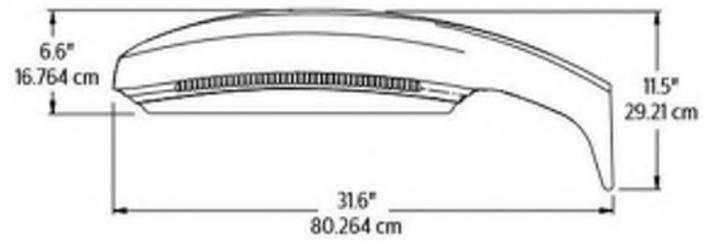
Energy Efficient



Pedestrian Safety



Shielded

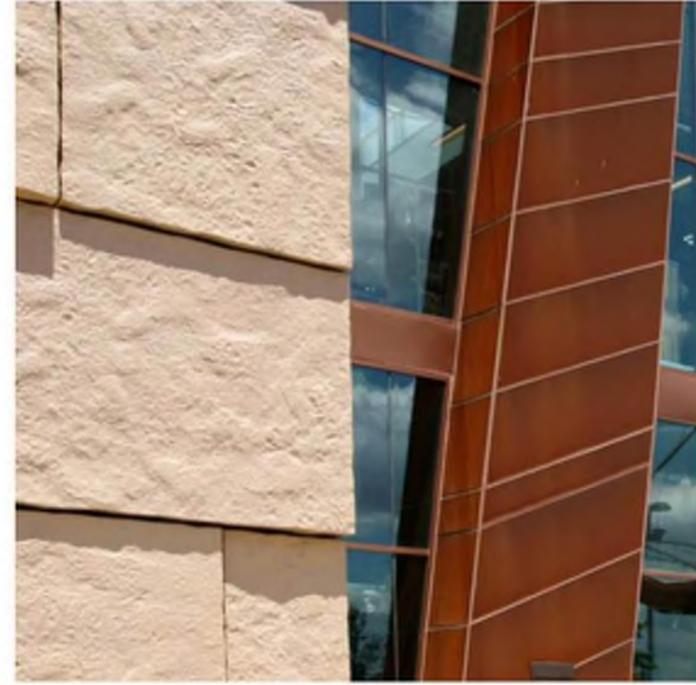
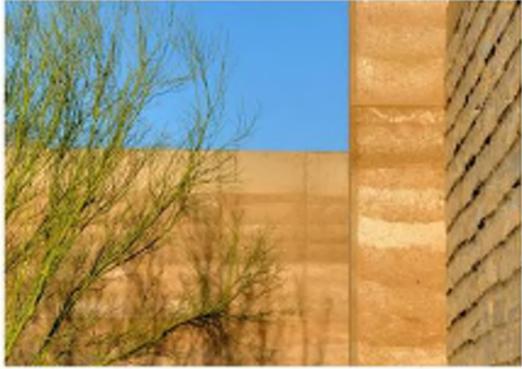
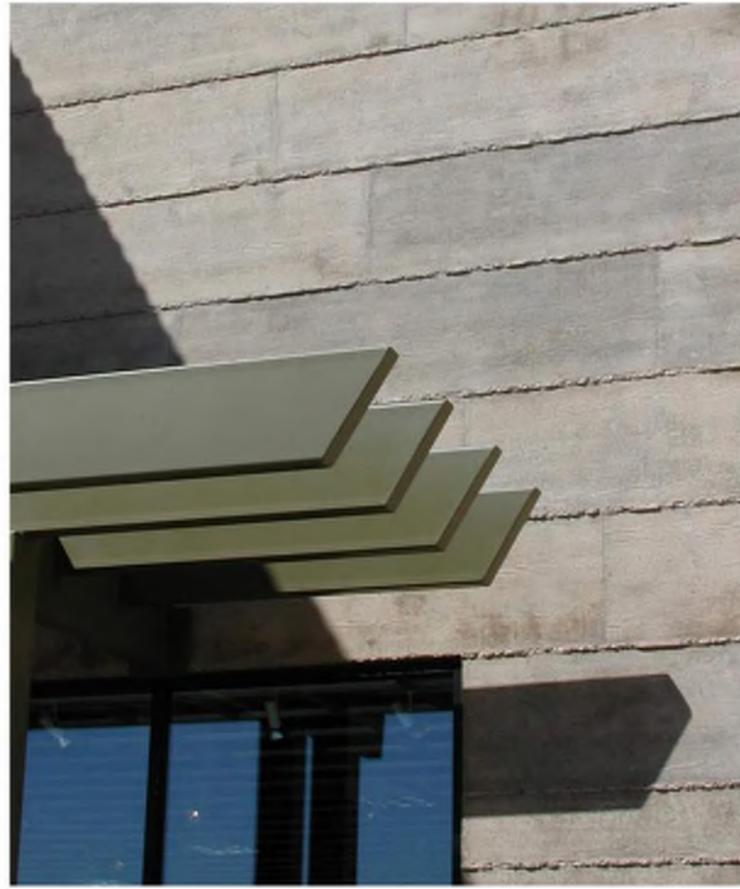


Accent Lighting

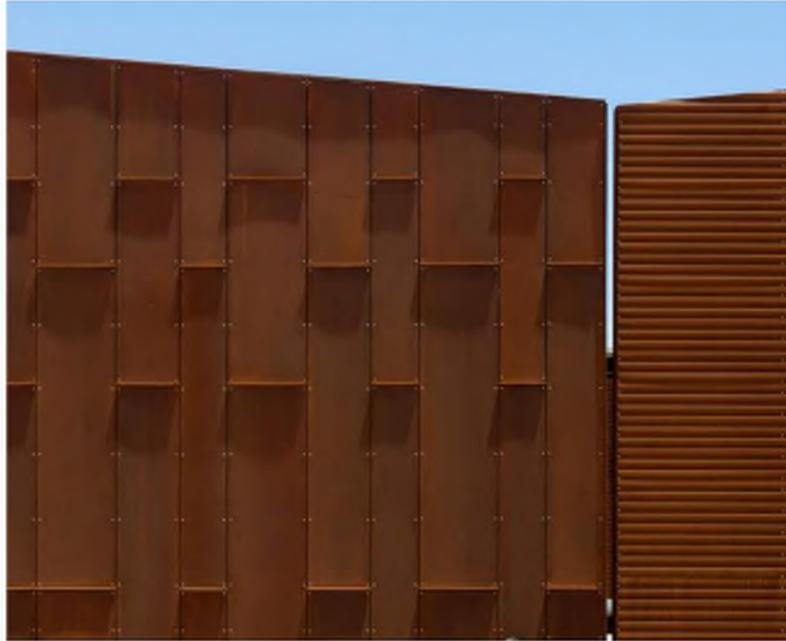


Lighting

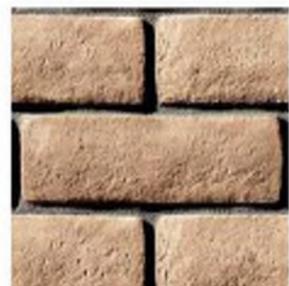
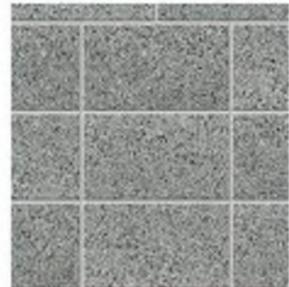
Rustic/Refined Balance  
Durable  
Earthy  
Textural



Indigenous



Low-Reflectivity



Materials





Pedestrian  
Way-finding



Defined  
Crossings



Variety of  
Seating Types



Southwestern Flavor



Bridges



# Pedestrian Elements



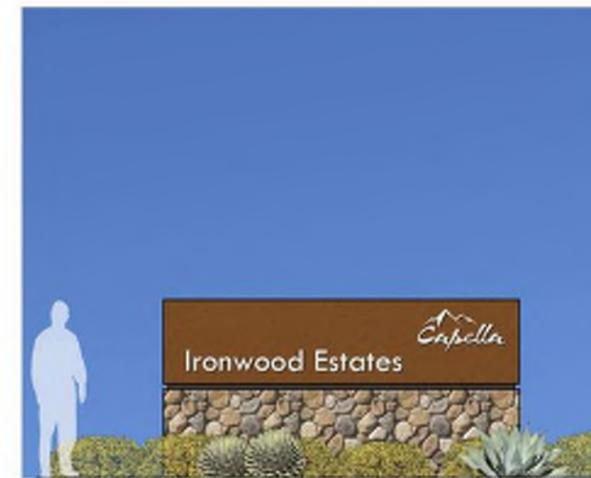
Commercial/Retail Monument Sign



Commercial/Office Monument Sign



Project Identification Sign



Subdivision Identification Sign



Utility Screen Walls



Parking Lot Screen Wall



Tall View Wall



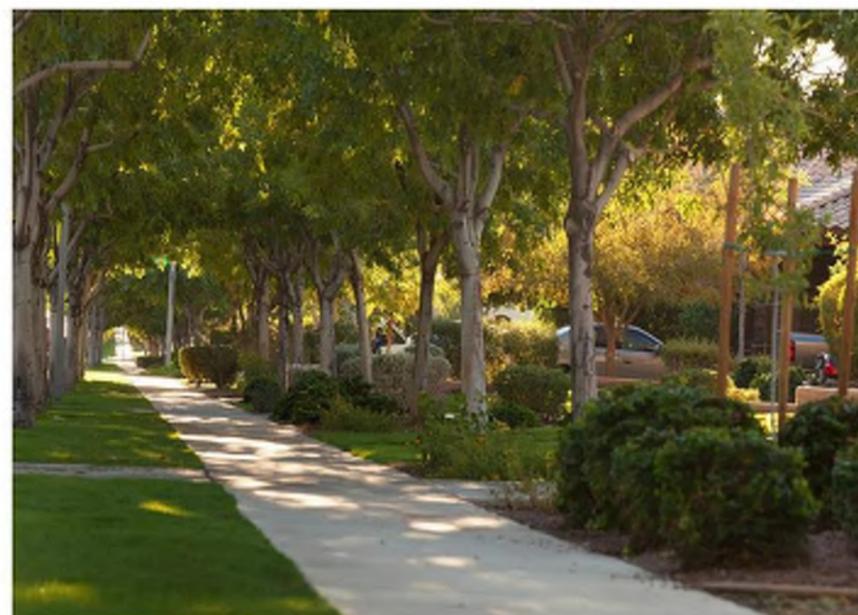
Low Residential Walls



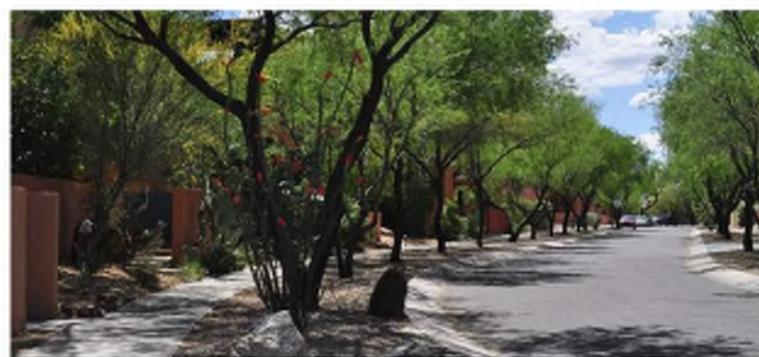
Geometric Planting



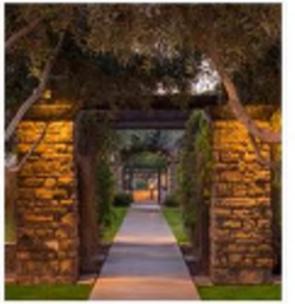
Community Identity



Gateways  
Shaded Paths



# Entries & Monumentation



Rustic Meets Refined



Courtyard as Community Gathering Space



# Courtyards

## Variety of Window Types



## Shade Structures



## Arcades



## Creative Way-Finding



## Details & Fenestration



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## Part II – Environmentally Sensitive Lands



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## 1. Existing Conditions

### A. ESL Categories Onsite

#### i. Discussion

Two ESL conservation categories are present at Capella: Resource Management Area Tier 2 (RMA) and Critical Resource Area (CRA). There are no Major Wildlife Linkages or Core Resource Areas within Capella. Critical Resource Areas that occur onsite generally encompass the washes that cross the property. The balance of Capella is designated as Resource Management Area Tier 2 with the exception of a small area in Parcel L that is already developed. Approximately 6.9 acres of existing roadway areas are incorrectly designated as ESOS on the existing Town ESOS map.

#### ii. Total acreage present on-site for each Conservation Category.

Conservation Category	Acreage
Major Wildlife Linkage	0
Critical Resource Area	36.5
Core Resource Area	0
RMA Tier 1	0
RMA Tier 2	156.4
RMA Tier 3	0
Existing Roadways designated as ESOS	6.9

Please refer to Exhibit II-1-A: Environmentally Sensitive Lands for the location of CRA and RMA areas in Capella.

### B. Additional ESL Characteristics

#### i. Critical Resource Areas

- a. There are no Major Rock Outcrops and boulders that meet criteria in OVZCR Section 27.10.D.3.b.iii.b located on the property.
- b. There are no “Distinct Habitat Resources”, as defined in OVZCR Section 27.10D.3.b.iii.c.

#### ii. Core Resource Areas

- a. There are no Distinctive Native Plant Stands, as defined in OVZCR Section 27.10.3.d.iii.d.

#### iii. Resource Management Areas (Tier 1, Tier 2, and Tier 3)

- a. If any Distinctive Individual Native Plants, as defined in OVZCR Section 27.10.3.d.iii.d are found on the property, they will be protected in accordance with ESL standards.
- b. There are no Minor Rock Outcrops and Boulders, as defined in OVZCR Section 27.10.3.d.iii.d.



## 2. PAD Response

### A. Environmentally Sensitive Open Space (ESOS)

Exhibit II-2-A: ESOS Plan shows the overall Environmentally Sensitive Open Space (ESOS) plan for the entire PAD. In addition to the ESOS encompassing the recreation areas, ESOS will be designated as each of the PAD parcels is planned and platted for development. While the PAD provides for some flexibility in locating ESOS, all minimum amounts of ESOS will be provided in larger community-serving areas along and including the major washes, an undisturbed open space buffer along the west edge of Capella and within the design for each site.

Table II-2-B-1: ESOS Calculations lists the total existing and proposed ESOS acreages within the Capella PAD.

### B. ESOS Selection, Priority Resources, and Selection Criteria

In accordance with the General Plan and ESLO, the most sensitive resources on the site will receive the greatest level of protection. Desert wash areas are vital resources in several ways. The associated riparian areas are biologically diverse, providing wildlife habit and important movement corridors and connectivity for various wildlife species. These areas have the greatest priority among the resources existing on the property.

Consistent with the General Plan and ESL standards, the Capella PAD provides for permanent protection of no less than 95 percent of the Critical Resource Areas (CRA) on the property. This is accomplished by incorporating CRA's into Environmentally Sensitive Open Space or 'ESOS' that becomes community or neighborhood association common area or is dedicated to the Town. CRA areas will only be disturbed for crossing purposes such as roads, trails, and utilities.

There are no Major Wildlife Linkage or Core Resource Areas within Capella. ESOS within the PAD will be permanently preserved in accordance with ESL standards. Ownership and maintenance of ESOS areas which incorporate the RMA and CRA lands to be preserved will be by homeowners' association, except on-lot ESOS, which will be established by individual final plats.

ESL standards in OVZCR Section 27.10.E.4.d provide criteria for selecting which portions of the CRA and RMA areas will be preserved. Capella's open space plan meets ESOS selection criteria in the following ways:

1. With the exception of access, trail, and utility crossings, all areas of CRA that create biological connectivity, specifically four wash corridors the traverse the property from north to south, are permanently preserved as ESOS (see Exhibit II-2-A: ESOS Plan).
2. Within the RMA Tier 2 areas a variety of upland and lowland areas will be preserved on the site, particularly along Capella's western edge.
3. Disturbance areas have been selected to avoid the areas of greatest resource density. In Capella these areas are the central ribbons of CRA along the wash corridors.
4. Healthy and viable resources are somewhat uniformly distributed across CRA and RMA areas found on the property. No distinct priority was required to meet this criteria.



5. The site does not contain rock outcrops and boulders, therefore related criteria did not apply.

Exhibit II-2-A: ESOS Plan indicates graphically where proposed ESOS maintains open space connectivity within and beyond the Capella property. There are four main corridor areas preserved on the site.

C. Methods of Permanent ESOS Protection

All ESOS lands will be permanently protected per ESL standards by being under the ownership and control of the HOA in accordance with OVZCR Section 27.10.E.2 or within conservation easements on private lots.

D. ESOS Protection

Any Resource Management Area (RMA) ESOS or Critical Resource Management (CRA) ESOS setback requirements, per OVZCR Section 27.10.D.3.f.3.b. shall apply and are modified as follows:

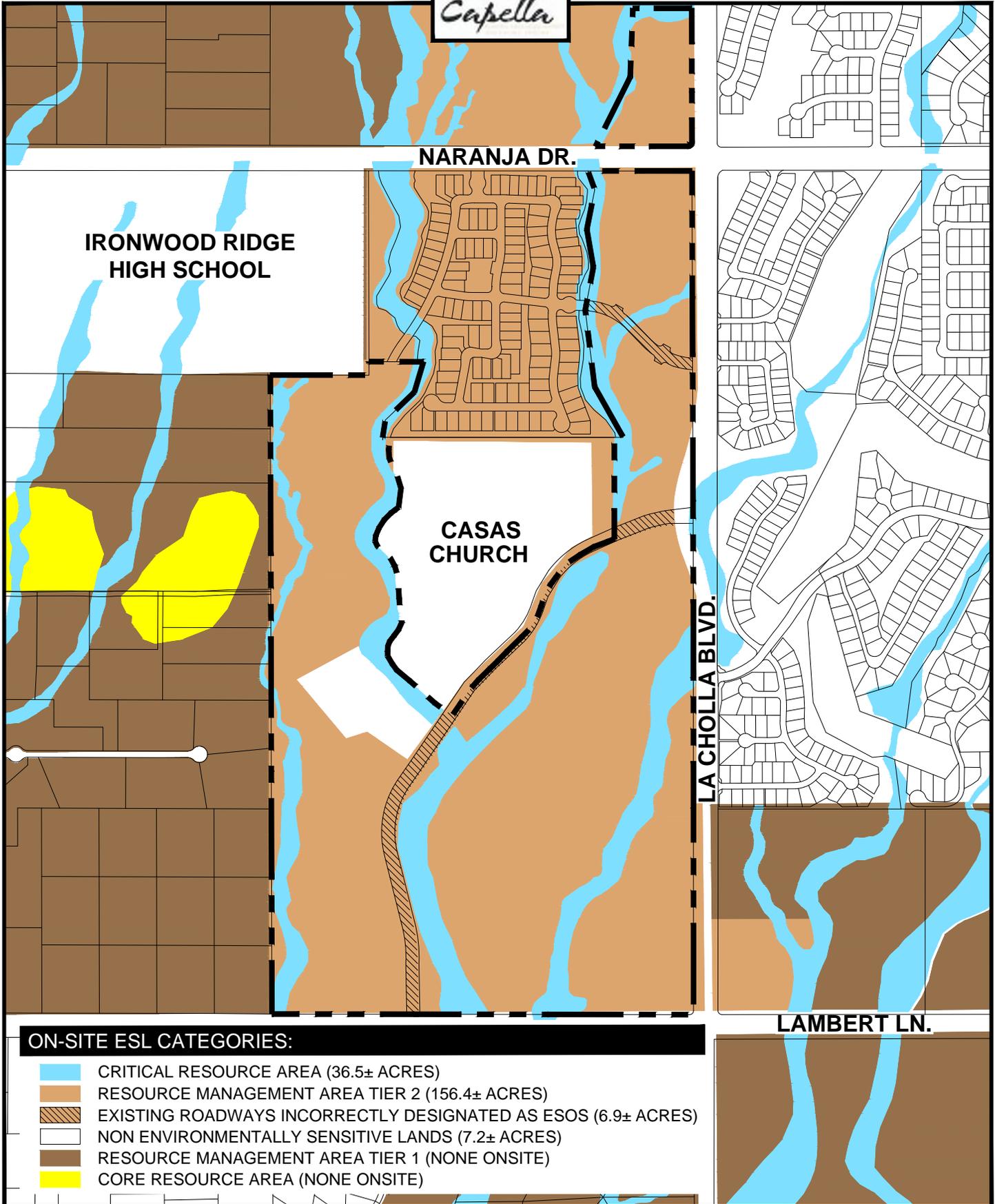
1. ESOS setbacks shall be 5 feet to all site improvements. In lieu of standard fencing required by the ESOS setback ordinance, special setback mitigation can be used, i.e. boulders or other protective barrier as approved by the Planning & Zoning Administrator. If mitigated to resemble the natural conditions, the setback area shall count toward required RMA ESOS.

E. ESOS Location Concept and Flexibility

1. The Capella PAD provides for flexibility in the location of required ESOS. The community is planned in a series of Parcels. ESOS minimum standards will apply to each Parcel as it gains site plan approval from the Town. Capella uses a master planned approach to ensure as much open space consolidation as practical. This concept is consistent with the ESL standards and the Town's General Plan. To this end, the Capella PAD meets ESOS requirements.
2. Exhibit II-2-A: ESOS Plan shows the location of planned ESOS in Capella. This systematic design will leave some Parcels exceeding minimum ESOS standards and other Parcels deficient. The PAD permits these deficiencies as long as the overall ESOS minimums are met for the PAD as a whole. This approach provides for greater consolidation of ESOS, and more infrastructural responsible land utilization of less sensitive portions of the PAD.
3. Individual parcel site plan applications may include designs that provide less than the minimum required RMA ESOS as established by the ESL standards and the standards of the Capella PAD. Such site plans shall include ESOS tabulations that demonstrate minimum standards for the Capella community are satisfied. The Planning and Zoning Administrator may establish the format of information and administrative provisions to ensure minimum ESOS is and will be provided.

An updated version of Table II-2-B-1: ESOS Calculations shall be provided with each CSP submittal within the PAD in order to keep a running tabulation of ESOS provided.

4. Excess Critical Resource Area ESOS may be credited toward required Resource Management Area ESOS. Site plan applications shall include a tabulation of ESOS types and the amount of area to be credited and is subject to approval of the site plan by the Town.



**ON-SITE ESL CATEGORIES:**

-  CRITICAL RESOURCE AREA (36.5± ACRES)
-  RESOURCE MANAGEMENT AREA TIER 2 (156.4± ACRES)
-  EXISTING ROADWAYS INCORRECTLY DESIGNATED AS ESOS (6.9± ACRES)
-  NON ENVIRONMENTALLY SENSITIVE LANDS (7.2± ACRES)
-  RESOURCE MANAGEMENT AREA TIER 1 (NONE ONSITE)
-  CORE RESOURCE AREA (NONE ONSITE)

**Exhibit II-1-A  
Environmentally Sensitive Lands**



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# LEGEND

- CRA ESOS
- RMA ESOS
- Recreation Areas
- Development Parcels \*

\* Additional required ESOS to be provided per Table II-2-B-1.



## Exhibit II-2-A ESOS Plan





**Table II-2-B-1: ESOS Calculations**

Parcel		CRA		RMA2		Non-ESOS		Totals	
Ltr.	Use	Existing	Provided (95% Req'd.)	Existing	Provided (25% Req'd.)	Existing	Existing Roadways Designated as ESOS	Open Space Provided	Overall Parcel
A	C-N	1.3 ac.	1.3 ac. (100%)	6.9 ac.	0.0 ac.	0.0 ac.	0.0 ac.	1.3 ac. (16%)	8.2 ac.
B	C-1	2.0 ac.	1.9 ac. (95%)	10.0 ac.	0.0 ac.	0.0 ac.	0.2 ac.	1.9 ac. (16%)	12.2 ac.
J	C-1	2.9 ac.	2.8 ac. (97%)	16.0 ac.	0.0 ac.	0.0 ac.	0.0 ac.	2.8 ac. (15%)	18.9 ac.
D	HDR	3.8 ac.	3.6 ac. (95%)	8.6 ac.	2.2 ac.	0.6 ac.	1.0 ac.	5.8 ac. (41%)	14.0 ac.
E	HDR	3.6 ac.	3.4 ac. (94%)	13.9 ac.	3.5 ac.	0.3 ac.	1.2 ac.	6.9 ac. (36%)	19.0 ac.
H	MDR	10.2 ac.	9.8 ac. (96%)	40.9 ac.	11.6 ac.	0.0 ac.	1.7 ac.	21.4 ac. (41%)	52.8 ac.
K	LDR	3.4 ac.	3.2 ac. (94%)	22.6 ac.	6.4 ac.	0.0 ac.	1.4 ac.	9.6 ac. (35%)	27.4 ac.
L	LDR	3.2 ac.	2.9 ac. (91%)	11.1 ac.	3.1 ac.	6.3 ac.	0.4 ac.	6.0 ac. (29%)	21.0 ac.
M	LDR	4.4 ac.	4.2 ac. (95%)	19.6 ac.	5.5 ac.	0.0 ac.	0.0 ac.	9.7 ac. (40%)	24.0 ac.
C	Rec.	0.2 ac.	0.2 ac. (100%)	1.6 ac.	1.6 ac.	0.0 ac.	0.3 ac.	1.8 ac. (86%)	2.1 ac.
F	Rec.	0.0 ac.	0.0 ac. (n/a)	2.9 ac.	2.9 ac.	0.0 ac.	0.7 ac.	2.9 ac. (81%)	3.6 ac.
G	Rec.	1.5 ac.	1.4 ac. (93%)	2.3 ac.	2.3 ac.	0.0 ac.	0.0 ac.	3.7 ac. (97%)	3.8 ac.
Totals:		36.5 ac.	34.7 ac. (95%)	156.4 ac.	39.1 ac. (25%)	7.2 ac.	6.9 ac.	73.8 ac. (36%)	207.0 ac.

Notes:

- Individual parcel R.M.A. ESOS totals may be adjusted as long as the PAD's overall R.M.A. ESOS totals are achieved.
- Reductions or increases to individual parcel R.M.A. ESOS requirements may be approved by the Planning and Zoning Administrator, subject to the following:
  - Property owners approval; and
  - Applicant must demonstrate how rebalance of R.M.A. ESOS will be achieved.
- CRA percentages as shown are permitted as long as 95% is maintained for the overall PAD area.



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## Part III – Topography



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## 1. Existing Conditions

The topography of Capella is characterized by gentle slopes with low ridges between the lower lying wash areas that drain the property. The property generally slopes downward from north to south towards Lambert Lane. Elevations range from approximately 2,700 feet at the highest point on the north side to 2,586 feet at the lowest point on the south side of the property, which equates to an average slope of approximately 2%. Two braided washes traverse the site, creating low ridgelines. The site does not contain any restricted peaks or ridges, regulated slopes, rock outcrops, or other significant topographic features. No areas of this development are subject to the ESL Hillside Area Category.

Please refer to Exhibit III-1-A: Topography.

A sloped area analysis meeting ESL Hillside Area requirements (Section 27.10.D.3.g.ii), has been prepared by a State of Arizona licensed and registered engineer. The results of that analysis reveals there are no areas of the property subject to ESL Hillside regulations.

## 2. PAD Response

The land use plan for the Capella PAD is designed to maximize the use of the most topographically suitable areas of the property and minimize impacts to areas of drainage and drainage features such as wash banks. There are no significant topographic constraints on the property.

There were no significant slopes identified in the slope analysis, hence no encroachment will occur.

There are no Hillside Conservation areas in Capella.

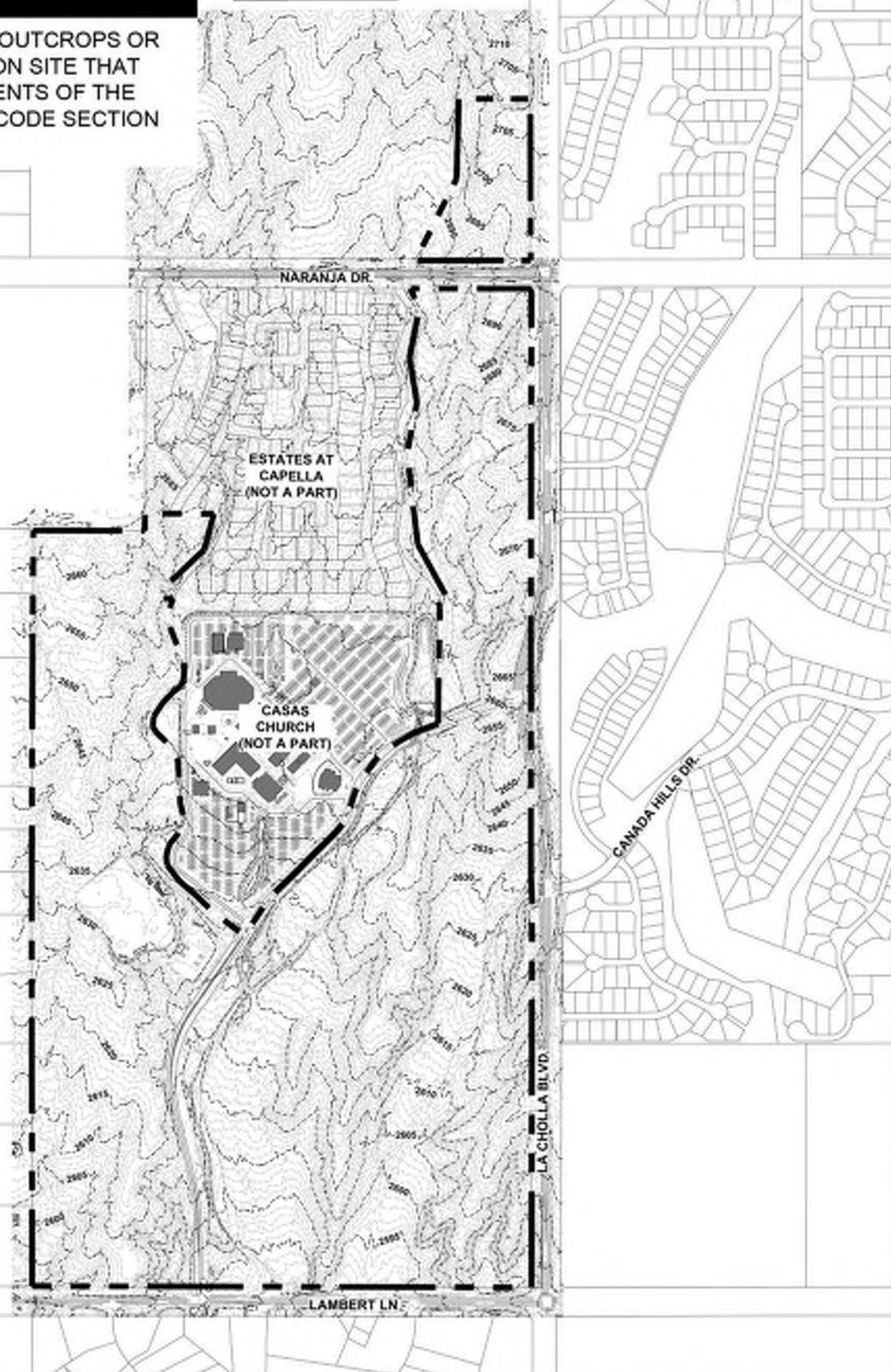
Riparian areas and natural desert buffers will not be graded or disturbed except for road, trail, and utility crossings and supplemental landscape installation as specified in Section I-2-D: Development Criteria by Parcel. Approximately 35 of Capella's 207 acres will remain undisturbed and ungraded. Roughly 170 acres of the property may be disturbed or graded. Disturbed areas that do not receive structural or hardscape improvements will be landscaped or revegetated.

Please refer to Exhibit III-2-A: Proposed Grading Limits.



**NOTE:**

THERE ARE NO ROCK OUTCROPS OR REGULATED SLOPES ON SITE THAT MEET THE REQUIREMENTS OF THE ORO VALLEY ZONING CODE SECTION 27.10.D.3.g.ii



**Exhibit III-1-A  
Topography**

The WLB Group **WLB**

Contour Interval = 1'



Capella Planned Area Development  
WLB No. 110028-A-003





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## Part IV – Cultural / Archaeological / Historic Resources



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## 1. Existing Conditions

A. *A report from either the Arizona State Museum (ASM), the State Historic Preservation Office (SHPO), a qualified archaeologist working under a State Antiquities Permit, or a professional architect that reviews all of the available information for the site. This report shall:*

i. *Determine whether the site has been field surveyed for cultural resources.*

The site has been surveyed for cultural resources by SWCA, and the report has been submitted to the Town for review.

ii. *Identify any previously recorded archaeological or historic resources known to exist on the property.*

There are no previously recorded archaeological or cultural resources known to exist on the property. The site does have a roadside memorial that will either remain in place or be sensitively relocated in accordance with the recommendations in the aforementioned cultural resources survey.

iii. *State the probability that buried archaeological resources not visible from the surface would be discovered on the site.*

The probability that archaeological resources exist below the surface of the ground is believed to be low. As with all development projects, if buried resources are discovered, work in the area will cease until a professional archaeologist can evaluate the find.

B. *Cultural Resources Survey and Inventory Report prepared by a Cultural Resources Professional as required by Section 27.10.D.3.e., that includes identification and mapping of:*

i. *Cultural resources that are significant based on Local Criteria.*

None.

ii. *Cultural resources that are significant based on the National Register Criteria.*

None.



- C. *Description of resource, recommendation of significance, supporting documentation for recommendation, and summary of all background research and source references.*

The aforementioned cultural resources report by SWCA provides the following summary recommendations:

“An archaeological survey of the project area resulted in the identification of three isolated occurrences (“IOs”) and no previously or newly identified archaeological sites. IO #1 is a prehistoric manifestation and consists of a plain ware ceramic and a tested cobble; IO #2 is a historic manifestation and consists of two steel-sided, aluminum-topped, pull-tab beverage cans; and IO #3 is a roadside memorial. The IOs do not meet Arizona State Museum (“ASM”) site criteria and therefore a recommended ineligible for listing in the Arizona Register of Historic Places (“ARHP”). However, because of the sensitive nature of the roadside memorial (IO #3), it should be avoided out of respect for the family of the deceased. If avoidance is not possible, an attempt to identify the family should be made by consulting the Oro Valley Police Department, so that a plan to move the memorial can be developed.

SWCA recommends that this project will have a finding of no historic properties affected. No further archaeological work is recommended for the project area. However, if previously undocumented buried cultural resources are identified during ground-disturbing activities, all work in the immediate vicinity of the discovery should stop until the find can be evaluated by a professional archaeologist. In the event that human remains and/or funerary items are discovered, Arizona Revised Statutes 41-865 require that the ASM be notified of the discovery so that the groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains.”

- D. *If resources are determined to be significant, provide a Treatment Plan, in accordance with Section 27.10.D.3.e.v.f., shall be approved prior to consideration by Town Council.*

Not applicable.

## 2. PAD Response

- A. Describe measures to be used for protection of all cultural and historical resources on the site.

A survey of the property was conducted by a qualified archaeologist. No previously or newly identified archeological sites were identified. As such, no measures are necessary to protect cultural and historical resources.

If resources are discovered during site development, a professional archaeologist will evaluate the newly discovered resources to determine appropriate actions. If human remains are and/or funerary items are discovered, the Arizona State Museum will be notified so appropriate groups can be notified to make arrangements for the appropriate and sensitive repatriation and reburial of the remains.

- B. If resources identified in Part 1 – Cultural/Archaeological/Historic Resources are determined to be significant, provide a Treatment Plan in accordance with Section 27.10.D.3.e.v.f.

No significant cultural or historic resources are known to occur on the site with the exception of a roadside memorial. If avoidance of the memorial is not possible, an attempt to identify the family will be made by contacting Oro Valley Police Department, so a plan to move the memorial can be prepared.



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## Part V – Hydrology



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## 1. Existing Conditions

### A. Offsite Watersheds

The off-site watersheds impacting the project site are sub-watersheds of the La Cholla Wash, which is a medium sized, braided wash typical of the broader Tortolita Fan area. Two tributaries of the La Cholla Wash impact the project site along the eastern and western property boundaries. The eastern of the two tributaries, Cross Wash, is designated as Zone A per the FEMA Flood Insurance Rate Map (FIRM), Panel 04019C1070L, revised June 16, 2011. The majority and remainder of the property is designated as Zone 'X'. The off-site terrain of the upstream watersheds is a mix of native desert vegetation and residential development including a number of roadway crossings. The development in the upstream area appears to provide little, or no, detention, which is typical of older or unplanned development.

Please refer to Exhibit V-1-A: Offsite Watersheds.

### B. Balanced and Critical Basins.

The entire Town is classified as a critical basin.

### C. Significant Offsite Features Affecting the Site

Upstream of the site, the low density nature of existing development allows most drainage to flow naturally. The site is impacted by approximately 450 cfs, 590 cfs, and 825 cfs from tributaries of the La Cholla Wash, respectively.

### D. Area of Offsite Watersheds Discharging >100 CFS

The portion of the La Cholla Wash watershed that impacts the site is of approximately 790 acres.

### E. Wells within 100'

According to the Arizona Department of Water Resources, there are no wells located within 100 feet of the project site.

### F. Characteristics of Onsite Hydrology

Shallow, braided washes run along the eastern and western edges of Capella. The bulk of the area between the two washes is typical of the upland desert biome, featuring a mix of cactus, mesquites, palo verde, and other species. Pima County GIS data describes the soils as a mixed hydrological soil group. Onsite hydrologic analysis has been performed with the Rational Method. The runoff coefficients were prepared using the Town of Oro Valley Drainage Criteria Manual, and are based on soil types noted in the National Resource Conservation Service soils study. The hydrologic soil type within the project boundary is comprised of 53% 'C' / 47% 'D'. The vegetative cover and density have been determined using recent aerial photographs and field reconnaissance. The rainfall data was determined using the Generalized I-D-F Curves as found within Figure 3-3 of the TOV Drainage Criteria Manual.

Please refer to Exhibit V-1-F: Onsite Hydrology Characteristics.



- i. *Approximate 100-year floodplains with discharges equal to or greater than 50 cfs.*

The project site contains three sub-basins with greater than 50 cfs discharge.

- ii. *Areas of sheet flooding, with average depths*

The project site is not subject to sheet flooding based on the incised channel characteristics.

- iii. *Federally mapped floodways and floodplains*

In the southeastern corner of the property FEMA has designated the Cross Wash as Zone A per FIRM Panel: 04019C1070L.

- iv. *Calculation of all 100-year peak discharges exceeding 50 cfs*

Please refer to Exhibit H: Onsite Hydrology Characteristics

#### G. Drainage Conditions along the Downstream Property Boundary

Lambert Lane forms the downstream property boundary of the Capella PAD. Lambert Lane includes several at-grade wash crossings that are subject to sedimentation during major storm events, typically requiring Town maintenance crews to remove sand and other debris several times per monsoon season. Erosion and regional channel down-cutting are longstanding problems in this area of Town. At the time of this writing, the Town does not have plans to improve Lambert Lane.

## 2. PAD Response

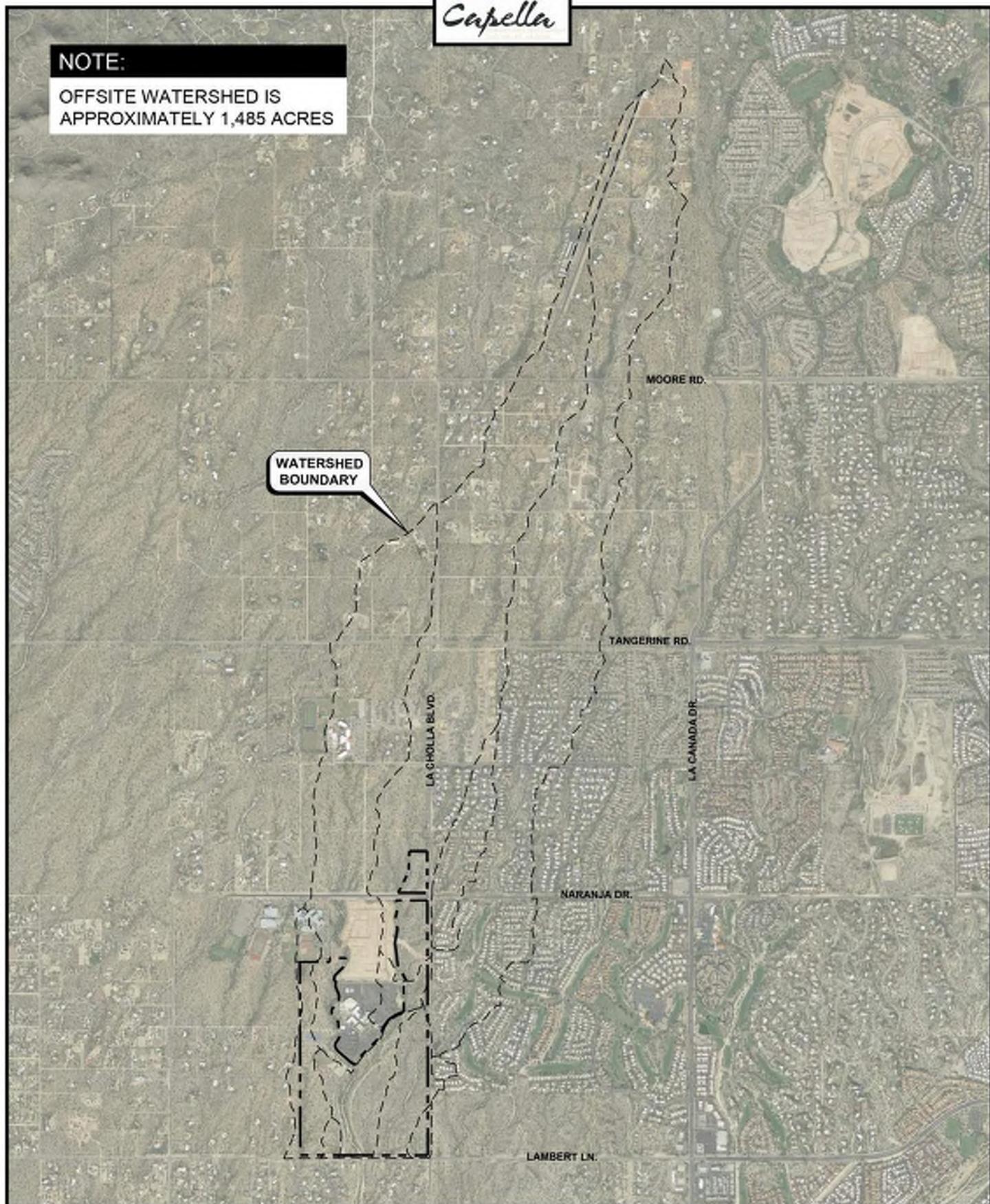
The site layout will impact hydrologic characteristics such as impervious cover and minor floodplain encroachment. Erosion control measures will be incorporated into the design for areas of encroachment into floodplains. As a result of increased impervious cover, detention basins will be constructed to detain the increased flows, and will feature outlet structures (weirs, culverts and/or catch basins) to discharge the basins as a metered flow rate no greater than existing conditions peak stormwater runoff rate. Detention basins will be spread throughout the development so as to minimize their visual impact. Provision of adequate basin access and maintenance shall be addressed during the detailed design phases of development. In-line detention is not proposed as part of this project. Where roadway crossings are proposed, culverts or bridges will be employed to convey stormwater past the crossings.

The project will address not only onsite flows that will be produced by the increase in impervious surfaces, but also the flows entering the site from the north and east. The project will be designed to avoid negatively impacting upstream and downstream properties. All drainage improvements proposed outside of public right-of-way within this development will be owned and maintained by the HOA.

Drainage design will be in accordance with the Town's Drainage Criteria Manual and Floodplain Ordinance. During the detailed engineering design phase of each parcel, the developer will work closely with Town staff to identify ways to minimize erosion and channel down-cutting.

**NOTE:**

OFFSITE WATERSHED IS  
APPROXIMATELY 1,485 ACRES



**Exhibit V-1-A**  
**Offsite Watersheds**

Aerial Photo Date = 2015



0'

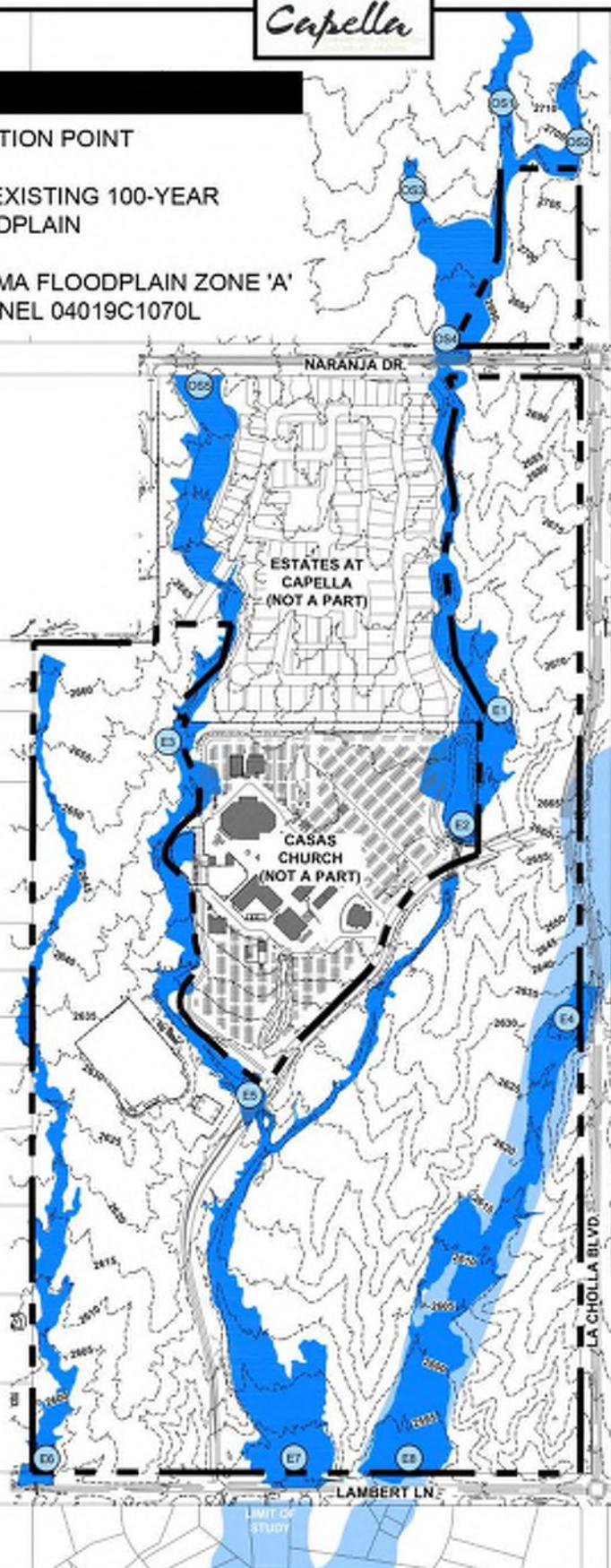


1/2 Mile



## LEGEND

- CONCENTRATION POINT
- ESTIMATED EXISTING 100-YEAR LOCAL FLOODPLAIN
- EXISTING FEMA FLOODPLAIN ZONE 'A' PER FIRM PANEL 04019C-1070L



### PRE-DEVELOPED STORMWATER DISCHARGE RATES

CONC. POINT	100-YEAR (CFS)
OS1	236
OS2	252
OS3	138
OS4	591
OS5	449
E1	704
E2	710
E3	528
E4	823
E5	563
E6	153
E7	1,282
E8	840

## Exhibit V-1-F Onsite Hydrology Characteristics

Contour Interval = 5'





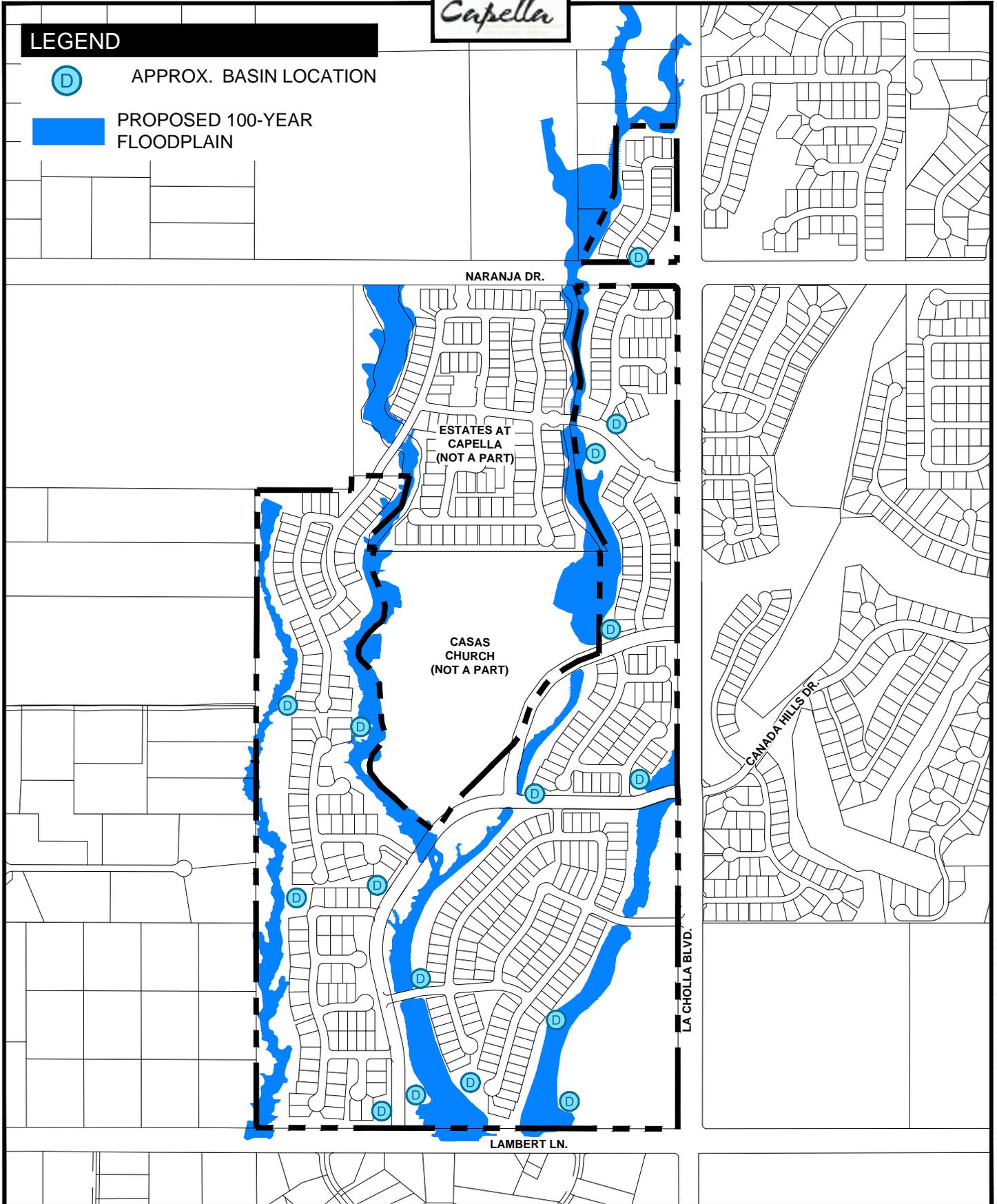
**LEGEND**



APPROX. BASIN LOCATION



PROPOSED 100-YEAR FLOODPLAIN



**Exhibit V-2-A  
Proposed Hydrology Plan**



0311028A-003 - PAD01 Planning/04 PAD/PAD Document/Exhibit/EXHIBIT V-2-A - Proposed Hydrology - Revised: Feb. 04, 2018



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## Part VI – Wildlife



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## 1. Existing Conditions

- A. *A letter from an Arizona Game and Fish Department habitat specialist regarding the following:*

A detailed response letter, dated 9/29/2015 was received from the Arizona Game and Fish Department.

Please refer to Exhibit VI-1-A: AZGFD Letter.

- i. *Presence of any State listed Threatened or Endangered Species*

While no record exists of special status species on the property a range of species are known to occur within three miles of the property. The Desert Tortoise is the only special status species specifically cited in the AZGFD response letter.

- ii. *High densities of a given species population or unusually high diversity of species*

Neither high densities nor a particular diversity of species were noted in by AZGFD.

- iii. *Aquatic or riparian ecosystems*

No aquatic or riparian ecosystems were noted in the AZFGD response. The property does contain riparian habitat.

## 2. PAD Response

- A. Describe and map steps to be taken to mitigate destruction of wildlife habitat identified in the previous Section.

Riparian habitat areas will be protected during site construction phases in accordance with Town protocols. Riparian habitat areas will be preserved in accordance with ESL and PAD standards. Unbuilt areas disturbed during construction will be revegetated. If disturbance exceeds allowable limits, acceptable mitigation will be completed in accordance with the ESL Mitigation requirements (OVZCR Section 27-10.G).

To maintain habitat viability, the Capella land use plan preserves habitat connectivity by permanently preserving the primary wash corridors on site which serve as movement corridors for wildlife.

Desert tortoise was noted as commonly found in the area. If desert tortoises are encountered during site development, all specimens shall be handled in accordance with AZGFD handling guidelines.

## Arizona Environmental Online Review Tool Report



*Arizona Game and Fish Department Mission*

*To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.*

**Project Name:**

Capella PAD

**User Project Number:**

110028-A-003

**Project Description:**

Capella PAD

**Project Type:**

Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure,  
New construction

**Contact Person:**

Clay Goodwin

**Organization:**

The WLB Group Inc.

**On Behalf Of:**

PIMA

**Project ID:**

HGIS-02972

*Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.*

## Exhibit VI-1-A: AZGFD Letter (cont'd)

Arizona Game and Fish Department  
Project ID: HGIS-02972

project\_report\_capella\_pad\_17562\_17906.pdf  
Review Date: 2/4/2016 03:41:47 PM

**Disclaimer:**

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

**Locations Accuracy Disclaimer:**

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Arizona Game and Fish Department  
Project ID: HGIS-02972

project\_report\_capella\_pad\_17562\_17906.pdf  
Review Date: 2/4/2016 03:41:47 PM

**Recommendations Disclaimer:**

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:  
**Project Evaluation Program, Habitat Branch**  
**Arizona Game and Fish Department**  
**5000 West Carefree Highway**  
**Phoenix, Arizona 85086-5000**  
**Phone Number: (623) 236-7600**  
**Fax Number: (623) 236-7366**  
**Or**  
[PEP@azgfd.gov](mailto:PEP@azgfd.gov)
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Arizona Game and Fish Department  
Project ID: HGIS-02972

project\_report\_capella\_pad\_17562\_17906.pdf  
Review Date: 2/4/2016 03:41:47 PM

Capella PAD  
Aerial Image Basemap With Locator Map

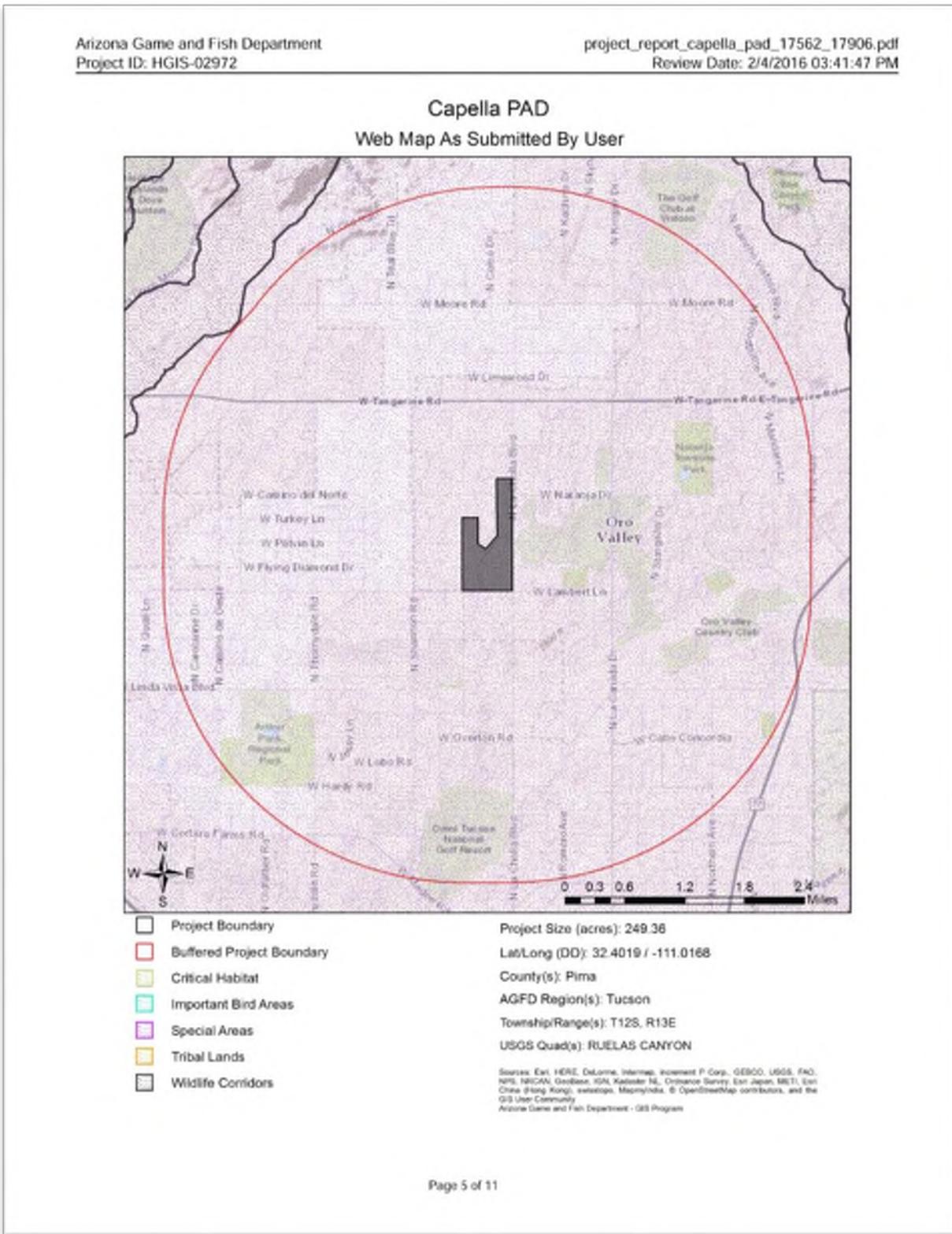


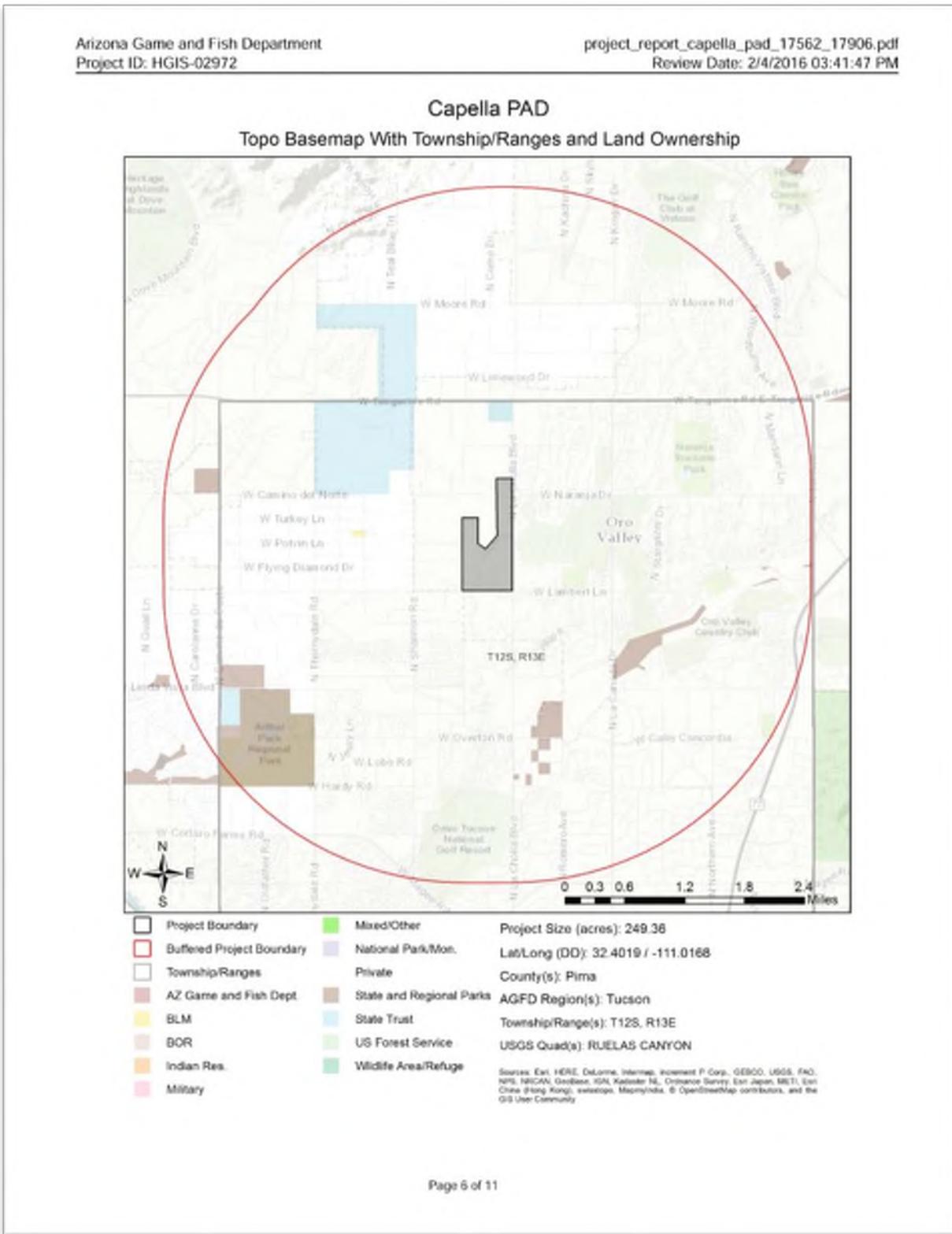
- Project Boundary
- Buffered Project Boundary

Project Size (acres): 249.36  
Lat/Long (DD): 32.4019 / -111.0168  
County(s): Pima  
AGFD Region(s): Tucson  
Township/Range(s): T12S, R13E  
USGS Quad(s): RUELAS CANYON

Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeCBASE, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong).







Arizona Game and Fish Department  
Project ID: HGIS-02972

project\_report\_capella\_pad\_17562\_17906.pdf  
Review Date: 2/4/2016 03:41:47 PM

**Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		1B
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S			1A
<i>Leptonycteris curasoae yerbabuena</i>	Lesser Long-nosed Bat	LE				1A

Note: Status code definitions can be found at [http://www.azgfd.gov/wr\\_c/edits/hdms\\_status\\_definitions.shtml](http://www.azgfd.gov/wr_c/edits/hdms_status_definitions.shtml).

**Species of Greatest Conservation Need  
Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aix sponsa</i>	Wood Duck					1B
<i>Amazilia violiceps</i>	Violet-crowned Hummingbird		S			1B
<i>Ammodramus savannarum perpallidus</i>	Western Grasshopper Sparrow					1B
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Anaxyrus retiformis</i>	Sonoran Green Toad			S		1B
<i>Anthus spragueii</i>	Sprague's Pipit	C*				1A
<i>Antrostomus ridgwayi</i>	Buff-collared Nighthawk		S			1B
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		1B
<i>Aspidoscelis flagellicauda</i>	Gila Spotted Whiptail					1B
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S			1B
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		1B
<i>Botaurus lentiginosus</i>	American Bittern					1B
<i>Buteo regalis</i>	Ferruginous Hawk	SC		S		1B
<i>Chilomeniscus stramineus</i>	Variable Sandsnake					1B
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
<i>Colaptes chrysoides</i>	Gilded Flicker			S		1B
<i>Coluber bilineatus</i>	Sonoran Whipsnake					1B
<i>Corynorhinus townsendi pallascens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Crotalus cerberus</i>	Arizona Black Rattlesnake					1B
<i>Crotalus tigris</i>	Tiger Rattlesnake					1B
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			1B
<i>Cyprinodon macularius</i>	Desert Pupfish	LE				1A
<i>Dipodomys spectabilis</i>	Banner-tailed Kangaroo Rat			S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Falco peregrinus anatum</i>	American Peregrine Falcon	SC	S	S		1A
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Glaucidium gnoma gnoma</i>	Northern Pygmy-owl					1B

Arizona Game and Fish Department		project_report_capella_pad_17562_17906.pdf				
Project ID: HGIS-02972		Review Date: 2/4/2016 03:41:47 PM				
Species of Greatest Conservation Need						
Predicted within Project Vicinity based on Predicted Range Models						
Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C*	S			1A
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC, BGA	S	S		1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Hypsiglena sp. nov.</i>	Hooded Nightsnake					1B
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Kinosternon sonoriense sonoriense</i>	Desert Mud Turtle			S		1B
<i>Lampornis clemenciae</i>	Blue-throated Hummingbird					1B
<i>Lasiurus blossevillii</i>	Western Red Bat		S			1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Leptonycteris curasoae yerbabuena</i>	Lesser Long-nosed Bat	LE				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1A
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Megascops trichopsis</i>	Whiskered Screech-owl		S			1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Meleagris gallopavo mexicana</i>	Gould's Turkey		S			1B
<i>Melospiza lincolni</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					1B
<i>Myiarchus tuberculifer</i>	Dusky-capped Flycatcher					1B
<i>Myiodynastes luteiventris</i>	Sulphur-bellied Flycatcher		S			1B
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Myotis velifer</i>	Cave Myotis	SC		S		1B
<i>Myotis yumanensis</i>	Yuma Myotis	SC				1B
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					1B
<i>Odocoileus virginianus</i>	White-tailed Deer					1B
<i>Ovis canadensis nelsoni</i>	Desert Bighorn Sheep					1B
<i>Panthera onca</i>	Jaguar	LE				1A
<i>Passerculus sandwichensis</i>	Savannah Sparrow					1B
<i>Perognathus amplus</i>	Arizona Pocket Mouse					1B
<i>Perognathus longimembris</i>	Little Pocket Mouse					1B
<i>Peucaea botteri arizonae</i>	Arizona Botteri's Sparrow			S		1B
<i>Peucaea carpalis</i>	Rufous-winged Sparrow					1B
<i>Phrynosoma solare</i>	Regal Horned Lizard					1B
<i>Phyllorhynchus browni</i>	Saddled Leaf-nosed Snake					1B
<i>Picoides arizonae</i>	Arizona Woodpecker		S			1B

Arizona Game and Fish Department Project ID: HGIS-02972		project_report_capella_pad_17562_17906.pdf Review Date: 2/4/2016 03:41:47 PM				
Species of Greatest Conservation Need Predicted within Project Vicinity based on Predicted Range Models						
Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE				1A
Progne subis hesperia	Desert Purple Martin			S		1B
Sciurus arizonensis	Arizona Gray Squirrel					1B
Setophaga petechia	Yellow Warbler					1B
Sonorella papagorum	Black Mountain Talussnail					1B
Strix occidentalis lucida	Mexican Spotted Owl	LT				1A
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Terrapene ornata	Ornate Box Turtle					1A
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox					1B
Species of Economic and Recreation Importance Predicted within Project Vicinity						
Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					
<b>Project Type: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction</b>						
<b>Project Type Recommendations:</b>						
<p>Fence recommendations will be dependant upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on the home page of this application at <a href="http://www.azgfd.gov/hgis/guidelines.aspx">http://www.azgfd.gov/hgis/guidelines.aspx</a>.</p> <p>During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.</p>						
Page 9 of 11						

## Exhibit VI-1-A: AZGFD Letter (cont'd)

Arizona Game and Fish Department  
Project ID: HGIS-02972

project\_report\_capella\_pad\_17562\_17906.pdf  
Review Date: 2/4/2016 03:41:47 PM

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, centered, or cut to ensure that light reaches only areas needing illumination.

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g., microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g., livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants, <https://agriculture.az.gov/>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control, <http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information [http://www.azgfd.gov/hunting\\_rules.shtml](http://www.azgfd.gov/hunting_rules.shtml)

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the home page of this application at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Arizona Game and Fish Department  
Project ID: HGIS-02972

project\_report\_capella\_pad\_17562\_17906.pdf  
Review Date: 2/4/2016 03:41:47 PM

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (<http://www.azdesq.gov/>).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<http://www.azwater.gov/azder/default.aspx>).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (<http://www.usace.army.mil/>).

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

**The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly, [PEP@azgfd.gov](mailto:PEP@azgfd.gov)**

**Project Location and/or Species Recommendations:**

HDMS records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <http://www.fws.gov/southwest/es/arizona/> or:

**Phoenix Main Office**

2321 W. Royal Palm Rd, Suite 103  
Phoenix, AZ 85021  
Phone: 602-242-0210  
Fax: 602-242-2513

**Tucson Sub-Office**

201 N. Bonita Suite 141  
Tucson, AZ 85745  
Phone: 520-670-6144  
Fax: 520-670-6155

**Flagstaff Sub-Office**

SW Forest Science Complex  
2500 S. Pine Knoll Dr.  
Flagstaff, AZ 86001  
Phone: 928-556-2157  
Fax: 928-556-2121

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <http://www.azgfd.gov/hgis/pdfs/Tortoisehandlingguidelines.pdf>



## Part VII – Viewsheds



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## 1. Existing Conditions

Due to the relatively flat character of the vicinity, the perimeter areas of Capella are the only locations of high visibility from adjacent roadways and properties. Higher vegetation densities in the western and eastern portions of the site reduce visibility into and across the property.

- A. *For proposals within the Tangerine Road Corridor Overlay District and/or Oracle Road Scenic Corridor Overlay District, provide a Viewshed Analysis as defined in Section 27.10.D.3.f.iv.a.1.*

Capella does not fall within either Overlay district.

- B. *For proposals within the Tangerine Road Corridor Overlay District and/or Oracle Road Scenic Corridor Overlay District, provide a View Preservation Plan (VPP) for nonresidential developments that meet the criteria defined in Section 27.10.D.3.f.iv.2.*

Not Applicable.

- C. *For proposals within the Tangerine Road Corridor Overlay District and/or Oracle Road Scenic Corridor Overlay District, map and identify all Core Character Vegetation (CCV), in accordance with Section 27.10.D.3.f.iv.b.*

Not Applicable.



## 2. PAD Response

A. Describe and map how the Tentative Development Plan mitigates impacts to:

i. Views and vistas from off-site / Areas of High Visibility

Development in Capella will provide open space and landscaped area buffers along all perimeter areas. In specified areas, enhanced bufferyards will be provided that include larger plant specimens intended to mitigate views of homes and others to be developed at Capella. Areas disturbed during construction that are not part of building pads and circulation improvements (driveways, parking, sidewalks, and more) will be revegetated to Town standards.

Setbacks further serve to mitigate visual impacts of structures. The land plan for Capella provides two recreation areas along La Cholla Boulevard. These areas serve to provide ‘windows’ of open space when viewing from off-site.

It should be noted no unusual or excessive uses or structures are planned at Capella. The large majority of noticeable visual impact will be the construction of one and two story homes and neighborhood or community scale commercial uses, which is completely consistent with the areas of Oro Valley near Capella, creating a compatible and consistent viewshed from off-site areas.

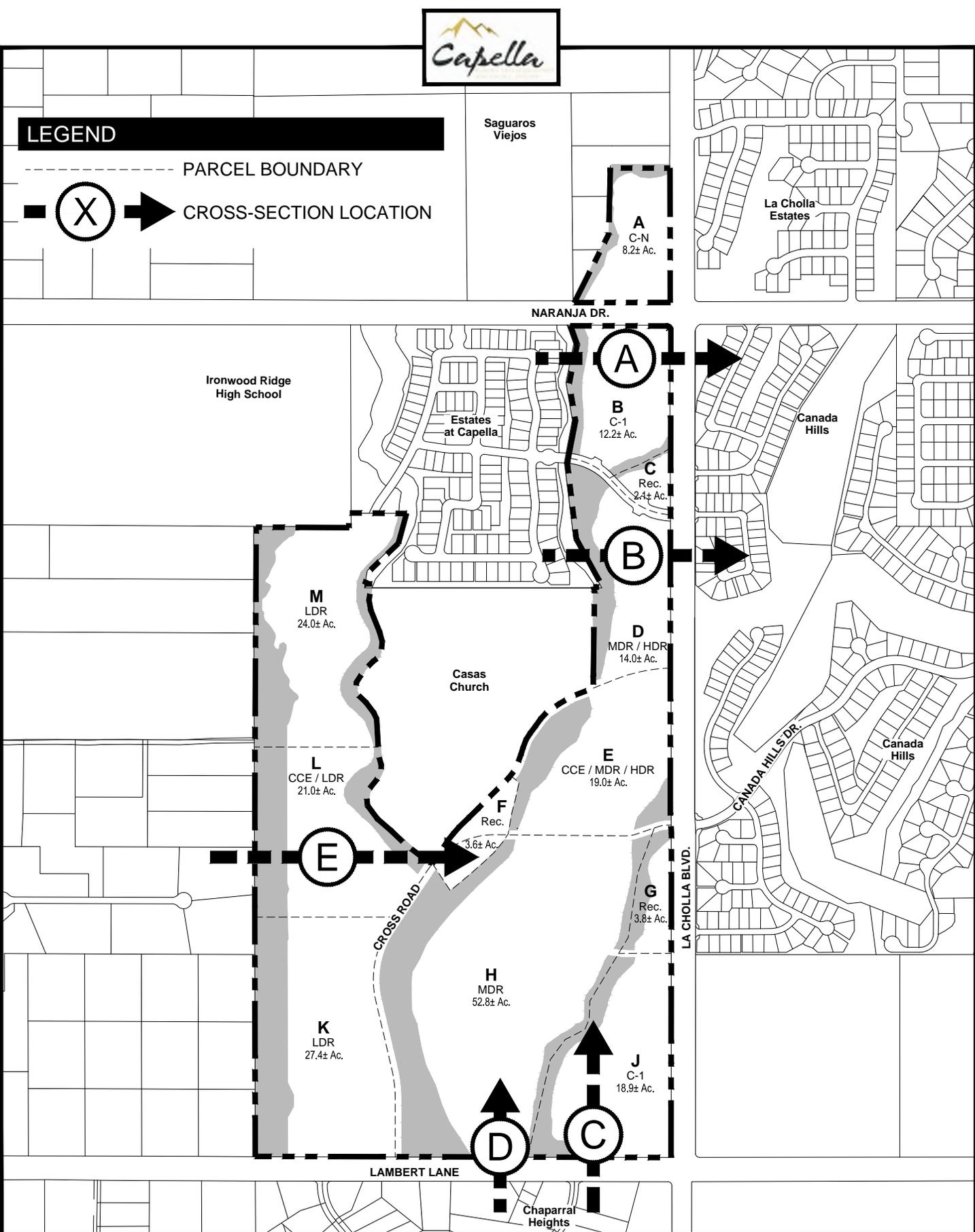
ii. Describe and diagram methods for roadway construction in a manner compatible with the natural terrain, and how scarring is to be mitigated at the completion of construction.

Previous decades of development have helped the Town develop effective methods to guide roadway construction to minimize scarring and provide for restoration of disturbed right-of-way areas along roadway edges. Capella will utilize Town standards to minimize construction impacts. Among the techniques to be employed is providing effective erosion control along with reseeding and revegetation of disturbed areas. Additionally, minimal construction zones will be maintained using Town-accepted methods of demarcation of construction/disturbance limits.



**LEGEND**

- - - - - PARCEL BOUNDARY
- ⊗ → CROSS-SECTION LOCATION

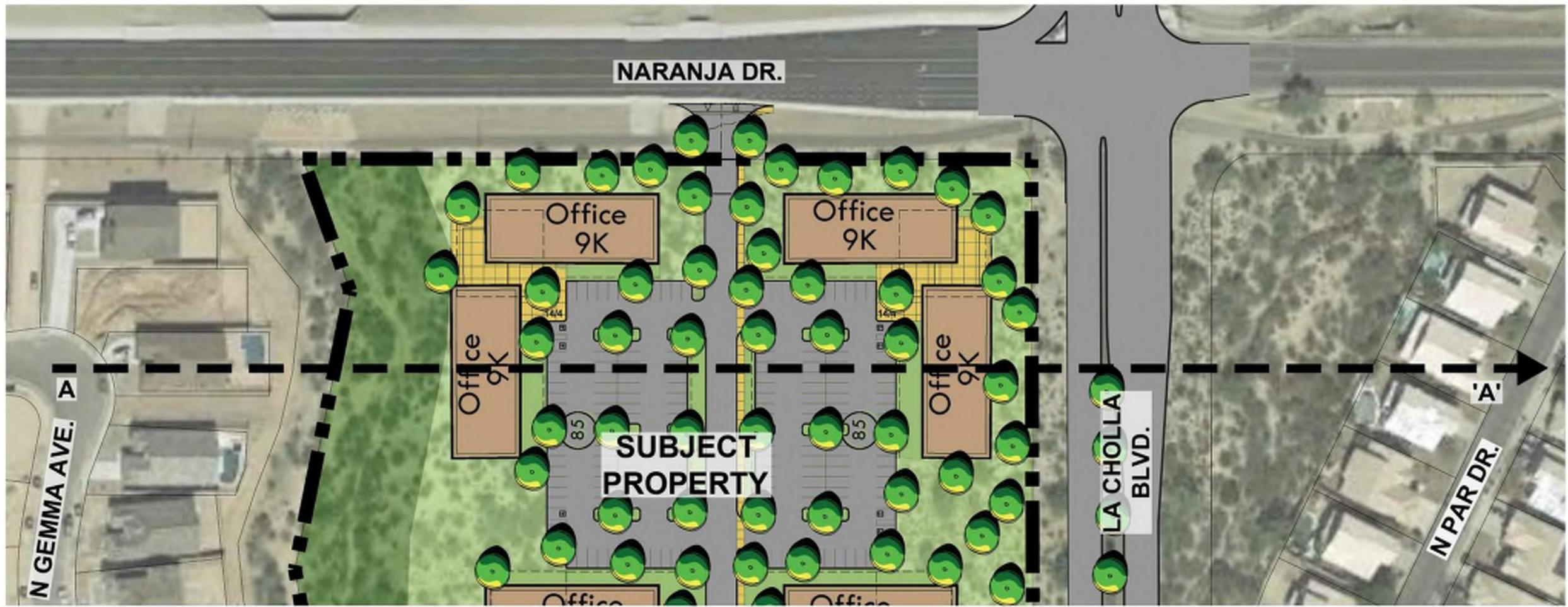
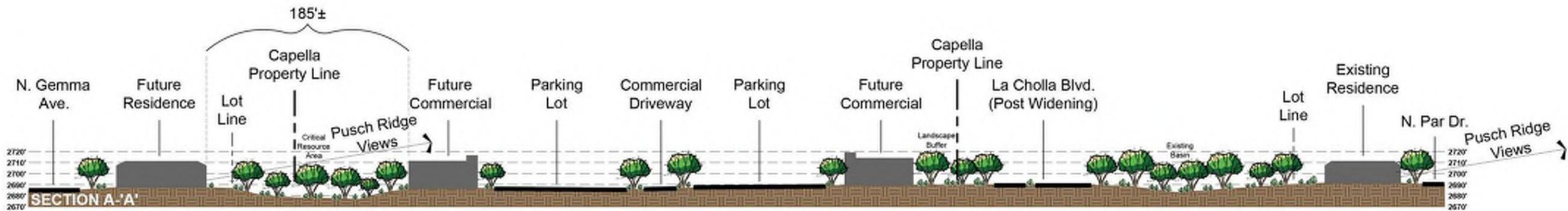


**Exhibit VII-2-A  
Site Cross-Sections Key Map**

03110028A-003 - PAD01 Planning - PAD/PAD Document/Exhibit/EXHIBIT 7-2-A - Site Cross-Sections Key Map.dwg Printed: Feb 05, 2013



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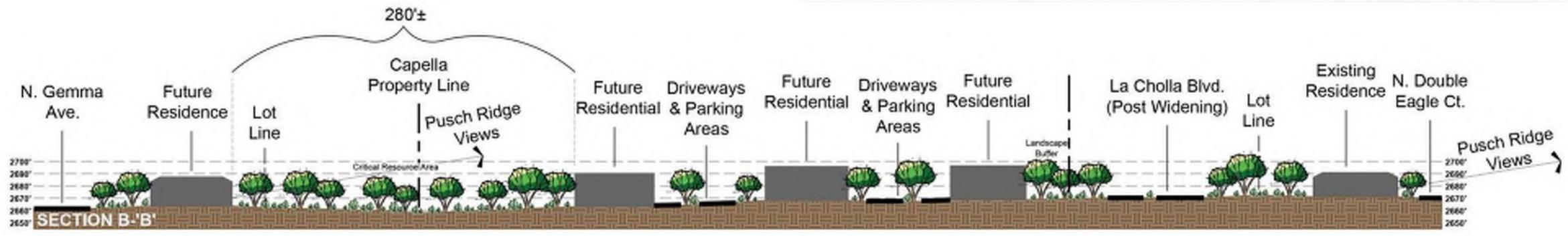


SECTION A-'A'

Exhibit VII-2-B  
Parcel 'B' Cross-Section



C:\110028A-003 - PAC01 Planning\PA01\PA01 Document\Exhibit VII-2-B - Parcel Section A.dwg Plot Date: Mar 23, 2018

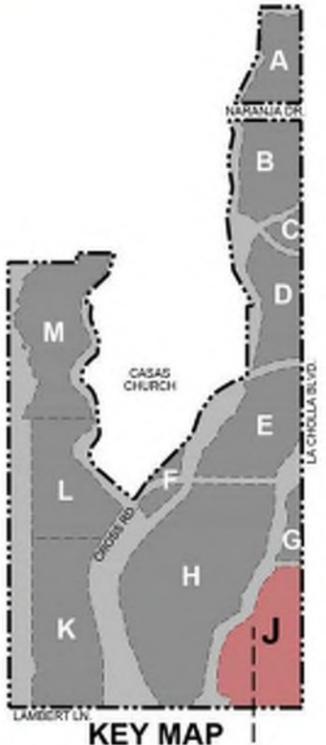
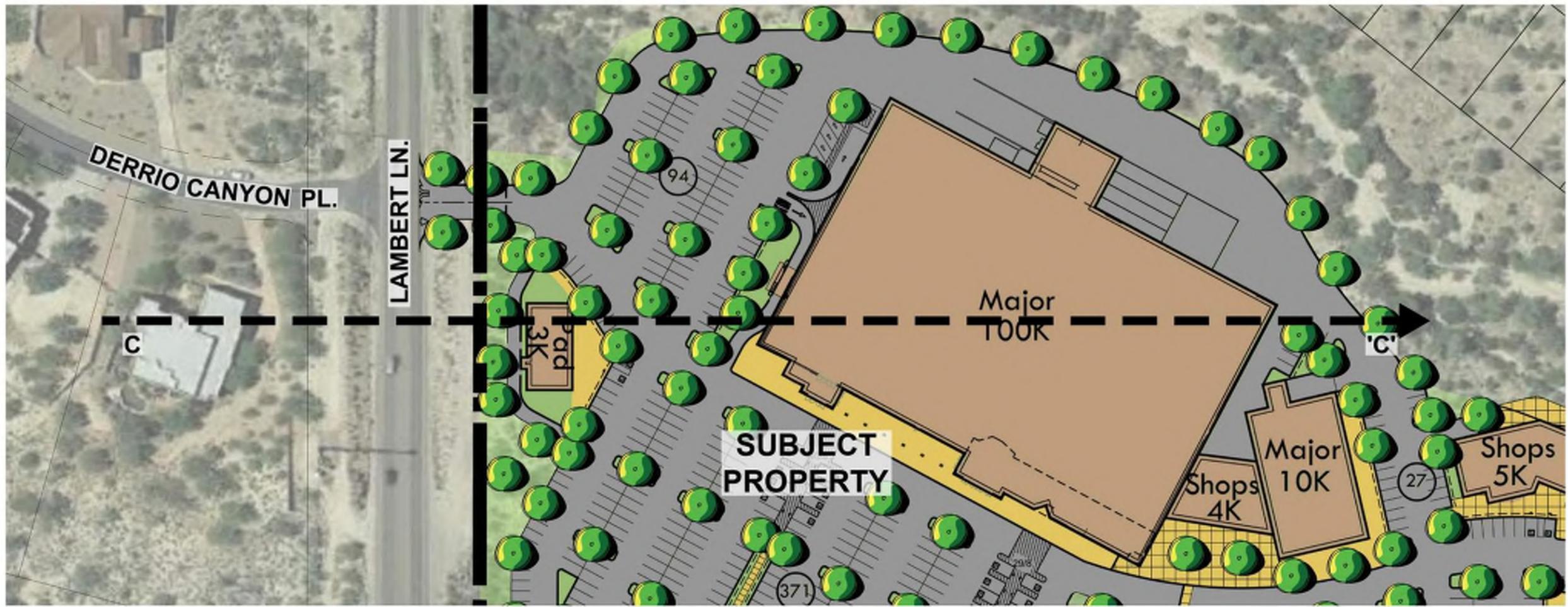
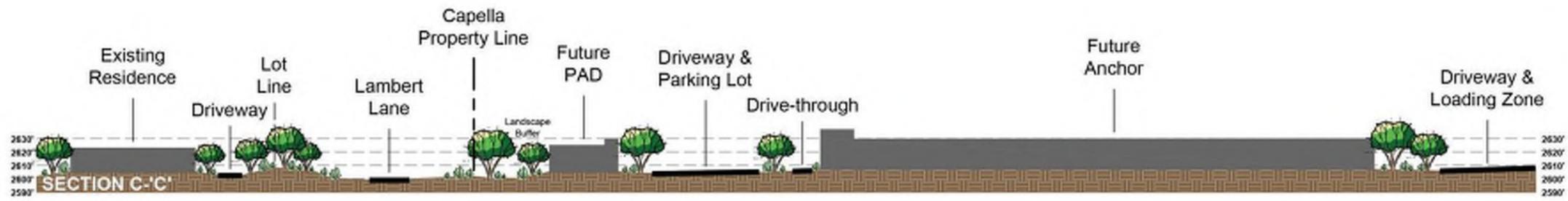


SECTION B-'B'

Exhibit VII-2-C  
Parcel 'D' Cross-Section



C:\110028-A-003 - PAC01 Planning\PA01\PA01 Document\Exhibits\Exhibit 7-2-C - Parcel Cross-Section B-Img - Photo: Mar 23, 2018



SECTION C-'C'

Exhibit VII-2-D  
Parcel 'J' Cross-Section

C:\110028-A-003 - PAC1\Planning\PA\PA\02 Document\Exhibit VII-2-D - Parcel 'J' Cross-Section C.dwg - Plotter - Jan 01, 2018







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## Part VIII – Traffic



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## 1. Existing Conditions

The upcoming widening of La Cholla Boulevard not only will change the character of the area, but also will add significantly more roadway capacity in this part of Oro Valley. Southwest Traffic Engineering has prepared a Master Traffic Analysis for this proposed PAD. The analysis provides a comprehensive analysis of the existing and predicted traffic conditions in the area without the project so that Oro Valley staff can gain a better understanding of anticipated traffic volumes that'll need to be accommodated even if the project were not to become a reality. Oro Valley staff identified twelve nearby arterial and / or collector road intersections to be included in the traffic analysis. The level of service (LOS) of various turning movements within the following intersections is expected to fall below the Town’s allowable limits even without the project:

- Shannon Road & Lambert Lane beginning in 2020.
- La Canada Drive & Lambert Lane beginning in 2025.
- Lambert Lane & Cross Road beginning in 2030.
- La Cholla Boulevard & Cross Road beginning in 2030.
- Naranja Drive & La Canada Drive beginning in 2030.

The Town of Oro Valley and the Regional Transportation Authority (RTA) already have several planned roadway improvements in the vicinity of Capella, including the widening of Tangerine Road from La Canada Drive to Interstate 10, the widening of La Cholla Boulevard north to Tangerine Road, and the widening of a portion of Lambert Lane between La Canada Drive and La Cholla Boulevard. In order to mitigate the expected low levels of service listed above, the analysis recommends that the Town construct several roadway improvements in order to accommodate expected traffic volumes not associated with Capella:

- Additional turn lanes at the intersection of Shannon Road & Lambert Lane in 2020.
- A traffic signal at the intersection of La Cholla Boulevard & Canada Hills Drive in 2020.
- A traffic signal at the intersection of Shannon Road & Lambert Lane in 2025.
- Additional turn lanes at the intersection of La Canada Drive & Lambert Lane. In 2025.
- An additional turn lane at the intersection of La Canada Drive & Naranja Drive in 2030.

La Cholla Boulevard		
Road Segment:	Naranja Dr. to Tangerine Rd.	Naranja Dr. to Lambert Lane
Existing ROW:	150'	60'
Ultimate ROW:	150'	150'
Travel Lanes:	2	2
Capacity:	17,000	17,000
ADT (PAG):	8,723	7,366
Speed Limit:	45	45
Condition:	Paved	Paved
Scheduled Improvements:	Scheduled	Scheduled

Naranja Drive		
Road Segment:	Shannon to La Cholla	La Cholla Blvd. to La Canada
Existing ROW:	150'	150'
Ultimate ROW:	150'	150'
Travel Lanes:	2	2
Capacity:	16,000	16,000
ADT (PAG):	5,098	7,714
Speed Limit:	35	45
Condition:	Paved	Paved
Scheduled Improvements:	None Scheduled	None Scheduled

Tangerine Road		
Road Segment:	La Cholla to La Canada	Thornsdale to La Cholla
Existing ROW:	200'	200'
Ultimate ROW:	200'	200'
Travel Lanes:	2	2
Capacity:	18,000	18,000
ADT (PAG):	16,029	15,829
Speed Limit:	45	45
Condition:	Paved	Paved
Scheduled Improvements:	In Progress	In Progress

Lambert		
Road Segment:	Shannon Rd. to La Cholla Blvd.	La Cholla Blvd. to La Canada
Existing ROW:	150'	150'
Ultimate ROW:	150'	150'
Travel Lanes:	2	2
Capacity:	12,000	12,000
ADT (PAG):	6,228	8,704
Speed Limit:	45	45
Condition:	Paved	Paved
Scheduled Improvements:	None Scheduled	None Scheduled

Shannon		
Road Segment:	Naranja Drive. to Lambert Lane	Lambert Lane to Overton Road
Existing ROW:	150'	150'
Ultimate ROW:	150'	150'
Travel Lanes:	2	2
Capacity:	12,000	12,000
ADT (PAG):	2,805	4,798
Speed Limit:	45	45
Condition:	Paved	Paved
Scheduled Improvements:	None Scheduled	None Scheduled



## 2. PAD Response

The Southwest Traffic Engineering analysis also provides a comprehensive analysis of the predicted traffic conditions in the area with additional traffic volume expected to be generated by the project. The level of service (LOS) of various turning movements within the following intersections is expected to fall below the Town's allowable limits due to additional traffic from Capella:

- Lambert Lane & Cross Road beginning in 2025 (rather than in 2030 without the project).
- La Cholla Boulevard & Cross Road beginning in 2025 (rather than in 2030 without the project).
- Parcel J Northeast Access & La Cholla Boulevard beginning in 2020.
- Parcel J Southeast Access onto La Cholla Boulevard beginning in 2025.
- La Cholla Boulevard & Canada Hills Drive beginning in 2025.
- La Cholla Boulevard & Double Eagle Drive beginning in 2025.
- La Cholla Boulevard & Lambert Lane beginning in 2030.
- Parcel B Access onto La Cholla Boulevard beginning in 2030.

In order to mitigate the expected traffic flows generated by Capella, and taking into account the roadway improvements already planned by the Town and RTA, the analysis recommends that the developers of Capella widen Lambert Lane along the project's frontage west of La Cholla Boulevard. The timing of Lambert Lane widening will be determined by future updates to the Master Traffic Impact Analysis as individual parcels within Capella develop.

The Master Traffic Analysis shall be updated with the development of each parcel within the PAD, to determine any roadway improvements that may be necessary to mitigate each development's actual traffic impacts.

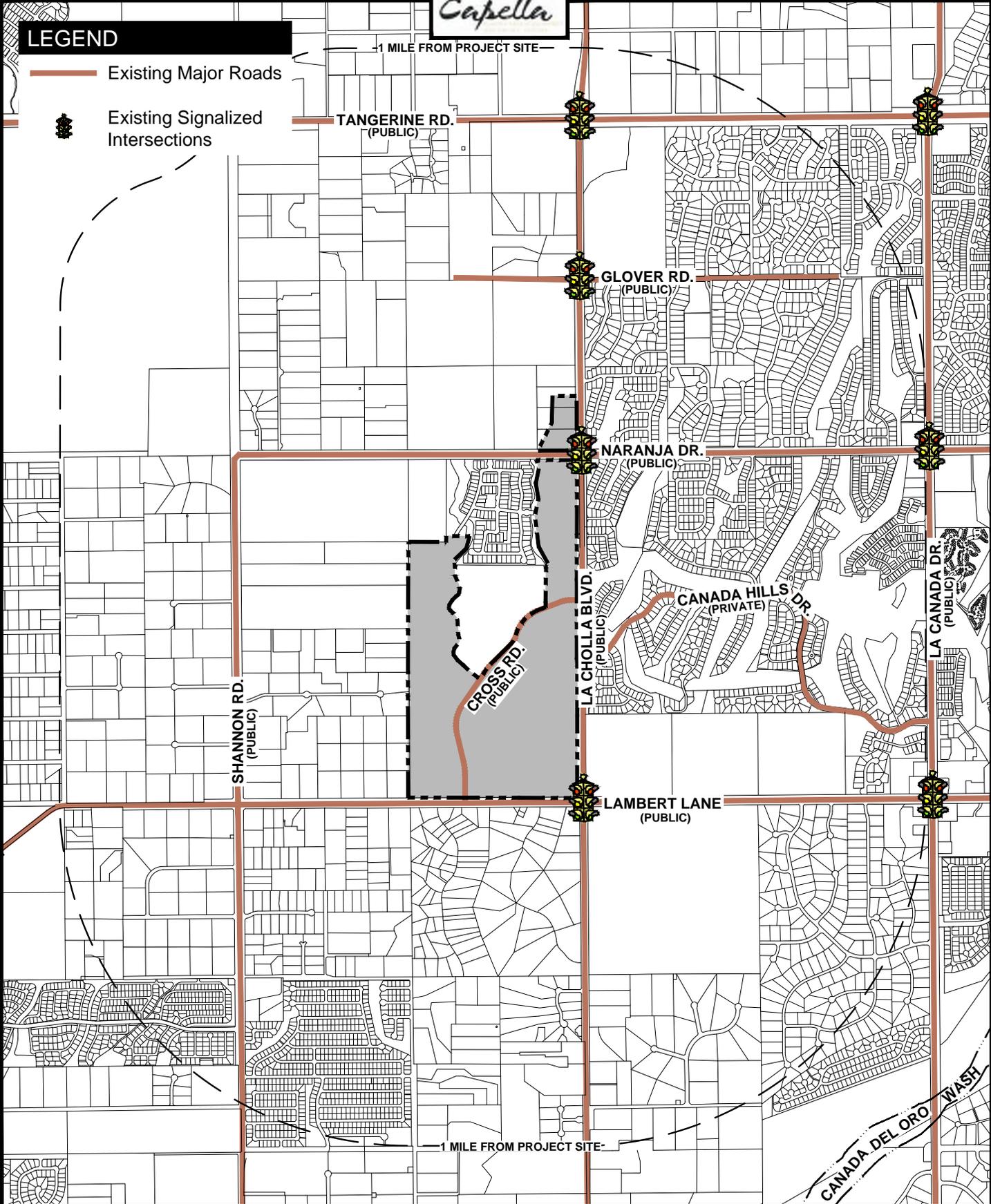
All streets will be designed to meet the Town's Subdivision Street Standards, and are intended to be public unless gated.



**LEGEND**

- Existing Major Roads
- Existing Signalized Intersections

1 MILE FROM PROJECT SITE



1 MILE FROM PROJECT SITE

**Exhibit VIII-1-A  
Transportation**



03110228-A-003 - PAD001 Planning & PAD002 Document Exhibit Exhibit VIII-1-A - Existing Roadways.dwg - Plot Date: 08/13/2018

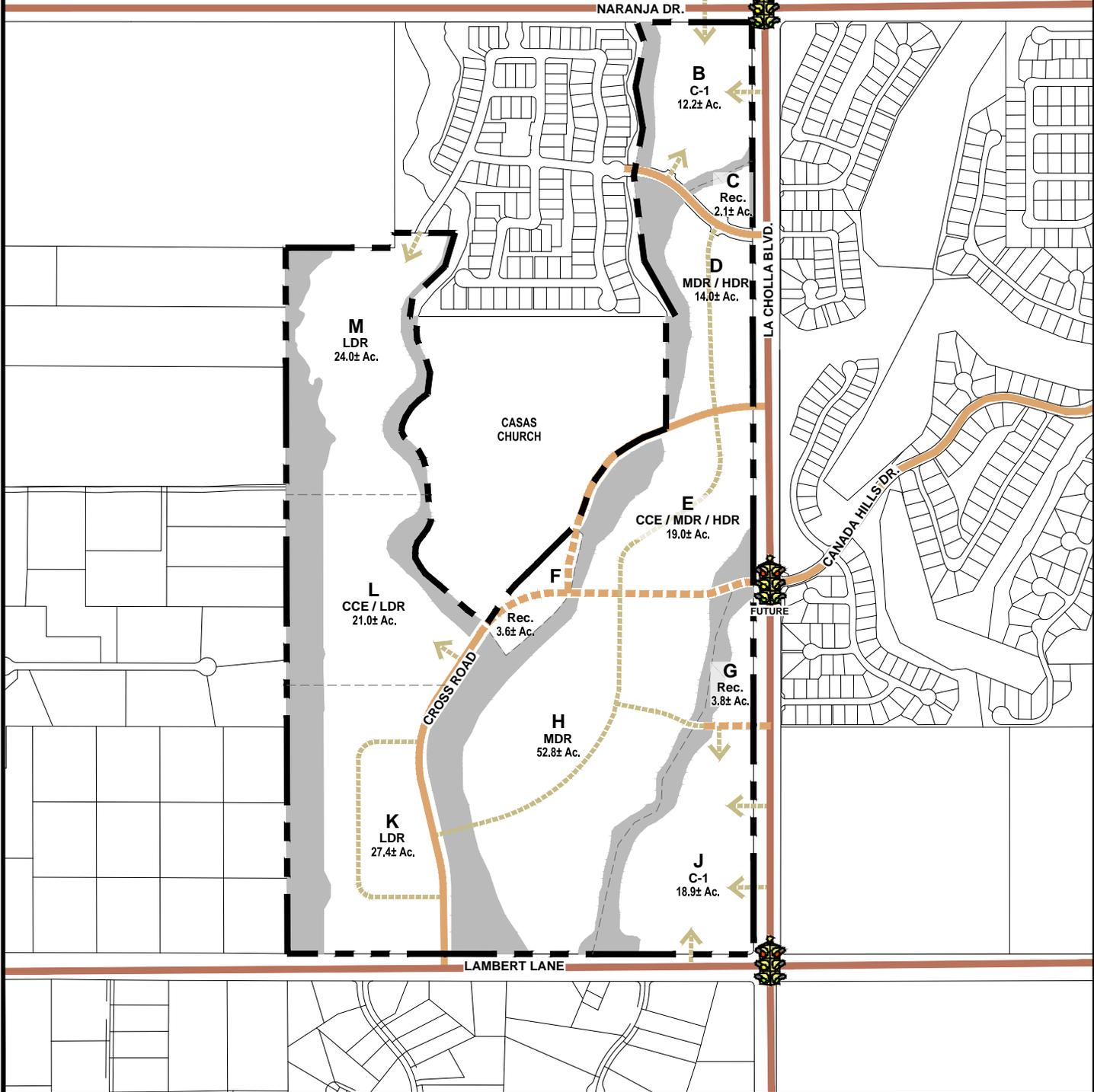


### LEGEND

- EXISTING ARTERIAL ROADS
- EXISTING COLLECTOR ROADS
- PROPOSED COLLECTOR ROADS
- PROPOSED SCHEMATIC VEHICULAR CONNECTIONS

### NOTE

- Proposed roadway alignments are schematic and subject to adjustment.



**Exhibit VIII-2-A  
Proposed Trunk Infrastructure Plan - Roads**





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## Part IX – Recreation / Trails



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## 1. Existing Conditions

### A. Trails, Parks, and Recreation Areas within One Mile

La Cholla Boulevard/La Cholla/Honey Bee Loop is shown as Trail #33 (a.k.a. Poppy Trail) on the Oro Valley Trails Plan. It is located along the west side of La Cholla Blvd., and is described in the plan as being intended to allow pedestrian, bicycle, and equestrian use. The trail provides access to the Canada Del Oro Riverfront Park, James D. Kriegh Park, and the Honey Bee Canyon Trailhead. The El Conquistador golf course is now owned by the Town of Oro Valley and is also considered a recreation center. Within two miles of Capella there is the Naranja Park and the West Lambert Lane Park.

Please refer to Exhibit IX-1-A: Trails, Parks & Recreation.

Table IX-1-A: Nearby Recreational Facilities		
Facility	Size	Type
Multi-Use Path along La Cholla	N/A	Active
Trail #33 (a.k.a Poppy Trail)	N/A	Active
Oro Valley Recreation Center	13 acres (not including golf course)	Active
El Conquistador Country Club	Two 18-Hole Championship Golf Courses	Active
Lambert Lane Park	40 Acres	Passive

## 2. PAD Response

### A. Recreation Areas

- i. The Capella PAD includes three dedicated recreation areas, Parcel C (2.1± acres), Parcel F (3.6± acres) and Parcel G (3.8± acres), to provide nearby recreational opportunities for residents and visitors.
- ii. The recreation areas shall be improved by the developer according to Exhibit I-2-D: Estimated Phasing Plan, as development occurs.
- iii. The recreation areas shall be credited toward the recreation area acreage and facilities required by Town Code for residential development within the PAD.
- iv. The recreation areas shall be credited in accordance with PAD and OVZCR standards, toward required Resource Management Area (RMA) Environmentally Sensitive Open Space (ESOS) within the PAD. As identified by the Town’s Environmentally Sensitive Lands provisions, Resource Management Areas are the least sensitive areas of the site. Flexibility, as described below, in the use of Resource Management Area ESOS is provided for in the PAD. As Critical Resource Areas are the most sensitive areas of the site, no additional use or other flexibility is provided for herein.
- v. Resource Management Area ESOS within the parcels may be used in accordance with OVZCR Section 27.10.F.1. When ESOS areas exceed minimum standards, excess ESOS area may be credited toward required ESOS on other PAD Parcels as described in Section I-2-E, Open Space & Recreation Concept.
- vi. Critical Resource Area ESOS may only be utilized as permitted by OVZCR standards as described in Section I-2-E, Open Space & Recreation Concept.

## B. Access to Recreation Areas & Trails

The Exhibit IX-1-A: Trails, Parks & Recreation shows planned connection points to all adjacent Town trails including the La Cholla multi-use path and Trail #33, The Poppy Trail. The Poppy Trail is located in a wash corridor planned for permanent open space and recreational trail use within Capella. The portions of the Poppy Trail within Capella will be maintained or improved as appropriate, although in areas where the trail doesn't follow a roadway as a paved surface it is envisioned as a natural "broom trail" in order to minimize wash disturbance. Example photos are provided below. Legal public access will be established via final plats for the Poppy Trail.



Continuous pedestrian connectivity will be provided from Lambert Lane north to Naranja Drive. This will be accomplished via a sidewalk along Cross Road, and the Poppy Trail extending north from Cross Road to Naranja Drive. The system of trail alignments and sidewalks within Capella provides good connectivity between all development parcels, the planned recreation areas, and the Town's trail system beyond Capella.

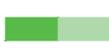
## C. Ownership of Recreation Areas & Trails

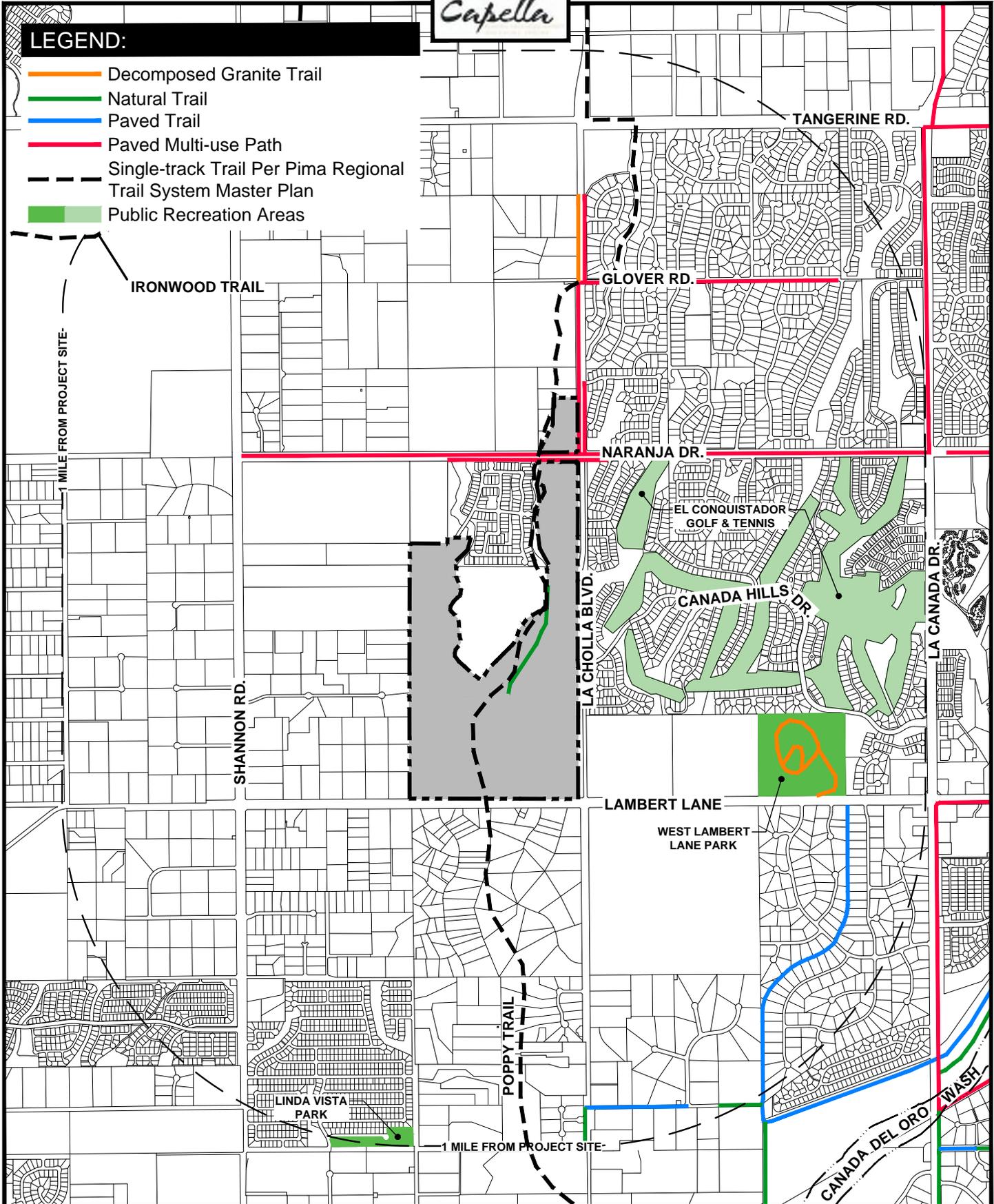
A range of methods will be used to permanently protect and maintain open space in Capella:

- Open space including recreation areas and Environmentally Sensitive Open Space (ESOS) within Capella will be largely owned and maintained by a Homeowners' Association or sub-association.
- Some portions of the interconnected open space system may be dedicated to the Town of Oro Valley. These areas may include floodways and certain floodplains and other areas where flood control is a community concern.



**LEGEND:**

-  Decomposed Granite Trail
-  Natural Trail
-  Paved Trail
-  Paved Multi-use Path
-  Single-track Trail Per Pima Regional Trail System Master Plan
-  Public Recreation Areas



**Exhibit IX-1-A  
Trails, Parks & Recreation**



03/11/2028-A-003 - PAD001 Planning & PAD002 Document Exhibit Exhibit 1-A - Existing Recreation - Revised - Sept. 28, 2017

**LEGEND**

- Property Line
- Parcel Boundary
- Existing Paved Multi-Use Path
- Proposed Paved Multi-Use Path
- Proposed "Broom Trail" System
- Proposed Sidewalk System\*
- Proposed Poppy Trail Alignment

**Suggested Park Amenities**

- Ramadas
- Picnic Tables
- Turf Area
- Walking Path
- Drinking Fountain
- Benches

**Suggested Park Amenities**

- Ramadas
- Picnic Tables
- Turf Area
- Rest Room
- Sand Volleyball
- Play Structures
- Basket Ball Court
- Drinking Fountain
- Benches

**Suggested Park Amenities**

- Ramadas
- Picnic Tables
- Walking Path
- Benches
- Dog Park
- Drinking Fountain
- Play Structure
- Turf Area
- Horseshoe Pit

**NOTES**

- The recreational amenity programming shown on this exhibit is preliminary and subject to change during the final landscape design phase. Final amenity programming will include a comparable level of recreational opportunities within the PAD.
- Pedestrian connections shall be provided from each development parcel to abutting roadways. Sidewalks or multi-use paths shall be provided along all development right-of-way frontages in accordance with Town Code standards.
- \*Including multi-use (non-motorized) paths providing pedestrian and bicycle connectivity between Parcels K, L & M.

## Exhibit IX-2-B Proposed Recreation & Trails Plan

Aerial Photo Date = 2015



0'

800'



**Exhibit IX-2-C  
Parcel 'C' Recreation Area Concept**



**Exhibit IX-2-D**  
**Parcel 'F' Recreation Area Concept**



**Exhibit IX-2-E  
Parcel 'G' Recreation Area Concept**



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## Part X – Schools



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## 1. Existing Conditions

Capella is located within the Amphitheater Public School District. Existing schools in the District that may serve Capella include:

- Wilson K-8 school is one-half mile to the north of Capella on Glover Road. The school accommodates kindergarten through eighth grades.
- Ironwood Ridge High School is located to the west of Capella on Naranja Drive.

Other schools in the area that may serve Capella include:

- Casas Christian School offers kindergarten through sixth grades, and is located adjacent to Capella.
- The Lemon Academy of Excellence offers preschool and K-6 at their Oro Valley location. The school is located 1 ½ miles northeast of Capella on La Canada Drive.
- Basis Charter School, which provides kindergarten through high school, is located approximately four miles to the east.
- Pusch Ridge Christian Academy, which provides seventh grade through high school, is located approximately 3.5 miles to the southeast.

Refer to Exhibit X-1-A: Existing & Proposed Schools.

## 2. PAD Response

- A. Indicate number of elementary, junior and senior high school students generated by this PAD amendment.

Based on student generation rates provided by the Amphi School District, an analysis of total students generated by Capella at buildout was performed. The analysis assumed a maximum density by including 70 additional dwellings conditionally permitted in two commercial areas if all other residential areas of the PAD develop first.

### Students

Elementary	118
Middle	125
High School	69

- B. Indicate remaining capacity within the area schools serving the site.

As reported by the Amphi School District in the fall of 2014, the following capacities were available:

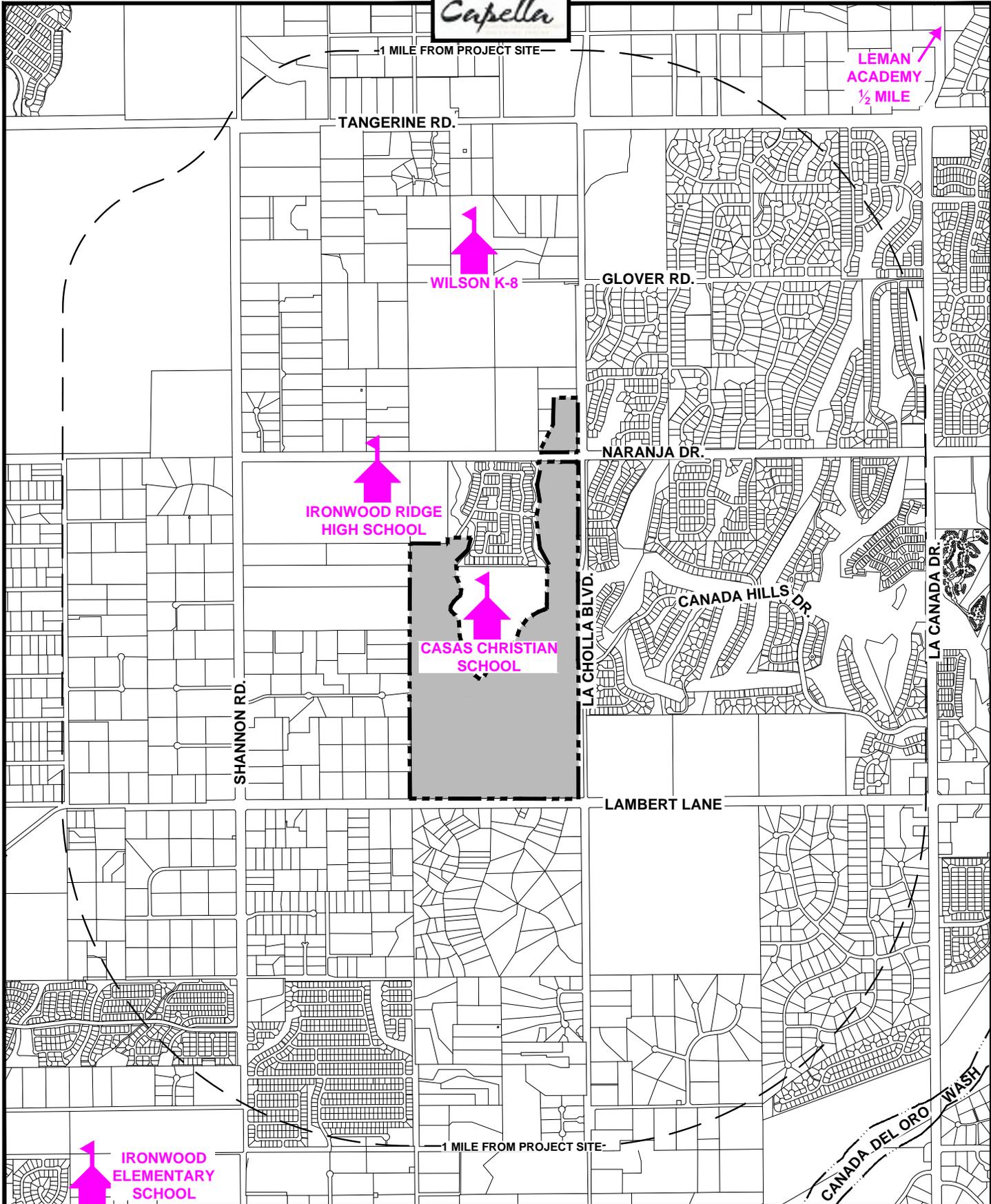
### Capacity

Elementary	116
Middle	189
High School	402

- C. Provide a letter from the affected school district(s) indicating that a proposed site can accommodate the educational space requirements for the projected number of residents.



Amphitheater School District can accommodate the needs of students generated from the Capella community. The property owner has entered into a contract with the District to provide direct donations for every dwelling unit constructed in Capella. Please refer to Exhibit X-2-A: Amphitheater School District Letter.



**Exhibit X-1-A**  
**Existing & Proposed Schools**



## Exhibit X-2-A: Amphitheater School District Letter



**OFFICE OF LEGAL COUNSEL**

Todd A. Jaeger, J.D.  
Associate to the Superintendent  
(520) 696-5156  
FAX: (520) 696-5074

701 W. Wetmore Road • Tucson, AZ 85705 • TDD (520) 696-6055

GOVERNING BOARD MEMBERS

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Jo Grant

SUPERINTENDENT  
Patrick Nelson

November 6, 2014

James M. Kai, LEED-AP  
VP Operations/Finance  
Kai Enterprises/JMK Family Properties/Kai Motels Inc.  
P.O. Box 2305  
Cortaro, AZ 85652 -2305

**RE: Planning and Zoning Application Process for OV1114-002; School Enrollment Capacity**

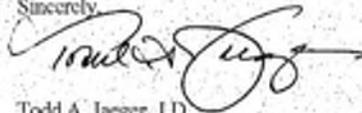
Dear Mr. Kai:

I would like to again thank you, and Messrs. Wexler and Oland, for meeting with Jim Burns and I last week to discuss your planned project. I appreciated, very much, the opportunity to get some additional clarification on your plans.

I also appreciate and commend you and your company for your commitment to the community and your sincere support of our public schools. Our discussions included a commitment from the Kai companies to enter into a donation agreement that would greatly ameliorate the enrollment impact we might expect from your residential project. With current enrollment capacity at each affected school, the support provided by your firm through the donation agreement we still must finalize, and the existing commitments of other developers of a similar nature, we do anticipate that we will be able to serve the enrollment we would expect from your project.

Thank you again for your interest and concern for our schools. I look forward to concluding our agreement very soon.

Sincerely,



Todd A. Jaeger, J.D.  
Associate to the Superintendent & General Counsel

Amphitheater High • Canyon del Oro High • Ironwood Ridge High  
Amphitheater Middle School • Coronado K-8 School • Cross Middle School • La Clara Middle School • Wilson K-8 School  
Copper Creek Elementary • Donaldson Elementary • Harlow Elementary • Holloway Elementary • Keeling Elementary  
Mesa Verde Elementary • Nash Elementary • Painted Sky Elementary • Prince Elementary • Rio Vista Elementary • Walker Elementary  
Rillo-Cover • El Hogue



## Part XI – Water



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## 1. Existing Conditions

Capella is within the Oro Valley Water Utility service area. Oro Valley Water Utility has indicated that they will serve this development. A 12" PVC water line exists within the Naranja Drive R.O.W. Contact information: Mark Moore – Oro Valley Water Utility, 11000 N. La Canada Drive, Oro Valley AZ 85737.

Tucson Water is the service provider for Ironwood Ridge High School.

## 2. PAD Response

The Oro Valley Water Utility has indicated it has water capacity and will be able to serve the needs of Capella. Any line extensions needed to serve the Capella PAD will be provided by the developer as Capella is built-out.

See Exhibit XI-1-A: Water Capacity Letter.

**Oro Valley Water Utility**

May 3, 2016

Mr. Paul Oland  
The WLB Group  
4444 E. Broadway  
Tucson, AZ 85711-3508

**Subject: WATER AVAILABILITY Cappella PAD, Parcels:**

224-20-001C

224-20-001D

224-20-002B

224-20-002D

224-20-002G

224-23-001A

Dear Mr. Oland:

The Town of Oro Valley Water Utility currently has water service available to the above property under the following conditions:

- A Water Plan is submitted by the applicant and approved by the Water Utility
- A Line Extension Agreement is executed by the applicant.
- All construction is in accordance with the approved Water Plan and the new facilities are accepted by the Water Utility in accordance with the requirements of the Line Extension Agreement.
- Payment of all water development impact fees, meter fees and other required fees and charges. (A water meter for residential and/or commercial use cannot be sold until after the issuance of an approved building permit.)

**WATER SUPPLY**

The Town of Oro Valley Water Utility has been designated by the State of Arizona, Department of Water Resources, as having an Assured Water Supply (AWS No. 2003-001 Decision and Order No. 26-400765). This development lies within the boundary of the Oro Valley Water Utility's planned water service area. Once the property is platted, it will be noted on the plat(s) for these properties that the

[www.orovalleyaz.gov](http://www.orovalleyaz.gov)  
11000 N. La Cañada Drive • Oro Valley, Arizona 85737  
Phone: (520) 229-5000 • fax: (520) 229-5029

**Oro Valley Water Utility**

property meets the State requirement of an Assured Water Supply because it will be served by Oro Valley Water Utility.

**WATER SERVICE**

The developer shall be required to submit a Water Plan identifying water system improvements. These include but are not limited to:

- Water Use
- Fire Flow Requirements
- Offsite/ Onsite Water Facilities
- Loops and Proposed Connection Points to Existing Water System
- Easements/Common Areas

Once a Water Plan is submitted, it will be determined if the proposed plan can meet the water requirements of the proposed development. The developer shall be fiscally and financially responsible for all water system improvements and modifying/enhancing the existing water system to meet those needs. It is recommended that the applicant contact the Water Utility to discuss the construction of water system improvements prior to submitting a Water Plan for the property.

This letter and the comments herein regarding water availability are valid for a period of one year only through May 3, 2017. Issuance of this letter is not to be construed as approval of a Water Plan and/or acceptance of any construction for water service.

If you have any questions or would like more details regarding any construction improvements that may be required in a Water Plan, please call me at 229-5017.

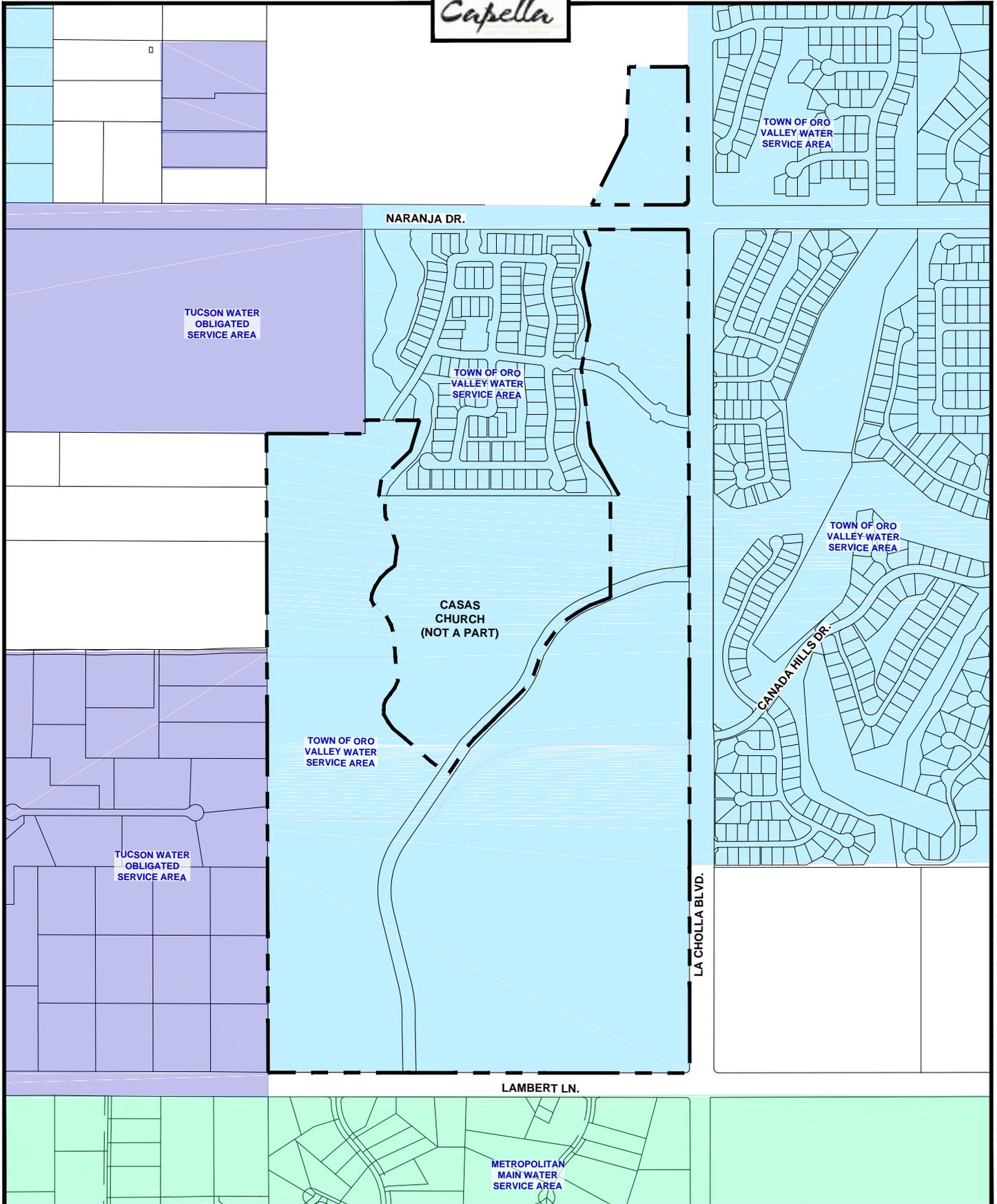
Sincerely,



Mark Moore  
New Development Coordinator

cc: Phillip C. Saletta, P.E. Water Utility Director

www.orovalleyaz.gov  
11000 N. La Cañada Drive • Oro Valley, Arizona 85737  
Phone: (520) 229-5000 • fax: (520) 229-5029



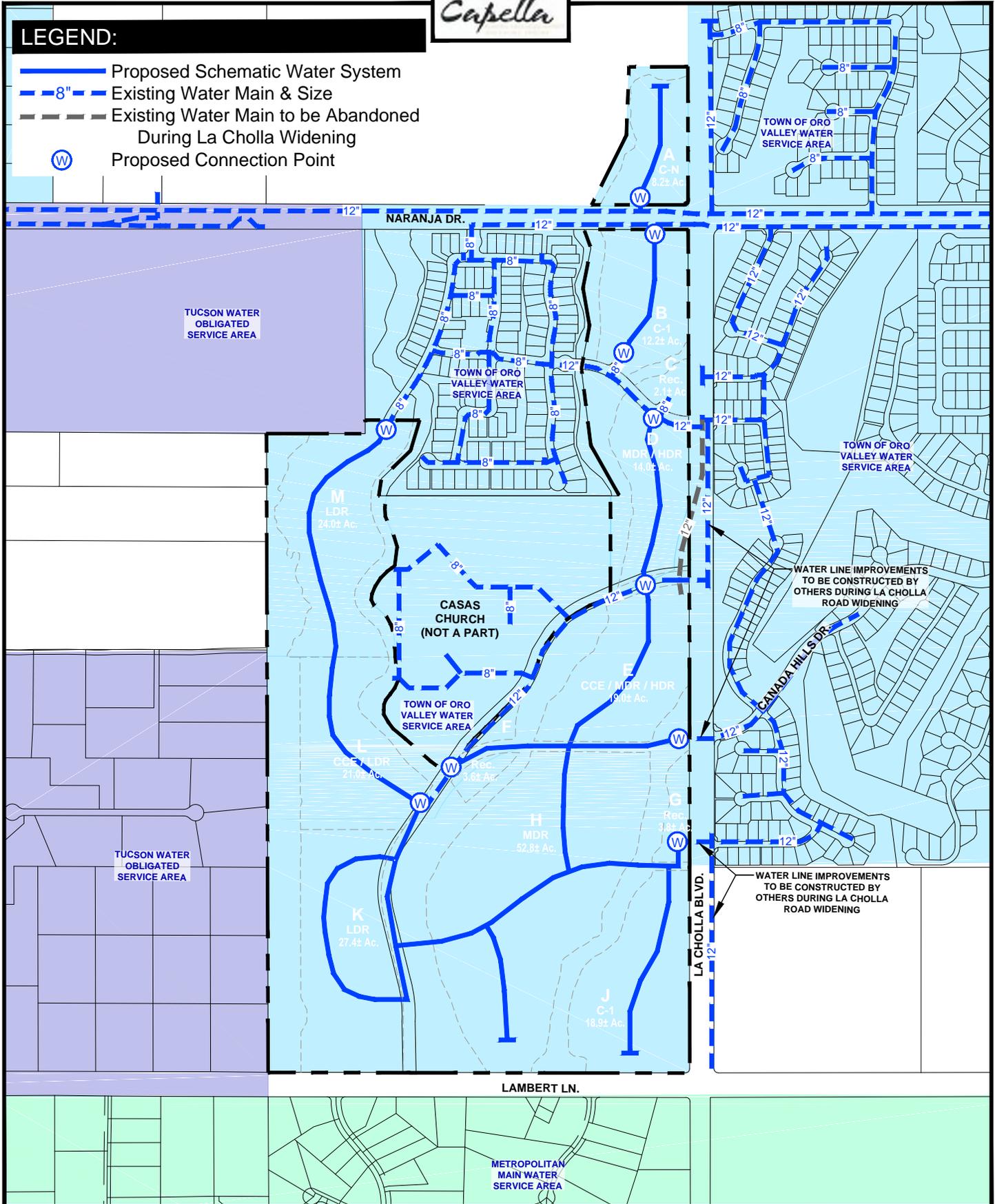
03110028-A-003 - PAD01 Planning - PAD/PAD Document/Exhibits/EXHIBIT 11-1-B - Existing Water Map - Project - Feb. 06, 2018

**Exhibit XI-1-B  
Existing Water Service Areas**



**LEGEND:**

- Proposed Schematic Water System
- 8" Existing Water Main & Size
- Existing Water Main to be Abandoned During La Cholla Widening
- Proposed Connection Point



**Exhibit XI-2-A  
Proposed Trunk Infrastructure Plan - Water**



C:\110028-A-003 - PAD\01 Planning\4 PAD\04 Document\Exhibit\11-2-A - Proposed Watering - Planset - Feb. 05, 2015



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## Part XII – Wastewater



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## 1. Existing Conditions

A trunk sewer line was extended through the approximate center of Capella many years ago in order to provide sewer service to Wilson K-8 School, Ironwood Ridge High School, and Casas Church. That sewer line has capacity to serve Capella.

Refer to Exhibit XII-1-A: Sewer Capacity Letter.

## 2. PAD Response

Pima County Regional Wastewater Reclamation Department has issued a Type I Sewerage Capacity Investigation letter (see Exhibit XII-1-A: Sewer Capacity Letter), verifying that capacity is available to publically serve the Capella PAD. The project will connect to the public sewer system at several locations along the existing 12" trunk sewer main that runs through the central portions of Capella, as well as to the two 8" mains near the southern edge of the PAD.



  
**PIMA COUNTY**  
**REGIONAL WASTEWATER RECLAMATION DEPARTMENT**  
201 NORTH STONE AVENUE  
TUCSON, ARIZONA 85701-1207

**JACKSON JENKINS**  
DIRECTOR

PH: (520) 724-6500  
FAX: (520) 724-9635

October 21, 2015

Linda Thompson  
The WLB Group, Inc.  
4444 E Broadway  
Tucson, Arizona 85711

**Sewerage Capacity Investigation No. 2015-212 Type I**

**RE: Capella Master Plan, Parcel 22423001A, 22420001B, 22420001C, 22420002D,  
22411061G, 22411061H, 22411061J  
Estimated Flow 195,000 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Canada Del Oro Interceptor.

Capacity is currently available for this project in the public sewer G-90-033, downstream from manhole 5249-22.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

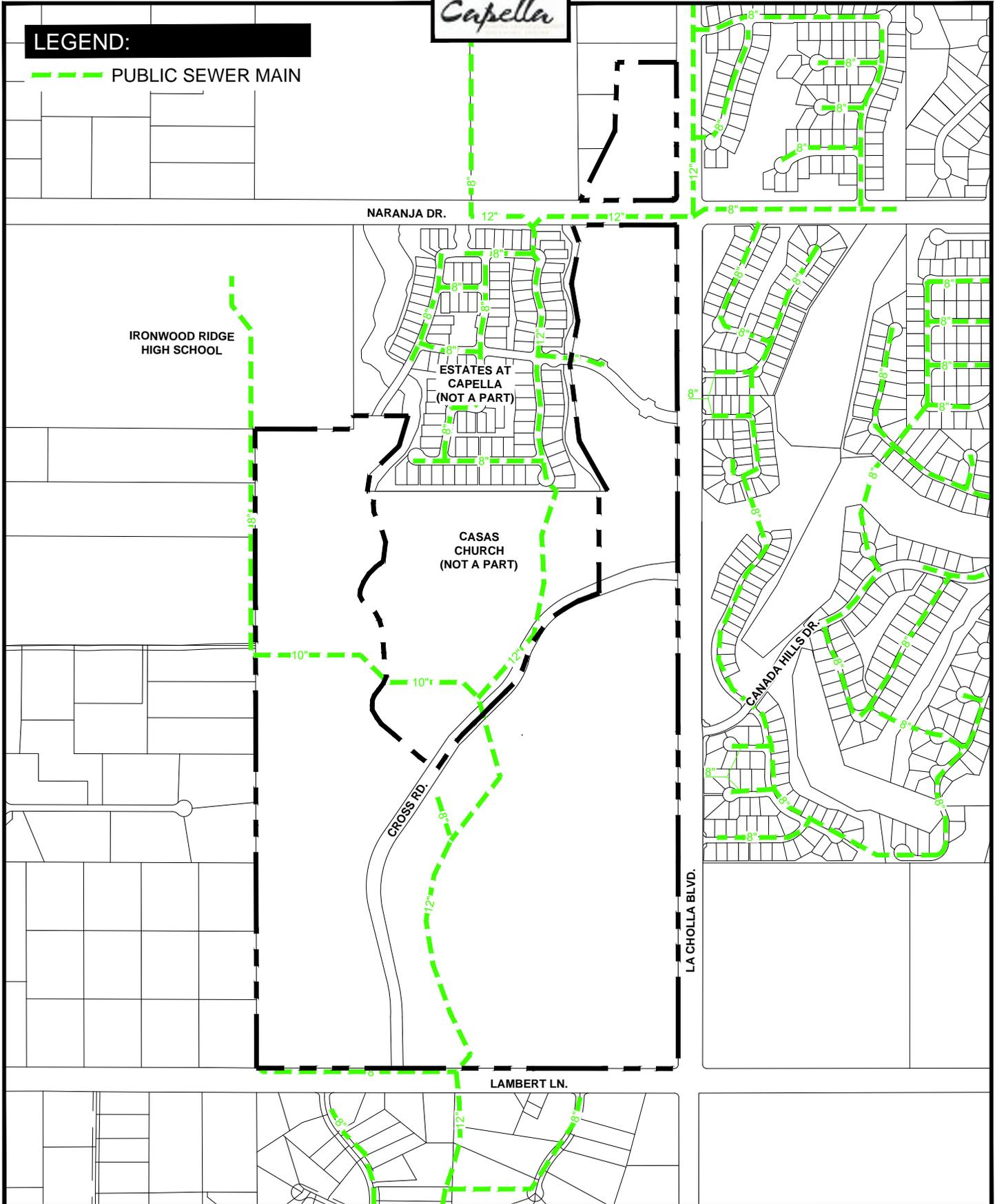
If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA Sr.



**LEGEND:**

 PUBLIC SEWER MAIN



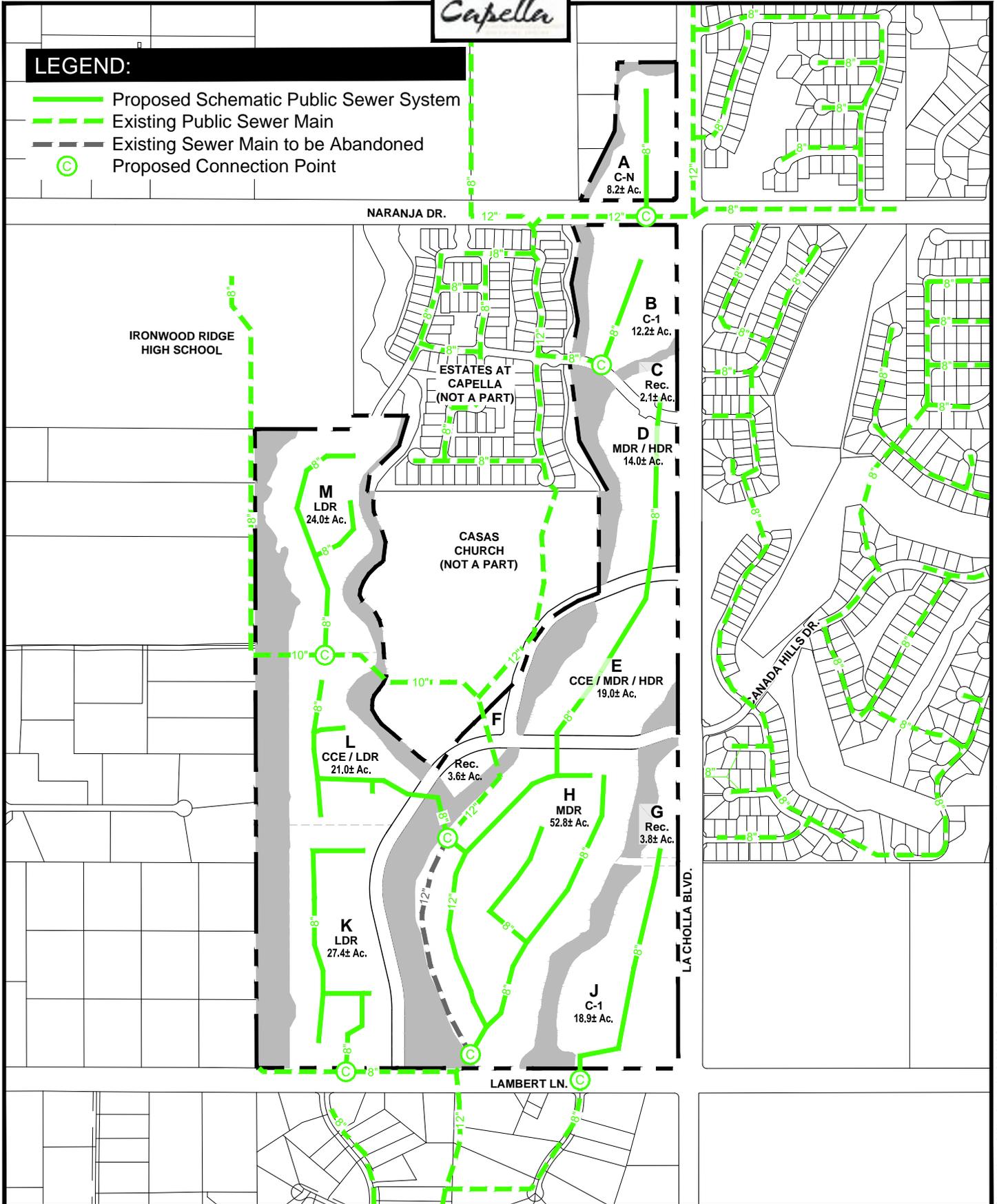
**Exhibit XII-1-B  
Existing Sewer Infrastructure**





**LEGEND:**

- Proposed Schematic Public Sewer System
- Existing Public Sewer Main
- Existing Sewer Main to be Abandoned
- Proposed Connection Point



**Exhibit XII-2-A  
Proposed Trunk Infrastructure Plan - Sewer**

03/11/028-A-003 - PAD01 Planning - PAD/PAD Document/Exhibit/EXHIBIT 12-2-A - Proposed Sewer/eng - Revised - Feb. 05 - 2013



## Part XIII – McHarg Composite Map



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**NOTE:**

THERE ARE NO ROCK OUTCROPS OR REGULATED SLOPES ON SITE THAT MEET THE REQUIREMENTS OF THE ORO VALLEY ZONING CODE SECTION 27.10.D.3.g.ii

**IRONWOOD RIDGE  
HIGH SCHOOL**

**CASAS  
CHURCH**

**NARANJA DR.**

**LA CHOLLA BLVD.**

**LAMBERT LN.**

**LEGEND:**

-  Critical Resource Area
-  Resource Management Area Tier 2
-  Non Environmentally Sensitive Lands
-  Resource Management Area Tier 1
-  Core Resource Area
-  High Visibility From Off-site
-  Existing 100-year Floodplain
-  Erosion Hazard Setback

**Exhibit XIII-1-A  
McHarg Composite Map**

Contour Interval = 5'





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## Part XIV – PAD Administration



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## 1. Interpretation

When the provisions of this Planned Area Development (PAD) are interpreted or applied, they shall be held to be the minimum requirements for the promotion of the public safety, health, comfort, convenience, and general welfare. Whenever there is any question regarding the interpretation of the provisions of this PAD or the application of those provisions to any individual case or situation, the Planning and Zoning Administrator shall be responsible for the interpretation of the PAD when there is a question of clarity of any provision, standard, or permitted use within the PAD. Interpretations may be appealed to the Board of Adjustment in accordance with the procedures of the Oro Valley Zoning Code.

## 2. Conflict

The provisions of this PAD are not intended to interfere with or abrogate or annul any ordinance, rule, regulation or permit previously adopted or issued, and not in conflict with any provision of this PAD, or which shall be adopted or issued pursuant to law relating to the use of building or ordinance not in conflict with this PAD; nor is it intended by this PAD to interfere with or abrogate or annul any easement, covenant or other agreement between parties.

## 3. Land Uses Not Listed

All uses not specifically listed in this PAD are prohibited. However, the Planning and Zoning Administrator may determine that a use not listed is comparable, substantially similar in of terms neighborhood impact, or analogous to a listed use and, once so determined, it shall be treated in the same manner as the listed use. Such determination may be appealed to the Board of Adjustment in accordance with the Oro Valley Zoning Code Revised.

## 4. Development Regulations and Standards Not Listed

Any development regulation or standard not specifically covered in this PAD shall be subject to the Oro Valley Zoning Code Revised (OVZCR). In cases where development regulations and standards set forth in this PAD are inconsistent with OVZCR, the PAD shall prevail. The provisions of this PAD shall also prevail where there is an inconsistency between this PAD and other City ordinances, rules and regulations. Any development regulation and standard not addressed in this PAD shall be subject to the Town's adopted regulations in place at the time of the individual application.

## 5. Amendments

Amendments to the PAD will fall into one of the following three categories, and shall follow the procedures described below. Regardless of which procedure a development proposal must follow, the Planning & Zoning Administrator shall have the ability to review and administratively approve alternative parking calculations.

### A. Substantial Conformance

If a development proposal substantially conforms to the Tentative Development Plan concepts in the PAD, the proposal may proceed directly to Final Site Plan for administrative approval because it will have an equivalent or lesser impact on surrounding residents than those depicted on the Tentative Development Plan concepts. Substantial conformance means that a development proposal does not vary material terms or conditions of the PAD rezoning, including material changes to the permitted uses, or development standards or zoning conditions relating to building heights, perimeter setbacks, open space requirements, floor area ratios, or densities depicted on the Tentative Development Plan concepts.

### B. General Conformance

If a development proposal generally conforms to the Tentative Development Plan concepts in the PAD, however, it includes a 25% or greater increase to any of the requirements listed below, the proposal shall follow the Town's standard site plan review process, requiring Planning and Zoning Commission and Town Council consideration.

- i. Increase in building gross floor area by more than 25%.
- ii. Major alterations to circulation patterns as determined by the Town Engineer and Planning and Zoning Administrator.
- iii. Modification of 25% or more of parking spaces or parking lot area.

### C. Non-Conformance

If a development proposal substantially deviates from the Tentative Development Plan concepts in the PAD, the proposal shall require an amendment to the PAD. Significant deviation shall mean that proposed land uses, access points, circulation patterns, or general development intensity significantly deviate from the Tentative Development Plan concepts in the PAD.



## Part XV – General Plan Policy Compliance Analysis



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## 1. General Plan Policy Compliance Analysis

This PAD meets the Special Area Policies listed in Exhibit 1-2-B. The following analysis is provided as required to show substantial conformance to many of the General Plan’s regular policies.

Criteria	Comments	Met?
<b>1. Land Use Element</b>		
a. Varied types and intensities of development have been incorporated.	The PAD includes a variety of land use types and intensities, both residential and non-residential.	Y
b. Site analysis information completely supports the land use proposals contained in the PAD.	The development opportunities and constraints of the property have been thoroughly detailed in the Site Analysis.	Y
c. A mix of housing types, such as single-family attached and detached, single-family cluster homes, patio homes, townhouses and apartments, is incorporated in the PAD.	The PAD proposes low, medium, and high density housing.	Y
d. The PAD promotes clustered (average density) developments to protect environmentally sensitive areas.	Onsite ESL CRA’s have been preserved except for necessary roadway and utility crossings. This has been accomplished by clustering development away from those sensitive areas.	Y
e. Higher density or intensity developments abutting lower density or intensity areas include buffering and shall substantially mitigate any negative impacts.	The PAD proposes a gradual transition from high to medium to low intensity land uses, with the higher intensities located adjacent to La Cholla Blvd., and the less intense land uses located near the PAD’s western boundary.	Y
f. Residential neighborhoods are afforded multi-modal access to, and are in close proximity to, activity centers to minimize travel times.	Each parcel in the PAD has multi-modal connections to the proposed commercial areas as well as to the regional roadway and trail systems beyond the PAD’s boundary.	Y
g. Activity centers provide a wide range of appropriate services.	The PAD proposes three commercial centers, each of which has design guidelines and use restrictions that were borne out of the General Plan amendment process, and which provide appropriate development intensities and services for each parcel’s specific location.	Y
h. The PAD protects natural features through transfer of development densities and similar strategies.	The PAD provides the ESLO-required percentages of ESOS, while allowing the flexibility to designate more or less ESOS on any given parcel. This has the effect of transferring developable area from parcel to parcel depending on the specific environmental constraints found.	Y
i. Office, technical and corporate employment facilities are scaled to the surrounding area.	The three commercial parcels allow office and employment uses. Research & development and business incubators are specifically encouraged on Parcel B, but have development guidelines established to ensure any such development is appropriately scaled.	Y
j. Campus-type employment is incorporated.	Parcel B allows R&D, business incubators, and other campus-type employment uses.	Y



Criteria	Comments	Met?
k. Multi-family residential development, at moderate to higher unit densities, has access to arterial or collector roadways.	The PAD’s two higher density residential parcels are located along La Cholla Blvd.	Y
l. Multi-family (apartment or condominium) developments have planned-in recreational facilities and other amenities.	Apartments are specifically prohibited within Capella due to a General Plan Special Area Policy. However, the two parcels within the PAD that could potentially feature condominium development are intentionally located next to the PAD’s three community recreation areas.	Y
m. Recreational facilities and appropriate links to open space amenities are provided.	All three of the PAD’s community recreation areas are located along wash corridors and collector roadways, and thus have excellent access both to the trail system and the system of streetside multi-use paths and sidewalks.	Y
<b>2. Transportation Element</b>		
a. The Oracle Road Corridor is de-emphasized for high intensity development.	Not applicable.	N/A
b. Bike lanes are included in all planned arterial improvements and on collectors deemed appropriate in the development review process.	Final design of pedestrian facilities along collector roads within the PAD may include multi-use paths, but not on-street bicycle lanes.	N
c. Homeowners associations are required to maintain pedestrian-bicycle paths, within approved master-planned communities.	The HOA(s) within Capella will be responsible for maintenance of all trails that are within common areas or along private streets.	Y
d. Bicycle parking facilities are provided.	Bicycle parking facilities will be provided within nonresidential developments.	Y
e. Safe pedestrian/bicycle access to schools and parks is provided within the boundaries of the PAD.	Schematic sidewalk, multi-use path, and natural hiking trails have been delineated and described in Part IX – Recreation / Trails.	Y
f. Curvilinear residential streets patterns are incorporated.	Schematic sidewalk, multi-use path, and natural hiking trails have been delineated and described in Part IX – Recreation / Trails.	Y
g. Sidewalks or related pedestrian facilities are incorporated within neighborhoods.	Neighborhood streets will meet the OV Subdivision Street Standards, which include pedestrian facilities.	Y
h. All new roadway and future pedestrian-bicycle improvements meet public design standards.		Y
i. Park-and-ride lots are incorporated with planned facilities.	Park-and-Ride lots may be developed within Capella, but none are specifically planned at this time.	N
j. Projects larger than 100 acres in size provide direct access to an arterial.	Capella gains access directly from three arterial roads.	Y
<b>3. Economic Development Element</b>		
a. A favorable fiscal impact analysis.	A fiscal impact analysis has not been prepared, although such an analysis would surely confirm the economic benefits of this proposed PAD.	N



Criteria	Comments	Met?
<b>4. Public Services and Facilities Element</b>		
a. School site planning has been addressed in large-scale planned communities.	Amphi School District has confirmed that no school sites are needed within Capella.	Y
b. One elementary school site of at least ten (10) acres has been reserved within developments for every 500 elementary school level students forecasted to live within the development.	Amphi School District estimates that this PAD will generate approximately 118 elementary school level students.	N/A
c. Park/school combination site dedications are incorporated.	Not applicable.	N/A
<b>5. Community Design Element</b>		
a. Building height and bulk are moderate to low intensity, in harmony with individual site attributes.	During the General Plan amendment process a number of building height restrictions were placed on the property, ensuring compatibility with surrounding residential areas.	Y
b. Parking lots with greater than 20 car capacity are screened from adjacent uses and public thoroughfares.	Meeting this criteria would compromise the viability of retail uses to be developed within the PAD. This criteria should be removed from the list because it is bad for Oro Valley's struggling retail market.	N
<b>6. Open Space / Recreation Element</b>		
a. Pedestrian, equestrian and bicycle trails are designated including picnic/rest areas.	Schematic sidewalk, multi-use path, and natural hiking trails have been delineated and described in Part IX – Recreation / Trails.	Y
b. Handicapped accessible facilities are provided to users.	Handicapped accessible facilities will be provided in accordance with government regulations.	Y
c. Recreation and open space facilities are linked to the community open space network where appropriate.	The community recreation areas within the PAD are all adjacent to the wash / trail network.	Y
d. Gateway treatments are incorporated at appropriate locations along the open space network.	To be determined during the design phase.	Y
e. Neighborhood scale recreation (at a suggested standard of three (3) acres per 1000 population) and appropriate linkages to existing and planned trail systems are provided.	The PAD far exceeds this ratio.	Y
<b>7. Natural Resources Conservation Element</b>		
a. The floodplains of washes with a discharge greater than 1000 cubic feet per second (cfs) during the 100 year flood event and associated riparian habitats are preserved as natural open space except as stipulated in number 7.b.	Critical Resource Areas designated by the ESLO are preserved except for necessary roadway and utility crossings. However, the 100-year floodplain exceeds the CRA boundary in some places, and may be encroached upon.	N
b. Washes with a discharge greater than 100 cfs during the 100 year flood event and associated riparian habitats are preserved if vegetation and habitat quality are found to be unique by the Planning and Zoning Commission and Town Council.	Critical Resource Areas designated by the ESLO are preserved except for necessary roadway and utility crossings. However, the 100-year floodplain exceeds the CRA boundary in some places, and may be encroached upon.	N



Criteria	Comments	Met?
c. Hydrologic studies of washes greater than 100 cfs discharge during the 100 year flood event are provided which include effects on riparian habitats.	The PAD will meet the requirements of the OV Drainage Criteria Manual and Floodplain Ordinance, but no additional studies are proposed.	N
d. Only native plant materials and approved Southern Arizona Water Resources Association plants are utilized.		Y
e. Only floodplain compatible uses are proposed in flood prone areas.		Y
f. When erosion protection is required, environmentally sensitive alternatives including geotextiles or gunite containing integral desert colors are utilized as opposed to concrete lining of water courses.	Erosion protection within the PAD will feature integral desert colors.	Y
g. Indigenous (native desert) vegetation and riparian habitats are maintained and enhanced where possible.	CRA's will be preserved in their entirety except for necessary roadway and utility crossings.	Y
h. Select native plant material, which is to be transplanted within the development or to approved sites outside the project limits.	Developments within the PAD will follow the OV Native Plant Preservation requirements.	Y
i. Mass grading techniques are minimized for project development.	Mass grading reduces urban sprawl, and also allows homebuilders to provide a higher level of amenities rather than spending money on less efficient grading techniques.	N
<b>8. Safety Element</b>		
a. Bike paths are constructed, where feasible and appropriate, to separate pedestrian and bike traffic from motorized vehicles in order to provide safe access to schools and parks.	Off-street paths and trails are proposed throughout the PAD.	Y
b. The PAD adheres to the "Suggested Policies for Fire Management in the Wildland Urban Interface," published by the National Forest Service, May 1990.	We were unable to locate a copy of the document.	?
<b>9. Cultural / Historic Element</b>		
a. A cultural resource survey has been performed where cultural/archaeological resources are determined likely to occur according to the Arizona State Museum.	A survey has been prepared by a licensed archaeologist, and the survey's recommendations will be followed.	Y
b. The PAD provides for protection of cultural resources discovered during construction.	Yes, per State law.	Y
c. Cultural resources sites are left generally undisturbed and not identified to the public.	No significant cultural resources were identified, and archaeological survey was not distributed to the public.	Y



## Part XVI – Summary Table of Zoning Standard Modifications



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## 1. Summary Table of Zoning Standard Modifications

The following table summarizes the standards and provisions of the Oro Valley Zoning Code that the Capella Planned Area Development (PAD) modifies in their application to the Capella community.

	OVZCR Section	Subject	OVZCR Standard	PAD Modification	Rationale
1.	23.4 Table 23-2A	C-N Building Height  Parcel A	Maximum Building Height 25' or 2 stories.	Maximum Building Height 24', 2 stories.	Lower height in accordance with GP Amendment and policy.
2.	23.8.B.2.a	C-N Building Height  Parcel A	Buildings limited to 18' within 85' of residential district.	Adjacent Common Areas can count toward that 85'.	Allows more efficient use of site's natural features as setback areas.
3.	23.8.B.1.d	C-N Residential Use  Parcel A	Maximum 50% of site can be used for residential.	All of site can be used for residential, subject to GP Policy. Residential only permitted as back up land use.	Consistency with GP policy which supports 100% residential if the remainder of the PAD builds out residential.
4.	23.8.B.1.a	C-N Commercial Floor Area  Parcel A	Floor area limits of 5,000 sq. ft. for each business with an increase to 9,000 square feet for the specific uses listed in 23.8.1.B.1.a; CUP required for anything larger.	Floor area limited to 20,000 per business; CUP required for anything larger.	Increases ability to attract businesses to Oro Valley by providing increased flexibility for commercial property users, broadens the range of potential commercial or service users.
5.	23.3 Table 23-1	C-1 Single-Family Use  Parcel B	Single family residential not permitted	Single family permitted in accordance with GP policy as back up use	Consistency of the PAD with GP policy allowing residential at project build out.
6.	23.4 Table 23-2A	C-1 Building Height  Parcel B	Maximum building height is 25' and 2 stories.	Max Ht Anchors- 30' Max Ht all others- 25'	Provide flexibility; encourage/reduce barriers for employment and retail uses; GP amendment requires enhanced buffering be provided along Naranja.
7.	23.7.E.2.a	R-6 Open Space  Parcels D & E	250 sq. ft. of outdoor living space required for each dwelling.	Allows RMA ESOS credit for outdoor living space in HDR areas if adjacent to other qualifying ESOS.	These areas can count toward RMA ESOS which is the least sensitive.



Part XVI – Zoning Standard Modifications

8.	23.7.E.2.c	R-6 Private Open Space  Parcels D & E	Provide private outdoor living area equal to 20% of dwelling unit floor area.	Standard does not apply; 250 square feet of useable outdoor open space is already required for each dwelling.	This standard is designed to ensure private outdoor space for apartment type dwellings. No apartments are permitted in Capella. Amounts of open space in Capella will generally exceed Town minimum standards.
9.	23.7.E.6.a	R-6 Recreational Facilities	Requires indoor recreation facility.	No indoor recreation facility required as apartments are not permitted. Rec facilities provided in accordance w Town standards for single family homes.	This standard is designed to ensure varied recreation facilities for apartment type dwellings. No apartments are permitted in Capella. The community will have a wide range of recreational facilities as specified in the PAD and the OVZCR.
10.	23.7.E.3.a	R-6 Setbacks  Parcels D & E	Limits R-6 buildings to 18' height within 100' of R-1 Districts.	Limits buildings to 18' within 50' of R-1 Districts.	No apartment buildings are permitted which is the target of the 100' required by code. Only single family detached and attached homes.
11.	23.7.E.2	R-6 Open Space  Parcels D & E	35% of net lot (R-6 site) area required as open space.	Open space will be provided in accordance with the ESOS Plan in the PAD for Parcels D and E and the adjoining areas. Further, open space for each Parcel is summarized in the PAD.	The ESOS Plan, nearby recreation areas and open space on Parcels D and E will provide adequate open space in these somewhat denser areas of the PAD. No apartment development is permitted in the PAD.
12.	23.4 Table 23-2A	R1-7 Minimum Lot Size  Parcel H	Minimum lot size is 7,000 sq. ft.	Minimum lot size is 6,600 sq. ft.; lots adjacent to Lambert Lane must be 10,000 sq. ft.	Provides flexibility in product builders can offer, improves affordability. Consistent with GPA Conditions of Approval.
13.	23.4 Table 23-2A	R1-7 Minimum Lot Width  Parcels A, B, D, E, H, K, L & M	Minimum lot width is 70'.	Minimum lot width is 55'.	Provides lot design flexibility for deeper lots, larger yards; promotes efficient use of infrastructure-less roadway, water & sewer lines, fewer miles travelled. Consistent with town-adopted cluster development principles.



Part XVI – Zoning Standard Modifications

14.	23.4 Table 23-2A	R1-7 Setbacks Parcels A, B, D, E, H, K, L & M	Minimum front setback is 20'. Minimum side setback is 7.5.	Minimum front setback is 15'; minimum 20' driveway required Minimum side setback is 5' unless adjacent to Lambert Lane where 15' between homes is required.	Increase residential design flexibility and improves opportunities for articulation in structure. Also provides larger lots and setbacks in perimeter area along Lambert Lane.
15.	23.8.C.1	C-1 Site Design Parcel J	Single user limited to 60,000 square feet, larger users allowed with CUP.	Single user limited to 125,000 square feet as shown on the TDPs.	Remove barrier to anchor users; located on regional transportation corridor.
16.	23.4 Table 23-2A	C-1 Building Height Parcel J	Maximum building height is 25' and 2 stories.	Max. building height for Anchors = 30'. Max. building height for all others = 25'.	Provide flexibility; encourage/reduce barriers for employment use; enhanced buffering required along Naranja.
17.	27.10.D.3.f. 3.b	ESOS Standards	Setback is 15'; 20' for wall, retaining walls, structures from ESOS areas.	Setback is 5' but with boulders or other protective barrier as approved by the Planning & Zoning Administrator to protect ESOS during construction.	Provides flexibility and efficiency of land use for areas adjacent to ESOS areas.
18.	27.10	ESOS Standards	Minimum ESOS requirements applied to each conceptual site plan for each development Parcel.	Allow transfer of ESOS between development Parcels; maintains project wide required ESOS with tabulations.	Provides for greater consolidation of open space as encouraged by ESL standards and the adopted General Plan. Allows for improved utilization of commercial parcels.



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## Appendices



1. 5/16/2018 PAD Approval Ordinance

**ORDINANCE NO. (O)18-07**

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, APPROVING A REZONING REQUEST BY THE WLB GROUP, INC, FROM R1-144 TO PLANNED AREA DEVELOPMENT FOR APPROXIMATELY 199 ACRES LOCATED WEST OF LA CHOLLA BOULEVARD BETWEEN LAMBERT LANE AND NARANJA DRIVE AND APPROXIMATELY 8.2 ACRES LOCATED ON THE NORTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE**

**WHEREAS**, WLB Group, Inc., (the "Applicant") who represents the property owners, applied for a rezoning from R1-144 to Planned Area Development for approximately 199-acres located west of La Cholla Boulevard between Lambert Lane and Naranja Drive and approximately 8.2-acres located on the northwest corner of La Cholla Boulevard and Naranja Drive, see map of property as depicted on Exhibit "A" attached hereto; and

**WHEREAS**, the gross site of the proposed rezoning is approximately 207 acres; and

**WHEREAS**, the current zoning of R1-144 allows one lot per 144,000 square feet; and

**WHEREAS**, the Applicant wishes to change the zoning to Planned Area Development to facilitate development of a comprehensively planned project which includes residential, commercial, recreation and quasi-public development; and

**WHEREAS**, in 2015 a General Plan Amendment to Master Planned Community was approved for the site which included the development of a Long Range Conceptual Master Plan as well as numerous Special Area Policies; and

**WHEREAS**, the Applicant's request is consistent with both the General Plan, the Long Range Conceptual Master Plan and the Special Area Policies; and

**WHEREAS**, the Applicant's request for rezoning complies with the OVZCR, including the requirements for new Planned Area Developments; and

**WHEREAS**, the Planning and Zoning Commission held two duly noticed public hearings on March 6, 2018, and April 3, 2018, and voted to recommend approval to the Town Council with conditions, attached hereto as Exhibit "B"; and

**WHEREAS**, the Town Council has duly considered the Applicant's request for rezoning for approximately 199-acres located west of La Cholla Boulevard between Lambert Lane and Naranja Drive and approximately 8.2-acres located on the northwest corner of La Cholla Boulevard and Naranja Drive.



**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Council of the Town of Oro Valley, Arizona that the rezoning requested by the Applicant, a rezoning for approximately 199-acres located west of La Cholla Boulevard between Lambert Lane and Naranja Drive and approximately 8.2-acres located on the northwest corner of La Cholla Boulevard and Naranja Drive is hereby approved with the conditions attached hereto as Exhibit "B".

**NOW THEREFORE BE IT FURTHER ORDAINED** that:

1. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.
2. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Oro Valley, Arizona, on this 16<sup>th</sup> day of May, 2018.

**TOWN OF ORO VALLEY**

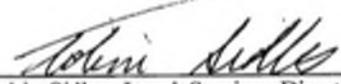
  
 Dr. Satish I. Hiremath, Mayor

**ATTEST:**

  
 Michael Standish, Town Clerk

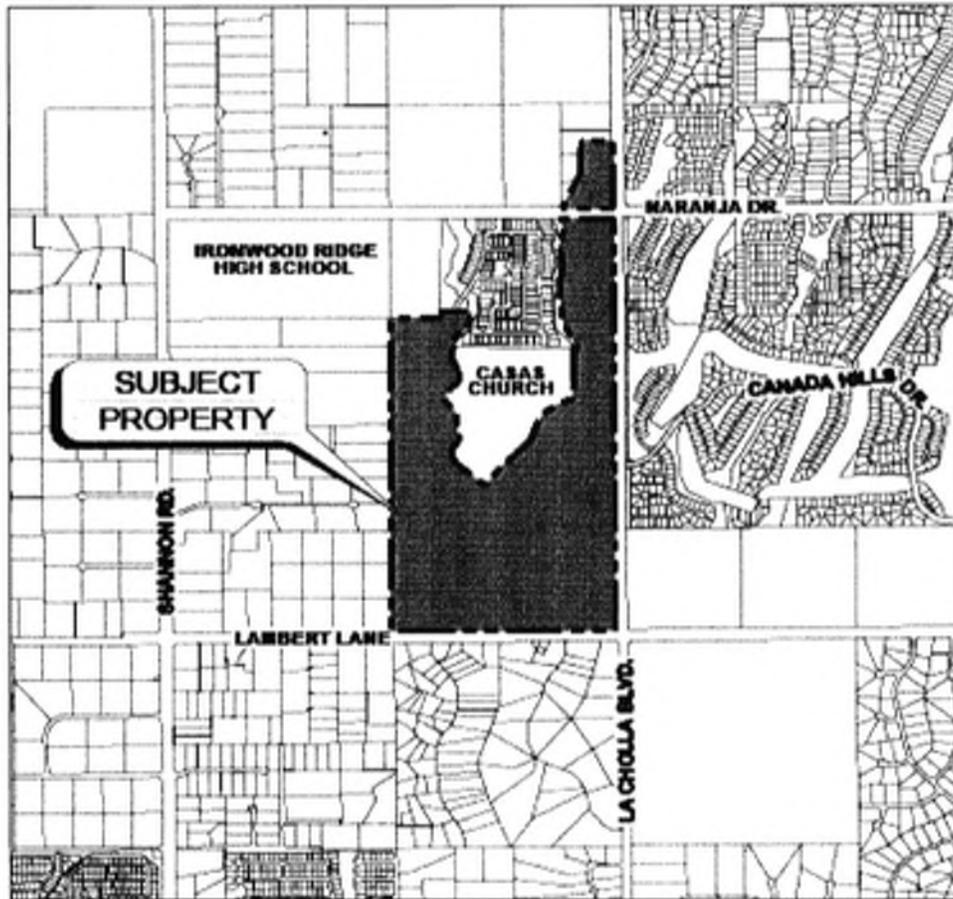
Date: 5/16/18  
**PUBLISH: DAILY TERRITORIAL**  
**MAY 21, 22, 23, 24, 2018**

**APPROVED AS TO FORM:**

  
 Tobin Sidles, Legal Services Director

Date: 5/16/18  
**POSTED: 5/22/18 - 6/21/18**

EXHIBIT "A"  
MAP OF PROPERTY





**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**

1. The plans for restrooms and playgrounds in recreation areas must be maintained.
2. THE WESTERN LOTS (LOTS 1-11) ON PARCEL B SHALL BE LIMITED TO SINGLE-STORY SHOULD THE PARCEL DEVELOP AS RESIDENTIAL (PARCEL B CONCEPT 5) – ADDED BY TOWN COUNCIL (5.16.2018)

**PLANNING**

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3. Revise development standard d.ii.5 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.
4. Remove first part of development standard d.ii.6 to reflect existing maximum building height permitted in the R1-7 zoning district.

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5. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.

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6. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.
7. Remove first part of development standard d.ii.4 to reflect existing maximum building height permitted in the R1-7 zoning district.

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8. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.
9. Remove first part of development standard d.ii.4 to reflect existing maximum building height permitted in the R1-7 zoning district.

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10. Remove reference to restroom structures in section 2.A.v. as they are not a permitted use in ESOS areas.

**ENGINEERING**

11. Off-site public roadway improvements shall be completed by the developer as identified within the project Traffic Impact Analysis Report (TIA) submitted with the Capella PAD. Minimum improvements required as identified within the TIA consist of the following:
  - a. Cañada Hills Drive/La Cholla Boulevard intersection: The installation of a traffic signal and associated intersection improvements to prohibit both eastbound and westbound through traffic across La Cholla Boulevard. The through traffic restriction will satisfy the Capella Special Area Policy intended to prevent new development traffic from accessing Cañada Hills Drive from the west side of La Cholla Boulevard. Timing of the signal installation and associated intersection improvements shall coincide with construction of any PAD development area or construction of the



proposed roadway creating the new west leg of the intersection, whichever occurs first WHEN WARRANTED. – ADDED BY TOWN COUNCIL (5.16.2018)

- b. Lambert Lane/Shannon Road intersection: The installation of additional turn/through lanes and/or a traffic signal (when warranted). The geometric design of the intersection and timing of the improvements shall be as approved by Pima County.
  - c. Lambert Lane: The widening of Lambert Lane to accommodate two through lanes in the eastbound and westbound directions, from La Cholla Boulevard to the western project limits. Timing of the improvements shall coincide with the construction of Development Areas J, H and K as they develop.
  - d. Other off-site improvements such as the construction of new right/left-turn lanes shall be constructed by the developer with each development area as warranted by the TIA and at no cost to the Town.
12. The owner(s) of the Capella development shall dedicate right-of-way along the project's La Cholla Boulevard frontage as identified and requested during previous coordination meetings with Town staff. Dedication of the right-way is to be completed within 30 days of Town Council approval of this PAD request.
13. The owner(s) of the Capella development shall dedicate easements for the purposes of public drainage and slope encroachments along the project's La Cholla Boulevard frontage as identified and requested during previous coordination meetings with Town staff. Dedication of the easements are to be completed within 45 days of Town Council approval of this PAD request.