

MASTRO

PLANNED AREA DEVELOPMENT DISTRICT (PAD) #9

Oro Valley, Arizona

**ADOPTED BY ORDINANCE (O)95-35
MAY 17, 1995**

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Section 1.1 INTRODUCTION

The purpose of the PAD, is to adopt modifications to Oro Valley development standards to bring them in line with those of Pima County's CR-5, which are the standards the site will be developed under. This will assure consistency of development standards throughout the site.

The attached map "A" and legal description identify the location of the Mastro parcel which is approximately 12.5 acres in size, lies south of Lambert Lane and the Canada del Oro Wash. The subject property is abutted on the north and west by the Canada del Oro wash and on the east by The Hudson-Davis property. To the south lies a fairway of the Oro Valley Country Club.

The 12.5 acre parcel referenced above was originally platted in 1958 with existing Pima County Multi-Family Residential (CR-5) zoning.

The underlying district within the PAD will be TZ-5. This underlying district will utilize Pima County development standards as required by the pre-annexation agreement and detailed below.

Section 1.2 STATEMENT OF INTENT

To provide for development under standards described herein and in accordance with the Development Agreement between the developer and the Town of Oro Valley.

Section 1.3 DEVELOPMENT STANDARDS

Development in this PAD shall be governed by the TZ-5 district described below. The regulations of development not addressed by the TZ-5 district will be governed by the appropriate provisions of the Oro Valley Zoning Code Revised.

A. TZ-5 MULTIPLE RESIDENCE ZONE

Sec. 101 Permitted uses.

1. Uses permitted:
 - a. Single dwelling;
 - b. Duplex dwelling;
 - c. Multiple dwelling;
 - d. Recreational facilities;

- e. Temporary manufactured or mobile housing;
- f. Private school;
- g. Temporary real estate office;

Sec. 201 Conditional uses.

None.

Sec. 301 Development Standards - General

1. Minimum site area: Six thousand square feet.
2. Minimum site setbacks:
 - a. Front: Twenty feet;
 - b. Side: Ten feet each;
 - c. Rear: Ten feet.
 - d. Where this PAD district abuts R1 Zones, a minimum twenty foot landscaped buffer yard is required. If natural vegetation conditions warrant, the Planning and Zoning Director may allow the buffer yard to remain as natural open space.
3. Average area per dwelling unit:
 - a. Single detached dwelling: Six thousand square feet;
 - b. Duplex or multiple dwellings: Two thousand square feet;
4. Maximum lot coverage: Fifty percent (for main buildings)
5. Minimum setback requirements: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Oro Valley Building Codes.
6. Building height limitation: Thirty-four feet.
7. Minimum distance between main multiple dwelling buildings: Ten feet.

Sec. 401 Development Standards - Accessory Structures.

1. Permitted coverage: Maximum five percent of the individual lot area.
2. Height limitation: Twelve feet.
3. Minimum setback requirements:
 - a. From main building(s): Seven feet;

- b. From property lines: In accordance with applicable Oro Valley Building Codes.

Sec. 501 Additional Zoning Stipulations.

1. Rezoning Conditions.

- a. Recording an acceptable plat that will provide the necessary rights-of-way for roads and drainage.

- b. Wastewater Management Condition:

A suitable arrangement with the Pima County Wastewater Management Department regarding sanitary facilities.

- c. Flood Control Condition:

Recording a covenant holding the Town of Oro Valley harmless in the event of flooding.

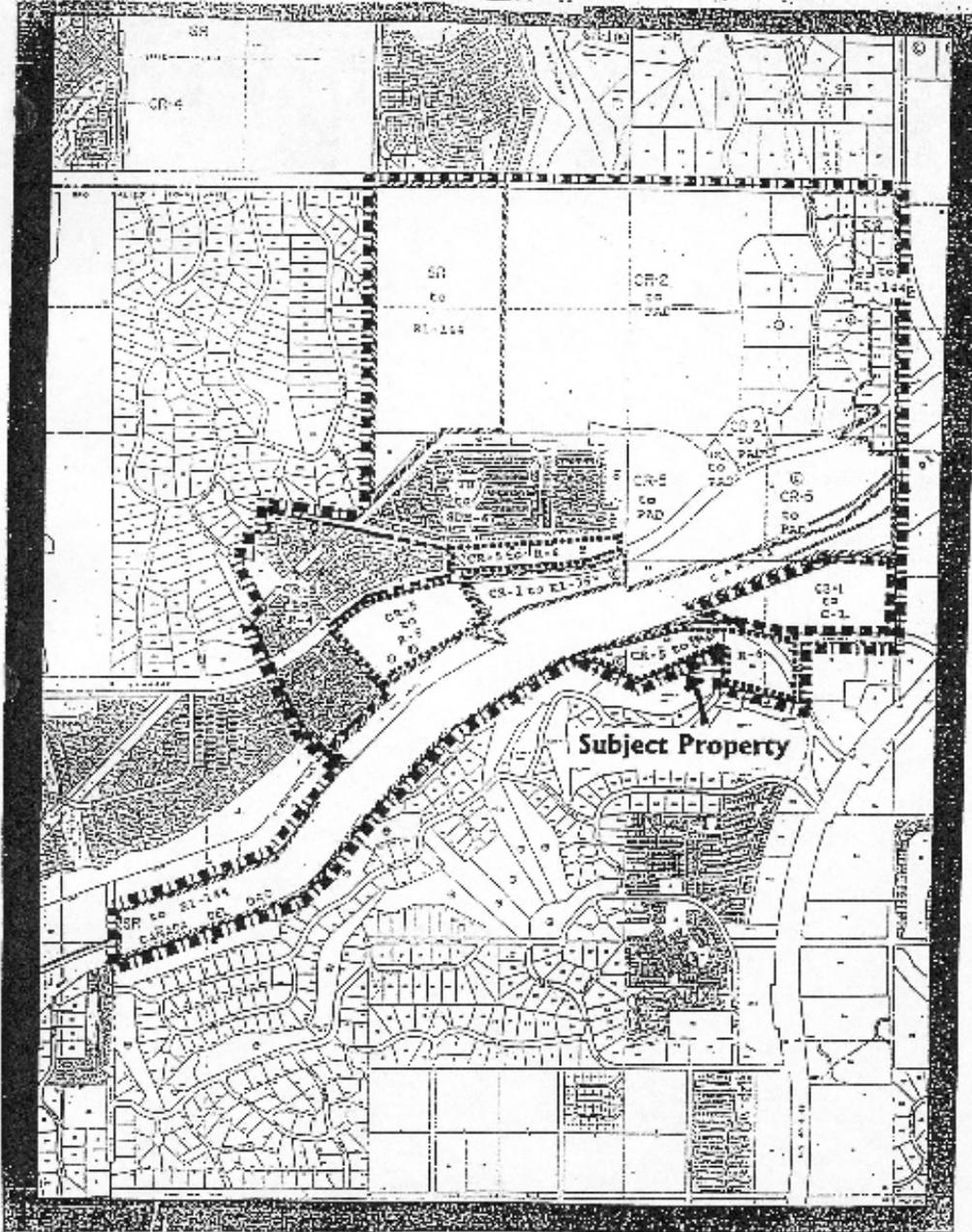
2. Time limits, extensions and amendments of conditions.

- a. No building permits shall be issued based on the rezoning approved by this Ordinance until conditions 1 through 3 of Section 501-A are satisfied as determined by the Planning and Zoning Director.

- b. The rezoning conditions of Section 501-A may be amended or waived by resolution of the Town Council in accordance with Article 3-i of the Oro Valley Zoning Code Revised.

MAP A MASTRO PLANNED AREA DEVELOPMENT (PAD) DISTRICT

EXHIBIT "20"



TRANSLATIONAL ZONING
from
Pima County
to
Oro Valley Equivalent



MASTRO PLANNED AREA DEVELOPMENT (PAD) DISTRICT
LEGAL DESCRIPTION

85-08-442

That certain real property located in Pima County, Arizona, more fully described as follows:

All those parts of the South half of Section 12 and the Northwest quarter of the Northeast quarter of Section 13, Township 12 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

BEGINNING at a point in the Northeasterly line of Block 2 of Oro Valley Estates, a subdivision of Pima County, Arizona, according to the Map or Plat of said subdivision of record in the office of the County Recorder of Pima County, Arizona, in Book 13 of Map and Plats at page 60, which point is South 65 degrees 47 minutes 32 seconds East along said Northeasterly line 1.70 feet from the most Northerly corner of said Block 2;

THENCE South 65 degrees 47 minutes 32 seconds East along said Northeasterly line of Block 2 and along the Northerly line of Block 3 of said subdivision, 700.35 feet to the most Westerly corner of Lot 235 of said subdivision;

THENCE North 65 degrees 19 Minutes 50 seconds East along the Northerly line of said Lot 235, a distance of 915.24 feet to the most Northerly corner of said lot 235, which corner is in the arc of the 430 foot radius curve in the Westerly line of Green Valley Drive, and thru which point a radial line bears North 83 degrees 40 minutes 04 seconds West;

THENCE Northeasterly along the arc of said 430 foot radius curve to the right, thru a central angle of 22 degrees 19 minutes 00 seconds, 157.48 feet to a point of tangent;

THENCE North 28 degrees 38 minutes 55 seconds East 15.61 feet to a point of curvature;

THENCE Northwesterly along the arc of a 25 foot radius curve to the left, thru a central angle of 97 degrees 32 minutes 28 seconds, 42.56 feet to a point of compound curve in the 1984.86 foot radius curve in the Southerly line of Lambert Lane, according to the Map thereof of record in said office of the County Recorder In Book 8 of Road Maps, at page 57;

THENCE Northwesterly along the arc of said 1984.86 foot radius curve to the right in said Southerly line, thru a central angle of 05 degrees .00 minutes 07 seconds, 173.23 feet to a point of tangent;

THENCE North 63 degrees 53 minutes 35 seconds West, along said Southerly line 204.43 feet to its intersection with the Southerly line of the right of way for the Canada Del Oro Canada;

THENCE South 68 degrees 28 minutes 06 seconds West along said Southerly line 1252.13 feet to the POINT OF BEGINNING.

ORDINANCE NO. (0)95-35

AN ORDINANCE AMENDING THE TOWN OF ORO VALLEY ZONING MAP TO ESTABLISH TOWN ZONING IN CONFORMANCE WITH PRE-EXISTING PIMA COUNTY ZONING ON REAL PROPERTY, KNOWN AS THE MASTRO PROPERTY, WHICH WAS ANNEXED INTO THE TOWN OF ORO VALLEY BY ANNEXATION ORDINANCE NO. (0)94-29, AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH

WHEREAS, on the 10th day of December, 1994, the Town of Oro valley, by Ordinance Number (0)94-29, annexed certain real property known as the Mastro property, 12.5 acre parcel located south of Lambert Lane and the Canada Del Oro wash and abutted on the east by the Hudson-Davis property and to the south by a fairway of the Oro Valley County Club and is further described by map and legal description in Exhibits "A" and "B" attached hereto, and

WHEREAS, the Town of Oro Valley is required by applicable State statute to apply appropriate and comparable Town municipal zoning to the newly annexed area; and

WHEREAS, the pre-existing Pima County zoning for said property was CR-5, and

WHEREAS, the Planning and Zoning Commission of the Town of Oro Valley, Arizona has considered at a public hearing the appropriate zoning district to be applied in translation to the Mastro property annexed by Ordinance Number (0)94-29, and has made its recommendation known to Town Council:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF ORO VALLEY:

SECTION 1. That the Zoning Map of the Town of Oro Valley, as adopted by Ordinance Number 58, as amended, be and the same is further amended to include all that certain real property as described further in Exhibits "A" and "B" by map and legal description, annexed by Ordinance No. (0)94-29.

SECTION 2. That certain real property as further described in Exhibits "A" and "B" attached herewith, which was annexed to the Town of Oro Valley by Town of Ordinance Number (0)94-29 is hereby rezoned from Pima County CR-5 to Oro Valley Planned Area Development (PAD) and the PAD document, attached as Exhibit "C", is adopted as of the effective date of this ordinance. Said property is specifically as shown on the map and legal description, Exhibits "A" and "B", copies of which are attached hereto and made a part hereof.

SECTION 3. That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict;

SECTION 4. That this ordinance and the various parts thereof are hereby declared to be severable. If any section, sub-section, sentence, clause, word or phrase of this ordinance is, for any reason, held to be unconstitutional, such holdings shall not affect the validity of the remaining portion of this ordinance.

SECTION 5. Any person found guilty of violating any provision of this code shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not to exceed one thousand dollars or by imprisonment.

Each day that a violation continues shall be a separate offense punishable as described herein.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona this 17th day of May, 1995.