

RIVER'S EDGE PLANNED AREA DEVELOPMENT #7

**As approved by Pima County
and formatted per Oro Valley P.A.D. Regulations**

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AMENDMENT HISTORY

There have been no amendments pertaining to the River's Edge (Melcor) PAD as of March 1, 2003.

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APPENDICES

(The following appendices are located in the P&Z Library
in the River's Edge PAD binder.)

- A-1 District Regulations
- A-2 Ordinance 1994-32 with attachments
- B Development Standards
- C-1 Cluster Site Analysis
- C-2 Design Guidelines and Standards
- C-3 Cluster Design Review Committee
- C-4 Vegetation Salvage Plan

RIVER'S EDGE PAD

For annexation to Oro Valley, the River's Edge property must receive a PAD zoning designation based on the existing County-approved final development plan, a finding of Oro Valley General Plan compatibility, approved statement of modifications to underlying zoning district standards, and an approved statement of modifications to related development standards and codes. Such zoning districts, development standards and codes which provided the basis for prior approvals by Pima County are substituted for similar Oro Valley regulations and are incorporated directly into this PAD.

Section 1.1 10-301 PURPOSE

The River's Edge PAD provides for flexibility of design and incorporation of superior development standards and design guidelines into land use controls for the property as per the rezoning approval by Pima County under case number C09-85-72 and per the approval by the Pima County Design Review Committee of the Cluster Development Plan for the Uplands at River's Edge, which comprises approximately 69 percent of the site area, under case number C02094-1. Adoption and implementation of this PAD will:

- A. Insure that future growth and development in this portion of the peninsula annexation area will be consistent with the Oro Valley General Plan.
- B. Provide a variety of lot sizes, provide mixed land uses, preserve substantial natural open space, preserve significant topographic features, provide significant rights-of-way and circulation system linkages as well as pedestrian pathways, and conserve energy and water resources.
- C. Through efficient land use and infrastructure design, public services are facilitated and erosion and flood hazards are minimized. Local commercial services will reduce off-site automobile trips and will be easily accessible by pedestrians and bicycles to reduce energy consumption. Environmentally sensitive areas will be preserved and proper buffers and design controls will ensure harmony between land uses and adjoining neighborhoods.

Section 1.2 10-302 GENERAL PROVISIONS

- A. Site Area - River's Edge comprises 293.3 acres, of which 278.6 acres were the subject of County rezoning case C09-85-72 and with the remaining area comprised of 11 lots which were subdivided in Pima County prior to County zoning.
- B. Open Space - The amount of open space to be restricted by pending subdivision plats of the Uplands and Highlands portion of the site and by plats of the single family residential subdivision

south of Lambert Lane is 119.8 acres or 40.8 percent of total site area. Non-restricted open space will also be retained within the 11 rural estate lots at the east edge of the property, and other restricted open space will be preserved in other developments which have not yet been designed along the Lambert Lane corridor.

- C. Underlying Zoning Districts - The zoning districts approved by Pima County for the various development areas of the property include CR-2 (Cluster) for the Uplands and Highlands portion of the site, CR-5 for attached and detached single family residential, CR-5 for multifamily residential, TR for offices and CB-2 for the designated commercial area. The underlying Oro Valley zoning districts adopted herewith for this PAD are: R1-43, R1-10, R1-7, R4, R6, RS and C-2. The large lot area is zoned SR (legal substandard lots) and was not part of the rezoning proposal. Table 1 lists the Pima County zoning districts and shows corresponding underlying or base Oro Valley zoning districts that would be adopted, subject to modification of development standards, under this PAD. The standards and requirements for the Pima County zoning districts are incorporated herein as Appendix A-1 and are hereby substituted for all standards and requirements of the underlying Oro Valley zoning districts, notwithstanding which district, Oro Valley's or Pima County's, may be more or less restrictive in a particular instance. Appendix A-2 is the ordinance of the Pima County Board of Supervisors adopting the zoning, plus clarifying conditions and stipulations.
- D. Modifications to Development Standards - Table I also indicates that the , development standards of the Pima County zoning districts, which are substituted for the underlying or base Oro Valley zoning districts, shall prevail.
- E. Summary - Table 11 lists the respective Oro Valley and Pima County ordinances which establish additional development standards affecting the design and control of land use under this PAD. In all instances the Pima County development standards in force and effect as of the date of approval of this PAD, which are incorporated herein as Appendix B, shall prevail.

The rationale for utilizing Pima County development standards to govern land use and development under this PAD has a broad and substantial foundation. First, Pima County development standards were taken into consideration in developing the concept for land use on the site and in the actual planning and design of the site. These standards were then reflected and relied upon in the preparation of tentative and final plats which have been completed for a total of 297 lots on 240.5 acres of the property. The remaining unplatted areas north of Lambert Lane are still subject to precise land use determination and design, but it is readily apparent that certain provisions of Oro Valley's HDZ and grading ordinances would preclude the development and use of the sites as intended at the time the rezoning proposal was approved, and that other Oro Valley zoning standards could create hardship and confusion as well. It is better that all standards remain those initially approved in Pima County and

already implemented thus far by platting of substantial areas, rather than to selectively apply some of the Oro Valley standards.

**TABLE I
RIVER'S EDGE PAD
UNDERLYING ZONING DISTRICTS**

Pima County Zoning District		Oro Valley Zoning District
SR --	E. Edge Est. Lots	R1 -43
CR-2 --	(Cluster) Uplands	R1-20
CR-2 --	(Cluster) Highlands	R1-7
CR-5 --	Single Family	R-4
CR-5 --	Multi-Family	R-6
TR --	Office	R-S
CB-2 --	Activity Center	C-2

PREVAILING DEVELOPMENT STANDARDS

Permitted Uses	X
Conditional Uses	X
Area Ratios	X
Volume Ratios	X
Density	X
Lot Size	X
Lot Width	X
Building Height	X
Building Spacing	X
Accessory Buildings	X
Landscaping	X
Setbacks	X
Walls/Fences	X
Screening	X
Access	X

**TABLE 2
RIVER'S EDGE PAD
PREVAILING DEVELOPMENT STANDARDS**

<u>ORO VALLEY STANDARD</u>	<u>PREVAILING PIMA COUNTY STANDARD</u>
	18.01 General Provisions
Zoning Article 2 Definitions	18.03 General Definitions
Article 13 General Provisions	18.07 General Regulations and Exceptions
Article 6-1 Common Regulations of R-1 Districts	18.09 General Residential and Rural Zoning Provisions
Articles 6-2 through 8-7 District Regulations	18.17, 18.23, 18.29, 18.31, 18.43 and 18.45 District Regulations (see App. A)
Article 10-1 Hillside District Regulations	18.61 Hillside Development Overlay Zone
Article 4-11 & 4-12 Preliminary and Final Landscape Plan	18.73 Landscaping, Buffering and Screening Standards
Article 11 Parking and Loading Requirements	18.75 Off-street Parking & Loading Standards
Article 12 Signs	18.79 Sign Standards
Town Article 14 Grading Ordinance	18.81 Grading standards
Ordinance 93-19 Recreational Facilities	No requirement

Section 1.3 10-303 PRELIMINARY DEVELOPMENT PLAN

A site analysis was prepared as a basis for the rezoning approval in 1985; however, copies of this document cannot be located at this time. A site analysis covering the 183 acre Uplands at River's Edge area was prepared as the basis for cluster review and approval in 1993-94 and is incorporated herein as Appendix C-1. Design guidelines were revised as a result of Design Committee input, the last revisions occurring March 24, 1994. These are incorporated herein as Appendix C-2. The Committee's action to approve the cluster is documented in Appendix C-3. A vegetation salvage strategy that was part of the earlier prepared site analysis is incorporated herein as Appendix C-4.

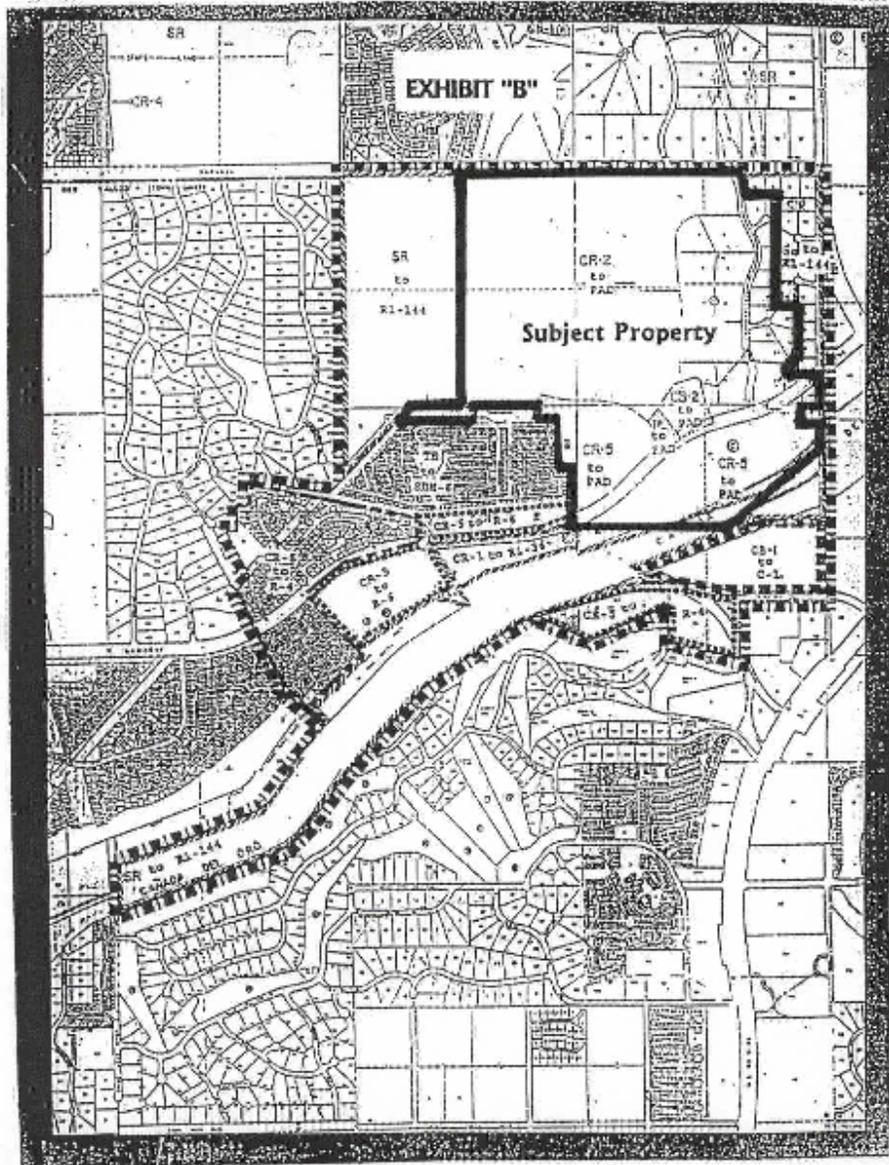
The approved and pending subdivision plats are incorporated herein as Appendices C-5 in fulfillment of the requirements of this section. Subsequent detailed development plans for unplatted R4 and R6 areas north of Lambert Lane and the RS/C-2 activity center will be formatted in accordance with section 10104B of the Oro Valley code.

Landscape concepts and plans in support of the plats are incorporated herein as Appendix C-6. Plans not in conflict with the master landscaping concept will be submitted with future development proposals on remaining R4 and R6 properties and the RS/C-2 activity center.

Open space has been designated and platted in accordance with classifications and definitions approved by Pima County. The aforementioned appendices include numerous maps, definitions and descriptions depicting open space. Total open space to be restricted by plat comprises 134.2 acres, or 45.8 percent of the total site.

Section 1.4 10-304 FINAL DEVELOPMENT PLAN

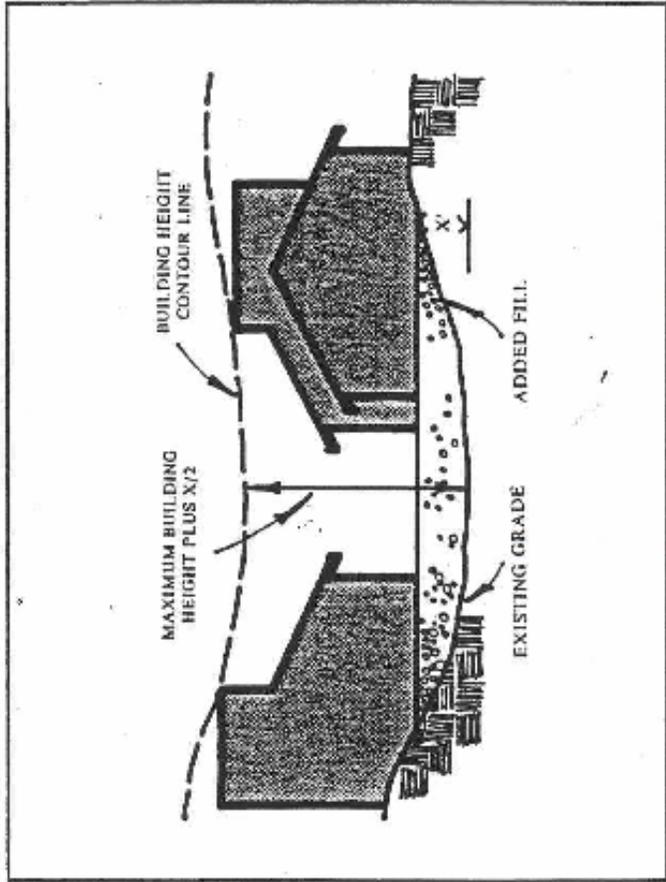
Actions by the Pima County Planning and Zoning Commission, Cluster Review Committee and Board of Supervisors documented in Appendix C constitute approval of a final general development plan for the total site and a final specific development plan for platted areas along Lambert Lane and the Uplands at River's Edge. Detailed final development plans will be required and subject to review by the Town of Oro Valley for the remaining R4 and R6 residential areas as well as the RS and C2 activity center north of Lambert Lane. The Development Agreement for River's Edge should be consulted for additional information and requirements.



TRANSLATIONAL ZONING
 from
 Pima County
 to



Illustration 18.81-1
BUILDING HEIGHT CONTOUR LINE.



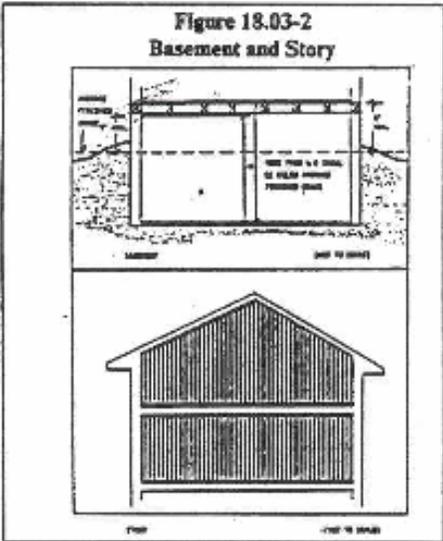
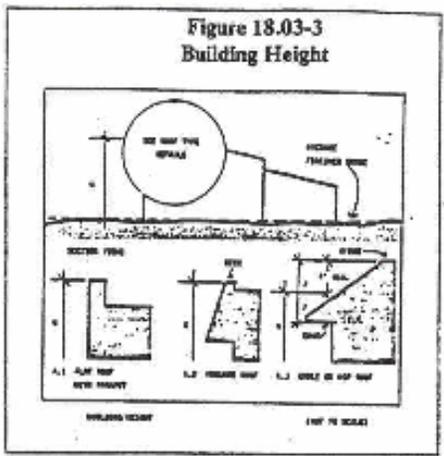
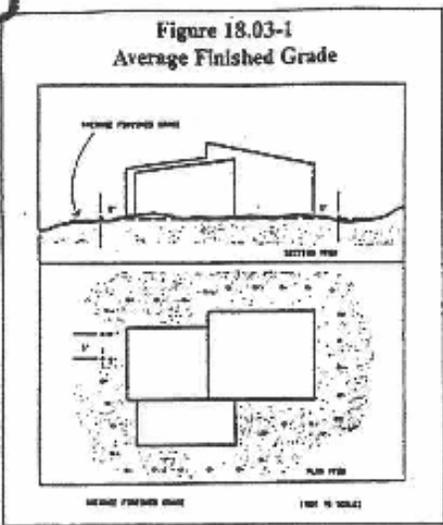
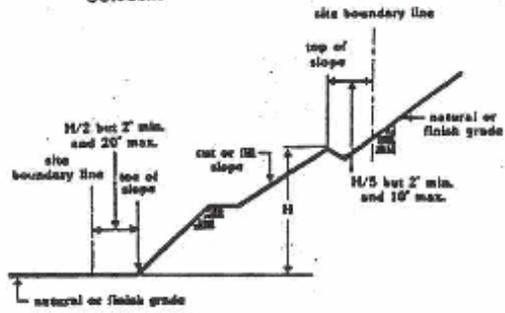


Illustration 18.81-3

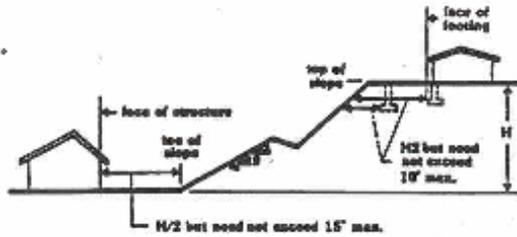
SETBACKS

Setbacks



refer to section 18.81.040F.1 and 2

Setbacks

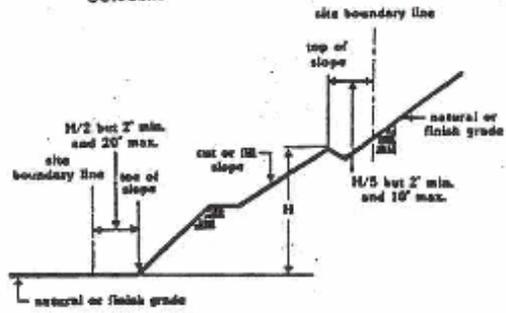


refer to section 18.81.040F.3

Illustration 18.81-3

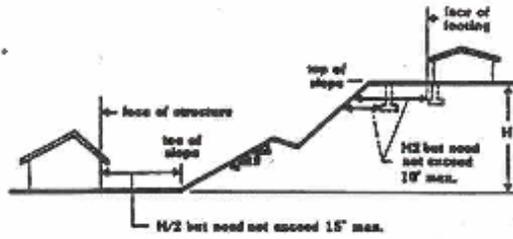
SETBACKS

Setbacks



refer to section 18.81.040F.1 and 2

Setbacks



refer to section 18.81.040F.3

