

Please note that any amendments to this PAD are not included in this document. Please review the PAD history file for all amendments.

[NOTE: NO ORIGINAL PAD IS ON RECORD. THIS DOCUMENT HAS NOT BEEN RECORDED WITH THE TOWN CLERK, AND PERTAINS TO VILLAGES OF LA CANADA BLOCK "A" ONLY.]

**VILLAGES OF LA CANADA
PAD AMENDMENT - BLOCK "A"**

DECEMBER, 1998

PREPARED FOR:

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PREPARED BY:

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For clarification of material contained in this PAD Amendment, contact:

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WLB Job No. 193115-B-001-0000

INTRODUCTION

This document has been prepared in accordance with The Town of Oro Valleys requirements for a comprehensive, detailed Site Analysis to accompany rezoning requests. The Inventory and Analysis section reviews an approximately 18 acre parcel located within the Villages of La Canada PAD. This site is currently zoned, and has an approved development plan, for a 270 unit apartment project. This request is to amend the PAD to “down zone” this parcel to allow for development of 80 single family homes on lots of approximately 7,200 square feet. The standards and conditions of the adopted Villages of La Canada PAD will apply to this parcel. This subdivision will be similar and complementary to the surrounding neighborhoods of the Villages.

It is thought that this down zoning will be strongly supported by the Villages neighborhood association. Even though this proposal represents a dramatic reduction in density - from 270 units to 80 - it is necessary to amend the adopted PAD to allow for single family development rather than apartments, as the Town zoning code is not cumulative and does not permit less intense development in areas designated for higher intensity uses.

Maps in the Site Inventory section are provided in order to present an overview of the site for use with the Tentative Development Plan overlay. The Tentative Development Plan is presented on a topographic base map as Exhibit B. 1 and also on an acetate overlay without topography to facilitate use with topographic base site analysis maps.

The Site Inventory, Land Use Proposal, and the Tentative Development Plan respond to the site opportunities and constraints. This Site Analysis is to serve as a tool that will enable the public, elected officials, the Planning and Zoning Commission, Town staff and developers to comprehensively evaluate the proposal.

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PART I: SITE INVENTORY

I-A. EXISTING LAND USES

1. Site Location in Regional Context:

The subject property is located in the Town of Oro Valley within the Villages of La Canada community. More specifically, it is located at the northeastern corner of the intersection of La Canada Drive and Congressional Way. To the west of the property, across La Canada Drive, is the Rancho Feliz subdivision, and to the north is vacant land scheduled for commercial development as part of the Canada Hills PAD.

2. Existing Land Uses on Site:

The site is currently undeveloped desert. Exhibit I-A.2 is included as an aerial photograph of the site.

3. Surrounding Property:

Exhibit I-A.3 shows the site and surrounding property within at least one-quarter mile of the site.

a. Existing Zoning:

The subject property is currently zoned PAD (Villages of La Canada PAD) with a multifamily designation. The surrounding property to the east within the Villages of La Canada is also zoned as PAD. The property to the north is within the Canada Hills PAD and is designated for commercial use. To the west is developed R1-43 zoning with vacant Neighborhood Commercial zoning at the southwest corner of Lambert and La Canada.

b. Existing Land Uses:

The Villages of La Canada is developed as single family subdivisions of about four residences per acre (RAC). Rancho Feliz to the west, is developed as single family homes on one acre lots. The area to the north is currently undeveloped and vacant.

c. Stories:

The homes in The Villages are one and two story. To the west the homes are single story.

d. Pending Rezonings: None

- e. Conditionally Approved Rezonings: Neighborhood Commercial on southwest corner of La Canada and Lambert Lane.
- f. Approved Subdivision and/or Development Plans: Approved development on southwest corner of La Canada and Lambert Lane.
- g. Architectural Styles used in Adjacent Projects:

The architectural styles are variations on southwest, mission, and Santa Fe.

4. Well Sites within 100 feet: None.

I-B. TOPOGRAPHY

I. Topographic Characteristics: (Exhibit I-B. 1)

The majority of the site is relatively flat, sloping to the southeast. In the northwest corner of the site are two ridges, 20 to 30 feet high.

a. “Hillside Conservation” areas: None

b. Rock Outcroppings: None

c. Slopes of 15 percent or Greater:

Slopes of 15 percent or greater exist in the northwestern most portion of the site, along the ridges and along La Canada Drive.

d. Other Significant Features: None

2. Pre-Development Average Cross-Slope:

The Average Cross-Slope calculations are per Oro Valley Zoning Code revised Article 10-1 and is as follows:

$$\text{A.C.S.} = \frac{I \times L \times .0023}{A} =$$

$$\frac{14.000 \times 5 \times .0023}{18} =$$

8.94 percent

I-C. HYDROLOGY

A complete hydrology and drainage report was prepared for Colinas de Oro in 1986 and included this parcel. This report is on file with the Town of Oro Valley and is incorporated in this report by reference. Exhibit maps are from this report.

1. Offsite Watersheds, Offsite Features Within Watersheds, and Area of Upstream Offsite Watersheds:

The approved hydrology and drainage report shows this site being impacted by one offsite watershed with a Drainage Area "E" of 51 acres and Q100 of 361 cfs. The western portion of the site contributes to Drainage Area "VIII" as shown on the Drainage Concept Map.

Drainage Area "E" affects only the southeastern half of the parcel because of the hills along the northwestern boundary. Stormwater entering the site is restricted to the lower elevations and traverses the site within the defined washes and along construction roads. The site drains primarily into the existing channel along the eastern boundary.

2. Characteristics of Onsite Hydrology and Existing Drainage Conditions along the Downstream Property Boundary:

The Federal Emergency Management Agency Flood Insurance Program has not analyzed any of the water courses within or adjacent to the site per Community Panel #040109 0015' E, map revised September 28, 1990. However, a general "Zone V Flood Hazard" designation has been given to this area denoting "areas determined to be outside the 500-year floodplain."

I-D. VEGETATION

1. Vegetation Inventory:

The site has been studied to determine plant species present, their occurrence, and their current and future functions. Vegetation on the site is typical of the Arizona upland subdivision of the Sonoran Desert (Brown, Desert Plants, v.4, 1982). (See Exhibit I-D. 1/D.2/D.3.) A Native Plant Salvage Plan will be prepared as part of any tentative plat submittal on this site.

a. Vegetative Communities and Associations:

Foothills Palo Verde Community

This community is similar to the Saguaro/Palo Verde Community, but with less diversity and density. It comprises the majority of the site. Dominant species are Foothills Palo Verde, Whitethorn, Catclaw, Acacias. Other components are Mesquite, Bursage, Brittlebush, Desert Hackberry, and perennial grasses and forbes.

b. Federally Listed Threatened or Endangered Species, Saguaro, Significant Specimens:

According to Pima County's Map of Critical and Sensitive Wildlife habitats, no classified riparian habitats occur within the bounds of this project. There is one Saguaro to the north of the site but no other federally listed threatened or endangered species.

c. Vegetative Densities in terms of approximate percentage of plant cover.

Vegetative density has been determined to fall into two categories: Medium and Low. The densities have been derived from aerial photography and verified by site inspection. The density of vegetation on the majority of the site is low, 10 to 25 percent. The medium density of 25 to 40 percent consists mainly of Palo Verde trees and some Mesquite and Acacia. The under-story is sparse, consisting of mainly Bursage and Brittlebush. There are no noticeable cacti on the site. The vegetative density increases slightly along the hillsides, to 25 to 40 percent. Specimen Mesquite and Palo Verde should be salvaged for use on site where possible. (See Exhibit I-D.1/D.2.)

I-E. WILDLIFE

1. Letter: (Exhibit I-E.1)

The required letter from the Habitat Specialist of the Tucson Regional Office of the Arizona Game and Fish Department shows no records to indicate that the site supports state or federal listed species, or that it provides significant wildlife habitats.

a. State-listed Threatened or Endangered Species:

The department identified no state listed special status species in the area. However, habitat in the general area is suitable for the desert tortoise and for the Cactus Ferruginous Pygmy Owl, a Federally listed endangered species..

b. High Densities of a Given Species' Population or Unusually High Diversity of Species.

The department has identified none.

c. Aquatic or Riparian Ecosystems:

No Class I Habitats riparian environments exist on the site.

2. No wildlife habitats of concern have been identified by the Arizona Department of Game and Fish.

a. Cactus Ferruginous Pygmy Owl — An owl survey will be required prior to approval of a Final Plat on this parcel.

December 4, 1998

Ms. Sherry A. Ruther
Habitat Specialist
Game and Fish Department
555 N. Greasewood Rd.
Tucson, AZ 85745
FAX 628-5080

Subject: Site Analysis Information
Villages of La Canada
Oro Valley, Arizona
WLB No. 192115-A-001

Dear Sherry:

I would like to request an updated response letter from the Game and Fish Department for the above referenced property. We are pursuing an extension of the PAD and will need to submit the updated letter to the Town of Oro Valley.

I have enclosed a copy of your previous response letter dated January 23, 1994 for your reference. If you have any questions, please call me at 881-7480.

Sincerely,

THE WLB GROUP, INC.
E.J. Roll
Senior Project Manager

I-F. VIEWSHEDS

1. Offsite Views and Vistas: (Exhibit I-F. 1/F.2).

Looking onto and across the site from areas around the site, there are no views or vistas from adjacent properties which may be blocked or impaired. To the west the homes are on hills that are higher than the road, and the distance across La Canada mitigates the impact on views from that direction. The important views are the Catalinas to the east and the hills that rise from the river valley to the north and south. The distance and height of the mountains and other views put them in a view plane above the level of the houses.

2. Onsite Areas of Visibility from Offsite:

A viewshed analysis was done using topographic maps and verified by site visits. Onsite areas of high visibility have been mapped as viewed from points along the perimeter of the site, shown with arrows on Exhibit I-F.2. The primary area of high visibility on site is the hillside in the northwest. The perimeter of the site, along La Canada and Congressional will be highly visible only due to proximity.

I-G. TRAFFIC

**TABLE
EXISTING AND PROPOSED OFFSITE STREETS**

STREET	La Canada Drive	Lambert Lane
EXISTING RIGHT-OF-WAY	150'	150'
PROPOSED REQUIRED R.O.W.	Same	Same
MEET MINIMUM R.O.W. REQUIRED	Yes	Yes
OWNERSHIP	Public	Public
CONTINUOUS RIGHT-OF-WAY	Yes	Yes
* SERVICE VOLUME OR CAPACITY	11,300	11,300
NUMBER OF TRAVEL LANES	2	2
DESIGN SPEED	55	50
PRESENT ADT	10,572 (1) 8,371 (2)	4,196 (3) 6,038 (4)
SURFACE CONDITION OF ROADWAY	Good	Good
IMPROVEMENTS SCHEDULED	4-Lane Improvement Funded	

- * Florida Highway System Plan, Level of Service "D"
- (1) South of Lambert Lane 4/97
 - (2) North of Lambert Lane 4/97
 - (3) West of La Canada 4/97
 - (4) East of La Canada 4/97

I-H. RECREATION AND TRAILS

1. Offsite Trails, Parks and Recreation Areas: A primary trail runs along the Canada del Oro and is accessible from The Villages. A “candidate utility easement trail” #180 is located adjacent to the Villages to the South. This trail alignment is a part of the Oro Valley Trail System Master Plan. Within one mile of the site are: The Sheraton El Conquistador Golf and Country Club with complete recreation facilities and an eighteen hole golf course which runs through The Villages; and the Oro Valley Country Club. Dennis Weaver Regional Park is located approximately three miles to the Southeast.

Additionally, the Town of Oro Valley is reviewing the Master Plan for the Canada Del Oro Riverpark which is a 40-acre park site located on the south side of Lambert Lane approximately one-half mile east of the site. At some point, the Town may develop a park on a 40-acre parcel located on the north side of Lambert Lane, west of La Canada, approximately one-half mile from the site.

I-I. CULTURAL RESOURCES

1. Archaeological and Historic Resources on site:

Sharon F. Urban, a public archaeologist for the Arizona State Museum at the University of Arizona, has stated that no cultural and/or historic resources on site.

2. Letter:

Miss Urban has provided a letter stating the probability of archaeological resources being discovered on the site, along with her recommendation as to whether an archaeological survey of the site is needed. This letter is included as Exhibit I-H. 1.

I-J. COMPOSITE MAP

The composite map identifies areas on the site where site characteristics required special evaluation. Those characteristics which apply are Topography, Viewsheds, Vegetation, and Hydrology. The number of characteristics that occur in a given area constitute one graphic reproduction. Refer to Exhibit I-I.1.

SECTION II: LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

The proposal is for development of a single family subdivision on 18 acres within The Villages of La Canada. This parcel is currently zoned and has an approved development plan for 270 apartment units. The neighborhood has objected to the apartment development and will likely be in support of this single family project. The project will be a continuation of existing development pattern in the area. Homes will be similar to, and complement the neighborhoods which currently exist within The Villages. The site plan shows 80 lots of approximately 7,150 square feet each.

II-B. TENTATIVE DEVELOPMENT PLAN

- 1 Tentative Development Plan Map is provided as Exhibit 11-B. 1a and as a transparent overlay in the pocket provided as Exhibit H-B-1.:

II-C. EXISTING LAND USES

1. Proposed Zoning Boundaries:

The proposed zoning boundaries are included as Exhibit H- C. 1.

2. Effect on Existing Land Uses:

The effect that the proposed development will have on existing land uses on-site will be that this parcel will no longer be vacant. Offsite, the proposed development will have little effect because of the similarity to the surrounding development. The fact that the property is down zoned to single family will have a positive effect on the adjoining neighborhoods and the traffic on La Canada.

II-D. TOPOGRAPHY

1. Response to Topographic Characteristics:

The tentative development plan responds to the topographic characteristics described in the inventory and analysis through the Street alignment, drainage patterns and the construction of the large drainageways. The hillside which has been designated as natural area on the apartment development plan has been included in the developed area in this plan.

Although this does not conform to the HDZ requirements, relief from this ordinance is appropriate for this project for a number of reasons. The site improvements, including the drainageways and 55 foot buffer along La Canada, as well as roadway improvements which may be desired by the Town, can be supported by an 80 unit single family development.

In the approved development plan for the apartments, the hills were considered important to provide screening of the buildings and open space to balance the density. With the property developed as single family homesites at significantly lower densities, these issues no longer apply. The scenic value of the hills will also be compromised by the grading which will be necessary for the future commercial development to the north and the cut for the drainage channel. The hills themselves are not heavily vegetated or of unique significance. and lowering the grade will actually improve the view to the Catalinas for the homes to the west.

2. Development on Slopes of 15 Percent or Greater:

The areas of 15 percent slope in the northwest corner will not be preserved as noted above. This same condition existed in other areas within The Villages, where hills were graded and re-sculpted to create the attractive neighborhoods which now exist.

3. Areas to be Left Natural and Cross Slope Calculations: Not Applicable

4. Natural Areas: None. The 55 foot buffer along the front of the property is to be left as open space as shown on Exhibit II-D.4/D.5/D.6.

5. Areas to be Disturbed, Graded, and/or Revegetated: The percentage of the site which will be graded is 100 percent. The hills which will require the largest cuts will be removed and re-sculpted so that there are no visible cut slopes except along the northwest property line. (Exhibit II-D.4/D.5/D.6.) However, due to the amount of grading needed on the site, the buffer along La Canada will be graded and then revegetated to match the buffer south of this project. This area will also have a trail and recreational facilities to satisfy the Town of Oro Valley's park/recreation requirement.
6. Extent of grading on the site is mapped on Exhibit II-D.4/D.5/D.6.

II-E. HYDROLOGY

Hydrology for the entire Villages of La Canada, including this parcel, has been approved in the Colinas de Oro (Villages of La Canada) Hydrology and Drainage Report. Detailed hydrology and hydraulics will be prepared as a part of the plat.

The Preliminary Development Plan calls for construction of a 32 foot drainageway along the northern boundary of the project which will intercept the flows from the north.

The following exhibit is taken from the Colinas de Oro Hydrology and Drainage Report and indicates channel locations and cross-sections.

II-F. VEGETATION

1. Response to Vegetative Characteristics: Trees will be salvaged in accordance with the Native Plant Salvage Plan which will accompany the Preliminary Plat. The majority of the salvaged trees will be utilized in the 55 foot buffer area along the western boundary. There are no apparent cacti onsite other than three saguaro located along the northern boundary.

II-G. WILDLIFE

1. Development of the site will entail loss of some marginal habitat on the property. The planting provided for in landscaped buffers and recreational areas are viewed as mitigation for habitat loss. A survey for the endangered Cactus Ferruginous Pygmy Owl will be completed prior to tentative plat approval.

II-H. BUFFER PLAN

1. Buffer Areas and Techniques: Buffer treatments will be the same as the rest of The Villages of La Canada, with the exception that the corner lots will be larger to accommodate the setbacks. There is an existing buffer area along Congressional Way which will be landscaped. The perimeter wall will be located on the north of this buffer.
 - a. Illustrations of buffer techniques to be used adjacent to major streets or existing residential development are included in the Design Guidelines for the Villages of La Canada which is included as Appendix B of this report. The intent is that the walls be identical to the existing structures, subject to the availability of materials. The sizes and types of planting are also provided in the Design Guidelines.

II-I. VIEWSHEDS

1. Mitigation of Impacts:
 - a. Views and vistas from off-site: No mitigation measures are warranted because the impact on the viewsheds is minimal or non-existent.
 - b. Areas of high visibility: The ridges will no longer be highly visible.

II-J. TRAFFIC

1. Traffic Impact Analysis has not been included because the reduction in the density from the approved apartment development will beneficially impact the existing traffic conditions. Due to the small number of dwelling units involved and the fact that the parcel is currently approved as an apartment site, we believe that a capacity analysis for internal and offsite streets is beyond the scope which should be necessary for this down zoning. The developer will agree to provide offsite street improvements as required on a fair share basis. The 80 lots proposed for this development represent approximately 16 percent of the total Villages of La Canada development which translates to a contribution of approximately 16 percent of the vehicular traffic to impact surrounding streets.
2. Onsite Streets: This cross-section is the same as is currently used within The Villages. See Cross Section, Exhibit II-J.2.
3. Change to ADT and Level of Service: The traffic generated from this development will be approximately 560 ADT, and will not adversely impact the street system.
4. Bicycle and Pedestrian Pathways: Bicycle paths will not be provided with the subdivision. Sidewalks will be provided in an easement on each lot and will be the responsibility of each builder, as has been the case in the rest of The Villages.

II-K. SEWER

1. Method of Providing Sewer Service: Sanitary sewers provided by Pima County Wastewater Management Department.

A request letter has been sent to Pima County Wastewater Management Department for confirmation of sewer service by the County. However, their reply has been delayed due to sudden illness of Pima County Wastewater Management's manager for this project. This information will be forwarded to the Town of Oro Valley as soon as possible.

II-L. RECREATION AND TRAILS

1. Recreation Areas: The development is located within The Villages of La Canada PAD, which provides access to the golf course. The Sheraton El Conquistador Country Club and the Oro Valley Country Club are within a mile. Equestrian and walking trails run along the Canada Del Oro wash.

The area required to be designated as recreational facilities for this project is 40,998 square feet based on 80 dwelling units. In order to meet this requirement in accordance with Section 4-305F.2.a., the 55 foot buffer along La Canada will be developed with a jogging trail, three exercise stations and two sitting areas. In addition, Common Area B, located in the southwest corner of the site adjacent to the entry gate, will also be developed with recreational facilities.

2. Ownership of Natural and Modified Open Space: The open space will be held as common area by the homeowners association.
3. Access to Offsite Public Trail: Not Applicable

II-M. CULTURAL, ARCHAEOLOGIC AND HISTORIC RESOURCES

1. Measures to Protect Cultural and Historic Resources: None have been identified.
2. Incorporation of Cultural and Historic Resources, if any: Not applicable.
3. Archaeological Resources Mitigation Plan:

If archaeological resources have been found through the records check or field survey, an archaeological resources mitigation plan shall be submitted as part of the preliminary plat or development plan submittal. This plan shall:

- a. outline a resource assessment program to evaluate the significance of those resources to be affected by the proposed land use;
- b. outline an effective preservation plan or data recovery and documentation plan for those resources determined to have significant research or other value;
- c. provide a schedule for the implementation of the accepted mitigation plan. (Note: calendar dates for the mitigation work are not required.)

APPENDIX A

LEGAL DESCRIPTION

Block A of The Villages of La Canada as recorded in Book 40, Page 59, Maps and Plats,
Pima County, Arizona.

APPENDIX B

**THE VILLAGES OF LA CANADA
DESIGN GUIDELINES**

DEVELOPMENT GUIDELINES
FOR
THE VILLAGES OF LA CANADA

APRIL, 1986

Revised June 9, 1986

Prepared by:
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I. INTRODUCTION

A. LOCATION

“The Villages of La Canada” lies adjacent to Canada Hills Country Club and the planned Stouffer’s Oro Valley Resort at Lambert Lane and La Canada Drive in the Town of Oro Valley.

B. SITE DESCRIPTION

The site totals approximately 200 acres and slopes gradually toward Canada del Oro Wash at the site's southeastern boundary. This site overlooks the Town of Oro Valley and enjoys exceptional views of the Catalina Mountains to the east and south, and the Tucson Mountains to the southwest.

C. PHILOSOPHY

"The Villages of La Canada" is a residential community comprised of 500 single-family residences within six villages. This community is conceived and designed to reflect a total project quality and continuity, minimizing environmental impact and enjoying exceptional views of Oro Valley and the nearby Catalina Mountains.

The various village developments being built by some of the most prestigious home builders in the Tucson area will be of high quality and marketability. Due to the overall design concept of "The Villages of La Canada", it is important that design continuity between villages be achieved by careful attention to compatibility of architectural materials, textures, and colors; in addition, reasonable standards have been implemented to ensure that no adverse conditions occur.

The guidelines presented in this booklet are envisioned as a positive means to achieve a cohesive character and quality which will protect and enhance the entire community.

II. PROJECT SITE DEVELOPMENT

A. CRITERIA

1. Coordinated use of color and materials in villages is essential. It is anticipated that color and material palettes, trim, and detail be consistent throughout a particular village. Examples of possible architectural details are shown elsewhere in this booklet.
2. All structures, site development and landscaping shall preserve views, and promote the privacy and aesthetic quality of neighboring buildings and outdoor spaces.
3. All common boundaries between single-family lots shall maintain visual continuity. Designs should emphasize the idea of a cohesive community. Abrupt transitions shall be avoided.

B. DRAINAGE - Follow designated drainage channels

1. Drainageways shall be treated by natural methods wherever possible. Where slopes and site drainage patterns occur measures must be taken to prevent soil erosion. Developed drainageways, if lined, shall use rock from the site or native to the Santa Cruz River Basin.
2. Earth berm retention basins and low rock check dams are encouraged to slow the flow of stormwater runoff, supplement irrigation, and enhance the quality of desert vegetation where occurring.

C. GRADING

1. Riprap all slopes steeper than 2:1, or less than 3 feet in height. All other slopes are to be seeded with seed mix on attached seed mix list.
2. Riprap shall be hand-placed rock from the site or native to the Santa Cruz River Basin, or approved equal.

D. HARDSCAPE – See following pages for Wall Design Details.

E. PLANT MATERIALS

1. The use of native or compatible drought-tolerant species is recommended for ornamental landscaping resulting in a lush desert appearance. High water consuming plants when used should be confined to small areas close to residences. Please refer to plant list for common area and front yard plantings.
2. Density minimum as follows:
 - a. Trees: 2 trees per front yard - 15 gallon minimum
 - b. Shrubs: 15 shrubs per front yard - 5 gallon minimum
 - c. Ground plane shall be covered with a combination of inert and living materials. Inert material shall include decomposed granite and Salt River Run Rock.
3. Developer of Villages shall provide a landscape planting plan for approval prior to installation.

III. BUILDING MATERIALS AND DETAILS

A. WALLS

The exterior surfaces shall be masonry or stucco. Recommended wall materials shall be as listed below and shall include wood metals, and stone as acceptable accent materials. Materials should be color integral if possible. Painted C.M.U. is not acceptable.

1. Cement stucco over C.M.U. with paint.
2. Split face concrete block.
3. Natural rock.
4. Slump block.
5. Mortar wash over slump block.
6. Brick.
7. Mortar wash over brick.
8. Fired adobe or clay.
9. Mortar wash over adobe.
10. Stucco over frame.
11. Stone.
12. Wrought iron.

B. ACCEPTABLE ROOF MATERIALS

1. Color integral concrete tiles.
2. Clay mission tile.
3. Fiberglass and asphalt shingles. (Color and grade to be approved by Design Review Committee)
4. Flat roofs - built up roof with a non-reflective surface.
5. Terne metal.

6. Cedar shakes.
7. Slate.
8. Copper.

C. **COLORS**

A color board shall be submitted at the time of the architectural approval review with a sample of all exposed materials and their color.

IV. **STANDARDS**

A. **UTILITIES**

Install all utility services underground; lines are to be located under driveways or other disturbed areas. Locate exterior transformers, utility pads, cable TV and telephone boxes out of view, or screen with walls, fences or vegetation. Electrical service shall be mounted at the lowest height permitted by the electric utility.

B. **MECHANICAL EQUIPMENT**

All mechanical control equipment and meters shall be internal or ground-mounted within enclosures or landscaping that shield them from view. No satellite type television or radio antennas, radio transmitters or receivers, other television or radio antennas, weather vanes, wind socks, or similar projections above the roof eaves, or in front yards, shall be permitted. No exposed ductwork or piping is permitted on the sides or roofs of buildings unless screened by parapet walls. Turbine vents are not permitted.

C. **SIGNS**

Street signs shall be uniform throughout the project. All informational, directional and warning signs shall receive design approval from the Design Review Committee. Entry signs shall be no more than 4 feet high and 3 feet wide. Sign colors and materials shall be approved by the Design Review Committee.

D. **FRONT YARDS**

Residences shall have landscaped front yards with plant materials that are on the approved plant list. Quantities and sizes shall meet the minimum requirements.

E. **WOOD**

1. All exposed wood shall be painted or stained.
2. Exposed wood (beams, posts, fascias and trim) should be protected from excessive moisture and sun exposure.
3. Exposed wood sheathing shall be limited to the underside of roof or patio decks.

F. **ROOFING**

If parapet walls are used, walls shall be continuous. Clay tiles are encouraged and should be used as a roof element rather than as decoration. A particular roof material shall be continuous over the entire roof surface. Combinations of roofing materials shall not be

used. Roof materials shall be non-reflective. Roof mounted cooling and heating units and duct work are unacceptable on pitched roofs. On flat roofs, HVAC equipment and ductwork is prohibited unless screened by parapet walls as high, or higher than units and ductwork. See Appendix "A" for examples of above.

G. OTHER STRUCTURES

Tennis courts, guest houses, swimming pools, storage sheds, ramadas, fences, and other accessory structures for residences must be approved per CC&R's and the Guidelines.

H. UTILITY YARDS

No clotheslines, wood storage, heating or cooling equipment shall be permitted except behind walls, in enclosed yards, screened by landscaping, or on roof as noted.

I. GARAGES

A minimum two-car enclosed garage shall single-family residence. Garage fronts shall be of similar materials, color, and detail throughout be provided for each shall be of similar a village. Automatic door openers are required on all garage doors.

J. MAILBOXES

Mailbox designs shall be uniform in shape, size, color, and address identification. Mailbox designs shall conform to details as shown on Page 27 and shall be constructed by the developers.

K. LIGHTING

All exterior lighting on the street shall be solenoid operated and conform to Pima County Exterior Lighting Filtration Code.

L. DRIVEWAYS AND PARKING

Driveways shall be paved with acceptable paving materials, including asphalt, concrete, exposed aggregate, and specialty pavements. Driveways shall be used for construction access and will accommodate guest parking. On-street parking is discouraged.

M. STREET ADDRESS NUMBERS

Metal or ceramic numerals are to be 4 inches or less in height. Style and type of numeral shall be consistent through a particular village.

N. METALS

1. All exposed metals (flashing, vents and other roof penetrations, chimney caps, railings, etc) shall be painted or bronze anodized other than copper, lead, or terne metal. Painted metals shall be properly prepared and primed to ensure a durable finish.
2. Gutters and downspouts shall be integrated into the architectural design or concealed. Examples illustrating possible solutions are included.

V. DEVELOPMENT REVIEW

There shall be a Design Review Committee to be appointed by the Developers of “The Villages of La Canada” and shall consist of an Architect, an Engineer, an Attorney and two Developer Representatives.

Oro Valley Zoning, Building Code and Plancheck process governs all development, except as further set forth in “The Villages of La Canada” Subdivision Plat, recorded Covenants, Conditions and Restrictions (CC&R’s), and the requirements contained herein.

Development approval must be received from the Design Review Committee and involves successful completion of three steps:

- I. Preliminary Review
- II. Final Document Review
- III. Final Conformance Inspection

The Design Review Committee shall approve each step in writing and shall base their approval on the standards and guidelines set forth in this document and in the CCR’s. Approval of Steps I and II must be received prior to any construction.

AU forms, plans and documents shall be submitted in duplicate with one copy to be retained by the Design Review Committee and one returned to the applicant. Submittal forms and requirements are available from the Design Review Committee. Submittal shall be to the Design Review Committee at the office of Scott & Rennecker, Attorneys 257 North Stone Avenue, Tucson, Arizona, 85705.

The Design Review Committee shall review and approve and/or disapprove all submittals or re-submittals within 10 working days from date of receipt. Failure of the Design Review Committee to approve or disapprove within the time set forth above shall be deemed approval of submittal.

A non-refundable fee of \$1,200.00 for the Development Review Process must be paid in full at the time of the Preliminary Review.

The decision of the Design Review Committee shall be final. A builder may request reconsideration of a disapproval which the Design Review Committee may grant or deny in its sole discretion. The Design Review Committee and its individual members shall not be liable to the applicant or any other builder of any other village for approval or disapproval of the plans submitted by an applicant.

The Design Review Committee may, in its sole discretion, grant variances from the

Development Guidelines or the procedures in the Development Review Process on a case by case basis.

Plans shall be submitted to Oro Valley for plan check and approval by Oro Valley after completing Step I in the Development Review Process. Upon completion of Design Review Process, each subsequent plan review shall be subject to a review fee of \$600.00.

- I. PRELIMINARY REVIEW - Submit two copies of each:
 - A. Development plans, including:
 1. Landscape Plan
 2. Architectural Plans, including:
 - a. Floor Plans
 - b. Exterior Elevations
 - c. Colors and Materials Board
 3. Signage, including:
 - a. Colors and Materials
 - B. Completed Form #1
- II. FINAL DOCUMENT REVIEW - Submit two copies of each:
 - A. Completed plans and specifications as approved by Oro Valley for building permit.
 - B. Completed Form #2.
- III. FINAL SITE INSPECTION
 - A. Builder and Committee representative walk-through.
 - B. Punch List (Form #3).
 - C. Final Approval.

The following color combinations are acceptable:

The products of the manufacturer listed by name and numbers below establish type and quality of materials:

Primary Colors:

Dunn-Edwards
System No.:

Peach White	Q2-41P
Opal Mauve	Q2-51P
Peach Bud	Q3-26P
Silky Pink	Q3-46P
Thousand Island	Q4-7P
Pale Chamois	Q4-57P

Accent Colors:

Seal Point	Q3-38T
Bitter Briar	Q3-40D
Burnt Umber	Q3-74U
Gray Dawn	Q13-17T
Northern Pike	Q13-18T
Dover Gray	Q14-56P
Smokestone	Q14-59D
Bonanza	Q11-30D
Hellespont	Q13-30D
Peacock Copper	Q2-35D

Slumpblock Colors:

Columbia Materials:

Santa Rosa
Coral
Adobe Red

PLANT LIST

TREES

COMMON NAME

AFRICAN SUMAC
ALLEPPO PINE
PALO VERDE
MESQUITE
EVERGREEN ELM
IRONWOOD
PURPLE LEAF PLUM
SAGUARO
ORANGE
SWEET ACACIA
SYCAMORE
COTTONWOOD

BOTANICAL NAME

RHUS LANCEA
PINUS HALEPENSIS
CERCIDIUM SP.
PROSOPIS SP.
ULMUS PARVIFOLIA
OLNEYA TESOTA
PRUNUS CERASIFERA 'PURPURAEA'
CARNEGIEA GIGANTEA
CITRUS SP.
ACACIA FARNESIANA
PLATINUS SP.
POPULUS SP.

SHRUBS

AGAVE
AGAVE-VARIEGATED
ALOE
ARIZONA ROSEWOOD
BARREL CACTUS
ACACIA
DESERT SPOON
OLEANDER
HOP BUSH
INDIAN HAWTHORN
JOJOBA
MEDITERRANEAN FAN PALM
MEXICAN BLUE PALM
OCOTILLO

AGAVE AMERICANA
AGAVE AMERICANA-VARIAGATA
ALOE SAPONARIA
VAQUELINIA CALIFORNICA
FEROCACTUS WISLIZENI
ACACIA SP.
DASYLIRION WHEELERI
NERIUM OLEANDER
DODONAEA VISCOSA
RAPHIOLEPIS INDICA
SIMMONDSIA CHINENSIS
CHAMAEROPS HUMILIS
BRAHEA ARMATA
FOUQUIERIA SPLENDENS

SHRUBS CONTINUED

PRICKLY PEAR
OCTOPUS AGAVE
PINEAPPLE GUAVA
RED ALOE
BIRD OF PARADISE
ROSEMARY
CASSIA
SUGAR BUSH
SILVERY CASSIA
TEXAS RANGER
YUCCA SPECIES
JUNIPER

OPUNTIA SP.
AGAVE VILMORINIANA
FEIJOA SELLOWIANA
HESPERALOE PARVIFOLIA
CAESALPINIA SP.
ROSMARINUS OFFICINALIS
CASSIA
RHUS OVATA
CASSIA PHYLLODINEA
LEUCOPHYLLUM FRUTESCENS
YUCCA SP.
JUNIPERUS SP.

GROUND COVERS AND VINES

BAJA PRIMROSE
INDIGO BUSH
MEXICAN PRIMROSE
PENSTEMON
BOUGANVILLEA
CAT'S CLAW VINE
RED SAGE
SAND VERBENA
VERBENA

OENOTHERA DRUMMONDI
DALEA GREGGI
OENOTHERA BERLANDIERI
PENSTEMON PARRY I
BOUGANVILLEA SP.
DOXANTHA UNGUIS-CATI
SALVIA GREGGI
ABRONIA VILLOSA
VERBENA PERUVIANA

SEED MIX PLANTS

LEHMANN LOVEGRASS
MEDITERRANEAN GRASS
DESERT MARIGOLD
BRITTLEBUSH

ERAGROSTIC LEHMANNIANA
SCHISMUS BARBATUS
BAILEYA MULTIRADIATA
ENCILIA FARINOSA

SEED MIX PLANTS CONTINUED

GOLD POPPY
ALKALI SACATON
INDIAN WHEAT
COCHISE ATHERSTONE
LUPINE
AFRICAN DAISY
SAND VERBENA
DESERT SENNA
ALYSSUM
TRIANGLE BURSAGE

ESCHSCHOLOZIA CALIFORNIICA
SPOROBULUS AIROIDES
PLANTAGO
ERAGROSTIS ATHERSTONEI
LUPINUS
DIMORPHOTHECA SINUATA
ABRONIA
CASSIA WISLIZENI
ALYSSUM VAR.
AMRROSIA DELTOIDES

BIBLIOGRAPHY

Aerial Photos — Cooper Aerial

Hydrology - The WLB Group, Inc.

Land Use Information - Town of Oro Valley and Pima County Planning and Development
Services

Planning and Research — The WLB Group, Inc.

Preliminary Development Plan - The WLB Group, Inc.

Sewers - Pima County Wastewater Management Department

Topography Maps — Cooper Aerial, The WLB Group, Inc.

Archaeology - Arizona State Museum, Miss Sharon Urban

Traffic Information - Town of Oro Valley, ITE Trip Generation

**APPENDIX A:
PAD AMENDMENTS**

(O) 89-25

VILLAGES OF LA CANADA
Planned Area Development
amended November 29, 1989

This PAD document consists of Oro Valley Zoning Code R-4 District regulations and standards with the following amendment:

- I. Front Yard Setback:
 - A. A 20 foot minimum, with the following exception:
 - 1. For lots 115—176 and 340—398, except all corner lots; 13 foot minimum, if the following conditions are met.
 - a. The reduced front yard setback from 20 feet to 13 feet may be utilized with the side entry garage model homes only, and only within the portions of Villages III and VI development by the Doucette Company.
 - b. All corner lots shall incorporate a 20 foot minimum setback in order to provide adequate sight distance at corners.
 - c. Any lot which incorporates the reduced 13 foot setback shall be abutted on both its right and left sides by a minimum of two consecutive lots which utilize 20 foot setbacks.
 - d. No two lots directly opposite each other on the same street may incorporate the 13 foot setback.
 - e. Any two story segment of a given dwelling unit must be set back at least 20 feet from the front property line.

(O) 93-04

On March 3, 1993, the Oro Valley Town Council approved an amendment to the adopted Villages of La Canada Planned Area Development, with the following conditions:

1. Any building within 150 feet of the south property line shall be limited to single story and 18 feet in height.
2. All outdoor lighting shall be in conformance with the Oro Valley Outdoor Lighting Code, Article 6-7 of the Oro Valley Town Code, and parking lot lighting standards shall not exceed 10 feet.
3. The maximum density shall be reduced 10% from 300 units to 270 units.
4. The owner shall record a covenant stating that no grading or disturbance will occur in that area designated as natural open space on the approved PAD site plan,
5. The natural open space area shall be staked prior to any ground disturbance activities on the site,
6. All access from the apartment site to Congressional Way shall be deleted and, in lieu thereof, a single access point from La Canada shall be provided, to include two 24 foot pavement widths separated by a median.
7. A center turn lane in La Canada Drive shall be provided by the developer, which is acceptable to the Town Engineer.
8. All healthy, mature Mesquite, Palo Verde and Ironwood trees and Saguaros be spaded or side-boxed for use in on-site landscaped areas.
9. A minimum 30 foot wide landscape buffer shall be provided along Congressional Way, which incorporates 4 trees and 20 shrubs per 100 lineal feet and earth mounding, all to be placed on the exterior side of a wall which matches that existing along Congressional Way.
10. Upon Council approval, a revised concept site plan be submitted to the Town for review, approval and incorporation into the PAD file, which reflects all stipulations attached to this PAD amendment.
11. A 100 foot setback shall be maintained between the south property line and the closest building.
12. A 6 foot perimeter screen wall shall be placed inside the east boundary of the apartment site. A 5 foot landscape buffer shall provided on the exterior side of this wall to include canopy trees every 20 feet, or at the Development Review

Board's discretion.

13. A 6 foot screen wall, to match those existing on The Villages property to the south, shall be placed on the west property line of the apartment site with landscaping along its exterior, said wall to extend from Congressional Way to the hill designated as natural open space.
14. A 6 foot screen wall shall be provided along the north property line, this wall to have an opening to provide pedestrian access to the future adjacent commercial development.
15. Buildings adjacent to the east boundary of this project line shall be set at angles to the property line so as to mitigate the building mass walls. Some minor modification may be permitted on the development plan for this project.
16. The concept site plan dated January 29, 1993, as amended further this evening, shall be adhered to.

(O) 99-16

1. The above referenced property may be developed as single-family residential homes. If the final plat shall not have been approved by the Town of Oro Valley (including the expiration of all administrative or other appeal) within 210 days after the approval date of the PAD amendment, the single-family land use entitlement shall automatically revert back to the former apartment use entitlement.

**APPENDIX B:
INTERPRETATIONS**

[None on record].