1.1.6 The Town shall continue to require the delineation of building envelopes on lots exceeding 15,000 square feet to encourage the retention of natural buffers between housing units. Building envelopes designate the specific areas that can be disturbed in any way during or following construction. The area outside the building envelope must be maintained in a natural state. (See also Policy 11.2.17.)

1.1.7 In areas adjacent to public lands (e.g., Coronado National Forest, Tortolita Mountain Park, Catalina State Park), The Town shall promote acquisition of land to further protect or enhance valuable natural areas. As appropriate, cooperate and/or partner with county, state and federal agencies (e.g., Coronado National Forest) to pursue acquisition.

COMMUNITY IDENTITY

1.2 To maintain Oro Valley's distinct identity consistent with community values.

1.2.1 The Town shall maintain Oro Valley's predominantly low-density character while considering needs of financial stability and infrastructure efficiency.

1.2.2 The Town shall coordinate with Pima County and other jurisdictions to ensure that development proposals in the Planning Area are compatible with the character of Oro Valley.

1.2.3 The Town shall ensure that new development projects at the key entry points to Oro Valley contain distinctive gateway characteristics.

DEVELOPMENT DIVERSITY

1.3 To promote a compatible mix of land uses throughout the Oro Valley Planning Area.

1.3.1 The Town shall encourage the location of residential neighborhoods close to activity centers compatible with residential uses, and vice versa.

1.3.2 The Town shall encourage new development to locate uses that depend on convenient transportation access (e.g., higher density residential and commercial) near major arterial streets.

1.3.3 The Town shall encourage the establishment of new commercial uses in areas so designated on the land use map near new residential neighborhoods with the type, scale, and potential for buffering to be taken into account.

1.3.4 The Town shall encourage clustering of commercial developments at specific nodes or villages that are planned with strict aesthetic and design guidelines.

The Town shall discourage strip commercial developments and free-standing pads.

1.3.5 The Town shall encourage master planning that looks comprehensively at the subject properties and all adjacent areas.

1.3.6 The Town shall encourage new developments to incorporate accommodations for non-motorized travel in their design.

GENERAL LAND USE

1.4 To proactively guide future development in the Planning Area.

1.4.1 The Town shall continue to require detailed site analysis for plan submittals. The information from the site analysis will be used in deciding the approval or denial of land use proposals. When appropriate, site tours or inspections will be performed by the Planning and Zoning Commission, Development Review Board and Town Council.

1.4.2 The Town shall continue to ensure that zoning near natural open space, parks, washes, trails, trailheads, schools, recreation areas, Tortolita Mountain Park, Catalina State Park, and Pusch Ridge Wilderness provides adequate buffers and compatible uses.

1.4.3 The Town reasonably wishes to be satisfied that sufficient demand exists before authorizing a higher land use intensity than present zoning permits.

1.4.4 The Town shall continue to incrementally update its zoning to ensure that it is in conformance with the General Plan. This will be accomplished through rezonings that replace zoning that is incompatible with the uses designated on the General Plan.

1.4.5 The Town shall prohibit heavy industrial and outdoor commercial uses that require significant infrastructure, introduce greater truck traffic, or are visually and environmentally incompatible with the Town's vision.

1.4.6 The Town shall work with La Cholla Airpark, Inc., and the County to adopt off-airport land use compatibility controls to protect the airport from encroachment by incompatible uses and to ensure the safety of nearby residents.

1.4.7 The Town shall ensure that increased densities approved for high density residential projects are based on reducing the negative impacts on adjacent

Lighting

Increased development threatens our dark skies for the region's astronomers and Town residents. However, the desire for dark skies needs to consider safety in areas where security is a major, demonstrated concern, such as schools and large shopping center parking lots.

Goals and Policies

Built Environment

2.1 To ensure that the built environment is aesthetically pleasing and compatible with the natural surroundings.

2.1.1 The Town shall continue to promote architectural themes and project site design that blends the built environment with natural surroundings. Project design should adhere to the following guidelines:

- Building height and bulk should be moderate to low intensity, in harmony with individual site attributes.
- Use earth tone colors and colors predominant in the surrounding natural landscape;
- Masonry/tile materials are strongly preferred.
- Parking lots with greater than 20-car capacity shall be screened from adjacent uses and public thoroughfares, clustered or distributed to reduce heat concentration, increase landscape areas, and provide green belts.
- Require residential development calling for building height in excess of 18 feet to show a variety of rooflines.
- Those delineated in Policy 11.3.3.

2.1.2 The Town shall require new development projects to explore solutions that employ natural materials and prohibit designs that channelize watercourses except where extreme threats to public safety would exist if the watercourse were not channelized.

2.1.3 Per the Drainage Design Manual, the Town shall continue to require the use of soft materials containing integral desert colors for erosion protection, as opposed to concrete lining.

2.1.4 The Town shall require that all development proposals depict an arrangement of and massing of buildings and/or arrangement of lots to minimize impacts

high-tech, campus-type office development with opportunities for professional employment so that residents can work in the Town.

Revenue Generation

Sales tax revenues are not the only source of income for the Town. Other revenue streams, such as, but not limited to, development fees, user fees, and annexations are other methods to pay for services.

Goals and Policies

Economic Sustainability

3.1 To ensure long-term financial and economic sustainability for the Town of Oro Valley.

3.1.1 The Town shall ensure that future growth reflects the desires of the community in balance with an analysis of the Town's financial needs, maintain and periodically update the Town's *Community Economic Development Strategy* to ensure that future development will complement community values and implement the community's economic vision for the future, while maintaining the ability of Oro Valley to attract and retain desirable businesses.

3.1.2 The Town shall continue to strive for a diverse economic base that will help reduce Oro Valley's dependence on revenues derived from growth-related sources. Encourage and support the following types of uses as means of diversifying the local tax base, increasing local employment opportunities, and decreasing expenditure leakage to nearby communities.

- Hospital and health services.
- Technology-related employers (e.g., biotech, optics).
- High-end commercial establishments.
- Businesses that provide services to and support the retirement community, such as medical supplies or geriatric specialists.
- Tourism and eco-tourism related to the area's natural amenities and cultural history, including Catalina State Park, Coronado National Forest, and the Biosphere.
- Higher education facilities.

3.1.3 The Town shall pursue annexation of the state land north and east of Sun City, and work with the State Land Department to create and adopt a conceptual development plan for the area.

Key Policy Issues

Compliance with Growing Smarter/Plus

The Cost of Development Element is new to the Town of Oro Valley. While the Town has enacted measures to ensure that new development is paying for its fair share of the costs associated with new development, it has not formally adopted broad policy, either in the General Plan or elsewhere. The Cost of Development Element is the Town's opportunity to do so.

Goals and Policies

Fair Share Allocation of Costs

4.1 To ensure that new development pays its fair share of the additional costs of extending or improving public service facilities and systems and that these costs do not financially burden existing residents.

4.1.1 The long-term fiscal impacts, both cost and revenue generation, to the Town and its taxpayers relating to proposed new developments shall be evaluated as a criterion in the development review process.

4.1.2 The Town shall continue to assess the long-term costs and benefits of annexation versus short-term gains.

4.1.3 The Town shall continue to encourage annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services, and standardize design criteria.

4.1.4 The Town shall require new development to pay its fair share towards the cost of additional public facility and service needs generated by new development, with appropriate exceptions when in the public interest, and shall continue to review and set development fees to meet the fair share requirement. The fair share review will recognize the fiscal benefits of the development as well as the costs.

4.1.5 The Town shall require new development to construct or provide funds towards the construction of regional facilities necessary to serve the development, meeting the twin tests of rational nexus and rough proportionality.

4.1.6 In areas where infrastructure is not programmed, The Town shall require the installation of on-site and off-site facilities to serve the ultimate buildout of the area.

road will occur at a later date, or if the Town annexes the area and reconstructs the road.

East-West Arterials

While recent traffic studies conducted on the behalf of the Town have shown that the predominant travel movement is in a north-south direction, east-west corridors also have need for capacity improvements.

Tangerine Road: Tangerine Road connects Oracle Road to I-10. Four miles of the roadway (from Shannon Road to First Avenue) are maintained by Oro Valley. Most of the drainage along this road is carried through dip sections. At several locations, safe stopping sight distance is not adequate for the posted speed of 45 miles per hour. The Town has scheduled safety and capacity improvements to Tangerine Road to occur through 2005.

Ina Road: Outside of the Oro Valley town limits, yet within the study area, this roadway is experiencing congestion. Pima County and Marana are responsible for maintenance of this road and have plans for future expansion.

Lambert Lane: This road may eventually connect I-10 with Oracle Road via Pusch View Lane. As a result, it is an important future roadway.

Moore Road: Future east-west extensions of this road from East Rancho Vistoso Boulevard to La Cholla Boulevard will provide additional access to major north-south arterials.

Goals and Policies

Traffic Safety, Convenience, and Efficiency

5.1 To ensure the safe, convenient and efficient vehicular and non-motorized traffic circulation to serve both within and through the community.

5.1.1 The Town shall continue to ensure that Oro Valley's roadway network is developed with the proper amount of capacity to serve traffic generated by the land uses depicted on the General Plan Land Use Map. Strive to maintain at least a level of service "D" on all streets within Oro Valley.

5.1.2 The Town shall schedule roadway improvements to avoid LOS "E" without creating excess roadway capacity in advance of demonstrated need.

5.1.3 The Town shall continue to identify and correct existing and potential traffic hazards.

required, ranging from entry-level rental and ownership units to assisted living facilities. In addition, the Town is expanding opportunities for professional employment within the Town. Younger and empty-nester professionals tend to look for rental housing, at least temporarily, and for smaller housing products on a permanent basis.

Goals and Policies

High Quality Neighborhoods

7.1 To promote the development of sound, high quality neighborhoods that provide community amenities in an integrated manner.

7.1.1 The Town shall continue to strive to protect the integrity and aesthetic context of existing neighborhoods through the use of appropriate buffers or other means of land use transition between incompatible uses.

7.1.2 The Town shall promote stability by establishing programs, when needed, for the maintenance, protection, and enhancement of residential neighborhoods.

7.1.3 The Town shall continue to require apartment and condominium developments to incorporate recreational facilities and other amenities to serve residents. In addition, include a consideration of day care facilities in development review.

7.1.4 The Town shall continue to promote the development of distinct neighborhoods that create a sense of place and recognize the natural features (e.g., steep slopes) of the land through appropriate preservation of natural open space and the integral development of community facilities (e.g., recreation, trails systems, etc.)

7.1.5 The Town shall continue to require the development of neighborhoods with safe vehicular access, as well as non-vehicular access to schools, open space, recreation opportunities, and other activity centers.

Range of Opportunity

7.2 To encourage and maintain a range of housing opportunities.

7.2.1 The Town shall encourage the development of a variety of types of homes to accommodate the varied needs of residents, including single-family attached and detached, townhomes, small apartments (3-4 units), condominiums, active retirement communities and congregate housing, with accessible options integrated among all types to accommodate the special needs of elderly or disabled residents.

7.2.2 The Town shall encourage a variety of residential building types consistent with the General Plan and in accordance with the Town's zoning and subdivision and design standards.

7.2.3 The Town shall allow and encourage master planned communities that offer high-quality neighborhoods with a variety of residential densities and appropriately located commercial uses to serve the community. In these developments, ensure that there are adequate transitions and buffers between uses.

7.2.4 The Town shall recognize the housing needs of the Town's elderly and disabled populations by encouraging housing development oriented to these special needs groups.

Jobs-Housing Balance

7.3 To promote a jobs/housing balance within the Planning Area.

7.3.1 To the extent feasible, given the high land costs, The Town shall encourage the development of a variety of residential choices consistent with the Land Use Element to meet the housing needs of employees of existing and future Oro Valley employers.