OUR FUTURE

YOUR VOICE

GENERAL PLAN FOR THE TOWN OF ORO VALLEY, ARIZONA

RECOMMENDED DRAFT: FEBRUARY 2016

(90% COMPLETION)

Planning Oro Valley Together

ORO VALLEY ARIZONA

FOUNDED 1974

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THANK YOU!

The Town of Oro Valley wishes to recognize all the residents who participated and generously offered their time and expertise as part of this project – it wouldn't have been possible without them!

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YOUR VOICE
OUR FUTURE
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TABLE OF CONTENTS

FOREWORD III

CHAPTER 1 - INTRODUCTION 4
- 1.1. Oro Valley, Arizona 4
- 1.2. Why plan? 5
- 1.3. Creating the Plan 6
- 1.3. Vision and Guiding Principles 8
- 1.4. How to use the Plan 11

CHAPTER 2 - *YOUR VOICE, OUR FUTURE* GOALS 13
- Community 14
- Environment 14
- Development 15

CHAPTER 3 - COMMUNITY 16
- 3.1. Introduction 16
- 3.2. Relationship with other chapters 18
- 3.3. Learning from the community 18
- 3.4. Community goals 19
- 3.5. Economy focus 20
- 3.6. Complete community focus 21
- 3.7. Town services, buildings and facilities focus 27

CHAPTER 4 - ENVIRONMENT 28
- 4.1. Introduction 28
- 4.2. Relationship with other chapters 30
- 4.3. Learning from the community 31
- 4.4. Environment goals 32
- 4.5. Sonoran desert resources focus 33
- 4.6. Water resources focus 34
- 4.7. Cultural resources focus 36
- 4.8. Clean environment focus 37

CHAPTER 5 - DEVELOPMENT 38
- 5.1. Introduction 38
- 5.2. Relationship with other chapters 39
- 5.3. Learning from the community 40
- 5.4. Development goals 40
- 5.5. Land use and design focus 41
- 5.6. Land use map 50
- 5.7. Development, growth areas and special areas focus 53
- 5.8. Infrastructure focus 56

CHAPTER 6 - GETTING TO WORK 61
- 6.1. Planning for action 61
- 6.2. *Your Voice, Our Future* actions 61

CHAPTER 7 - PLAN ADMINISTRATION 86
- 7.1. Intent of the Plan 86
- 7.2. Updating the Plan 87
- 7.3. Implementing the Plan 87
- 7.4. Amending the Plan 88

APPENDICES 93
- 8.1. Town staff 94
- 8.2. Glossary 95
- 8.3. Other related work 99
- 8.4. State requirements 100
- 8.5. Public engagement process 110
- 8.6. Special Area Plan policies 113

Foreword

We, the residents of Oro Valley, Arizona, have inspired and created this ***Your Voice, Our Future*** General Plan for the future of the community. When voters approve it, this Plan will guide Oro Valley residents, stakeholders, staff, and elected and appointed officials in making the decisions that affect us all.

Your Voice, Our Future contains shared goals, and the policies and actions to reach those goals. Many of the actions will move forward through careful planning and use of existing resources. Some actions will move forward when funds become available. The community needs to have conversations about funding in order to meet the shared goals outlined here.

Your Voice, Our Future was created from many voices coming together with a clear vision for the future. It will be up to all of us to make it "live."

Final Community Approval
Your Voice, Our Future

Voter Ratification
Nov. 2016
Proposition #

Residents Getting to Work (*Your Voice* Committees and other public meetings)

2013: Sep. 26
2014: Jan. 11, 18; Feb. 1; Aug. 27; Sep. 12, 15, 23; Oct. 3, 8, 22; Nov. 4, 17; Dec. 4, 9, 16, 18
2015: Jan. 8, 14, 22, 28; Feb. 2, 5, 12, 17, 19, 23, 25; Mar. 2, 5, 10, 12, 19, 25; Apr. 8; May 7; Aug. 6, 18; Dec. 15
2016: Jan. 7, 21; Others to be determined

Briefings, Hearings and Actions: Mayor and Council

Public Participation Plan – May 1, 2013
Survey Data – Nov. 20, 2013
Vision and Guiding Principles – May 7, 2014
Readiness of Draft Plan for public vote – Nov. 4, 2015

Briefings, Hearings and Actions: Planning and Zoning Commission

Public Participation Plan – Apr. 2, 2013
Survey Data and Project Update – Dec. 3, 2013
Vision and Guiding Principles – Apr. 10, 2014
Project Update – Feb. 3, 2015
Readiness of Draft Plan for public vote – Sep. 15, Oct. 6, Oct. 20, 2015

The *Your Voice* team also had a presence at numerous other community events and meetings. For a summary of public participation efforts, please see Appendix 8.5.

1. INTRODUCTION

1.1. ORO VALLEY, ARIZONA

Oro Valley, with its scenic natural environment and spectacular views, has been a desirable place to live since prehistoric times. Today, we are a thriving community of more than 41,000 residents with a reputation as a friendly and safe place to live, raise a family and retire. We know first rate economic and lifestyle opportunities, educational facilities and abundant outdoor recreation areas will continue to attract people seeking a high quality of life. In addition, visitors come to experience the unique Sonoran Desert and to enjoy Oro Valley's active lifestyle, resorts and cultural offerings. Oro Valley's reputation as a regional center for the biotech industry draws employees and businesses. All of this presents our community with many decisions that must be made to determine what it will look and feel like to live, work, play and do business here in the future.

1.2. WHY PLAN?

We, the residents of Oro Valley, treasure this unique place. There is a strong community feeling and great appreciation for the beautiful environment in which we all live. Planning has always been important, but as the Oro Valley community continues to grow in size and diversity, planning for our shared future is more important than ever.

Arizona state law requires all cities, towns and counties in Arizona to have an updated General Plan every 10 years that is approved by voters. This Plan is to be used as a guide in making decisions, both immediate and in the future, about such things as community improvements, land use and services.

Oro Valley has changed since the last General Plan in 2005. The population has changed significantly and there is no longer a "typical" Oro Valley resident. Oro Valley's new Plan, named the ***Your Voice, Our Future*** project, helps us understand these changes and move forward making the best decisions we can as a community. The Plan was created by committees made up of residents, with abundant input from across the community. It clearly outlines what is important to us, in order to set shared goals and make good decisions.

1.3. CREATING THE PLAN

From the start, the *Your Voice, Our Future* project has been a community effort. A Public Participation Plan was created in May 2013 to make sure that residents had many different ways to have a voice in the process. As a result, creating this Plan has involved all kinds of community members, including families and youth. Resident volunteers carried the process out into the community. Because the support of residents is so important to the success of this Plan and our community, our efforts as a community have gone far beyond what the state requires for public participation.

The Public Participation Plan followed these must-do's that were created by Oro Valley residents to address community-wide values and needs:

- Be open, honest and transparent and include everyone.
- Make sure involvement is convenient for residents.
- Make plans and decisions that are important to the voters.
- Include all groups within the community.
- Monitor progress and success and make changes when necessary.
- Show public's impact in decisions about the document.

Everything about the *Your Voice, Our Future* project was made to be clear and open and to show the potential for Oro Valley's quality of life. It was designed to answer the question *"Why should this matter to me?"* Social media tools, small group gatherings in convenient locations and several types of surveys were used to get as many contributions from residents as possible. Throughout the public involvement process, residents were encouraged to come together to face challenges with confidence and a common sense of purpose.

Public Participation

Because the *Your Voice, Our Future* project was directly developed by residents, it isn't possible to name the hundreds of people who volunteered to be a part of the project. Whether participants attended meetings, filled out surveys or visited the YourVoiceOV.com website, the project has truly benefited from everyone who supported it. This Plan includes our shared vision and direction to ensure the future of this special community. Information about meetings, events and outreach methods can be found in Appendix 8.5 of this document.

The three-year, *Your Voice, Our Future* project includes the following key phases:

Phase 1 – Let's talk!

September 2013 – May 2014

Oro Valley residents and stakeholders established priorities through open conversations. Many events and outreach efforts provided the opportunity to discuss, debate and listen to one another to gain common understanding. The aim was to bring many voices together.

The results were formed into a big-picture vision statement about Oro Valley's future. It answers the question, *"What should Oro Valley be like in 10 years and beyond?"* The Vision is further defined through twelve Guiding Principles that illustrate what matters most to our community.

The community's Vision and Guiding Principles were endorsed by the Town Council on May 7, 2014 and set the stage to build a long-range plan of action.

Phase 2 – Let's think!

June 2014 – November 2015

Residents and stakeholders came together to create specific goals and polices for the future. The aim was to understand our community's concerns and aspirations; clarify goals and policies; and address needs, preferences and trends. The product is a draft Plan which includes goals, policies and actions reflecting our community values and aspirations from Phase 1. At the end of Phase 2 the draft Plan was first presented to the Planning and Zoning Commission then later to the Town Council, which tentatively adopted the draft Plan in November 2015.

Phase 3 – Do it! Make it so!

December 2015 – November 2016

The draft of *Your Voice, Our Future* will be presented to the community. The aim is to show how the document, created by Oro Valley residents, reflects our community's direction and to spark additional discussion. The draft will be modified to ensure community acceptance and sound planning. Voters will be encouraged to participate in an election on the *Your Voice, Our Future* General Plan in November of 2016. *Editor's note: this section will be edited upon completion of this phase.*

VISION AND GUIDING PRINCIPLES

The Vision and Guiding Principles serve as the foundation for the rest of the Plan. They represent the desires of our community as comprehensively and inclusively as possible. During the ***Your Voice*** Committee process, community members frequently had to balance multiple desires which sometimes contradicted one another. Overall, the goals, policies and actions contained in this Plan represent the best effort to follow the Vision and Guiding Principles while **balancing priorities** for the overall betterment of our community.

ORO VALLEY'S VISION FOR THE FUTURE

Oro Valley strives to be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will keep its friendly, small-town character, while increasing services, employment and recreation. The Town's lifestyle continues to be defined by a strong sense of community, a high regard for public safety and an extraordinary natural environment and scenic views.

Focus on community safety and maintain low crime

- Low crime
- Safe streets, neighborhoods and schools
- Quick emergency response times and one-on-one interactions with residents
- Crime prevention programs
- Disaster planning and homeland security preparedness

Preserve the scenic beauty and environment

- Desert and mountain views
- Desert climate and environment
- Wildlife and vegetation
- Open space

Keep the unique community identity as a special place

- Small-town feel
- Nice place to live
- Quiet, delightful, laid back and peaceful
- Friendly and neighborly people
- Clean and well kept
- Forward-thinking
- Built environment sets OV apart

Create a complete community with a broad range of shopping, dining and places to gather

- Increase shopping opportunities, services and restaurants
- Provide more services nearby
- Good place to open a business
- Downtown or central gathering area

Minimize traffic and increase ways to get around Town

- Improve traffic flow on Oracle Road and develop alternate routes
- Maintain good roads
- Provide more sidewalks and bike lanes
- Increase public transportation

Manage how we grow and maintain high design standards

- Keep small-town feel
- Concern about rapid growth
- Current rate of growth is "about right"
- Increase commercial services and employment opportunities
- Grow by adding new areas to Town limits
- Quality of built environment sets OV apart

Joe A Tyler, Leaves Unfolding
Oro Valley Public Library

Oro Valley Aquatic Center

Tohono Chul Park

Grow the number of high quality employment opportunities

- Health and medical research industries
- Educational institutions
- Research/technical parks
- Visitor and tourist attractions
- Light industry
- Professional office complexes

Keep Oro Valley a family-friendly community

- Low crime and safe
- Parks, hiking, recreation and swimming pool access
- Good schools
- Family entertainment
- Activities for all ages
- Opportunities to interact with all ages
- Attract young professionals

Support and build on high quality of schools

- Quality education and high-performing schools
- Family, community and governmental support for education and schools

Provide more parks, recreation and cultural opportunities for all ages

- Opportunities to gather as a community such as festivals and cultural events
- Outdoor recreation such as hiking, walking and biking paths
- The arts
- Extras like multi-use fields, dog parks, skate park, play equipment, ramadas, BMX track, tennis courts and basketball courts

Promote conservation of natural resources

- Energy-efficient building and construction practices
- Green building
- Renewable energy
- Water conservation

Maintain financial stability

- Manage finances wisely
- Strive for a diversified and stable revenue base
- Minimize the financial burden on taxpayers
- Plan for adequate funding of government services desired by the community

Growing Smarter/Plus Framework

The State of Arizona, through its Growing Smarter/Plus legislation, requires towns to adopt a General Plan. The overall purpose of the act is to help Arizona communities plan for growth, protect open space, and manage growth-related issues. The Plan must involve a comprehensive public participation effort. Updates are also required every 10 years. As the last General Plan for Oro Valley was adopted in 2005, the ***Your Voice, Our Future*** project serves as the required update.

In addition to the overall purpose and public participation requirements of Growing Smarter/Plus, the state also outlines elements that must be covered in the Plan. The required elements are based on the population of the community. These requirements are outlined below.

The topics and sections in this Plan are interrelated in the same way that elements of our lives are interrelated. Information may cross over into multiple sections and seem repetitive. However, overlapping goals and issues are evidence of how careful and comprehensive the process has been and of how well aspects of our community blend together.

The people of Oro Valley value excellence, especially when it comes to making decisions about our quality of life. That's why we have exceeded what Arizona requires in terms of involving residents and getting feedback. This Plan includes elements that the state does not, because they are important to us. Together, we have made this very much our own Plan. Even so, all required state elements have been fulfilled and are outlined in Appendix 8.4. (State Requirements).

STATE ELEMENT	REQUIRED?	CHAPTER	SECTION
Housing	No	Community	Complete Community
Recreation	No	Community	Complete Community
Public Buildings	No	Community	Town Services, Buildings and Facilities
Public Services and Facilities	No	Community	Town Services, Buildings and Facilities
Safety	No	Community	Town Services, Buildings and Facilities
Conservation	No	Environment	Sonoran Desert Resources
Environmental Planning	Yes	Environment	Sonoran Desert Resources
Open Space	Yes	Environment	Sonoran Desert Resources
Water Resources	Yes	Environment	Water Resources
Energy	No	Environment Development	Clean Environment Land Use and Design
Land Use	Yes	Development	Land Use and Design
Cost of Development	Yes	Development	Development, Growth Areas & Special Areas
Growth Area	Yes	Development	Development, Growth Areas & Special Areas
Bicycling	No	Development	Infrastructure
Circulation	Yes	Development	Infrastructure

1.4. HOW TO USE THE PLAN

The *Your Voice, Our Future* Plan will officially guide and inform stakeholders, town staff, and elected and appointed officials. However, it is designed to be user-friendly and understandable to the people of our community who created it. *Your Voice, Our Future* is organized into three main chapters of primary importance to our community:

1. COMMUNITY
2. ENVIRONMENT
3. DEVELOPMENT

Each of these main chapters contains the following sections:

- Introduction
- Relationship with other chapters
- Learning from the community
- Goals of the chapter
- Topic-specific policies (3-4 sections)

The goals and policies of each chapter will be used as a foundation for decision making over the next 10 years. After the broad descriptions in the first five chapters, a chapter called "Getting to Work" outlines action items in multiple categories under the three main section headings: Community, Environment and Development. These clearly numbered action items are the steps for putting the goals and policies into action. For more information see section 7.3 (Implementing the Plan).

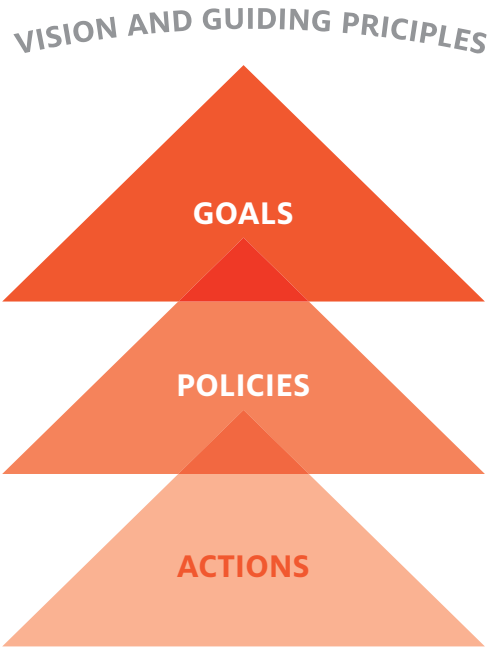
What's the difference between a goal, policy or action?

The community's Vision and Guiding Principles are the foundation to build the goals, policies and actions. The Vision and Guiding Principles provide the highest level view, while the other pieces provide a midlevel look (goals) down to the specific follow-up items (actions).

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

Policy: Identifies a direction or path to help achieve the goals.

Action: Indicates the specific actions to take in order to fulfill the policies.



Bruce LaFountain, The Spirit Within, SW corner of E. Rancho Vistoso Blvd. and Oracle Rd.

2. ***Your Voice, Our Future*** Goals

The ***Your Voice, Our Future*** project outlines a shared future towards which the community is working. It answers the question *"What do we strive for?"*

Project goals are listed in order of the appearance of topics in this document. The goals also have a strong relationship to each other and are included together here in order to make that clear.

Simon Donovan, Untitled. Oro Valley Marketplace

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

Community Goals

A. Long-term financial and economic stability and sustainability.

B. A robust local economy and job market that provide opportunities for quality employment, build on Oro Valley's assets and encourage high-quality growth.

C. A strong sector of targeted industries, including bioscience and aerospace, which provide opportunities for synergy and growth.

D. A community with a wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents.

E. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected and serves the community's needs.

F. Diverse, enriching and quality education opportunities, arts and culture experiences and amenities accessible to all residents.

G. High-quality and well-maintained Town assets, including streets, infrastructure and facilities.

H. Increased opportunities for residents to provide meaningful input on Town decisions and planning.

I. Safety during emergencies and from the threats of natural and man-made hazards, whether at home, work or at other activities.

J. A safe community with low crime, safe neighborhoods and positive relationships between law enforcement and community members.

Environment Goals

K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

L. A high-quality, safe and reliable water supply that meets long-term needs for the community while considering the natural environment.

M. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage.

N. High environmental quality including meeting or exceeding all federal and state standards for air and water quality in cooperation with other local jurisdictions.

O. Responsible use of energy and water resources for the current and future benefit of the community.

P. Efficient and responsible management of trash and recyclable material for the current and future benefit of the community.

Development Goals

Q. A built environment that creatively integrates landscape, architecture, open space and conservation elements to increase the sense of place, community interaction and quality of life.

R. An integrated and connected transportation network that enhances mobility for people and goods.

S. Diverse transportation choices that are safe, user-friendly, efficient and accessible, that maintain the lifestyle of residents, and that support employees, visitors and the local economy.

T. Sustainable and innovative public services and utilities that serve the current and future needs of the community.

U. Conservation of natural and cultural resources through effective land use and transportation planning, design, construction and management.

V. Neighborhoods that include access and effective transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs.

W. Full recovery of the costs of services that serve new development.

X. Effective transitions between differing land uses and intensities in the community.

Y. Development opportunities and a diverse transportation network that balance support for a growing economy with conservation of open space, water and natural resources and energy consumption.

3. COMMUNITY

3.1. INTRODUCTION

A strong sense of community is essential to our sense of belonging, opportunities to prosper and our shared common purpose. In Oro Valley, this sense of community attracts diverse residents, visitors, employers and employees who work together to realize shared goals.

Oro Valley Aquatic Center

First and foremost, Oro Valley is committed to preserving a safe environment for its residents. In 2014, it was named one of America's 10 Safest Suburbs by Movoto Real Estate. Important parts of community safety are continued efforts to prepare for natural disasters or utility failures and recovery. Emergency services are also being upgraded. Oro Valley wants to ensure the community is familiar with these plans and services in the event they are ever needed.

In 2013, Oro Valley was named "Best Place to Raise Kids in Arizona" by Bloomberg Businessweek. This aligns with Oro Valley's emphasis on developing "complete neighborhoods" that encourage physical activity and serve as community resources. Complete neighborhoods include:

- Parks and other outdoor spaces
- Recreational facilities
- Access to quality housing
- Safe and varied transportation options
- Desirable features like art experiences and libraries

Oro Valley, with our talented and well-educated workforce, attracts and supports a diverse blend of businesses. This leads to job creation and boosts the local economy. Healthcare, biosciences and high-tech industries are thriving in our community. Smaller tourism, retail, education, and service industries are also important. The community must continue to attract economic development, while keeping in mind the goal to preserve its healthy environment and lifestyle. Supporting the workforce as well as attracting workers with families is vital to continued economic growth.

Information on existing conditions related to the topics of this chapter can be found in a companion document, the ***Your Voice, Our Future*** Background Report, as described in Appendix 8.3.

3.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter contains issues important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Community chapter's relationship to other chapters.

COMMUNITY - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the community section with other sections.

	ECONOMY	COMPLETE COMMUNITY	TOWN SERVICES, BUILDINGS AND FACILITIES
COMMUNITY			
Economy		✔	✔
Complete Community	✔		
Town Services, Buildings and Facilities	✔		
ENVIRONMENT			
Sonoran Desert Resources			
Water Resources		✔	✔
Cultural Resources	✔		
Clean Environment		✔	✔
DEVELOPMENT			
Land Use and Design	✔	✔	✔
Development, Growth Areas and Special Planning Areas	✔		
Infrastructure	✔	✔	✔

3.3. LEARNING FROM THE COMMUNITY

Phase 1 of the ***Your Voice, Our Future*** project included extensive and innovative outreach to residents and a tremendous effort to gather input from all segments of the Oro Valley community. The result was the Vision and Guiding Principles that serve as the foundation of ***Your Voice, Our Future.*** During Phase 2, three committees divided up the three main categories of the Plan and developed goals, policies and actions for each. Their hard work will guide Oro Valley decisions for the next 10 years.

The Community committee, that built the Community chapter, was made up of 15 residents who met six times from December 2014 to March 2015. They reviewed background information, brainstormed ideas and offered their contributions to shape the Plan.

Working from the community's Vision and Guiding Principles, this group developed broad community goals, as well as specific policies and actions. They looked at three areas: the economy; creating a complete community; and services, buildings and facilities. Their work is represented in each section of this chapter.

Many of the actions will move forward through careful planning and will use existing resources, while others may wait until funds become available. The community will be consistently engaged in conversations about funding.

3.4. COMMUNITY GOALS

Following is a list of goals that support the achievement of the long-term vision for the community.

The people of Oro Valley strive for:

A. Long-term financial and economic stability and sustainability for Town government.

B. A robust local economy and job market which provide opportunities for quality employment, build on Oro Valley's assets and encourage high-quality growth.

C. A strong sector of targeted industries, including bioscience and aerospace, which provides opportunities for synergy and growth.

D. A community with a wide range of services, amenities, shopping and dining opportunities and housing types which meet the needs of current and future residents.

E. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected, integrated and serves the community's needs.

F. Diverse, enriching and quality education opportunities, arts and culture experiences and amenities accessible to all residents.

G. High-quality and well-maintained Town assets, including streets, infrastructure and facilities.

H. Increased opportunities for residents to provide meaningful input on Town decisions and planning.

I. Safety during emergencies and from the threats of natural and man-made hazards, whether at home, work, or at other activities.

J. A safe community with low crime, safe neighborhoods and positive relationships between law enforcement and community members.

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

3.5. ECONOMY FOCUS

Discussion

This section addresses community goals related to economic development and Oro Valley's financial situation. The people of Oro Valley have expressed a desire for a strong local economy that supports tourism, cultural offerings and education. Additionally, we desire financial stability for Oro Valley's government as part of the overall economic health of the community.

Policies

E.1. Develop a diversified and robust economic base to support long-term economic stability.

E.2. Establish programs, strategies, investments and financial incentives that advance the Town's economic prosperity.

E.3. Promote Oro Valley as an ideal destination for economic activity, tourism, shopping, cultural attractions, research and development.

E.4. Support the Oro Valley workforce and residents through education and training programs and needed services and amenities.

E.5. Support annexations that are economically beneficial to the Town while also considering the impacts to residents and the social, aesthetic and environmental quality of the Town.

E.6. Maintain financial stability for Town operations, programs and services.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

ECONOMY - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the Economy section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community	CC.8., CC.15.	21
	Town Services, Buildings and Facilities	TS.7.	27
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources		
	Cultural Resources	CR.1., CR.2.	36
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.7.	41
	Development, Growth Areas and Special Planning Areas	DG.1., DG.2.	53
	Infrastructure	I.4., I.5.	56

3.6. COMPLETE COMMUNITY FOCUS

Discussion

This section addresses community goals related to the creation of a complete community. A complete community is one that serves the needs of residents on a day-to-day basis and gives people a sense of connection. It also provides opportunities for community involvement, healthy lifestyles and lifelong learning. Oro Valley's parks and trails systems are an important part of the Town. Maps showing these systems can be found on pages 23-24.

Policies

Healthy Lifestyles

CC.1. Promote the overall physical and social health of the community.

CC.2. Provide appropriate park facilities and services for residents of all ages in the community.

CC.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.

CC.4. Provide public open space and park space where there is an existing park shortage or a need to preserve open space, natural areas or scenic views.

CC.5. Cooperate with other jurisdictions, agencies and organizations to develop joint-use and multiuse facilities that benefit and address the recreational and social needs of a multigenerational community.

Neighborhoods

CC.6. Promote the creation of unique community gathering places that are inviting, walkable, attractive and vibrant and offer commercial, entertainment or cultural activity.

CC.7. Support the development of diverse housing types within the community.

CC.8. Foster development of complete neighborhoods with easy access to transportation and employment options, and commercial areas that offer amenities and services for residents' daily needs.

CC.9. Promote community interaction by planning for public land uses, such as parks, schools and other civic uses to act as the focus of neighborhoods.

CC.10. Support the development of a range of public activities that foster a sense of community and create common places to gather.

Lifelong Learning

CC.11. Provide access to arts, library and cultural amenities to benefit the entire community including residents, businesses and visitors.

CC.12. Continue to integrate public art into the design of Town parks, the public rights-of-way and other suitable locations.

CC.13. Support existing arts, culture and performance venues and the creation of new arts and cultural exhibition space within the Town.

CC.14. Encourage quality public spaces, public art and activities that celebrate the history of Oro Valley and help build a sense of community.

CC.15. Promote higher and continuing education opportunities in Oro Valley.

CC.16. Participate in cooperative efforts of local, state and federal educational programs to ensure that the community's education needs are met and is of high quality.

CC.17. Support the Oro Valley Public Library as a central attraction and resource in the community.

CC.18. Cultivate community leaders by providing engagement opportunities for all age groups.

CC.19. Provide ongoing and easy access to Town information and resources.

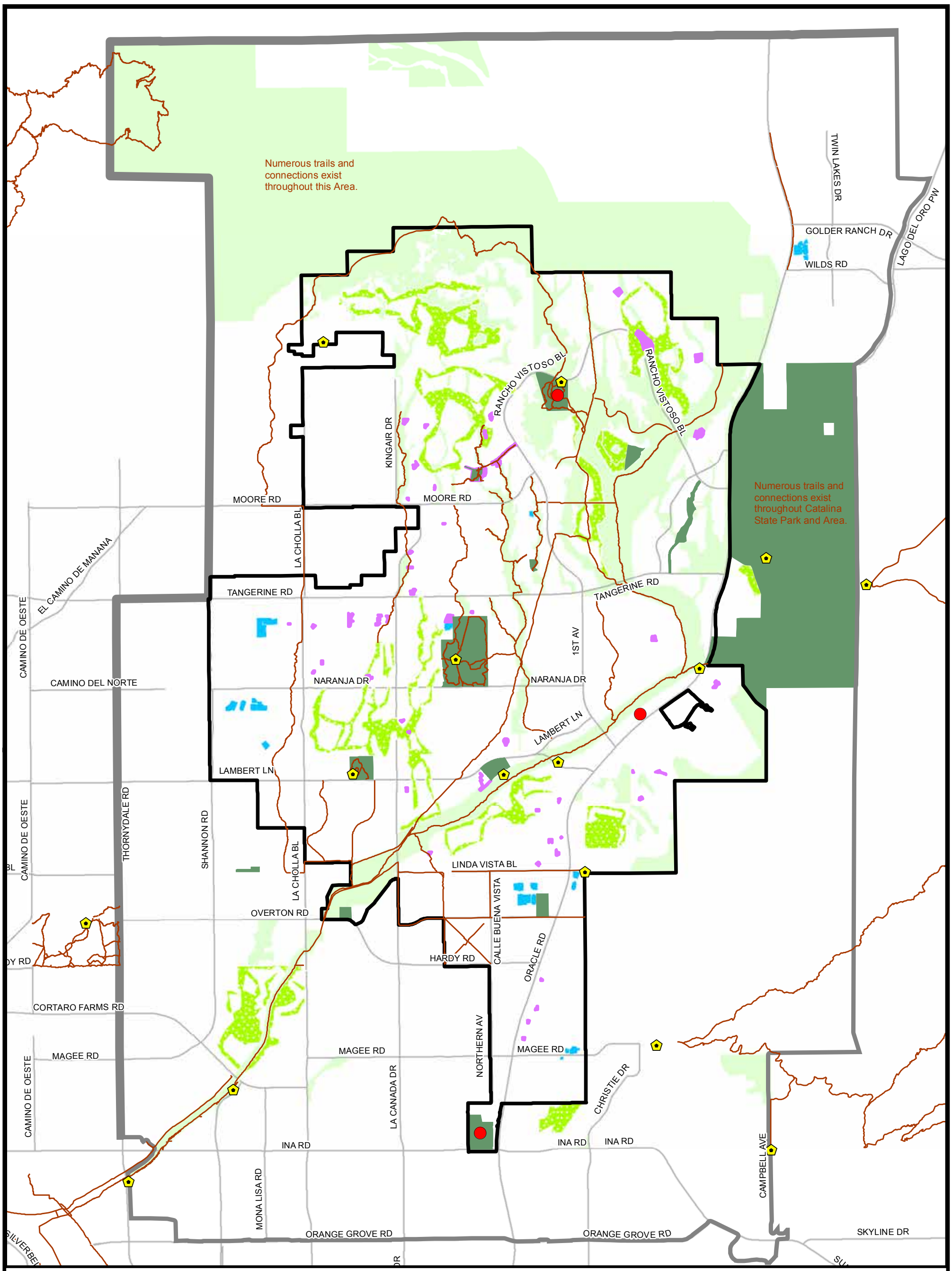
Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

COMPLETE COMMUNITY - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Complete Community chapter with other chapters.

		POLICY #	PAGE #
COMMUNITY	Economy	E.4.	20
	Complete Community		
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources	SD.1., SD.2., SD.6.	33
	Water Resources		
	Cultural Resources	CR.2., CR.3.	36
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.7., LU.9.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.7., I.10.	56



Parks & Recreation Map

- Trailhead
- Cultural Resource
- Trail
- Open Space
- Public Park
- Semi-public Parks & Recreation
- Golf Course
- Public School Field
- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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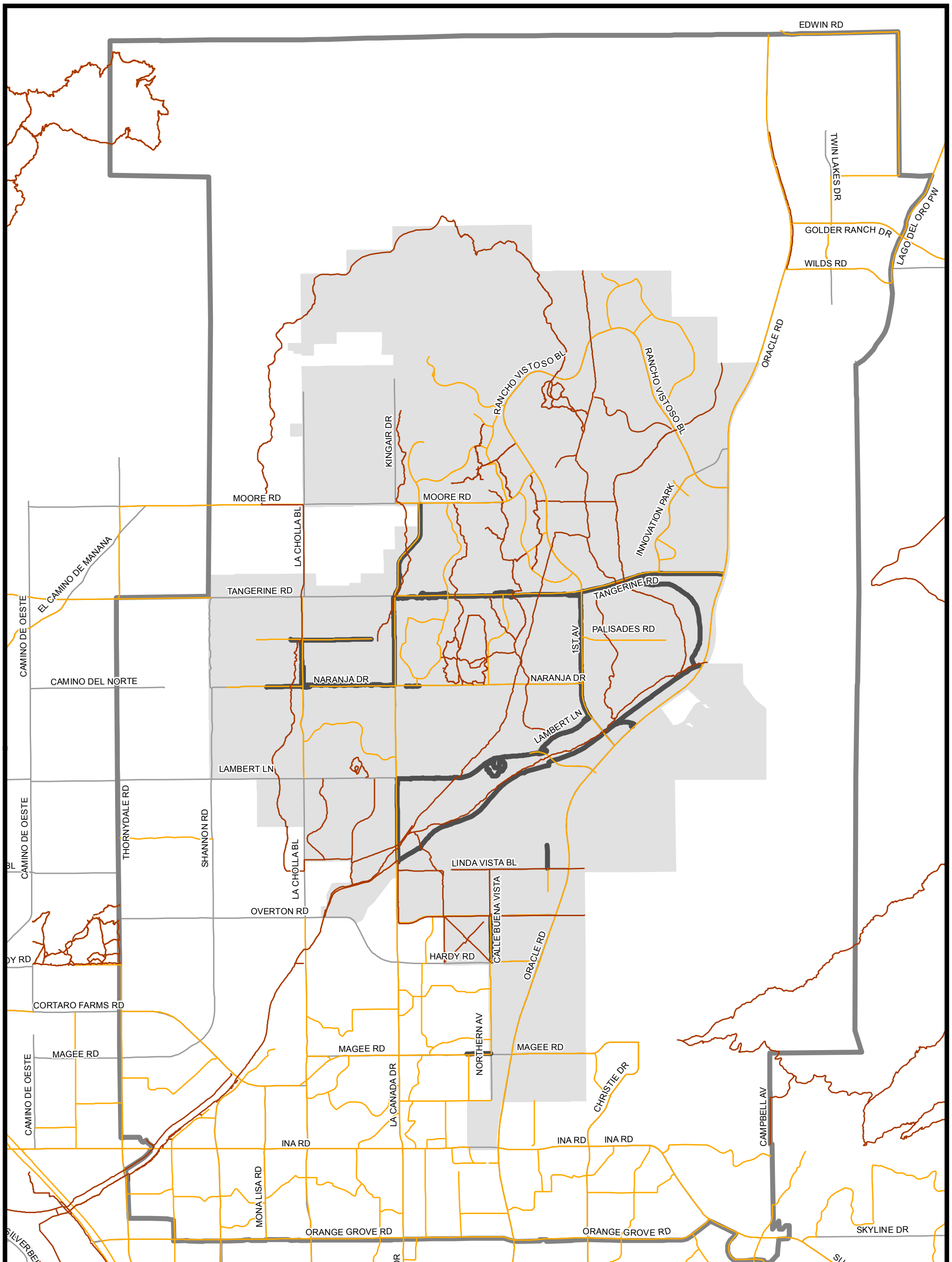
August 2015



Bicycle Routes and Trails Map

- Trail
- Bike Route
- Paved Shared Use Path
- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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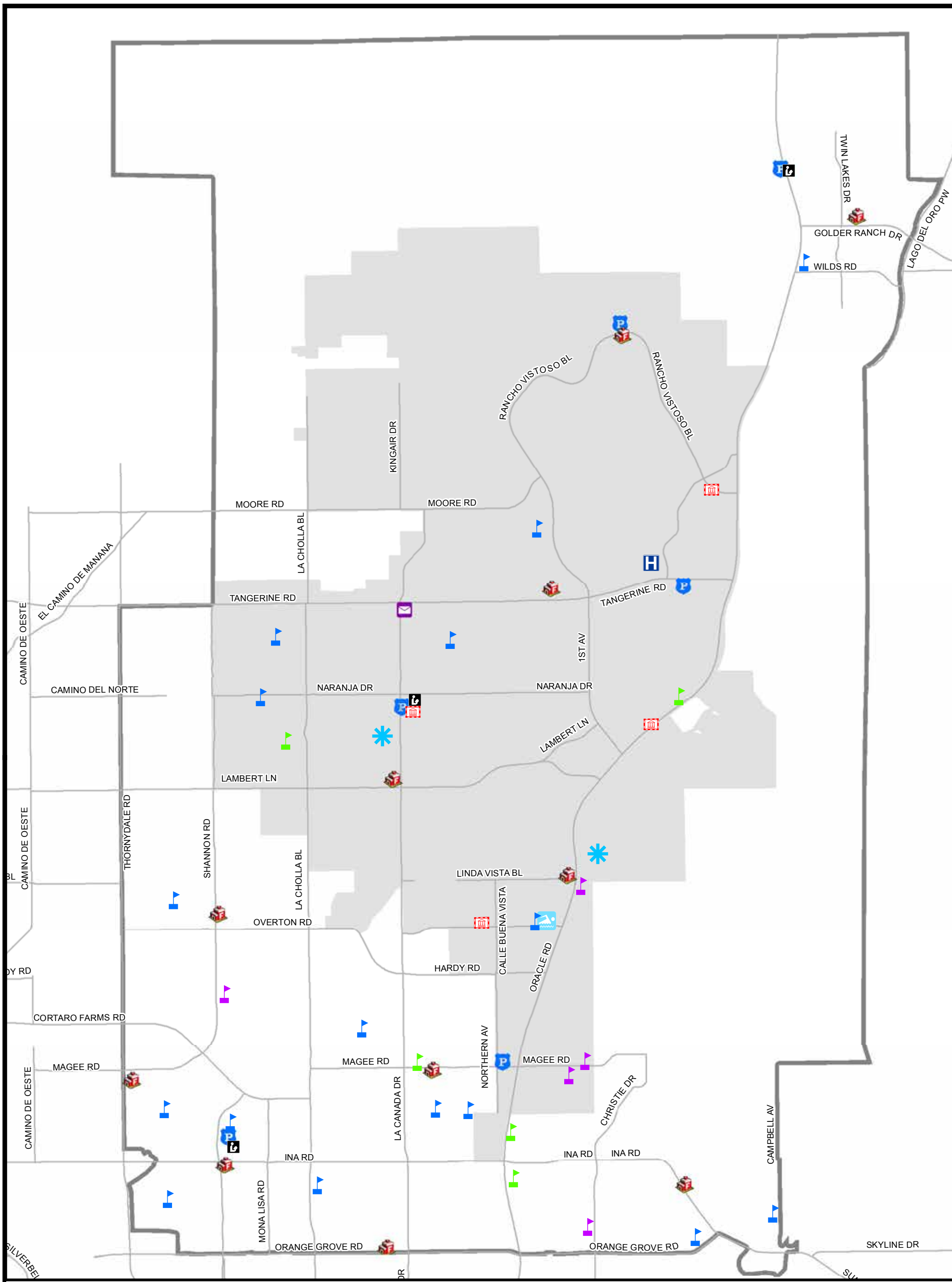

Public Facilities Map

- Government Building
- Police Station
- Fire Station
- Aquatic Center
- Oro Valley Community and Recreation Center
- Hospital
- Library
- Post Office

Schools

- Public
- Charter
- Private

- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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January 2016

3.7. TOWN SERVICES, BUILDINGS AND FACILITIES FOCUS

Discussion

This section addresses community goals related to Town services, buildings and facilities. Oro Valley is well known for its safe environment and high-quality services. The residents of Oro Valley have expressed a strong desire to maintain safety and services in the community, while also looking to the future and establishing education and response programs and emergency planning. Additionally, our community desires to maintain and improve Oro Valley's physical assets, buildings and facilities. A map of Oro Valley's public facilities can be found on the preceding page.

Policies

TS.1. Provide effective public safety education, preparation and emergency services for emergencies and natural disasters.

TS.2. Provide effective public safety services to respond to and recover from emergencies and natural disasters.

TS.3. Protect vulnerable populations (e.g., children, seniors and those with disabilities) and provide for the security of community members through community and police support.

TS.4. Continue emergency preparedness planning to address utility shortages, outages or disruptions.

TS.5. Coordinate community safety and land use planning in order to reduce sources of conflict and nuisance crime through design, regulation and management.

TS.6. Coordinate land use and public facility planning to appropriately locate public facilities in safe locations that can effectively respond to emergencies.

TS.7. Plan for, manage and maintain Oro Valley's assets, including streets, infrastructure and facilities to ensure long-term value to the community.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

TOWN SERVICES, BUILDINGS AND FACILITIES - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the Town Services, Buildings and Facilities section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.6.	20
	Complete Community		
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources	WR.1.	35
	Cultural Resources		
	Clean Environment	CE.1., CE.2., CE.4	37
DEVELOPMENT	Land Use and Design	LU.2., LU.4., LU.6.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.1., I.2., I.3., I.4., I.7., I.8., I.12.	56

4. ENVIRONMENT

4.1. INTRODUCTION

Oro Valley's greatest assets are its natural environment, resources and beauty. Our community enjoys scenic views in nearly every direction. By day, mountaintops tower to the east and to the north. At night, the dark sky is full of stars with little light pollution. Wildlife corridors enhanced by native vegetation cross the area. Cultural resources are abundant, with more than 185 archaeological sites identified. Because the natural environment of Oro Valley is so unique, we place high value on using water and energy resources wisely and promote efforts to keep our air clean.

Oro Valley's exceptionally rich wildlife and vegetation are a big part of the region's appeal. The area is crisscrossed with washes and arroyos that are dry most of the year, but are essential for handling the large volumes of water that flow through the area during the region's rainy seasons. When dry, the washes and arroyos provide vital wildlife habitats and serve as natural buffers to development.

We cherish Oro Valley's open space that serves to focus development in areas where it is planned and encouraged. The rolling terrain is an attractive landscape that offers opportunities for creativity in planning, conservation and development. Including native trees to shade roadways and walkways that connect natural areas will ensure the active and healthy lifestyle valued by our community.

Other important parts of Oro Valley's environment are the range of cultural resources including prehistoric villages and historic archaeological sites. Preservation and maintenance of these resources is key to retaining the region's character and heritage and ensuring that they are maintained for the education and experience of future generations.

While protecting the natural environment, our community also encourages sustainable growth and development in the Planning Area. Since Oro Valley is in the Sonoran Desert, water policies that are long term and focus on conservation and regional planning are a priority.

Sustainable practices include those that:

- Promote greater energy independence
- Encourage renewable energy programs
- Encourage use of transit
- Reduce air pollution

Information on existing conditions related to the topics of this chapter can be found in a companion document, the ***Your Voice, Our Future*** Background Report, as described in Appendix 8.3.

4.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter contains topics important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Environment chapter's relationship to other chapters.

ENVIRONMENT - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the environment section with other sections.

	SONORAN DESERT RESOURCES	WATER RESOURCES	CULTURAL RESOURCES	CLEAN ENVIRONMENT
COMMUNITY				
Economy			✔	
Complete Community	✔		✔	
Town Services, Buildings and Facilities		✔		✔
ENVIRONMENT				
Sonoran Desert Resources		✔		✔
Water Resources	✔			✔
Cultural Resources				
Clean Environment	✔	✔		
DEVELOPMENT				
Land Use and Design	✔	✔	✔	✔
Development, Growth Areas and Special Planning Areas				
Infrastructure	✔			✔

4.3. LEARNING FROM THE COMMUNITY

Phase 1 of the ***Your Voice, Our Future*** project included extensive and innovative outreach to residents and a tremendous effort to gather input from all segments of the Oro Valley community. The result was the Vision and Guiding Principles that serve as the foundation of ***Your Voice, Our Future.*** During Phase 2, three committees divided up the three main categories of the Plan and developed goals, policies and actions for each. Their hard work will guide Oro Valley decisions for the next 10 years.

The Environment committee, that built the Environment chapter, was made up of 13 residents who met seven times from September to December of 2014. They reviewed background information, brainstormed ideas and offered their contributions to shape the Plan.

Working from the community's Vision and Guiding Principles, this group developed broad environmental goals, as well as specific policies and actions, related to the Sonoran Desert, water and cultural resources, and a clean environment. Their work is represented in each section of this chapter.

Many of the actions will move forward through careful planning and will use existing resources, while others may wait until funds become available. The community will be consistently engaged in conversations about funding.

4.4. ENVIRONMENT GOALS

Following is a list of goals that support the achievement of the long-term vision for the environment.

The people of Oro Valley strive for:

K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

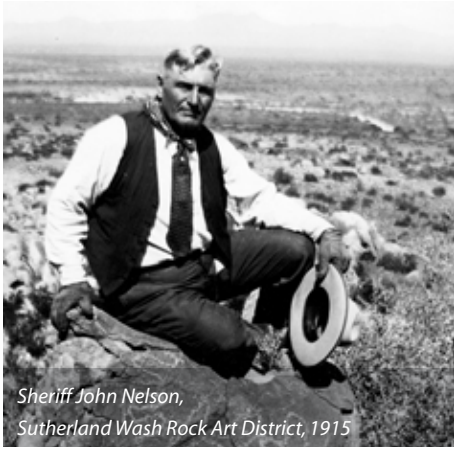
L. A high-quality, safe and reliable water supply that meets long-term needs for the community while considering the natural environment.

M. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage.

N. High environmental quality, including meeting or exceeding all federal and state standards for air and water quality in cooperation with other local jurisdictions.

O. Responsible use of energy and water resources for the current and future benefit of the community.

P. Efficient and responsible management of trash and recyclable material for the current and future benefit of the community.



Sheriff John Nelson, Sutherland Wash Rock Art District, 1915

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

4.5. SONORAN DESERT RESOURCES FOCUS

Discussion

This section addresses environment goals related to open space, natural resources and views. Oro Valley highly values the Sonoran Desert and strives to conserve and protect its resources. Additionally, the community desires to connect open spaces to establish an environment enjoyable for all.

Policies

SD.1. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents and visitors while recognizing our place in the larger ecosystem.

SD.2. Protect and provide connections between contiguous environmentally sensitive lands within the Town, including key habitat areas and significant natural resource areas.

SD.3. Conserve Oro Valley's natural resources in a comprehensive manner.

SD.4. Protect and conserve healthy native vegetation during the development process.

SD.5. Provide information to the public, including businesses and developers, on means to protect and conserve resources.

SD.6. Protect scenic corridors, public park and trail view sheds, and the distinctive visual character and visual appeal of Oro Valley.

SD.7. Enhance, protect, create and restore native biological habitats, especially along washes, groundwater basins, recharge areas and wildlife corridors, in order to benefit native plant and wildlife habitats and species movement, minimize the negative impacts of invasive species and provide protection from flood risk.

SD.8. Encourage development project designs that connect wildlife habitat areas, avoid disturbing significant wildlife habitats and minimize the overall impacts on wildlife habitat areas.

SD.9. Provide for the safe movement of wildlife near man-made features which may potentially disconnect wildlife corridors.

SD.10. Strive to protect the public and environment from the threats and risks of stormwater surges and potential negative impacts of contaminants from runoff.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

SONORAN DESERT RESOURCES - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Sonoran Desert Resources section with other sections.

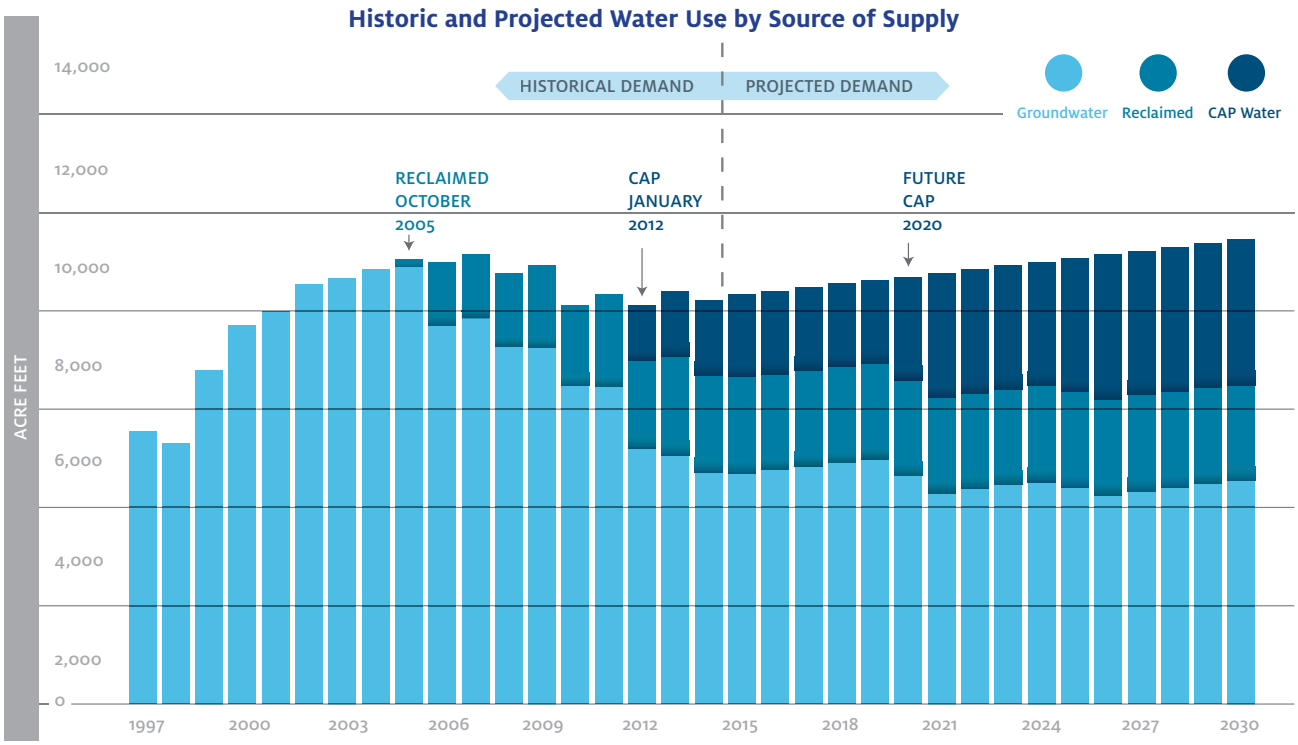
		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community	CC.3., CC.4.	21
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources	WR.4.	35
	Cultural Resources		
	Clean Environment	CE.2.	37
DEVELOPMENT	Land Use and Design	LU.1., LU.2.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.6.	56

4.6. WATER RESOURCES FOCUS

Discussion

This section addresses environment goals related to Oro Valley's water resources. Topics include supply, conservation, quality, sustainability, protection and groundwater recharge. Due to Oro Valley's location in a desert climate, water is a valued resource. Oro Valley carefully plans for future water use and, when growth is projected, evaluates available water supplies.

Policies



Oro Valley Water Utility

WR.1. Ensure the long-term water resource supply and groundwater conservation for present and future Water Utility customers.

WR.2. Ensure water quality for Water Utility customers that meets or exceeds federal and state regulatory requirements.

WR.3. Utilize alternative water sources, such as Central Arizona Project water and treated effluent, and conservation techniques to attain sustainable groundwater production rates and reduce groundwater level declines.

WR.4. Protect aquifer recharge areas and wellheads, especially those used to provide public water supplies.

Policy: Identifies a direction or path to help achieve the goals.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

WATER RESOURCES - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Water Resources section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community		
	Town Services, Buildings and Facilities	TS.7.	27
ENVIRONMENT	Sonoran Desert Resources	SD.7.	33
	Water Resources		
	Cultural Resources		
	Clean Environment	C.E.1.	37
DEVELOPMENT	Land Use and Design	LU.2.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure		

4.7. CULTURAL RESOURCES FOCUS

Discussion

This section addresses environment goals to preserve cultural resources. Cultural resources are the physical evidence of past human activity that have scientific, historic and cultural value. Cultural resources may also be places that are important to living people, such as locations where Native Americans conduct traditional activities. They include prehistoric and historic sites, buildings, objects, features, structures and locations. Cultural resources are non-renewable. Once destroyed, they cannot be returned to their original state.

Policies

CR.1. Identify, preserve and interpret significant cultural resources within Oro Valley and the larger planning area.

CR.2. Provide appropriate public access to and education about Oro Valley's cultural resources in order to enrich the sense of community.

CR.3. Build and maintain partnerships with federal, tribal, state and local agencies and community organizations to preserve or rehabilitate and to celebrate culturally significant Town structures, records and places.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

Angela Mia De la Vega, Family Ride. Cañada del Oro River Park Path, behind Steam Pump Village

CULTURAL RESOURCES - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Cultural Resources section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.3.	20
	Complete Community	CC.9., CC.10., CC.11., CC.13.	21
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources		
	Cultural Resources		
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.1.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure		

Oro Valley Town Hall

4.8. CLEAN ENVIRONMENT FOCUS

Discussion

This section addresses environment goals related to creating and maintaining a clean environment. The Oro Valley community strives to positively impact the environment and lead by example through education and other efforts.These include promoting energy efficiency, water conservation, recycling, reducing air pollution and other efforts that will ultimately make Oro Valley cleaner and healthier. These efforts may start small, with the participation of only our community, but with cooperation from other communities and partners, they could result in a much larger regional impact.

Policies

CE.1. Lead by example in energy efficiency, water conservation, recycling, alternative fuel and solar projects in municipal facilities and operations.

CE.2. Encourage pollution prevention, waste minimization and recycling in all sectors of municipal, business, institutional and residential operations throughout the Town.

CE.3. Lead efforts which contribute to regional reduction in air pollution and greenhouse gas emissions.

CE.4. Increase energy savings through increased education and gains in efficiency, conservation and use of renewable resources throughout the community.

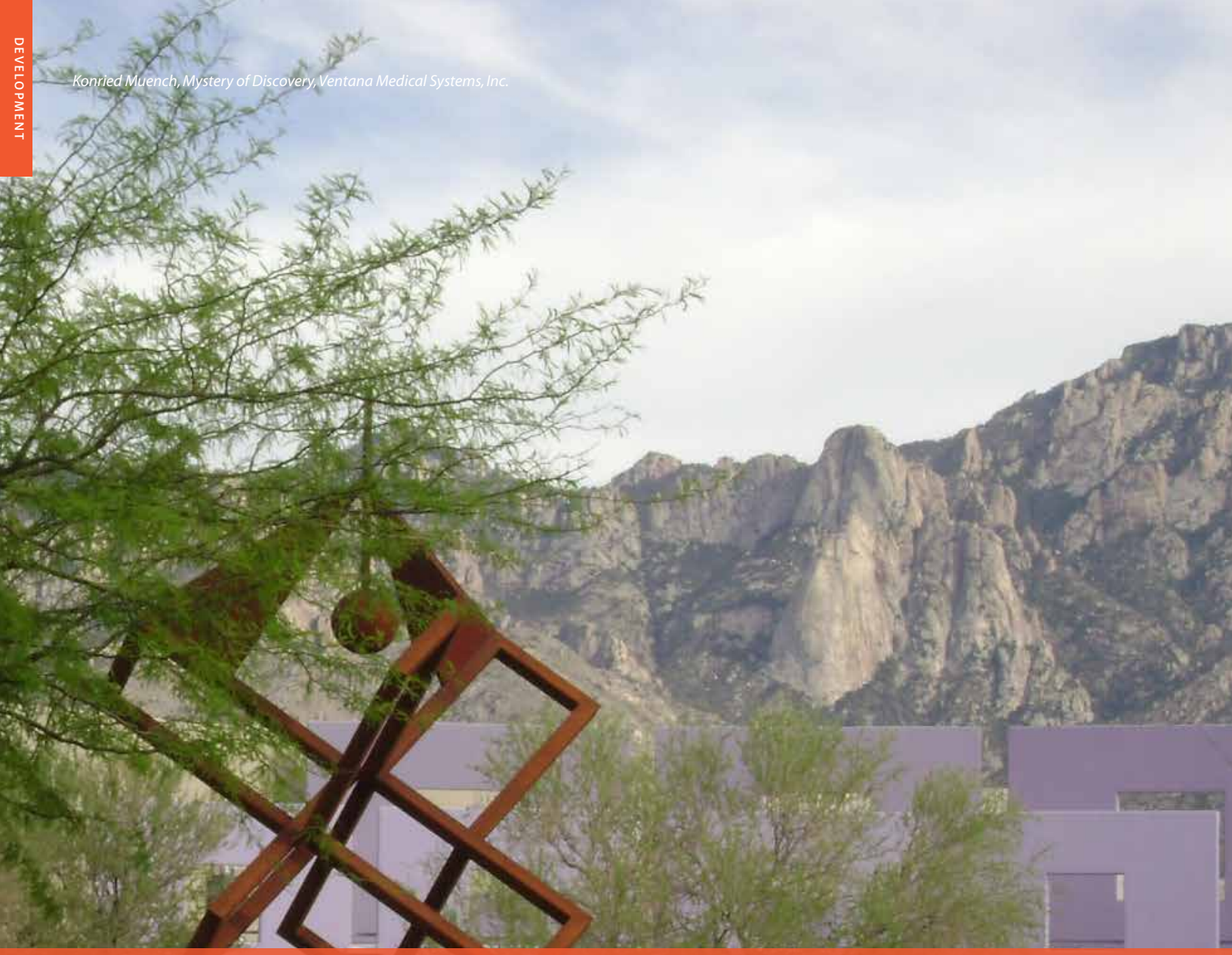
Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

CLEAN ENVIRONMENT - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Clean Environment section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community		
	Town Services, Buildings and Facilities	TS.7.	27
ENVIRONMENT	Sonoran Desert Resources	SD.10.	33
	Water Resources	WR.3.	35
	Cultural Resources		
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.2.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.6., I.13.	56



Konried Muench, Mystery of Discovery, Ventana Medical Systems, Inc.

5. DEVELOPMENT

5.1. INTRODUCTION

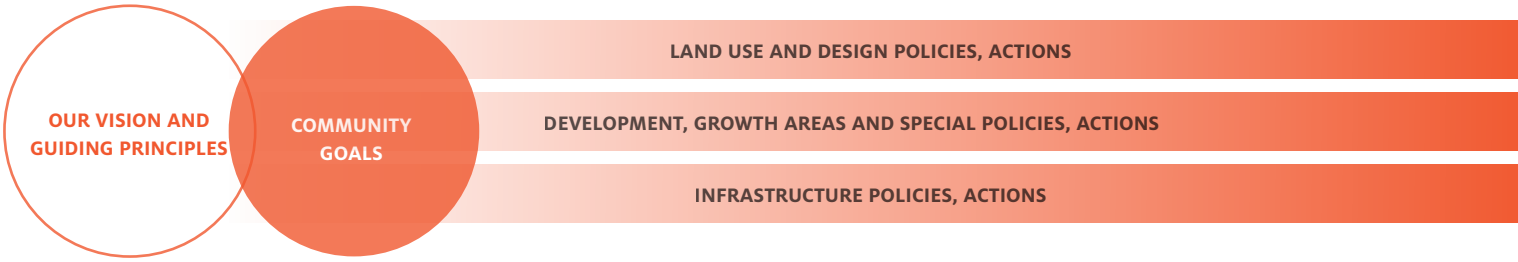
The people of Oro Valley highly value the scenic and natural environment. We also recognize that as the area's population increases, development is also likely to increase. Since this may result in pressure to build on more sensitive areas, our community promotes and supports future land use that is in harmony with the region's native setting and character. Achieving harmony will require coordinating sustainability principles, development guidelines and the needs of current and future residents.

Balancing our valued natural environment with the need for new residential and commercial development will be accomplished with abundant input from residents, as well as developers and businesses. With new development and population growth, service and facility needs are likely to increase. This will result in the need to determine how to pay for them and how to recover those new costs. Thoughtful conversation and planning will allow for accomplishing our goals, leading to a high quality of life and a sustainable future for Oro Valley.

The community encourages developers to:

- Create complete neighborhoods where facilities are connected to each other and residents have access to parks and open space.
- Use design and construction methods that conserve energy and protect air and water quality.
- Plan for energy efficient and environmentally sensitive development that will promote economic opportunities and employment.

Lastly, we value having a variety of transportation options, both within our community and connecting with the wider region that will provide easy access and efficient mobility.



Information on existing conditions related to the topics of this chapter can be found in a companion document, the *Your Voice, Our Future* Background Report, as described in Appendix 8.3.

5.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter contains goals and policies important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Development chapter's relationship to other chapters.

DEVELOPMENT - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the development section with other sections.

	LAND USE AND DESIGN	DEVELOPMENT, GROWTH AREAS AND SPECIAL PLANNING AREAS	INFRASTRUCTURE
COMMUNITY			
Economy	✔	✔	✔
Complete Community	✔		✔
Town Services, Buildings and Facilities	✔		✔
ENVIRONMENT			
Sonoran Desert Resources	✔		✔
Water Resources	✔		
Cultural Resources	✔		
Clean Environment	✔		
DEVELOPMENT			
Land Use and Design			✔
Development, Growth Areas and Special Planning Areas			
Infrastructure	✔		

5.3. LEARNING FROM THE COMMUNITY

Phase 1 of the ***Your Voice, Our Future*** project included extensive and innovative outreach to residents and a tremendous effort to gather input from all segments of the Oro Valley community. The result was the Vision and Guiding Principles that serve as the foundation of ***Your Voice, Our Future.*** During Phase 2, three committees divided up the three main categories of the Plan and developed goals, policies and actions for each. Their hard work will guide Oro Valley decisions for the next 10 years.

The Development committee, that built the Development chapter, was made up of 15 residents who met eight times from January to April of 2015. They reviewed background information, brainstormed ideas and offered their contributions to shape the Plan.

Working from the community's Vision and Guiding Principles, this group developed broad development goals, as well as specific policies and actions, related to land use, design, development, growth areas and infrastructure. Their work is represented in each section of this chapter.

Many of the actions will move forward through careful planning and will use existing resources, while others may wait until funds become available. The community will be consistently engaged in conversations about funding.

5.4. DEVELOPMENT GOALS

Following is a list of goals that support the achievement of the long-term vision for development in Oro Valley.

The people of Oro Valley strive for:

Q. A built environment that creatively integrates landscape, architecture, open space and conservation elements to increase the sense of place, community interaction and quality of life.

R. An integrated and connected transportation network that enhances mobility for people and goods.

S. Diverse transportation choices that are safe, user-friendly, efficient and accessible, that maintain the lifestyle of residents, and that support employees, visitors and the local economy.

T. Sustainable and innovative public services and utilities which serve the current and future needs of the community.

U. Conservation of natural and cultural resources through effective land use and transportation planning, design, construction and management.

V. Neighborhoods that include access and effective transitions to open space, recreation and schools and that are supported by shopping and services which meet daily needs.

W. Full recovery of the costs of services that serve new development.

X. Effective transitions between differing land uses and intensities in the community.

Y. Development opportunities and a transportation network that balance support for a growing economy with conservation of open space, water and natural resources and energy consumption.

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

5.5. LAND USE AND DESIGN FOCUS

Discussion

This section addresses topics related to the use of land and design. These topics are critical to the many qualities of the community, including how it looks, feels and functions. The Oro Valley community recognizes the importance of natural, scenic and cultural resource conservation in sustaining Oro Valley's identity as a desired place to live, work and visit. Our community also values strong neighborhoods and a planned built environment that contribute to a high quality of life. Policies addressing land use and design will shape and determine the future development of Oro Valley.

Policies

Conservation of Natural Resources

LU.1. Promote land use development practices and programs that conserve and minimize impacts to natural and cultural resources.

LU.2. Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas.

LU.3. Reduce heat absorption by buildings, parking surfaces and in outdoor public areas.

LU.4. Promote outdoor lighting that enhances safety and circulation, and beautifies landscapes while minimizing impacts to adjacent properties or reduces public enjoyment of the night sky.

Neighborhoods and Quality of Life

LU.5. Provide diverse land uses which meet the Town's overall needs and effectively transition in scale and density adjacent to neighborhoods.

LU.6. Improve the small-town character, design and safety of the built environment.

Planned Built Environment

LU.7. Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.

LU.8. Encourage the development of master planned communities which include suitable residential and commercial uses.

LU.9. Promote the design of cohesive developments that enhance and promote the pedestrian experience

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

LAND USE AND DESIGN - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Land Use and Design section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.4.	20
	Complete Community	CC.1., CC.8., CC.9.	21
	Town Services, Buildings and Facilities	TS.5., TS.6.	27
ENVIRONMENT	Sonoran Desert Resources	SD.3.	33
	Water Resources	WR.1.	35
	Cultural Resources	CR.1.	36
	Clean Environment	CE.1.	37
DEVELOPMENT	Land Use and Design		
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.7., I.8., I.10.	56

5.6. LAND USE MAP

The Land Use Map for this Plan shows the proposed general uses of land within Oro Valley. It is the official Oro Valley policy on how land is distributed or set aside for different uses. This designation of land uses is shown on the General Plan Land Use Map by using various colors and patterns, each showing a specific category or type of land use. The boundary lines between land use areas are shown as precisely as possible, and generally follow property lines, washes and/or roads.

The General Plan Land Use Map offers broad guidance on the use of land, while Oro Valley's Zoning Map shows land use areas covered by ordinances and is much more detailed. Ultimately, the Zoning Code and Map regulates the development of land. That means the General Plan Land Use Map should not be used for determining the official amount of development anticipated on a property.

The Land Use Map in this Plan was revised from the previous version with the help of the ***Your Voice, Our Future*** Development Committee. The committee reviewed the map and evaluated a few individual property requests. Most of the designations on the map remain the same. A small number of additional changes were made to accurately reflect existing development.

Land Use Standards

On the next pages are brief explanations of Oro Valley's land use designations. Land use designations describe what kind of development is intended for an area as well as the anticipated uses in each designation. These land use designations should be referenced in conjunction with the Land Use Map, which guides development potential.

Part of what describes a land use designation, and what can be built on land of a certain designation, is either the residential density or the commercial building intensity. Residential density is the number of homes per acre. Commercial building intensity is the ratio of building square footage to property square footage. Both residential density and commercial building intensity are measures of how concentrated development can be on a site. Generally, higher density or intensity results in more infrastructure ready to address traffic, sewer, and other impacts.

To better understand land use designations, this section explains how residential density and commercial building intensity are calculated.

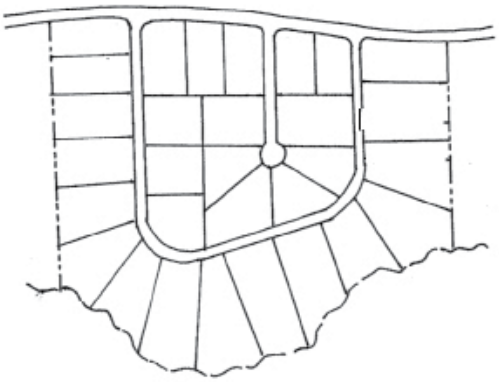
Residential Density

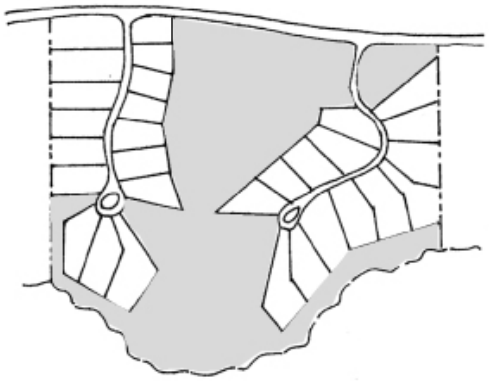
Residential density is the allowable range of dwelling units (or homes) per acre. This establishes the appropriate number of homes for a future residential development. The residential density range is determined by:

Acreage of property	X	Homes per acre (low end)	=	Minimum number of homes
Acreage of property	X	Homes per acre (high end)	=	Maximum number of homes

For example, below is a 100 acre property designated Rural Low Density (0 – 0.3 homes per acre). This property would yield a maximum of 30 homes. These 30 homes could be distributed evenly across the 100 acres on 3.3 acre lots (see image below to the left), or lot sizes may be smaller (see image below to the right). Both developments have the same residential density.

100 Acres	X	0.3 homes per acre (high end)	=	Maximum 30 homes





Residential density ranges are used to align the development of an area with the anticipated population. Residential population density estimates the number of people per acre in a residential development. It is calculated by multiplying the maximum number of homes per acre by the average number of people per home. The average for this plan is assumed to be 2.4 people per home, based on US Census estimates through 2013.

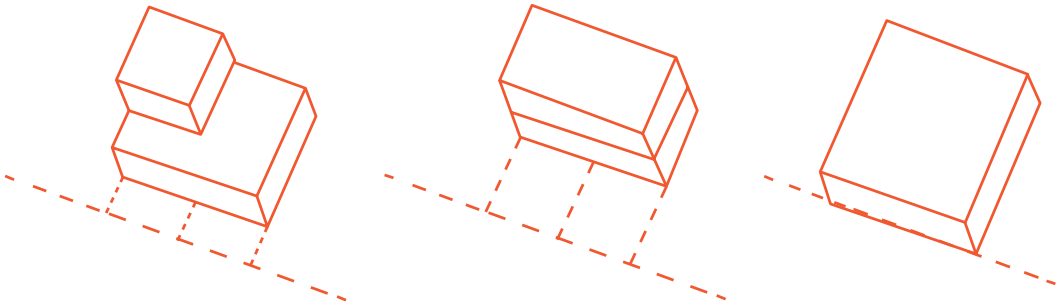
Commercial Building Intensity

Commercial building intensity is the maximum allowable floor-area ratio or FAR. This is the ratio of total building square footage on a property relative to the property square footage. This serves to establish the appropriate building size for a future commercial development.

The diagram below shows how buildings of one and two stories could be developed on a given lot with an FAR of 1.00. For example, on a 10,000 square foot lot, an FAR of 1.00 would allow 10,000 square feet of building floor area to be built, regardless of the number of stories. The building could be built with two stories of 5,000 square feet each, or one story of 10,000 square feet.

10,000 building square footage : 10,000 property square footage FAR 1 : 1 or 1.0

If this same 10,000 square foot lot had an FAR of 0.50, then 5,000 square feet of floor area could be built. An FAR of 0.25 would allow 2,500 square feet.



Various Building Configurations Representing an FAR of 1.00

Land Use Designations

The Land Use Map of this Plan includes 18 land use designations to depict the types of land uses that will be allowed in Oro Valley. These designations are policy recommendations only and may not reflect the actual zoning designation of a property. No decisions regarding land use purchases or future construction should be based solely on these designations. For information regarding the most current zoning entitlements on a property, refer to the official Zoning Map and the Zoning Code available at the Town Clerk's Office or website.

A brief description of the intent of each of the land use designations appearing on the Land Use Map is provided below. Note that emergency service uses (e.g. police and fire) may be permitted under all designations with appropriate review.
** See land use density and intensity standards description (page 43).*

Rural Low-Density Residential (R-LDR, 0-0.3 Dwelling Units per Acre, DU/AC)

This land use designation represents areas where single-family homes on large lots are intended. The lot sizes in this land use designation allow for substantial setbacks between individual homes in order to maintain a rural character and greatly retain the natural environment.

Homes in this land use designation can range up to of 0.3 DU/AC, an average of number of homes per acre. For example, a development 100 acres in size may have a maximum of 30 homes (see table below).

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	0.0 to 0.3 DU/AC	0 to 30

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

Low-Density Residential (LDR1, 0.4-1.2 DU/AC)

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.

Homes in this land use designation can range from 0.4 to 1.2 DU/AC, an average of number of homes per acre. For example, a development 100 acres in size may have 40 to 120 homes (see table below).

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	0.4 to 1.2 DU/AC	40 to 120

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

Low-Density Residential (LDR2, 1.3-2.0 DU/AC)

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.

Homes in this land use designation can range from 1.3 to 2.0 DU/AC, an average of number of homes per acre. For example, a development 100 acres in size may have 130 to 200 homes (see table below).

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	1.3 to 2.0 DU/AC	130 to 200

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

Medium Density Residential (MDR, 2.1-5.0 DU/AC)

This land use designation represents areas where single-family home, townhouse or patio home development is appropriate. The lot sizes in this land use designation allow for setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should be located close to schools, shopping and employment.

Homes in this land use designation can range from 2.1 to 5.0 DU/AC, an average of number of homes per acre. For example, a development 100 acres in size may have 210 to 500 homes.

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	2.1 to 5.0 DU/AC	210 to 500

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

High-Density Residential (HDR, 5.1+ DU/AC)

This land use designation represents areas where single-family home, mobile or manufactured housing (within the existing Highlands subdivision), townhouse, patio home and apartment development is appropriate. The lot sizes in this land use designation allow for relatively small setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should have major roadway (arterial) access near shopping and employment opportunities.

Homes in this land use designation can range upwards from 5.1, an average of number of homes per acre. For example, a development 100 acres in size may have 210 to 500 homes.

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	5.1+ DU/AC	510+

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

Master Planned Community (MPC)

This land use designation represents areas where large developments with a mix of uses is planned and developed in a comprehensive manner with a unified design theme. Developments in this land use designation generally provide a range of uses including a variety of housing options, shopping and employment opportunities and recreational amenities with a safe and efficient network for automobiles, bicyclists and pedestrians.

Developments in this land use designation typically utilize Special Area Policies to customize the design and ensure compatibility with the surrounding environment. Any Land Use Map amendment proposal for this land use designation requires the submittal of a concept plan that must include, at a minimum, the specific types of land uses and transportation network.

Resort and Golf Course (RGC)

This designation represents areas where resorts, country clubs and golf courses are appropriate. Resorts may include hotel accommodations, restaurants, health clubs and recreational facilities. Country clubs do not include hotel accommodations. Golf course may include specific ancillary golf-related activities such as clubhouses, driving ranges, storage yards and short-term residential.

Neighborhood Commercial and Office (NCO, MAXIMUM Floor Area Ratio 0.30)

This land use designation represents commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores, and professional offices. Residential development may be included on a case by case basis.

Nonresidential development in this land use designation has a maximum FAR of 0.30. For example, a property with 10,000 square feet (sf) of land to use could have a total of 3,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.30	3,000 sf	1,500 sf	1,000 sf

Community/Regional Commercial (CRC, MAXIMUM Floor Area Ratio 0.40)

This land use designation represents commercial areas located at the intersections of major roadways (arterials). Uses intended to serve the larger metropolitan area are appropriate, such as general retail, department stores and large-scale commercial uses (such as big box stores).

Nonresidential development in this land use designation has a maximum FAR of 0.40. For example, a property with 10,000 square feet (sf) of land to use could have a total of 4,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.40	4,000 sf	2,000 sf	1,333 sf

Commerce/Office Park (COP, MAXIMUM Floor Area Ratio 0.50)

This land use designation represents areas where commercial, office, and/or light manufacturing is appropriate. These uses generally occur in a business park-type environment with clustered buildings and inward focused activity. Commerce parks often include a mix of light industrial, professional office, office/showroom, office/warehouse, retail services and related uses.

Nonresidential development in this land use designation has a maximum FAR of 0.50. For example, a property with 10,000 square feet (sf) of land to use could have a total of 5,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.50	5,000 sf	2,500 sf	1,666 sf

Public/Semi-Public (PSP, MAXIMUM Floor Area Ratio 0.50)

This land use designation represents areas where public or semi-public uses are most appropriate, which include churches, police/fire substations, Town facilities, and hospitals. Note that emergency service uses (e.g. police and fire) may be permitted under all designations with appropriate review.

Nonresidential development in this land use designation has a maximum FAR of 0.50. For example, a property with 10,000 square feet (sf) of land to use could have a total of 5,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.50	5,000 sf	2,500 sf	1,666 sf

Schools (SCH, MAXIMUM Floor Area Ratio 0.50)

This land use designation represents areas where schools, both public and private, are appropriate. Schools are places of general instruction where grades K-12 are taught, and junior and four-year colleges and universities. Public schools by state law are exempt and can be located in any land use designation.

Nonresidential development in this land use designation has a maximum FAR of 0.30. For example, a property with 10,000 square feet (sf) of land to use could have a total of 3,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.50	5,000 sf	2,500 sf	1,666 sf

Park (PARK)

This land use designation represents areas that have been developed or are intended to be developed as recreational facilities.

Open Space (OS)

This land use designation represents areas that are natural open space which have been preserved through zoning, conservation easements or public ownership.

National Forest (NF)

This land use designation only applies to the Coronado National Forest. Only non-motorized and non-mechanized recreational use is permitted.

The following three designations apply only to the Arroyo Grande Planning Area:

Master Planned Community (60% Open Space)

This land use designation refers to areas where large multi-use developments should be planned and developed in a comprehensive manner. A range of density may be allowed, but this designation allocates 60% acreage dedicated to open space.

Village Center (VC)

The purpose of the Village Center (VC) area is to establish a "town center" that will serve as a focal point for the Arroyo Grande Planning Area. The VC area will offer a variety of office, retail, service, educational, medical and public facilities integrated with medium- to high-density housing. The Village Center should include a centrally-located public plaza, green or square that provides a venue for community events and reinforces a sense of place.

Riparian

The designated riparian areas are intended to be managed and maintained as open space. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Roadway crossings must be designed to allow for safe wildlife movement. It is intended that all riparian designated areas will be preserved and protected by conservation easements or other legal means.

Land Use Designations and Zoning

The table below correlates land use and zoning designations. This is of general applicability and is provided here for informational purposes. The Environmentally Sensitive Lands and other zoning regulations may limit or impact actual development and accompanying lot sizes. This table should not be viewed as limiting or regulating development.

Land Use Designations		Related Zoning Designations
R-LDR	Rural Low-Density Residential (0-0.3 DU/AC)	R1-300 Single-Family Residential R1-144 Single-Family Residential
LDR1	Low-Density Residential (0.4-1.2 DU/AC)	R1-144 Single-Family Residential R1-72 Single-Family Residential R1-43 Single-Family Residential R1-36 Single-Family Residential
LDR2	Low-Density Residential (1.3-2.0 DU/AC)	R1-36 Single-Family Residential
MDR	Medium-Density Residential (2.1-5.0 DU/AC)	R1-20 Single-Family Residential R1-10 Single-Family Residential R-4 Townhouse Residential
HDR	High-Density Residential (5.1+ DU/AC)	R1-7 Single-Family Residential SDH-6 Site Delivered Housing R-4 Townhouse Residential R-4R Resort R-S Residential Service R-6 Multi-Family Residential
MPC	Master Planned Community	Multiple zoning designations may apply
RGC	Resort and Golf Course	Multiple zoning designations may apply
NCO	Neighborhood Commercial and Office	R-S Residential Service R-6 Multi-Family Residential C-N Neighborhood Commercial C-1 Commercial
CRC	Community/Regional Commercial	C-1 Commercial C-2 Commercial
COP	Commerce/Office Park	T-P Technological Park
PSP	Public/Semi-Public	Multiple zoning designation may apply
SCH	Schools	PS Private Schools
PARK	Parks	POS Parks and Open Space
OS	Open Space	POS Parks and Open Space
NF	National Forest	None – outside Town limits

Other zoning designations that may apply to multiple land use categories, or do not offer a direct correlation include:

Planned Area Districts

PRD = Planned Residential District
PAD = Planned Area District

Public facilities are permitted in any designation.

Supplementary Districts

TRCOD = Tangerine Corridor Overlay District
HDZ = Hillside Development Zone
ORSCOD = Oracle Road Scenic Corridor Overlay District
GCOZ = Golf Course Overlay Zone
RHOD = Riparian Habitat Protection Overlay District
AEZ = Airport Environs Zone
EEZ = Economic Expansion Zone

Land Use Map Boundaries

The General Plan Land Use Map includes land use designations, as described previously, as well as general boundaries.

Town Limits

The limits of the Town of Oro Valley are depicted on the Land Use Map. The actual Town is much smaller than the overall Planning Area. Ultimately, areas within the Town are under the control of Town regulations, including land use and zoning. Areas outside of the Town limits are subject to the regulations of their governing body, typically Pima County.

Planning Area

The Planning Area includes the areas within the Town limits as well as land outside the Town's current limits. The Planning Area also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as land within other jurisdictions or national forest land that the Town has no plans to annex. The Planning Area does not necessarily indicate an intention for annexation, but rather the interface with Town decision-making. Some of these areas may ultimately be annexed.

Urban Services Boundary

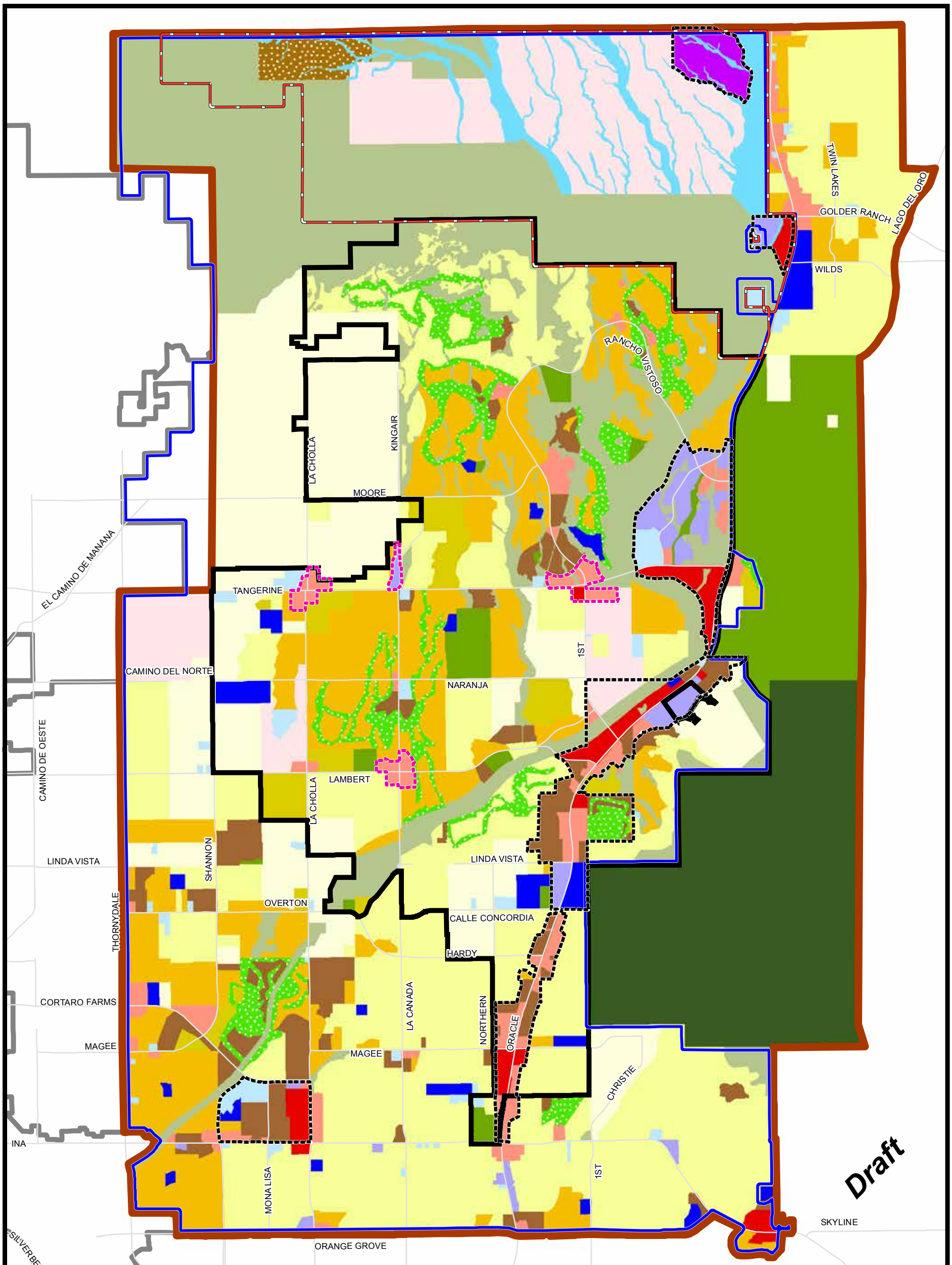
The Land Use Map delineates an Urban Services Boundary (USB) around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside of the USB. These areas should not receive any increase in density or land use intensity beyond what currently exists.

Land Use Map

The Land Use Map designates land within the Town according to the 18 designations described previously and summarized in table below.

Land Use Designations and Acreage Distribution

		TOWN LIMITS		PLANNING AREA	
Designation	**Label**	**Acres**	**% of Total**	**Acres**	**% of Total**
Rural Low Density Residential (0 - 0.3 DU/AC)	RLDR	3038.2	13.5	7251.4	11.5
Low Density Residential (0.4 - 1.2 DU/AC)	LDR1	4514.7	20.1	14650.5	23.2
Low Density Residential (1.3 - 2.0 DU/AC)	LDR2	787.2	3.5	981.0	1.6
Medium Density Residential (2.1 - 5 DU/AC)	MDR	4064.2	18.1	6894.8	10.9
High Density Residential (5+ DU/AC)	HDR	957.1	4.3	2128.6	3.4
Master Planned Community	MPC	579.8	2.6	3904.5	6.2
Resort / Golf Course	RGC	1504.0	6.7	1847.4	2.9
Neighborhood Commercial / Office	NCO	873.9	3.9	1565.0	2.5
Community / Regional Commercial	CRC	418.8	1.9	662.7	1.1
Commerce / Office Park	COP	461.1	2.1	659.7	1.0
Public / Semi-Public	PSP	281.3	1.3	602.9	1.0
School	SCH	381.3	1.7	717.6	1.1
Park	PARK	513.2	2.3	3365.1	5.3
Open Space	OS	4074.0	18.1	10820.3	17.1
National Forest	NF	19.8	0.1	5401.7	8.6
Master Planned Community (60% Open Space)		0.0	0.0	326.1	0.5
Village Center	V	0.0	0.0	262.2	0.4
Riparian		0.0	0.0	1131.4	1.8
Total		**22468.6**		**73355.5**	



Town of Oro Valley Land Use

- Rural Low Density Residential (0 - 0.3 DU/AC)
- Low Density Residential (0.4 - 1.2 DU/AC)
- Low Density Residential (1.3 - 2.0 DU/AC)
- Medium Density Residential (2.1 - 5 DU/AC)
- High Density Residential (5+ DU/AC)
- Master Planned Community
- Master Planned Community (60% Open Space)
- Neighborhood Commercial / Office
- Community / Regional Commercial
- Commerce / Office Park
- Village Center
- Public / Semi-Public
- School
- Resort / Golf Course
- Open Space
- Park
- National Forest
- Riparian
- Tier 1 Growth Area
- Tier 2 Growth Area
- Urban Service Boundary
- Arroyo Grande Planning Area
- Oro Valley Town Limit
- General Plan Planning Area
- Marana Limit

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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August 2015

Matthew Moutafis, The Spirit of Oro Valley, Steam Pump Village

5.7. DEVELOPMENT, GROWTH AREAS AND SPECIAL PLANNING AREAS FOCUS

Discussion

This section addresses goals related to development, growth and special areas. These topics are related in that they impact future growth in the community. Together they provide a big picture of recovering costs with new development and where growth may be concentrated or expected in the future.

Policies

DG.1. Require new development to pay its share toward the cost of additional public facility and service needs generated by new development, while balancing public and private interests in cost allocation.

DG.2. Continue to identify additional revenue sources that may provide supplemental revenues to ensure that infrastructure and services are maintained.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

DEVELOPMENT, GROWTH AREAS AND SPECIAL PLANNING AREAS - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the Development, Growth Areas and Special Planning Areas focus section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.6.	20
	Complete Community		
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources		
	Cultural Resources		
	Clean Environment		
DEVELOPMENT	Land Use and Design		
	Development, Growth Areas and Special Planning Areas		
	Infrastructure		

Growth Areas

As required by state statute, growth areas are areas "that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses." These areas are open for a range of more intensive development.

In recognition of the growth and development of Oro Valley, a two-tier system is proposed for all growth areas. These areas are represented on the Plan's Land Use Map.

Tier I Growth Areas are major commercial areas that serve the greater Oro Valley community and nearby counties and towns, and include:

- Oracle Road Corridor, from Orange Grove to the north end of Innovation Park
- Foothills Mall Area
- Arroyo Grande Village Center
- Arroyo Grande Office and Commercial

Tier II Growth Areas are neighborhood-focused commercial areas, supported by a variety of residential areas. These areas are intended to serve the immediate needs of residents, while limiting impact, and include the intersections of:

- First Avenue/Rancho Vistoso and Tangerine Roads
- La Cañada Drive and Tangerine Road
- La Cholla Boulevard and Tangerine Road
- La Cañada Drive and Lambert Lane

All Growth Areas should:

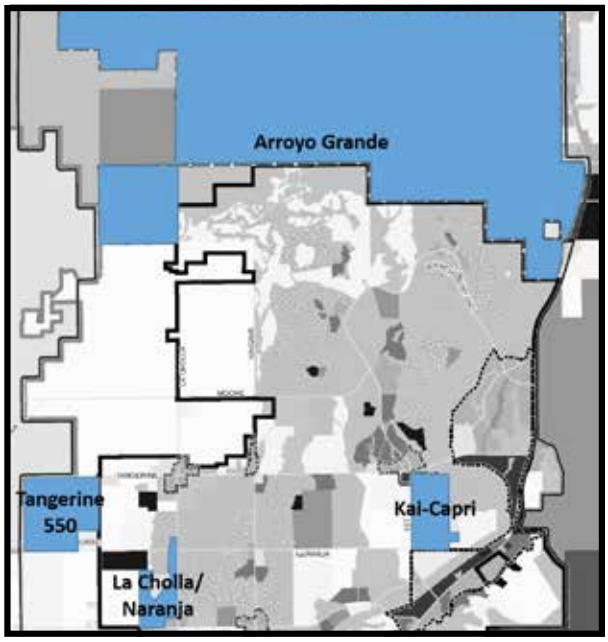
- Make automobile, transit and other types of transportation more efficient, make infrastructure expansion more economical and provide for a sensible pattern of land development.
- Conserve significant natural resources and open space areas in the growth area.
- Promote the public and private construction of timely and financially-sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

Special Areas

Special areas are properties that have received specific planning. This may be due to their size, location or other factors that increase their importance to the community. Special areas are generally environmentally sensitive or infill developments surrounded by existing neighborhoods.

These conditions often require a higher degree of refinement to ensure development that is compatible and sensitive with the area. Extra time is needed to develop consensus with neighbors through a series of neighborhood meetings.

The four existing special areas include: Arroyo Grande, Kai-Capri, La Cholla/Naranja and Tangerine 550 and are shown on the accompanying map. A brief description is included for each. All of the areas, with the exception of Tangerine 550, have special policies that have been adopted. These policies were adopted as part of previous General Plan Amendment processes and were agreed upon by stakeholders.



The four special areas are shown on the map for reference

Typically special area policies address concerns such as setbacks, building heights, screening and traffic management. These issues are then refined during the rezoning process. Existing special area policies can be found in Appendix 8.6. In the future, additional special planning areas may be identified and any changes that may be needed may be addressed through the process outlined in Chapter 7 of this Plan.

Much of the undeveloped land near Oro Valley is state trust land, which is managed by the Arizona State Land Department (ASLD). State trust land is managed to generate revenue for the public schools and other public institutions. The mission of ASLD includes optimizing economic return, consistent with sound stewardship, conservation and business management principles. State trust land is typically either leased for its highest and best use or sold to the highest bidder at public auction. State trust land near Oro Valley currently includes the Tangerine 550 area and the Arroyo Grande area.

ARROYO GRANDE

The Arroyo Grande Planning Area has unique land use designations and special policies developed through an extensive stakeholder process in 2007-2008 (See Appendix 8.6.1). The Arizona State Land Department (ASLD) also approved a concept plan for the Arroyo Grande area in 2007 which is not consistent with the ***Your Voice, Our Future*** General Plan. Further revisions related to Arroyo Grande will be addressed at a future time in partnership with ASLD. This would involve more public outreach that may include public forums and media coverage. Shared goals include balancing development with preserving open space. Future action is to begin negotiations with the state to pursue the annexation of the Arroyo Grande area.

KAI-CAPRI

The Kai-Capri area is located to the east of First Avenue, roughly from Tangerine Road to the Canyon del Oro Wash. It has been discussed in the community for a number of years. The previous General Plan from 2005 identified a number of special area plan policies, which are included without any changes in Appendix 8.6.2 of this document. This property has not been fully developed but will likely be finalized for development in the coming years.

LA CHOLLA/NARANJA

La Cholla/Naranja is a large area of approximately 194 acres at the southwest and northwest corners of La Cholla Boulevard and Naranja Drive. These two (2) separate requests were master planned as a single development. The area was under review as part of a General Plan amendment process in 2014-2015. Uses on the site were identified in a concept plan and include neighborhood commercial and office; low, medium and high density residential; and park uses (See Appendix 8.6.3).

TANGERINE 550

The area commonly referred to as Tangerine 550 (bounded by Tangerine Road, Thornydale Road, Camino del Norte and Shannon Road) is currently outside the Town of Oro Valley limits. However, this 550 acre section of land is currently being explored for annexation into the Town in cooperation with the Arizona State Land Department. The Land Use Map notes this area as "Master-Planned Community." It is anticipated that any changes to the land uses in this area will be completed in a cooperative public process.

5.8. INFRASTRUCTURE FOCUS

Discussion

This section addresses development goals relating to the community's infrastructure, including community services, utilities and transportation. These topics relate to how people use services and move around town. Together, in conjunction with land use, they determine the physical form of the community. A map of transit routes in Oro Valley can be found on page 60.

Policies

Community Services/Utilities

I.1. Accommodate community services and utilities that meet the larger community needs and goals.

I.2. Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process, to the extent reasonably possible.

I.3. Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed.

I.4. Accommodate growth in the community through long-range planning for services, utilities and other infrastructure.

I.5. Provide opportunities for high-quality telecommunication and broadband services to be located within the Town in order to support economic development, residential and business needs and community-wide goals.

I.6. Provide for safety, efficiency and environmentally sensitive design in stormwater systems.

Transportation/Circulation

I.7. Develop a safe, convenient and efficient multimodal transportation network that

integrates amenities, provides access to services and destinations and links places where people live, work, shop and play.

I.8. Enhance the Town's community identity and character through roadway design that differentiates neighborhoods, key streets and important intersections.

I.9. Facilitate regional bikeway planning efforts to ensure that the Town's bikeway system is safe and connects with the neighboring communities and the regional bikeway system.

I.10. Foster opportunities for walking, biking and mass transit to places where people live, work, shop and play.

I.11. Promote a safe, integrated and comprehensive transit system that increases public access to mass transit and improves community mobility.

I.12. Support Oro Valley Transit Services in their goals to continue to build a positive, professional, and customer-responsive division that acts as the leading proponent and advocate for mobility.

I.13. Create opportunities for infrastructure that support electric, biofuel and CNG vehicles.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

INFRASTRUCTURE - POLICY INTEGRATION TABLE

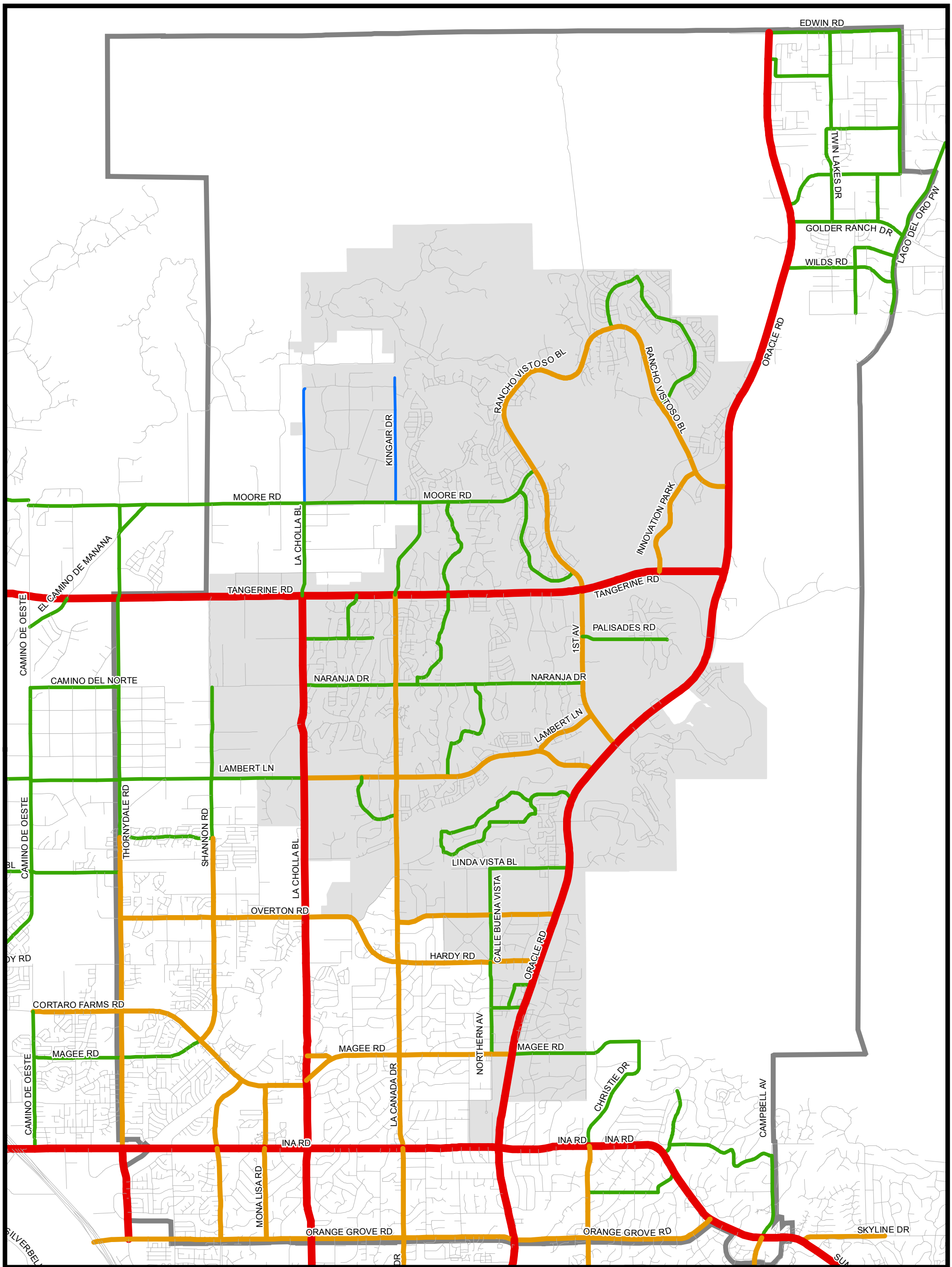
The following table depicts overlap between the policies of the Infrastructure section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.2.	20
	Complete Community	CC.6., CC.8.	21
	Town Services, Buildings and Facilities	TS.7.	27
ENVIRONMENT	Sonoran Desert Resources	SD.10.	33
	Water Resources		
	Cultural Resources		
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.7. , LU.9.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure		

The Circulation Map depicts four roadway classifications: major arterial, minor arterial, collector (major and minor), and local. Each of these classifications is designated by the Arizona Department of Transportation based on the number of lanes, the average daily traffic (ADT) volume and the roadway's accessibility and mobility. Each classification covers a variety of functional and physical characteristics. The Circulation Map Classifications and Standards table below outlines the basic character of each classification in Oro Valley. Detailed cross-sections for each classification are shown in Oro Valley's Subdivisions Street Standards and Policies Manual.

Circulation Map Classifications and Standards

Street Classification	Service Function	Bike Facilities	Access	Medians	On-Street Parking	Sidewalks	Rights-of-Way
Major Arterial	Higher speeds, regional access.	Curbed bike route. Multi-Use Lane and/or Shared Use Path.	Access suburban centers.	Yes	None	None	150 – 300 ft.
Minor Arterial	Moderate speeds and trip lengths.	Curbed bike route. Multi-Use Lane and/or Shared Use Path.	Intra-community continuity.	Yes	None	Both sides on curbed streets.	75 – 150 ft.
Collector	Distribute trips from arterials to destination.	Curbed bike route. Multi-Use Lane.	May penetrate residential neighborhoods.	No	None	Both sides on curbed streets.	50 – 150 ft.
Local	Low speeds, through traffic discouraged.		Direct access, lowest traffic mobility.	No	One or both sides.	Both sides on curbed streets.	50 – 60 ft.



Circulation Map

Roads Functional Classification

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Street

- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County and the Arizona Department of Transportation

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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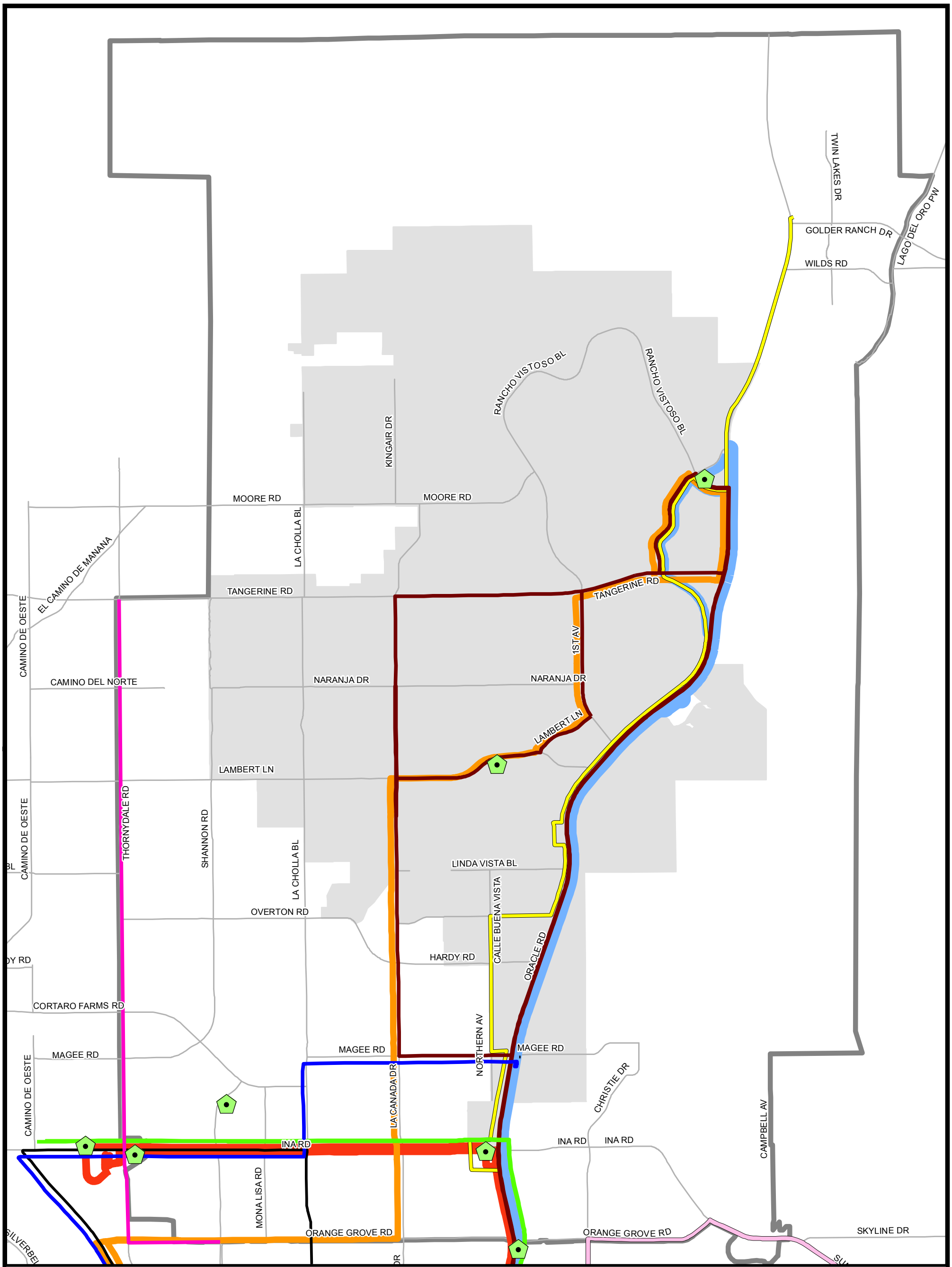
August 2015



Transit Map

- Park & Ride
- Route 16: Oracle/12th Ave
- Route 102: Ina Road Express
- Route 103: Oldfather Express
- Route 105: Sunrise Express
- Route 107: Oro Valley Express
- Route 202: AeroPark Ina Express
- Route 203: Aeropark Oro Valley Express
- Route 312: Oro Valley Express
- Route 401: N. Oracle/Catalina
- Route 412: Thornydale/River

- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

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August 2015

6. GETTING TO WORK

6.1. PLANNING FOR ACTION

Your Voice, Our Future is different from previous Plans because the actions were created along with the goals and policies. This was intended to help bridge the gap between dreams and reality and set a concrete course of action. During the discussion and writing of this document, the ***Your Voice, Our Future*** committees identified specific actions they would like to see taken. These actions will ultimately fulfill the policies and goals.

It is anticipated that most of these actions will be addressed during the 10-year lifespan of the Plan. Many of the actions will move forward through careful planning and will use existing resources. Some actions will move forward when funds become available. The community will be consistently included in conversations about funding.

After the committees created the actions, a timeframe for completion and the Oro Valley departments that will complete them were determined. The information is intended to be somewhat flexible as priorities for each action may shift based on department work plans and resources. Every attempt will be made to be responsive and fair in carrying out the actions.

Although much responsibility for action lies with the Town, members of the Oro Valley community also have a shared role in making the Plan become a reality. The success of the community's vision depends on many people working together in the future.

6.2. *YOUR VOICE, OUR FUTURE* ACTIONS

The best plans cannot turn into reality without identified actions. Following is a list of all the ***Your Voice, Our Future*** actions. They are organized by topics related to chapters 3-5 of this Plan. Each action identifies which policies it covers, as well as a timeframe and responsible department. Responsible Oro Valley departments and other agencies are noted with the acronyms below:

- DIS: Development and Infrastructure Services
- F: Finance
- GRFD: Golder Ranch Fire District
- HR: Human Resources
- IT: Information Technology
- LS: Legal Services
- PC: Pima County
- PD: Police Department
- P&R: Parks and Recreation
- TC: Town Clerk
- TM: Town Manager's Office (Communications, Constituent Services, Economic Development)
- WU: Water Utility

The timeframe for completing actions is noted within following categories:

Ongoing: work that has been started or is continually maintained
Annual: work as part of a yearly process
Short: work to be completed within the 2 year timeframe after adoption of the ***Your Voice, Our Future*** General Plan
Medium: work to be completed within the 1-5 year timeframe after adoption of the ***Your Voice, Our Future*** General Plan
Long: work to be completed within the 4-10 year timeframe after adoption of the ***Your Voice, Our Future*** General Plan

Actions Related to Community (Chapter 3)

ECONOMIC DEVELOPMENT

No.	Actions	Policies Implemented	Timeframe	Responsibility
1	Maintain and periodically update the Town's strategies for economic development as part of the strategic planning process, which includes public input.	E.2.	Ongoing	TM
2	Utilize the Town's economic development programs to pursue and support uses and businesses that diversify and expand the local tax base, increase local employment and decrease the amount of tax dollars leaving the community.	E.2.	Ongoing	TM
3	Develop strategies to promote economic development that: • Support and retain existing businesses within the community and provide opportunities for synergy. • Promote and support Oro Valley core industries including tourism, aerospace, healthcare, bioscience and suppliers, clean light manufacturing and business services. • Attract start-up opportunities and jobs in a full range of businesses. • Explore opportunities for the development of a business incubator program. • Attract renewable energy technology research, manufacturers and installation industries. • Attract commercial, industrial and business park employment centers. • Support new and emerging technologies.	E.1., E.3.	Short Short Medium Short Medium Short Medium	TM
4	Evaluate and increase the community's economic opportunities while balancing community needs and desires through planning and analysis measures that: • Highlight deficiencies and barriers to economic development in growth areas and commercial corridors. • Change the Zoning Code such that economic opportunity both increases and remains equitable to the surrounding community. • Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas.	E.2., LU.5., LU.7.	Short Short Medium	TM DIS DIS
5	Develop strategies and resources to promote Oro Valley, by identifying and highlighting key assets such as: • Public safety, natural beauty, public art, infrastructure and sense of community. • Its ideal location for outdoor recreation and sports tourism. • Its community gathering places as premier destinations for retail, restaurants, entertainment and public art.	E.3., CC.6.	Ongoing	TM

6	Create private and public sector partnerships and programs for use, beautification, art displays or publicity on underutilized or vacant employment and retail centers.	E.2., CC.14.	Medium	DIS, TM
7	Develop strategies that promote a range of retail options, including regional-serving, neighborhood-serving and pedestrian-oriented, at appropriate locations.	E.3.	Medium	DIS, TM
8	Develop partnerships with Pima Community College, community organizations and local businesses in order to: • Identify needs for workforce training for a range of industries, such as biotechnology, technical education, trades, aerospace and clean energy technologies. • Identify needs for higher education in the community. • Connect skilled workers with targeted employment sectors.	E.4.	Short Medium Ongoing	TM
9	Develop partnerships with local organizations and businesses in order to: • Identify needs for businesses which provide quality, accessible childcare, preschool, special needs and adult/elder care options. • Support and promote the success of working families.	E.4.	Medium	DIS, TM

COMPLETE COMMUNITY

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Places and Events			
10	Develop a plan for designating areas in Oro Valley that serve as the community's gathering places and are envisioned to: • Reflect the character of the Town. • Include such amenities as sidewalk cafes, outdoor seating and desert landscaping. • Emphasize the pedestrian experience.	CC.6.	Short	DIS, P&R

11	Update existing Town programs, plans and regulations to create or expand Oro Valley's community gathering places, such as: • Capital improvement plans to include the construction of public and transportation amenities. • Transportation plans to include bike, pedestrian and accessible design. • Development and zoning regulations to include new designations, such as mixed-use zoning.	CC.6.	Medium	DIS, P&R
12	Develop public/private partnerships in order to create synergy and achieve common goals and desired improvements for Oro Valley's community gathering places.	CC.6.	Medium	DIS, P&R, TM
13	Promote the creation of public spaces throughout the community that encourage social, educational, and community interactions and enhance the pedestrian and bicycle experience for individuals of all needs by: • Creating development review strategies for commercial and retail areas that encourage public spaces. • Integrating public spaces into park and neighborhood design.	CC.1., CC.2., CC.9.	Medium	DIS, P&R, TM
14	Develop strategies to increase opportunities for recreational and community events by: • Collaborating with local school districts and schools for shared use of facilities. • Planning for sports tournaments, culinary events, festivals or fairs. • Connecting event and entertainment locations. • Streamlining the planning and approval process that may include designating suitable locations, expediting permitting or making a central calendar available.	CC.5., CC.10.	Short	P&R, TM P&R, TM P&R DIS,TM

Health

15	Develop strategies that support Oro Valley's existing and future needs related to senior living, including development of a senior care zoning code.	E.1.	Short	DIS
16	Create a program that promotes accessible, convenient and age-friendly design of public and private facilities, services and programs.	LU.7.	Medium	DIS
17	Integrate public education about the benefits of physical activity into existing Town programs.	CC.1.	Short	P&R, PD, GRFD
18	Create programs that improve community health in partnership with local hospitals and health centers.	CC.1	Short	P&R, TM

Education and Engagement

19	Provide for Oro Valley's future education needs by developing collaborative measures with: • Colleges and universities to explore growth opportunities and attract new campuses. • Local school districts to determine how to best serve school-aged children.	CC.15., CC.16.	Long	TM
20	Create partnerships with higher education institutions and museums to share programs and cultural resources.	CC.15.	Medium	P&R, TM
21	Explore the feasibility of offering guest speaker events in public facilities.	CC.15.	Medium	P&R, TM
22	Continue to report on the adequacy of current and future school capacity when evaluating significant residential land use requests.	CC.16.	Ongoing	DIS
23	Continue support of the Oro Valley Public Library by: • Supporting the Friends of the Oro Valley Public Library and their efforts in promoting library facilities and resources. • Identifying collaboration measures and continuing service needs for the community. • Taking an active role in library planning with the County.	CC.17.	Ongoing Medium	TM *In partnership with Pima County*
24	Develop strategies to continue and increase volunteer opportunities in Town services and programs.	CC.18.	Ongoing	DIS, P&R, PD, TM
25	Create mentorship and internship programs in cooperation with local businesses, schools and the Greater Oro Valley Chamber of Commerce.	CC.18.	Short	Support of TM
26	Promote youth civic engagement and involvement by: • Continuing the Town's Youth Advisory Council. • Exploring new programs that facilitate student-government interactions and shared learning. • Continuing youth public safety programs. • Collaborating with service clubs to further existing youth programs.	CC.18.	Ongoing Short Ongoing Ongoing	P&R, PD, TM, GRFD
27	Explore options for creating a Town Senior Advisory Council to direct priorities for senior services in the community.	CC.18.	Long	TM
28	Continue to provide Town information through the Town's website, publications, social media and local media.	CC.19.	Ongoing	DIS, P&R, PD, TM
29	Incorporate best practices into communications strategies and provide continual improvements to the Town's website.	CC.19.	Ongoing	TM

Arts and Culture

30	Continue support of the Town's Public Art Program by: • Maintaining funding and program support. • Developing an inventory and maintenance program,including training for staff on correct maintenance procedures.	CC.11., CC.14.	Ongoing Medium	DIS, F, TM
31	Integrate public art into Town parks and trails system by: • Including it in the design of the Naranja Park Master Plan. • Acting on measures identified in the Parks Master Plan.	CC.12.	Medium Ongoing	P&R, TM
32	Utilize and maintain appropriate Master Operating Agreements with arts and culture entities such as the Southern Arizona Arts & Cultural Alliance.	CC.11.	Ongoing	TM
33	Assemble a team tasked with pursing grants and alternative funding options as a means to continue and expand public art programs.	CC.11.	Medium	F, TM
34	Develop strategies to expand outreach and information regarding public art offerings.	CC.12.	Ongoing	TM
35	Develop a plan to create exhibit areas for cultural artifacts and documents through public and private partnerships in order to educate the public on local history.	CC.11., CR.2.	Medium	TM
36	Develop a plan identifying potential future investment strategies and suitable locations for additional cultural facilities including amphitheaters, performing arts facilities, instruction space, galleries and other facilities based on community needs and feasibility.	CC.13.	Medium	DIS, F, P&R, TM
37	Develop cooperative agreements with public school districts, private and charter schools to share school facilities for arts, recreation and education purposes.	CC.13.	Short	P&R, TM
38	Develop a strategy, including potential financial incentives, to encourage a public or private entity to build or remodel an indoor auditorium to accommodate performing arts based on community needs and feasibility.	CC.13.	Medium	F, P&R, TM

Parks and Recreation

39	Evaluate and address the Town's community park system conditions and needs by: • Creating an inventory and maintenance plan for existing parks and open space in the community. • Identifying target locations for needed community recreational amenities. • Periodically reviewing and updating the Parks Master Plan. • Developing and integrating strategies that address park shortages, preservation needs and safety upgrades into the Parks Master Plan.	CC.2., CC.4., LU.7.	Medium Ongoing Medium Medium	P&R

40	Study and plan for revenue and funding needs for parks, recreation and trails by: • Identifying potential revenue sources. • Increasing public awareness of the cost to acquire, build and maintain public parks, trails and recreational facilities and to provide programs. • Developing and administering public outreach efforts that gauge public support of future funding options to support park improvements.	CC.2.	Medium	F, P&R, TM
41	Address the adequacy of Town parks and recreation programs and facilities by: • Periodically assessing the availability of recreation opportunities for all residents within the Town. • Enhancing and maintaining open space, park and recreation facilities and programs through existing and new resources, private and public recreation providers, partnerships, volunteers and others as appropriate. • Considering the affordability and availability of existing and future parks and recreation programs to residents.	CC.2.	Ongoing	DIS, P&R
42	Continue to support the Town's multigenerational and multiuse community center so that it meets the identified needs of residents.	CC.2.	Ongoing	P&R
43	Study and evaluate the feasibility of the development of additional and improved public recreation or community education facilities in the community.	CC.5.	Long	P&R, TM
44	Develop a strategy to acquire property for larger recreational and community use of sufficient size and location that access can be shared equitably by multiple neighborhoods and all residents.	CC.5.	Long	DIS, F, P&R
45	Review opportunities to repurpose land for small and neighborhood parks by acquiring land or partnering with local stakeholders and agencies.	CC.5.	Long	DIS, F, P&R
46	Plan for future trail needs in the community by developing and adopting a trails plan that: • Establishes long-term strategies for trail development, linkages, management and upkeep in cooperation with other local jurisdictions. • Links neighborhoods, open space, environmentally sensitive lands and natural resources. • Integrates with the Parks Master Plan and is periodically updated.	CC.3., SD.1.	Medium	DIS, P&R

47	Create procedures, including public and private contributions, for integrating signs into parks, trailheads, trails and linear bicycle paths and near natural areas that: • Inform users of site information and regulations. • Educate users about local history and ecology.	CC.14., SD.1.	Medium	DIS, P&R
48	Explore opportunities to integrate family-friendly amenities into the trail system, such as areas for play, rest, water, shade and learning.	SD.1.	Long	DIS, P&R

PUBLIC FACILITIES AND SERVICES

No.	Actions	Policies Implemented	Timeframe	Responsibility
49	Plan strategically for Town operations, programs and services by: • Studying alternative revenue sources. • Measuring short-and long-term needs. • Setting appropriate guidelines and financial resources for staff time and resources. • Developing an annual reporting system that evaluates potential efficiencies. • Pursuing grants to implement conservation measures. • Developing public and private partnerships.	E.6., TS.7., CE.1.	Ongoing Annual Ongoing Ongoing Medium Ongoing	DIS, F, TM
50	Develop a plan for long-term municipal facilities that considers overall community needs and growth and that addresses parking, facility expansion, satellite offices, central offices, maintenance and fueling facilities and operations.	TS.7.	Medium	DIS, TM
51	Ensure the provision and replacement of public facilities and services to the Oro Valley community by: • Periodically evaluating and updating the efficiency, equity, and legality of existing and potential funding mechanisms to - Provide public facilities and services to new and existing development. - Recover the cost of public facilities and services to new development. • Exploring the use of improvement districts for the replacement/ upgrade of public facilities and services in areas of existing development.	E.6., DG.1., DG.2.	Ongoing Medium	DIS, F, TM

SAFETY

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Safety Planning			
52	Plan for the safety and security of the community by developing, implementing and periodically updating strategies and plans for: • Mass evacuation. • Post-disaster recovery. • Flooding. • Wildland-urban interface. • Drought response. • Climate change. • Response readiness which includes local and regional coordination.	TS.1., TS.2.	Ongoing Ongoing Ongoing Ongoing Long Ongoing	DIS, PD, GRFD, WU
53	Plan for emergency preparedness and emergency response by: • Creating public safety partnerships with: - Identified private sector safety responders. - All emergency responders and utility providers. • Expanding public safety awareness and emergency training programs by working with various service providers. • Providing ongoing training to applicable Town staff on the adopted hazard mitigation plan and its requirements.	TS.2., TS.4.	Medium	DIS, PD, GRFD
54	Create a coordinated plan with agencies and emergency service providers regarding community emergency service locations which: • Allow for appropriate response. • Are in safe and resilient locations protected from flood and fire risk.	TS.6.	Short	DIS, PD, GRFD
55	Continue the use of Crime Prevention through Environmental Design (CPTED) principles in the development review process and the design and engineering of community assets and facilities.	TS.5.	Ongoing	DIS, PD
	Safety Education			
56	Educate the community about public safety by developing, implementing and periodically updating programs and outreach measures that prepare the community on: • How to take care of themselves and neighbors during times of emergency, including energy shortages and outages. • Fire safety. • Floods. • How to shelter in place. • Cyber security. • Fraud protection. • Child safety and elder abuse issues.	TS.1., TS.3., TS.4.	Medium, Ongoing	DIS, PD, GRFD

57	Seek funding opportunities and partnerships to ensure continued emergency preparedness outreach efforts.	TS.4.	Ongoing	DIS, PD, GRFD
58	Provide community policing and a high visibility public safety presence on roadways to help provide safe transportation options.	I.7.	Ongoing	PD
59	Continue to develop and implement programs, such as Neighborhood Watch and Citizen and Teen Academies, which support community policing as a means to further public safety in the community.	TS.1.	Ongoing	PD
Safe Development				
60	Continue Town programs that limit risk associated with construction dust and the spread of diseases.	CC.1.	Ongoing	DIS
61	Require the inclusion of evacuation routes and development and density standards for new development that adjoins forest land and open space in order to minimize impacts from nearby potential wildfire areas.	TS.1.	Short	DIS
62	Develop strategies to protect human life and property from natural hazards including steep and unstable slopes and soils, floods and erosion hazards.	TS.5.	Medium	DIS
63	Address safety issues, including stormwater, in reviewing school and development site plans during the development review process.	TS.5.	Short, Ongoing	DIS

Actions Related to Environment (Chapter 4)

SONORAN DESERT RESOURCES

No.	Actions	Policies Implemented	Timeframe	Responsibility
Natural Resource Protection				
64	Create public use agreements for natural resource areas with residents, homeowners associations, commercial property owners, public agencies and developers as part of future development requirements.	SD.1.	Ongoing	DIS, P&R

65	Provide training and resources to Town employees, board members and volunteers in coordination with community programs in order to protect natural resources.	SD.3.	Annual	DIS
Environmentally Sensitive Lands				
66	Maintain the Environmentally Sensitive Lands Ordinance (ESLO) by: • Evaluating and appropriately updating the ESLO for effectiveness at least every 10 years. • Updating design guidelines and standards to incorporate best practices on site and building design related to environmental conservation.	SD.2., SD.8.	Medium	DIS
67	Protect and buffer environmentally sensitive lands from encroachment of incompatible uses and the associated flood risk and degraded habitat that may result by: • Developing a plan that buffers environmentally sensitive lands and designated open space. • Reviewing and amending the Zoning Code as needed.	SD.2., SD.8.	Medium, Ongoing	DIS
68	Connect environmentally sensitive lands, which include wildlife and plant habitats, riparian areas and significant natural resource areas by: • Identifying preservation and connection strategies between environmentally sensitive lands, including Tortolita Mountain Park, Arroyo Grande, Catalina State Park and Coronado National Forest, in cooperation with other agencies and jurisdictions. • Developing a plan that connects environmentally sensitive lands as development occurs. • Creating development review strategies that require new development to link adjacent or contained environmentally sensitive lands together.	SD.2., SD.8.	Long	*DIS and partnerships with Pima County, Marana, the Forest Service and the Arizona State Land Department*
69	Protect significant biological resources, including key wildlife and plant habitats and special-status species, to prevent their loss or degradation by: • Maintaining a current and accurate database of significant biological resources, including maps of their locations. • Monitoring and managing public use of significant biological resources. • Inventorying degraded areas that contain remnants of significant biological resources as defined on the Environmentally Sensitive Lands Map. • Actively pursuing opportunities to restore identified degraded areas.	SD.1.,SD.2., SD.8.	Short Ongoing Medium Ongoing	DIS

70	Protect natural open space, including land contours, elevations, floodplains, riparian habitats and ridgelines by: • Developing and implementing a program for the proactive acquisition, management and maintenance of public, natural open space in cooperation with other agencies and Pima County. • Developing new and improving existing land use regulations that promote infill. • Continuing to manage development and allow for compact development and flexible design options, including clustering, transfer of development rights or other techniques.	SD.1., LU.1.	Medium Short Ongoing	DIS

Night Sky and Scenic Views

71	Conserve scenic views of the ridgelines, hillsides, peaks and foothills of the Santa Catalina, Tortolita, and more distant mountain ranges that contribute to the Town's valued scenic character by: • Monitoring and revising scenic resource regulations as needed to enhance community-wide goals. • Developing land use regulations that require development proposals to maintain and/or enhance the quality of views to and from public parks. • Continuing to place a high priority on the conservation of views from defined scenic view corridors, as identified in the Environmentally Sensitive Lands Ordinance and supported by the General Plan during development review.	SD.6.	Ongoing Medium Ongoing	DIS
72	Maintain and improve night sky visibility by: • Adhering to regional dark-skies initiatives. • Updating regulations to incorporate new technologies and best practices that minimize light pollution.	SD.3., LU.4.	Ongoing Short	DIS

Wildlife and Vegetation

73	Protect wildlife and wildlife routes within the community by: • Identifying preferred wildlife routes. • Developing roadway design standards that allow for wildlife to move below, above or across roadways. • Incorporating appropriate spacing and wildlife friendly fencing into roadway design and construction. • Ensure that any recreational trail density is appropriate to wildlife needs in natural areas.	SD.9.	Medium	*DIS and partnerships with Pima County*
74	Develop and implement the Town's Tree Master Plan, which considers the benefits of trees in relation to overall community welfare, while making plans for infrastructure, facilities, new development and the conservation of Oro Valley's scenic views.	SD.3.	Medium	DIS, P&R

75	Periodically review and update the Town's Save-A-Plant program in order to protect healthy, native vegetation.	SD.4.	Medium	DIS
76	Evaluate the effectiveness and provide appropriate support to programs or groups which strive to reduce invasive species and the replanting of native species.	SD.7.	Ongoing	DIS
77	Develop measures that encourage private property owners to assist in invasive species removal.	SD.7.	Short	DIS
78	Maintain a landscape plant palette that includes drought-tolerant and native Sonoran Desert plants and: • Require its use in all new landscape plans. • Make it available for general public use. • Continue Town programs that encourage its use.	SD.8., LU.2.	Short Ongoing	DIS

Tohono Chul Park

WATER RESOURCES

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Water Conservation			
79	Provide and expand opportunities for public education and advocacy regarding water conservation, alternative water use, stormwater management and best practices for building and landscape design and retrofits, including low impact development and green infrastructure.	WR.1., LU.2.	Ongoing	DIS, WU
80	Periodically review and update a drought response plan as a means to address future Central Arizona Project water and groundwater shortages.	WR.1.	Medium	WU

81	Protect water resources by: • Coordinating with appropriate water utilities, jurisdictions and public agencies. • Continuing water-quality monitoring and sampling. • Continuing long-term planning efforts.	WR.1., LU.2.	Ongoing	DIS, WU
Diverse Resources				
82	Reduce dependence, use and diminishing of the groundwater supply by: • Continuing use of Central Arizona Project water. • Exploring the expanded use of stormwater harvesting and recharge areas.	WR.1., WR.3.	Ongoing Medium	WU
83	Expand infrastructure and facilities that provide for a diverse water supply portfolio, including Central Arizona Project water and the use of reclaimed water for irrigation and other purposes.	WR.1.	Long	WU
84	Develop plans, create partnerships and, where appropriate, incentives that increase use of alternative water sources for potable and non-potable uses, including: • Passive and active stormwater harvesting. • Graywater. • Treated wastewater effluent. • Central Arizona Project water. • Reclaimed water.	WR.1., WR.3.	Long Ongoing	WU
Utility Operation				
85	Create programs that utilize Advanced Metering Infrastructure (AMI) technology across user groups that encourage self-monitoring and facilitate improved water management practices through early leak detection.	WR.1.	Short	WU
86	Continue conservation pricing through a tiered rate structure for water customers.	WR.1.	Ongoing	WU
87	Support the continued utilization of water impact fees.	WR.1.	Ongoing	WU
88	Explore the feasibility, value and public interest in fluoridation of Oro Valley's water supply.	WR.1.	Short	WU
Infrastructure				
	Provide resources for water course management including: • Channelizing to minimize safety threats. • Maintenance to avoid clogging caused by impediments.	SD.10.		DIS

90	Design wash crossings to pass the design flow safely and with minimal physical, traffic or environmental impacts.	I.6.	Medium	DIS
91	Evaluate and rehabilitate or enhance as appropriate, any drainage systems, water detention and retention facilities and other infiltration areas existing within the project area of a capital improvement project.	I.6.	Long Ongoing Ongoing	DIS, WU
92	Continue maintenance for publicly owned retention basins and stormwater facilities.	I.6.	Ongoing	DIS
Stormwater Management				
93	Put in place plans, resources and requirements to manage stormwater runoff in order to: • Reduce soil erosion. • Increase infiltration into the groundwater.	SD.7., I.6.	Short	DIS
94	Continue support and provide resources for programs that manage vegetation as a means to support stormwater management.	SD.10.	Ongoing	DIS
95	Continue to support planning for and implementation of the Town's Stormwater Management Plan.	I.6.	Ongoing	DIS
96	Monitor and enforce stormwater controls to prevent aquifer pollution and the erosion or siltation of washes.	SD.10.	Ongoing	DIS
97	Develop and implement a public education program regarding ways to minimize negative environmental impacts of stormwater caused by development.	SD.10.	Short	DIS
98	Study options and provide opportunities for development or redevelopment to design for, capture and manage stormwater in facilities having multiple benefits, such as stormwater management, recreation, wildlife habitats and groundwater recharge.	LU.1.	Medium	DIS, WU
99	Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage and associated ecological systems.	I.6.	Short	DIS
100	Evaluate stormwater management policies, practices and work programs and align with water conservation strategies when appropriate.	I.6.	Medium	DIS, WU

CULTURAL RESOURCES

No.	Actions	Policies Implemented	Timeframe	Responsibility
Preservation				
101	Preserve and share significant cultural resources of Oro Valley with the community by: • Identifying significant cultural resources, including people, events, places and activities in an inventory that is periodically updated. • Collecting oral histories from key persons related to Oro Valley's history. • Preserving Town of Oro Valley historical records and documents to maintain a chronology of Town development and milestone events. • Requiring that interpretive elements related to cultural resource sites be planned for in public use areas and private developments during the development review process. • Creating and executing a plan for the placement of interpretive elements related to cultural resource sites in existing and planned Town facilities and properties with the assistance of outside funding.	CR.1., CR.2., CR.3.	Medium	DIS, P&R
102	Explore potential agreements with public and private entities, including partnerships with library and education institutions, to ensure appropriate use and preservation of cultural resources for future generations.	CR.3.	Medium	P&R
103	Raise community awareness and support of local cultural resources by: • Developing collaborative work programs with community organizations and groups to provide information, education and events increasing the awareness of the history of the Town. • Creating engaging and informative parks and recreational programs and activities.	CC.14., CR.2.	Medium Ongoing	P&R
Management				
104	Implement, monitor and oversee the Town's current and future cultural resource plans by: • Implementing the Cultural Resources Management Plan. • Implementing the Steam Pump Ranch Master Plan in conformance with easement agreements with Pima County. • Exploring a potential agreement with Pima County to implement the Interpretive Plan for Honey Bee Village Archaeological Preserve and obtain appropriate public access. • Exploring adaptive rehabilitation of historic properties for public use.	E.3., CR.1., CR.2., CR.3.	Medium	P&R

105	Pursue grants and other funding, including dedicated Town funding, to provide for the protection and preservation of cultural resources in the community.	CR.1.	Ongoing	P&R
106	When opportunity exists, acquire properties of significant cultural resource value that enhance the history of Oro Valley.	CR.1.	Ongoing	P&R
107	Continue to provide Town resources to maintain certified local government status with the State of Arizona Historic Preservation Office.	CR.3.	Ongoing	P&R
108	Avoid, minimize or mitigate as appropriate the potential effect of development projects on significant prehistoric and historic sites during the Town's planning and design processes by: • Requiring the preparation of cultural resources assessments by a qualified archaeologist or historian for new development projects. • Consulting with the State Historic Preservation Office or other appropriate agencies as needed.	CR.1.	Short	DIS, P&R

CLEAN ENVIRONMENT

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Waste Disposal			
109	Provide and support safe and convenient waste disposal options for the community by: • Implementing programs that demonstrate best practices in recycling, waste minimization and disposal programs. • Exploring the creation of a Town-wide recycling program for municipal, commercial and residential uses. • Collaborating with the private sector to offer recycling stations and clean composting sites throughout the Town. • Establish hazardous waste collection and storage facilities in Oro Valley. • Continuing support and expanding public outreach for public education regarding proper medication disposal and the Town's Dispose-A-Med program.	CE.1., CE.2.	Short Medium Medium Medium Ongoing	DIS, PD, TM
	Sustainable Practices and Outreach			
110	Promote sustainable practices in the private sector by: • Developing an Oro Valley awards program to recognize these practices. • Establishing development incentives for projects demonstrating an exemplary commitment to sustainability. • Partnering with local businesses to create incentives for the education, purchase and/or installation of resource conservation products.	CE.2., CE.5.	Medium	DIS, WU

111	Develop and implement strategies and programs which: • Promote conservation of resources, especially water, in public spaces, art or activities. • Demonstrate best practices in air quality improvement, sustainable operations and energy efficiency.	CC.14., CE.1.	Medium	DIS, WU
112	Identify, promote and increase community awareness of natural, water and cultural resources by: • Developing a program that educates the public on these resources and best practices for their protection and conservation. • Exploring the development of a public space that educates the community on Sonoran Desert Resources and their conservation.	SD.3., SD.5.	Short	DIS, P&R, WU
Energy				
113	Promote energy efficiency by: • Reviewing, identifying and addressing Town policies and ordinances that enhance renewable energy production, efficiency and conservation. • Conducting an assessment of emerging renewable technologies for potential application in the community. • Adopting the most up-to-date International Code Council (ICC) Energy Conservation Code in concert with regional jurisdictions and stakeholders.	CE.5.	Medium	DIS
114	Support the use of alternative energy to reduce emissions and air pollution and to enhance environmental quality by: • Creating programs that incentivize and reduce barriers to the use of clean alternative energy in business, institutional and residential settings. • Exploring opportunities to encourage private industry to develop and maintain convenient alternative fuel stations.	CE.5., I.13.	Medium	DIS, TM
115	Create energy efficiencies in Town operations by: • Providing an annual energy report card to track energy usage in relation to energy plans and savings. • Implementing measures to increase efficiencies of Water Utility equipment. • Investigating the feasibility of converting Town vehicles and negotiating agreements with other large fleet organizations to utilize "green fuel."	WR.2., CE.1., CE.4.	Annual Medium Medium	DIS, WU
116	Create programs that increase awareness about energy usage in order to reduce consumption of energy, water and electrical resources.	CE.4.	Medium	DIS, WU

117	Work collaboratively with regional partners to create and maintain web-based information portals such as Solar One Stop, uniform renewable energy standards, inspection procedures and submittal requirements, and provide for electronic permitting.	CE.4.	Medium	DIS, IT

Sustainable Design

118	Utilize sustainable landscape solutions and irrigation standards which: • Include the use of native vegetation appropriate to varying sites. • Minimize energy demands of development. • Consider view conservation.	WR.4., CE.4.	Short	DIS, WU
119	Create programs to enhance air quality by: • Controlling construction dust and exploring the requirement of reclaimed water use to do so. • Encouraging the use of natural gas, multimodal transportation, rideshares and renewable resources.	CE.3., CE.4.	Long	DIS
120	Pursue sustainability and environmental conservation in development by: • Integrating new green infrastructure and low impact development techniques into development regulations where appropriate. • Periodically updating existing low impact development regulations. • Including sustainable and environmental development practices in Town development review.	LU.1.	Medium	DIS
121	Require the most energy efficient roofing materials practicable, based on performance, to be used in new commercial and residential construction.	CE.4.	Long	DIS
122	Remove regulatory barriers and develop programs which recognize model green building efforts in the community and promote green building for new construction.	LU.1.	Medium	DIS
123	Update existing and develop new building codes and design standards for development that: • Encourage the passive and active solar orientation of lots. • Reduce heating and cooling demands of buildings. • Create comfortable outdoor public areas by shading walkways in parking lots and near buildings with landscaping or constructed features. • Minimize blocking or reflecting sun on adjacent public spaces or buildings.	LU.3.	Long	DIS

Actions Related to Development (Chapter 5)

LAND USE AND DESIGN

No.	Actions	Policies Implemented	Timeframe	Responsibility
Character/Compatibility				
124	Continue to support the intent of the Airport Environs Zone at the La Cholla Airpark, which specifically limits adjacent building heights, in order to continue the viability of the area and the comfort of nearby residents.	LU.5.	Ongoing	DIS
125	Maintain the unique character of Oro Valley by studying and updating: • Signage regulations to emphasize identification and direction over advertising goods or services to maintain compatibility and minimal intrusiveness. • Site design standards. • Land use regulations that define and incorporate effective compatibility standards. • Regulations which enable a variety of architectural colors and textures, especially for commercial, that integrate with the community and don't emphasize sameness.	LU.5., LU.6.	Medium	DIS
126	Develop requirements for neighborhood retail and office use designs to respect nearby residential scale and character.	LU.6.	Short	DIS
127	Develop design standards for campus-type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme.	LU.6.	Medium	DIS
128	Develop detailed planning for designated neighborhood-scale growth areas at prominent intersections.	LU.7.	Long	DIS
Development Standards				
129	Create development standards, policies and provisions and make available in appropriate locations for: • Transit-oriented development. • Walkable neighborhoods and commercial areas. • Mixed-use zoning. • Form-based code.	LU.5., LU.7., LU.8., LU.9.	Long	DIS

Master Planning

130	Update development regulations of Master Plan communities to: • Incorporate land uses consistent with surrounding development and residential acceptance. • Respect Planned Area development standards and seek to harmonize differentiating design requirements between existing and new development. • Design coordinate driveways, parking, readily-accessible open space, landscape amenities and proper infrastructure improvements. • Serve the needs of a mix of resident ages and backgrounds.	LU.8.	Medium	DIS
131	Continue to encourage the coordinated development of vacant and adjoining areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities.	LU.8.	Ongoing	DIS

Growth

132	Plan for the growth of the community through annexations by: • Creating an annexation strategy that reflects sound financial planning. • Continuing support of staff in technical review and analysis of annexation proposals.	E.5., I.4.	Long	DIS, F, TM
133	Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.	I.4.	Long	TM
134	Hold periodic “energy summits” by bringing together providers, key landowners, businesses and Town staff to identify and resolve issues and discuss plans for future growth.	I.4.	Long	DIS, TM

Housing

135	Respond to and plan for the present and future housing needs of the community, while considering changes in demographics and overall growth by: • Conducting a housing inventory. • Developing a housing plan, that addresses the needs of a diverse community. • Developing zoning strategies that implement the housing plan.	CC.7.	Medium	DIS

INFRASTRUCTURE

No.	Actions	Policies Implemented	Timeframe	Responsibility
136	Identify and facilitate the timely replacement and upgrade of aging infrastructure by: • Integrating long-term accounting of capital replacement costs into the Capital Improvement Program. • Identifying and seeking funding options. • Developing cooperative relationships with Town departments, outside agencies and utility providers.	I.3.	Annual	DIS, F, WU
137	Develop a plan for new development and infrastructure that: • Identifies funding methods and techniques. • Defines public and private cost responsibilities.	DG.1.	Medium	DIS, F
138	Develop criteria with other agencies and providers for the responsible siting of utilities, infrastructure and other public facilities while considering their placement: • Underground to protect visual character. • In open spaces only when necessary and with special consideration.	I.1., I.2.	Medium	DIS, WU
139	Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners.	I.4.	Ongoing	DIS
140	Make strategic public investments as part of the Capital Improvement Program that support desirable economic development.	E.2.	Long	DIS, F, TM
141	Coordinate infrastructure expansion and future utility services in Innovation Park and other key employment and commerce sites.	E.2.	Ongoing	DIS
142	Increase opportunities for telecommunications and broadband services in the community by: • Identifying community needs and suitable providers. • Assessing suitable locations and the impact on current infrastructure.	I.5.	Long	DIS, IT, TM
143	Provide the community up-to-date information through the Town's website about proposals for utility installations, including new booster or transmission facilities.	I.1.	Ongoing	DIS, TM

TRANSPORTATION/CIRCULATION

No.	Actions	Policies Implemented	Timeframe	Responsibility
Transportation Planning				
144	Develop plans and strategies that increase transportation options and the ability to travel by means other than the automobile for all community members by: • Investigating inclusion of bike lanes, sidewalks or multiuse lanes along collectors and arterials. • Coordinating efforts between the Town's land use, police department, engineering and transportation divisions.	E.4., CC.1., CC.8., CC.17., I.10.	Short	DIS, P&R, PD
145	Create a plan that coordinates the land use and transportation planning for growth areas with planning for transit and commercial corridors, in coordination with other jurisdictions and agencies.	LU.7.	Medium	DIS
146	Re-examine Zoning Code parking ratios as part of overall transportation planning in areas where transportation options other than the automobile are available.	I.10.	Medium	DIS
147	Create a complete streets design manual that takes into account means to calm traffic, traffic safety, neighborhood aesthetics, stormwater management, access management, public health, safety and community vitality.	I.8.	Short	DIS

Street Function

148	Complete long-range planning for the roadway network that addresses: • Proper capacity (20-year traffic volume projection) to serve traffic generated by the land uses depicted on the General Plan Land Use Map. • Future transportation needs, access and development on major roadways. • Fostering alternative routes to Oracle Road in order to alleviate congestion.	LU.7., I.7., I.8.	Medium	DIS
149	Define measures and identify available funding that provide for the continued proactive maintenance of a street system of the highest quality.	TS.7.	Medium	DIS, F
150	Coordinate with the state to develop detailed planning for Oracle Road that identifies partnerships, funding options and agreements in order to allow for: • Diverse development. • An upgraded transportation experience for all users, including pedestrians and bicyclists. • An upgraded visual quality.	SD.6., LU.7, I.10.	Medium	DIS
151	Re-evaluate roadway design standards, especially for arterial and collector roads, to include methods for: • Easy detection, response and clearing of traffic incidents. • Reducing fuel consumption, congestion and the number of vehicle starts and stops. • Improving the attractiveness of roadways, including public art, landscaping and decorative light poles. • Including landscaped medians with only native vegetation, water harvesting and no permanent irrigation on four-lane or larger roadways.	I.7., I.8.	Medium	DIS, PD

Multimodal

152	Develop partnerships with businesses and other regional partners to more efficiently and effectively provide mobility options, encourage people to use multimodal transportation methods, reduce trips and participate in bike and pedestrian safety courses.	I.7., I.8.	Short	DIS, P&R
153	Create requirements for new development and redevelopment to incorporate transit, pedestrian and non-motorized transportation measures during the development review process.	I.10.	Medium	DIS, P&R

Bicycle and Pedestrian

154	Collaborate with Pima County, Marana and Tucson to enact consistent standards and design guidelines for pedestrian and bicycle facilities that will provide for a safe and sensible network.	I.9.	Medium	DIS, P&R
155	Develop a plan to eliminate gaps and barriers and provide consistent connections in the pedestrian and bikeway systems.	I.10.	Short	DIS, P&R
156	Assist in the completion and funding of the regional bike and pedestrian "loop" system through intergovernmental agreements and collaboration.	I.9.	Ongoing	DIS, F, P&R
157	Pursue the certification of Oro Valley as an exemplary, bike-friendly community.	I.9.	Short	DIS, P&R
158	Require private development to provide bicycle amenities and trail system connection by updating the zoning code.	I.10.	Medium	DIS, P&R
159	Encourage walkability and safe routes to destinations through the community by: • Integrating a comprehensive sidewalk system into existing and future transportation plans. • Developing an assessment process for walkability standards to be used during development review. • Identifying locations where pedestrian facilities and connections need to be upgraded along major roadways. • Building pedestrian facilities that connect residential with nearby services and amenities. • Evaluating Town programs and creating opportunities for collaboration with community organizations and local agencies to increase walking opportunities for school children.	CC.1., CC.3., CC.8., I.8.	Short Short Short Ongoing Short	DIS, PD

Transit

160	Develop a plan for future transit needs that includes: • Safe, attractive, efficient transit shelters that enhance the community's character. • Pullouts for buses. • Efficient transit routes which allow for coordination of trips to common destinations and regional connections.	I.11.	Medium	DIS
161	Continue partnerships with other transportation providers to preserve and protect the mobility of seniors and people of all abilities.	I.11.	Ongoing	DIS
162	Provide public education that expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles.	I.12.	Ongoing	DIS
163	Monitor and modify existing transit service as needed to respond to community needs and changes.	I.12.	Ongoing	DIS

7. PLAN ADMINISTRATION

7.1. INTENT OF THE PLAN

Oro Valley intends ***Your Voice, Our Future*** to be followed and consistently applied. If changes in the community cause a need for the Plan to be changed, such changes must be made through the process outlined in this Plan.

Responsibility for following ***Your Voice, Our Future*** is shared by residents, Oro Valley staff, the Planning and Zoning Commission and the Town Council. This section outlines the process for changing (updating and amending) the Plan.

7.2. UPDATING THE PLAN

The adoption of ***Your Voice, Our Future,*** or parts of it, fall under Arizona Revised Statutes (ARS) 9-461.06L. Once the Town Council approves the Plan draft as being ready for community vote, residents will vote for or against adoption.

7.3. IMPLEMENTING THE PLAN

Your Voice, Our Future, voted on by the residents of Oro Valley, will be put into action over the next 10 years through the action items listed in Chapter 6: Getting to Work. Priorities for each year will be determined in a Strategic Plan for that year. In strategic plans Oro Valley can identify the most pressing issues or items and optimize resources to meet them, while also keeping long-term goals in mind. In addition, yearly strategic plans allow for re-evaluating items based on changing conditions or unexpected events.

Your Voice, Our Future actions are implemented through the overall Planning Work Plan and other department work plans, which are periodically adopted by the Town. Departments identified in ***Your Voice, Our Future*** will have specific time frames in which to carry out action items. Projects are either completed using staff resources or funded through the annual budget and/or Capital Improvements Program (CIP).

By state law, once ***Your Voice, Our Future*** is adopted, yearly project reports will be required, outlining the progress on action items. These reports, with that year's Strategic Plan, are submitted to the Town Council as part of monitoring progress of ***Your Voice, Our Future.*** Following work plans will then be coordinated to secure funding through the Fiscal Year Budget and CIP, or by finding outside resources.

7.4. AMENDING THE PLAN

Every year applications typically are made to the Town of Oro Valley for amendments to the General Plan. These requests most often concern changes to the Town's Land Use Map and generate a significant amount of interest within the community. This section outlines new standards for types of amendments, the criteria to be used when judging the applications and the process entailed.

7.4.1. GENERAL PLAN AMENDMENT THRESHOLDS

Type 1 Amendments

Type 1 Amendments involve significant changes to the Town's General Plan. They include changes on parcels to different land use types that are most impactful. Such amendments may include changes from large lot residential to commercial use or decreases in open space.

Type 1 Amendments are defined as major General Plan amendments in state law and involve a substantial alteration of the Town's land use mixture or balance. As defined by the Zoning Code, Type 1 Amendments require more extensive neighborhood meetings, public hearings and a higher level of concurrence by Town Council for approval.

A Type 1 Amendment shall be required for any of the following substantial alterations to the General Plan:

1. Any text changes to a goal, policy or action that alters the intent or purpose of any element, goal, policy or action of the General Plan.
2. Any change to the Land Use Plan as follows:
   - **a.** Affecting 40 acres or more and classified as a Type 1 Amendment on the General Plan Amendment Matrix below. The General Plan Amendment Matrix below includes all land use amendment scenarios and specifies the type of amendment required. Generally, a Type 1 Amendment is required when a request involves 40 acres or more and a two-step increase in land use categories. For example, a 50-acre property proposed for amendment from Low Density 1 to Medium Density would require a Type 1 Amendment.
   - **b.** Increasing the amount of High Density Residential, regardless of acreage.
   - **c.** Increasing the amount of Master Planned Community, regardless of acreage.
   - **d.** Decreasing neighborhood commercial office, community regional commercial or commerce office park land use designations, regardless of acreage.
   - **e.** Decreasing the amount of designated Open Space, regardless of acreage.
   - **f.** Planning Area Boundary changes.
   - **g.** Amendments for properties outside the Urban Services Boundary.

General Plan Amendment Matrix

To be used in determining type of amendment, in conjunction with 2.a. above.

	Proposed Designation (Change To)												
Existing	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	NCO	CRC	COP	PSP & SCH*	PARK	OS
R-LDR	none	2	1	1	1	1	1	1	1	1	1	2	2
LDR1	2	none	2	1	1	1	1	1	1	1	1	2	2
LDR2	2	2	none	2	1	1	1	1	1	1	1	2	2
MDR	2	2	2	none	1	1	1	1	1	1	1	2	2
HDR	2	2	2	2	none	1	1	1	1	1	2	2	2
MPC	1	1	1	1	1	none	1	1	1	2	2	2	2
RGC	1	1	1	1	1	1	none	2	1	2	2	2	2
NCO	1	1	1	1	1	1	2	none	1	2	2	2	2
CRC	1	1	1	1	1	1	2	2	none	2	1	2	2
COP	1	1	1	1	1	1	2	2	2	none	1	2	2
PSP & SCH*	2	2	2	2	1	1	2	2	2	2	none	2	2
PARK	1	1	1	1	1	1	1	1	1	1	1	none	2
OS	1	1	1	1	1	1	1	1	1	1	1	1	none

*Public Schools are not subject to the amendment process

Designation Key

R-LDR	Rural Low Density Residential (0 - 0.3 homes per acre)
LDR1	Low Density Residential 1 (0.4 - 1.2 homes per acre)
LDR2	Low Density Residential 2 (1.3 - 2.0 homes per acre)
MDR	Medium Density Residential (2.1 - 5.0 homes per acre)
HDR	High Density Residential (5.1+ homes per acre)
MPC	Master Planned Community
RGC	Resort and Golf Course
NCO	Neighborhood Commercial and Office
CRC	Community/Regional Commercial
COP	Commerce/Office Park
PSP	Public/Semi Public
SCH	Schools
PARK	Parks
OS	Open Space

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan and do not represent a substantial alteration of the Town's land use mixture or balance. Type 2 Amendments are not intended to be major General Plan amendments as provided by state law.

As defined by the Zoning Code, Type 2 Amendments involve a review process with ample public outreach, neighborhood meetings and public hearings related to the amendment.

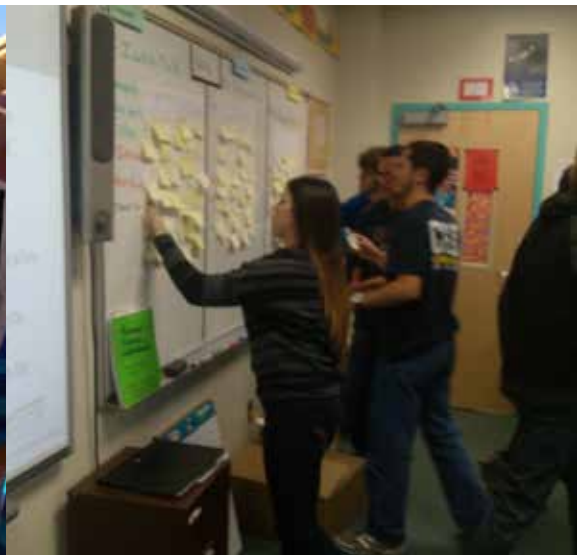
A Type 2 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a goal, policy or action that does not alter the intent or purpose of any element, goal, policy or action of the General Plan.
2. Any amendment not meeting the criteria for a Type 1 Amendment.
3. Amendments to the Urban Services Boundary.
4. Open Space trades resulting in no net loss of open space and that meet the Town's environmental objectives.
5. The Planning and Zoning Administrator may reclassify a Type 2 Amendment to a Type 1 Amendment based on the following findings:
   a. High visibility of the property by a significant portion of the community, beyond visibility by adjacent property owners. Areas of high visibility include, but are not limited to locations along major thoroughfares, at major gateways into the community such as town limits and properties that are highly visible due to elevation.
   b. The physical characteristics of the site such as environmental constraints, access or topography will likely result in significant environmental or grading impacts to the property.
   c. The proposed density or type of development would create a significant and abrupt transition in land use in comparison with the adjacent area and development context. The change may impact the surrounding development character or signal an overall change to the future of the area.

Exceptions

The following shall not require a formal amendment to the General Plan and may be reviewed administratively:

1. All scriveners' errors will be subject to administrative approval. Scriveners' errors are unintentional clerical mistakes made during the drafting, publishing, and copying process.
2. Public schools are not subject to the amendment process.
3. The Planning and Zoning Administrator shall have the authority to administer and interpret the provisions of the General Plan. Requests for interpretations may be filed by an applicant or an aggrieved party owning property within the required notification area for General Plan amendments. Information on interpretations shall be identified in all related staff reports for the Planning and Zoning Commission and Town Council.



7.4.2. GENERAL PLAN AMENDMENT EVALUATION CRITERIA

General Plan amendment evaluation criteria provide a tool for the Town to judge the merits of a specific amendment request. The criteria identifies broad themes from the General Plan that an amendment should address, as well as specific development related issues that will be evaluated by the Town in relation to the amendment request. The intent of this criteria is to gather information that forms the basis for Town decision-making on amendment requests. The criteria is purposely written using broad language to enable review of applications based on the full breadth of General Plan topics. The ultimate decision regarding compliance with the criteria will be made by Town Council. Mitigation as needed may be incorporated as special area policies by Town Council, or addressed in subsequent zoning and development processes.

The review and analysis shall include the following criteria:

1. On balance, the request is consistent with the vision, guiding principles, goals and policies of the General Plan as demonstrated by adherence to all the following criteria. The request shall not:
   a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.
   b. Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.
   c. Impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts is provided to the Town for review.
   d. Impact the natural beauty and environmental resources without suitable mitigation.
2. The applicant has implemented effective public outreach efforts to identify neighborhood concerns and has responded by incorporating measures to avoid or minimize development impacts to the extent reasonably possible, as well as to mitigate unavoidable adverse impacts.
3. All non-residential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with goals and policies related to economic development and financial stability.

It shall be the responsibility of an applicant to submit information, studies and analysis that will enable all participants to adequately assess the request in relation to the criteria.

Joe A. Tyler, Untitled. Cañada del Oro River Park Path, N La Cañada Dr. and W Tangerine Rd.

7.4.3. GENERAL PLAN AMENDMENT PROCESS

As the General Plan provides primary guidance for future decision-making, the procedures for amendment include significant public outreach that provide for meaningful public involvement in the amendment process. Part of this public involvement includes neighborhood meetings. These meetings are intended to inform and educate residents. Town staff assist in building consensus between applicants and neighbors. The specific procedures for amendment to the General Plan are codified in the Oro Valley Zoning Code Revised (OVZCR).

Type 1 Amendments

Type 1 Amendments involve significant property changes to different land use types. Type 1 Amendments must be heard before Town Council during the same calendar year the original amendment request is made and may only be approved through a two-thirds majority vote. As these amendments have the potential for greater impact to the surrounding area and the community as a whole, the Zoning Code establishes an enhanced process of public outreach as described below.

Type 1 Amendments may only be filed during a single limited-duration period of the year.

- The Town will provide a program which increases public awareness and information regarding amendments
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements which exceed the state's legal requirements
- Notice to adjacent communities, regional planning groups and state agencies for comment
- Enhanced public hearing requirements

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan, but still include a substantial public outreach process as described below. Also of note, Type 2 Amendments may be approved by Town Council with a simple majority vote.

- Type 2 Amendments may be filed any time during the calendar year
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements that exceed the state's legal requirements
- Public hearings before the Planning and Zoning Commission and Town Council

10 Year Updates

State law requires that a comprehensive update of the General Plan be undertaken at least once every 10 years. Changing conditions may warrant a comprehensive update or amendments to portions of the Plan on a more frequent basis as determined by Town Council.

8. APPENDICES

8.1. TOWN STAFF

***Your Voice, Our Future* Project Team:**

Nora Campbell, Planner

Greg Caton, Town Manager

Danielle Driscoll, Office Assistant

Elisa Hamblin, Long Range Principal Planner

Paul Keesler, Development and Infrastructure Services Director

Carol Miller, Office Assistant

Misti Nowak, Communications Administrator

Teresa Shin, Office Assistant

Bayer Vella, Planning Manager

With additional assistance from:

Abdo Abdelrasoul, GIS Analyst

Joe Andrews, Chief Civil Deputy Town Attorney

Rosevelt Arellano, Senior Planner

Sue Bunnin, Court Administrator

Chris Cornelison, Assistant to the Town Manager

Chad Daines, Principal Planner

Lynanne Dellerman, Recreation/Cultural Resource Manager

Kristy Diaz-Trahan, Parks and Recreation Director

Nancy Ellis, Multimodal Planner

James Gardner, Parks Manager

Amanda Jacobs, Economic Development Manager

Robert Kirshman, Planner

Stacey Lemos, Finance Director

Chris Olson, Lieutenant, Special Operations

Aimee Ramsey, Development and Infrastructure Services Assistant Director

Jose Rodriguez, Engineering Manager

Philip Saletta, Water Utility Director

Pia Salonga, Marketing and Communications Specialist

Michael Spaeth, Senior Planner

Larry Stevens, Deputy Chief of Police

Mike Todnem, Stormwater Manager

Phil Trenary, Operations Manager

8.2. GLOSSARY

A

Action: An action indicates the specific actions, procedures, programs, or techniques to take in order to fulfill the policies. Actions also specify primary responsibility for carrying out the action and a timeframe for its accomplishment.

Aggregate: Natural aggregates are particulate materials consisting of crushed stone, sand and gravel, typically mined from riverbeds. Aggregates are primarily used in construction, agriculture and industry.

Annexation: Annexation is the process by which a city or town extends and increases its corporate limits. The process is closely governed by Arizona State Law (A.R.S. § 9-471).

Average Daily Traffic: The average traffic volume on a roadway segment under average weekday conditions.

B

Boards and Commissions:

- BOA – Board of Adjustment
- CDRB – Conceptual Design Review Board
- HPC – Historic Preservation Commission
- PRAB – Parks & Recreation Advisory Board
- P&Z – Planning and Zoning Commission
- SWUC – Storm Water Utility Commission
- WUC – Water Utility Commission

Built Environment: That part of the environment which is a human-made space in which people live, work and play on a day-to-day basis.

C

Central Arizona Project (CAP): CAP is designed to bring approximately 1.5 million acre-feet of potable Colorado River water per year from Lake Havasu to Pima, Pinal and Maricopa Counties via a 336-mile system of aqueducts, tunnels, pumping plants and pipelines. CAP supplies the Town of Oro Valley with a water allocation of 10,305 acre-feet per year.

Community Gathering Places: Community gathering places are public and private spaces where people are able and encouraged to congregate. They are designated areas which are the result of detailed planning and that serve as the focus of the community.

Contiguous: In close proximity; neighboring; adjoining; near in succession; in actual close contact; touching at a point or along a boundary; bounded or traversed by.

Cultural Resource: Cultural resources are the physical evidence of past human activities and accomplishments of people, including prehistoric and historic sites, buildings, objects, features, structures, and locations with scientific, historic and cultural value. Cultural resources may also be places that are important to living people. Cultural resources are finite and non-renewable resources.

D

District:

- **Special Improvement District:** A special improvement district is an area of existing development for which the replacement or upgrading of public facilities and services is designated.
- **Zoning District:** A specific area of a city or county that has proscribed land use requirements, such as land use type and development standards (e.g., minimum lot size, set-backs, building design, landscaping). The districts may also be known as zones or areas.

Dwelling Unit Per Acre (DU/AC): The number of residential units on an acre of land, which is generally used to regulate population density.

E

Effluent: Effluent is water that has been collected in a sanitary sewer for subsequent treatment in a regulated facility.

F

Floor-Area Ratio (FAR): A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, a floor-area ratio of 0.25 applied to a one-acre (43,560 sq. ft.) lot, with no other requirements (e.g., setbacks), would allow a gross building with 10,890 sq. ft.

Form-Based Code (FBC): Form-based code is a land development regulation that uses physical form as the organizing principle. FBC does not designate land use or property use. Instead, FBC provides specific standards for building design, sidewalk experience, streetscapes and open spaces.

Functional Classification: Functional classification is a system to describe the various types of roadways by their primary purpose. Classifications typically describe not only the number of lanes, but also the types of access permitted to the roadway and the average daily traffic volume. Oro Valley roadway designations are major arterial, minor arterial, collector (major and minor) and local streets.

G

Gathering Place: Unique designated areas within the Town which offer an attractive and vibrant atmosphere designed to attract residents and visitors alike. *Further definition for these gathering places will be completed through additional planning by the Town.*

General Plan: A municipal or county planning document consisting of text policies and corresponding maps that is general, comprehensive and long range in nature. The State of Arizona requires municipalities and counties in Arizona to have a General Plan, with certain required elements, depending upon the size and growth rate of the municipality or county. A General Plan may also be known as a "comprehensive plan," "master plan," "city plan" or "county plan."

Goal: A goal is the desired result or the envisioned future. Goals are not quantifiable, time-dependent, or suggestive of specific actions for achievement. Goals answer the question *"what do we strive for?"* and often refer to one or more aspects of the community's Vision and Guiding Principles.

Graywater: Graywater is generally waste water from clothes washers, bathtubs, showers and bath sinks used for flood or drip irrigation of outdoor plants as a means of water conservation and recycling.

Green Infrastructure (GI): An adaptable term used to describe an array of products, technologies, and practices that use natural systems or engineered process that mimic natural systems to enhance overall environmental quality and provide utility services including capturing, cleaning, and infiltrating stormwater; creating wildlife habitat; shading and cooling streets and buildings; and calming traffic.

Growing Smarter: Legislation enacted by the State of Arizona in 1998 modifying existing General Plan requirements and placing additional General Plan requirements on Arizona municipalities and counties. The General Plan requirements vary by population size and/or population growth rate.

Growing Smarter/Plus: Additional legislation enacted by the State of Arizona in 2000 that modifies and supplements the Growing Smarter legislation.

Growth Area: An area deemed suitable for infrastructure expansion, improvements designed to support a variety of land uses and, if appropriate, planned multimodal transportation.

I

Incubator Space: An incubator space is any provision of resources designed to accelerate the growth and success of entrepreneurial companies such as physical space, common services, networking support and coaching.

L

Land Use Designation: The allowed type and intensity of development specified in a General Plan. Typically, the land use designation is defined in the text and shown graphically on a land use map. Designations may specify residential uses (e.g., low density residential) and non-residential uses (e.g., parks/open space, commercial), with each specifying land use intensity standards.

Land Use Intensity Standards: Standards of population density and building intensity for each land use designation. Standards of building intensity for residential uses are stated in this General Plan in terms of the allowable range of dwelling units per acre. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit. Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs).

Low Impact Development (LID): Low impact development is an approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

M

Mixed-Use: Mixed-use development (or redevelopment) is that which blends residential, commercial, public space, institutional, and where appropriate, industrial uses in close proximity. It strives to create a more wholesome and livable community, and create spaces where residents can live, work and play.

Multimodal: Multimodal refers to the use of multiple modes of transportation to complete a trip. These modes may include walking, bicycling, riding transit, or driving.

O

Open Space: Open space is any area of natural open space or lightly disturbed open space that has been preserved through zoning, conservation easements or public ownership.

P

Planning Area: The planning area is the geographic area covered by the General Plan. For a municipality, the planning area typically includes the municipality's limits (incorporated boundary) as well as areas that influence the growth and development of the municipality.

Policy: Policies identify the direction or path that the Town shall take to achieve the goals. When policies are followed and consistently applied, they work to implement the community's vision for the future.

R

Recharge: Recharge is the process of adding water to an aquifer.

Reclaimed Water: Reclaimed water is effluent that is treated to remove solids and impurities, then used to irrigate plants, recharge groundwater aquifers, and meet commercial and industrial needs.

Roadway Standards: For each roadway classification, there are standards prescribing the preferred right-of-way width, number of lanes, lane widths, medians, landscaped areas, bike lanes and multimodal paths.

S

Safe Yield: Safe yield is the long-term balancing of groundwater withdrawals with the amount of water naturally and artificially recharged to Active Management Area aquifers.

Scenic Corridors: A scenic corridor is a transportation corridor that has significant scenic views of mountain ranges, foothills, prominent ridges and riparian areas. Town Council has recognized the Oracle Road Scenic Corridor Overlay District and Tangerine Road Corridor Overlay District, which protect significant scenic views by limiting building design, scale, landscape, site development, etc.

Sports Tourism: Sports tourism encourages both local and outside individuals and groups to attend and participate in sporting events. Sports tourism in Oro Valley should be promoted with continual consideration of residents' parks and recreation needs.

Stakeholder: A stakeholder is a person or organization that has an interest or concern in the community and is impacted by and cares about how it turns out.

Stormwater: Stormwater refers to the runoff water generated when precipitation from rain over land or impervious surfaces that does not percolate quickly into the ground. As stormwater flows over land or impervious surfaces, it can accumulate debris, chemicals, sediments, or other pollutants that degrade the water quality if untreated.

T

Transit-Oriented Development (TOD): Transit-oriented development is community development (or redevelopment) that involves a mixture of housing, office, retail, public space or other amenities integrated into a walkable neighborhood located within a half-mile of public transportation.

Type 1 Amendment: According to the state's Growing Smarter/Plus statutes [ARS §9-461.06.G], "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. Each community's general plan defines what constitutes a "major amendment," called a "Type 1 Amendment" by the Town of Oro Valley.

Type 2 Amendment: A Type 2 Amendment is defined as any text or map change that does not meet the criteria for a Type 1 Amendment.

U

Urban Services Boundary (USB): The Land Use Map delineates an Urban Services Boundary around most of the Planning Area. The area outside of the USB indicates land that should not receive any increase in density or land use intensity over what currently exists because urban infrastructure has not yet been extended into these areas and is not planned for the foreseeable future.

Z

Zoning/Zoning Code: The formal regulations for the administration and implementation of the General Plan that divide a city or county into zones specifying allowable uses and building restrictions within the zones.

Zoning District: A specific area of a city or county that has proscribed land use requirements, such as land use type and development standards (e.g., minimum lot size, set-backs, building design, landscaping). The districts may also be known as zones or areas.

8.3. OTHER RELATED WORK

In order to complete the first two phases of work on the ***Your Voice, Our Future*** project, a number of documents were produced. They are summarized below. Full versions of each document or report can be obtained from the Town of Oro Valley website (www.orovalleyaz.gov) or by contacting project staff at YourVoiceOV@orovalleyaz.gov.

Public Participation Plan (2013)

On May 1, 2013, the Oro Valley Town Council adopted the Public Participation Plan (PPP) to encourage community participation in the ***Your Voice, Our Future*** project. The PPP was designed to support the Town's primary goal of developing a community- and consensus-based, defensible and voter-ratified General Plan. The adopted PPP identifies the process to reaffirm or adjust the current General Plan Vision, Guiding Principles, goals and policies so that the update will resonate with the community and be broadly endorsed by voters. The PPP outlines the steps Town staff will take to encourage and solicit community involvement in the update process.

Project Phone Survey (2013)

The Town of Oro Valley conducted a survey that measured community attitudes and opinions related to the Town's future in the fall of 2013. The statistically-valid phone survey sampled a demographic mix of respondents based on 2010 Census data. In addition to asking questions about current needs and attitudes, the survey was also designed to compare results of a similar survey effort in 2002, to help gauge longstanding trends or changes. This survey is just one of the many methods used as part of the ***Your Voice, Our Future*** project to garner community input.

Comparative Survey Findings Master Project Report (2014)

As part of the overall outreach efforts for the ***Your Voice, Our Future*** project, a number of survey methods were used. These include phone, community events, online and paper versions of the survey. The Comparative Survey Findings Report outlines the methodology and outcomes for each of these survey methods. It highlights similarities, differences and offers an overview of the findings.

Background Report (2014)

The ***Your Voice, Our Future*** Background Report is a compilation of information representing the areas of consideration for the General Plan Update Process. This report helps inform interested parties about the existing conditions and identified needs for the Town over the coming decade. This was the first step in informing the policies and directions that will guide public and private actions impacting the Town.

Workbooks (2014 – 2015)

Three resident committees were formed in Phase 2 of the ***Your Voice, Our Future*** project and were tasked with drafting goals, policies and actions for the community's Plan. Three workbooks were created that outlined ideas for the committees to work with. Revisions were made to each workbook following each committee meeting.

8.4. STATE REQUIREMENTS

Growing Smarter Legislation - The State of Arizona has been working for nearly a decade to actively manage growth and preserve open space. Since 1973, most cities, towns and counties have been required to develop plans for communities looking at issues such as land use, circulation, housing, public services and facilities, and conservation, rehabilitation, and redevelopment. As growth rates significantly increased in the 1990s, a critical mass of political support emerged to provide more tools to assist in responding to the consequences of rapid growth. In 1998, the Arizona Legislature passed the Growing Smarter Act, which clarified and strengthened planning elements in the required plans of municipalities and counties and added four new elements, namely: Open Space, Growth Areas, Environmental Planning, and Cost of Development. In 2000, the Legislature passed Growing Smarter Plus to further enhance land use planning statutes in Arizona.

The purpose of the Growing Smarter Act is to more effectively plan for the impacts of population growth by:

- Creating a more meaningful and predictable land planning process.
- Increasing citizen involvement in the land planning process.
- Directing the acquisition and preservation of additional open space areas.
- Establishing a process to plan for and analyze future growth.
- Ultimately, the goal of the act is for future development in the state to occur in a more rational, efficient and environmentally sensitive manner that furthers the best interest of the state's citizens.

A few new requirements enacted by Growing Smarter/Plus include:

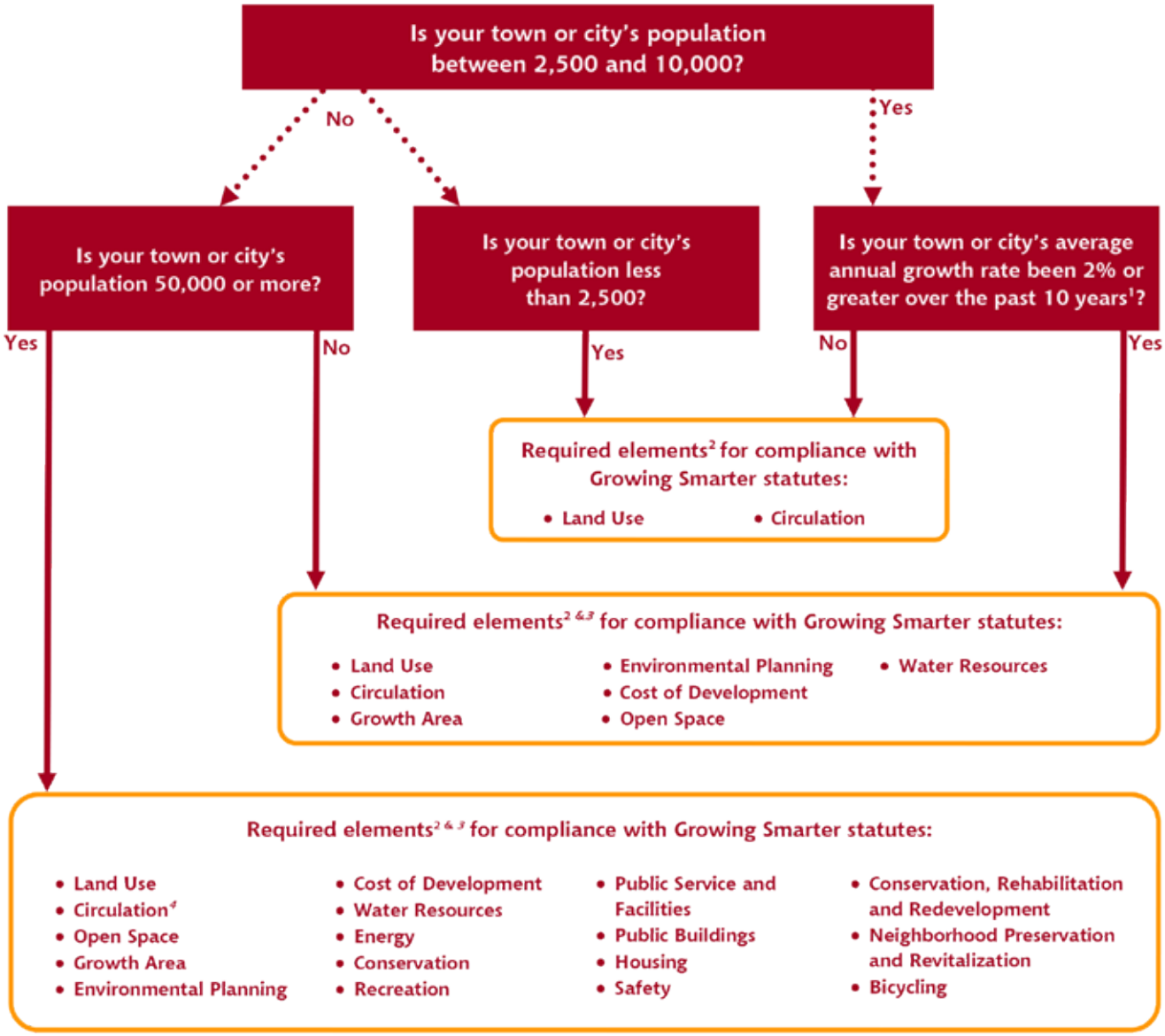
- Requires larger and fast-growing cities to obtain voter approval of their general plans at least once every 10 years and include a water resources element in their plans.
- Requires mandatory rezoning conformance with general and comprehensive plans.
- Requires more effective public participation in the planning process.
- Requires cities and counties to exchange plans, coordinate with regional planning agencies, and encourages comments between entities prior to adoption to encourage regional coordination.
- Requires full disclosure to property buyers of the lack of available services and facilities.
- Requires land-owner permission for plan designation and rezoning of private property to open space.
- Authorizes cities and counties to designate service area limits beyond which services and infrastructure are not provided at public expense.
- Permits counties to impose development fees consistent with municipal development fee statutes.
- Allows cities to create infill incentive districts and plans that could include expedited process incentives.

The following table outlines which sections of this General Plan conform to the state's required elements.

GENERAL PLAN	STATE REQUIRED ELEMENTS														
	LAND USE	CIRCULATION	OPEN SPACE	GROWTH AREA	ENVIRONMENTAL PLANNING	COST OF DEVELOPMENT	WATER RESOURCES	CONSERVATION	RECREATION	PUBLIC SERVICES AND FACILITIES	PUBLIC BUILDINGS	SAFETY	BICYCLING	ENERGY	NEIGHBORHOOD PRESERVATION & REVITALIZATION
Community Goals										x					
Economy	x		x	x											
Complete Community			x					x	x			x			x
Town Services, Buildings, & Facilities										x	x	x		x	x
Environment Goals	x		x				x	x						x	
Sonoran Desert Resources	x	x	x	x	x			x				x			
Water Resources					x		x	x				x		x	
Cultural Resources			x												
Clean Environment					x			x						x	
Development Goals	x			x	x										
Land Use and Design	x		x	x	x			x							
Development, Growth Areas & Special Areas						x									
Infrastructure		x		x	x	x		x				x	x		x

Figure 16-1: Growing Smarter Statutes Flowchart for Municipalities

Growing Smarter statutes for Towns & Cities
General Plan Elements



[1] Average annual growth rates determined using the most current U.S. Decennial Census (1990 and 2000 estimates)
[2] Prior to the preparation and adoption of an updated or amended Plan, the governing body must adopt written procedures to provide effective, early and continuous public participation from all segments of the population
[3] The legislative body shall submit each new adopted General Plan to the voters for ratification at an election. If a majority of the voters fail to approve the new plan, the current plan remains in effect until a new plan is approved. See A.R.S. §9-461.06(L).
[4] Includes more detail than the generalized Circulation Element for smaller cities and towns

Prepared by the Arizona Department of Commerce
Office of Smart Growth
Last update January 28, 2009

Arizona Department of Commerce
The center for economic advancement

8.4.1. COMMUNITY CHAPTER STATE REQUIREMENTS

Economy Focus

There are no requirements by the Arizona State Statutes for general plans that directly pertain to economic development or economic conditions.

Complete Community Focus

This section covers the recreation element as identified by the Arizona State Statutes for general plans.

The recreation element, optional for the Town of Oro Valley, must show:

- A comprehensive system of areas and public sites for recreation, including the following list, and their locations and proposed development, if practicable: natural reservations, parks, parkways and scenic drives, beaches, playgrounds and playfields, open space, bicycle routes, other recreation areas.

This section adheres to these requirements by providing a comprehensive map of recreational areas and resources listed above.

Town Services, Buildings and Facilities Focus

This section covers the public services and facilities element, the public buildings element and the safety element as identified by the Arizona State Statutes for general plans.

The public services and facilities element, optional for the Town of Oro Valley, consists of:

- General plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them.

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that ensure the creation, review, and update of public services and facilities general plans.

Oro Valley Police Department

- OVPD Department Strategic Plan, adopted in 2013 by Oro Valley Mayor and Council, identifies four focus areas where the Town and the Police Department must direct their attention to address community needs and the Department mission, and the accompanying action-oriented goals and strategies to convey desired outcomes.
- Police Beats Map (2013) outlines the four Oro Valley Police Beat areas and locates Oro Valley government buildings, including fire and police stations, the hospital, schools and library.

Fire and Life safety is provided by Golder Ranch Fire District and Mountain Vista Fire District.

- Golder Ranch Fire District Standards of Coverage for Emergency Response, published in 2012, assesses community risk, time and on-scene performance expectations, and standards and policies to meet those performance expectations.

Sewage

- Pima County Regional Wastewater Reclamation Department Strategic Plan, adopted in 2014, identifies goals, and key performance indicators to drive success across six dimensions (pillars) of the organization and across three core business systems.

Refuse Disposal

- Refuse disposal is not provided by the Town of Oro Valley. However, there are several trash service providers that operate within the Town and are options for residents and HOAs: Republic Services, Waste Management and Right Away Disposal.
- Hazardous waste service is provided by the City of Tucson and Pima County Household Hazardous Waste Program. The Household Hazardous Waste Program Annual Report, adopted in 2013, outlines different functions of the program, an expense/revenue summary and how to participate in the program.

Drainage

- Stormwater management is provided by the Town of Oro Valley Development and Infrastructure Services, Stormwater Division. The Town of Oro Valley 2012/2013 Annual Stormwater Report, Stormwater Utility Ordinance and Zoning Code outline stormwater management requirements and design techniques of development.
- Drainage criteria and guidelines are created and enforced by the Oro Valley Development and Infrastructure Services Department, Engineering Division. The Town of Oro Valley Drainage Criteria Manual, Subdivision Streets Standards and Policy Manual, and Oro Valley Town and Zoning Code guide drainage management techniques.
- The Town coordinates with Pima County Regional Flood Control District on regional floodplain management and flood control planning activities.

Local Utilities

- Electricity service is provided by Tucson Electric Power and Trico Electric Cooperative.
- Gas service is provided by Southwest Gas.
- Water service is provided by the Oro Valley Water Utility, Metro Water District and Tucson Water.
- Water Utility, owned and operated by Oro Valley, focuses on the protection of public health and safety through protection and efficient delivery of quality water, and increasing water conservation through water audits, education, incentives, and cooperative relationships that deal with current issues and research. Water Utility plans and documents include the Oro Valley Water Utility Commission Annual Report 2014, Water Rates Analysis Reports, Oro Valley Water Utility Development Impact Fees Study, and High Water Use Action Plan Guide.
- Metro Water District's Long Range Water Resources Plan, adopted in February 2015, outlines the District's strategy to manage its water resources for the next 50 years, meet customers' needs, and continue financial and planning evaluation.
- Tucson Water's 2012 Update to Water Plan: 2000-2050, adopted in December 2013, discusses the challenges and opportunities to ensure a secure water future for the community and critical decisions the community and utility must make to ensure high quality water while protecting the environment and quality of life.
- Rights-of-way are managed by the Oro Valley Development and Infrastructure Services Department, Engineering Division. The Town of Oro Valley Subdivision Streets Standards and Policy Manual, Oro Valley Town and Zoning Code, ADOT Stored Specifications, and City of Tucson/Pima County Standard Specifications and Detail for Public Improvement Guide right-of-way design.
- Easements are managed by the Oro Valley Development and Infrastructure Services Department under guidance from the Oro Valley Town and Zoning Code.

The public buildings element, optional for the Town of Oro Valley, consists of:

- Locations of civic and community centers, public schools, libraries, police and fire stations, and other public buildings.

This section adheres to these requirements by providing a comprehensive map of the public buildings listed above.

The safety element, optional for the Town of Oro Valley, must provide:

- For the protection of the community from natural and artificial hazards, features necessary for such protection as:
  - Evacuation routes
  - Peak load water supply requirements
  - Minimum road widths according to function
  - Clearances around structures
  - Geologic hazard mapping in areas of known geologic hazards

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that:

- Educate citizens about how to prepare for and how to prevent natural disasters, fires, wildfires, homeland security, utility shortages, child and elder safety and abuse.
- Plan for post-disaster recovery and resilience.
- Develop, implement, and periodically update evacuation strategies for the Town and requirements for new development.
- Provide effective public safety services through public and private partnerships.

Relevant reference materials include:

- Stormwater management is provided by the Town of Oro Valley Development and Infrastructure Services, Stormwater Division. The Town of Oro Valley 2012/2013 Annual Stormwater Report, Stormwater Utility Ordinance and Town and Zoning Code outline the utility plans and requirements of development that contribute to the safety of residents.
- Oro Valley Town and Zoning Code provides capacity and design requirements for structure and road features that contribute to the safety of residents and references to additional design resources.

8.4.2. ENVIRONMENT CHAPTER STATE REQUIREMENTS

Sonoran Desert Resources Focus

This section covers the open space, conservation and environmental planning elements as required by the Arizona State Statutes for the creation of general plans. The requirements for each of these elements, as well as how this Plan meets those requirements, is included here for information purposes.

The open space element, required for the Town of Oro Valley, must provide:

- A comprehensive inventory of open spaces, recreational resources and access points
- Analysis of forecasted needs and policies to manage and protect open space areas and resources
- Implementation strategies to acquire additional open spaces
- Policies and strategies that promote a regional system of integrated open space and recreational resources

This section adheres to these requirements by providing a comprehensive map of open spaces and recreational resources and through policies and strategies that:

- Manage recreational resources and significant open space
- Protect natural resource areas and habitats
- Connect habitats through wildlife corridors
- Connect open space through acquisition and family-friendly trail systems
- Promote a regional system of integrated open space by partnering with all groups from property owners and HOA's to public agencies and neighboring jurisdictions

Analysis of forecasted needs:

As Oro Valley quickly approaches build-out, it is essential that the Town continues to protect existing open space and natural resources and to acquire additional open space areas to fulfill the community's value of the natural environment. The conservation element, optional for the Town of Oro Valley, must include:

- Plans for the conservation, development, and utilization of natural resources

And may include:

- Reclamation of land
- Flood control
- Prevention and control of water pollution

- Regulation of land use in stream channels
- Prevention, control and correction of soil erosion
- Protection of watersheds

This section adheres to these requirements by implementing policies and strategies that:

- Conserve natural resources comprehensively.
- Promote responsible use and active protection of natural resources through trails and community education.
- Monitor and manage natural resource use to prevent degradation.
- Create connections between natural resources.
- Maintain and enhance natural resources through specific programs that address all natural resources described by the state.

The environmental planning element, required for the Town of Oro Valley, requires:

- Analysis, policies and strategies that address anticipated effects of proposed development within the General Plan on air quality, water quality, and natural resources.
- Policies that have community-wide applicability.
- Policies and strategies shall not require additional environmental impact statements or analysis beyond state and federal requirements.

This section adheres to these requirements by implementing policies and strategies that:

- Protect, buffer, enhance, and connect environmentally sensitive lands and wildlife habitats as development occurs.
- Protect, conserve, and encourage use of healthy native vegetation during development.
- Protect scenic corridors through different organizations and regulations.

Water Resources Focus

This section covers the water resources element as required by the Arizona State Statutes for general plans.

The water resources element, required for the Town of Oro Valley, must address:

- The known legally and physically available surface water, groundwater and effluent supplies.
- The demand for water that will result from future growth projected in the General Plan, added to existing uses.
- An analysis of how the demand for water that will result from future growth projected in the General Plan will be served by the water supplies identified or a plan to obtain additional necessary water supplies.

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that:

- Ensure the long-term water resource supply and conservation for present and future water utility customers by building CAP water for recharge.
- Expand supply and use of alternative water sources (reclaimed, CAP, rainwater, gray water, etc) for potable and non-potable uses through expanded infrastructure, incentives and partnerships.
- Ensure water quality for safety and security of water resources; and increase efficiency of water use and associated energy use. The Town of Oro Valley has a Designation of Assured Water Supply from the Arizona Department of Water Resources. In order to achieve a Designation of Assured Water Supply, the Town was required to provide evidence that:
- Its water supplies will be physically, continuously and legally available for 100 years (projected water level depth will not fall more than 1,000 feet below the surface and back up supplies exist for any anticipated shortages).
- The Town has the financial capacity to build the necessary infrastructure to provide water to current and future customers of the Oro Valley Water Utility.
- The water supply meets water quality standards.

- The projected water use is consistent with the management goal and plan of the Tucson Active Management Area; this involves water conservation requirements and demonstration of renewable water supplies for new development, as well as achieving safe yield in the larger Tucson Active Management Area by 2025.

As of December 2014, existing demand was 9,764 acre feet per year with projected future demand in 2025 estimated at 11,144 acre feet per year. To meet this demand, the Town will rely on the following water resources:

Groundwater

- The Town's Designation of Assured Water Supply certifies that the Town may pump 13,384 acre-feet of water from its aquifer every year. This is the maximum limit allowed, not the actual amount expected, to be withdrawn every year. For example, in 2014 a total of 5,612 acre-feet was withdrawn from the aquifer.

Reclaimed water

- The Town has rights to all its effluent, which can be treated and delivered as reclaimed water. The Town has an intergovernmental agreement with the City of Tucson to treat and return a maximum of 4,000 acre-feet of reclaimed water per year. However, of this amount, 2,227 acre-feet is designated as reclaimed water under the Town's assured water supply. For calendar year 2014, the Town delivered 2,206 acre-feet of reclaimed water.

Central Arizona Project water

- The Town has an allocation of 10,305 acre-feet per year of Central Arizona Project water. As of December 2014, through an intergovernmental agreement with the City of Tucson, 2,000 acre-feet of this allocation is being delivered to the Town's customers each year. With additional infrastructure, the Town can deliver up to its full allocation to customers in the future. As of December 2014, the remaining 8,305 acre-feet of the Town's Central Arizona Project water allocation is recharged which results in accumulation of long-term storage credits or the right to recover water.

The Town has assets that can be used to meet regulatory costs associated with pumping groundwater. As of December 2014, the Town had 11,348 acre-feet of long-term storage credits. The Town also has a groundwater allowance account established by the Arizona Department of Water Resources. The balance in the groundwater allowance account as of December 2014 was 14,150 acre-feet.

Cultural Resources Focus

There are no requirements by the Arizona State Statutes for general plans that directly pertain to cultural resource conservation.

Clean Environment Focus

This section covers the energy element as identified by the Arizona State Statutes for general plans.

The energy element, optional for the Town of Oro Valley, includes:

- Policies that encourage and provide incentives for efficient use of energy.
- Policies and practices that provide for greater use of renewable energy sources.

This section adheres to these requirements by implementing policies and strategies that:

- Demonstrate best practices in sustainable operations and energy efficiency.
- Educate the public in efficient energy use and products and alternative energy sources though partnerships.
- Incentivize the purchase/installation of resource conservation products.
- Incentivize exemplary projects committed to sustainability.
- Investigate converting town vehicles to run on alternative fuel.
- Encourage use of alternative fuel, multimodal transportation and ride shares.
- Explore existing and emerging renewable technologies, landscape solutions, and building materials to implement in Oro Valley.

8.4.3. DEVELOPMENT CHAPTER STATE REQUIREMENTS

Land Use and Design Focus

This section covers the land use element as identified by the Arizona State Statutes for general plans.

The land use element, required for the Town of Oro Valley, must provide:

- A map of the proposed distribution, location and extent of various land uses appropriate to the municipality.
- A description of the population density and building intensity standards recommended for the land use categories covered by the plan.
- Programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
- Consideration of air quality and access to incident solar energy for all general categories of land use.
- Policies that maintain a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted or amended.
- Include sources of currently identified aggregates.

This section adheres to these requirements by providing a comprehensive land use map, description of the land uses of the Town of Oro Valley (found in the following section), and through policies and strategies that discourage unnecessary sprawl in order to conserve the natural environment and topography, encourage diverse land uses that meet the Town's overall needs and offer transitions between uses, and encourage mixed use areas. No aggregates have been identified in the Town of Oro Valley, and therefore, no policies related to aggregates have been included in the Land Use Element.

Development, Growth Areas and Special Areas Focus

This section covers the cost of development and growth areas elements as identified by the Arizona State Statutes for general plans.

The cost of development element, required for the Town of Oro Valley, must provide:

- Policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs and generated by new development, with appropriate exceptions when in the public interest.
- Identification of various mechanisms allowed by law that can be used to fund and finance additional public services necessary to serve the development.
- Policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

This section adheres to these requirements through policies and strategies that require new development to contribute fairly to the cost of additional public facilities and services generated by the development; define and balance public and private interests and responsibilities in cost allocation; identify additional revenue sources for infrastructure and service maintenance; and upgrade, evaluate and update the efficiency, equity and legality of existing and potential funding mechanisms.

The growth areas element, required for the Town of Oro Valley, must provide policies that:

- Identify those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses.
- Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

This section adheres to these requirements by providing growth area designation on the Land Use Map, and through policies and strategies that:

- Encourage conservation of open space by various means.
- Support transportation planning efforts of connections between modes and between residential and nearby service and amenity areas.
- Promote growth areas and transit and commercial corridors through coordination between land use and transportation and with other jurisdictions and agencies.

Infrastructure Focus

This section covers the circulation and bicycling element as identified by the Arizona State Statutes for general plans.

The circulation element, required for the Town of Oro Valley, must provide:

- The general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan.

And may also include:

- Recommendations concerning parking facilities and other matters as may be related to the improvement of circulation of traffic.

This section adheres to these requirements through a comprehensive circulation map, and through policies and strategies that:

- Support the expansion of circulation and transportation infrastructure to foster multimodal transit and connections between places people live, work, shop and play.
- Encourage re-examination of Zoning Code parking ratios.

The bicycling element, optional for the Town of Oro Valley, must provide:

- Proposed bicycle facilities such as bicycle routes, bicycle parking areas and designated bicycle street crossing areas.

This section adheres to these requirements through policies and strategies that:

- Facilitate regional bikeway planning efforts and assist in completion and funding of "The Loop" system of Pima County.
- Expand bicycle facilities in the Town.
- Collaborate with other municipalities and agencies to enact consistent standards and design guidelines for pedestrian and bicycle facilities to build a safe and sensible network.

8.5. PUBLIC ENGAGEMENT PROCESS

8.5.1. OVERVIEW

The State of Arizona requires that during the General Plan update process, public participation be thorough. ARS § 9-461.06 requires that municipalities' "governing bodies shall adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic, and economic areas of the municipality." Furthermore, the procedures shall provide for:

a) The broad dissemination of proposals and alternatives

b) The opportunity for written comments

c) Public hearings after effective notice

d) Open discussions, communications programs and information services

e) Consideration of public comments.

Furthermore, the Town of Oro Valley recognizes the importance of public participation in the creation of an updated General Plan as the most effective means to create a community-driven document, built on the values of residents, and address the future of Oro Valley. In order to fulfill the requirements of the state and equitably engage the community, the public participation process was designed to provide the community and stakeholders with diverse and meaningful opportunities for engagement. It specifically targeted the Town's new demographics (specifically families and youth) and included a variety of ways to consult and collaborate with them. Understanding what stakeholders' concerns are and the aspirations they hold for themselves and their community was essential to the success of the update. The Public Participation Plan was developed to support the Town's primary goal of developing a community- and consensus-based, defensible and voter-ratified General Plan update. On April 2, 2013, the Planning & Zoning Commission voted to recommend approval of the Public Participation Plan to the Oro Valley Town Council. The Public Participation Plan was formally adopted by the Town Council on May 1, 2013.

The Public Participation Plan was outlined in three phases: Phase 1, identify issues and build a shared community Vision and Guiding Principles; Phase 2, build a draft through citizen-committee and Town department review and adopt the resulting plan; Phase 3, engage the public with the updated plan for voter-ratification.

8.5.2. PUBLIC PARTICIPATION PLAN

All key building blocks to develop this Public Participation Plan were reviewed by a General Plan Scoping Committee (GPSC) The GPSC was a 16-member team composed of residents currently serving on Town boards, commissions and Town Council.

The Committee was charged with three primary tasks:

- Estimate the extent of General Plan update needed
- Review public participation methods and techniques
- Identify recommended public participation methods and techniques for review by the Planning & Zoning Commission and Town Council

Over the course of five meetings, the GPSC helped develop and review:

- Community changes since adoption of the current General Plan
- Relevancy of the current General Plan and specific elements
- Public participation lessons learned from the 2005 General Plan effort
- Lists of key stakeholders and project participants
- Future public participation "must-do's"
- Three public participation approaches (base, intermediate and comprehensive) and associated budgets
- A recommended public participation approach and budget

Gordley Group, a local public relations and involvement firm, helped to refine Public Participation Plan elements. From this base of community and professional guidance, staff drafted the Public Participation Plan with proven techniques to engage the public, as well as new outreach efforts in an attempt to reach and inform more of the community.

The Public Participation Plan:

- Is open, transparent, accountable, inclusive, collaborative and ethical
- Ensures involvement opportunities are convenient for residents
- Promotes sustainable decisions that resonate with the voting community
- Seeks and facilitates involvement of all demographics
- Will be assessed on an ongoing basis to ensure bestpractices
- Includes how the public's involvement helps to shape the decisions made for the General Plan

Additional Guiding Principles:

- Learn from the past—focus on:
  - Residents
  - Targeted voter outreach
  - Adequate community testing of principles and concepts
  - Diversified viewpoints and better committee membership selection
  - Earning voter ratification
- Residents' quality of life
  - To overcome the challenge that the General Plan is merely a dry technical planning tool, present it as a tool to guide and define the community's quality of life, focusing on issues with which residents can easily identify
  - Draw participants and votes by asking—and answering—the question: *"Why is this important to me?"*
- Key objectives
  - Provide practical, clear and compelling information that directly relates the General Plan to residents' lives
  - Use public-friendly, easy-to-understand, engaging, inviting and visionary methods, techniques and social media tools
  - Report positive, tangible results from the current General Plan to build upon success
  - Speak to specific and positive outcomes in the proposed General Plan
  - Reach the broad community of voters to identify and test multiple opinions
  - Seeks active involvement from typically under-represented populations such as families and youth
  - Keep participants informed throughout the process in open and direct ways
  - Maintain a consistent outreach focus throughout the implementation
  - Go to the community; do not solely rely on the public to attend large forums

During the course of Phases 1 and 2, a comprehensive outreach log was maintained that identified events, media and other means of engaging the public. The outreach log will continue to be updated until prospective voter ratification in fall 2016.

8.5.3. PHASE 1 – ISSUE IDENTIFICATION, VISION AND GUIDING PRINCIPLES

September 2014 to March 2014

The objective of the public participation process of Phase 1 was identification, development and testing of a community Vision and Guiding Principles. This entailed significant community outreach through large event meetings, community events, web and social media presence, surveys (events, online, newspaper and phone), local news media, and water bill inserts. Targeted participation involved small event meetings with community members, community groups, stakeholders, and local and regional agencies. Community participation involved large event meetings, web and social media presence, and surveys.

Phase 1 yielded:

- 60 community events
- 2,606 Post-it® note comments
- 886 youth (14-18) reached
- 1,964 online visitors
  - 116 ideas posted online
  - 282 comments from YourVoiceOV.com
- 18 appearances in print media and five print releases
- 577 completed surveys

The surveys were conducted through four methods: YourVoiceOV.com surveys, NW Explorer printed surveys, phone surveys, and informal Post-it note comments. These surveys questioned what residents value in Oro Valley, what the community lacks, and how they'd like to see their community improve and grow. From these findings, the primary interests and values of the residents were determined and statistically verified by the phone survey results. The primary interests and values of the community were directly translated into the Vision and Guiding Principles of the General Plan update so that the foundation of the update would be community-owned and community-driven.

The product of Phase 1 was the Vision and Guiding Principles that work together to illustrate things that "matter most" to the community and guide the General Plan update process. The Vision and Guiding Principles were endorsed by Town Council on May 7, 2014 and used as the foundation of the new General Plan.

8.5.4. PHASE 2 – DRAFT AND COMMITTEE REVIEW

March 2014 to November 2015

The purpose of Phase 2 of the Public Participation Plan was to build upon the Vision and Guiding Principles with goals, policies, and actions to create a General Plan that improves the quality of life of residents and guides the growth of Oro Valley over the next 10 years.

First, the General Plan update was drafted through a committee process. Participants for the three Your Voice Committees were recruited through an open application process. Through an in-depth evaluation procedure, applications were reviewed, and 15 applicants were placed on committees. The three topic-specific Your Voice Committees were formed from passionate, knowledgeable, diverse residents of Oro Valley.

The three ***Your Voice, Our Future*** Committees included Community, Environment, and Development and were tasked to use the Vision and Guiding Principles as the foundation of their work. The committees met a total of 29 times to review goal and policy proposals related to their topics, determine policy intent and debate the best courses of action. The committees' work molded the goals, policies and actions that built a community-owned, plan of action.

After the conclusion of the committee work, the "Public Review Draft" (60% Completion) was made available to the community and stakeholders for a state mandated 60-day review period. The plan was distributed to Town departments, required local agencies, other stakeholder groups and the Oro Valley community. Based on comments recieved and direction from the Your Voice Committies, the Plan draft was revised. The subsequent "Recommended Draft" (90% Completion) was recommended for tentative adoption by the Planning & Zoning Commission in October 2015. It was then tentatively adopted by Town Council in November 2015.

8.5.5. PHASE 3 – FINAL DRAFT AND ADOPTION

December 2015 to November 2016

Phase 3 will present the final ***Your Voice, Our Future*** General Plan update to the public through an outreach and education campaign.

8.5.6. RATIFICATION BY VOTERS

The Phase 3 public outreach and education campaign will end with the November 2016 vote by Oro Valley citizens on the updated General Plan.

8.6 SPECIAL AREA PLAN POLICIES

8.6.1. ARROYO GRANDE

The Town of Oro Valley values the unique characteristics of the property owned by the Arizona State Land Department, otherwise known as the Arroyo Grande Planning Area, and seeks to increase the value of this property for its owners and future generations through resource conservation, progressive planning, regulation and management. Development proposals must demonstrate substantial adherence to high standards and the principles of new urbanism, resource conservation and sustainability.

The Arroyo Grande Plan provides an opportunity to incorporate a sustainable development model that includes a mix of housing types and densities, employment centers, and commercial services in balance with environmental preservation. This community will provide opportunities for alternate modes of transportation and a jobs/housing balance that will reduce impacts on the existing roadway system.

The Arroyo Grande planning process was a unique collaborative process that included the Arizona State Land Department, Pima County, the Town of Oro Valley, and other community stakeholders. Working together, they developed the proposed Land Use Map and policies. Input from the community as well as technical experts, in particular from scientific and environmental perspectives, was critical to the development of the plan.

The Arizona State Land Commissioner agreed to an unprecedented 60% open space designation in the Arroyo Grande Planning Area (the Planning Area). However, this open space allotment is not consistent with the 2007 Arizona State Land Department approved Arroyo Grande Plan Area's Conceptual Land Use Table. Primary goals of the Plan include preservation of a critical wildlife linkage between the Tortolita and the Santa Catalina mountains, preservation of natural riparian areas throughout the Planning Area, and to preserve significant archaeological resources in place.

Land Use and Zoning

1. With the exception of parcels with frontage on Oracle Road and that area designated RLDR, the entire Arroyo Grande area should be master planned prior to any zoning entitlements in the Planning Area. It is anticipated that the Commerce/Office Park (COP) and Community/Regional Commercial (C/CR) designated areas with Oracle Road frontage will be developed first. Therefore, most of the special area policies described below apply to the rest of the Arroyo Grande Planning Area.
2. Zoning in conformance with this Plan should be in the form of a PAD (Planned Area Development). The PAD will include

zoning provisions for cluster development, Village Center regulations. The Town of Oro Valley's Environmentally Sensitive Lands Code amendment must be adopted prior to zoning entitlements.

3. Permitted non-residential land uses should be determined with a goal of providing significant employment opportunities within the Planning Area, particularly for local residents. The intent is to create a jobs/housing balance of one job for every three dwelling units in the Planning Area.
4. To further the goal of a jobs/housing balance and to create a vibrant, diverse community, development will emphasize a diversity of housing types and densities.
5. Development should be clustered, where feasible within the RLDR and the 50% MPC areas, to minimize the cost of needed infrastructure and to preserve large areas of contiguous, natural open space and to avoid site specific sensitive resources.
6. There is a potential for one "floating resort site" identified in the northern part of the Planning Area. It will promote eco-tourism and will be located and developed in a manner that protects views of the Tortolita Mountains, and otherwise preserves large contiguous areas of natural open space. If the resort is developed in the proposed area, in close proximity to the Tortolita Mountain Park, a funding mechanism such as an enhancement fee charged to resort guests will be established to support conservation.
7. A minimum of 600 acres of COP land use designation will be established as a part of this General Plan amendment. It may be designated in part on the Oracle Road frontage and in part adjacent to the Village Center (VC). The 260-acre VC and 61-acre C/CR designations will remain unchanged. Twenty (20) years from adoption of zoning in conformance with this General Plan amendment, undeveloped COP designated lands may be reverted to MPC zoning at the request of the ASLD.
8. Phasing of commercial and employment centers, as they relate to employment, should be established, in conjunction with residential development as a part of zoning entitlements. The intent of maintaining the jobs/housing balance of a minimum of one job per three households, and provision for commercial uses to serve the area will be evaluated and encouraged with each phase.
9. Residential development densities in Master Planned Community (MPC) will transition from generally low density to high density moving away from the wildlife linkage open space corridor, as long as the MPC target dwelling unit numbers are maintained overall.
10. The purpose of the Village Center (VC) area is to establish a "town center" that will serve as a focal point for the Planning Area. The VC area will offer a variety of office, retail, service, educational, medical and public facilities integrated with medium to high density housing. The Village Center should include a centrally located public plaza, green, or square that provides a venue for community events and reinforces a sense of place for the Arroyo Grande area. Mixed-use developments, including live/work space, are encouraged in the VC. The VC will serve as the cornerstone to this community built on the principles of new urbanism. As a part of the approved PAD, a phasing plan should assure that residential densities in the VC are adequate to support the town center.
11. Design guidelines will be developed for Arroyo Grande as a part of the PAD. The Village Center guidelines may be based on form-based codes in order to encourage a cohesive, unified development theme that promotes community identity and sense of place.
12. The Village Center should include a regional commercial center to serve the Planning Area and surrounding areas. Commercial uses on Oracle Road will serve both the existing residents and the Planning Area, and provide services to employees and businesses in the employment center.

Sustainability and Energy Conservation

1. Sustainable development principles and practices will be a keystone of this project and building design that may include renewable energy production, water harvesting and graywater use, passive solar orientation, water conservation practices, and energy conservation measures.
2. All commercial structures and all residential dwellings 3,000 square feet or larger in size will be constructed and certified to Environmental Protection Agency Energy Star standards.
3. Sustainable design, such as LEED-ND, will be considered for implementation when the program is available.
4. All commercial and residential buildings will incorporate water conservation technologies, including low-flow plumbing fixtures, appliances and landscaping.
5. Large residential subdivisions, or combinations of smaller subdivisions, will provide community pools to discourage proliferation of private pools on single-family lots.

Open Space and Natural Resources

1. 68.4% of the entire Planning Area will be managed and maintained as Natural Open Space (NOS). No disturbances will be allowed unless approved by the Oro Valley Town Council. The only allowable disturbance in the NOS linkage area (green on the Conceptual Plan Map) will be for: access roads for utilities, trailheads, and to connect the employment and commercial center on Oracle Road to the MPC 1 area; utility crossings; trails; and trailheads.
2. It is the intent of this Plan that the NOS area that is the "wildlife linkage" will become part of the Tortolita Mountain Park and remain as NOS in perpetuity. All parties recognize that state trust lands may not be sold or otherwise disposed of until ASLD has complied with the Enabling Act and other applicable laws, including appraisal, approval by the Board of Land Appeals, and public auction.
3. NOS is intended to preserve wildlife movement and landscape connectivity between Tortolita Mountain Park and Catalina State Park, as well as to preserve archaeological resources. Consistency with these goals will be assured at development review phase. The NOS will need to be acquired according to state law that governs the Arizona State Land Department in order to become part of the Tortolita Mountain Park.
4. The designated riparian areas (blue on the Conceptual Plan Map) will be managed and maintained as NOS and will otherwise comply with the Town of Oro Valley's Riparian Ordinance, as amended. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Specific delineation of the riparian areas will be based on the Oro Valley Environmentally Sensitive Lands - Riparian data layer. Roadway crossings must be designed to allow for safe wildlife movement, consistent with the methodology recommended in the Arizona Missing Linkages; Tucson-Tortolita-Santa Catalina Mountains Linkages Report.
5. A minimum of 50% of the MPC Area 4, in the northwest corner of the Planning Area, will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis; each development unit (Subdivision Plat or Block Plat) will provide a minimum of 50% project level NOS. Each individual development will be designed according to cluster development principles in order to consolidate the development footprint and to (1) preserve finite and non-renewable cultural resources by preserving in place; (2) conserve sensitive on-site biological resources; and (3) maintain a landscape permeable to the movements of biological resources by providing connectivity between the Planning Area's NOS and areas north into Pinal County.
6. A minimum of 80% of the RLDR (Rural Low Density Residential) area will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis; each development unit (subdivision plat or block plat) will provide a minimum of 80% project level NOS. Project level development will be designed according to cluster development principles in order to (1) consolidate sensitive on-site biological resources; and, (2) maintain a landscape permeable to the movements of biological resources. Project level NOS will, to the maximum extent possible, be configured in a consolidated, uninterrupted pattern, which connects to other on-site and off-site areas.

7. Within those areas designated as MPC, COP, or VC, a total of 434 acres of floating NOS will be designated for the preservation in place of finite, non-renewable cultural and archaeological resources, or, if not needed for this purpose, will be utilized to further the preservation of NOS.
8. No development may utilize groundwater in a manner that diminishes or otherwise compromises the quantity or quality of groundwater available to support the significant riparian areas contained in the Honey Bee and Big Wash washes.
9. NOS will be unlighted and protected from lighting in nearby developed areas as proscribed in the Oro Valley Zoning Code.
10. Invasive plant species management will be incorporated into all plans for development.
11. It is intended that all areas designated as NOS or riparian areas will be preserved and protected by conservation easements, or other legal means.
12. Oro Valley will work in collaboration with to support Pima County in developing, managing and funding a management plan to protect biological and cultural resources.

Cultural Resource Conservation

These policies address the protection of archaeological and historical sites, as well as the Pima County Designated Priority Cultural Resource Complex known as Indian Town, located within the Planning Area. These policies are intended to preserve finite and non-renewable archaeological sites, historic sites, and traditional cultural places in order to protect their cultural, educational, scientific, recreational, aesthetic and spiritual values.

1. The entirety of the Planning Area must be surveyed for cultural resources and any sites encountered must be recorded with the Arizona State Museum.
2. All cultural resource preservation areas will be monitored through the Arizona Site Stewards Program and others to help ensure the protection of these areas and the preservation of these sites' inherent cultural values.
3. Cultural resources within open space and riparian areas will be preserved in place and managed and maintained as natural open space.
4. Archaeological and historical sites determined to be of exceptional importance should be avoided and protected in place.
5. Where avoidance of individual sites cannot be achieved and an impact to the resource will occur, a plan to mitigate the impacts through site data recovery and documentation, analyses, report preparation, and curation must be developed and then reviewed and approved by the State Historic Preservation Office and implemented prior to any ground disturbance.

Water Supply

1. Future development of the project will require a detailed, comprehensive strategy to address water resource availability for the projected demands and water conservation for the project. The strategy will incorporate the findings and recommendations of the hydrology study requirement for the Planning Area and address opportunities for the use of effluent as a renewable water resource, native plant landscaping, groundwater recharge and minimizing impact to existing private exempt wells in the vicinity of the project. The water resource strategy will be developed for the Planning Area so that it will not impact the Town of Oro Valley's ability to meet current and projected water demands of customers within the existing water service area.
2. Prior to development, a Master Water Management Plan will be completed identifying: current and projected water use demand, fire flow requirements, on-site/off-site water facility location and sizing, loops and proposed connection points to existing water systems, easements and common areas.
3. Consistent with standard Town practice, water infrastructure and access to serve the area must be provided at no cost to the Town. Water infrastructure necessary to serve the Planning Area will be dedicated and conveyed to the Town of Oro Valley acting through its Water Utility.

4. A Water Conservation Plan will be drafted to define policies and standards that require the use of best available technology for all development. A water conservation program should be implemented for all uses. Interior and exterior water conservation practices for residential and non-restricted uses will include the use of low water use fixture units, low water use landscaping and community water-based recreation centers.
5. The Town of Oro Valley has been designated by the Arizona Department of Water Resources as an assured water provider in the Tucson AMA and the annual volume of water that is physically, continuously, and legally available under the Town's designation is not sufficient to serve all of the proposed development in the Planning Area. Prior to land disposition studies will be conducted to determine available water supply in the Planning Area, including groundwater, redundant well sites, the current Town supply, and CAP allocation. If the projected needs of the development are greater than the available water supply, either development will not occur past the adequate supply of available water or additional water supply must be made available.
6. All future development in Arroyo Grande will be served by Oro Valley Water Utility on a first come–first served basis. This will be based on available renewable water supply such as CAP Water that is allocated to the Town. Determination of availability of renewable water supply for the Arroyo Grande area will not include water to be allocated to areas currently within the Oro Valley Water Service Area.
7. If it is determined that renewable water is not available for a proposed development within the Arroyo Grande Area, the developer will be required to convey to the Town sufficient additional renewable water supply to serve the demands of the development in addition to payment of water impact fees. Any conveyance will be "wet" water and not "paper" water transfers.

Transportation and Circulation

1. A master transportation / traffic impact study should be completed during the master planning/PAD process and will encompass all of Arroyo Grande. The owner or its agents arrange for the study in cooperation with the Town and will select and award a contract to a mutually agreed upon professional traffic engineering / transportation planning consultant licensed in the State of Arizona. This study will review and analyze this development from a multimodal transportation point of view, including transit. ADOT must play an integral part of the scoping and review process for this study.
2. The developer will be responsible for the planning, design and construction/improvement of the roadway network in the Planning Area, and will offset the traffic impact to the existing area highway network caused by the Arroyo Grande Development.
3. All infrastructure needed to support each phase of development should be funded and constructed by the developer, and accepted by the Town prior to the first certificate of occupancy for that phase.
4. Transit options should be made available to the community and may include demand response, circulator services, fixed routes, express routes and high capacity transit alternatives on Oracle Road.
5. Arroyo Grande will have a safe, effective, and convenient system of multimodal transportation. All parts of the community will be linked together and accessible to the residents.
6. The Commerce/Office Park area adjacent to Oracle Road should be linked to the interior of the Planning Area as sufficient residential development areas to the northwest develop.
7. Future development of the project will require the following:
    - Designing the transportation system so as to accommodate and facilitate the new-urbanist, sustainable, and mixed-use character of the development
    - Provision for mass transit
    - Providing connectivity for alternate modes of transportation by pedestrians and bicyclists
    - Cross-connection and multiuse trails to provide a multimodal connection with adjacent developments and thus reduce Vehicle Miles Traveled (VMT) within the Planning Area

- Staged capacity improvements, for example, adequate lanes for through and turning movements to accommodate anticipated traffic volumes
- A roadway network that avoids deleterious impacts on the natural and constructed drainage network and wildlife movements, provides all-weather access, and avoids disruption of the roadway network by stormwater
- Any roads crossing a riparian area will be elevated allowing for wildlife and hydrological movement underneath the roadway

Hydrology

1. A master hydrological/drainage study should be completed during the master planning/planned area development phase of this project and will encompass all of Arroyo Grande. The owner or its agents will arrange for the study in consultation with the Town and will select and award a contract to a professional engineering/hydrological consultant that is licensed in the State of Arizona. Pima County Regional Flood Control District must play an integral part in the scoping and review process for this study.
2. Hydrological and drainage design and construction should incorporate techniques that preserve and enhance the natural conditions and character of each watershed.
3. Flood control systems must be provided that protect all developed areas from the impacts of the 100-year flood event.
4. Where required, all-weather crossings must be designed and constructed that will allow unrestricted passage during the 100-year flood event for all arterial, collector and local streets.

Sanitary Sewer Facilities

1. Developers should provide sanitary sewer facilities for the conveyance and/or treatment of sewage from all planned developments.

Parks, Trails and Access

1. Prior to development, a Public Trails Master Plan should be detailed within the Arroyo Grande planning area consistent with the Tortolita Mountain Park Master Plan, the Eastern Pima County Trail System Master Plan, Pima Regional Trail System Master Plan and the Town of Oro Valley's Parks and Trails Plan.
2. The developer should construct a multiuse trail system that provides trailheads and linkages with open space, active recreation areas and schools.
3. Land within development areas should be set aside for parks and other recreational facilities based on established standards.

Public Facilities, Services and Schools

1. The subject area, upon annexation into the Town of Oro Valley, will be provided with a full range of urban level services including schools, fire and police protection, water, transportation facilities/services, and recreational services and facilities. The location of facilities and infrastructure will be fully assessed based on established standards as part of infrastructure studies specific plan(s) formulation pursuant to the goals, objectives and policies for the Planning Area, and will be timed to provide for phased development that can be fully financed by the developer as required in responding to changes in market conditions.
2. A parcel or parcels of land may be required for a centralized Town Operations Center that must include Public Works, Water Utility, Parks and Recreation, Transit, Police and other departments, if necessary.
3. Fire protection will be provided by the Golder Ranch Fire District.
4. The number and locations of schools will be coordinated with Amphitheater School District.
5. The Oro Valley Zoning Code Revised will apply.

Financial Sustainability Policies

1. The Town of Oro Valley expects that new development within the Arroyo Grande area will pay for and provide the necessary infrastructure to meet the needs of that new development.
2. It is expected that existing Town residents should not be burdened with additional costs, fees or taxes to subsidize the provision of Town services to the new development in the Arroyo Grande area.
3. Prior to development approval, an economic impact study will be conducted to determine the costs of service and infrastructure necessary to support the new development and the revenue-generating impact of that development to ensure that the new development is paying its fair share and does not require subsidization from existing residents.
4. It is the Town's policy to carefully consider the use of Community Facility Districts (CFDs) as a funding mechanism to finance the construction, operation and maintenance of public infrastructure within the boundaries of the community facilities district. A CFD is the legal equivalent of the establishment of an entirely new municipal/taxing district entity within the boundaries of the Town. If used, CFDs will provide an enhanced level of public infrastructure amenities and/or municipal services. The Town will conduct a detailed cost/benefit analysis to determine the viability of any proposed CFD within the Arroyo Grande area.
5. Should a CFD be approved for the provision of infrastructure and services within Arroyo Grande that would be funded by property assessments/taxes within the district boundaries, the Town's development impact fee ordinance provides for credits for infrastructure provided in this manner.

8.6.2. KAI-CAPRI

These policies apply to the area shown on the map on page 55, which includes the approximately 10-acre Steam Pump Ranch Estates property in the southeast corner of the area.

General

1. Transfers of residential densities are permitted and encouraged in the area. Primary receiving areas are: (1) the graded area in the north central portion of the site; and (2) areas adjacent to Rooney Ranch no more than 660 feet north of the south boundary and no farther east than the east edge of Palisades splits. Units should be transferred off the following areas: (1) SRAs, (2) areas along North First Avenue (especially the area between the road and the Palisades splits parcels), and (3) the area southeast and visible from Palisades splits parcels.
2. Transfers of densities from SRAs that are not riparian areas (including 50-foot buffers), floodplains, or 25 percent slopes may be calculated at up to 1.0 units per acre. Transfers of densities off the other SRA, or building within any SRA, should be at no more than 0.4 units per acre.
3. Primitive trails, with public access easements, shall be provided unless otherwise prohibited by law. These will be within the existing wash areas, will connect to the open space area adjacent to the north boundary of the site, and will provide a connection from the Palisades splits area southeasterly to the wash.
4. Any change to the General Plan that would allow more than 1.0 units per acre, overall, on the residential area on the property shall be treated as a major amendment. As currently mapped, the maximum number of residential units on the Kai-Capri Property is 255; and up to 10 are allowed on the Steam Pump Ranch Estates property. Any change of the commercial area to residential uses shall be treated as a major amendment.
5. The Oro Valley Zoning Code Revised will apply.

Neighborhood Commercial/Office (NCO)

1. Must be developed for commercial and office uses as part of an overall master plan that includes planning for the MPC property to the south.

2. Any building within 200 feet of North First Avenue shall not be higher than 25 feet as measured from the finished grade of North First Avenue, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. A minimum of 40% of the North First Avenue frontage to a depth of 300 feet must be maintained as a view corridor and not used for building purposes.
4. The commercial areas shall not extend, on North First Avenue, to the south of the Evergreen (Walgreen's) development.

Master Planned Community

1. Must be developed for residential uses as part of an overall master plan that includes planning for the NCO property to the north.
2. No building within 200 feet of North First Avenue, or within 150 feet of Palisades Road or existing development shall be higher than 18 feet, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. There shall be no development in the 100-year floodplain, riparian areas or on any slopes of 25% or more, excluding roadway and utilities.
4. The only housing type permitted is single-family detached residence.
5. Mass grading for residential uses is allowed only in disturbed areas. Any mass grading shall require the approval of the Planning and Zoning Administrator.
6. No buildings shall be constructed within 100 feet of the east property line adjacent to existing residential areas.

8.6.3. LA CHOLLA/NARANJA

The La Cholla/Naranja Conceptual Master Plan Map can be found on page 124.

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 Cañada 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 backup designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The backup 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.
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. The 53 acre Medium Density Residential parcel on the north side of Lambert Lane shall be restricted to a maximum density of three homes per acre, requires a minimum lot size of 6,600 square feet and requires a minimum of 10,000 square foot lots along the north side of Lambert Lane with a minimum of 15 feet between homes.

Southwest

1. Planning unit boundaries are shown graphically. The actual boundaries extend to the center line 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 Cañada 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.
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   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 backup designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The backup 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.
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. Backup 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 Bufferyard. The intent of this enhanced Bufferyard 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 three homes per acre, requires a minimum lot size of 6,600 square feet and requires a minimum of 10,000 square foot lots along the north side of Lambert Lane with a minimum of 15 feet between homes.

The La Cholla/Naranja Conceptual Master Plan Map can be found on page 124.

La Cholla/Naranja Conceptual Master Plan Map (April 2015)

Planning Oro Valley Together

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