LA CHOLLA COMMONS MASTER PLAN
PROPOSED MAJOR GENERAL PLAN AMENDMENTS – FACT SHEET

The La Cholla Commons property is located along the west side of La Cholla Boulevard between Glover Road and Lambert Lane. The existing General Plan contemplates a mix of uses including homes at up to 5 units per acre, commercial/office, and public/semi-public facilities (i.e. Casas Church). We propose to comprehensively plan this 1.5-mile frontage of La Cholla Blvd., with the proposed land use intensity dropping from east to west. The proposed General Plan land use designation of the entire corridor is Master Planned Community, with the intention of allowing future rezoning for a mix of residential, neighborhood commercial, office, and senior living uses. Future uses would be oriented to provide convenient and appropriate services to the surrounding neighborhood as well as future residents. The Master Planned Community designation is best suited for this location because it will allow a complimentary mix of uses and ensure cohesive, well planned development along this length of La Cholla Blvd.

The proposed amendment in land uses is supported by several factors, including its location on La Cholla Boulevard (a major, regional arterial roadway with future widening to a four-lane divided arterial with sidewalks and multi-use paths), location adjacent to two major signalized arterial intersections, and compatibility with Casas Church, Wilson K-8 School, Ironwood Ridge High School, and surrounding residential land uses.

The General Plan envisions this area as a mix of land uses. The Master Planned Community will continue that vision but in a comprehensive manner. Attached to this sheet are the following materials:

- A Proposed Land Use Map detailing the different uses envisioned for each sector of the overall master planning boundary.
- A table listing proposed design guidelines, land uses, and restrictions within each area.
- Photos and sketches depicting the envisioned architectural character of future development within the La Cholla Commons property.

The WLB Group **WLB**

La Cholla Commons
Proposed Land Use Master Plan

2014.08.01
WLB No. 110028-A-001

0' 600'

L:\110028\A002 General Plan Amendment\20140813 Nbhd Meeting\Land Use Master Plan.dwg Plotted: Aug. 12, 2014

PROPOSED LAND USES

("X" = Allowed Use)	Area A Flex Zone North	Area B Arterial Street Corners	Area C Western Edge	Area D Core Zone	Area E Flex Zone South
Single-Family Residential	X *	-	X	X **	X **
Multifamily Residential	X *	-	-	X **	X **
Neighborhood Commercial	-	X	-	X	-
Professional / Medical Offices	X	X	-	X	X
Urgent Care / Clinic	-	X	-	X	-
Senior Living / Skilled Nursing	X	-	-	X	X

** Area A is limited to 50 homes.*

*** Areas D & E are limited to a combined total of 450 homes.*

PROPOSED DEVELOPMENT REGULATIONS

		Minimum Lot Size	Allowable Bldg. Height	Allowable Stories	Allowable FAR	Minimum Open Space
Area A Flex Zone North	Single / Multifamily Residential	5,000 Sq. Ft.	26'	2	-	25%
	Professional / Medical Offices	-	18'	1	0.35	25%
	Senior Living / Skilled Nursing	-	25'	2	0.35	25%
Area B Arterial Street Corners	Neighborhood Commercial	*(Development Regulations per Oro Valley's C-1 Zone)*				
Area C Western Edge	Single-Family Residential	5,000 Sq. Ft.	26' *	2 *	-	25%
Area D Core Zone	Single / Multifamily Residential	5,000 Sq. Ft.	34' **	3 **	-	25%
	Neighborhood Commercial	-	25' **	2 **	0.50	25%
	Professional / Medical Offices	-	25' **	2 **	0.35	25%
	Urgent Care / Clinic	-	25' **	1 **	0.35	25%
	Senior Living / Skilled Nursing	-	34'	3	0.50	25%
Area E Flex Zone South	Single / Multifamily Residential	5,000 Sq. Ft.	26'	2	-	25%
	Professional / Medical Offices	-	18'	1	0.35	25%
	Senior Living / Skilled Nursing	-	25'	2	0.35	25%

** Building heights within 300 feet of existing residences shall be limited to 21 feet / 1-story.*

*** Buildings containing a vertical mix of uses shall be limited to a height of 34 feet / 3-stories / 0.50 FAR.*

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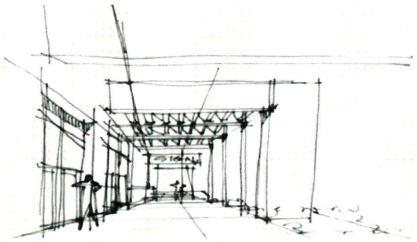

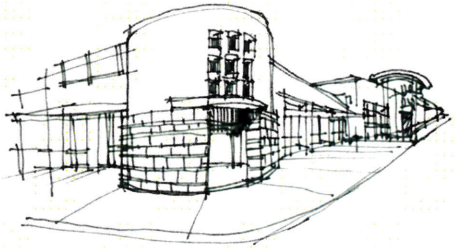

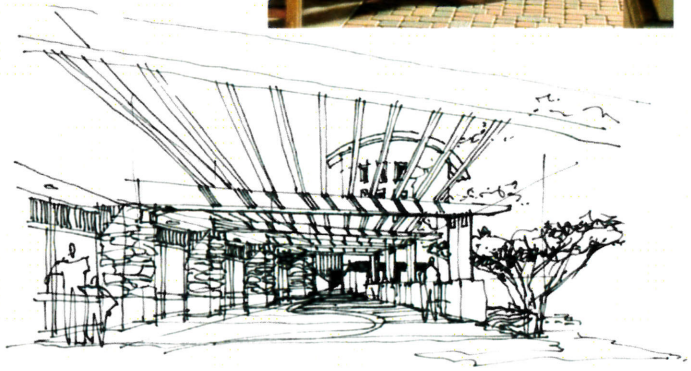

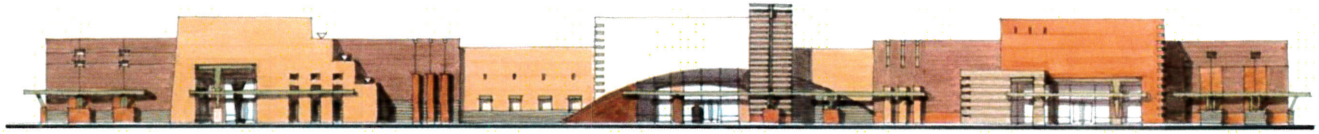

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CHASE

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PLAZA

MAIN STREET LOFTS

MAGGIANO'S
LITTLE ITALY
MAGGIANO'S

America Bank

Fine
Foods

BISTRO
PROVENCE

UNA

WHOLE FOODS MARKET

VICTORIA'S SECRET

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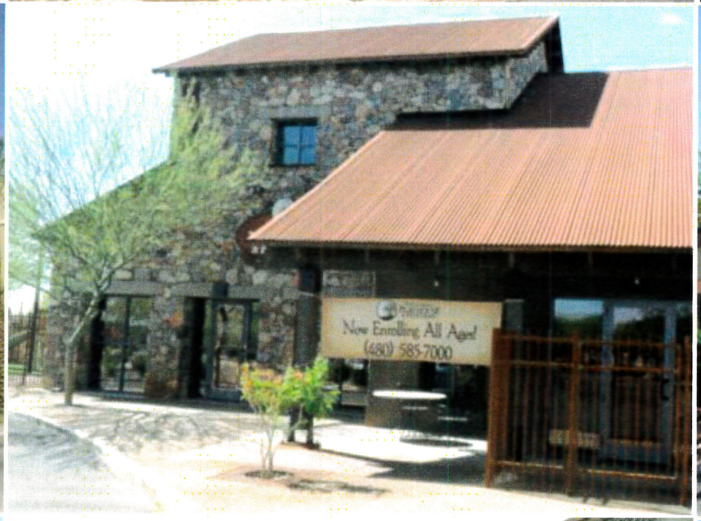
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