



La Cholla / Naranja Southwest Northwest Major General Plan Amendments

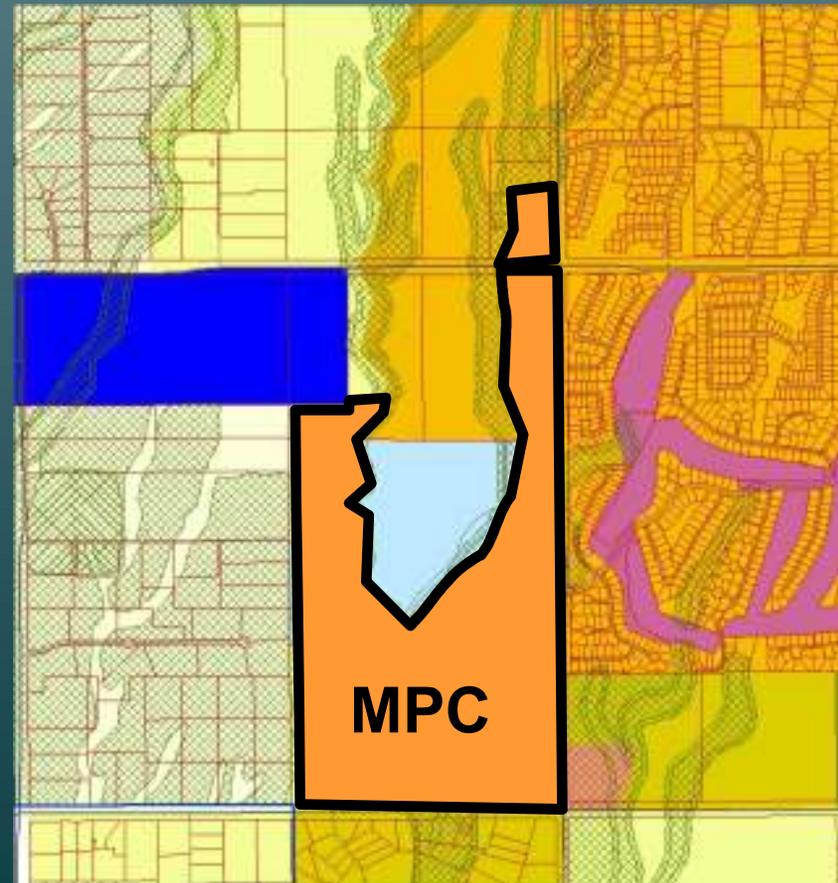
Planning and Zoning Commission

October 7, 2014

Applicant's Request



- ④ **General Plan Map Amendment**
- ④ **Delete Significant Resource Area**
- ④ **Adopt Special Area Policies**

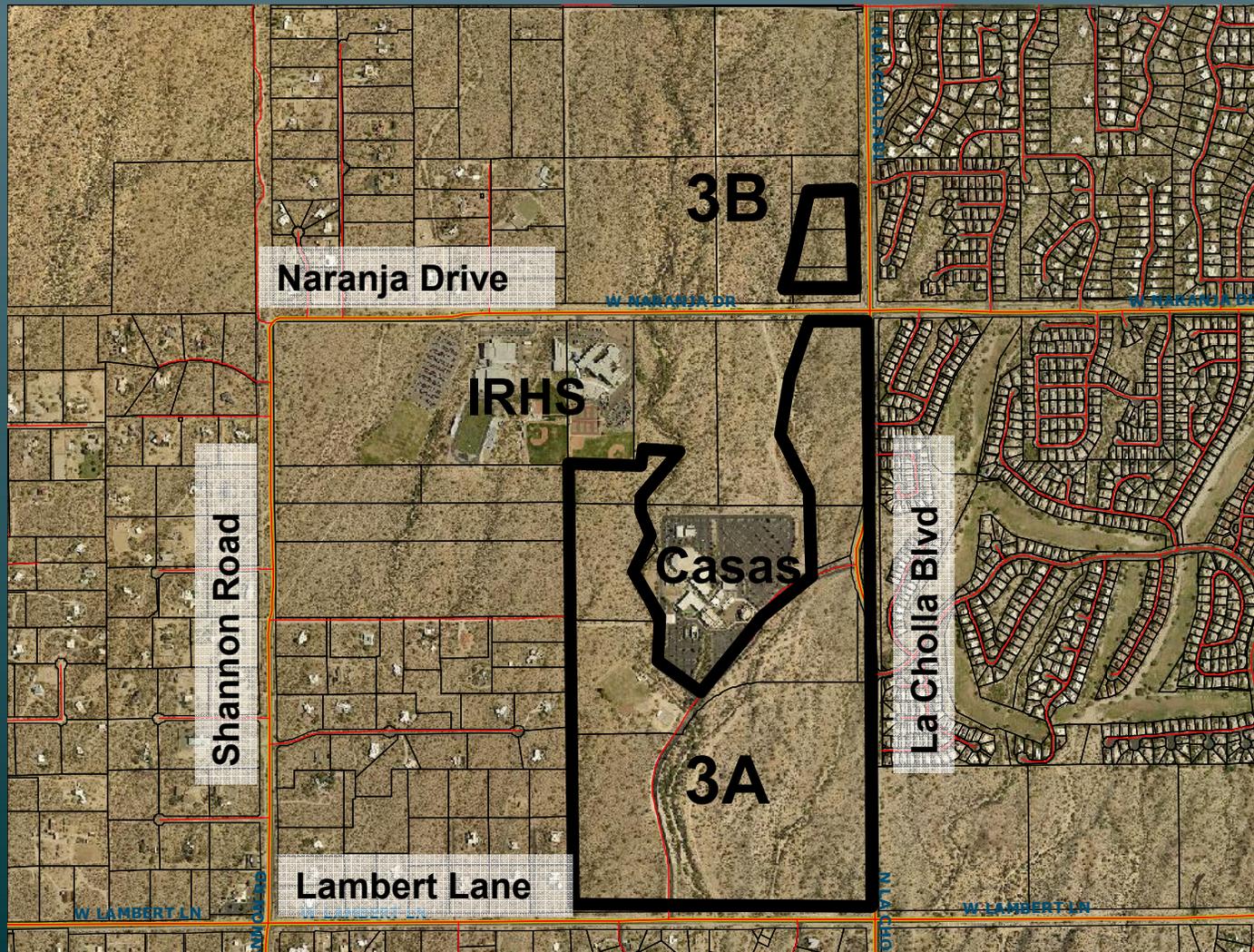


Public Participation / Outreach



- ◉ Neighborhood Meetings
April 15th
August 13th
September 10th
October 20th
- ◉ **Tonight** **Public Hearing Only**
- ◉ November 3rd Public Hearing
Recommendation
- ◉ December 10th Town Council
Public Hearing & Decision

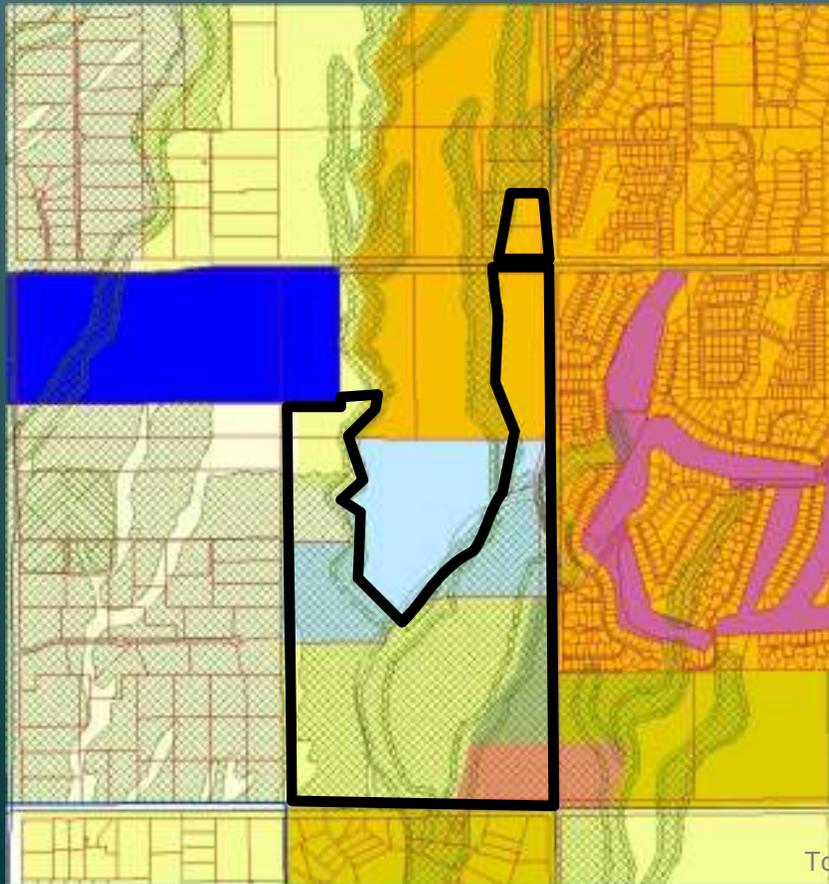
Location



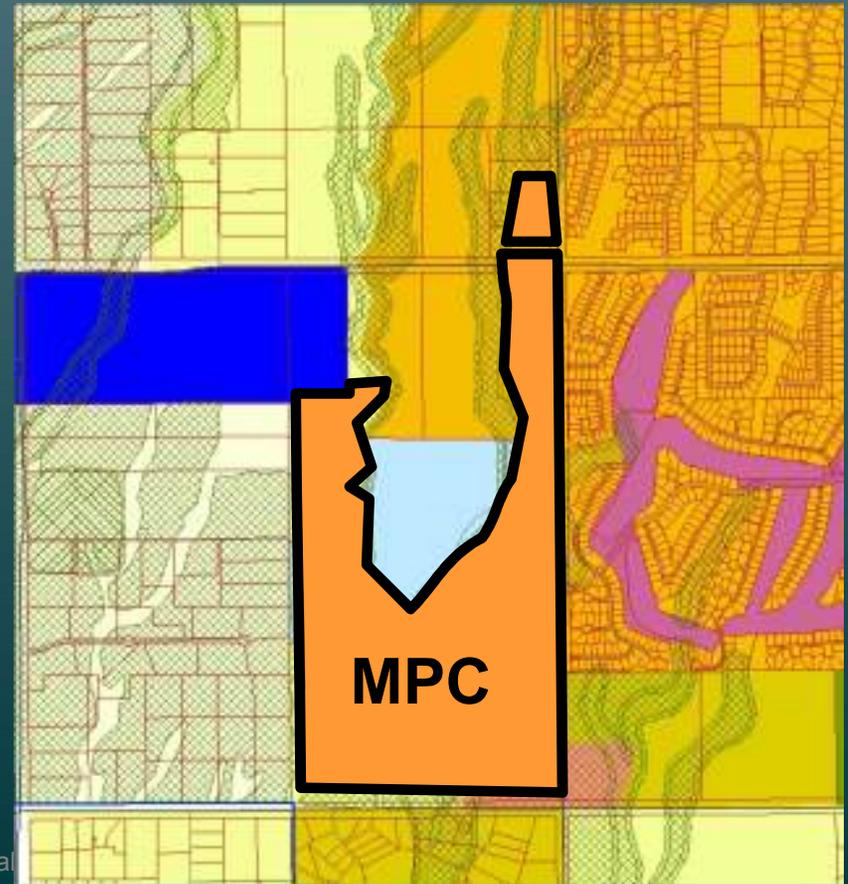
Current & Proposed General Plan



Current



Proposed



Concept Plan

- ④ Neighborhood Commercial
- ④ Low Density
- ④ MPA-1
- ④ MPA-2
- ④ Recreational Area



Development Potential



Residential

Existing

Low 102

High 265

Proposed

Low 349

High 1,040

Commercial

Existing

13 Acres

Proposed

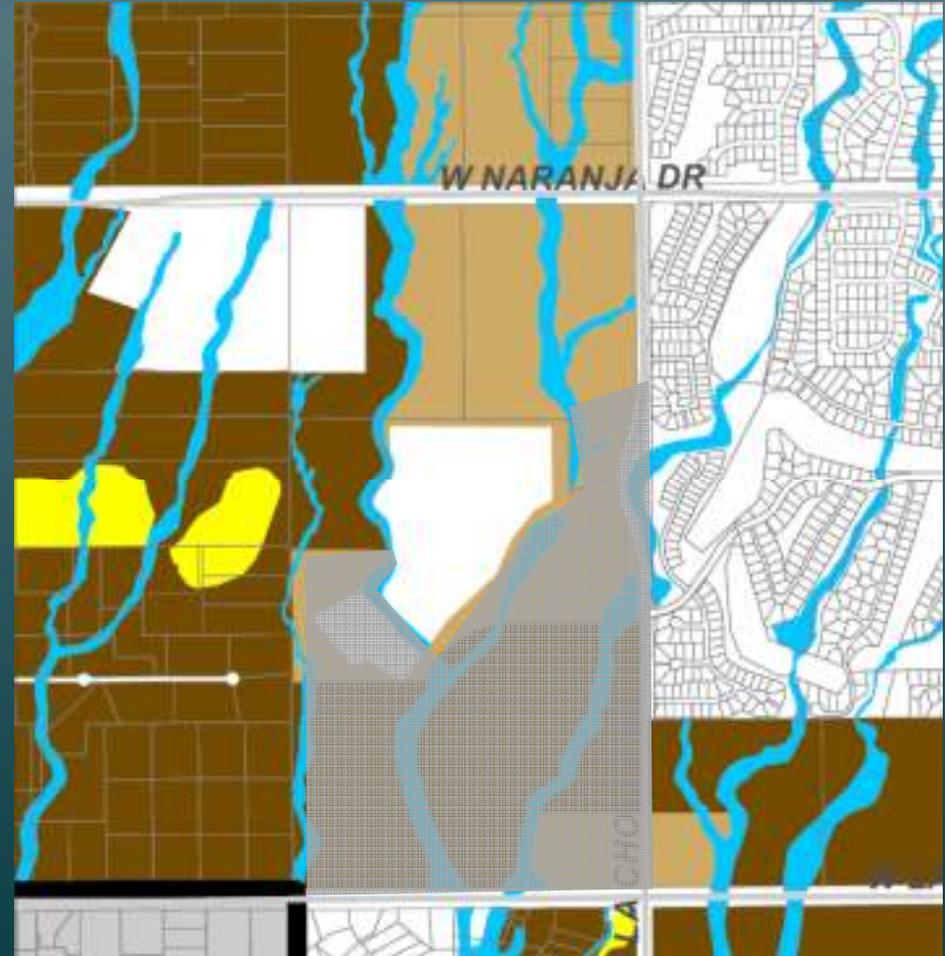
37 Acres

(24 Acres Added)

Significant Resource Area



- ④ Lowest density in range
- ④ Incorporate environmental mitigation strategies



Environmentally Sensitive Lands



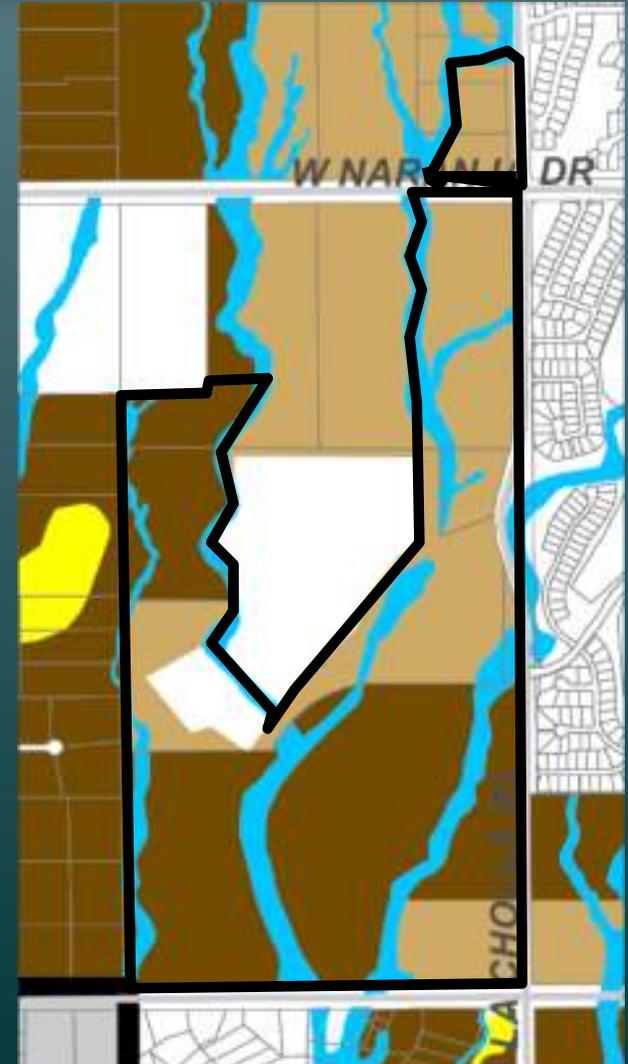
**95% Open Space
(Critical Resource Area)**



**66% Open Space
(RMA Tier 1)**



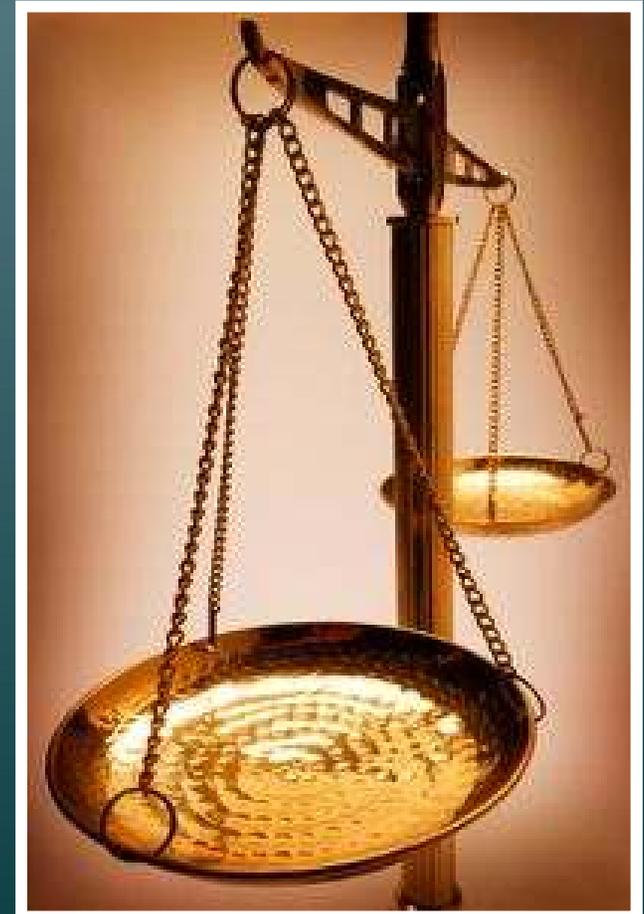
**25% Open Space
(RMA Tier 2)**



General Plan Evaluation Criteria

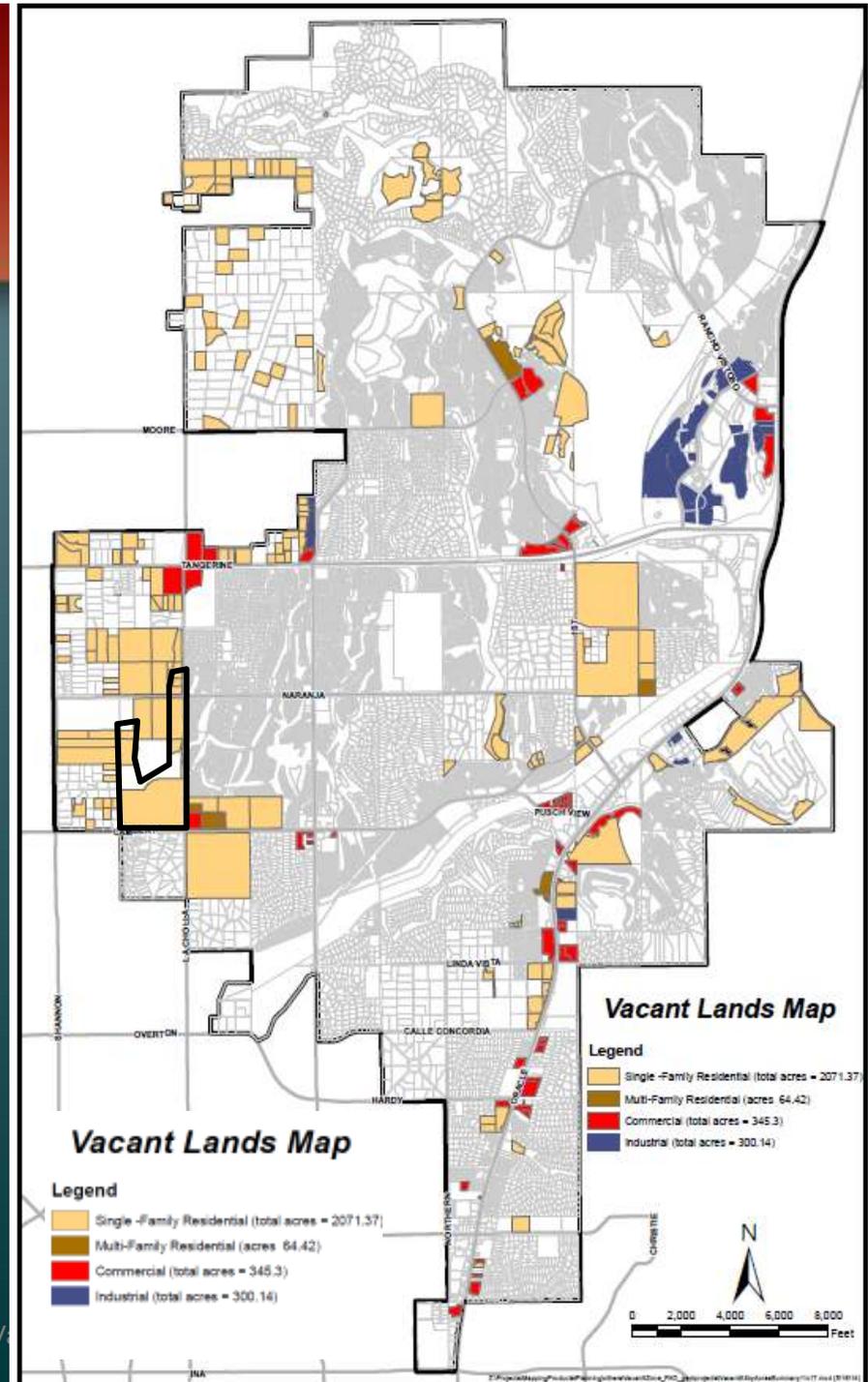


- ④ **Conditions in the community have changed**
- ④ **Socio-economic betterment / community and environmental compatibility**
- ④ **Reflects market demand leading to community acceptance**
- ④ **Will not adversely impact community without mitigating impacts**



Conditions in community have changed?

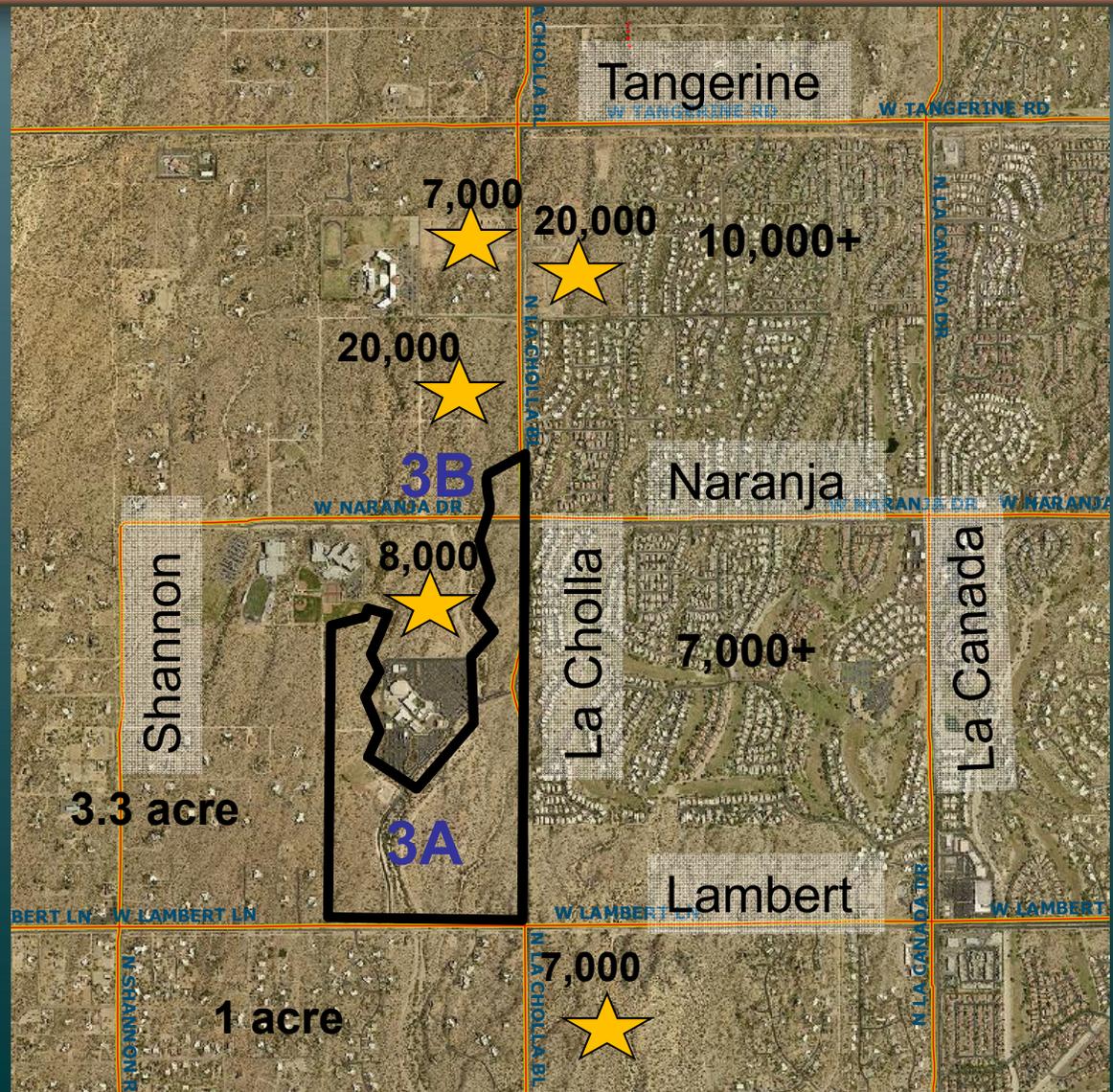
- 🌀 Near build out
- 🌀 Other areas in planning phase
- 🌀 Creates growth pressure in this area



Conditions in community have changed?



- Medium density to east
- Transitions to rural / low density to west
- 511 lots added since 2011



Conditions in community have changed?



- 2005 General Plan Adopted
- 2006 Voters approved Regional Transportation Authority improvements
- 2015 Naranja
- 2021 La Cholla

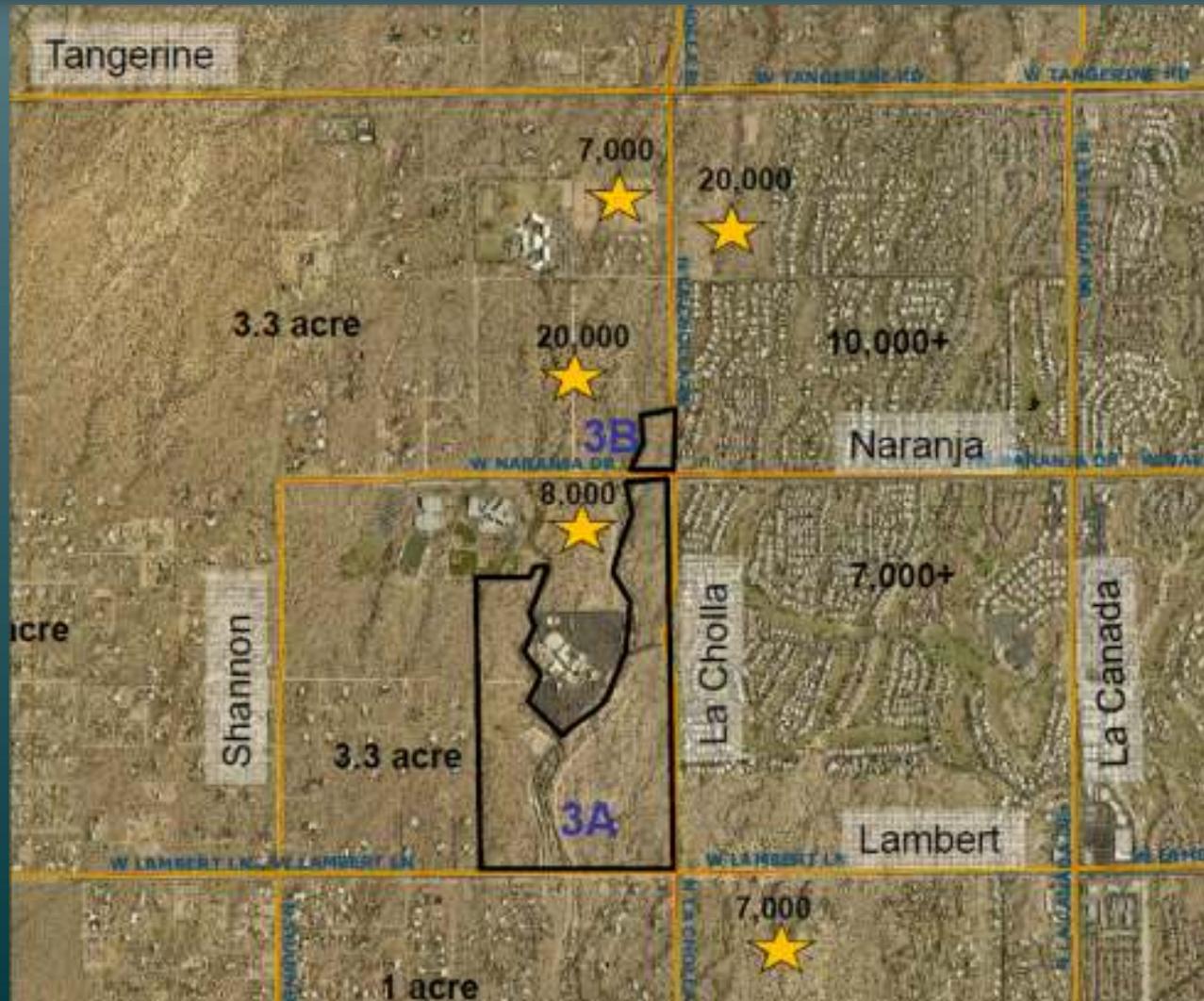


Conditions in community have changed?



Town of Oro Valley

Reflects market demand?



Reflects market demand?



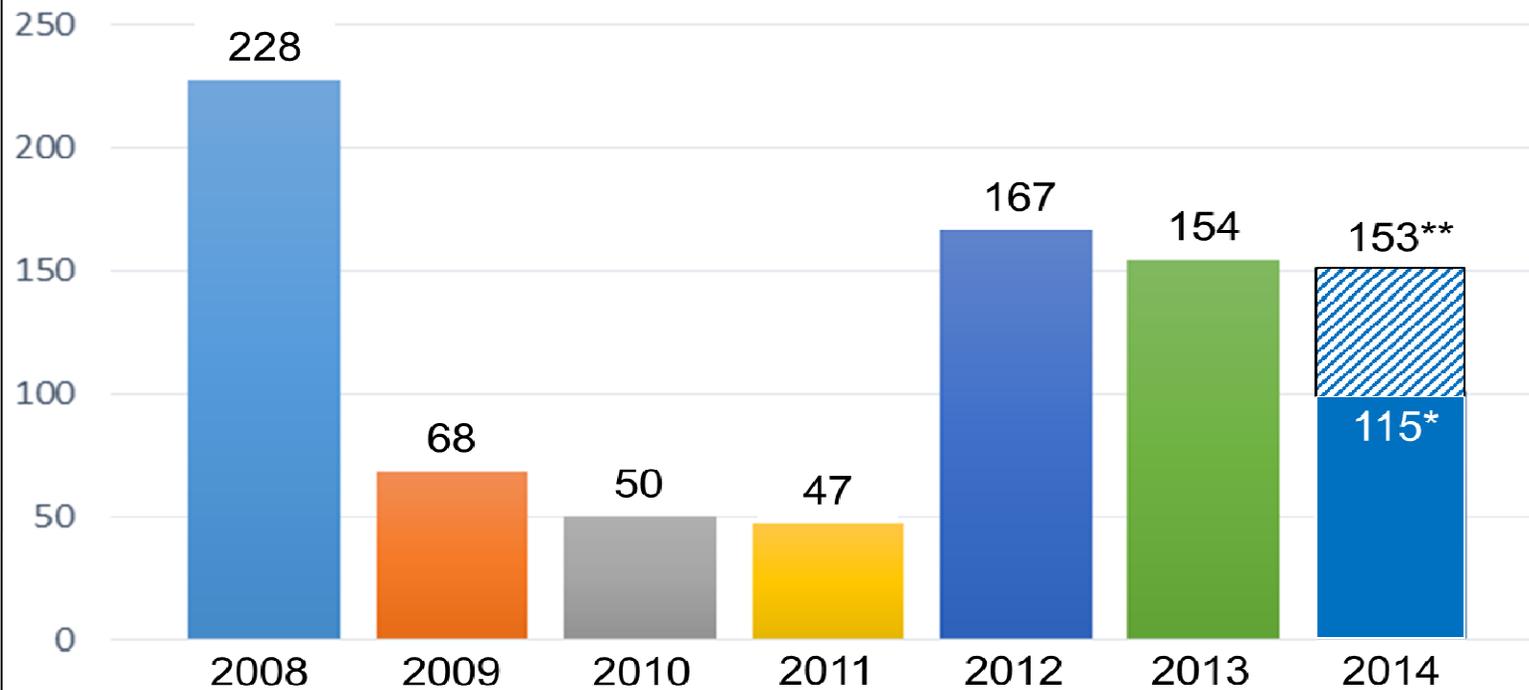
Category	Potential Units
Medium Density Supply	
Platted Lots	650
Zoned Property (future platted)	1,500
General Plan (if rezoned in future)	270
Total	2,420
La Cholla Naranja MGPA	615
Total	3,035

Source: Your Voice Background Report 2013

Reflects market demand?



SFR Permits Issued from 2008 to September, 2014



* Permits issued through September **Projected for 2014 calendar year

Will Not adversely impact community without mitigation?

- Low density / buffer
- Mitigation for high density / intensity areas
- School district impact



Neighborhood Meetings



Meeting Dates

- ☉ **April 15**
- ☉ **August 13**
- ☉ **September 10**
- ☉ **October 20**

Issues

- ☉ **High Density/Commercial**
- ☉ **Lack of market demand**
- ☉ **School Impact**
- ☉ **Maintain rural/low density**
- ☉ **Traffic**
- ☉ **Public Safety**
- ☉ **Environmental Impact**

Summary / Conclusion



Factors For:

- ☉ Low / Medium Density compatible with area
- ☉ Efficient use of infrastructure
- ☉ Moderate increase appropriate with expanded roadway
- ☉ Provides nearby commercial / employment

Factors Against

- ☉ Compatibility of higher density / intensity
- ☉ Amount of medium density
- ☉ Amount of commercial
- ☉ High density / senior care
- ☉ Range of uses by parcel
- ☉ School District capacity