

# **La Cholla Boulevard and Naranja Drive Rezoning from R1-144 to Planned Area Development for a master planned community on approximately 200 acres**

**Access the project webpage below:**

<http://tinyurl.com/jaymxlq>

## **Project summary**

The applicant's proposal includes:

- Commercial uses: Retail, office, research and development with restrictions per General Plan
- Commercial building height: 24' North of Naranja Drive and 25'-35' South of Naranja Drive
- 500 homes, plus 70 homes if commercial portion is developed as residential
- Residential minimum lot size: Varies
- Residential building height: 25', 2-story and 1-story restriction in select areas
- Housing type: Condominiums, townhomes and detached single-family
- Open space: Over 25%
- Three (3) recreation areas

## **Meeting dates**

1. 1<sup>st</sup> neighborhood meeting – June 8, 2016
2. Focus neighborhood meetings – To be determined
3. Subsequent neighborhood meeting(s) – To be determined
4. 1<sup>st</sup> Planning and Zoning Commission – To be determined
5. 2<sup>nd</sup> Planning and Zoning Commission – To be determined
6. Town Council – To be determined

## **Project milestones**

1. Pre-application submitted – December 2015
2. Formal submittal – Anticipated following 1<sup>st</sup> neighborhood meeting

## **Neighborhood meeting format**

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 40 minutes

## General Plan Designation

The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.

The subject property has a General Plan designation of Master Planned Community with a variety of residential and non-residential land use designations (see image at right).

### Master Planned Community (MPC)

This land use designation refers to areas where large multi-use developments should be planned and developed in a comprehensive manner. Density ranges will be determined at the time of rezoning by examining the development plan and Policy Document Oro Valley General Plan development impact analysis.

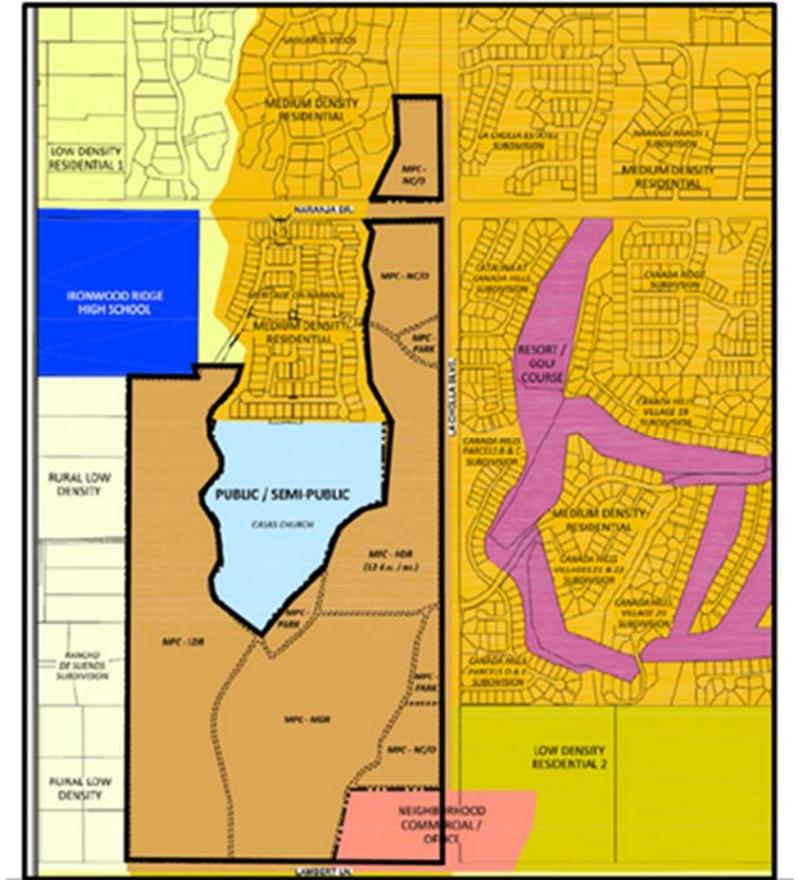
### General Plan Vision

*To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.*

### General Plan Goals and Policies

Several General Plan goals and policies applicable to the applicant's proposal are listed below:

1. *The Town shall ensure that areas appropriately zoned and planned for neighborhood commercial uses are developed.*
2. *The Town shall encourage the establishment of new commercial uses in areas so designated on the land use map near new residential neighborhoods with the type, scale and potential buffering taken into account.*
3. *To encourage and maintain a range of housing opportunities.*
4. *The Town shall encourage the development of a variety of types of homes to accommodate the varied needs of residents, including single-family attached and detached, townhomes, small apartments (3-4 units), condominiums, active retirement communities and congregate housing...*
5. *To preserve Oro Valley's natural Sonoran Desert environment and the scenic resources that are an important part of the community's quality of life.*
6. *The Town shall maintain Oro Valley's predominately low density character while considering needs of financial stability and infrastructure efficiency.*
7. *To promote a compatible mix of land uses throughout Oro Valley.*
8. *The Town shall encourage the location of residential neighborhoods close to activity centers compatible with residential uses, and vice versa.*



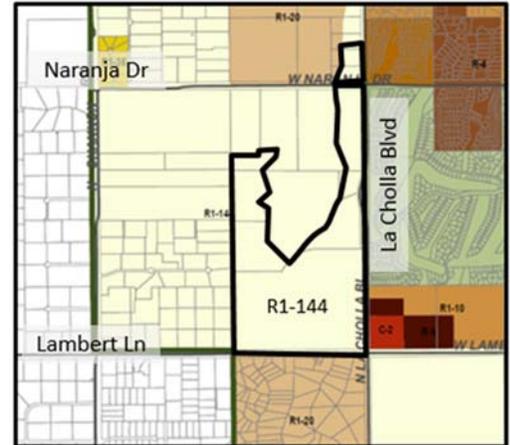
## General Plan Special Area Policies

This project is subject to the Special Area Policies found in Resolutions No's 15-31 and 15-32 (see attached).

## Zoning Designation

The zoning designation of the property is R1-144 (see image at right).

This district is intended to promote and preserve suburban-rural single-family residential development. The large lot size permits agricultural uses and promotes open space.



## Review Criteria

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

[www.ovalleyaz.gov/planning](http://www.ovalleyaz.gov/planning)

[www.ovalleyaz.gov/generalplan](http://www.ovalleyaz.gov/generalplan)

## Flow Chart

### Capella Planned Area Development Rezoning Process

