RESOLUTION NO. (R)15-32

A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (MDR 2.1-5.0 HOMES/ACRE) AND SIGNIFICANT RESOURCE AREA TO MASTER PLANNED COMMUNITY (MPC) COMPRISED OF MEDIUM DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL OFFICE. THE APPLICANT ALSO PROPOSES TO ADOPT SPECIAL AREA POLICIES RELATED TO THE DEVELOPMENT AND DELETE THE SIGNIFICANT RESOURCE AREA DESIGNATION. THE PROPOSED AMENDMENTS PERTAIN TO 8.2 ACRES LOCATED AT THE NORTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE

WHEREAS, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

WHEREAS, Paul Oland of WLB Group, ("applicant") is requesting a Major General Plan Amendment to change the future land use map from Medium Density Residential (MDR 2.1-5.0 homes/acre) and Significant Resource Area to Master Planned Community (MPC) comprised of Medium Density Residential and Neighborhood Commercial Office. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 8.2 acres located at the northwest corner of La Cholla Boulevard and Naranja Drive; and

WHEREAS, pursuant to A.R.S. § 9-461, *et seq.* and OVZCR, Section 22.2, the Planning and Zoning Commission held two (2) duly noticed public hearings, the first on October 7, 2014, and the second on November 20, 2014, at which the Planning and Zoning Commission recommended approval of the application requesting Major General Plan Amendment to change the future land use map from Medium Density Residential (MDR 2.1-5.0 homes/acre) and Significant Resource Area to Master Planned Community (MPC) comprised of Medium Density Residential and Neighborhood Commercial Office. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 8.2 acres located at the northwest corner of La Cholla Boulevard and Naranja Drive; and

WHEREAS, pursuant to Oro Valley Zoning Code Revised, Section 22.1, General Plan Amendment Procedures, upon recommendation by the Planning and Zoning Commission of any amendment to the General Plan, a public hearing before the Mayor and Council shall be scheduled; and

WHEREAS, Mayor and Council duly considered the proposed Major General Plan Amendment to change the future land use map from Medium Density Residential (MDR 2.1-5.0 homes/acre) and Significant Resource Area to Master Planned Community (MPC) comprised of Medium Density Residential and Neighborhood Commercial Office. The applicant also proposes to adopt Special Area Policies related to the development and delete the Significant Resource Area designation. The proposed amendments pertain to 8.2 acres located at the northwest corner of La Cholla Boulevard and Naranja Drive;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley that:

SECTION 1. The Mayor and Council hereby adopts the Major General Plan Amendment to change the future land use map from Medium Density Residential (MDR 2.1-5.0 homes/acre) and Significant Resource Area to Master Planned Community (MPC) comprised of Medium Density Residential and Neighborhood Commercial Office. The proposed amendments pertain to 8.2 acres located at the northwest corner of La Cholla Boulevard and Naranja Drive as depicted on Exhibit "A". The applicant also proposes to adopt Special Area Policies related to the development (Exhibit "B") and delete the Significant Resource Area designation. The Long Range Conceptual Master Plan is provided as Exhibit "C".

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of the resolution or any part of the General Plan Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona this 6th day of May, 2015.

TOWN OF ORO VALLEY

Dr. Satish I. Hiremath, Mayor

ATTEST:

Julie K. Bower, Town Clerk

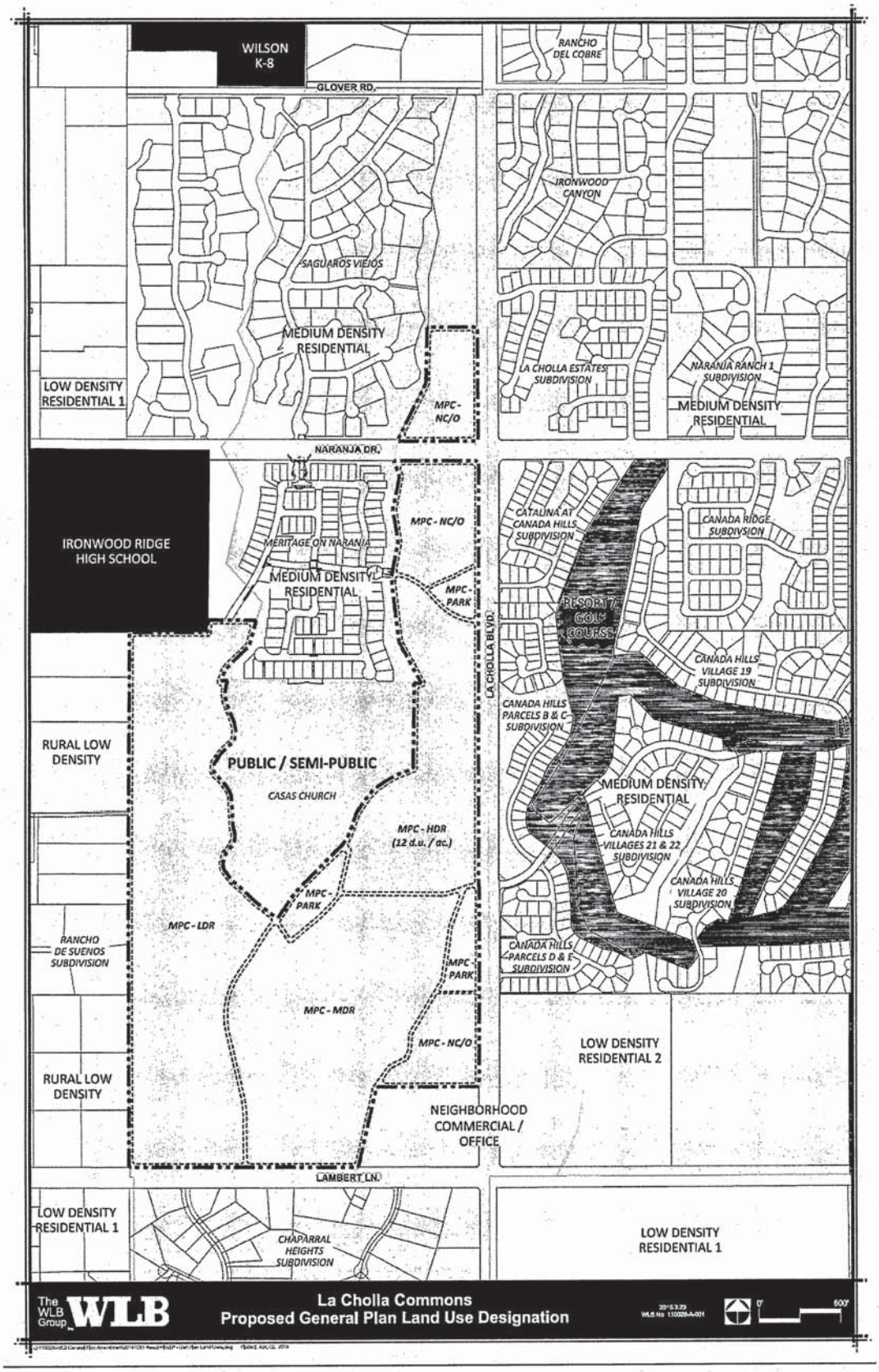
Date: 5/8/15

APPROVED AS TO FORM:

Tobin Sidles, Legal Services Director

Date: 5/8/15

Exhibit "A"


WILSON K-8
GLOVER RD.
RANCHO DEL COBRE
IRONWOOD CANYON
SAGUAROS VIEJOS
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL 1
MPC - NC/O
LA CHOLLA ESTATES SUBDIVISION
NARANJA RANCH 1 SUBDIVISION
MEDIUM DENSITY RESIDENTIAL
NARANJA DR.
IRONWOOD RIDGE HIGH SCHOOL
MPC - NC/O
MERITAGE ON NARANJA
MEDIUM DENSITY RESIDENTIAL
MPC - PARK
CATALINA AT CANADA HILLS SUBDIVISION
CANADA RIDGE SUBDIVISION
RESORT / GOLF COURSE
CANADA HILLS VILLAGE 19 SUBDIVISION
LA CHOLLA BLVD.
CANADA HILLS PARCELS B & C SUBDIVISION
RURAL LOW DENSITY
PUBLIC / SEMI-PUBLIC
CASAS CHURCH
MEDIUM DENSITY RESIDENTIAL
MPC - HDR (12 d.u. / ac.)
CANADA HILLS VILLAGES 21 & 22 SUBDIVISION
MPC - PARK
CANADA HILLS VILLAGE 20 SUBDIVISION
MPC - LDR
RANCHO DE SUENOS SUBDIVISION
CANADA HILLS PARCELS D & E SUBDIVISION
MPC - PARK
MPC - MDR
MPC - NC/O
LOW DENSITY RESIDENTIAL 2
RURAL LOW DENSITY
NEIGHBORHOOD COMMERCIAL / OFFICE
LAMBERT LN.
LOW DENSITY RESIDENTIAL 1
CHAPARRAL HEIGHTS SUBDIVISION
LOW DENSITY RESIDENTIAL 1
The WLB Group Inc. WLB
La Cholla Commons
Proposed General Plan Land Use Designation
0'
600'

"Exhibit B"
Special Area Policies

La Cholla and Naranja Southwest and 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 Canada 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 back-up designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The back-up 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

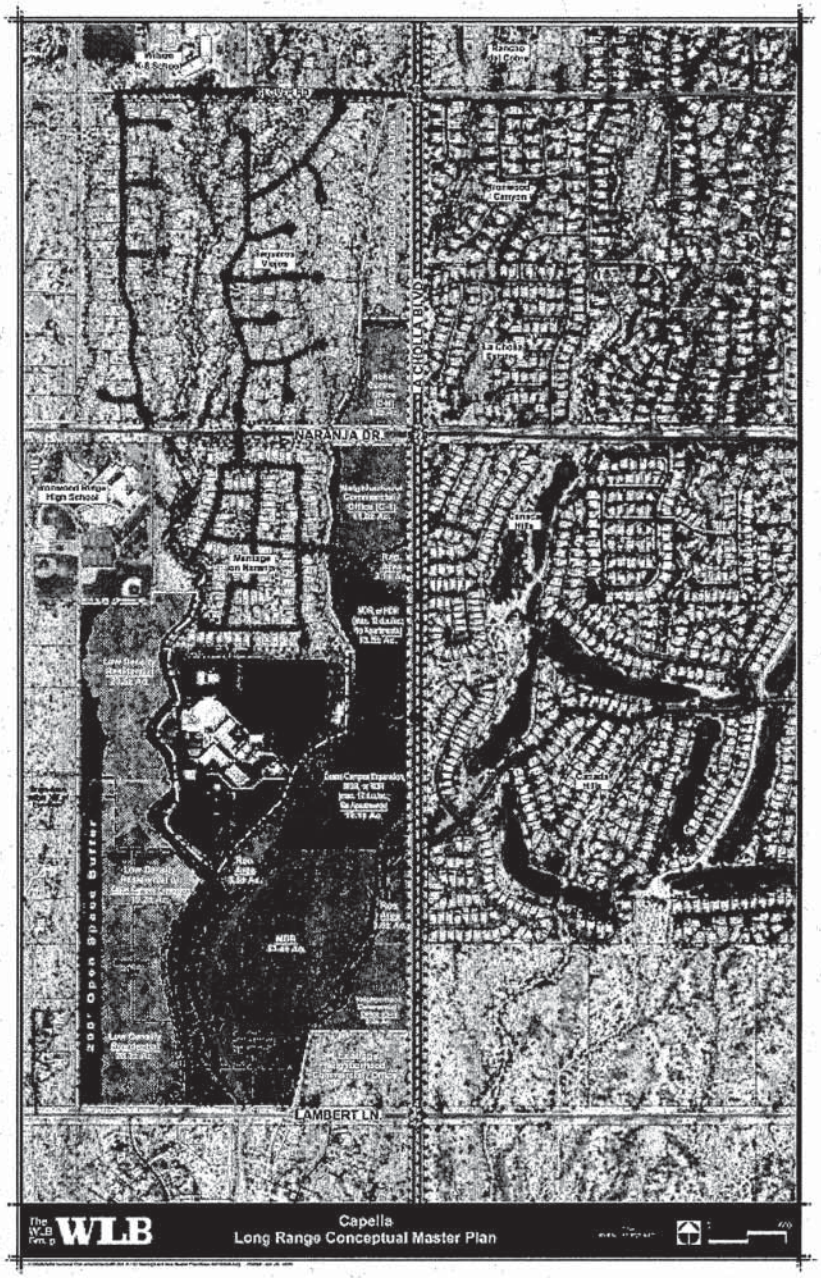
Development. Additional development standards and requirements will be comprehensively addressed during the subsequent rezoning process.

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 3 homes per acre, requires a minimum lot size of 6,600 square feet and requires a minimum of 10,000 square foot longs along the north side of Lambert Lane with a minimum of 15 feet between homes.

Exhibit "C"


NARANJA DR.
FACHOLLA BLVD.
LAMBERT LN.
High School
200' Open Space Buffer
The WLB Firm
WLB
Capella
Long Range Conceptual Master Plan