



Town Council Regular Session

Item # 9.

Meeting Date: 07/01/2015
Requested by: Bayer Vella
Submitted By: Michael Spaeth, Development Infrastructure Services
Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: MINOR GENERAL PLAN AMENDMENT AND PAD AMENDMENT FOR MATTAMY HOMES ON RANCHO VISTOSO PARCEL 5F, LOCATED ON THE NORTHEAST CORNER OF RANCHO VISTOSO BOULEVARD AND MOORE ROAD

A. RESOLUTION NO. (R)15-54, ADOPTING A MINOR GENERAL PLAN AMENDMENT FOR A 4.2-ACRE OPEN SPACE TRADE AND REVISION TO AN EXISTING RECREATION AREA CONDITION

B. ORDINANCE NO. (O)15-12, ADOPTING A PLANNED AREA DEVELOPMENT AMENDMENT FOR A 4.2-ACRE OPEN SPACE TRADE AND ADDITION OF A NEW RECREATION CONDITION

RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the Minor General Plan Amendment (Item A) and approval of the Planned Area Development Amendment (Item B), subject to the conditions listed in Attachments 1 and 2.

Please note, separate motions are required for each item.

EXECUTIVE SUMMARY:

The applicant's request (Attachment 3) involves two separate applications (Minor General Plan Amendment and Planned Area Development Amendment), which both have the same two components:

- Open space trade

- Recreation area condition revisions

Agenda Items A and B

Open Space Trade

The first component of Items A and B is an approximate 4.2-acre open space trade. The applicant proposes to trade 4.2 acres of previously disturbed area for 4.2 acres of undisturbed area. As a result of the trade, more valuable and viable environmental open space will be preserved.

Recreation Area Condition

The second component of Items A and B is a revision to a 2009 condition of approval that required the then single property owner to construct a 6.9-acre neighborhood park. The original larger property is now owned by several property owners, making it difficult for Mattamy Homes to satisfy the original intent of the condition. The revised condition (Attachments 1 and 2) allows the applicant to meet the intent of the original condition without reliance on the actions of other property owners.

Both Items A and B were considered by the Planning and Zoning Commission on June 2, 2015, which recommended approval based on consistency with the General Plan and applicable sections of the Zoning Code. The Planning and Zoning Commission staff report and draft minutes are provided in Attachments 4 and 5 respectively.

The proposed change to the Recreational Area condition was favorably reviewed with the Parks and Recreation Advisory Board (PRAB) on May 19, 2015. A Master Recreation Area Plan for the overall Rancho Vistoso Neighborhood 5 park will be presented to the PRAB for review and approval in conjunction with the review and approval of Mattamy Homes proposed Conceptual Site Plan and Landscape Plan for Rancho Vistoso Neighborhood 5 Parcels G, K and V.

BACKGROUND OR DETAILED INFORMATION:

Current Site Conditions

- Site encompasses approximately 48 acres
- Property currently vacant

Land Use Context

The Existing Land Use, General Plan and Zoning for the property and the surrounding area are depicted in Attachments 6, 7 and 8 respectively.

Approvals-to-Date

- The subject property was part of the original Rancho Vistoso PAD
- There have been no approvals to date on the subject property

Summary of Requests

The two separate applications (Minor General Plan Amendment and Planned Area Development Amendment) have the same two components:

- Open space trade
- Recreation area condition revisions

Agenda Item A

Open Space Trade

The first component is an open space trade, which is as follows:

- Converting 4.2-acres of land from open space to residential development. The land to be converted is fragmented and disconnected from the larger open space network and has been previously disturbed.
- Preserving another 4.2-acres of land from residential to open space. This area has not been previously disturbed and is more contiguous to the regional open space network.

Recreation Area Condition

The second component of the applicant's Minor General Plan Amendment request is a revision to a 2009 General Plan condition (see Attachment 9). This condition required Vistoso Partners to build a 6.9-acre park identified in the original Rancho Vistoso Planned Area Development.

Vistoso Partners was the sole property owner of the land included in the original amendment (see Attachment 10) and has since sold much of the land to several different owners. Today, this condition is problematic for Mattamy Homes for the following reasons:

1. With multiple property owners of much of the land included in the original Amendment area, issues have arisen in trying to determine responsibility and "fair share" for the park for each individual development.
2. The original park location in the middle of Big Wash was convenient when it was adjacent to the school site along the original alignment of Moore Road. This location became less viable with the new alignment of Moore Road and the relocation of the school site.

Staff has worked with the applicant's representatives to identify a more ideal park location situated near the current Moore Road alignment (see Attachment 11). Mattamy Homes is required to provide their proportionate share of the park. Future applicants in this area will also be

responsible for their proportionate share of the park to ensure one contiguous park serving the residents of Neighborhood 5 is developed.

A revised condition has been included in Attachments 1 and 2. The revised condition is more practical and allows the applicant to meet their proportional share of the park, within the intent of the original condition.

Agenda Item B

Open Space Trade

The first component of the PAD Amendment includes the open space trade, which is discussed above under Agenda Item A.

Recreation Area Condition

The second component of the applicant's PAD Amendment includes the new recreation area condition established, which is discussed above in Agenda Item A.

General Plan Amendment Analysis

General Plan Amendment and PAD Amendment applications are reviewed for conformance with the General Plan, including the Amendment Criteria, Land Use Map, and the Vision, Goals and Policies, as well as the Town of Oro Valley Zoning Code. A detailed analysis is provided in Attachment 12.

Zoning Analysis

Rezoning applications are also reviewed for conformance with the Town of Oro Valley Zoning Code. The applicant's proposed open space trade will result in a better subdivision design and better open space connectivity, both of which are consistent with the Zoning Code.

Parks and Recreation Advisory Board

The proposed revisions to the existing recreation area condition were presented to the PRAB on May 19, 2015.

A Master Recreation Area Plan for the park will be presented to the board for review and approval in conjunction with the review and approval of Mattamy Homes' proposed Conceptual Site Plan and Landscape Plan for Rancho Vistoso Neighborhood 5 Parcels G, K and V.

Public Participation

Neighborhood Meetings

Two neighborhood meetings were held on September 15, 2014, and April 6, 2015, concerning the applicant's proposal. The primary topics discussed during the meetings included:

- Building height
- Compatibility
- Traffic

A copy of the neighborhood meeting summaries have been provided as Attachment 13 and an analysis of how the applicant has addressed the neighborhood meeting topics listed above is provided in Attachment 14.

Staff has not received any additional correspondence concerning the applicant's proposal.

Planning and Zoning Commission

Both Item A and Item B were considered by the Planning and Zoning Commission on June 2, 2015. The Commission recommends approval subject to the conditions listed in Attachments 1 and 2 respectively. The staff report and meeting minutes have been provided in Attachment 4 and 5 respectively.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

Agenda Item A

I MOVE to adopt Resolution No. (R)15-54, approving the Minor General Plan Amendment based on the finding that the request is consistent with the General Plan and applicable sections of the Zoning Code, subject to the conditions listed in Attachment 1.

OR

I MOVE to deny the Minor General Plan Amendment requested under case OV1114-004, based on the finding that

_____.

Agenda Item B

I MOVE to adopt Ordinance No. (O)15-12, approving the Planned Area Development Amendment based on the finding that the request is consistent with the General Plan and applicable sections of the Zoning Code, subject to the conditions listed in Attachment 2.

OR

I MOVE to deny the Planned Area Development Amendment requested under case OV914-010, based on the finding that

Attachments

ATTACHMENT 1 - (R)15-54 MINOR GPA AMENDMENT - MATTAMY HOMES

ATTACHMENT 2 - (O)15-12 AMENDING THE RANCHO VISTOSO PAD

ATTACHMENT 3 - APPLICANT'S PROPOSAL

ATTACHMENT 4 - PZC STAFF REPORT

ATTACHMENT 5 - PZC MEETING MINUTES

ATTACHMENT 6 - SUBJECT PROPERTY MAP

ATTACHMENT 7 - GENERAL PLAN LAND USE

ATTACHMENT 8 - ZONING MAP

ATTACHMENT 9 - 2009 RANCHO VISTOSO NEIGHBORHOOD 5 MAJOR GPA PARK CONDITION

ATTACHMENT 10 - 2009 RANCHO VISTOSO NEIGHBORHOOD 5 MAJOR GPA MAP

ATTACHMENT 11 - PROPOSED PARK SITE

ATTACHMENT 12 - GENERAL PLAN AMENDMENT.PAD AMENDMENT ANALYSIS

ATTACHMENT 13 - NEIGHBORHOOD MEETING SUMMARIES

ATTACHMENT 14 - NEIGHBORHOOD MEETING TOPICS ANALYSIS
