

Stone Canyon Resort PAD Amendment Proposed 19 lot subdivision and resort

Access the project webpage below:

<http://tinyurl.com/gmtdsdq>

Project summary

The applicant's proposal includes:

- 19 lots (phase 1)
 - Minimum lot size: 1/2 acre
- Resort with residential units (future phase(s))

Meeting dates

1. First neighborhood meeting – July 20, 2016
2. 2nd neighborhood meeting – To be determined
3. Planning and Zoning Commission – To be determined
4. Town Council – To be determined

Project milestones

1. Pre-application submitted – May 2015
2. Formal submittal – Anticipated following 1st 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 General Plan designations of Resort/Golf, Open Space and Low Density Residential (see image at right).

Resort/Golf

This designation denotes areas where resorts, country clubs and golf courses are appropriate. Resorts include hotel accommodations, restaurants, health clubs, and recreation facilities. Country clubs do not include hotel accommodations. Golf courses may include specific golf-related activities such as clubhouses, driving ranges, and storage yards.

Open Space

These are natural open space areas that have been preserved through zoning, conservation easements, or public ownership.

Low Density Residential (0.4 – 1.2 DU/AC)

The district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of a rural, open character. Low-Density residential designation areas range up to 1.2 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.

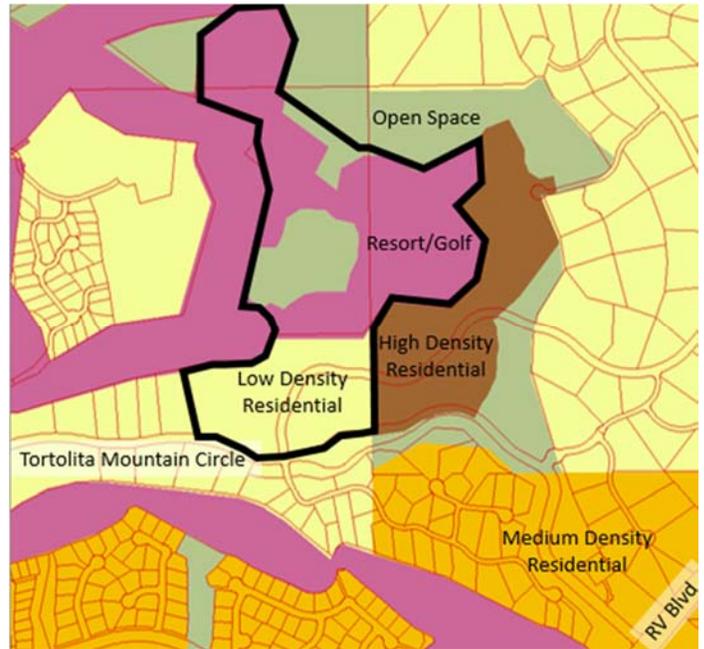
General Plan Vision

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. *To encourage and maintain a range of housing opportunities.*
2. *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...*
3. *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.*
4. *The Town shall maintain Oro Valley's predominately low density character while considering needs of financial stability and infrastructure efficiency.*
5. *To promote a compatible mix of land uses throughout Oro Valley.*
6. *The Town shall encourage the location of residential neighborhoods close to activity centers compatible with residential uses, and vice versa.*



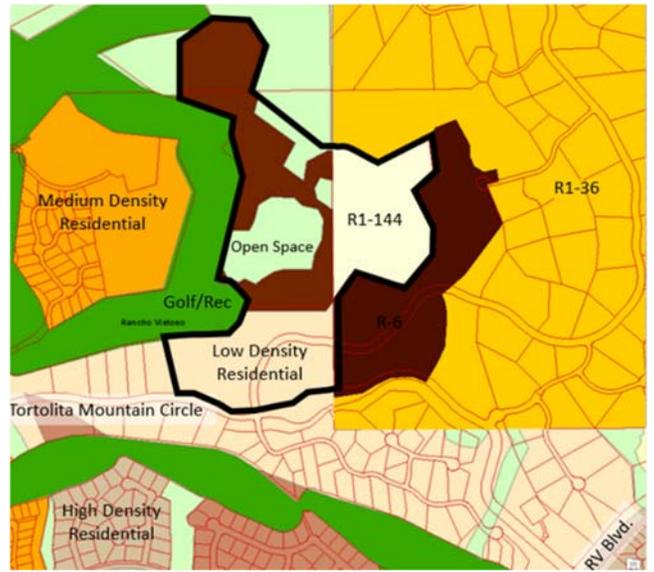
Zoning Designation

The existing zoning designations include (see image at right):

- R1-144
- Rancho Vistoso Planned Area Development, Open Space and Low Density Residential (see image at right).

R1-144

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.



Rancho Vistoso Planned Area Development, Low Density Residential

Similar to very low density residential this designation has been located in areas which have sensitive or rugged terrain and where protection of the natural features is a most important criteria. Low density from one (1) to three (3) units per acre shall also utilize the building envelope concept. The lots are large enough to allow the designation of permanent open space to be recorded on each lot for the area outside of the building envelope.

Rancho Vistoso Planned Area Development, Open Space

Shall be defined as either natural open space or landscaped open space or the total thereof. Open space is meant to provide a natural or garden environment.

Review Criteria

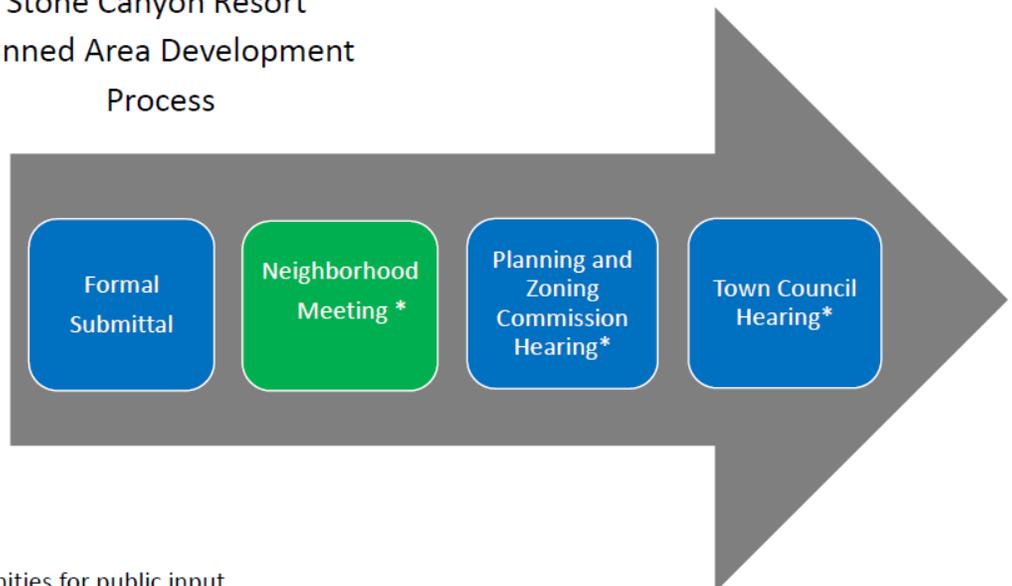
Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

www.orovalleyaz.gov/planning

www.orovalleyaz.gov/generalplan

Flow Chart

Stone Canyon Resort
Planned Area Development
Process



*Opportunities for public input