



## Your Voice Committees

### AGENDA

All-Committee Meeting

August 18, 2015 6:00 – 8:30 PM

<i>Schedule</i>	<i>Topic</i>	<i>Purpose</i>	<i>Presenter</i>
<b>LARGE GROUP DISCUSSION</b>			
6:00 pm	<b>Welcome and Introductions</b>		Bayer Vella
6:05 – 6:15 pm	<b>Meeting Business</b> <ul style="list-style-type: none"> <li>• Purpose</li> <li>• Committee responsibility and future</li> <li>• Project schedule</li> <li>• Overview of committee comments</li> </ul>	<i>Common understanding on format, expectations and outcomes of meeting</i>	Nora Campbell
6:15 – 6:45 pm	<b>Large Discussion Issues</b> <ol style="list-style-type: none"> <li>1. “Continue to...” actions</li> <li>2. Distinguish policies and actions</li> <li>3. Arroyo Grande update</li> <li>4. Importance of addressing finance</li> </ol>	<i>Information and discussion</i> <i>Information and discussion</i> <i>Information and discussion</i> <i>Information and discussion</i>	All
<b>BREAK-OUT COMMITTEE DISCUSSIONS</b>			
6:45 – 8:25 pm	<b>Group Discussion Issues</b> <p>Community Committee</p> <ol style="list-style-type: none"> <li>1. Comment Discussion (table)</li> <li>2. Final issues/concerns</li> </ol> <p>Environment Committee</p> <ol style="list-style-type: none"> <li>3. Comment Discussion (table)</li> <li>4. Final issues/concerns</li> </ol> <p>Development Committee</p> <ol style="list-style-type: none"> <li>5. Amendment Update</li> <li>6. Land Use Map comments</li> <li>7. Comment Discussion (table)</li> <li>8. Final issues/concerns</li> </ol>	<i>Committee action</i> Pages 2-7  <i>Committee action</i> Pages 8-13  <i>Committee action</i> Page 14 Pages 15-16 Pages 17-21	Facilitators: Comm. – Elisa Hamblin  Env. – Nora Campbell  Dev. – Bayer Vella
<b>LARGE GROUP DISCUSSION</b>			
8:25 pm	<b>Public Comment Period</b>		Open
8:30 pm	<b>Next Steps and Adjourn</b>		Nora Campbell





## Your Voice Committees

### Group Discussion Issues

#### AGENDA ITEM #2

Follow-up edits

### COMMUNITY COMMITTEE

The following items are higher level comments for clarification or changes. Please review and note what action you would like to take. We will only take time to discuss those identified as needing discussion by the committee.

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
1	20	B.	Diane Bristow, Residents	Define "high-quality growth"		
2	20	D.	Residents	<ul style="list-style-type: none"> <li>Larger variety of stores and development.</li> <li>Not more Oro Valley Marketplace development.</li> <li>Need quality place for youth to spend time.</li> </ul>		
3	20	H.	Residents SAHBA/MPA	<ul style="list-style-type: none"> <li>Questions effectiveness of goal.</li> <li>Does this add additional hurdles to new development? Provide context to goal.</li> </ul>		
4	20	New Goals	Doug McKee Youth Advisory Council	<ul style="list-style-type: none"> <li>New goal to support safety and low crime guiding principle.</li> <li>Oro Valley can create professional opportunities that would encourage families to reside in Oro Valley</li> </ul>		
5	21 68	E.3. and Action 15	Diane Bristow, Dev Bill Adler, Dev	<p>Sports tourism:</p> <ul style="list-style-type: none"> <li>Question community desire for sports tourism.</li> <li>Can parks "serving community needs" include sports tourism?</li> <li>Tournaments must be conditional upon limited interruption of resident use of space</li> <li>Sports tournaments for teams within Oro Valley only</li> <li>Define sports tourism</li> </ul>	Yes	
6	21	E.4.	Bill Adler, Dev	Town should not support private workforce or provide workforce education/training.	Yes	



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#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
7	21	General – Economic Development	SAHBA/MPA	<ul style="list-style-type: none"> <li>Lack of emphasis on broader economic development, specifically the role of new home construction. Language of the document should demonstrate Oro Valley’s commitment to assisting businesses and continued economic growth.</li> <li>Needs greater responsiveness to the real-estate market and encouragement of new development.</li> </ul>		
8	22	CC.2.	SAHBA, MPA Residents, PZC Bill Adler, Dev	<ul style="list-style-type: none"> <li>“Equitable” is subjective and could lead to unrealistic requirements on new development.</li> <li>Cost is an important factor in “equitable” recreation. Add “low cost.”</li> <li>Parks are not big enough for active families. Eliminate pocket parks or “tot” lots (small surfaced playgrounds) from acceptable recreation.</li> </ul>		
9	22	CC.3.	Bill Adler, Dev AZ Game & Fish AZ Game & Fish	<ul style="list-style-type: none"> <li>Linking open space can result in abusive, damaging use.</li> <li>AZ Game and Fish supports policy and draws attention on “connected” trails for residents and wildlife.</li> <li>Link parks and open spaces to each other with movement corridors for wildlife (<a href="#">co-located trails to protect humans</a>)</li> </ul>	Yes	
10	22	CC.6.	Bill Adler, Dev	Residents, not Town, need to provide support for more activities		
11	22	CC.7.	Doug McKee, Com Residents	Can be interpreted as high-density residential: <ul style="list-style-type: none"> <li>Controversial topic</li> <li>Some comments against high-density residential</li> </ul>		
12	22	New action	Bill Adler, Dev  SAHBA/MPA Youth Advisory Council Pima County Development Services	Encourage diversity: <ul style="list-style-type: none"> <li>Encourage or offer affordable/low cost housing to increase diversity and housing for retail employees.</li> <li>Lack of emphasis on home ownership and affordable housing</li> <li>Provide special price membership at Community Center or Aquatic Center</li> <li>Options for multigenerational housing</li> </ul>		



### Your Voice Committees

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			Youth Advisory Council	<ul style="list-style-type: none"> <li>OV should be known for high standard of living while remaining a welcoming community.</li> </ul>		
13	22	CC.8.	SAHBA, MPA	May not be applicable in every new development in suburban OV.		
14	22	CC.14.	Resident	Lately, growth has been ugly and poorly planned		
15	22	CC.16	Doug McKee, Com	Support "high quality" education		
17	26	TS.3.	Pima County Development	Define "protect vulnerable populations". In regard to public safety, low income, poverty?		
18		New policy	Pima County Development	<a href="#">Explore agreements with HOA's to participate in maintenance of multi-use trails along adjacent minor or major streets.</a>		
19	66	Action 2	Bill Adler, Dev Doug McKee, Com	<ul style="list-style-type: none"> <li>Uses and businesses cannot "diversify the tax base". Only more populations diversify via property tax.</li> <li>Add <a href="#">car sales</a> to increase sales tax revenue or <a href="#">call out businesses that generate high sales tax revenue</a></li> </ul>	Yes	
20	66	Action 3	Bill Adler, Dev Don Bristow, Com	<p>Bullet 1: "Support" has been interpreted waiving sign code provisions. Further define.</p> <p>Bullet 2: Tourism is not currently a core industry. Remove.</p>		
21	66	Action 4	Bill Adler, Dev	<p>Bullet 1: Transition is the barrier to development. Need better transition spaces between incompatible uses.</p> <p>Bullet 2: Disagrees, zoning code restricts development to protect neighbors, neighborhoods, appearance and lifestyle.</p> <p>Bullet 3: Zoning doesn't "encourage" or provide "equity". Must treat all properties the same.</p>	Yes	
22	66	New actions	Don Bristow, Com	<ul style="list-style-type: none"> <li>Excluding weather and mountain views, <a href="#">identify and evaluate what significant assets the Town has that will attract large numbers of tourists on a seasonal and annual basis.</a></li> </ul>		



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			Pima County Development Services	<ul style="list-style-type: none"> <li>Encourage private companies and industries to provide <a href="#">exercise areas for employees</a>.</li> <li>“Continue to work collaboratively and regionally with the Office of the Governor, the Arizona Commerce Authority, Tucson Regional Economic Opportunities, and all local jurisdictions to coordinate economic development strategies.”</li> </ul>		
23	67	Action 14	Parks and Rec Advisory Board Bill Adler, Dev	<ul style="list-style-type: none"> <li>“... interactions and enhance the pedestrian <a href="#">and bicycle</a> experience...”</li> <li>Neighborhoods are private spaces, public spaces should not be integrated into neighborhoods.</li> </ul>		
24	67	New action	Don Bristow, Com	<ul style="list-style-type: none"> <li><a href="#">Compile an inventory of existing walking paths, trails, etc. while identifying disconnects, safety issues and maintenance needs, etc. Develop an implementation program to complete, update and improve existing facilities</a></li> </ul>		
25	68	Action 15	Bill Adler, Diane Bristow, Dev	<p>Bullet 2: Town and residents need to provide more financial support to local arts council that plans events.</p> <p>Bullet 4: Opposes “streamlining the planning and approval process”</p>		
26	68	Action 17	Doug McKee	Define “age friendly”.		
27	68	Action 19	Doug McKee	Define “healthy food”. Controversial subject, should be deleted.	Yes	
28	68	Action 20	Pima County Development	Vague action. Further define.		
29	68	New action	Pima County Development Services	<a href="#">Explore more areas where financial contributions to support regional services are beneficial to Oro Valley residents</a> (e.g. libraries, Pima Animal Care Center, public health programs, affordable housing).		
30	68	Action 25, New action	Doug McKee, Com	Public Library is important to the community. New action should relate to the <a href="#">Town taking a more active role with the County in the management of the Library, including funding and construction of a second library if Arroyo Grande becomes a reality.</a>		
31	69	Action 29	Bill Adler, Dev	<ul style="list-style-type: none"> <li>Question need for this</li> </ul>		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
				<ul style="list-style-type: none"> <li>Senior advisory board is inadvisable, would not propose work that is practical or consistent with guiding principles</li> </ul>		
32	69	Action 32, 35, 36	Bill Adler, Dev	Funding for public art (1%) should be increased to dedicate funds to events, concerts, fairs, exhibits or educational presentations.		
33	69	Action 34	Bill Adler, Dev	Require public to pay affordable admission fees to support more frequent artistic events.		
34	69	Action 38	Don Bristow, Com	"... after it has been determined the residents support through a statistically valid survey."	Yes	
35	69	Action 40	Don Bristow, Com Diane Bristow, Dev	<ul style="list-style-type: none"> <li>"... after it has been determined the residents support and willingness to fund it through a statistically valid survey."</li> <li>No need to duplicate numerous performing arts venues in the Greater Tucson area</li> </ul>	Yes	
36	69	New action items	Conceptual Design Review Board, residents	<ul style="list-style-type: none"> <li>Diversify art portfolio</li> <li>Engage opinion and suggestions from youth</li> <li>Ensure public art is placed in highly visible areas on commercial sites</li> </ul>		
37	70	Action 45	Resident Resident Resident PZ Commission Resident Resident	Add: <ul style="list-style-type: none"> <li>Free splash pad</li> <li>Indoor pickleball court</li> <li>Boule court</li> <li>More provisions for youth recreation, specific programs</li> <li>Recreation services for youth – sports and leagues</li> <li>Dedicate spaces (i.e. within Community Center) for teens and/or children</li> </ul>		
38	70	Action 46	Parks and Rec Advisory Board	Add: Review opportunities to repurpose land for small and neighborhood parks by acquiring land or partnering with local stakeholders and agencies.		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
39	70	Action 49	Parks and Rec Advisory Board	Add <a href="#">"water and shade."</a>		
40	70	New actions	AZ Game & Fish AZ Game & Fish  Pima County Development Services	<ul style="list-style-type: none"> <li>• <a href="#">Hunting and angling opportunities (stock community waters) and shooting sports facilities</a></li> <li>• <a href="#">Wildlife-related recreation</a> contributes to state economy, promote conservation, citizen engagement. Wildlife viewing opportunities, fit bridges with bat roosts, etc.</li> <li>• <a href="#">All single and multi-family residential development of medium to high density residential to have mini-parks and at least one recreation area.</a></li> </ul>		
41	72	Action 57	SAHBA/MPA	Does not support Crime Prevention through Environmental Design where it would lead to new requirements on residential development.		
42	73	Action 64	SAHBA/MPA	Why are zoning code revisions needed to protect human life and property from steep and unstable slope and soils?		
43		New actions	Pima County Office of Sustainability	<ul style="list-style-type: none"> <li>• <a href="#">Address urban heat island effects on health</a></li> <li>• <a href="#">Promote regulations for shaded landscaped walkways</a> instead of isolated tree islands in parking lots</li> <li>• <a href="#">Encourage commercial buildings with covered walkaways</a></li> </ul>		



## Your Voice Committees

### ENVIRONMENT COMMITTEE

The following items are higher level comments for clarification or changes. Please review and note what action you would like to take. We will only take time to discuss those identified as needing discussion by the committee.

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
1	35	J.	SAHBA/MPA	How will these costs be balanced against the increase in cost it would impose on new development and the corresponding decrease in housing affordability?		
2	35	K.	Water Utility Commission	"A high-quality, safe and reliable water supply that meets long-term needs for humans and our community while considering the natural environment" and comment opposed to suggestion.		
3	35	M.	Pima Floodplain Management  SAHBA/MPA	<ul style="list-style-type: none"> <li>Reference FEMA National Flood Insurance</li> <li>How will these costs be balanced against the increase in cost it would pose on new development and the corresponding decrease in housing affordability?</li> </ul>		
4	35	N.	SAHBA/MPA	How is "balanced" defined?		
5	35	O.	Resident	Including stormwater? Effluent?		
6	35	New goal	Bill Adler, Dev	"Support climate mitigation and adaption strategies that benefit the public health, economy and the environment to build resilience"		
7	36	SD.1.	Pima County Office of Sustainability	"... that protects Oro Valley's natural resource and ecosystem service functions, and provides..."		
8	36	SD.6.	Bill Adler, Dev	Add Lambert Lane, Naranja, La Canada, Moore, and 1 <sup>st</sup> Avenue as Scenic Corridors or receive protection in ESL zoning code		
9	36	SD.1. - 10.	SAHBA/MPA	Unwelcoming of new development		
10	36	General	PC Office of Sustainability	Cultural resources should be included in open space discussion.		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
11	36	First paragraph	SAHBA/MPA	"... to acquire additional open space areas." How will this cost be balanced against increased costs of new development and decrease in housing affordability?		
12	36	New policies	Pima County Development Services	Additional ideas: <ul style="list-style-type: none"> <li>• <a href="#">Preparing for climate change</a></li> <li>• <a href="#">Reuse of abandoned golf courses</a></li> </ul>		
13	39	WR.1.	Resident	"And conservation" is redundant. Clarify?		
14	39	WR.3.	Resident	<ul style="list-style-type: none"> <li>• Define "alternatives"</li> <li>• "... and <del>reduce</del> <a href="#">eliminate</a> groundwater level declines."</li> </ul>		
15	39	General	Residents	<ul style="list-style-type: none"> <li>• Have water plan in place to plan for continued drought and population increase.</li> <li>• The lack of water supply may require stopping development in order to stop reducing groundwater supply. Should be discussed here.</li> </ul>		
16	41	CR.3.	Historic Preservation Commission	<ul style="list-style-type: none"> <li>• Remove "rehabilitate" to avoid precluding ability to restore, reconstruct, etc.</li> <li>• Replace "preserve" with "<a href="#">protect</a>"</li> </ul>		
17	42	CE.1.	Bill Adler, Dev	Remove "leading by example". Town should provide guidance.		
18	42	CE.3.	SAHBA/MPA	How does Oro Valley plan to lead efforts which contribute to a regional reduction in air pollution and greenhouse gas emissions? SAHBA and MPA do not support any new requirements for residential development.		
19	42	CE.4.	SAHBA/MPA	Strike phrase "including solar". SAHBA and MPA do not support application to residential construction.		
20				•		
21	73	Action 66	Don Bristow, Com	<ul style="list-style-type: none"> <li>• Remove "homeowners associations" and replace with resident-members of HOA, not HOA documents</li> </ul>		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
				<ul style="list-style-type: none"> <li>Create public use agreement for natural resource areas with homeowners associations, represented by home owners, residents, and property owners.</li> </ul>		
22	73	Action 67	Pima County Development	Training to do what? Clarify.		
23	74	Action 69	Diane Bristow, Dev SAHBA/MPA	<ul style="list-style-type: none"> <li>Delete “and buffer”</li> <li>Is buffering an effective use of limited land?</li> </ul>		
24	74	Action 70	SAHBA/MPA	Change “require” to “encourage”		
25	74	ACTION 71	Residents	<ul style="list-style-type: none"> <li>Gradually introduce changes with the ESLO so that established neighborhoods are respected and have compatible, comparable land use and density.</li> <li>Compromise between cluster and existing large-lot</li> <li>Ensure back and side yards are retained in cluster development through means such as floor-area-ratio.</li> </ul>		
26	74	Action 72 General	Pima Floodplain Management Bill Adler, Dev Residents  Residents, Diane Bristow, Doug McKee	Introduction: add “elevations, floodplains and riparian habitat and ridgelines, by:” Bullet 2: Change “discourage” to “deny” Define “unnecessary spread of development” Bullet 3: Eliminate clustering Residents prefer open space between housing. Limits diversity of housing. People feel clustering creates high-density Controversial <ul style="list-style-type: none"> <li>Will this infill lead to urban sprawl-type community?</li> </ul>		
27	75	Action 73	SAHBA/MPA  Bill Adler, Dev	Bullet 2: How is this possible? How can this be done without knowing exactly where/how these parks will be? Protect residents from views of the parks		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
28	75	Action 75	Town of Marana SAHBA/MPA	<ul style="list-style-type: none"> <li>Add bullet: "Ensure that any recreational trail density is appropriate to wildlife needs in natural areas."</li> <li>How will this cost be balanced against the increased cost these measures impose on new development and affordability?</li> </ul>		
29	75	Action 80	SAHBA/MPA	Replace "require" with "encourage"		
30	76	Action 81	Bill Adler, Dev Pima Floodplain Management	<ul style="list-style-type: none"> <li>Add <b>desalinization</b></li> <li>Add "including Low Impact Development and Green Infrastructure (LID/GI)"</li> </ul>		
31	76	Action 85	Youth Advisory Council	Town should take steps to use reclaimed water on all golf courses.		
32	76	Action 86	Pima County Dev. Services SAHBA/MPA	<ul style="list-style-type: none"> <li>Does this apply to public or private projects or both?</li> <li>Remove "greywater" requirement</li> </ul>		
33	76	New action	Pima County Office of Sustainability	Identify zoning and other code barriers that inhibit grey water reuse and rainwater harvesting and storage		
34	76	Action 87	Resident	<ul style="list-style-type: none"> <li>"Create, <b>implement and monitor</b> programs..."</li> <li>Replace "create" with "<b>expand</b>", as programs exist</li> </ul>		
35	76	Action 89	SAHBA/MPA	Address the implications and impact for the development community and the purpose of water impact fees.		
36	77	New action	Pima Floodplain Management	"Update design standards in existing code and policy to align with County policies and maps including but not limited to; Design Standards for Detention and Retention and Riparian Habit Protection and Mitigation regulations."		
37	78 79	Action 105 and Action 110	Historic Preservation Commission Bill Adler, Dev	<ul style="list-style-type: none"> <li>Develop local professional Historic Preservation Commission resources to identify, protect and celebrate culturally significant structures, records and places within Oro Valley.</li> </ul>		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
				<ul style="list-style-type: none"> <li>Community will not financially support maintaining history of Oro Valley.</li> </ul>		
38	78	Action 106	Historic Preservation Commission	Bullet 4: Replace with action to <a href="#">adopt a preference for acquisition of historic properties suitable for adaptive rehabilitation when acquiring new Town properties.</a>		
39	79	Action 111	AZ Game & Fish	More specific action which measures and meets demand for hazardous waste disposal, <a href="#">“Establish continuous hazardous waste collection and storage facilities at Mountain Vista and Golder Ranch fire stations. Monitor and evaluate community need for fewer or more facilities.”</a>		
40	79	Action 113	SAHBA/MPA Pima County Office of Sustainability	<ul style="list-style-type: none"> <li>Define “best practices”</li> <li><a href="#">“Encourage overall reduction in energy consumption through the application of technology instillation of low energy fixtures, storage and use of a range of renewable energy sources such as solar, biofuels and wind power to meet current and future energy demands and decrease reliance on fossil fuels.”</a></li> </ul>		
41	80	Action 116	Pima County Dev. Services	Bullet 1: add <a href="#">“reduce barriers”</a>		
42	80	New actions	Pima County Office of Sustainability	<ul style="list-style-type: none"> <li><a href="#">Identify zoning and other code barriers that inhibit the latest energy technologies</a></li> <li><a href="#">Coordinate with local power utilities that are developing utility-scale renewable resources or participating in purchase agreements from renewable energy producers</a></li> <li><a href="#">Conserve water resources through alternative energy sources</a></li> </ul>		
43	80	Action 117	Resident	<a href="#">Require Oro Valley Police to drive all electric cars.</a>		
44	80	Action 118	Bill Adler, Dev	Public won’t support increasing awareness. Increase efficiencies within energy, water and electrical uses instead.		
45	80	Action 120		<ul style="list-style-type: none"> <li>Landscaping – <a href="#">emphasize use of larger, mature vegetation for new development</a></li> </ul>		



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#	Page	Item	Comment source	Comment	Last All-Com meeting?	Action? Yes, No, Discuss
			Conceptual Design Review Board SAHBA/MPA	<ul style="list-style-type: none"> <li>Reconsider <b>approval and technology to timing of plant nursery establishment and transplanting of vegetation</b>. Too many trees are lost.</li> <li>Emphasize use of <b>passive water harvesting in development</b>.</li> <li>Remove “consider view conservation”</li> </ul>		
46	81	Action 121	Doug McKee, Com SAHBA/MPA	Prohibiting uses that create air pollution is too vague. Instead, <b>set limits and review work of other agencies</b> .		
47	81	Action 122	SAHBA/MPA	Development industry does not support action		
48	81	Action 123	Town DIS, Permitting SAHBA/MPA SAHBA/MPA	<ul style="list-style-type: none"> <li>Highly reflective roofs provide high energy efficiency. They do not blend with environment aesthetically.</li> <li>“<b>Encourage</b>”, not “require”</li> <li>Development industry does not support</li> </ul>	Yes	
49	81	Action 124	SAHBA/MPA	Removing regulatory barriers has not worked before in promoting green building		
50	81	Action 125	SAHBA/MPA SAHBA/MPA Resident Pima County Office of Sustainability	Bullet 1: Remove requiring solar orientation, as it reduces lot-yield, drives up cost and drives down affordability of new development. Bullet 4: This isn’t possible or realistic. New Bullets <ul style="list-style-type: none"> <li><b>Require solar for all new construction to provide 80% of their energy use</b></li> <li><b>Require residential and nonresidential development to be solar ready</b></li> </ul>		
51	81	New actions	Pima County Office of Sustainability	<ul style="list-style-type: none"> <li><b>Encourage the use of alternative pavement, pervious paving materials for water harvesting</b></li> <li><b>More funding for landscape maintenance.</b></li> </ul>		



## Your Voice Committees

### DEVELOPMENT COMMITTEE

#### General Plan Amendments – Sub-Committee Update

**Purpose:** Information and discussion

**Background:**

In the past, general plan amendments have typically only impacted changes for land use designations on specific properties. For this reason, the Development Committee worked on the drafting of section 6.3 (pgs. 58-62).

**Summary of committee comments:** Comments received from Planning and Zoning Commission, one resident, Development Committee members and the Southern Arizona Home Builders Association and Metropolitan Pima Alliance. (See list of all comments received during 60-day Stakeholder Review Period)

**Development Sub-Committee changes:**

- General:
  - Formatting changes
- Thresholds:
  - Amendment threshold criteria at 40 acres.
- Evaluation criteria:
  - Introduction adjusted to tighten future interpretation of purpose and process of amendment evaluation criteria.
  - Remove reference to adverse community impact, as this is accounted for more clearly elsewhere in criteria.
  - Remove references to development impact on traffic and drainage, as “infrastructure” is more inclusive.

Please make note of any questions or concerns that you have about this section. These will be recorded at the committee meeting and then discussed by the Development Committee during the second half of the agenda.

**Thoughts or comments?**

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**Your Voice Committees**

**Land Use Proposal Open Houses:**

**Oracle at El Conquistador**

- Existing: Commercial/Office Park
- Proposed: Neighborhood Commercial Office
- Reason for proposal: Matches adjacent properties.

*Meeting result: Few attendants, no opposition*  
*Staff Recommendation: Support NCO proposal*

**Tangerine and La Cholla**

- Existing: Low Density Residential
- Proposed: Medium Density Residential
- Reason for proposal: Buffer existing rural development, in commercial corridor, matches development across Tangerine

*Meeting Result: Many attendants, primarily opposed, against changing rural character, possible harm to wells, reduced privacy, increased foot traffic.*  
*Preference for General Plan Amendment process.*

*Staff Recommendation: Remove MDR proposal, potentially address in future.*

**Oracle at Linda Vista**

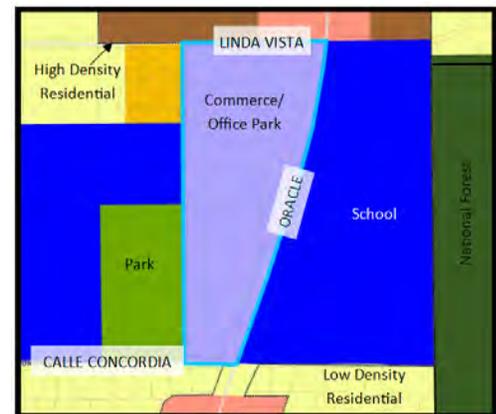
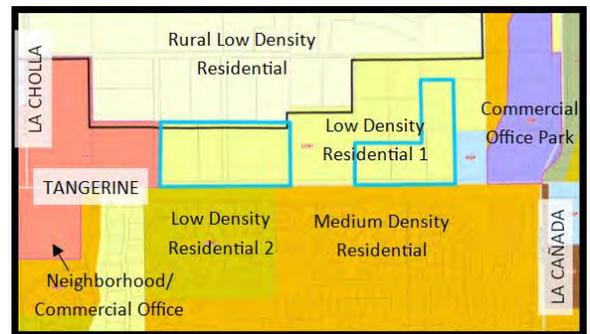
- Existing: Commercial/Office Park
- Proposed: Neighborhood Commercial Office in south, Community Regional Commercial in north
- Reason for proposal: On Oracle Road, provide neighborhood services, align with surrounding commercial/

*Meeting Result: Many attendants, primarily opposed, against change to neighborhood, prefer existing Commercial/Office Park, concerned of noise, pedestrian safety, increased traffic on Linda Vista, children’s safety. Preference for General Plan Amendment process.*

*Staff Recommendation: Remove NCO/CRC proposal, potentially address in future.*

**Thoughts or comments?**

**Existing Land Use**





## Your Voice Committees

The following items are higher level comments for clarification or changes. Please review and note what action you would like to take. We will only take time to discuss those identified as needing discussion by the committee. All new text additions or changes are in blue.

### Land Use Map

#	Page	Item	Comment source	Comment		Last All-Corn meeting?	Action? Yes, No, Discuss
1	53	New Land Use Proposal	WLB Group, Paul Oland	<p><b>New Land Use proposal</b> Southeast corner of Oracle and Hardy Existing: LDR1 Proposed: NCO</p> <p>See Attachments: 1. Land Use Request 2. 2008 Town Council Report, submitted to Town Council for the original General Plan Amendment of the property. The Amendment was denied.</p>			
2	53	Planning Area	Town of Marana	Marana does not support overlapping Planning Area Boundaries. Move Planning Area Boundary to Shannon.			
3	53	Urban Services Boundary	Town of Marana	USB should reflect area that is actually serviceable by the Town of Oro Valley utilities. Area north of Moore Road and west of La Cholla Boulevard extending into Tortolita Mountain Park is not feasible.			
4	53, 57	Tier I Growth Area	Diane Bristow	Doesn't want development on Oracle from Ina to Innovation Park to look like that of Oracle/Orange Grove.			
5	53	Tier II Growth Area	Resident	Tangerine Growth Areas don't seem to provide reasonable buffering to existing neighborhoods.			
6	57	All Growth Areas, second bullet	Diane Bristow Pima County Dev. Services	<ul style="list-style-type: none"> <li>“Conserve significant natural resources and open space in the growth area. <del>and coordinate their relocation, as needed, to similar areas outside the growth area's boundaries.</del>”</li> <li>Locate growth area away from natural resources</li> </ul>			



## Your Voice Committees

### General Plan Goals, Policies and Actions

#	Page	Item	Comment source	Comment	Last All-Com meeting	Action? Yes, No, Discuss
7	46	P.	Pima County Office of Sustainability  SAHBA/MPA	<ul style="list-style-type: none"> <li>“... and conservation elements to increase community interaction, enjoyment and sense of place. Incorporate courtyards, plazas, pocket parks, shade trees and public art to promote healthy community principles and safety by design.”</li> <li>This is not cost effective, which reduces development and affordable housing.</li> </ul>		
8	46	Q.	Pima County Office of Sustainability	“Support multi-modal transportation and transit-oriented development to improve mobility, reduce pollution and reduce traffic congestion. Integrate pedestrian oriented features and bicycle facilities to discourage automobile dependence and support healthy lifestyles.”		
9	46	T.	Historic Preservation Commission Pima Floodplain Management Resident	<ul style="list-style-type: none"> <li>“Conservation of natural and cultural resources through effective land use and transportation planning, design, construction and management.”</li> <li>Add “floodplain management”</li> <li>Including attending to natural recharge for water in Oro Valley aquifer?</li> </ul>		
10	46 47	U., W. LU.5.	Bill Alder Conceptual Design Review Board	<ul style="list-style-type: none"> <li>What is an “easy transition”? “Effective transition”?</li> <li>Transitions are respective of the surrounding properties</li> <li>Encourage transitions to consider all elements of site design within and outside of development.</li> </ul>		
11	46	U.	Diane Bristow, Dev	Not all neighborhoods need to be supported by shopping and services which meet daily needs		
12	46	V.	Resident	Define “full recovery”		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Corn meeting	Action? Yes, No, Discuss
13	46	X.	Pima County Office of Sustainability	"Balance growth management strategies and economic development with open space conservation, energy production, transportation networks and available water and environmental resources."		
14	47	LU.4.	Diane Bristow, Dev	"... while minimizing or eliminating impacts to adjacent properties..."		
15	47	LU.4.	Don Bristow, Com	"Promote private and government outdoor lighting that enhances..."		
16	47	LU.7.	PC Office of Sustainability	Add incentivize compact, energy efficient development		
17	47	LU.8.	PC Office of Sustainability Bill Adler, Dev	<ul style="list-style-type: none"> <li>Add support multigenerational housing and neighborhoods</li> <li>Master planning should not be encourage. It does not contain sufficient land use information and is consistently amended.</li> </ul>		
18	47	LU.9.	PC Office of Sustainability	Add incorporate, where feasible and cost effective, complete streets principles and best practices.		
19	47	New policy	Pima County Development Services	<ul style="list-style-type: none"> <li>Call for revitalization/redevelopment</li> <li>Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base and make our communities more efficient without being disruptive to existing neighborhoods.</li> </ul>		
20	55	Intro	Resident	"Needs of developers and residents" gives too strong of value to the development community.		
21	56	DG.2.	SAHBA/MPA	What will additional revenue sources for infrastructure look like? Examples?		
22	63	I.5.	Resident	This statement is very weak. Broadband highly effective in attracting economic development. Needs a planning commission just for broadband to lay out an incremental strategy for achieving it.		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Com meeting	Action? Yes, No, Discuss
23	63	I.6.	Pima County Office of Sustainability	"Provide for safety, efficiency and environmentally sensitive design in stormwater systems <b>with an emphasis on water harvesting and recharge benefits.</b> "		
24	63	I.11.	SAHBA/MPA	Can Oro Valley financially afford to develop a comprehensive transit system?		
25	63	I.13.	PC Office of Sustainability	"... that supports electric, <del>biofuel and CNG vehicles</del> <b>and hybrid vehicles and level-3 charging stations.</b> "		
26	63	New policy	Parks and Rec Advisory Board	<b>Ensure that bicycle path design is safe, integrated with road design and that paths are connected.</b>		
27		General	PC Dev Services Residents and Committee Members	With so little land left in Oro Valley, it is more critical than ever to critically evaluate what development is best for each area left. <ul style="list-style-type: none"> <li>• Focus on infill of vacant properties</li> <li>• Needs to fit in with what has been established.</li> <li>• Not rezone and develop with high densities that are incompatible with small town feel and preserving our scenic beauty</li> <li>• Better planning needs to be done so the future construction is more aesthetic (views and wildlife).</li> <li>• Against rapid growth. It does not benefit residents</li> </ul>		
28		General	Resident	Property taxes are too high. Why not move OV to Pinal County?		
29		General	Resident	Require a developer to build at least 60% of development within 1 year, give or take, of project approval to assure developments are truly in demand at time of request.		
30	82	Action 127	Conceptual Design Review Board	Bullet 1: Signs are for advertising, identification and wayfinding. These elements overlap and excessive advertising should not be accommodated. <b>"Signage is intended for identification and direction"</b>		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Corn meeting	Action? Yes, No, Discuss
			Don Bristow, Com  Conceptual Design Review Board	Bullet 2: “Changes to signage codes must be justified with evidence that the change will result in a measurable significant benefit for the residents.”  Additional bullets: <ul style="list-style-type: none"> <li>• Emphasize consistency in sign size and placement</li> <li>• More pro-active sign enforcement</li> </ul>		
31	82	New action	Don Bristow, Com	“Except for emergencies and infrastructure construction and repairs, the Town and quasigovernmental entities must comply with Town codes and ordinances for signage.”		
32	82	Action 128	SAHBA/MPA	Replace “require” with “encourage”		
33	82	Action 131	SAHBA/MPA	Where are proposed locations for transit-oriented development and walkable neighborhoods?		
34	82	New action	Conceptual Design Review Board	Currently, development is rather vanilla due to over-emphasis on similarity and desert pallet. Enable variety of architectural colors and textures that integrate with the community and don’t emphasize sameness.		
35	82	Action 132	Bill Adler, Dev  Conceptual Design Review Board Bill Adler, Dev	<ul style="list-style-type: none"> <li>• Incorporate land uses consistent with surrounding development and residential acceptance.</li> <li>• Respect Planned Area Development standards and seek to harmonize differentiating design requirements in the Town and between existing and new development.</li> <li>• Discontinue Master Planning</li> </ul>		
36	82	Action 134	Bill Adler, Dev  Doug McKee, Com Diane Bristow	<ul style="list-style-type: none"> <li>• Regain identity of low-density, hospitality-oriented community through annexations of State Lands</li> <li>• Include “water planning to avoid any further depletion of the water aquifer”</li> <li>• Include public participation</li> </ul>		



### Your Voice Committees

#	Page	Item	Comment source	Comment	Last All-Corn meeting	Action? Yes, No, Discuss
37	83	Action 137	Bill Adler, Dev	Bullet 1: Inventory of existing housing does not indicate future needs		
38	83	Action 139	Bill Adler, Dev	The public is not concerned with this issue. This is a staff issue.		
39	83	Action 142	SAHBA/MPA	Define “desirable economic development”		
40	84	Action 146	Parks and Rec Advisory Board Bill Adler, Dev	<ul style="list-style-type: none"> <li>Bicycle lanes should be <b>required, safe and connective</b>.</li> <li>The public is not concerned with this issue. This is a staff issue.</li> </ul>		
41	84	Action 148	SAHBA/MPA	Why will Oro Valley be re-examining zoning code parking ratios?		
42	85	Action 150	Bill Adler, Dev	Town is 85-95% built out. Long-range planning is not a priority for future design.		
43	85	Action 151	Doug McKee, Com	“Define measures, identify and <b>assign a high priority</b> on available funding to provide for the continued proactive maintenance of a high-quality <b>pothole-free</b> street system.	Yes	
44	85	Action 153	SAHBA/MPA  Pima County Office of Sustainability	<ul style="list-style-type: none"> <li>Roadway public art, landscaping and light poles will significantly increase maintenance costs.</li> <li><b>Landscape along collector streets for pleasant walking and biking connections to bus stops and for multi-use trails along major and minor streets.</b></li> </ul>		
45	85	Action 154	Bill Adler, Dev	This action is not reasonable for a rural community.		
46	86	Action 162	Doug McKee, Com  Parks and Rec Advisory Board	<ul style="list-style-type: none"> <li><b>Oracle/1<sup>st</sup> Ave</b> should be noted for high priority in pedestrian access improvement.</li> <li>Last bullet, “Evaluating Town programs and creating opportunities <b>with community organization and local agencies</b> to increase walking opportunities for school children.”</li> </ul>		



## Your Voice Committees

### AGENDA ITEM #3 Final issues/concerns

Are there any final issues or concerns you would like to discuss at the meeting?  
Please note, staff will continue to edit and refine the draft based on committee feedback.



## Your Voice Committees

### SCHEDULE and NEXT STEPS

The following schedule outlines key steps for the General Plan. The overall intention is to allow adequate time for review, with the Your Voice Committees having final review before the public hearings later this year.

STAGE	TASKS	DURATION	START	END
<b>RECOMMENDED DRAFT WORK</b> (90% draft version)	Staff – collect comments, identify revisions	Ongoing		8/11
	Committee Review and Meeting	1 week	8/13	8/18
	Staff Revisions and Document Production	2 weeks	8/20	9/2
	Publish Recommended Draft (90% draft)		9/2	9/4
<b>PUBLIC HEARINGS</b>	Planning and Zoning Study Session		9/15	
	Planning and Zoning Commission Hearing #1		10/6	
	Planning and Zoning Commission Hearing #2		10/20	
	Town Council Briefing		10/21	
	Town Council Hearing		11/4	
<b>PHASE 3</b>	Outreach to community – Did we get it right?		Jan 2016	Oct 2016
	Community surveys			
	Final Revisions			
	Public Vote		Nov 2016	

# Land Owners and Developers Open House Questionnaire



## Instructions:

- A. Review the enclosed Land Use Map
- B. Complete the Questionnaire to the best of your abilities.
- C. Return the Questionnaire via mail or email by July 31, 2015 to:

*Town of Oro Valley  
 Nora Campbell, Planning Division  
 11000 N. La Canada Drive  
 Oro Valley, AZ 85737*

*ncampbell@orovalleyaz.gov*

## Questions:

<b>Property Information</b>	1. What is the property address?																		
	The property lies south of designated commercial land at SW corner of Oracle Road and Hardy Road.																		
	2. What is the property parcel number(s)?																		
	A portion of 225-13-003B																		
	3. What is the approximate acreage of the property?																		
4.7 ± acres																			
4. Please go to the Town's website and view the current General Plan Land Use Map. What is the current land use designation for this property?																			
<table border="0"> <tr> <td><input type="checkbox"/> Growth Area</td> <td><input type="checkbox"/> Neighborhood Commercial / Office</td> </tr> <tr> <td><input type="checkbox"/> General Plan Significant Resource Area</td> <td><input type="checkbox"/> Public / Semi-Public</td> </tr> <tr> <td><input type="checkbox"/> Rural Low Density Residential (0 - 0.3 DU/AC)</td> <td><input type="checkbox"/> Community / Regional Commercial</td> </tr> <tr> <td><input checked="" type="checkbox"/> Low Density Residential (0.4 - 1.2 DU/AC)</td> <td><input type="checkbox"/> Commerce / Office Park</td> </tr> <tr> <td><input type="checkbox"/> Low Density Residential (1.3 - 2.0 DU/AC)</td> <td><input type="checkbox"/> School</td> </tr> <tr> <td><input type="checkbox"/> Medium Density Residential (2.1 - 5 DU/AC)</td> <td><input type="checkbox"/> Open Space</td> </tr> <tr> <td><input type="checkbox"/> High Density Residential (5+ DU/AC)</td> <td><input type="checkbox"/> Park</td> </tr> <tr> <td><input type="checkbox"/> Master Planned Community</td> <td><input type="checkbox"/> National Forest</td> </tr> <tr> <td><input type="checkbox"/> Resort / Golf Course</td> <td><input type="checkbox"/> Undesignated Area</td> </tr> </table>		<input type="checkbox"/> Growth Area	<input type="checkbox"/> Neighborhood Commercial / Office	<input type="checkbox"/> General Plan Significant Resource Area	<input type="checkbox"/> Public / Semi-Public	<input type="checkbox"/> Rural Low Density Residential (0 - 0.3 DU/AC)	<input type="checkbox"/> Community / Regional Commercial	<input checked="" type="checkbox"/> Low Density Residential (0.4 - 1.2 DU/AC)	<input type="checkbox"/> Commerce / Office Park	<input type="checkbox"/> Low Density Residential (1.3 - 2.0 DU/AC)	<input type="checkbox"/> School	<input type="checkbox"/> Medium Density Residential (2.1 - 5 DU/AC)	<input type="checkbox"/> Open Space	<input type="checkbox"/> High Density Residential (5+ DU/AC)	<input type="checkbox"/> Park	<input type="checkbox"/> Master Planned Community	<input type="checkbox"/> National Forest	<input type="checkbox"/> Resort / Golf Course	<input type="checkbox"/> Undesignated Area
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<input type="checkbox"/> Master Planned Community	<input type="checkbox"/> National Forest																		
<input type="checkbox"/> Resort / Golf Course	<input type="checkbox"/> Undesignated Area																		
5. What is the current zoning designation (if known) for this property?																			
R1-144																			

<b>History of the Property</b>	6. Has this property been part of a land use or zoning amendment request in the past?
	Yes
	7. If yes, what approximate timeframe did this occur and what were the results?
	2008 -- The request was supported by Town Staff and the Planning & Zoning Commission, but denied by Town Council because of its proximity to one of the Council Member's homes at the time.
<b>Future of the Property</b>	8. What changes would you like to see for this property's land use designation?
	Neighborhood Commercial Office (NCO) Land Use designation, just like the land to the north, a portion of which is already zoned C-1
	9. What are the reasons for this suggested land use designation change?
	Along the nine miles of Oracle Road frontage from Ina Road north through Rancho Vistoso, this is almost the only property not designated for HDR or Commercial Use
	10. What would you like to see happen on this property in the future?
	This land should be planned and developed in conjunction with the commercially designated land to the north. Appropriate uses would be neighborhood commercial, office or hospitality.
<b>Comments</b>	11. Any final comments or suggestions?
	The growth area boundary along Oracle Road should be expanded to include this land. The wash that crosses the property is protected by ESLO. Please contact me with questions.
	Thank you.
<b>Contact</b>	Please list your name and contact information below:
	Paul Oland -- The WLB Group, Inc. (520) 881 - 7480 4444 E. Broadway Blvd. Tucson, AZ 85711 gpoland@wlbgroup.com

Comments or questions? Contact project staff:

*Nora Campbell, Planner*  
*Your Voice, Our Future Project*  
 (520) 229-4822; [ncampbell@orovalleyaz.gov](mailto:ncampbell@orovalleyaz.gov)

## TOWN OF ORO VALLEY

COUNCIL COMMUNICATION

MEETING DATE: November 19, 2008

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**TO:** HONORABLE MAYOR & COUNCIL

**FROM:** Sarah S. More, Planning and Zoning Director

**SUBJECT:** **Public Hearing: Resolution No. (R) 08 - \_\_\_\_\_, Skyline Ridge LLC., represented by The WLB Group,** requests approval of a Minor General Plan Amendment from low density residential to neighborhood commercial/office, located in proximity to the southwest corner of Oracle Road and Hardy Road, OV11-08-02.

### **EXECUTIVE SUMMARY:**

The property is located on the west side of Oracle Road directly north of Camino Greenfield. The site is approximately 4.7 acres in size and commercial uses are proposed. The applicant has expressed a desire to build a boutique hotel, which is one of many uses that could be enabled. This development would be an expansion of the existing commercial area presently zoned C-1, Commercial, directly north of this property. At the intersection of Oracle and Hardy Roads, the northeast, southeast and southwest corners are currently zoned C-1, Commercial.

The majority of the site is designated as a Significant Resource Area (SRA) in the General Plan. There are numerous large size culverts approximately 8' x 8' in size that cross underneath Oracle Road, along the southern portion of the property. This wash originates several miles upstream at the peak of the mountains. On the property, this portion of wash is not designated as a riparian habitat; however, the same wash on the east side of Oracle Road is designated as protected riparian habitat. If the General Plan amendment is approved, the applicant will be required to study the exact boundaries of the riparian area. This would be a significant component of a future rezoning.

### **PLANNING & ZONING COMMISSION RECOMMENDATION**

The General Plan amendment has been reviewed by the Planning & Zoning Commission in a study session and two public hearings. At the most recent public hearing held on September 11, the Planning & Zoning Commission voted unanimously (7 – 0) to recommend conditional approval of the minor general plan amendment for this project. The conditions specified by the Commission are included in the attached Exhibit A. The following amendments were made:

#### Exhibit A – Conditions Added

- *Limit the floor area ratio to .25%.*
- *Provide a minimum open space of 25%.*
- *Limit the building height to 18' for the entire site.*
- *Provide buffer yard of 50' on the western property line adjacent to the residential homes.*
- *The property is developed in conjunction with the property to the north.*
- *Service areas must be screened from visibility to the west.*
- *The hours of trash pickup are limited between 8am and 9pm.*
- *The design of the property must focus on pedestrian scale per the Town Design Guidelines with attention to courtyards/amenities, doors, windows and architectural details. The design must be*

**TOWN OF ORO VALLEY**

- *coordinated with multiple buildings avoiding a continuous row of buildings facing the street and achieve visual compatibility as determined by the Development Review Board.*

Exhibit B – Condition Removed (it is no longer necessary due to withdrawal of portion of amendment).

- 2.B – Access to this site shall be from Oracle Road only. Refer to the Town of Oro Valley Zoning Code Sections 24.5.E.2 & 3 for access specifications and allowances to Oracle Road.

**TOWN COUNCIL STUDY SESSION**

At their special meeting of October 22, 2008, the Town Council had a study session to discuss the proposed item. The purpose of the meeting was to gather information and provide feedback to staff in order to prepare for the Town Council public hearing. No recommendation was made.

The following concerns were mentioned:

- Developable portion of site.
- Treatment of wash on the southern portion of property and drainage impacts to adjacent neighbors.
- Proposed development should be planned as part of the properties to north.

**BACKGROUND:**

The following is a synopsis of the proposal:

<b>Application</b>	<b>General Plan Designation</b>	<b>General Plan Density Range</b>	<b>Acreage</b>	<b>Zoning enabled for future public hearing</b>	<b>Potential Development</b>
<b>Existing</b>	Low Density Residential 1  Significant Resource Area	(0.4 -1.2)  Lowest allowable in district	4.7  4.7 (same area as LDR 1)	LDR 1: R1-36, R1-43 and R1-72	Residential – approximately 5 homes
<b>Proposed</b>	Neighborhood Commercial  Significant Resource Area	.25 FAR  Lowest allowable in district	4.7  1.2 (within overall site)	C-N and C-1	Boutique hotel & all other C-N & C-1, Commercial uses

The applicant has recently revised the general plan amendment application for this project to remove the southern portion of property (existing medium density residential). The original proposal of 5.9 acres has now been reduced. The attached map reflects the new proposal and because of this change, the general plan amendment is now considered a “minor amendment.” Therefore, it would only require a simple majority vote of the Town Council to approve the amendment.

Nature of Request

A General Plan amendment is any proposed change in land use that occurs between the scheduled updates. The General Plan differentiates between major and minor amendments. The type is determined based on the amendment matrix table and other specified criteria as outlined in the General Plan. Most applications to increase land use density require a major plan amendment. A General Plan amendment is a pre-requisite to establish permitted land use/density and allow for subsequent rezoning.

The OVZCR Section 22.2 outlines specific requirements for minor amendments. The following is a summary:

- At least one neighborhood meeting is required, prior to scheduling the project for a Planning & Zoning Commission hearing.
- Public notification in accordance with state requirements.

All of these requirements have been exceeded.

Existing General Plan Land Use Designations

The existing General Plan designation is Low Density Residential 1 (LDR1, 0.4-1.2 DU/AC) and overlaid with a Significant Resource Area (SRA). Each is defined as follows:

- LDR1: *“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.”*
- SRA: *“This designation denotes areas that contain key historic or archeological sites or other environmentally sensitive lands. It is an overlay that includes areas that have been preserved and those that should be preserved through the methods listed in the Open Space and Natural Resources Conservation Element. Any development that takes place in these areas should be at the lowest density allowable in the underlying designation and should include mitigation measures consistent with the Endangered Species Act (ESA), the National Historic Preservation Act (NHPA) and other laws, as appropriate, to a specific resource area. Mitigation of development impacts should also blend with the natural landscape, promote preservation of scenic vistas, protect wildlife habitat and cluster development within the least sensitive portions of the SRA.”*

Proposed General Plan Land Use Designations

The proposed General Plan amendment would change the land use designation to Neighborhood Office/Commercial (NCO) and is defined as follows:

*“This designation denotes commercial and office areas located with good arterial access (ie., at the intersection of arterial roadways or along Oracle Road) that are close to residential areas. Within these areas, such as grocery stores, drugstores, and offices tend to serve the surrounding neighborhoods and are integrated with*

TOWN OF ORO VALLEY

those neighborhoods. Offices include professional offices, tourism-related businesses, and services. The recommended maximum FAR in the NCO designation is that of the C-1, Zoning District.”

Zoning and Overlay Districts

The existing zoning on the property is R1-144, Single Family Residential District (a minimum of one residence per 3.3 acres) and is located within the Oracle Road Scenic Corridor Overlay District (ORSCOD).

SRA Objective

The objective of an SRA designation is to highlight areas where the goal is preservation. In fact, the Open Space and Natural Resources Conservation element includes Goal 11.1: “To protect the environmentally sensitive open space areas within the Planning Area.”

When such areas are proposed for rezoning and/or development, there is strong emphasis on using the lowest density possible within the applicable General Plan designation range and extensive mitigation that includes density transfers, etc. Mitigation methods in the Open Space and Natural Resources Conservation element include, “clustering, transfer of development rights, and density bonuses which may increase the number of units in an area shall include standards to ensure that other environmentally sensitive areas and existing neighborhoods are not adversely affected.”

Current Site Conditions:

- The property is 4.7 acres in size and currently vacant and undeveloped.
- Two washes transverse this area from east to west with culverts underneath Oracle Road. The southern wash is located within the subject property. Water flows from this wash continue west to the adjacent residential subdivision. The wash is designated as Town Riparian Habitat on the east side of Oracle Road; however, the designation does not occur on the west side (onsite).
- The site is relatively flat with slopes of less than 15%. In general, the site slopes gradually from east to west.
- There are areas of dense vegetation located sporadically throughout the site consisting of typical desert vegetation (mesquite and palo verde trees, etc).

Surrounding Uses

<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
North:	C-1, Commercial District R-6, Multi Family Residential	Vacant Land (south side of Hardy Road) Existing Apartments (north side of Hardy Road)
South:	R-4, Townhouse Residential	Casitas Del Norte Townhomes
East:	C-2, Commercial District R-6, Multi Family Residential	Self Storage Facility Sunny Slope Townhouses (both located across Oracle Road)
West:	R1-36, Single Family Residential	Rancho Feliz Subdivision

Process to Date and Projected Schedule

- P&ZC Site Tour April 29, 2008
- First Neighborhood Meeting May 8, 2008
- P&ZC Study Session June 3, 2008
- First P&ZC public hearing July 15, 2008
- Second Neighborhood Meeting August 7, 2008
- Second P&ZC public hearing September 11, 2008
- Town Council Study Session October 22, 2008
- Town Council public hearing November 19, 2008

**ANALYSIS OF GENERAL PLAN AMENDMENT REQUEST:**

Staff's analysis of the proposal is based on the following: General Plan amendment criteria, General Plan policies, preliminary environmental analysis, neighborhood meetings, review agency comments, and input provided by the Planning & Zoning Commission.

General Plan Amendment Criteria:

The Oro Valley General Plan states that *“the disposition of the General Plan amendment proposed shall be based on consistency with the vision, goals, and policies of the General Plan, with special emphasis on:*

1. *The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification; and*

A significant amount of commercial development has occurred along the Oracle Road corridor as the population of the Town has grown. This parcel is designated as Low Density Residential (LDR1). Along the entire length of the Oracle Road corridor, there are very few properties that are designated as LDR1 (directly adjacent to the Oracle). Typically, low density residential is not compatible adjacent to a busy roadway. In an area dominated by higher land use intensities, the majority of the properties along this portion of Oracle Road include townhomes, apartments and other commercial/office uses.

The current designation most likely reflects the intent to preserve the areas as indicated by the SRA. Targeted areas can be preserved with an increased intensity/density of land use. It is not clear that “conditions in the community have changed.”

2. *The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environment compatibility; and*

## TOWN OF ORO VALLEY

The proposed amendment would provide additional commercial services in the area. The proposed NCO designation would assure that a site large enough for a well designed commercial development is feasible.

Providing mitigation measures to minimize impacts to the adjacent residential homes and preservation of the wash along the south side of the property would further insure compatibility. Potential uses, scale of the development, building heights, buffering, etc., will specifically be addressed as part of any future rezoning.

3. *The proposed change reflects market demand which leads to viability and general community acceptance; and*

The applicant states that development of a boutique hotel will be proposed. Demand is addressed by the applicant on page 4 of his justification. The following is a list of existing and proposed hotels in Oro Valley:

- Hotel with the El Corredor Development - Oracle & Linda Vista
- Hotel within Mercado Del Rio off Pusch View Lane
- Hilton - El Conquistador Resort
- Holiday Inn Express – San Jose Plaza
- Wingate Inn – Steam Pump Village
- Hotel within Neighborhood 3 in Rancho Vistoso

In close proximity to this site, there are numerous commercial sites that are very slowly developing and others that are vacant.

There are no assurances that a hotel would actually be built. The land use designation being proposed would also permit other uses such as retail, office and restaurant, etc., within the NCO designation. Specific uses would be identified as part of the rezoning and compatible land uses for this site could also include a high density residential designation (townhomes/apartments).

4. *The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.*

The properties along Oracle Road are dominated by high density residential and commercial. This amendment would not adversely impact the community as a whole. Rezoning mitigation measures such as providing additional building setbacks, landscaped bufferyards, limiting building heights, etc., may be established to minimize development impacts to the surrounding area, specifically the adjacent residential homes.

The property is located within the Oracle Road Scenic Corridor Overlay District which further achieves development limitations along the corridor assuring compatibility and

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minimizing impacts to the community. The requirement to maintain all significant vegetation within 100' of the property line/right-of-way is a primary example.

Please note the applicant has addressed each of the findings above in the site analysis submittal (provided to Town Council October 22, 2008, study session agenda).

### General Plan Policy Conformance

This amendment proposal has been reviewed with regard to all applicable General Plan goals and policies. The following goals and policies are noteworthy for this application: (General Plan goals and policies are shown in italics followed by staff commentary).

#### **The following Goals and Policies are noteworthy:**

- Policy 1.1.3, *“The Town shall continue to avoid development encroachment into washes, riparian areas, designated open space and environmentally sensitive lands.”*
- Policy 11.2.11, *“The Town shall protect and enhance contiguous areas of key habitats rather than small segmented remainder parcels.”*

A wash is located along the southern portion of the property and preservation will be necessary considering the vegetation and water flows in the area. Determining the boundaries of the wash will be essential since it is not designated as a riparian habitat. At this point, it has not been determined how much preservation should occur since a formal environmental analysis has not been completed to pinpoint the boundaries. This is best achieved as part of the rezoning. As part of any rezoning on this site, wash areas and significant stands of vegetation should be preserved in place.

- Policy 1.2.1, *“The Town shall maintain Oro Valley’s predominantly low density character while considering needs of financial stability and infrastructure efficiency.”*

The property is located along Oracle Road, a major thoroughfare. The intersection of Oracle and Hardy Roads is predominantly high density residential and commercial/office uses. From these properties, there is no land use transition to the lower density areas in the immediate neighborhoods. The existing land use designation does not fit the character of the area.

The proposed NCO designation would provide commercial infill to provide revenues and financial stability to the town.

- Policy 1.1.3, *“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 for buffering to be taken into account.”*

The property north of this site is currently designated on the General Plan land use map as neighborhood commercial/office. The applicant has proposed this amendment site to be an expansion of the existing

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commercial area. The proposed site consists of approximately 4.7 acres and the adjacent property to the north is approximately 6.2 acres. Because of the size of the property, the type and scale of any future commercial development would likely be limited to a smaller scale project.

As previously mentioned, the site consists of approximately 4.7 acres; however, due to the various site constraints (preservation of southern wash and ORSCOD natural bufferyard of 100') only approximately 2.78 acres of the property could be developed. This is based on a very preliminary analysis by staff. Once all other site improvements are factored in such as buildings, parking, setbacks and landscaping, it may be difficult to have a developable lot for a stand alone project; therefore, this site would be an expansion to the existing commercial area to the north.

Adequate buffers would need to be considered to provide adequate separation and dense screening from the adjacent residential homes. The specifics of this would be handled as part of the rezoning and development plan process.

- Policy 1.3.4, *"The Town shall encourage new development to locate uses that depend on convenient transportation access (higher density residential and commercial) near major arterial streets."*

Encouraging commercial development along a major thoroughfare (Oracle Road) would be appropriate, considering the easy transportation access. This would be compatible with other higher intensity uses in the area.

- Policy 1.4.3, *"The Town reasonably wishes to be satisfied that sufficient demand exists before authorizing a higher land use intensity than present zoning permits."*

Numerous areas in close proximity to this site are currently zoned as commercial. The majority of the properties located on the east side of Oracle Road extending between Hardy Road and Calle Concordia are currently designated as neighborhood commercial office and most of them are vacant and undeveloped.

General Plan amendments are often initiated well in advance of a specific market for a particular use. Given that the plan amendment, rezoning and development review process in the Town typically take 3 years, it is difficult to measure market demand at this time. Staff is aware of a continuous demand for lodging and/or interest in developing such uses. Furthermore, the current land use designation is not viable from a market standpoint.

- Policy 2.1.4, *"The Town shall continue to require that all development proposals employ design strategies that minimize changes to existing topography and the disturbance of existing vegetation."*  
The majority of the property is designated as SRA and vegetation is located sporadically throughout the site. Areas of significant vegetation are primarily located along the Oracle Road frontage. Significant vegetation within 100' of Oracle Road will be preserved in accordance with code requirements.
- Policy 11.2.1, *"The Town shall ensure that development will provide for coordinated and enhanced protection of key habitat areas."*
- Policy 12.1.1, *"The Town shall require that natural washes (defined as riparian habitat and 100 year*

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*floodways) be kept free from development that would adversely impact floodway capacity or characteristics.”*

- Policy 11.2.6, “*On sites that have reasonably high potential to contain essential or key habitats, or contain or support special-status species, the Town shall require the project applicant to have the site surveyed by a Town-qualified biologist as part of the application process.*”

The wash along the southern portion of the property is not designated as a Town protected riparian habitat; however, the wash is protected on the east side of Oracle Road. Based on the vegetative characteristics adjacent to the wash and culverts underneath Oracle Road, it is evident that there are adequate water flows

from upstream. The vegetation within the wash meets the criteria of a “riparian habitat” and staff recommends that the wash be preserved as part of any rezoning of the property. See condition 1 in Exhibit A.

The SRA designation denotes “areas that have been preserved and those that should be preserved.” The majority of the site is designated as an SRA but in general does not have substantial vegetative characteristics beyond the area of the southern wash. In sum, the key portions of the property that should be preserved are the wash and other areas along the Oracle Road frontage in accordance with the ORSCOD landscape requirements.

- Policy 11.3.1, “*View protection is to be an essential aspect of development review and project approval.*” The layout of the proposed development must conform to ORSCOD requirements to minimize any viewshed impacts. As previously mentioned, other mitigation measures such as providing additional building setbacks, landscaped bufferyards and limiting building heights, etc., should be established to preserve the adjacent neighbor views. The building height permitted within the C-N and C-1, Commercial Districts is 25’ (for C-N Districts, if a contiguous residential district has a more restrictive height standard that height standard would apply). Furthermore, the ORSCOD limits the buildings to 18’ located within the view corridor.

### **ENVIRONMENTAL ASSESSMENT:**

A formal environmental analysis has not been conducted by staff or the applicant; however, as part of this process, the applicant submitted a Site Resource Inventory (SRI) to address the significant resources of the site and any other environmental constraints (25% slopes, significant vegetation, etc). This plan is typically required in the initial stage of the development process and the primary purpose of the plan is for it to be used as an evaluative tool in which the site design and plant salvage are based. For the purposes of the General Plan amendment, this would serve as a preliminary analysis of the site.

#### *Significant Vegetation*

There are several areas that qualify as “significant vegetation” per the Oracle Road Scenic Corridor landscape requirements. The majority of these areas are located within 100 feet of the Oracle Road frontage. Within the remainder of the site, there are only three smaller areas of significant vegetation. There are no specific areas which exhibit unusual or unique occurrences of plants. The vegetation is sporadic throughout the site.

Washes

Two washes transverse the area from east to west. These washes begin several miles upstream at the peak of the mountains. The southern wash is located within this property. This portion of wash is not designated as a riparian habitat but is identified as a floodplain area. For the most part, the vegetation surrounding the wash does meet the criteria of significant vegetation.

**PUBLIC NOTIFICATION AND NEIGHBORHOOD MEETING COMMENT:**

All property owners within approximately 1,200 feet of the subject property and all HOAs within the Town have been notified of the public hearing. This exceeds the Town notification requirements of 1,000 feet. Since the initial submittal of the application, there have been two neighborhood meetings held by the applicant in May and August. During these meetings, there were many concerns and issues expressed by the neighbors and several letters have been received. There were many general issues that were raised but no specific agreements were made between the owner and residents.

The following were the major issues identified by the residents:

- Definition of boutique hotel.
- Specific uses proposed on site.
- Traffic circulation and patterns of the development.
- Residents expressed that the site should stay as low density residential and not commercial.
- The residents would rather see this site developed as some type of residential (townhomes etc.)
- Residents don't want any change.

All the specific issues such as traffic, building height and setback issues are best addressed as part of the rezoning when a tentative development plan is required to be submitted.

**PLANNING & ZONING COMMISSION**

As part of the motion at the public hearing, the Planning & Zoning Commission was relatively supportive of the proposed general plan amendment, specifically with the treatment of the Significant Resource Area (SRA). The Commission expressed that considering the environmental constraints, careful analysis was achieved to preserve the wash along the south side the property and determine a potential developable area on the property. A significant effort was made taking into consideration the adjacent residential homes by establishing a pedestrian scale design, mitigation measures via setbacks, height limitations and additional buffers, etc.

Furthermore, the Commission expressed that a low density property is not compatible in this infill area. A commercial use would be appropriate adjacent to the higher density uses along Oracle Road. The development of this property would be achieved in conjunction with the property to the north. The proposed amendment would enable land use compatibility with the adjacent properties.

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At the Town Council study session Vice Chair Reddin spoke on behalf of the Planning & Zoning Commission in support of the proposed amendment due to the site design considerations.

### **SUMMARY OF FACTORS:**

#### Findings for:

1. The Planning & Zoning Commission recommended conditional approval.
2. Any adverse impacts to the surrounding areas may be mitigated during the rezoning process.
3. The proposed amendment would be an expansion to the existing area currently designated as commercial north of this property.
4. Protection of the wash on the south side of the property and significant vegetation can be accomplished, as part of a future rezoning.
5. The current designation of low density residential and medium density residential is unrealistic for a site fronting Oracle Road. This land use density is not compatible with the surrounding zoning.
6. The applicant has eliminated the southern portion of the property (medium density residential) as part of this proposal and the application is now considered a “minor” general plan amendment. This eliminates any potential for access to the local residential street.

#### Factors Against:

1. The applicant is proposing a boutique hotel; however, the neighborhood commercial/office designation would include many uses permitted within the C-N and C-1, Commercial Districts that may not be compatible. The specific uses will be determined as part of the rezoning.
2. A thorough environmental assessment has not been completed to assist in determining the extent of the SRA areas.
3. Significant neighborhood opposition has been expressed at the two neighborhood meetings and the recent Planning & Zoning Commission public hearing.

### **CONCLUSION:**

This General Plan amendment proposal has been evaluated using the General Plan goals and policies as well as a preliminary analysis based on a Site Resource Inventory plan to determine the environmental constraints on the site.

The four primary issues are as follows:

- Compatibility with surrounding higher intensity General Plan designations.
- Preservation of the wash on the south side of the property must be established.
- Adequate mitigation measures must be provided to address neighbor concerns.
- Justification of need.

There has been significant opposition from the adjacent neighbors; however, rezoning mitigation measures such as providing additional building setbacks, landscaped bufferyards, limiting building heights, etc., may be established to minimize development impacts to the surrounding area. Furthermore, due to the minimal size of the developable portion of the property, the type and scale of the development would be limited. Also,

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preservation of the wash along the south side of the property would further insure compatibility. In sum, the proposed amendment would not substantially create adverse impacts considering the existing commercial and higher density land uses already in the area.

Based on a formal analysis, and considering the comprehensive project elements, staff recommends approval of the minor General Plan amendment to change the land use designation from Low Density Residential to Neighborhood/Commercial Office, subject to the recommended conditions.