OUR FUTURE

YOUR VOICE

GENERAL PLAN FOR THE TOWN OF ORO VALLEY, ARIZONA

PUBLIC REVIEW DRAFT: JUNE 2015

(60% COMPLETION)

Planning Oro Valley Together

ORO VALLEY ARIZONA

FOUNDED 1974

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FOREWORD

By affirmative majority vote, we the residents of the Town of Oro Valley, Arizona establish and set forth this Plan for the future direction of the Town. The purpose of this Plan is to provide guidance to Town residents, staff, elected and appointed officials in their decision-making process.

This plan was created through the combination of many residents voices, coming together to set a clear vision for a shared future. As such, the Vision, Goals, Policies and Actions laid out in this Plan live on through the action of all those who have shaped the plan, and those who are impacted by the decisions resulting from it.

Most of the General Plan policies and actions will move forward by focusing planning efforts using existing resources. Others will best move forward once a funding source is identified. The community supports these policies and actions and encourages the Town to have a straight-forward community conversation on funding. This dialogue will help to ensure implementation of the priorities of the community, which were identified through this robust planning process.

Formal Actions on *Your Voice, Our Future*

Voter Ratification
Nov. 2016
Proposition #

Briefings, Hearings and Actions: Mayor and Council

Public Participation Plan – May 1, 2013
Survey Data – Nov. 20, 2013
Vision and Guiding Principles – May 7, 2014
Draft Plan – TBD
Final Plan – TBD

Briefings, Hearings and Actions: Planning and Zoning Commission

Public Participation Plan – April 2, 2013
Survey Data and Project Update – Dec. 3, 2013
Vision and Guiding Principles – April 10, 2014
Project Update – Feb. 3, 2015
Draft Plan – TBD
Final Plan – TBD

Public Meetings (hosted or co-hosted by the Town of Oro Valley):

2013: Sept. 26
2014: Jan. 11, 18; Feb. 1; Aug. 27; Sept. 12, 15, 23; Oct. 3, 8, 22; Nov. 4, 17; Dec. 4, 9, 16, 18
2015: Jan 8, 14, 22, 28; Feb 2, 5, 12, 17, 19, 23, 25; March 2, 5, 10, 12, 19, 25; April 8; May 7
2016: TBD

The *Your Voice* team also had a presence at numerous other community events and meetings. For a summary of public participation efforts, please see Appendix 8.5.

INTRODUCTION

1.1. ORO VALLEY, ARIZONA

The Town of Oro Valley area, with its beautiful natural environment and spectacular views, has attracted inhabitants from its earliest prehistoric villages to its current status as a thriving community of over 41,000 residents. The Town's reputation as a friendly and safe place to live, raise a family and retire will continue to attract others seeking a high quality of life. Residents, old and new, are drawn to the Town's economic and lifestyle opportunities, including housing, high-quality educational facilities, entertainment and recreation. Visitors will come to experience the Sonoran Desert and to enjoy Oro Valley's active lifestyle, resorts and cultural offerings. The Town's reputation as a great place to start a business and as a regional center for the biotech industry will also serve to draw employees and businesses.

Oro Valley is and has been a rapidly growing community. The current and expected growth presents the Town with many decisions that must be made to determine what it will look and feel like to live, work, play and do business here in the future.

1.2. WHY PLAN?

The residents of Oro Valley value and treasure this unique place. There is a strong community identity, shared values for the environment and a focused approach to planning. Much of this is a result of community-members who have actively engaged in previous General Plan efforts. These previous Plans have been valued and actively used by the community. Planning is important to the Oro Valley community.

Additionally, Arizona State law requires all cities, towns and counties in Arizona to prepare, update or readopt a document known as a General Plan every 10 years to guide and inform critical decisions about a community's future and quality of life. Although the General Plan addresses immediate concerns, it focuses primarily on the future of the community, particularly on future improvements, land development and growth.

Lastly, significant increases in the population and changes to the demographic profile of Oro Valley have taken place since the last General Plan was adopted in 2005. The Town of Oro Valley's new General Plan, named the ***Your Voice, Our Future*** project by a community-based communications committee, is designed to provide clear direction for the community about future decisions and priorities for the efforts and work of the Town ahead. The ***Your Voice, Our Future*** project also simplifies language, clarifies goals and policies and better addresses current and projected needs and trends.

1.3. CREATING THE PLAN

From the start the ***Your Voice, Our Future*** project mission was to be inspired by Town residents and that it reflect community direction and values in order to be understood, supported and ratified by Oro Valley voters. A Public Participation Plan, adopted by the Oro Valley Town Council on May 1, 2013, was created to garner participation from all segments of the community, including families and youth, and to provide the community and stakeholders with diverse and meaningful opportunities for engagement. The Public Participation Plan far exceeds state mandated public participation requirements for general plan development. It outlines steps needed to engage, encourage and solicit public involvement in the ***Your Voice, Our Future*** project in both traditional and new ways. Resident volunteers played a vital role in carrying these steps out in the community.

The Public Participation Plan followed these must-do's that were created by Oro Valley residents:

- Provide an open, transparent, accountable, inclusive, collaborative and ethical process
- Ensure involvement opportunities are convenient for residents
- Promote sustainable decisions that resonate with the voting community
- Seek and facilitate involvement of all demographics
- Assess efforts on an ongoing basis to ensure best practices
- Include how the public's involvement helps to shape the decisions made for the General Plan

All aspects of the ***Your Voice, Our Future*** project, including its identification and communication methods, are constructed to be clear, engaging and demonstrate the impact of the project on participants' quality of life in Oro Valley and why it should matter to them. Social media tools and small gatherings in convenient locations are key outreach methods. Throughout the public involvement process, participants were encouraged to develop a common sense of purpose and address challenges faced by the community.

The three-year, *Your Voice, Our Future* project includes the following key phases:

Phase 1 – Let's talk!

September 2013 – May 2014

Through open dialogue, the Town's residents and stakeholders established priorities. There were many opportunities to discuss, debate and listen to one another to gain common understanding. The aim was to bring many voices together. The results were formed into a big picture statement or vision about Oro Valley's future. It answers the question, "What should Oro Valley be like in 10 years and beyond?" The vision is further defined through 12 guiding principles. They all work together to illustrate the things that matter most to the community. The community's vision and guiding principles were endorsed by Town Council on May 7, 2014, and set the stage to build a long-range plan of action.

Phase 2 – Let's think!

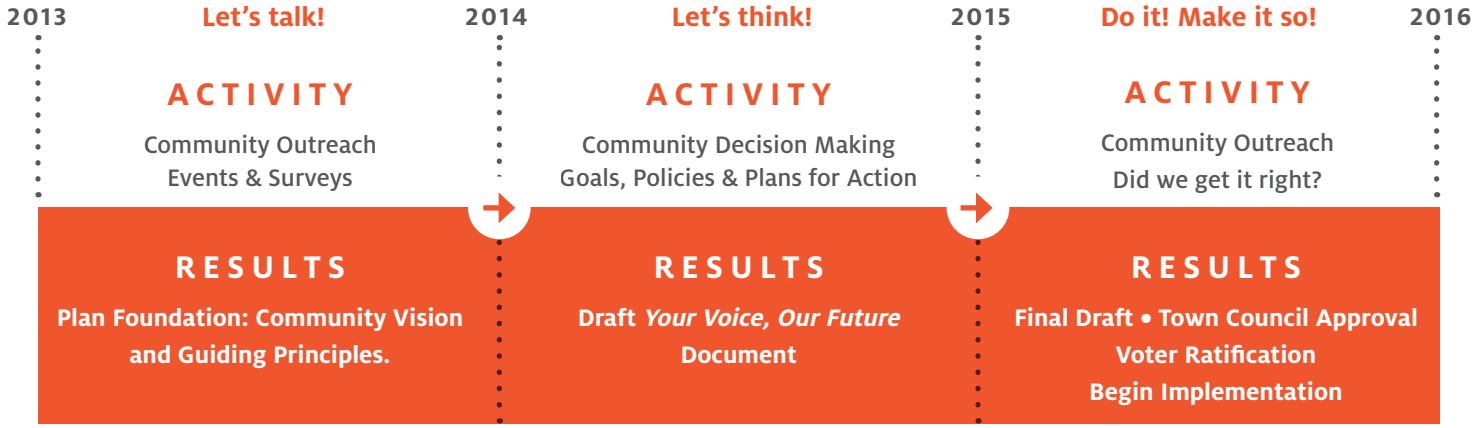
June 2014 – November 2015

Residents and stakeholders came together to think about specific goals and polices for the future. The aim was to understand the community's concerns and aspirations; clarify goals and policies; address needs, preferences and trends; and test assumptions and adjust accordingly. The product is a draft Plan that includes goals, policies and actions reflecting the community values and aspirations from Phase 1.

Phase 3 – Do it! Make it so!

December 2015 – November 2016

The draft of *Your Voice, Our Future* will be presented to the community. The aim is to show how the document, created by Town residents, reflects community direction and to spark additional discussion. The draft will be modified to ensure community acceptance and sound planning. Voters will be encouraged to participate in an election and ratify the draft of *Your Voice, Our Future* (the General Plan) in November 2016.



Vision and Guiding Principles

As a result of Phase 1 of the project, the vision and guiding principles serve as the framework from which the rest of the plan was built and represent the desires of the community. However, they do not serve to prioritize or qualify those desires. During the Your Voice Committee process, committee members frequently were tasked with balancing multiple desires that sometimes contradicted one another. Overall, the goals, policies and actions contained in this Plan represent best efforts to adhere to the vision and guiding principles while balancing priorities for the overall betterment of the community.

ORO VALLEY'S VISION FOR THE FUTURE

To be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will retain its friendly, small-town character, while increasing access to daily services, employment and recreation. The Town's lifestyle continues to be defined by a strong sense of community, a high regard for public safety and an extraordinary natural environment and scenic views.

ORO VALLEY'S GUIDING PRINCIPLES

Focus on community safety and maintain low crime

- Low crime
- Safe streets, neighborhoods and schools
- Quick emergency response times and one-on-one interactions with residents
- Crime prevention programs
- Disaster planning and homeland security preparedness

Ensure integrity of scenic beauty and environment

- Desert and mountain views
- Desert climate and environment
- Wildlife and vegetation
- Open space

Keep the unique community identity as a special place

- Small town feel
- Nice place to live
- Quiet, delightful, laid back and peaceful
- Friendly and neighborly people
- Clean and well kept
- Forward-thinking
- Built environment sets OV apart

Create a complete community with a broad range of shopping, dining and places to gather

- Increase shopping opportunities, services, and restaurants
- Provide more services nearby
- Good place to open a business
- Downtown or central gathering area

Minimize traffic and increase ways to get around Town

- Traffic flow on Oracle Road and develop alternate routes
- Maintain good roads
- Provide more sidewalks and bike lanes
- Increase public transportation

Manage how we grow and maintain high design standards

- Keep small-town feel
- Concern about rapid growth
- Current rate of growth is "about right"
- Increase commercial services and employment opportunities
- Grow by adding new areas to Town limits
- Quality of built environment sets OV apart

Grow the number of high quality employment opportunities

- Health and medical research industries
- Educational institutions
- Research/technical parks
- Visitor and tourist attractions
- Light industry
- Professional office complexes

Ensure Oro Valley is a family-friendly community

- Low crime and safe
- Parks, hiking, recreation and swimming pool access
- Good schools
- Family entertainment
- Activities for all ages
- Opportunities to interact with all ages
- Attract young professionals

Support and build on high quality of schools

- Quality education and high performing schools
- Family, community and governmental support for education and schools

Provide more parks, recreation and cultural opportunities for all ages

- Opportunities to gather as a community such as festivals and cultural events
- Outdoor recreation such as hiking, walking and biking paths
- The arts
- Amenities including multi-use fields, dog parks, skate park, play equipment, ramadas, BMX track, tennis courts and basketball courts

Promote conservation of natural resources

- Energy-efficient building and construction practices
- Green building
- Renewable energy
- Water conservation

Maintain financial stability

- Manage finances prudently
- Strive for a diversified and stable revenue base
- Minimize the financial burden on taxpayers
- Plan for adequate funding of government services desired by the community

Public Participation

Because the ***Your Voice, Our Future*** project is a community developed and driven effort, it isn't possible to name the hundreds of people who volunteered to be a part of the project, attended meetings, responded to surveys and participated in the yourvoiceov.com website. The community has truly benefited from all of the residents and stakeholders who supported the effort and participated in the process. That support ensures that the ***Your Voice, Our Future*** project provides community-based direction for the future that enhances quality of life and is supported by the community. Information on meetings, events and outreach methods can be found in Appendix 8.5. of this document.

Growing Smarter/Plus Framework

The State of Arizona through its Growing Smarter/Plus legislation mandates municipalities adopt a 'General Plan'. The overall purpose of the act is to strengthen the ability of Arizona's communities to plan for growth, acquire and preserve open space, and develop strategies to comprehensively address growth-related issues. All this is to be completed through a comprehensive public participation effort. Updates are also required every 10 years. As the last General Plan for Oro Valley was adopted in 2005, the ***Your Voice, Our Future*** project serves as that required update.

In addition to the overall purpose and public participation requirements of Growing Smarter/Plus, the State also requires certain elements be addressed by a municipality. The required elements are based on the population of the community. These requirements are outlined below.

Sections that are contained in this plan, but are not required by or described by the State include:

- Cultural Resources
- Economy

Elements described by the State, but are not required for Oro Valley or included in this plan include:

- Conservation, Rehabilitation and Redevelopment
- Neighborhood Preservation and Revitalization

Some of the sections or topics do not align strictly with State elements. Instead some elements may be partially covered or cross over into multiple sections. However, it is intended that this Plan fully complies with State requirements. For more information on this compliance, please view the beginning section of each chapter as well as Appendix 8.4.

STATE ELEMENT	REQUIRED?	CHAPTER	SECTION
Housing	No	Community	Complete Community
Recreation	No	Community	Complete Community
Public Buildings	No	Community	Town Services, Buildings and Facilities
Public Services and Facilities	No	Community	Town Services, Buildings and Facilities
Safety	No	Community	Town Services, Buildings and Facilities
Conservation	No	Environment	Sonoran Desert Resources
Environmental Planning	Yes	Environment	Sonoran Desert Resources
Open Space	Yes	Environment	Sonoran Desert Resources
Water Resources	Yes	Environment	Water Resources
Energy	No	Environment	Clean Environment
		Development	Land Use and Design
Land Use	Yes	Development	Land Use and Design
Cost of Development	Yes	Development	Development, Growth Areas & Special Areas
Growth Area	Yes	Development	Development, Growth Areas & Special Areas
Bicycling	No	Development	Infrastructure
Circulation	Yes	Development	Infrastructure

1.4. HOW TO USE THE PLAN

This document is organized in a way meant to be approachable and usable for all users. This may include residents, community organizers, Town staff and elected or appointed officials. Early community outreach demonstrated the desire for a clear and concise document. It is organized into three main sections of primary importance to the community.

Each of the main chapters of this plan is organized in a similar manner. There is an introductory section that outlines the chapter, the process, background information and the goals for that topic. After that section there are 3 to 4 more sections which outline the policies and actions for that topic.

What's the difference between a goal, policy or action?

The community's vision and guiding principles are the foundation to build the goals, policies and actions. The vision and guiding principles provide the highest level view, while the other pieces provide a midlevel look (goals) down to the specific follow-up items (actions).

Goal: The desired result or the envisioned future. A goal answers the question: "What does the Town strive for?"

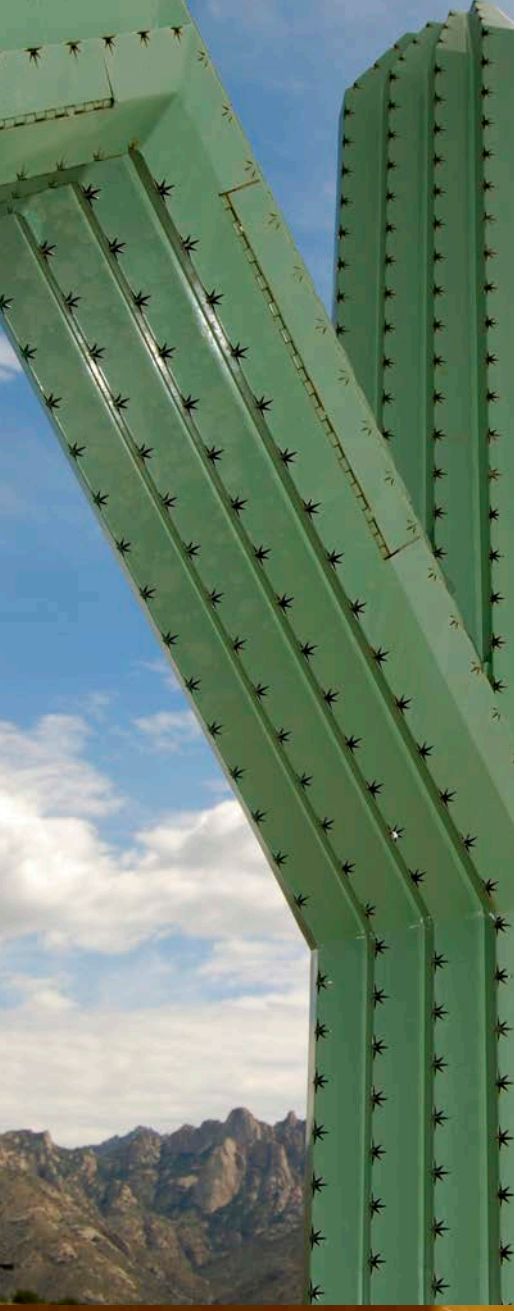
Policy: Identifies a direction or path to help achieve the goals.

Action: Indicates the specific actions to take in order to fulfill both the policies and the goals.

GENERAL PLAN GOALS

The goals of the General Plan outline a shared future towards which the community is working. They answer the question "What do we strive for?"

The goals are listed in order of the appearance of topics in this document. The goals also have a strong relationship to each other and are included together here in order to make that clear.



Community

A. Long-term financial and economic stability and sustainability.

B. A robust local economy and job market that provides opportunities for quality employment, builds on Oro Valley's assets and encourages high-quality growth.

C. A strong sector of targeted industries, including bioscience and aerospace fields, which provide opportunities for synergy and growth.

D. A community with a wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents.

E. A high-quality parks, recreation and open space system that is accessible, comprehensive, integrated and serves the community's needs.

F. Diverse, enriching and quality education opportunities, arts and culture experiences and amenities accessible to all residents.

G. High-quality and well-maintained Town assets, including streets, infrastructure and facilities.

H. Increased opportunities for residents to provide meaningful input on Town decisions and planning.

I. Safety during emergencies and from the threats of natural and man-made hazards, whether at home, work or other activities.

Environment

J. The proactive conservation, protection, and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

K. A high quality, safe and reliable water supply that meets long-term needs for humans and the natural environment.

L. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage.

M. High environmental quality including meeting or exceeding all federal and state standards for air and water quality in cooperation with other local jurisdictions.

N. Balanced and responsible use of energy and water resources for the current and future benefit of the community.

O. Efficient and responsible management of trash and recyclable material for the current and future benefit of the community.

Development

P. A built environment that creatively integrates landscape, architecture, open space and conservation elements and that elevates the quality of life.

Q. An integrated and connected transportation network that enhances mobility for people and goods.

R. Diverse transportation choices that are safe, user-friendly, efficient and accessible and that maintains the lifestyle of residents, and support employees, visitors and the local economy.

S. Sustainable and innovative public services and utilities that serve the current and future needs of the community.

T. Conservation of natural resources through effective land use and transportation planning, design, construction and management.

U. Neighborhoods that include access and easy transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs.

V. Full recovery of the costs of services that serve new development.

W. Effective transitions between differing land uses and intensities in the community.

X. Robust development opportunities and a diverse transportation network that support a growing economy.

COMMUNITY

3.1. INTRODUCTION

A strong sense of community is essential to creating an atmosphere where the Town's residents feel they belong, can advance economically and have the spirit of common purpose needed to work together to realize shared goals. In Oro Valley, this sense of community serves to attract diverse residents, visitors, employers and employees.

The Oro Valley region, while incorporated in 1974, has been evolving for hundreds of years. Oro Valley has a vibrant community history from prehistoric Native American villages, to territorial settlers and ranchers, to its recent incorporation. Oro Valley now has a reputation for safety, great schools, high-wage employment and excellent quality of life.

Businesses and the Workforce

Oro Valley has successfully attracted a diverse blend of businesses, including those in the healthcare, biosciences and high-tech industry as well as smaller ventures that cater to other needs such as education, tourism, retail and services. The Town supports these existing businesses and industries and seeks to attract additional economic development that is in alignment with the community's emphasis on keeping its environment clean and healthy. High-quality transportation, communication and energy infrastructure also help recruit and develop new businesses.

A talented, well-educated and supported workforce is a significant factor for businesses when considering whether to establish themselves in Oro Valley. The Town promotes access to higher education as well as supporting and encouraging workforce education and training programs. Programs such as childcare and elder care that allow workers with families to stay productive are also encouraged.

Community Amenities

In 2013, Oro Valley was named "Best Place to Raise Kids in Arizona" by Bloomberg Businessweek, and in 2014 it was named one of America's 10 Safest Suburbs by Movoto Real Estate. These recognitions reflect the high priority Oro Valley places on the physical and social health of the community. The Town continues to seek opportunities to develop public gathering spaces including parks, recreational facilities and outdoor venues that encourage positive and healthy social interactions, can serve educational purposes and also encourage economic development.

Continuing changes in the community create a need for understanding the area's long-term needs. Planning complete neighborhoods that offer quality housing and necessary services including access to education, art and libraries to residents and offer safe multimodal transportation options is a priority.

Oro Valley vigorously supports the arts and celebrates its historic culture. The community continues to encourage the integration of public art into all facets of its development and seeks opportunities to create new performance and exhibition venues including in schools. Providing spaces for community gathering and entertainment options center all add to the community's sense of place.

Safety

The Town is committed to preserving a safe environment for its citizens. Recognizing the potential for natural or manmade disasters or utility failures, the Town has ongoing efforts in place to further develop emergency preparedness and recovery plans with all emergency responders and service providers, and to raise the awareness of those plans within the community.

Community Engagement

Oro Valley residents are very active and interested in what's happening in their community. Recognizing the value of an engaged populace, the Town is committed to providing residents with opportunities for meaningful input on items that may affect them. Volunteer opportunities are also available for all age groups to be involved in community service.

The Town's role in community building is to listen to its residents and provide leadership, continually assessing and providing opportunities for its citizens to build positive, high quality, intergenerational, inclusive and diverse relationships and benefit from them, individually and as a region. Oro Valley's well-being increases as conversations are started, connection is created, commitment is encouraged and successes are celebrated. The Town provides the foundation for sustained community connection and the residents work together to realize it.

This chapter focuses on goals, policies and actions related to the community. This includes many topics, which are organized into three main sections. All work was completed within the framework of the community's vision and guiding principles.

Information on existing conditions related to the topics of this chapter can be found in a companion document, the ***Your Voice, Our Future*** Background Report, as mentioned in Appendix 8.3.

3.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter provides unique opportunities to address issues important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Community section's relationship to other chapters.

	ECONOMY	COMPLETE COMMUNITY	TOWN SERVICES, BUILDINGS AND FACILITIES
COMMUNITY			
Economy		✔	
Complete Community	✔		✔
Town Services, Buildings and Facilities			
ENVIRONMENT			
Sonoran Desert Resources		✔	
Water Resources			✔
Cultural Resources		✔	
Clean Environment			✔
DEVELOPMENT			
Land Use and Design	✔	✔	✔
Development, Growth Areas and Special Planning Areas	✔		
Infrastructure	✔	✔	✔

3.3. LEARNING FROM THE COMMUNITY

During Phase 2 – 'Let's Think' of the ***Your Voice, Our Future*** project, three topic-specific committees worked to develop goals, policies and actions for the community's Plan. This work will guide actions and decisions for the Town's future over the next 10 years.

The Community chapter was drafted under the guidance of the Your Voice Community Committee. This group of 13 residents met a total of six times from December 2014 to March 2015. They reviewed background information, brainstormed ideas and offered their input to shape the plan. Working within the context of the community's vision and guiding principles, this group developed broad community goals and special policies and actions related to the economy, creating a complete community and Town services, buildings and facilities. Their work is represented in each section of this chapter.

Following the committee work on this chapter, all goals, policies and actions will be reviewed through a larger stakeholder review process. Residents, business owners and government agencies will have a chance to review the work and offer feedback.

3.4. COMMUNITY GOALS

Following is a list of goals that support the achievement of the long-term vision for the community.

The Town of Oro Valley strives for:

A. Long term financial and economic stability, and sustainability for Town government.

B. A robust local economy and job market which provides opportunities for quality employment, builds on Oro Valley's assets and encourages high-quality growth.

C. A strong sector of targeted industries, including bioscience and aerospace fields, which provide opportunities for synergy and growth.

D. A community with a wide range of services, amenities, shopping and dining opportunities and housing types which meet the needs of current and future residents.

E. A high-quality parks, recreation and open space system that is accessible, comprehensive, integrated and serves the community's needs.

F. Diverse, enriching and quality education opportunities, arts and culture experiences and amenities accessible to all residents.

G. High-quality and well-maintained Town assets, including streets, infrastructure and facilities.

H. Increased opportunities for residents to provide meaningful input on Town decisions and planning.

I. Safety during emergencies, and from the threats of natural and man-made hazards, whether at home, work, or other activities.

3.5. ECONOMY FOCUS

Discussion

This section addresses economic development and the Town's fiscal conditions. The people of Oro Valley have expressed a desire for a robust, balanced and prosperous local economy. Part of this lies in efforts to support tourism, cultural offerings and education. Additionally the people desire financial stability for the Town government, as part of the overall economic health for the community as a whole.

Policies

E.1. Develop a diversified and robust economic base to support long-term economic stability.

E.2. Establish programs, strategies, investments and financial incentives that ensure the Town's economic prosperity.

E.3. Promote Oro Valley as an ideal destination for economic activity, tourism, shopping, cultural attractions, research and development.

E.4. Support the Oro Valley workforce through education and training programs and needed services and amenities.

E.5. Support annexations that are economically beneficial to the Town while also considering the impacts to residents and the social, aesthetic and environmental quality of the Town.

E.6. Maintain financial stability for Town operations, programs and services.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

POLICY INTEGRATION TABLE - ECONOMY
The following table depicts overlap between the policies of the Economy section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	
	Complete Community	CC.8., CC.15.
	Town Services, Buildings and Facilities	
ENVIRONMENT	Sonoran Desert Resources	
	Water Resources	
	Cultural Resources	
	Clean Environment	
DEVELOPMENT	Land Use and Design	LU.7.
	Development, Growth Areas and Special Planning Areas	DG.1., DG.2.
	Infrastructure	I.4., I.5.

State Requirements

There are no requirements by the Arizona State Statutes for general plans that directly pertain to economic development or economic conditions.

3.6. COMPLETE COMMUNITY FOCUS

Discussion

This section addresses topics related to the creation of a complete community. A complete community is one that serves the needs of residents on a day-to-day basis and gives people a sense of connection to their neighborhood and community. It also provides opportunities for civic engagement, healthy lifestyles and lifelong learning.

Policies

Healthy Lifestyles

CC.1. Promote the overall physical and social health of the community.

CC.2. Provide equitable and appropriate park facilities and services for residents of all ages in the community.

CC.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.

CC.4. Provide public open space and park space where there is an existing park shortage or a need to preserve open space, natural areas or scenic views.

CC.5. Cooperate with other jurisdictions, agencies, and organizations to develop joint-use and multiuse facilities that benefit and address the recreational and social needs of a multigenerational community.

Neighborhoods

CC.6. Promote the creation of unique community gathering places that are inviting, walkable, attractive, and vibrant and offer commercial, entertainment, and cultural activity.

CC.7. Support the development of a diversity of housing types within the community.

CC.8. Foster development of complete neighborhoods with easy access to transportation and employment options, and commercial areas that offer amenities and services for residents' daily needs.

CC.9. Promote community interaction by planning for public land uses, such as parks, schools and other civic uses to act as the focus of neighborhoods.

CC.10. Support the development of a range of public activities that foster a sense of community and create common places to gather.

Lifelong Learning

CC.11. Provide access to arts, library and cultural amenities to benefit the entire community including residents, businesses and visitors.

CC.12. Continue to integrate public art into the design of Town parks, the public right-of-way and other suitable locations.

CC.13. Support existing arts, culture and performance venues and the creation of new arts and cultural exhibition space within the Town.

CC.14. Encourage quality public spaces, public art and activities that celebrate the history of Oro Valley and help build a sense of community.

CC.15. Promote higher and continuing education opportunities in Oro Valley.

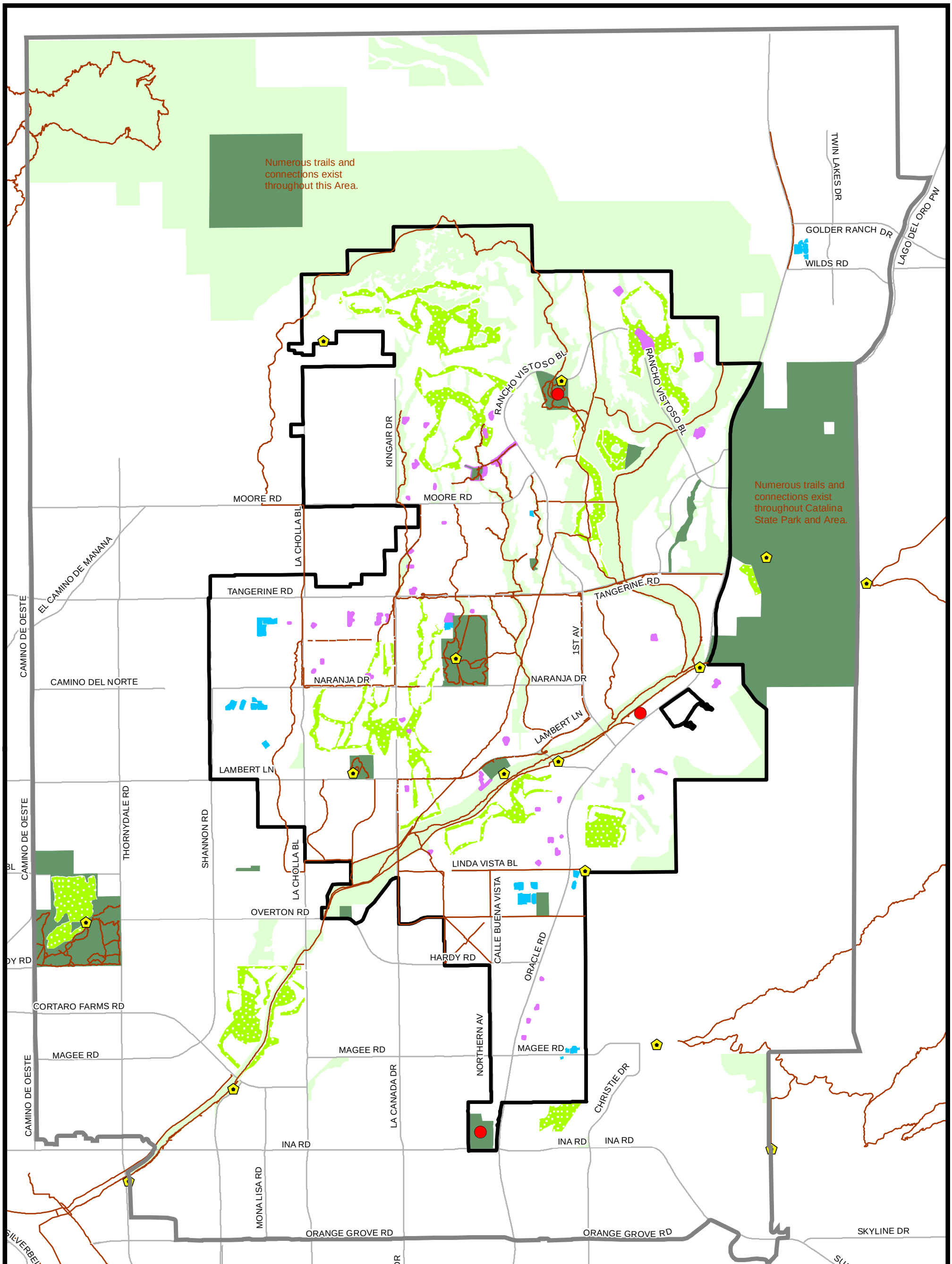
CC.16. Participate in cooperative efforts of local, state, and federal educational programs to ensure that our community's education needs are met.

CC.17. Support the Oro Valley Public Library as a central attraction and resource in the community.

CC.18. Cultivate community leaders by providing engagement opportunities for all age groups.

CC.19. Provide ongoing and easy access to Town information and resources.

Action items directly relating to the implementation of these policies can be found in Chapter 6.



Parks & Recreation Map

- Trailhead
- Cultural Resource
- Trail
- Open Space
- Public Park
- Semi-public Parks & Recreation
- Golf Course
- Public School Field
- General Plan Planning Area
- Oro Valley Town Limit

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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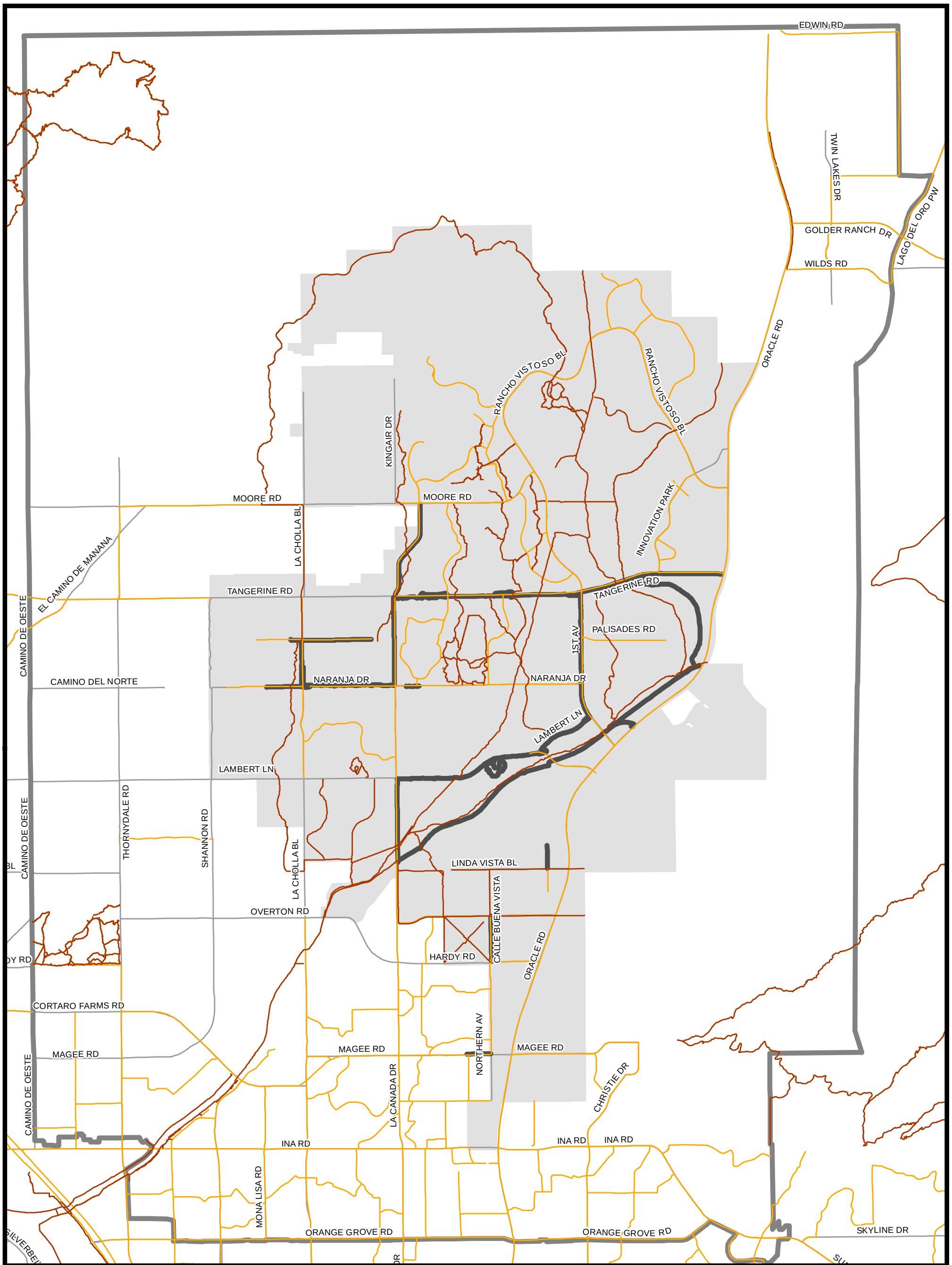
May 2015



Bicycle Routes and Trails Map

- Trail
- Bike Route
- Paved Shared Use Path
- General Plan Planning Area
- Oro Valley Town Limit

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

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May 2015

POLICY INTEGRATION TABLE - COMPLETE COMMUNITY
The following table depicts overlap between the policies of the Complete Community section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	
	Complete Community	
	Town Services, Buildings and Facilities	
ENVIRONMENT	Sonoran Desert Resources	
	Water Resources	WR.1.
	Cultural Resources	
	Clean Environment	CE.1., CE.2., CE.4.
DEVELOPMENT	Land Use and Design	LU.2., LU.4., LU.6.
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	I.13.

State Requirements

This section covers the recreation element as identified by the Arizona State Statutes for general plans.

The recreation element, optional for the Town of Oro Valley, must show:

- A comprehensive system of areas and public sites for recreation, including the following list, and their locations and proposed development, if practicable: natural reservations, parks, parkways and scenic drives, beached, playgrounds and playfields, open space, bicycle routes, other recreation areas.

This section adheres to these requirements by providing a comprehensive map of recreational areas and resources listed above.

3.7. TOWN SERVICES, BUILDINGS AND FACILITIES FOCUS

Discussion

This section addresses topics related to Town services, buildings and facilities. Oro Valley is well-known for its safe environment and high-quality services. The people of Oro Valley have expressed a strong desire to maintain safety and services in the community, while also looking to the future and establishing education programs and response and emergency planning. Additionally, the community has identified the need to maintain, improve and demonstrate best practices in Oro Valley's physical assets, buildings and facilities.

Policies

TS.1. Provide effective public safety education, preparation and emergency services for emergencies and natural disasters.

TS.2. Provide effective public safety services to respond to and recover from emergencies and natural disasters.

TS.3. Protect vulnerable populations and provide for the security of community members through community and police support.

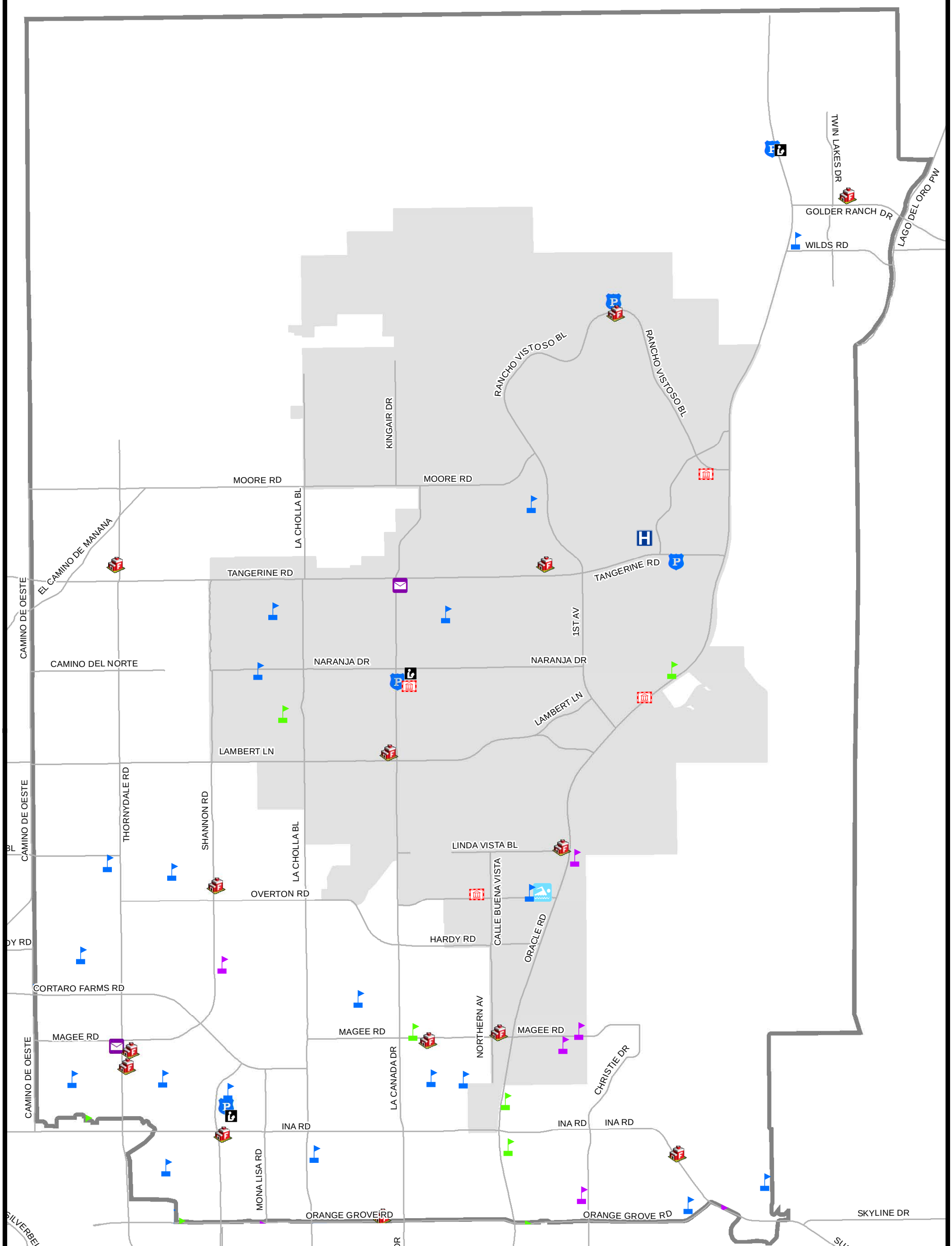
TS.4. Continue emergency preparedness planning to address utility shortages, outages or disruptions.

TS.5. Coordinate community safety and land use planning in order to reduce sources of conflict and nuisance crime through design, regulation and management.

TS.6. Coordinate land use and public facility planning to appropriately locate public facilities in safe locations that can effectively respond to emergencies.

TS.7. Plan for, manage and maintain Oro Valley's assets,including streets, infrastructure and facilities to ensure long-term value to the community.

Action items directly relating to the implementation of these policies can be found in Chapter 6.



Public Facilities Map

- Government Building
- Police Station
- Fire Station
- Aquatic Center
- Hospital
- Library
- Post Office

Schools
- Public
- Charter
- Private

- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

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May 2015

POLICY INTEGRATION TABLE - TOWN SERVICES, BUILDINGS AND FACILITIES
The following table depicts overlap between the policies of the Town Services, Buildings and Facilities section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	
	Complete Community	
	Town Services, Buildings and Facilities	
ENVIRONMENT	Sonoran Desert Resources	
	Water Resources	WR.1.
	Cultural Resources	
	Clean Environment	CE.1.,CE.2., CE.4.
DEVELOPMENT	Land Use and Design	LU.2., LU.4., LU.6.
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	I.13.

State Requirements

This section covers the public services and facilities element, the public buildings element and the safety element as identified by the Arizona State Statutes for general plans.

The public services and facilities element, optional for the Town of Oro Valley, consists of:

- General plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them.

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that ensure the creation, review, and update of public services and facilities general plans.

Oro Valley Police Department

- OVPD Department Strategic Plan, adopted in 2013 by Oro Valley Mayor and Council, identifies four focus areas where the Town and the Police Department must direct its attention to address community needs and the Department mission, and the accompanying action-oriented goals and strategies to convey desired outcomes.
- Police Beats Map (2013) outlines the four Oro Valley Police Beat areas and locates Oro Valley government buildings, including fire and police stations, the hospital, schools and library.

Fire and life safety is provided by Golder Ranch Fire District and Mountain Vista Fire District.

- Golder Ranch Fire District Standards of Coverage for Emergency Response, published in 2012, assesses community risk, time and on-scene performance expectations, and standards and policies to meet those performance expectations.

Sewage

- Pima County Regional Wastewater Reclamation Department Strategic Plan, adopted 2014, identifies, goals, and key performance indicators to drive success across six dimensions (pillars) of the organization and across three core business systems.

Refuse Disposal

- Refuse disposal is not provided by the Town of Oro Valley. However, there are several trash service providers that operate within the Town and are options for residents and HOA's: Republic Services, Waste Management and Right Away Disposal.
- Hazardous waste service is provided by the City of Tucson and Pima County Household Hazardous Waste Program. The Household Hazardous Waste Program Annual Report, adopted 2013, outlines different functions of the program, an expense/revenue summary and how to participate in the program.

Drainage

- Stormwater management is provided by the Town of Oro Valley Development and Infrastructure Services, Stormwater Division. The Town of Oro Valley 2012/2013 Annual Stormwater Report, Stormwater Utility Ordinance and Zoning Code outline stormwater management requirements and design techniques of development.
- Drainage criteria and guidelines area created and enforced by the Oro Valley Development and Infrastructure Services Department, Engineering Division. The Town of Oro Valley Drainage Criteria Manual, Subdivision Streets Standards and Policy Manual, and Oro Valley Town and Zoning Code guide drainage management techniques.

Local Utilities

- Electricity service is provided by Tucson Electric Power and Trico Electric Cooperative.
- Gas service is provided by Southwest Gas.
- Water service is provided by the Oro Valley Water Utility, Metro Water District and Tucson Water.
- Water Utility, owned and operated by Oro Valley, focuses on the protection of public health and safety through protection and efficient delivery of quality water, and increasing water conservation through water audits, education, incentives, and cooperative relationships that deal with current issues and research. Water Utility plans and documents include the Oro Valley Water Utility Commission Annual Report 2014, Water Rates Analysis Reports, Oro Valley Water Utility Development Impact Fees Study, and High Water Use Action Plan Guide.
- Metro Water District's Long Range Water Resources Plan, adopted in February 2015, outlines the District's strategy to manage its water resources for the next 50 years, meet customer's needs, and continue financial and planning evaluation.
- Tucson Water's 2012 Update to Water Plan: 2000-2050, adopted in December 2013, discusses the challenges and opportunities to ensure a secure water future for the community and critical decisions the community and utility must make to ensure high quality water while protecting the environment and quality of life.
- Rights-of-way are managed by the Oro Valley Development and Infrastructure Services Department, Engineering Division. The Town of Oro Valley Subdivision Streets Standards and Policy Manual, Oro Valley Town and Zoning Code, AZDOT Stored Specifications, and City of Tucson/Pima County Standard Specifications and Detail for Public Improvement guide right-of-way design.
- Easements are managed by the Oro Valley Development and Infrastructure Services Department under guidance from the Oro Valley Town and Zoning Code.

The public buildings element, optional for the Town of Oro Valley, consists of:

- Locations of civic and community centers, public schools, libraries, police and fire stations, and other public buildings.

This section adheres to these requirements by providing a comprehensive map of the public buildings listed above.

The safety element, optional for the Town of Oro Valley, must provide:

- For the protection of the community from natural and artificial hazards, features necessary for such protection as:
  - Evacuation routes
  - Peak load water supply requirements
  - Minimum road widths according to function
  - Clearances around structures
  - Geologic hazard mapping in areas of known geologic hazards

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that:

- Educate citizens about, how to prepare for and prevent natural disasters, fires, wildfires, homeland security, utility shortages, child and elder safety and abuse.
- Plan for post-disaster recovery and resilience.
- Develop, implement, and periodically update evacuation strategies for the Town and requirements for new development.
- Provide effective public safety services through public and private partnerships.

Relevant reference materials include:

- Stormwater management is provided by the Town of Oro Valley Development and Infrastructure Services, Stormwater Division. The Town of Oro Valley 2012/2013 Annual Stormwater Report, Stormwater Utility Ordinance and Town and Zoning Code outline the utility plans and requirements of development that contribute to the safety of residents.
- Oro Valley Town and Zoning Code provides capacity and design requirements for structure and road features that contribute to the safety of residents and references to additional design resources.

ENVIRONMENT

4.1. INTRODUCTION

The Town of Oro Valley's greatest assets are its natural environment, resources and beauty. The community enjoys scenic views in nearly every direction. By day, mountaintops tower to the east and are gentler yet still pronounced to the north. At night, the dark sky is full of stars with little light pollution. Wildlife corridors enhanced by native vegetation intersect the area. Cultural assets are abundant with over 185 archaeological sites identified. The Town's environmental role is to encourage sustainable growth and development in the Planning Area while also recognizing its role as a steward of the community's natural treasures.

Open space, with its hardy wildlife and attractive yet often unforgiving vegetation, is a big part of the region's appeal and cherished by its residents. The Town's open space designations are important in that they naturally serve to focus development in areas where it is planned and encouraged. The rolling terrain is an attractive landscape that offers opportunities for creativity in planning and development.

Since Oro Valley is in the Sonoran Desert, water policies that are long term and focus on conservation and regional planning are a priority. The area is crisscrossed with washes and arroyos that are dry most of the year but are essential for handling the large volumes of water that course through the area during the region's rainy seasons. When dry, the washes and arroyos, with their native vegetation, provide wildlife habitat and the corridors that link open space areas and serve as natural buffers to development.

Residents, visitors and outdoor enthusiasts value and desire passages that connect natural areas. Providing for native trees and landscaping along roadways and paths aligns with the community's desire for shaded linkages that encourage walking and the healthy lifestyles the Town promotes.

The community has abundant cultural resources ranging from prehistoric villages to historic archaeological sites to properties listed in or eligible for the National Register of Historic Places. Preservation and maintenance of these sites and cultural resources are key to retaining the region's character and heritage while ensuring that they are maintained for the education and experience of future generations.

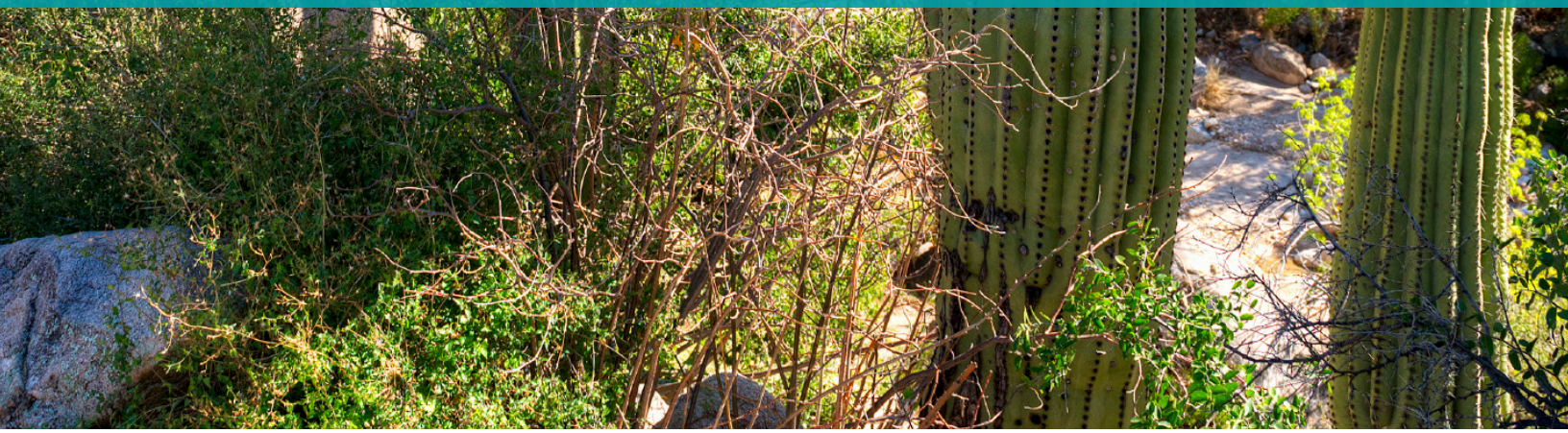
Oro Valley enjoys a clean, pollution-free environment that can only be sustained through collaboration within the entire community. The Town promotes recycling and composting programs. The Town generates and facilitates practices that promote greater energy independence, encourae renewable energy programs and welcome participation and ideas from the public and private sectors and visitors and residents alike. Efforts that facilitate the use of transit and reduce air pollution are also part of the Town's focus on meeting federal and state air quality standards.

This chapter focuses on goals, policies and actions related to the environment. This includes many topics, which are organized into four main sections. All work was completed within the framework of the community's vision and guiding principles. Information on existing conditions related to the topics of this chapter can be found in a companion document, the ***Your Voice, Our Future*** Background Report, as mentioned in Appendix 8.3.

4.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter provides unique opportunities to address issues important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Environment sections relationship to other chapters.

		SONORAN DESERT RESOURCES	WATER RESOURCES	CULTURAL RESOURCES	CLEAN ENVIRONMENT
COMMUNITY	Economy				
	Complete Community	✓		✓	
	Town Services, Buildings and Facilities		✓		✓
ENVIRONMENT	Sonoran Desert Resources		✓		✓
	Water Resources	✓			
	Cultural Resources				
	Clean Environment	✓	✓		
DEVELOPMENT	Land Use and Design	✓	✓		✓
	Development, Growth Areas and Special Planning Areas	✓			
	Infrastructure	✓			✓

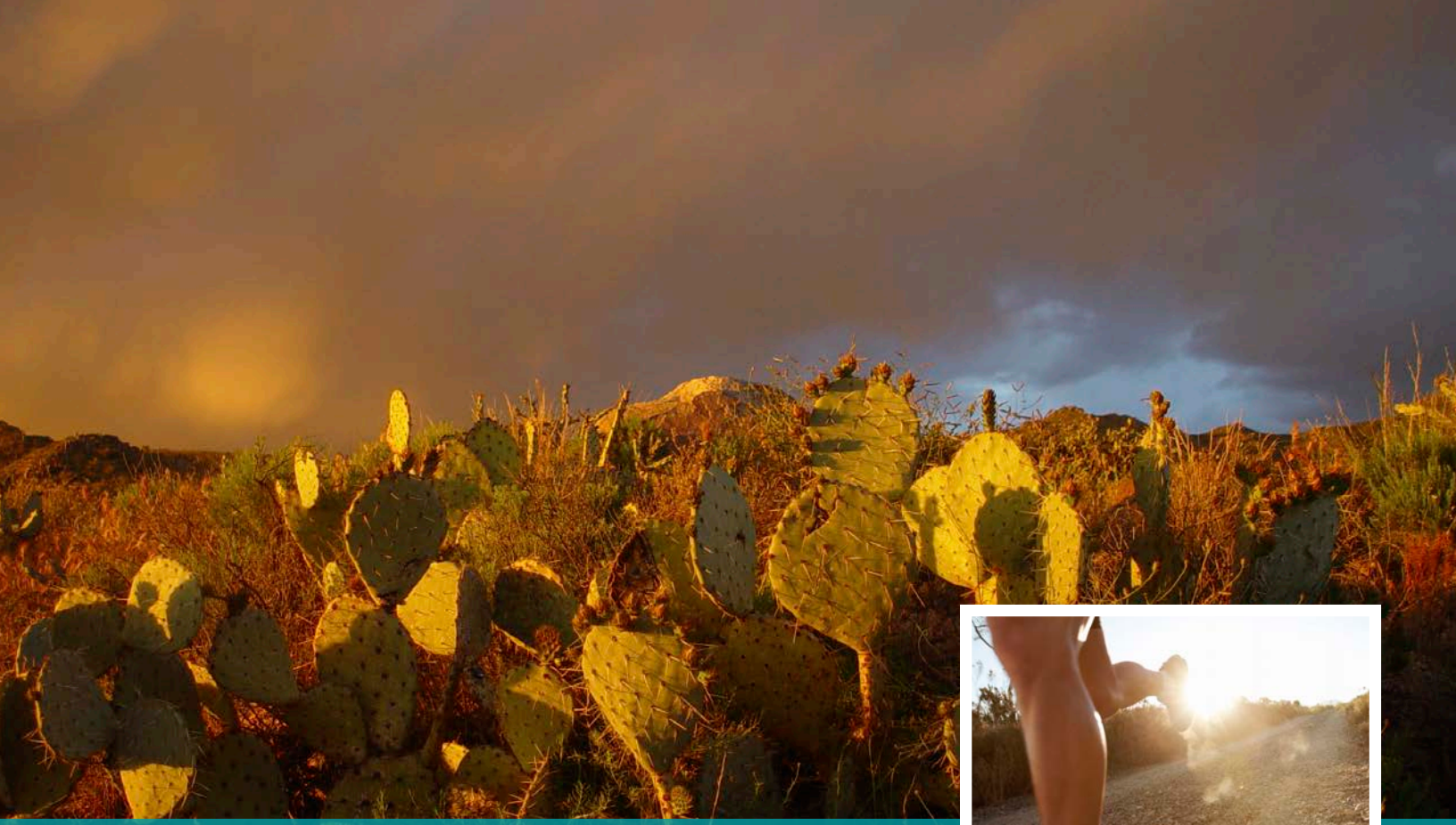


4.3. LEARNING FROM THE COMMUNITY

During Phase 2 – 'Let's Think' of the ***Your Voice, Our Future*** project, three topic-specific committees worked to develop goals, policies and actions for the community's plan. This work will guide actions and decisions for the Town's future over the next 10 years.

The Environment chapter was drafted under the guidance of the Your Voice Environment Committee. This group of 13 residents met a total of seven times from September to December 2014. They reviewed background information, brainstormed ideas and offered their input to shape the plan. Working within the context of the community's vision and guiding principles, this group developed broad environment goals and special policies and actions related to Sonoran Desert, water and cultural resources and clean environment. Their work is represented in each section of this chapter.

Following the committee work on this chapter, all goals, policies and actions will be reviewed through a larger stakeholder review process. Residents, business owners and government agencies will have a chance to review the work and offer feedback.



4.4. ENVIRONMENT GOALS

Following is a list of goals that support the achievement of the long-term vision for the environment.

The Town of Oro Valley strives for:

J. The proactive conservation, protection, and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

K. A high-quality, safe and reliable water supply that meets long-term needs for humans and the natural environment.

L. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage.

M. High environmental quality including meeting or exceeding all federal and state standards for air and water quality in cooperation with other local jurisdictions.

N. Balanced and responsible use of energy and water resources for the current and future benefit of the community.

O. Efficient and responsible management of trash and recyclable material for the current and future benefit of the community.

4.5. SONORAN DESERT RESOURCES FOCUS

Discussion

This section addresses topics related to open space, natural resources and views. Oro Valley highly values the characteristics of the Sonoran Desert and strives to conserve and protect its resources. Additionally the community desires to connect the open space system and establish an environment enjoyable for all.

Policies

SD.1. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources, and provides enjoyment for residents and visitors.

SD.2. Protect, connect, and provide connections between contiguous environmentally sensitive lands within the Town, including key habitat areas and significant natural resource areas.

SD.3. Conserve Oro Valley's natural resources in a comprehensive manner.

SD.4. Protect and conserve healthy native vegetation during the development process.

SD.5. Provide information to the public, including businesses and developers, on means to protect and conserve resources.

SD.6. Protect scenic corridors, public park and trail view sheds, and the distinctive visual character and visual appeal of Oro Valley.

SD.7. Enhance, protect, create and restore native biological habitats, especially along washes, groundwater basins, recharge areas and wildlife corridors, in order to benefit native plant and wildlife habitat and species movement, minimize the negative impacts of invasive species and provide protection from flood risk.

SD.8. Encourage development project designs that connect wildlife habitat areas, avoid disturbing significant wildlife habitat and minimize the overall impacts on wildlife habitat areas.

SD.9. Provide for the safe movement of wildlife near manmade features which may potentially disconnect wildlife corridors.

SD.10. Strive to protect the public and environment from the threats and risks of stormwater surges and potential negative impacts of contaminants from runoff.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

POLICY INTEGRATION TABLE - SONORAN DESERT RESOURCES

The following table depicts overlap between the policies of the Sonoran Desert Resources section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	
	Complete Community	CC.4.
	Town Services, Buildings and Facilities	
ENVIRONMENT	Sonoran Desert Resources	
	Water Resources	WR.4.
	Cultural Resources	
	Clean Environment	CE.3.
DEVELOPMENT	Land Use and Design	LU.1., LU.2., LU.3.
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	I.6.

State Requirements

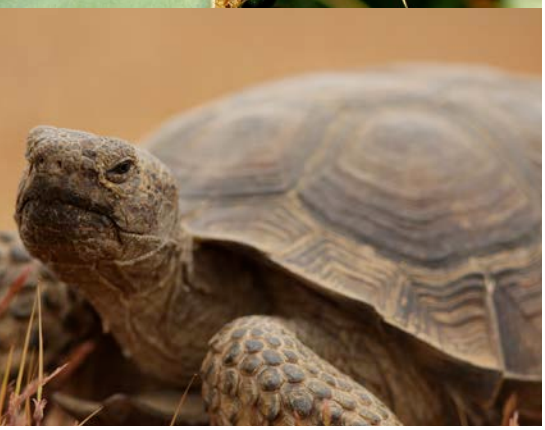
This section covers the open space, conservation and environmental planning elements as required by the Arizona State Statutes for the creation of general plans. The requirements for each of these elements, as well as how this Plan meets those requirements, is included here for information purposes.

The open space element, required for the Town of Oro Valley, must provide:

- A comprehensive inventory of open spaces, recreational resources and access points
- Analysis of forecasted needs and policies to manage and protect open space areas and resources
- Implementation strategies to acquire additional open spaces
- Policies and strategies that promote a regional system of integrated open space and recreational resources

This section adheres to these requirements by providing a comprehensive map of open spaces and recreational resources and through policies and strategies that:

- Manage recreational resources and significant open space
- Protect natural resource areas and habitats
- Connect habitats through wildlife corridors
- Connect open space through acquisition and family-friendly trail systems
- Promote a regional system of integrated open space by partnering with all groups from property owners and HOA's to public agencies and neighboring jurisdictions



Analysis of forecasted needs: As Oro Valley quickly approaches build-out, it is essential that the Town continues to protect existing open space and natural resources and to acquire additional open space areas to fulfill the community's value of the natural environment.

The conservation element, optional for the Town of Oro Valley, must include:

- Plans for the conservation, development, and utilization of natural resources

And may include:

- Reclamation of land
- Flood control
- Prevention and control of water pollution
- Regulation of land use in stream channels
- Prevention, control and correction of soil erosion
- Protection of watersheds

This section adheres to these requirements by implementing policies and strategies that:

- Conserve natural resources comprehensively
- Promote responsible use and active protection of natural resources through trails and community education
- Monitor and manage natural resource use to prevent degradation
- Create connections between natural resources
- Maintain and enhance natural resources through specific programs that address all natural resources described by the state

The environmental planning element, required for the Town of Oro Valley, requires:

- Analysis, policies and strategies that address anticipated effects of proposed development within the General Plan on air quality, water quality, and natural resources
- Policies that have community-wide applicability
- Policies and strategies shall not require additional environmental impact statements or analysis beyond state and federal requirements

This section adheres to these requirements by implementing policies and strategies that:

- Protect, buffer, enhance, and connect environmentally sensitive lands and wildlife habitats as development occurs
- Protect, conserve, and encourage use of healthy native vegetation during development
- Protect scenic corridors through different organizations and scales of implementation

4.6. WATER RESOURCES FOCUS

Discussion

The section addresses topics related to Oro Valley's water resources. This includes the supply, conservation, quality, sustainability, protection and recharge of water. Due to Oro Valley's location in a desert climate, water is a scarce and valued resource. Planning for future use and supporting efforts to manage water sustainably are key for the community. Oro Valley diligently plans for the future use of water and when growth is projected, an evaluation of available water supplies is conducted.

Policies

WR.1. Ensure the long-term water resource supply and conservation for present and future water utility customers.

WR.2. Ensure water quality for water utility customers that meets or exceeds federal and state regulatory requirements.

WR.3. Utilize alternatives to attain sustainable groundwater production rates and reduce groundwater level declines.

WR.4. Protect aquifer recharge areas and wellheads, especially those used to provide public water supplies.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

POLICY INTEGRATION TABLE - WATER RESOURCES

The following table depicts overlap between the policies of the Water Resources section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	
	Complete Community	
	Town Services, Buildings and Facilities	TS.8.
ENVIRONMENT	Sonoran Desert Resources	SD.8.
	Water Resources	
	Cultural Resources	
	Clean Environment	
DEVELOPMENT	Land Use and Design	LU.3.
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	

State Requirements

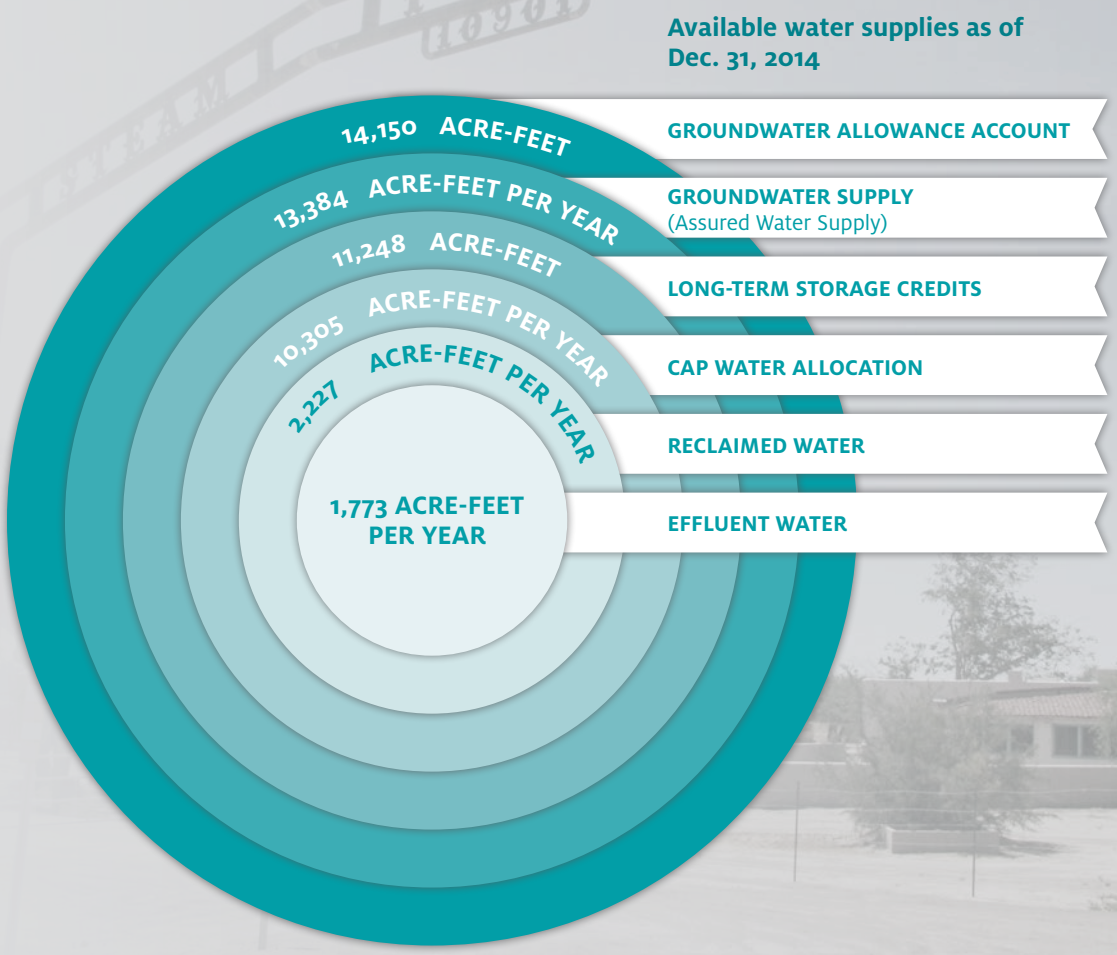
This section covers the water resources element as required by the Arizona State Statutes for general plans.

The water resources element, required for the Town of Oro Valley, must address:

- The known legally and physically available surface water, groundwater and effluent supplies
- The demand for water that will result from future growth projected in the General Plan, added to existing uses
- An analysis of how the demand for water that will result from future growth projected in the General Plan will be served by the water supplies identified or a plan to obtain additional necessary water supplies

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that:

- Ensure the long-term water resource supply and conservation for present and future water utility customers by building CAP water for recharge
- Expand supply and use of alternative water sources (reclaimed, CAP, rainwater, gray water, etc) for potable and non-potable uses through expanded infrastructure, incentives and partnerships
- Ensure water quality for safety and security of water resources; and increase efficiency of water use and associated energy use

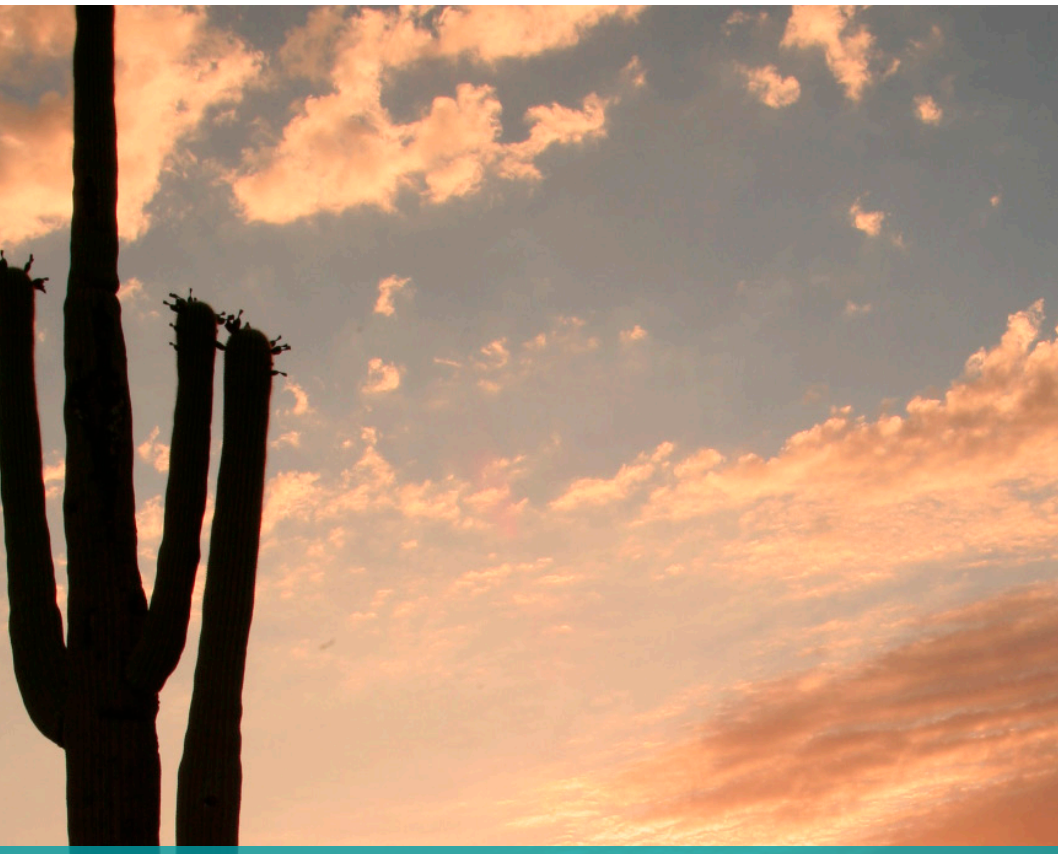


- Developed Water Resources: The Town of Oro Valley has a groundwater supply of 13,384 acre-feet per year based on its Designation of Assured Water Supply (DAWS) from Arizona Department of Water Resources. This designation has been renewed through Dec. 31, 2023. Additionally, the Town of Oro Valley has a Central Arizona Project (CAP) water supply and reclaimed water supply, which are primarily used to replenish groundwater.
  - Groundwater: 13,384 acre-feet per year
    - Reclaimed Water: 2,227 acre-feet per year
    - Central Arizona Project Water: 1,500 acre-feet per year
- Undeveloped Water Resources: The Town currently has undeveloped water resources that consist of our CAP water allocation, Long-Term Groundwater Storage Credits, Groundwater Allocation Account, and effluent water. Future development of these water resources will reduce our groundwater production, help achieve our goal of protecting and preserving our aquifer, and expand water conservation and reuse practices further.
  - Central Arizona Project Water: 8,805 acre-feet per year
    - Effluent Water: 1,773 acre-feet per year
    - Long-Term Storage Credits: 11,248 acre-feet per year
    - Ground Water Allowance Account: 14,150 acre-feet per year
- Source: Water Utility Commission Annual Report 2015

4.7. CULTURAL RESOURCES FOCUS

Discussion

This section addresses policies to preserve cultural resources. Cultural resources are defined as the physical evidence of past human activities and accomplishments of people, including prehistoric and historic sites, buildings, objects, features, structures and locations with scientific, historic and cultural value. Cultural resources may also be places that are important to living people such as locations where Native Americans conduct traditional activities. Cultural resources are finite and non-renewable resources that once destroyed cannot be returned to their original state.



POLICY INTEGRATION TABLE - CULTURAL RESOURCES
The following table depicts overlap between the policies of the Cultural Resources section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	
	Complete Community	CC.9., CC.10., CC.11., CC.13.
	Town Services, Buildings and Facilities	
ENVIRONMENT	Sonoran Desert Resources	
	Water Resources	
	Cultural Resources	
	Clean Environment	
DEVELOPMENT	Land Use and Design	
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	

Policies

CR.1. Preserve and interpret significant cultural resources within Oro Valley and the larger planning area.

CR.2. Provide appropriate public access to and education about Oro Valley's cultural resources in order to enrich our sense of community.

CR.3. Build and maintain partnerships with federal, tribal, state and local agencies and community organizations to preserve, rehabilitate and celebrate culturally significant Town structures, records and places.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

State Requirements

There are no requirements by the Arizona State Statutes for general plans that directly pertain to cultural resource conservation.

4.8. CLEAN ENVIRONMENT FOCUS

Discussion

The section addresses policies related to creating and maintaining a clean environment. This includes promoting energy efficiency, water conservation, recycling, reducing air pollution and other efforts that will ultimately make Oro Valley cleaner and healthier. Many of these efforts may start small, with the participation of one community, but in cooperation with other regional partners may make a large impact overall. Oro Valley government strives to lead by example and the community values education and other efforts which will positively impact the environment.

Policies

CE.1. Lead by example in energy efficiency, water conservation, recycling, alternative fuel and solar projects in municipal facilities and operations.

CE.2. Encourage pollution prevention, waste minimization and recycling in all sectors of municipal, business, institutional and residential operations throughout the Town.

CE.3. Lead efforts which contribute to regional reduction in air pollution and greenhouse gas emissions.

CE.4. Increase energy savings through increased education, and gains in efficiency, conservation and use of renewable resources, including solar, throughout the community.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

POLICY INTEGRATION TABLE - CLEAN ENVIRONMENT
The following table depicts overlap between the policies of the Clean Environment section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	
	Complete Community	
	Town Services, Buildings and Facilities	TS.8.
ENVIRONMENT	Sonoran Desert Resources	SD.12
	Water Resources	
	Cultural Resources	
	Clean Environment	
DEVELOPMENT	Land Use and Design	
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	I.6.

State Requirements

This section covers the energy element as identified by the Arizona State Statutes for general plans.

The energy element, optional for the Town of Oro Valley, includes:

- Policies that encourage and provide incentives for efficient use of energy,
- Policies and practices that provide for greater use of renewable energy sources.

This section adheres to these requirements by implementing policies and strategies that:

- Demonstrate best practices in sustainable operations and energy efficiency
- Educate the public in efficient energy use and products and alternative energy sources though partnerships
- Incentivize the purchase/installation of resource conservation products
- Incentivize exemplary projects committed to sustainability
- Investigate converting town vehicles to run on alternative fuel
- Encourage use of alternative fuel, multimodal transportation and ride shares
- Explore existing and emerging renewable technologies, landscape solutions, and building materials to implement in Oro Valley

DEVELOPMENT

5.1. INTRODUCTION

The Oro Valley community has demonstrated it highly values its scenic and natural environment. As the area's population increases, development is also likely to increase resulting in pressure to build on more sensitive areas. Recognizing these two factors, the community promotes and supports future land use that integrates harmoniously with the region's native setting. Accomplishing this requires integrating sustainability principles and development guidelines, while reconciling the needs of developers and residents.

The community supports the creation of complete neighborhoods. This is reflected in Oro Valley policies that follow sustainability principles, preserve open space, result in walkable communities and minimize infrastructure needs and their impacts. Policies also encourage design and construction methods that emphasize reducing energy consumption and improving the quality of the air and water.

Oro Valley supports the establishment of a vibrant and stable regional economy that maintains compatibility with the community's other goals including the preservation of its unique character. Efficient infrastructure that meets the daily needs of residents will help foster economic opportunities that encourage businesses and lead to local employment. The community supports healthy integration of a variety of transportation modes within and outside the region and wants facilities that are connected and optimal for moving both people and goods. As new development occurs and the population grows, infrastructure needs are likely to increase resulting in the need for financing options and fair recovery of the costs of services for new development.

Balancing the high value the community places on maintaining natural features with fulfilling the need for new residential and commercial facilities will be accomplished by the Town through continual dialogue between the development community, businesses and residents. Thoughtful integration of the natural environment with the built environment results in the least impact to the area's more vulnerable resources and leads to a high quality and sustainable future for Oro Valley.
This chapter focuses on goals, policies and actions related to the community. This includes many topics, which are organized into three main sections. All work was completed within the framework of the community's vision and guiding principles.

Information on existing conditions related to the topics of this chapter can be found in a companion document, the ***Your Voice, Our Future*** Background Report, as mentioned in Appendix 8.3.

5.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter provides unique opportunities to address issues important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Development section's relationship to other chapters.

		DEVELOPMENT		
		LAND USE AND DESIGN	DEVELOPMENT, GROWTH AREAS AND SPECIAL PLANNING AREAS	INFRASTRUCTURE
COMMUNITY	Economy	✔	✔	✔
	Complete Community	✔		✔
	Town Services, Buildings and Facilities	✔		✔
ENVIRONMENT	Sonoran Desert Resources	✔		✔
	Water Resources	✔		
	Cultural Resources			
	Clean Environment			
DEVELOPMENT	Land Use and Design			✔
	Development, Growth Areas and Special Areas			
	Infrastructure	✔		

5.3. LEARNING FROM THE COMMUNITY

During Phase 2 – 'Let's Think' of the ***Your Voice, Our Future*** project, three topic-specific committees worked to develop goals, policies and actions for the community's plan. This work will guide actions and decisions for the Town's future over the next 10 years.

The Development chapter was drafted under the guidance of the Your Voice Development Committee. This group of 15 residents met a total of eight times from January to April 2015. They reviewed background information, brainstormed ideas and offered their input to shape the plan. Working within the context of the community's vision and guiding principles, this group developed broad development goals and special policies and actions related to land use, design, development, growth areas and infrastructure. Their work is represented in each section of this chapter.

Following the committee work on this chapter, all goals, policies and actions will be reviewed through a larger stakeholder review process. Residents, business owners and government agencies will have a chance to review the work and offer feedback.

5.4. DEVELOPMENT GOALS

Following is a list of goals that support the achievement of the long-term vision for development in Oro Valley.

The Town of Oro Valley strives for:

P. A built environment that creatively integrates landscape, architecture, open space and conservation elements and that elevates the quality of life.

Q. An integrated and connected transportation network that enhances mobility for people and goods.

R. Diverse transportation choices that are safe, user-friendly, efficient and accessible and that maintain the lifestyle of residents, and support employees, visitors and the local economy.

S. Sustainable and innovative public services and utilities which serve the current and future needs of the community.

T. Conservation of natural resources through effective land use and transportation planning, design, construction and management.

U. Neighborhoods that include access and easy transitions to open space, recreation and schools and that are supported by shopping and services which meet daily needs.

V. Full recovery of the costs of services that serve new development.

W. Effective transitions between differing land uses and intensities in the community.

X. Development opportunities and a transportation network that support a growing economy.

5.5. LAND USE AND DESIGN FOCUS

Discussion

This section addresses topics related to the use of land and design. These topics are critical to the many qualities of the community, including how it looks, feels and functions. The Oro Valley community values conserving natural resources, creating strong neighborhoods and a planned built environment that all contribute to a high quality of life. Policies addressing land use and design have truly shaped the development of the Town and will continue to into the future.

Policies

Conservation of Natural Resources

LU.1. Promote land use development practices and programs that conserve and minimize impacts to natural resources.

LU.2. Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas.

LU.3. Reduce heat absorption by buildings, parking surfaces and in outdoor public areas.

LU.4. Promote outdoor lighting that enhances safety and circulation, and beautifies landscapes while minimizing impacts to adjacent properties or reduces public enjoyment of the night sky.

Neighborhoods and Quality of Life

LU.5. Provide diverse land uses which meet the Town's overall needs and offer effective transitions in scale and density adjacent to neighborhoods.

LU.6. Improve the small-town character, design and safety of the built environment.

Planned Built Environment

LU.7. Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.

LU.8. Encourage the development of master planned communities which includes suitable residential and commercial uses.

LU.9. Promote the design of cohesive developments that enhance and promote the pedestrian experience.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

POLICY INTEGRATION TABLE - LAND USE AND DESIGN

The following table depicts overlap between the policies of the Land Use and Design section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	E.2.
	Complete Community	CC.1., CC.8.
	Town Services, Buildings and Facilities	TS.5., TS.8
ENVIRONMENT	Sonoran Desert Resources	SD.3., SD.4., SD.6.
	Water Resources	WR.1.
	Cultural Resources	
	Clean Environment	
DEVELOPMENT	Land Use and Design	
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	I.7., I.8., I.10.

5.6. LAND USE MAP

The Land Use Map for the General Plan depicts the proposed general uses of land within Oro Valley. It functions as official Town policy on the allocation and distribution of different land uses. This pattern of land uses is shown on the Land Use Map by means of various land use designations, each of which denotes specific types of land use. The boundary lines between land use designations are shown as precisely as possible, and generally follow property lines, washes, and/or roads.

It should be noted that the Land Use Map offers broad guidance on the use of land, while the Town's Zoning Map implements the General Plan land use designations by ordinance at a much more detailed, parcel-specific level. Ultimately, the Zoning Code and Map regulate the development of land. As such the Land Use Map should not be used for determining the allowable amount of development permitted on a property.

The Land Use Map as included in this plan was revised from the previous version with the help of the Your Voice Development Committee. A broad review of the map was completed, while evaluating a few individual property requests. Most of the designations on the map remain the same. The Development Committee was reluctant to change the designations on a few properties, not because of concerns regarding overall changes in the community but because they felt a broader public outreach process was warranted.

Because the Land Use Map is based on the long-range planning for the Town, generally any changes to it at a future date should respond to a change in planning needs. This may include a change in the land use makeup, overall demographics, or other factors that impact the long-range needs of the community.

Land Use Standards

Following is a brief explanation of the Town's approach to stating land use intensity standards for the designations appearing on the Land Use Map, followed by descriptions of the uses permitted under and standards associated with each designation. In addition to characterizing land use designations according to types of allowable uses, the General Plan must, according to state law, specify for each land use designation standards of population density and building intensity.

Standards of building intensity for residential uses are stated in this General Plan in terms of the allowable range of dwelling units per acre. The density ranges are applied as follows:

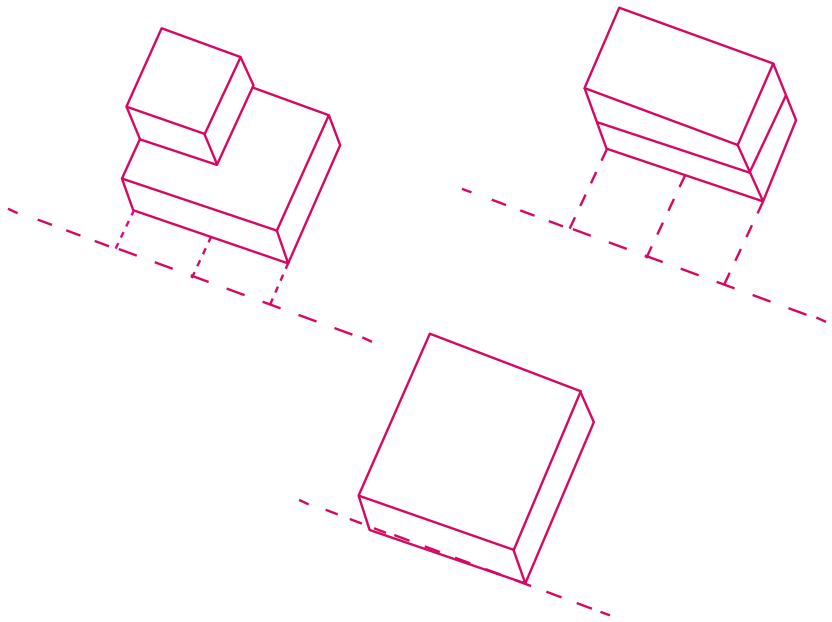
1. **The maximum number of dwelling units allowed on a particular piece of residentially-designated property is based on the size of the area under discussion (e.g., a parcel) and the maximum density permitted under the residential designation applied to that property. For instance, an area of 40 acres with a designation of LDR2 could have up to 80 dwelling units.**
2. **Densities within portions of the area may be higher than the maximum in the land use designation as long as the maximum number of units is not exceeded and the land use matches the land use description. For example, if the description is for single-family, detached land uses, the land use cannot be townhomes or any other attached housing.**

Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit, which for purposes of this General Plan is assumed to be 2.4 persons (based on the average household size reported in the 2010 Census).

Standards of building intensity for nonresidential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor).

On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet. The diagram to the right illustrates how buildings of one and two stories could be developed on a given lot with an FAR of 1.00.

Various Building Configurations
Representing an FAR of 1.00



Land Use Designations

The Land Use Map of this General Plan uses 18 land use designations to depict the types of land uses that will be allowed in Oro Valley. The land use designations on the map are policy recommendations only. The designations may not represent the actual zoning on properties. No decisions regarding land use purchases or future construction should be based solely on these designations. For information regarding the most current zoning entitlements on a property, refer to the official Zoning Map and the Zoning Code available at the Town Clerk's Office

Following are brief descriptions of the intent of each of the land use designations appearing on the Land Use Map. Note that emergency services uses (e.g., police and fire) may be permitted under all designations with appropriate review.

Rural Low-Density Residential (R-LDR, 0-0.3 DU/AC)

This land use designation denotes areas of large lot single-family detached development in a rural environment. Rural low-density residential designation areas range up to 0.3 dwelling units per acre. Areas of rural residential development are appropriate where there is a desire to retain a rural lifestyle or where protection of the natural environment is necessary.

Low-Density Residential (LDR1, 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.

Low-Density Residential (LDR2, 1.3-2.0 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 an open character. Low-density residential designation areas range up to 2.0 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.

Medium-Density Residential (MDR, 2.1-5.0 DU/AC)

This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping and employment.

High-Density Residential (HDR, 5.1+ DU/AC)

This land use designation denotes areas where single-family attached, mobile or manufactured housing (within the existing Highlands subdivision), townhouse, patio home, condominium, and apartment development is appropriate. These areas should be located close to arterial access and shopping and employment opportunities. High traffic volume impacts on local, lower density residential streets are discouraged.

Master Planned Community (MPC)

This land use designation refers to areas where large multiuse developments should be planned and developed in a comprehensive manner. Density ranges will be determined at the time of rezoning by examining the development plan and development impact analysis. Any Land Use Map amendment proposal for a new MPC designation requires the submittal of a concept plan, which may include specific uses planned for the site.

Resort and Golf Course (RGC)

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.

Neighborhood Commercial and Office (NCO)

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

Community/Regional Commercial (CRC)

This designation is for commercial areas at the intersections of principal arterials. Uses may include variety stores, small department stores and large-scale commercial uses (such as major department stores) that can be sited to serve regions of the metropolitan area. The recommended maximum FAR in the CRC designation is that of the C-2 zoning district.

Commerce/Office Park (COP)

This designation denotes areas where commercial, office, and/or light manufacturing can occur. These uses can occur in a planned business park-type of environment with clustered buildings and inward focused activity. Commerce parks often include a mix of light industrial, professional office, office/showroom, office/warehouse, retail services and related uses. The specific zoning district will be determined based upon site use, adjacent land use impact and intensity of development. The recommended maximum FAR in the COP designation is that of the Technological Park zoning district.

Public/Semi-Public (PSP)

This designation denotes acreage dedicated for public or semi-public uses, which include churches, police/fire substations, Town facilities, and hospitals. The recommended maximum FAR in the PSP designation is that of the Technological Park zoning district.

Schools (SCH)

Schools are public or private places of general instruction including public and charter schools where grades K-12 are taught, and junior and four-year colleges and universities. The recommended maximum FAR in the PSP designation is that of the Technological Park zoning district.

Parks (PARK)

This designation denotes areas that have been developed or set-aside as public/semi-public recreational facilities.

Open Space (OS)

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

National Forest (NF)

This designation is applied only to the Coronado National Forest. The Pusch Ridge Wilderness, located within the national forest, borders Oro Valley, providing the scenic backdrop for the Town, an area where only non-motorized and non-mechanized recreational use is permitted.

The following three designations apply only to the Arroyo Grande Planning Area:

Master Planned Community (60% Open Space)

This land use designation refers to areas where large multi-use developments should be planned and developed in a comprehensive manner. A range of density may be allowed, but this designation allocates 60% acreage dedicated to open space.

Village Center (VC)

The purpose of the Village Center (VC) area is to establish a “town center” that will serve as a focal point for the Arroyo Grande Planning Area. The VC area will offer a variety of office, retail, service, educational, medical and public facilities integrated with medium to high density housing. The Village Center should include a centrally-located public plaza, green or square that provides a venue for community events and reinforces a sense of place.

Riparian

The designated riparian areas are intended to be managed and maintained as open space. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Roadway crossings must be designed to allow for safe wildlife movement. It is intended that all riparian designated areas will be preserved and protected by conservation easements, or other legal means.

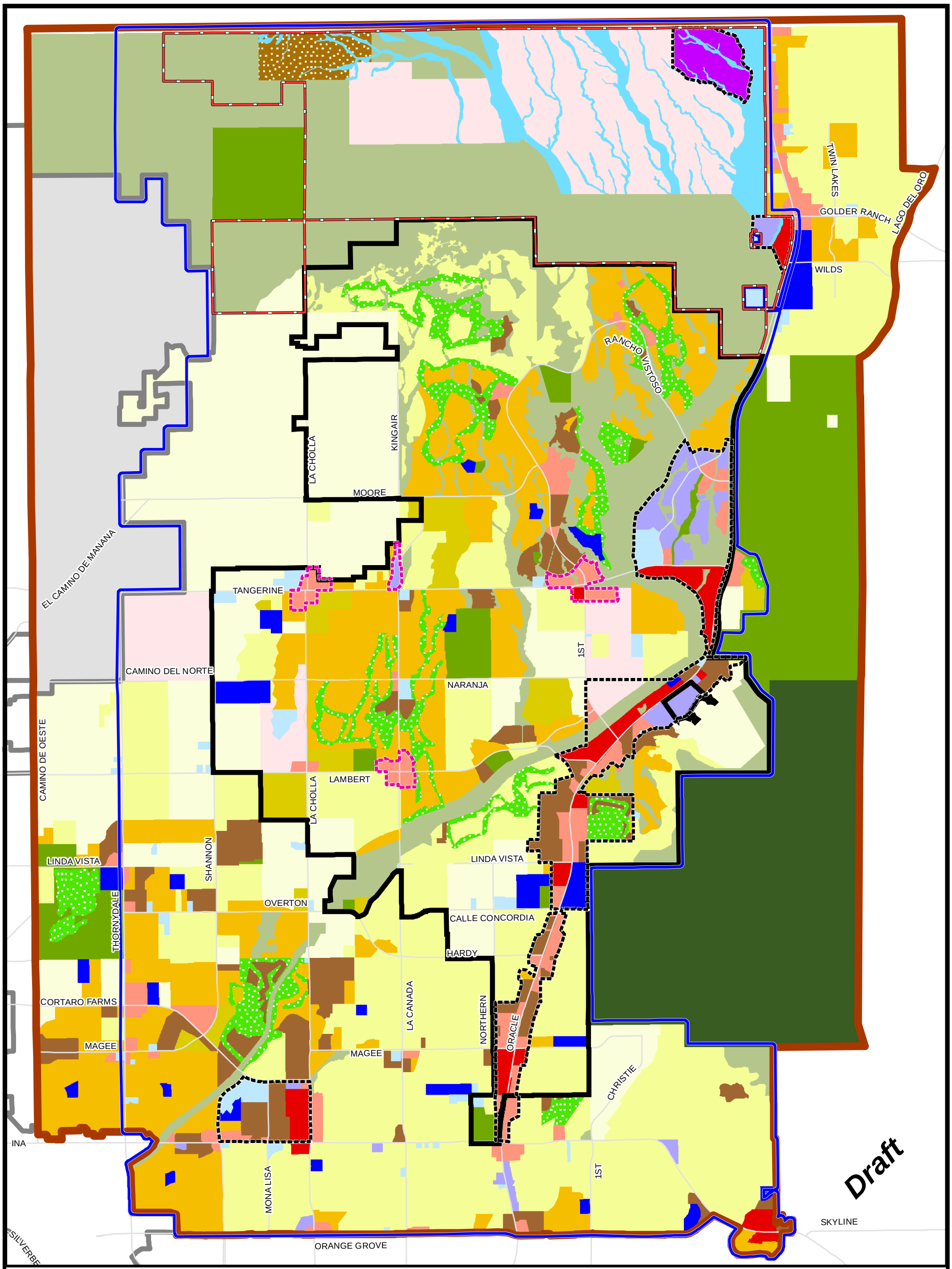
Land Use Designations and Zoning

The table below correlates land use and zoning designations. This is of general applicability and is provided here for informational purposes. The Environmentally Sensitive Lands regulations may limit or impact actual development and accompanying lot sizes. This table should not be viewed as limiting or regulating.

Land Use Designations		Related Zoning Designations
R-LDR	Rural Low-Density Residential (0-0.3 DU/AC)	R1-300 Single-Family Residential R1-144 Single-Family Residential
LDR1	Low-Density Residential (0.4-1.2 DU/AC)	R1-144 Single-Family Residential R1-72 Single-Family Residential R1-43 Single-Family Residential R1-36 Single-Family Residential
LDR2	Low-Density Residential (1.3-2.0 DU/AC)	R1-36 Single-Family Residential
MDR	Medium-Density Residential (2.1-5.0 DU/AC)	R1-20 Single-Family Residential R1-10 Single-Family Residential
HDR	High-Density Residential (5.1+ DU/AC)	R1-7 Single-Family Residential SDH-6 Site Delivered Housing R-4 Townhouse Residential R-4R Resort R-S Residential Service R-6 Multi-Family Residential
MPC	Master Planned Community	Multiple zoning designations may apply
RGC	Resort and Golf Course	Multiple zoning designations may apply
NCO	Neighborhood Commercial and Office	R-S Residential Service R-6 Multi-Family Residential C-N Neighborhood Commercial C-1 Commercial
CRC	Community/Regional Commercial	C-1 Commercial C-2 Commercial
COP	Commerce/Office Park	T-P Technological Park
PSP	Public/Semi-Public	Multiple zoning designation may apply
SCH	Schools	PS Private Schools
PARK	Parks	POS Parks and Open Space
OS	Open Space	POS Parks and Open Space
NF	National Forest	None – outside Town limits

Other zoning designations that may apply to multiple land use categories, or do not offer a direct correlation include:

- Planned Area Districts
  - PRD = Planned Residential District
  - PAD = Planned Area District
- Supplementary Districts
  - TRCOD = Tangerine Corridor Overlay District
  - ORSCOD = Oracle Road Scenic Corridor Overlay District
  - RHOD = Riparian Habitat Protection Overlay District
  - EEZ = Economic Expansion Zone
  - HDZ = Hillside Development Zone
  - GCOZ = Golf Course Overlay Zone
  - AEZ = Airport Environs Zone



Town of Oro Valley Land Use

- Rural Low Density Residential (0 - 0.3 DU/AC)
- Low Density Residential (0.4 - 1.2 DU/AC)
- Low Density Residential (1.3 - 2.0 DU/AC)
- Medium Density Residential (2.1 - 5 DU/AC)
- High Density Residential (5+ DU/AC)
- Master Planned Community
- Master Planned Community (60% Open Space)
- Neighborhood Commercial / Office
- Community / Regional Commercial
- Commerce / Office Park
- Village Center
- Public / Semi-Public
- School
- Resort / Golf Course
- Open Space
- Park
- National Forest
- Riparian
- Undesignated (within Town of Marana)
- Tier 1 Growth Area
- Tier 2 Growth Area
- Urban Service Boundary
- Arroyo Grande Planning Area
- Oro Valley Town Limit
- General Plan Planning Area
- Marana Limit

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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May 2015

Land Use Map Boundaries

The General Plan Land Use Map includes land use designations, as described previously, as well as general boundaries.

Town Limits

The limits of the Town of Oro Valley are depicted on the Land Use Map. The actual Town is much smaller than the overall planning area. Ultimately, areas within the Town are under the control of Town regulations, including land use and zoning. Areas outside of the Town limits are subject to the regulations of their governing body, typically Pima County.

Planning Area

The Planning Area includes the areas within the Town limits as well as land outside the Town's current limits that may be annexed to the Town as it develops. The Planning Area also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as National Forest land, that the Town has no plans to annex. The Planning Area does not indicate an intention for annexation, but rather the desire for interface with Town decision-making.

Urban Services Boundary

The Land Use Map delineates an Urban Services Boundary (USB) around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside of the USB. These areas should not receive any increase in density or land use intensity over what currently exists.

Land Use Map

The Land Use Map designates land within the Town according to the 18 designations described previously and summarized in table below.

Land Use Designations and Acreage Distribution - Disclaimer - Data to be added in later plan version

		TOWN LIMITS		PLANNING AREA	
Designation	**Label**	**Acres**	**% of Total**	**Acres**	**% of Total**
Rural Low-Density Residential (0-0.3 DU/AC)	R-LDR				
Low-Density Residential (0.4-1.2 DU/AC)	LDR1				
Low-Density Residential (1.3-2.0 DU/AC)	LDR2				
Medium-Density Residential (2.1-5.0 DU/AC)	MDR				
High-Density Residential (5.1+ DU/AC)	HDR				
Master Planned Community	MPC				
Resort and Golf Course	RGC				
Neighborhood Commercial and Office	NCO				
Community/Regional Commercial	CRC				
Commerce/Office Park	COP				
Public/Semi-Public	PSP				
Schools	SCH				
Parks	PARK				
Open Space	OS				
National Forest	NF				
Master Planned Community (60% Open Space)					
Village Center	VC				
Riparian					
Total					

State Requirements

This section covers the land use element as identified by the Arizona State Statutes for general plans.

The land use element, required for the Town of Oro Valley, must provide:

- A map of the proposed distribution, location and extent of various land uses appropriate to the municipality.
- A description of the population density and building intensity standards recommended for the land use categories covered by the plan.
- Programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
- Consideration of air quality and access to incident solar energy for all general categories of land use.
- Policies that maintain a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted or amended.
- Include sources of currently identified aggregates.

This section adheres to these requirements by providing a comprehensive land use map, description of the land uses of the Town of Oro Valley (found in the following section), and through policies and strategies that discourage unnecessary sprawl in order to conserve the natural environment and topography, encourage diverse land uses that meet the Town's overall needs and offer transitions between uses, and encourage mixed use areas. No aggregates have been identified in the Town of Oro Valley, and therefore, no policies related to aggregates have been included in the Land Use Element.

5.7. DEVELOPMENT, GROWTH AREAS AND SPECIAL AREAS FOCUS

Discussion

This section addresses topics related to development, growth and special areas. These topics are related in that they impact future growth in the community. Together they provide a big picture of recovering costs with new development and where growth may be concentrated or expected in the future.

Policies

DG.1. Require new development to pay its share toward the cost of additional public facility and service needs generated by new development, while balancing public and private interests in cost allocation.

DG.2. Continue to identify additional revenue sources that may provide supplemental revenues to ensure that infrastructure and services are maintained.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

POLICY INTEGRATION TABLE - DEVELOPMENT, GROWTH AREAS AND SPECIAL PLANNING AREAS
The following table depicts overlap between the policies of the Development, Growth Areas and Special Areas focus section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	E.6.
	Complete Community	
	Town Services, Buildings and Facilities	
ENVIRONMENT	Sonoran Desert Resources	
	Water Resources	
	Cultural Resources	
	Clean Environment	
DEVELOPMENT	Land Use and Design	
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	

Growth Areas

As required by state statute, growth areas are areas "that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses."

In recognition of the growth and development of Oro Valley, a two-tier system is proposed for all growth areas in Oro Valley. These areas are represented on the General Plan Land Use Map.

Tier 1 Growth areas include major and regional commercial areas, and include:

- Oracle Road Corridor from Orange Grove to the north end of Innovation Park
- Foothills Mall Area
- Arroyo Grande Village Center
- Arroyo Grande Office and Commercial

Tier II Growth areas include neighborhood focused commercial areas, supported by a variety of residential areas. These areas are intended to serve the immediate needs of residents, while limiting impact and include:

- Intersection of 1st Avenue/Rancho Vistoso with Tangerine Road
- Intersection of La Cañada and Tangerine
- Intersection of La Cholla and Tangerine
- Intersection of La Cañada and Lambert

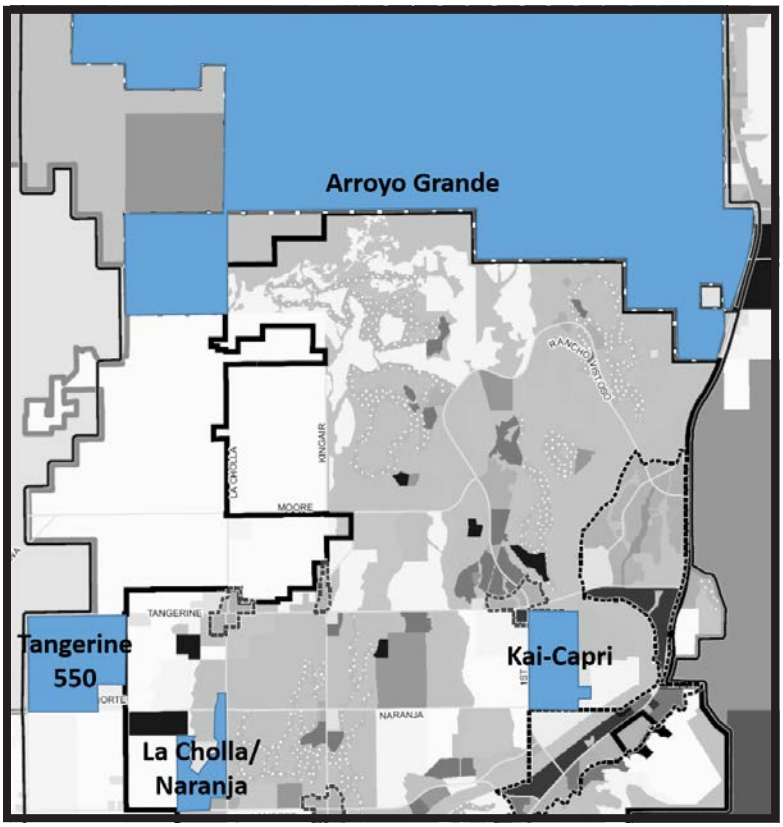
All Growth Areas should:

- Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their relocation, as needed, to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

Special Areas

Special areas included in this section are areas have received specific planning or focused conversation in Oro Valley. This may be due to their size, location or other factors that increase their importance to the community. These four areas include: Arroyo Grande, Kai-Capri, La Cholla/Naranja and Tangerine 550 and are depicted on the accompanying map. A brief description is included for each. All of the areas, with the exception of Tangerine 550, have special policies that have been adopted. These policies were developed as part of previous General Plan Amendment processes and represent consensus among stakeholders. These policies can be found in Appendix 8.6. In the future, additional special planning areas may be identified and any mitigation that may be needed may be addressed through the process outlined in Chapter 7 of this plan.

The four special areas are shown on the following map for reference:



ARROYO GRANDE

The Arroyo Grande Planning Area has unique land use designations and accompanying special area policies that were developed as part of an extensive stakeholder process in 2007-2008 (See Appendix 8.6.1). If needed, it is anticipated that any further revisions related to the Arroyo Grande area will be addressed at a future date, in agreement with the Arizona State Land Department, and as part of an extensive public outreach process that may include public forums and media coverage. It is assumed shared goals include creating a balance of developable area and open space. Future action is the identification of needed steps to initiate open negotiations with the State and active pursuit of annexation of the Arroyo Grande area.

KAI-CAPRI

The Kai-Capri area is located to the east of First Avenue, roughly from Tangerine Road to the Canyon del Oro Wash. It has been discussed in the community for a number of years. The previous General Plan from 2005 identified a number of special area plan policies, which are now included in Appendix 8.6.2 of this document. This property has not been fully developed but will likely be finalized for development in the coming years.

LA CHOLLA/NARANJA

La Cholla/Naranja is a large area of approximately 194 acres at the southwest and northwest corners of La Cholla Boulevard and Naranja Drive. These two (2) separate requests were master planned as a single development. The area was under review as part of a General Plan Amendment process in 2014-2015. Uses on the site were identified in a concept plan and include: neighborhood commercial and office; low, medium and high density residential; and park uses (See Appendix 8.6.3).

TANGERINE 550

The area commonly referred to as Tangerine 550 (bounded by Tangerine Road, Thornydale Road, Camino del Norte and Shannon Road) is currently outside the Town of Oro Valley limits. However, this 550 acres of land is currently being explored for annexation into the Town in cooperation with the Arizona State Land Department. The proposed General Plan Land Use Map notes this area as 'Master-Planned Community'. It is anticipated that any refinement to the land uses, densities and intensities in this area will be completed in a cooperative public process.

State Requirements

The cost of development element, required for the Town of Oro Valley, must provide:

- Policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs and generated by new development, with appropriate exceptions when in the public interest.
- Identification of various mechanisms allowed by law that can be used to fund and finance additional public services necessary to serve the development.
- Policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

This section adheres to these requirements through policies and strategies that require new development to contribute fairly to the cost of additional public facilities and services generated by the development; define and balance public and private interests and responsibilities in cost allocation; identify additional revenue sources for infrastructure and service maintenance; and upgrade, evaluate and update the efficiency, equity and legality of existing and potential funding mechanisms.

The growth areas element, required for the Town of Oro Valley, must provide policies that:

- Identify those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses.
- Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

This section adheres to these requirements by providing growth area designation on the land use map, and through policies and strategies that:

- Encourage conservation of open space by various means
- Support transportation planning efforts of connections between modes and between residential and nearby service and amenity areas
- Promote growth areas and transit and commercial corridors through coordination between land use and transportation and with other jurisdictions and agencies

5.8. INFRASTRUCTURE FOCUS

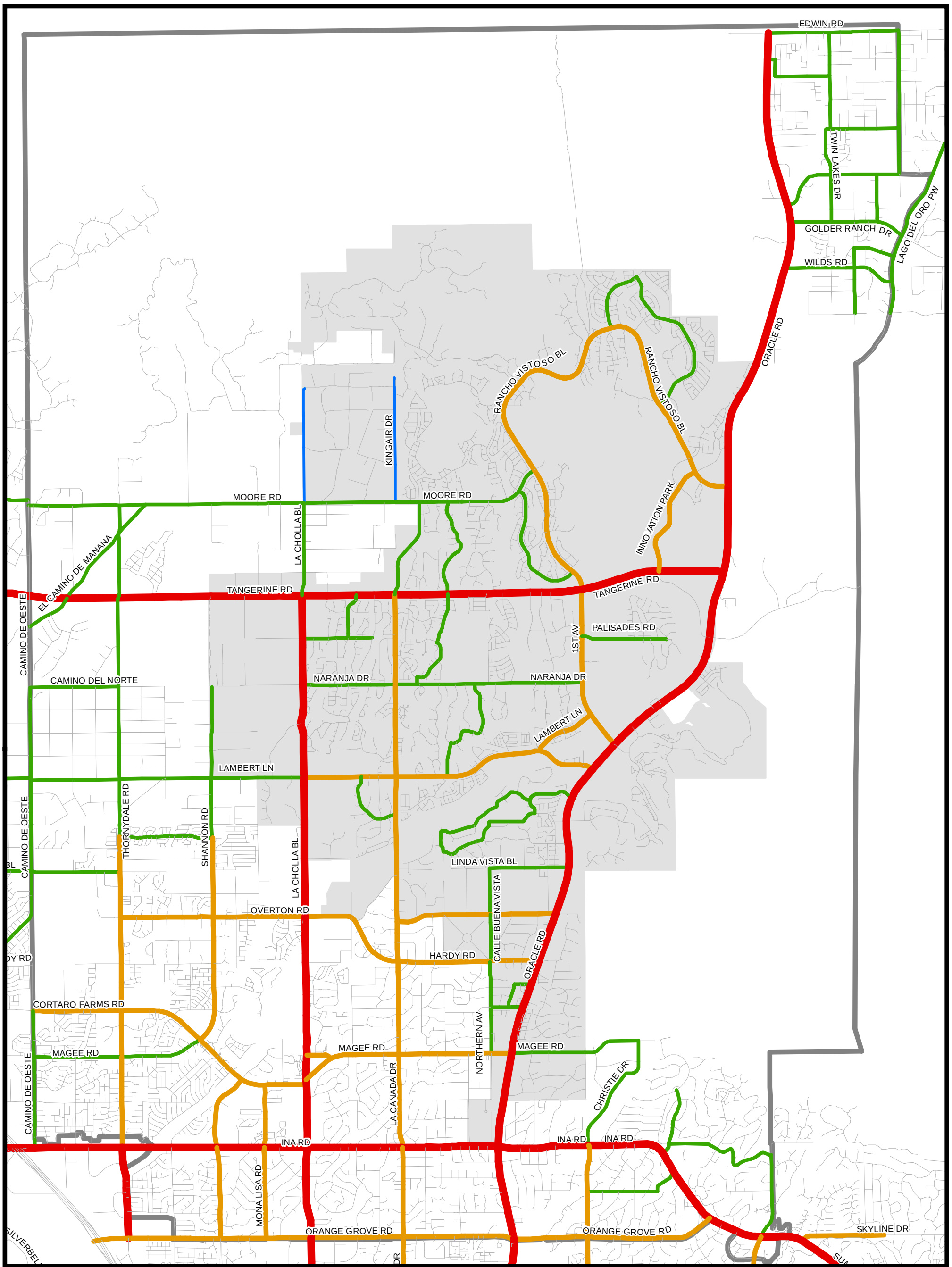
Discussion

This section addresses topics relating to the community's infrastructure, including community services, utilities and transportation. These topics relate to how people use and move around Town. Together, in conjunction with land use, they determine the physical form of the community.

The Circulation Map, depicts four roadway classifications: Major Arterial, Minor Arterial, Collector (Major and Minor), and Local. Each of these classifications is designated by the Arizona Department of Transportation based on the number of lanes accommodating vehicular flow, the average daily traffic (ADT) volume and the roadway segment's functional accessibility and mobility within a regional setting. Each classification is associated with a variety of functional and physical characteristics. The Circulation Map Classifications and Standards table below outlines the basic character of each classification in the Town of Oro Valley. Detailed cross-sections for each classification are depicted in the Town's Subdivisions Street Standards and Policies Manual.

Circulation Map Classifications and Standards

Street Classification	Service Function	Bike Facilities	Access	Medians	On-Street Parking	Sidewalks	Rights-of-Way
Major Arterial	Higher speeds, regional access.	Multi-Use Lane and/or Shared Use Path. Curbed bike route.	Access suburban centers.	Yes	None	None	150 – 300 ft.
Major Arterial	Moderate speeds and trip lengths.	Multi-Use Lane and/or Shared Use Path. Curbed bike route.	Intra-community continuity.	Yes	None	Both sides on curbed streets.	75 – 150 ft.
Collector	Distribute trips from arterials to destination.	Multi-Use Lane. Curbed bike route.	May penetrate residential neighborhoods.	No	None	Both sides on curbed streets.	50 – 150 ft.
Local	Low speeds, through traffic discouraged.		Direct access, lowest traffic mobility.	No	One or both sides.	Both sides on curbed streets.	50 – 60 ft.



Circulation Map

Roads Functional Classification

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Street

- General Plan Planning Area
- Oro Valley Town Limit

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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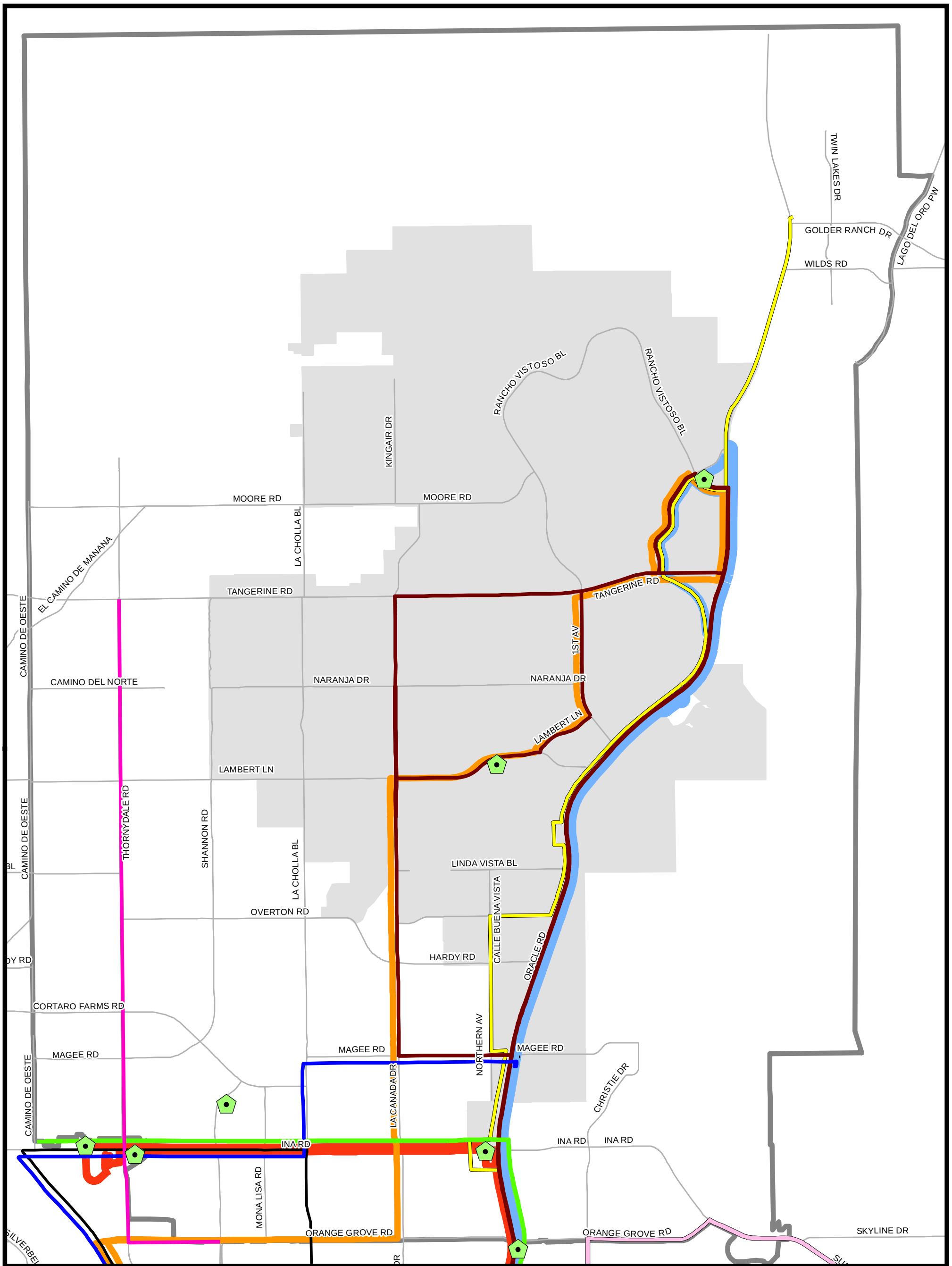
May 2015



Transit Map

- Park & Ride
- Route 16: Oracle/12th Ave
- Route 102: Ina Road Express
- Route 103: Oldfather Express
- Route 105: Sunrise Express
- Route 107: Oro Valley Express
- Route 202: AeroPark Ina Express
- Route 203: Aeropark Oro Valley Express
- Route 312: Oro Valley Express
- Route 401: N. Oracle/Catalina
- Route 412: Thornydale/River

- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

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May 2015

Policies

Community Services/Utilities

I.1. Accommodate community services and utilities that meet the larger community goals.

I.2. Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process, to the extent reasonably possible.

I.3. Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed.

I.4. Accommodate growth in the community through long-range planning for services, utilities and other infrastructure.

I.5. Provide opportunities for high quality telecommunication and broadband services to be located within the Town in order to support economic development, residential and business needs and community-wide goals.

I.6. Provide for safety, efficiency and environmentally sensitive design in stormwater systems.

Transportation/Circulation

I.7. Develop a safe, convenient and efficient multimodal transportation network that integrates amenities, provides access to services and destinations and that links places where people live, work, shop and play.

I.8. Enhance the Town's community identity and character through roadway design that differentiates neighborhoods, key streets and important intersections.

I.9. Facilitate regional bikeway planning efforts to ensure that the Town's bikeway system connects with the neighboring communities and the regional bikeway system.

I.10. Foster opportunities for walking, biking and mass transit to places where people live, work, shop and play.

I.11. Develop a safe, integrated and comprehensive transit system that increases public access to mass transit and improves community mobility.

I.12. Support Oro Valley Transit Services in their goals to continue to build a positive, professional, and customer-responsive organization that acts as the leading proponent and advocate for mobility.

I.13. Create opportunities for infrastructure that supports electric, biofuel and CNG vehicles.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

POLICY INTEGRATION TABLE - INFRASTRUCTURE

The following table depicts overlap between the policies of the Infrastructure section with other sections.

		POLICY NUMBER
COMMUNITY	Economy	E.2.
	Complete Community	CC.6., CC.8.
	Town Services, Buildings and Facilities	TS.7., TS.8.
ENVIRONMENT	Sonoran Desert Resources	SD.12.
	Water Resources	
	Cultural Resources	
	Clean Environment	
DEVELOPMENT	Land Use and Design	LU.9., LU.8.
	Development, Growth Areas and Special Planning Areas	
	Infrastructure	

State Requirements

This section covers the circulation and bicycling element as identified by the Arizona State Statutes for general plans.

The circulation element, required for the Town of Oro Valley, must provide:

- The general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan.

And may also include:

- Recommendations concerning parking facilities and other matters as may be related to the improvement of circulation of traffic.

This section adheres to these requirements through a comprehensive circulation map, and through policies and strategies that:

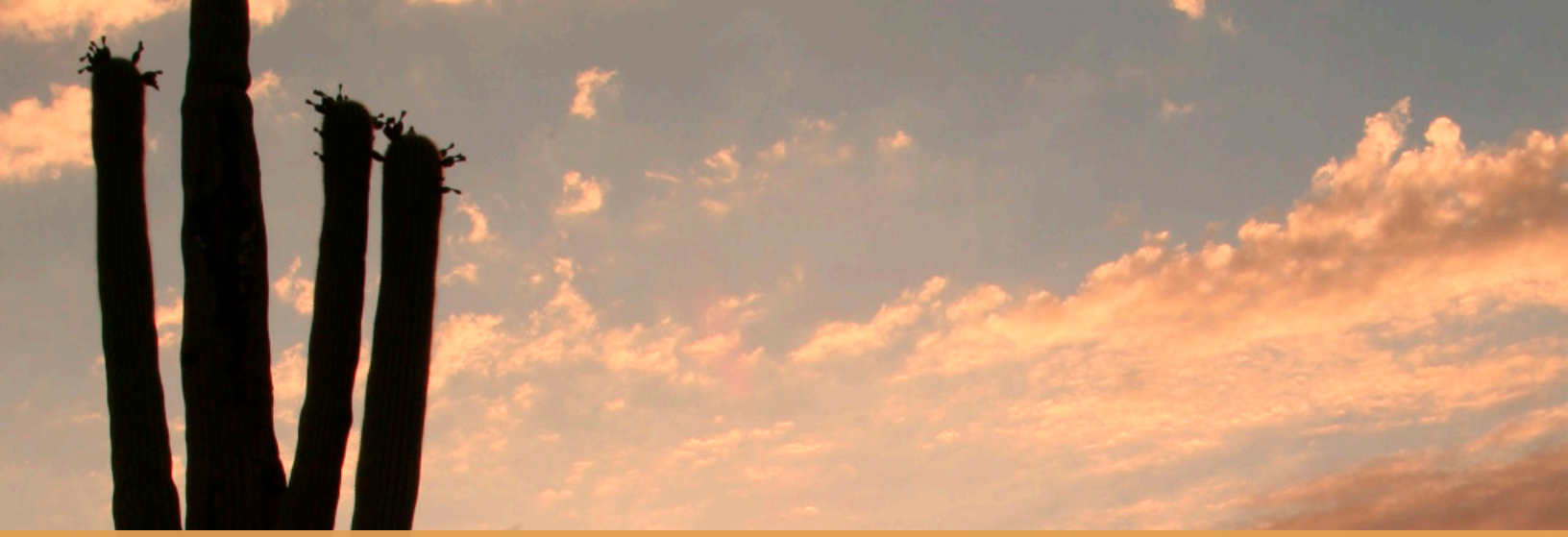
- Support the expansion of circulation and transportation infrastructure to foster multimodal transit and connections between places people live, work, shop and play
- Encourage re-examination of zoning code parking ratios

The bicycling element, optional for the Town of Oro Valley, must provide:

- Proposed bicycle facilities such as bicycle routes, bicycle parking areas and designated bicycle street crossing areas.

This section adheres to these requirements through policies and strategies that:

- Facilitate regional bikeway planning efforts and assist in completion and funding of "The Loop" system of Pima County
- Expand bicycle facilities in the Town
- Collaborate with other municipalities and agencies to enact consistent standards and design guidelines for pedestrian and bicycle facilities to build a safe and sensible network



6. GETTING TO WORK

6.1. PLANNING FOR ACTION

This General Plan is different from previous versions as the actions were created in conjunction with the goals and policies of the Plan. This was intended to help bridge the gap between dreams and reality and set a concrete course of action. During the drafting process and through extensive discussion, the Your Voice committees identified tangible actions they would like to see undertaken. These actions will ultimately fulfill the policies and goals. It is anticipated that most of these actions would be addressed during the 10-year lifespan of the Plan.

After the Your Voice committees drafted the actions, a timeframe for completion and responsible Town departments were added to help clarify the action items. The information is intended to be somewhat flexible as priorities for each action may shift based on department work plans and resources. Every attempt will be made to be responsive and fair in the implementation of the actions.

6.2. GENERAL PLAN ACTIONS

The best plans cannot turn to reality without identified actions. Following is a list of all the General Plan actions. They are organized by topics related to chapters 3-5 of this plan. Each action identifies which policies it implements as well as a timeframe and responsibility. Responsible Town departments or other agencies are noted with the acronyms below:

- TM: Town Manager's Office (Communications, Economic Development, Constituent Services)
- DIS: Development and Infrastructure Services
- IT: Information Technology
- F: Finance
- HR: Human Resources
- WU: Water Utility
- P&R: Parks and Recreation
- LS: Legal Services
- TC: Town Clerk
- PD: Police Department
- GRFD: Golder Ranch Fire District
- PC: Pima County

Actions Related to Community (Chapter 3)

Disclaimer - Timeframe and Responsibilty information to be added in later plan version

ECONOMIC DEVELOPMENT

No.	Action	Policies Implemented	Timeframe	Responsibility
1	Maintain and periodically update the Town's strategies for economic development as part of the strategic planning process, which includes public input.	E.2.		
2	Utilize the Town's economic development programs to pursue and support uses and businesses that diversify the local tax base, increase local employment and decrease the amount of tax dollars leaving the community.	E.2.		
3	Develop strategies to promote economic development that: · Support and retain existing businesses within the community and provide opportunities for synergy · Promote and support Oro Valley core industries including tourism, aerospace, healthcare, bioscience and suppliers, clean light manufacturing and business services · Attract start-up opportunities and jobs in a full range of businesses · Explore opportunities for the development of a business incubator program · Attract renewable energy technology research, manufacturers and installation industries · Attract commercial, industrial and business park employment centers · Support new and emerging technologies	E.1., E.3.		
4	Evaluate and increase the community's economic opportunities while balancing community needs and desires through planning and analysis measures that: · Highlight deficiencies and barriers to economic development in growth areas and commercial corridors · Change the zoning code such that economic opportunity both increases and remains equitable to the surrounding community · Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas	E.2., LU.5., LU.7.		
5	Develop strategies and resources to promote Oro Valley, including key assets such as: · Public safety, natural beauty, public art, infrastructure and sense of community · Its ideal location for outdoor recreation and sports tourism · Its community gathering places as premier destinations for retail, restaurants, entertainment and public art	E.3., CC.6.		
6	Create private and public sector partnerships and programs for use, beautification, art displays, or publicity on underutilized or vacant employment and retail centers.	E.2., CC.14.		
7	Develop strategies that promote a range of retail options, including regional-serving, neighborhood-serving and pedestri-an-oriented, at appropriate locations.	E.3.		

8	Support Pima Community College and other community organizations in their efforts toward workforce training for a range of industries such as biotechnology, technical education, trades, aerospace and clean energy technologies.	E.4.
9	Encourage ongoing higher education efforts in the community as a means to connect skilled workers with targeted employment sectors.	E.4.
10	Encourage the development of quality, accessible childcare, preschool, special needs and adult/elder care options to support working families.	E.4.

COMPLETE COMMUNITY

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Places and Events			
11	Develop a plan for designating areas in Oro Valley that serve as the community's gathering places and are envisioned to: · Reflect the character of the Town · Include such amenities as sidewalk cafes, outdoor seating, desert landscaping · Emphasize the pedestrian experience	CC.6.		
12	Update existing Town programs, plans and regulations to integrate needs as part of Oro Valley's community gathering places, such as: · Capital improvement plans to include the construction of public and transportation amenities · Transportation plans to include bike, pedestrian and accessible design · Development and zoning regulations to include new operations, such as mixed use zoning	CC.6.		
13	Foster public/private partnerships in order to achieve common goals and desired improvements for Oro Valley's community gathering places.	CC.6.		
14	Promote the creation of public spaces throughout the community that encourage social, educational, and community interactions and enhance the pedestrian experience for individuals of all needs by: · Creating development review strategies for commercial and retail areas that encourage public spaces · Integrating public spaces into park and neighborhood design	CC.1., CC.2., CC.9.		

15	Develop strategies to increase opportunities for recreational and community events by: · Collaborating with local school districts and schools for shared use of facilities · Planning for sports tournaments, culinary events, festivals, or fairs · Connecting event and entertainment locations together · Streamlining the planning and approval process that may include designating suitable locations, expediting permitting or making a central calendar available	CC.5., CC.10.

Health

16	Develop strategies that support Oro Valley's existing and future needs related to senior living, including development of a senior living code.	E.1.
17	Create a program that promotes accessible, convenient and age-friendly design of public and private facilities, services and programs.	LU.7.
18	Integrate public education about the benefits of physical activity into existing Town programs.	CC.1.
19	Study and develop a plan identifying appropriate means to improve access for all people to locally grown and healthy food.	CC.1.
20	Create programs that improve community health in partnership with local hospitals and health centers.	CC.1.

Education and Engagement

21	Provide for Oro Valley's future education needs by developing collaborative measures with: · Colleges and universities to explore growth opportunities and attract new campuses · Local school districts to determine how to best serve school-aged children	CC.15., CC.16.
22	Create partnerships with higher education institutions and museums to share programs and cultural resources.	CC.15.
23	Explore the feasibility of offering guest speaker events in public facilities.	CC.15.
24	Evaluate the adequacy of current and future school capacity as a finding for all residential land use requests.	CC.16.
25	Continue support of the Public Library in Oro Valley by: · Supporting the Friends of the Oro Valley Public Library and t heir efforts for promoting library facilities and resources · Identifying collaboration measures and continuing service needs for the community	CC.17.
26	Develop strategies to continue and increase volunteer opportunities in Town services and programs.	CC.18.
27	Create mentorship and internship programs in cooperation with local businesses, schools and the Chamber of Commerce.	CC.18.

28	Promote youth civic engagement and involvement by: · Continuing the Town's Youth Advisory Council · Exploring new programs that facilitate student-government interactions and shared learning · Continuing youth public safety programs · Collaborating with service clubs to further existing youth programs	CC.18.
29	Explore options for creating a Town Senior Advisory Council to direct priorities for senior services in the community.	CC.18.
30	Continue to provide Town information through the Town's website, publications and local media.	CC.19.
31	Incorporate best practices into communications strategies and provide ongoing improvements to the Town's website.	CC.19.

Arts and Culture

32	Continue support of the Town's public art program by: · Maintaining funding and program support · Developing an inventory and maintenance program, including training for staff on correct maintenance procedures	CC.11., CC.14.
33	Integrate public art into Town parks and trails system by: · Including in the design of the Naranja Park Master Plan · Acting on measures identified in the Parks Master Plan	CC.12.
34	Utilize and maintain appropriate Master Operating Agreements with arts and culture entities, such as the Southern Arizona Arts & Cultural Alliance, in order to enhance the orderly development and growth of the arts in the community and to provide residents with access to the arts.	CC.11.
35	Pursue grants and alternative funding options as a means to continue and expand public art programs.	CC.11.
36	Develop strategies to expand outreach and information regarding public art offerings.	CC.12.
37	Develop a plan to create exhibit areas for cultural artifacts and documents through public and private partnerships in order to educate the public on local history.	CC.11., CR.2.
38	Develop a plan identifying potential future investment strategies and suitable locations for additional cultural facilities including amphitheaters, performing arts facilities, instruction space, galleries and other facilities.	CC.13.
39	Develop cooperative agreements with public school districts, private and charter schools to share school facilities for arts, recreation, and education purposes.	CC.13.
40	Develop a strategy, including potential financial incentives, to encourage a public or private entity to build or remodel an auditorium to accommodate performing arts.	CC.13.

Parks and Recreation

41	Evaluate and address the Town's community park system conditions and needs by: · Creating an inventory and maintenance plan for existing park and open space in the community · Identifying target locations for needed community recreational amenities · Periodically reviewing and updating the Parks Master Plan · Developing and integrating strategies that address park shortages, preservation needs and safety upgrades into the Parks Master Plan	CC.2., CC.4., LU.7.
42	Study and plan for revenue and funding needs for parks, recreation and trail purposes by: · Identifying potential revenue sources · Increasing public awareness of the cost to acquire, build and maintain public parks, trails and recreational facilities and to provide programs · Developing and administering public outreach efforts that gauge public support of future funding options to support park improvements	CC.2.
43	Utilize public/private partnerships and volunteerism programs to maintain and enhance open space and park and recreation facilities.	CC.2.
44	Establish a multigenerational and multiuse community center that meets the identified needs of the residents.	CC.2.
45	Study and evaluate the feasibility of the development of public recreation or community education facilities in the community.	CC.5.
46	Develop a strategy to acquire property for larger recreational and community use of sufficient size and location that access can be shared equitably by multiple neighborhoods and all residents.	CC.5.
47	Plan for future trail needs in the community by developing and adopting a trails plan that: · Establishes long-term strategies for trail development, linkages, management, and upkeep in cooperation with other local jurisdictions · Links neighborhoods, open space, environmentally sensitive lands and natural resources · Integrates with the Parks Master Plan and is periodically updated	CC.3., SD.1.
48	Create procedures, including public and private contributions, for integrating signs into parks, trailheads, trails and linear bicycle paths and near natural areas that: · Inform users of site information and regulations · Educate users about local history and ecology	CC.14., SD.1.
49	Explore opportunities to integrate family-friendly amenities into the trail system, such as areas for play, rest and learning.	SD.1.

PUBLIC FACILITIES AND SERVICES

No.	Actions	Policies Implemented	Timeframe	Responsibility
50	Plan strategically for Town operations, programs and services by: · Studying alternative revenue sources · Measuring short and long-term needs · Setting appropriate guidelines and financial resources for staff time and resources · Developing an annual reporting system that evaluates potential efficiencies · Pursuing grants to implement conservation measures · Developing public and private partnerships	E.6., TS.7., CE.1.		
51	Develop a plan for long-term municipal facilities that considers overall community needs and growth and that addresses parking, facility expansion, satellite offices, central offices, maintenance and fueling facilities and operations.	TS.7.		
52	Ensure the provision and replacement of public facilities and services to the Oro Valley community by: · Periodically evaluating and updating the efficiency, equity, and legality of existing and potential funding mechanisms to - Provide public facilities and services to new and existing development - Recover the cost of public facilities and services to new development · Exploring the use of special districts for the replacement/upgrade of public facilities and services in areas of existing development.	E.6., DG.1., DG.2.,		

SAFETY

No.	Actions	Policies Implemented	Timeframe	Responsibility
Safety Planning				
53	Plan for the safety and security of the community by developing, implementing, and periodically updating strategies and plans for: · Mass evacuation · Post-disaster recovery · Wildland-urban interface · Drought response · Climate change · Response readiness which include local and regional coordination	TS.1., TS.2.		
54	Plan for emergency preparedness and emergency response by: · Creating public safety partnerships with: - Identified private sector safety responders - All emergency responders and utility providers · Expanding public safety awareness and emergency training programs by working with various service providers · Providing ongoing training to applicable Town staff on the adopted hazard mitigation plan and its requirements	TS.2., TS.4.		
55	Coordinate emergency service locations throughout the community to provide appropriate response.	TS.6.		
56	Locate emergency services in safe and resilient locations protected from flood and fire risk.	TS.6.		
57	Use Crime Prevention through Environmental Design (CPTED) principles in the development review process and the design and engineering of community assets and facilities.	TS.5.		
Safety Education				
58	Educate the community about public safety by developing, implementing and periodically updating programs and outreach measures that prepare the community on: · How to take care of themselves and neighbors during times of emergency, including energy shortages and outages. · Fire safety · How to shelter in place · Cyber security · Fraud protection · Child safety and elder abuse issues	TS.1., TS.3., TS.4.		
59	Seek funding opportunities and partnerships to ensure continued emergency preparedness outreach efforts.	TS.4.		
60	Support community policing and a high visibility public safety presence on roadways to help provide safe transportation options.	I.7.		
61	Continue to develop and implement programs, such as neighborhood watch and dark house programs, which support community policing as a means to further public safety in the community.	TS.1.		

Safe Development

62	Continue Town programs that limit risk associated with construction dust and the spread of diseases.	CC.1.
63	Require the inclusion of evacuation routes and development and density standards for new development that adjoins forest land and open space in order to minimize impacts from nearby potential wildfire areas.	TS.1.
64	Develop strategies, including potential zoning code revisions; to protect human life and property from natural hazards including steep and unstable slopes and soils, floods and erosion hazards.	TS.5.
65	Evaluate safety issues, including stormwater, in reviewing school and development site plans during the development review process.	TS.5.

Actions Related to Environment (Chapter 4)

SONORAN DESERT RESOURCES

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Use of Land			
66	Create public use agreements for natural resource areas with homeowners associations, commercial property owners, public agencies and developers as part of future development requirements.	SD.1.		
67	Provide training and resources to Town employees, board members and volunteers in coordination with community programs in order to protect natural resources.	SD.3.		
	Environmentally Sensitive Lands			
68	Maintain the Environmentally Sensitive Lands Ordinance (ESLO) by: · Evaluating and appropriately updating the ESLO for effectiveness at least every 10 years · Updating design guidelines and standards to incorporate best practices on site and building design related to the ESLO	SD.2., SD.8.		

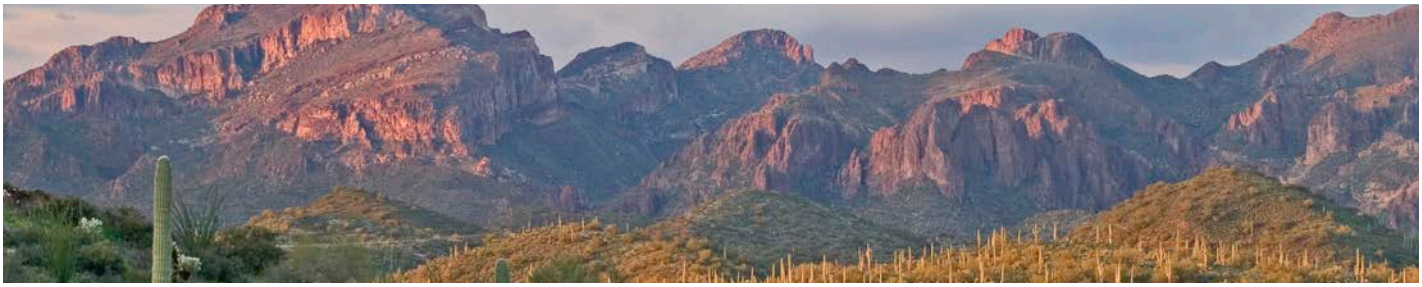
69	Protect and buffer environmentally sensitive lands from encroachment of incompatible uses and the associated flood risk and degraded habitat that may result by: · Developing a plan that buffers environmentally sensitive lands and designated open space · Reviewing and amending the zoning code as needed	SD.2., SD.8.
70	Connect environmentally sensitive lands, which include wildlife and plant habitats, riparian areas, and significant natural resource areas, by: · Identifying preservation and connection strategies between environmentally sensitive lands, including Tortolita Mountain Park, Arroyo Grande, Catalina State Park and Coronado National Forest in cooperation with other agencies and jurisdictions · Developing a plan that connects environmentally sensitive lands as development occurs · Creating development review strategies that require new development to link adjacent or contained environmentally sensitive lands together	SD.2., SD.8.
71	Protect significant biological resources, including key wildlife and plant habitats and special-status species, to prevent their loss or degradation by: · Maintaining a current and accurate database of significant biological resources, including maps of their locations · Monitoring and managing public use of significant biological resources · Inventorying degraded areas that contain remnants of significant biological resources as defined on the Environmentally Sensitive Lands map · Actively pursuing opportunities to restore identified degraded areas	SD.1.,SD.2., SD.8.
72	Protect natural open space, including land contours, elevations and ridgelines, by: · Developing and implementing a program for the proactive acquisition, management and maintenance of public natural open space in cooperation with other agencies and Pima County · Developing new and improve existing land use regulations that discourage unnecessary spread of development · Continuing to manage development and allow for compact development and flexible design options, including clustering, transfer of development rights or other techniques	SD.1., LU.1.

Night Sky and Scenic Views

73	Conserve scenic views to the ridgelines, hillsides, peaks and foothills of the Santa Catalina, Tortolita, and more distant mountain ranges that contribute to the Town's valued scenic character by: · Monitoring and revising scenic resource regulations as needed to enhance community-wide goals · Developing land use regulations that require development proposals to maintain and/or enhance the quality of views from and to public parks · Continuing to place a high priority on the conservation of views from defined scenic view corridors, as identified in the ESL ordinance and supported by the General Plan during development review	SD.6.
74	Maintain and improve night sky visibility by: · Adhering to regional night skies initiatives. · Updating regulations to incorporate new technologies and best practices that minimize light pollution.	SD.3, LU.4.

Wildlife & Vegetation

75	Protect wildlife and wildlife routes within the community by · Identifying preferred wildlife routes · Developing roadway design standards that allow for wildlife to move below, above or across roadways · Incorporating appropriate spacing and wildlife friendly fencing into roadway design and construction	SD.9.
76	Develop and implement the Town's Tree Master Plan, which considers the benefits of trees in relation to overall community welfare, while making plans for infrastructure, facilities, new development and the conservation of Oro Valley's scenic views.	SD.3.
77	Periodically review and update the Town's Save-A-Plant program in order to protect healthy native vegetation.	SD.4.
78	Evaluate the effectiveness and provide appropriate support to programs or groups which strive to reduce invasive species and the replanting of native species.	SD.7.
79	Develop measures that encourage private property owners to assist in invasive species removal.	SD.7.
80	Maintain a landscape plant palette that includes drought tolerant and native Sonoran Desert plants and: · Require its use in all new landscape plans · Make it available for general public use · Continue Town programs that encourage its use	SD.8., LU.2.



WATER RESOURCES

No.	Text	Policies Implemented	Timeframe	Responsibility
Water Conservation				
81	Provide and expand opportunities for public education and advocacy regarding water conservation, alternative water use, stormwater management and best practices for building and landscape design and retrofits.	WR.1, LU.2.		
82	Periodically review and update a drought response plan as a means to address future Central Arizona Project water and groundwater shortages.	WR.1,		
83	Protect water resources by: · Coordinating with appropriate water utilities, jurisdictions and public agencies · Continuing water-quality monitoring and sampling · Continuing long-term planning efforts	WR.1, LU.2.		
Diverse Resources				
84	Reduce dependence, use and diminishing of the groundwater supply by: · Continuing use of Central Arizona Project water for recharge · Exploring the expanded use of stormwater harvesting and recharge areas	WR.1., WR.3.		
85	Expand infrastructure and construction facilities that provide for a diverse water supply portfolio, including the use of reclaimed water for irrigation and other purposes and Central Arizona Project water.	WR.1.		
86	Develop plans, create partnership and, where appropriate, incentives that increase use of alternative water sources for potable and non-potable uses, including: · Passive and active rainwater harvesting · Graywater · Treated wastewater effluent · Central Arizona Project water · Reclaimed water	WR.1., WR.3.		
Utility Operation				
87	Create programs that utilize Advanced Metering Infrastructure (AMI) technology across user groups that encourage self-monitoring and facilitate improved water management practices through early leak detection.	WR.1.		
88	Continue conservation pricing through a tiered rate structure for residential water customers.	WR.1.		
89	Support the continued utilization of water impact fees.	WR.1.		
90	Explore the feasibility, value and public interest in fluoridation of Oro Valley's water supply.	WR.1.		

Infrastructure

91	Provide resources for water course management including: · Channelizing to minimize safety threats · Maintenance to avoid clogging caused by impediments	SD.10.
92	Design wash crossings to pass the design flow safely and with minimal physical, traffic or environmental impacts.	I.6.
93	Evaluate and rehabilitate or enhance as appropriate, any drainage systems, water detention and retention facilities and other infiltration areas existing within the project area of a capital improvement project.	I.6.
94	Continue maintenance for publicly-owned retention basins and stormwater facilities.	I.6.

Stormwater Management

95	Put in place plans, resources and requirements to manage stormwater runoff in order to: · Reduce soil erosion · Increase infiltration into the groundwater	SD.7., I.6.
96	Continue support and provide resources for programs that manage vegetation as a means to support stormwater management.	SD.10.
97	Continue to support planning for and implementation of the Town's Stormwater Management Plan.	I.6.
98	Monitor and enforce stormwater controls to prevent aquifer pollution and the erosion or siltation of washes.	SD.10.
99	Provide public education opportunities on ways to minimize negative environmental impacts of stormwater caused by urbanization.	SD.10.
100	Study options and provide opportunities for development or redevelopment to design for, capture and manage stormwater in facilities having multiple benefits , such as stormwater management, recreation, wildlife habitat and groundwater recharge.	LU.1.
101	Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage and associated ecological systems.	I.6.
102	Evaluate stormwater management policies practices and work programs and align with water conservation strategies where appropriate.	I.6.

CULTURAL RESOURCES

No.	Action	Policies Implemented	Timeframe	Responsibility
Preservation				
103	Preserve and share significant cultural resources of Oro Valley with the community by: · Identifying significant cultural resources, including people, events, places and activities in an inventory that is periodically updated · Collecting oral histories from key persons related to Oro Valley's history · Preserving Town of Oro Valley historical records and documents to maintain a chronology of Town development and milestone events · Requiring that interpretive elements related to cultural resource sites be planned for in public use areas and private developments during the development review process · Creating and executing a plan for the placement of interpretive elements related to cultural resource sites in existing and planned Town facilities and properties with the assistance of outside funding	CR.1., CR.2., CR.3.		
104	Explore potential agreements with public and private entities, including partnerships with library and education institutions, to ensure appropriate use and preservation of cultural resources for future generations.	CR.3.		
105	Raise community awareness and support of local cultural resources by: · Developing collaborative work programs with community organizations and groups to provide information, education, and events increasing the awareness of the history of the Town · Creating engaging and informative parks and recreational programs and activities	CC.14., CR.2.		
Management				
106	Implement, monitor and oversee the Town's current and future cultural resource plans by: · Implementing the cultural resources management plan · Implementing the Steam Pump Ranch Master Plan in conformance with easement agreements with Pima County · Exploring a potential agreement with Pima County to implement the Interpretive Plan for Honey Bee Village Archaeological Preserve and obtain appropriate public access · Exploring adaptive rehabilitation of historic properties for public use	E.3., CR.1., CR.2., CR.3.		
107	Pursue grants and other funding, including dedicated Town funding, to provide for the protection and preservation of cultural resources in the community.	CR.1.		
108	When opportunity exists, acquire properties of significant cultural resource value that enhance the history of Oro Valley.	CR.1.		

109	Continue to provide Town resources to maintain certified local government status with the State of Arizona Historic Preservation Office.	CR.3.		
110	Avoid, minimize or mitigate as appropriate the potential effect of development projects on significant prehistoric and historic sites during the Town's planning and design processes by: · Requiring the preparation of cultural resources assessments by a qualified archaeologist or historian for new development projects · Consulting with the State Historic Preservation Office or other appropriate agencies as needed	CR.1.		

CLEAN ENVIRONMENT

No.	Action	Policies Implemented	Timeframe	Responsibility
	Waste Disposal			
111	Provide and support safe and convenient waste disposal options for the community by: · Implementing programs that demonstrate best practices in recycling, waste minimization and disposal programs · Exploring the creation of a Town-wide recycling program for municipal, commercial and residential uses · Collaborating with the private sector to offer recycling stations and clean composting sites throughout the Town · Establishing regular opportunities for hazardous household waste collection in coordination with Pima County or non-profit groups · Continuing support and expanding public outreach for public education regarding proper medication disposal and the Town's Dispose-a-med program	CE.1., CE.2.		
	Sustainable Practices and Outreach			
112	Promote sustainable practices in the private sector by: · Developing an Oro Valley awards program to recognize these practices · Establishing development incentives for projects demonstrating an exemplary commitment to sustainability · Partnering with local businesses to create incentives for the education, purchase and/or installation of resource conservation products	CE.2., CE.5.		
113	Develop and implement strategies and programs which: · Promote conservation of resources, especially water, in public spaces, art or activities · Demonstrate best practices in air quality improvement, sustainable operations, and energy efficiency	CC.14., CE.1.		

114	Identify, promote, and increase community awareness of natural, water and cultural resources by · Developing a program that educates the public on these resources and best practices for their protection and conservation · Exploring the development of a public space that educates the community on Sonoran Desert Resources and their conservation	SD.3., SD.5.

Energy

115	Promote energy efficiency by: · Reviewing, identifying and addressing Town policies and ordinances that enhance renewable energy production, efficiency and conservation · Conducting an assessment of emerging renewable technologies for potential application in the community · Adopting the most up-to-date International Code Council (ICC) Energy Conservation Code in concert with regional jurisdictions and stakeholders	CE.5.
116	Support the use of alternative energy to reduce emissions and air pollution and to enhance environmental quality by: · Creating programs that incentivize the use of clean alternative energy in business, institutional and residential settings · Exploring opportunities to encourage private industry to develop and maintain convenient alternative fuel stations	CE.5., I.13.
117	Create energy efficiencies in Town operations by: · Providing an annual energy report card to track energy plans and savings · Implementing measures to increase efficiencies of water utility equipment · Investigating the feasibility of converting Town vehicles and negotiating agreements with other large fleet organizations to utilize "green fuel"	WR.2., CE.1. CE.4.
118	Create programs that increase awareness about energy usage in order to reduce consumption of energy, water and electrical resources.	CE.4.
119	Work collaboratively with regional partners to create and maintain web-based information portals such as Solar One Stop, uniform renewable energy standards, submittal requirements, electronic permitting, and inspection procedures.	CE.4.

Sustainable Design

120	Utilize sustainable landscape solutions and irrigation standards which: · Include the use of native vegetation appropriate to varying sites · Minimize energy demands of development · Consider view conservation	WR.4., CE.4.

121	Create programs to enhance air quality by: · Controlling construction dust and exploring the requirement of reclaimed water use to do so · Prohibiting uses that create air pollution · Encouraging the use of natural gas, multimodal transportation, rideshares, and renewable resources	CE.3., CE.4.
122	Pursue sustainability and environmental conservation in development by: · Integrating new green infrastructure and low-impact development techniques into development regulations where appropriate · Periodically updating existing low-impact development regulations · Include sustainable and environmental development practices in Town development review	LU.1.
123	Require the most energy efficient roofing material practicable, based on performance, to be used in new commercial and residential construction.	CE.4.
124	Remove regulatory barriers and develop programs which recognize model green building efforts in the community and promote green building for new construction.	LU.1.
125	Update existing and develop new building codes and design standards for development that: · Encourage the passive and active solar orientation of lots · Reduce heating and cooling demands of buildings · Improve the quality and comfort of outdoor public areas by creating shade · Avoid blocking or reflecting sun on adjacent public spaces or buildings	LU.3.

Actions Related to Development (Chapter 5)

LAND USE AND DESIGN

No.	Text	Policies Implemented	Timeframe	Responsibility
Character/Compatibility				
126	Continue to support the intent of the Airport Environs Zone at the La Cholla Airpark, which specifically limits adjacent building heights, in order to continue the viability of the area and the comfort of nearby residents.	LU.5.		
127	Maintain the unique character of Oro Valley by studying and updating: · Signage regulations that balance identification and direction with compatibility and minimal intrusiveness. · Site design standards · Land use regulations that define and incorporate effective compatibility standards	LU.5., LU.6.		
128	Require developers to design neighborhood retail and office uses to respect nearby residential scale and character.	LU.6.		
129	Develop design standards for campus type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme.	LU.6.		
130	Develop detailed planning for designated neighborhood-scale growth areas at strategic intersections.	LU.7.		
Development Standards				
131	Create development standards, policies and provisions and make available in appropriate locations for: · Transit-oriented development · Walkable neighborhoods and commercial areas · Mixed-use zoning	LU.5., LU.7., LU.8., LU.9.		
Master Planning				
132	Update development regulations of master plan communities to require that: · Designs coordinate driveways, parking, readily accessible open space, landscape amenities and proper infrastructure improvements · They serve the needs of a mix of resident ages and backgrounds	LU.8.		
133	Encourage the coordinated development of vacant and adjoining areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities.	LU.8.		
Growth				
134	Plan for the growth of the community through annexations by: · Creating an annexation strategy that reflects sound financial planning · Continuing support of staff in technical review and analysis of annexation proposals	E.5., I.4.		

135	Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.	I.4.		
136	Hold periodic "energy summits" by bringing together providers, key landowners, businesses, and Town staff to identify and resolve issues and discuss plans for future growth.	I.4.		

Housing

137	Respond to and plan for the present and future housing needs of the community, while considering changes in demographics and overall growth, by: · Conducting a housing inventory as a means to determine long-term housing needs · Developing a housing plan, that addresses the needs of a diverse community · Developing zoning strategies that implement the housing plan	CC.7.		

INFRASTRUCTURE

No.	Text	Policies Implemented	Timeframe	Responsibility
138	Identify and facilitate the timely replacement and upgrade of aging infrastructure by: · Integrating long-term accounting of capital replacement costs into the capital improvement program · Identifying and seeking funding options · Developing cooperative relationships with Town departments, outside agencies and utility providers	I.3.		
139	Develop a plan for new development and infrastructure that: · Identifies funding methods and techniques · Defines public and private cost responsibilities	DG.1.		
140	Develop criteria with other agencies and providers for the responsible siting of utilities, infrastructure and other public facilities while considering their placement: · Underground to protect visual character · In open spaces only when necessary and with special consideration	I.1., I.2.		
141	Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners.	I.4.		
142	Make strategic public investments as part of the Capital Improvement Program that support desirable economic development.	E.2.		
143	Coordinate infrastructure expansion and future utility services in Innovation Park and other key employment and commerce sites.	E.2.		

144	Increase opportunities for telecommunications and broadband services in the community by: · Identifying community needs and suitable providers · Assessing suitable locations and the impact of current infrastructure	I.5.
145	Provide the community up to date information through the Town's website about proposals for utility installations, including new booster or transmission facilities.	I.1.

TRANSPORTATION/CIRCULATION

No.	Text	Policies Implemented	Timeframe	Responsibility
Transportation Planning				
146	Develop plans and strategies that increase transportation options and the ability to travel by means other than the automobile for all community members by: · Investigating inclusion of bike lanes, sidewalks or multiuse lanes along collectors and arterials · Coordinating efforts between the Town's land use, police, engineering and transportation divisions	E.4., CC.1., CC.8., CC.17., I.10.,		
147	Create a plan that coordinates the land use and transportation planning for growth areas with planning for transit and commercial corridors, in coordination with other jurisdictions and agencies.	LU.7.		
148	Re-examine zoning code parking ratios as part of overall transportation planning in areas where transportation options other than the automobile are available.	I.10.		
149	Create a complete streets design manual that takes into account means to calm traffic, traffic safety, neighborhood aesthetics, stormwater management, access management, public health, safety and community vitality.			

Street Function

150	Complete long-range planning for the roadway network that addresses: · Proper capacity (20-year traffic volume projection) to serve traffic generated by the land uses depicted on the General Plan Land Use Map · Future transportation needs, access and development on major roadways · Fostering alternative routes to Oracle Road in order to alleviate congestion	LU.7., I.7., I.8.
151	Define measures and identify available funding that provide for the continued proactive maintenance of a street system of the highest quality.	TS.7.
152	Coordinate with the State to develop detailed planning for Oracle Road that identifies partnerships, funding options and agreements in order to allow for: · Diverse development · An upgraded transportation experience for all users, including pedestrians and bicyclists · An upgraded visual quality	SD.6., LU.7, I.10.
153	Reevaluate roadway design standards, especially for arterial and collector roads, to include methods for: · Easy detection, response and clearing of traffic incidents · Reducing fuel consumption, congestion and the number of vehicle starts and stops · Improving the attractiveness of roadways, including public art, landscaping and decorative light poles · Including landscaped medians with only native vegetation, no permanent irrigation and water harvesting on four lane or larger roadways	I.7., I.8.
154	Provide adequate responses to evolving transportation needs and provide leadership, technical assistance and financial resources.	I.12.

Multimodal

155	Develop partnerships with businesses and other regional partners to more efficiently and effectively provide mobility options, encourage people to use multimodal transportation methods, reduce trips and participate in bike and pedestrian safety courses.	I.7., I.8.
156	Require that new development and redevelopment incorporate transit, pedestrian and non-motorized transportation measures during the development review process.	I.10.

Bicycle and Pedestrian

157	Collaborate with Pima County, Marana and Tucson to enact consistent standards and design guidelines for pedestrian and bicycle facilities that will provide for a safe and sensible network.	I.9.
158	Develop a plan to eliminate gaps and barriers and provide consistent connections in the pedestrian and bikeway systems.	I.10.

159	Assist in the completion and funding of the regional bike and pedestrian "Loop" system through intergovernmental agreements and collaboration.	I.9.
160	Pursue the certification of Oro Valley as an exemplary bike-friendly community.	I.9.
161	Encourage private development to provide bicycle amenities and trail system connections.	I.10.
162	Encourage walkability and safe routes to destinations through the community by: · Integrating a comprehensive sidewalk system into existing and future transportation plans · Developing an assessment process for walkability standards to be used during development review · Identifying locations where pedestrian facilities and connections need to be upgraded along major roadways · Building pedestrian facilities that connect residential with nearby services and amenities · Evaluating Town programs and creating opportunities for collaboration with community organizations to increase walking opportunities for school children	CC.1., CC.3., CC.8., I.8.

Transit

163	Develop a plan for future transit needs that includes: · Safe, attractive, efficient transit shelters that enhance the community character · Pullouts for buses · Efficient transit routes which allow for coordination of trips to common destinations and regional connections.	I.11.
164	Continue partnerships with other transportation providers to preserve and protect the mobility of seniors and people of all abilities.	I.11.
165	Provide public education that expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles.	I.12.
166	Monitor and modify existing transit service as needed to respond to community needs and changes.	I.12.

PLAN ADMINISTRATION

7.1. INTENT OF THE PLAN

The Town of Oro Valley intends this plan to be followed and consistently applied. If conditions in the community change to the extent that the Plan requires amendment or modification, such amendments are subject to the process set forth in the Plan.

Responsibility for administration of the Plan is shared by the residents of the Town, Town staff, Planning and Zoning Commission and Town Council. This section outlines the process and procedures for updating and amending the General Plan.

7.2. UPDATING THE PLAN

Requirements

The adoption of the full General Plan or parts of the Plan is subject to Arizona Revised Statutes (ARS) 9-461.06L. The adoption or re-adoption of the General Plan must be approved by the affirmative vote of at least two-thirds of the members of the Town Council and ratified by voters.

Frequency and Public Participation

The Growing Smarter/Plus statutes require that the General Plan be updated and ratified by the residents of Oro Valley at least every 10 years. Therefore, it's anticipated that the next update of the Town's General Plan will be ratified by voters in 2026, with the public process for such an update occurring for a period beforehand.

The State statutes also outline the requirements for how the public should be engaged in the update process.

7.3. AMENDING THE PLAN

Every year applications typically are made to the Town of Oro Valley for amendments to the General Plan. These requests most often concern changes to the Town's land use map and generate a significant amount of interest within the community. This section outlines new standards for types of amendments, the criteria to be used when judging the applications and the process entailed.

7.3.1. GENERAL PLAN AMENDMENT THRESHOLDS

Type 1 Amendments

Type 1 Amendments involve significant changes to the Town's General Plan. They include changes on parcels to different land use types that are most impactful. Such amendments may include changes from large lot residential to commercial use or decreases in open space.

Type 1 Amendments are defined as Major General Plan Amendments in State Law and involve a substantial alteration of the Town's land use mixture or balance. Type 1 Amendments require more extensive neighborhood meetings, public hearings and a higher level of concurrence by Town Council for approval.

A Type 1 Amendment shall be required for any of the following substantial alterations to the General Plan:

1. Any text changes to a Goal, Policy or Action that alters the intent or purpose of any Element, Goal, Policy or Action of the General Plan.
2. Any change to the Land Use Plan as follows:
   - **a.** Affecting 20 acres or more and classified as a Type 1 amendment on the General Plan Amendment Matrix below. The General Plan Amendment Matrix below includes all land use amendment scenarios and specifies the type of amendment required. Generally, a Type 1 amendment is required when a request involves 20 acres or more and a two-step increase in land use categories. For example, a 50-acre property proposed for amendment from Low Density 1 to Medium Density would require a Type 1 amendment.
   - **b.** Increasing the amount of High Density Residential, regardless of acreage.
   - **c.** Increasing the amount of Master Planned Community, regardless of acreage.
   - **d.** Decreasing neighborhood commercial office, community regional commercial or commerce office park land use designations, regardless of acreage.
   - **e.** Decreasing the amount of designated Open Space regardless of acreage.
   - **f.** Planning Area Boundary changes.
   - **g.** Amendments for properties outside the Urban Services Boundary.

General Plan Amendment Matrix

(To be used in determining type of amendment, in conjunction with 2.a. above)

	Proposed Designation (Change To)												
Existing	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	NCO	CRC	COP	PSP & SCH*	PARK	OS
R-LDR	*none*	2	1	1	1	1	1	1	1	1	1	2	2
LDR1	2	*none*	2	1	1	1	1	1	1	1	1	2	2
LDR2	2	2	*none*	2	1	1	1	1	1	1	1	2	2
MDR	2	2	2	*none*	1	1	1	1	1	1	1	2	2
HDR	2	2	2	2	*none*	1	1	1	1	1	2	2	2
MPC	1	1	1	1	1	*none*	1	1	1	2	2	2	2
RGC	1	1	1	1	1	1	*none*	2	1	2	2	2	2
NCO	1	1	1	1	1	1	2	*none*	1	2	2	2	2
CRC	1	1	1	1	1	1	2	2	*none*	2	1	2	2
COP	1	1	1	1	1	1	2	2	2	*none*	1	2	2
PSP & SCH*	2	2	2	2	1	1	2	2	2	2	*none*	2	2
PARK	1	1	1	1	1	1	1	1	1	1	1	*none*	2
OS	1	1	1	1	1	1	1	1	1	1	1	1	*none*

*Public Schools are not subject to the amendment process

Designation Key

R-LDR	Rural Low Density Residential (0 - 0.3 homes per acre)
LDR1	Low Density Residential 1 (0.4 - 1.2 homes per acre)
LDR2	Low Density Residential 2 (1.3 - 2.0 homes per acre)
MDR	Medium Density Residential (2.1 - 5.0 homes per acre)
HDR	High Density Residential (5.1+ homes per acre)
MPC	Master Planned Community
RGC	Resort and Golf Course
NCO	Neighborhood Commercial and Office
CRC	Community/Regional Commercial
COP	Commerce/Office Park
PSP	Public/Semi Public
SCH	Schools
PARK	Parks
OS	Open Space

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan and do not represent a substantial alteration of the Town's land use mixture or balance. Type 2 amendments are not intended to be Major General Plan Amendments as provided by State law.

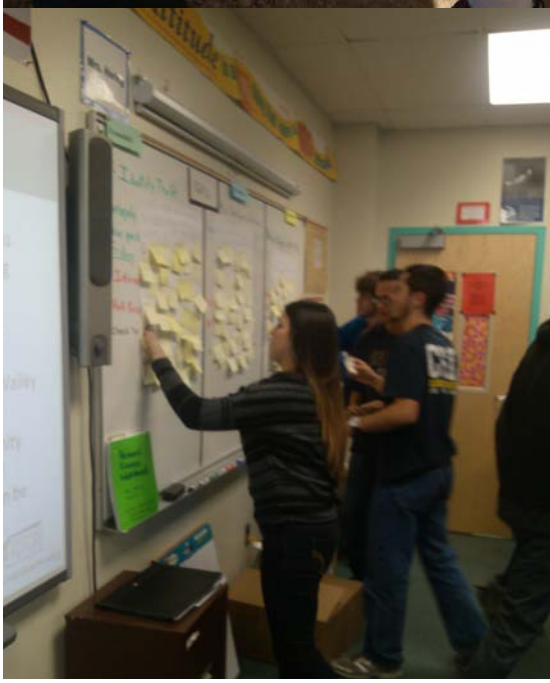
Type 2 Amendments involve a review process with ample public outreach, neighborhood meetings and public hearings related to the amendment. A Type 2 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a Goal, Policy or Action that does not alter the intent or purpose of any Element, Goal, Policy or Action of the General Plan.
2. Any amendment not meeting the criteria for a Type 1 Amendment.
3. Amendments to the Urban Services Boundary.
4. Open Space trades resulting in no net loss of open space and that meet the Town's environmental objectives.
5. The Planning and Zoning Administrator may reclassify a Type 2 Amendment to a Type 1 Amendment based on the following findings:
   a. High visibility of the property by a significant portion of the community, beyond visibility by adjacent property owners. Areas of high visibility include, but are not limited to locations along major thoroughfares, at major gateways into the community such as town limits and properties that are highly visible due to elevation.
   b. The physical characteristics of the site such as environmental constraints, access or topography will likely result in significant environmental or grading impacts to the property.
   c. The proposed density or type of development would create a significant and abrupt transition in land use in comparison with the adjacent area and development context. The change may impact the surrounding development character or signal an overall change to the future of the area.

Exceptions

The following shall not require a formal amendment to the General Plan and may be reviewed administratively:

1. All scriveners' errors will be subject to administrative approval. Scriveners' errors are unintentional clerical mistakes made during the drafting, publishing, and copying process.
2. Public schools are not subject to the amendment process.
3. The Planning and Zoning Administrator shall have the authority to administer and interpret the provisions of the General Plan. Requests for interpretations may be filed by an applicant or an aggrieved party owning property within the required notification area for General Plan amendments. Information on interpretations shall be identified in all related staff reports for the Planning and Zoning Commission and Town Council.



7.3.2. GENERAL PLAN AMENDMENT EVALUATION CRITERIA

General Plan Amendment evaluation criteria provide a tool for the Town to objectively assess the merits of a specific amendment request. The criteria identifies broad themes from the General Plan that an amendment should address, as well as specific development related issues that will be evaluated by the Town in relation to the amendment request. The intent of this criteria is to gather information that forms the basis for Town decision-making on amendment requests. The criteria is purposely written using subjective language to enable review of applications based on the full breadth of General Plan topics. The ultimate interpretation of the criteria will be made by Town Council. Mitigation as needed may be incorporated as special area policies by Town Council, or addressed in subsequent zoning and development processes.

The review and analysis shall include the following criteria:

1. On balance, the request is consistent with the Vision, Goals and Policies of the General Plan, and will not adversely impact the community as a whole or a portion of the community, as demonstrated by adherence to all the following criteria. The request shall not:
    a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.
    b. Impact existing uses with increased traffic or drainage beyond capacity of existing transportation and drainage infrastructure without appropriate improvements to accommodate planned growth.
    c. Impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts is provided to the Town for review.
    d. Impact the natural beauty and environmental resources without suitable mitigation.
2. The applicant has implemented effective public outreach efforts to identify neighborhood concerns and has responded by incorporating measures to avoid or minimize development impacts to the extent reasonably possible, as well as to mitigate unavoidable adverse impacts.
3. All non-residential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with goals and policies related to economic development and financial stability. It shall be the responsibility of an applicant to submit information, studies and analysis that will enable all participants to adequately assess the request in relation to the criteria.

7.3.3. GENERAL PLAN AMENDMENT PROCESS

As the General Plan provides primary guidance for future decision-making, the procedures for amendment include significant public outreach that provide for meaningful public involvement in the amendment process. The specific procedures for amendment to the General Plan are codified in the Oro Valley Zoning Code Revised (OVZCR).

Type 1 Amendments

Type 1 Amendments involve significant property changes to different land use types. Type 1 Amendments must be heard before Town Council during the same calendar year the original amendment request is made and may only be approved through a two-thirds majority vote. As these amendments have the potential for greater impact to the surrounding area and the community as a whole, the Zoning Code establishes an enhanced process of public outreach as described below.

- Type 1 Amendments may only be filed during a single limited-duration period of the year
- The Town will provide a program which increases public awareness and information regarding amendments
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements which exceed the State's legal requirements
- Notice to adjacent communities, regional planning groups and State agencies for comment
- Enhanced public hearing requirements

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan, but still include a substantial public outreach process as described below. Also of note, Type 2 Amendments may be approved by Town Council with a simple majority vote.

- Type 2 Amendments may be filed any time during the calendar year
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements that exceed the State's legal requirements
- Public hearings before the Planning and Zoning Commission and Town Council

10 Year Updates

State law requires that a comprehensive update of the General Plan be undertaken at least once every 10 years. Changing conditions may warrant a comprehensive update or amendments to portions of the plan on a more frequent basis as determined by Town Council.

APPENDICES

8.1. TOWN STAFF

Your Voice Project Team:

Nora Campbell, Planner

Greg Caton, Town Manager

Danielle Driscoll, Office Assistant

Elisa Hamblin, Long Range Principal Planner

Paul Keesler, Development and Infrastructure Services Director

Misti Nowak, Communications Administrator

Teresa Shin, Office Assistant

Bayer Vella, Planning Manager

With additional assistance from:

Joe Andrews, Chief Civil Deputy Town Attorney

Rosevelt Arellano, Senior Planner

Sue Bunnin, Court Administrator

Chris Cornelison, Assistant to the Town Manager

Chad Daines, Principal Planner

Lynanne Dellerman, Recreation/Cultural Resource Manager

Kristy Diaz-Trahan, Parks and Recreation Director

Nancy Ellis, Multimodal Planner

James Gardner, Parks Manager

Amanda Jacobs, Economic Development Manager

Stacey Lemos, Finance Director

Chris Olson, Lieutenant, Special Operations

Aimee Ramsey, Development and Infrastructure Services Assistant Director

Jose Rodriguez, Engineering Manager

Philip Saletta, Water Utility Director

Pia Salonga, Marketing and Communications Specialist

Michael Spaeth, Senior Planner

Larry Stevens, Deputy Chief of Police

Mike Todnem, Stormwater Manager

Phil Trenary, Operations Manager

8.2. GLOSSARY

Action: An action indicates the specific actions, procedures, programs, or techniques to take in order to fulfill both the policies and the goals. Actions also specify primary responsibility for carrying out the action and a timeframe for its accomplishment.

Aggregate: Natural aggregates are particulate materials consisting of crushed stone, sand and gravel, typically mined from riverbeds. Aggregates are primarily used in construction, agriculture and industry.

Annexation: Annexation is the process by which a city or town extends and increases its corporate limits. The process is closely governed by Arizona State law (A.R.S. § 9-471).

Average Daily Traffic: The average traffic volume on a roadway segment under average weekday conditions.
Central Arizona Project (CAP): CAP is designed to bring approximately 1.5 million acre-feet of potable Colorado River water per year from Lake Havasu to Pima, Pinal and Maricopa Counties via a 336-mile long system of aqueducts, tunnels, pumping plants and pipelines. CAP supplies the Town of Oro Valley with a water allocation of 10,305 acre-feet per year.

Community Gathering Places: Community gathering places are public and private spaces where people are able and encouraged to congregate. They are designated areas which are the result of detailed planning and that serve as the focus of the community.

Contiguous: In close proximity; neighboring; adjoining; near in succession; in actual close contact; touching at a point or along a boundary; bounded or traversed by.

Cultural Resource: Cultural resources are the physical evidence of past human activities and accomplishments of people, including prehistoric and historic sites, buildings, objects, features, structures, and locations with scientific, historic and cultural value. Cultural resources may also be places that are important to living people. Cultural resources are finite and non-renewable resources.

District:

- Special Improvement District: A special improvement district is an area of existing development for which the replacement or upgrading of public facilities and services is designated.
- Zoning District: A specific area of a city or county that has proscribed land use requirements, such as land use type and development standards (e.g., minimum lot size, set-backs, building design, landscaping). The districts may also be known as zones or areas.

Floor-Area Ratio (FAR): A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, a floor-area ratio of 0.25 applied to a one-acre (43,560 sq. ft.) lot, with no other requirements (e.g., setbacks), would allow a gross building with 10,890 sq. ft.

Form-Based Code (FBC): Form-based code is a land development regulation that uses physical form as the organizing principle. FBC does not designate land use or property use. Instead, FBC provides specific standards for building design, sidewalk experience, streetscapes and open spaces.

Functional Classification: Functional classification is a system to describe the various types of roadways by their primary purpose. Classifications typically describe not only the number of lanes, but also the types of access permitted to the roadway and the average daily traffic volume. Oro Valley roadway designations are major arterial, minor arterial, collector (major and minor) and local streets.

General Plan: A municipal or county planning document consisting of text policies and corresponding maps that is general, comprehensive and long-range in nature. The State of Arizona requires municipalities and counties in Arizona to have a General Plan, with certain required elements, depending upon the size and growth rate of the municipality or county.
A General Plan may also be known as a "comprehensive plan," "master plan," "city plan" or "county plan."

Goal: A goal is the desired result or the envisioned future. Goals are not quantifiable, time-dependent, or suggestive of specific actions for achievement. Goals answer the question "what does the Town strive for?" and often refers to one or more aspects of the community's vision and guiding principles.

Graywater: Graywater is generally waste water from clothes washers, bathtubs, showers and bath sinks used for flood or drip irrigation of outdoor plants as a means of water conservation and recycling.

Growing Smarter: Legislation enacted by the State of Arizona in 1998 modifying existing General Plan requirements and placing additional General Plan requirements on Arizona municipalities and counties. The general plan requirements vary by population size and/or population growth rate.

Growing Smarter/Plus: Additional legislation enacted by the State of Arizona in 2000 that modifies and supplements the Growing Smarter legislation.

Growth Area: An area deemed suitable for infrastructure expansion, improvements designed to support a variety of land uses and, if appropriate, planned multimodal transportation.

Incubator Space: An incubator space is any provision of resources designed to accelerate the growth and success of entrepreneurial companies such as physical space, common services, networking support and coaching.

Land Use Designation: The allowed type and intensity of development specified in a General Plan. Typically, the land use designation is defined in the text and shown graphically on a land use map. Designations may specify residential uses (e.g., low density residential) and non-residential uses (e.g., parks/open space, commercial), with each specifying land use intensity standards.

Land Use Intensity Standards: Standards of population density and building intensity for each land use designation. Standards of building intensity for residential uses are stated in this General Plan in terms of the allowable range of dwelling units per acre. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit. Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs).

Low Impact Development (LID): Low impact development is an approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. (Low Impact Development and Green Infrastructure Guidance Manual, Pima County, March 2015).

Mixed-Use: Mixed-use development (or redevelopment) is that which blends residential, commercial, public space, institutional, and where appropriate, industrial uses in close proximity. It strives to create a more wholesome and livable community, and create spaces where residents can live, work and play.

Open Space: Open space is any area of natural open space or lightly disturbed open space that has been preserved through zoning, conservation easements or public ownership.

Planning Area: The planning area is the geographic area covered by the General Plan. For a municipality, the planning area typically includes the municipality's limits (incorporated boundary) as well as areas that influence the growth and development of the municipality.

Policy: Policies identify the direction or path that the Town shall take to achieve the goals. When policies are followed and consistently applied, they work to implement the community's vision for the future.

Rainwater Harvesting: Rainwater harvesting, or water harvesting, is the capture and storage of rainfall to irrigate plants or to supply people and animals.

Reclaimed Water: Former wastewater that is treated to remove solids and impurities, then used to irrigate plants, recharge groundwater aquifers, and meet commercial and industrial water needs.

Roadway Standards: For each roadway classification, there are standards prescribing the preferred right-of-way width, number of lanes, lane widths, medians, landscaped areas, bike lanes and multimodal paths.

Stormwater: Stormwater refers to the runoff water generated when precipitation from rain over land or impervious surfaces that does not percolate quickly into the ground. As stormwater flows over land or impervious surfaces, it can accumulate debris, chemicals, sediments, or other pollutants that degrade the water quality if untreated.

Transit-Oriented Development (TOD): Transit-oriented development is community development (or redevelopment) that involves a mixture of housing, office, retail, public space or other amenities integrated into a walkable neighborhood, located within a half-mile of public transportation.

Type 1 Amendment: According to the State's Growing Smarter/Plus statutes [ARS §9-461.06.G], "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. Each community's general plan defines what constitutes a "major amendment," called a "Type 1 Amendment" by the Town of Oro Valley.

Type 2 Amendment: A Type 2 Amendment is defined as any text or map change that does not meet the criteria for a Type 1 amendment.

Urban Services Boundary (USB): The Land Use Map delineates an Urban Services Boundary around most of the Planning Area. The area outside of the USB indicates land that should not receive any increase in density or land use intensity over what currently exists because urban infrastructure has not yet been extended into these areas and is not planned for the foreseeable future.

Zoning, Zoning Code: The formal regulations for the administration and implementation of the General Plan that divide a city or county into zones specifying allowable uses and building restrictions within the zones.

Zoning District: A specific area of a city or county that has proscribed land use requirements, such as land use type and development standards (e.g., minimum lot size, set-backs, building design, landscaping). The districts may also be known as zones or areas.

Boards and Commissions:

- BOA – Board of Adjustment
- CDRB – Conceptual Design Review Board
- HPC – Historic Preservation Commission
- PRAB – Parks & Recreation Advisory Board
- P&Z – Planning and Zoning Commission
- SWUC – Storm Water Utility Commission
- WUC – Water Utility Commission

8.3. OTHER RELATED WORK

In order to complete the first two phases of work on the ***Your Voice, Our Future*** project, a number of documents were produced. They are summarized below. Full versions of each document or report can be obtained from the Town of Oro Valley website (www.orovalleyaz.gov) or by contacting project staff at YourVoiceOV@orovalleyaz.gov.

Public Participation Plan (2013)

On May 1, 2013, the Oro Valley Town Council adopted the Public Participation Plan (PPP) to encourage community participation in the ***Your Voice, Our Future*** project. The PPP was designed to support the Town's primary goal of developing a community- and consensus-based, defensible and voter-ratified General Plan. The adopted PPP identifies the process to reaffirm or adjust the current General Plan vision, guiding principles, goals and policies so that the update will resonate with the community and be broadly endorsed by voters. The PPP outlines the steps Town staff will take to encourage and solicit community involvement in the update process.

Project Phone Survey (2013)

The Town of Oro Valley conducted a survey that measured community attitudes and opinions related to the Town's future in the fall of 2013. The statistically-valid phone survey sampled a demographic mix of respondents based on 2010 Census data. In addition to asking questions about current needs and attitudes, the survey was also designed to compare results of a similar survey effort in 2002, to help gauge longstanding trends or changes. This survey is just one of the many methods used as part of the ***Your Voice, Our Future*** project to garner community input.

Comparative Survey Findings Master Project Report (2014)

As part of the overall outreach efforts for the Y***our Voice, Our Future*** project, a number of survey methods were used. These include phone, community events, online and paper versions of the survey. The Comparative Survey Findings report outlines the methodology and outcomes for each of these survey methods. It highlights similarities, differences and offers an overview of the findings.

Background Report (2014)

The ***Your Voice, Our Future*** Background Report is a compilation of information representing the areas of consideration for the General Plan Update Process. This report helps inform interested parties about the existing conditions and identified needs for the Town over the coming decade. This was the first step in informing the policies and directions that will guide public and private actions impacting the Town.

Workbooks (2014 – 2015)

Three resident committees were formed in Phase 2 of the ***Your Voice, Our Future*** project and were tasked with drafting goals, policies and actions for the community's plan. Three workbooks were created that outlined ideas for the committees to work with. Revisions were made to each workbook following each committee meeting.

8.4. STATE REQUIREMENTS

Growing Smarter Legislation - The State of Arizona has been working for nearly a decade to actively manage growth and preserve open space. Since 1973, most cities, towns and counties have been required to develop plans for communities looking at issues such as land use, circulation, housing, public services and facilities, and conservation, rehabilitation, and redevelopment. As growth rates significantly increased in the 1990s, a critical mass of political support emerged to provide more tools to assist in responding to the consequences of rapid growth. In 1998, the Arizona Legislature passed the Growing Smarter Act, which clarified and strengthened planning elements in the required plans of municipalities and counties and added four new elements, namely: Open Space, Growth Areas, Environmental Planning, and Cost of Development. In 2000, the Legislature passed Growing Smarter Plus to further enhance land use planning statutes in Arizona.

The purpose of this act is to more effectively plan for the impacts of population growth by creating a more meaningful and predictable land planning process, to increase citizen involvement in the land planning process, to directly acquire and preserve additional open space areas within this state through necessary reforms to the master planning and open space conservation programs of the state land department and to establish a growth planning analysis process to consider and address various statewide growth management issues so that the future development of land in this state will occur in a more rational, efficient and environmentally sensitive manner that furthers the best interests of the state's citizens by promoting the protection of its natural heritage without unduly burdening its competitive economy.

A few new requirements enacted by Growing Smarter/Plus include:

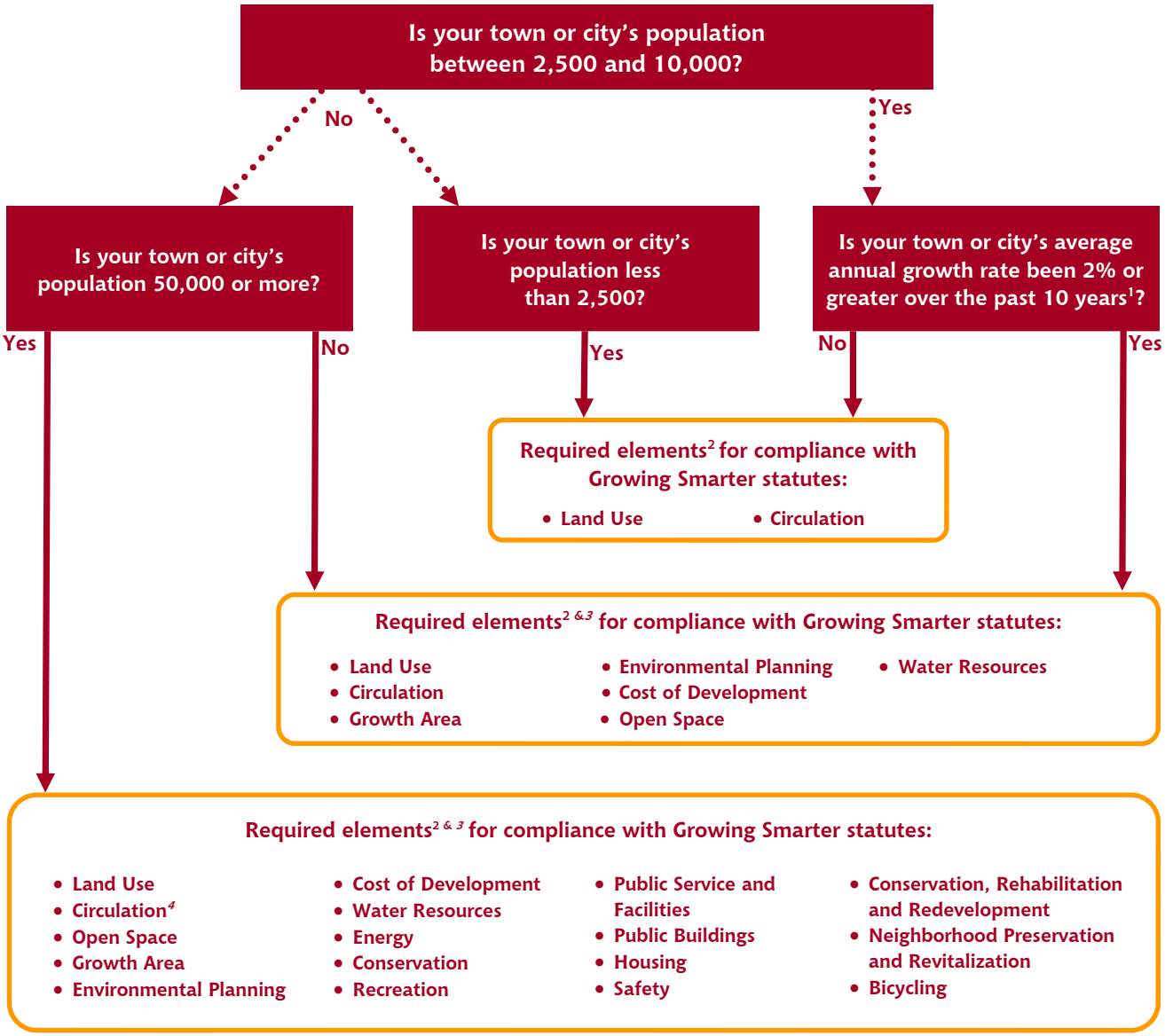
- Requires larger and fast-growing cities to obtain voter approval of their general plans at least once every 10 years and include a water resources element in their plans
- Requires mandatory rezoning conformance with general and comprehensive plans.
- Requires more effective public participation in the planning process.
- Requires cities and counties to exchange plans, coordinate with regional planning agencies, and encourages comments between entities prior to adoption to encourage regional coordination
- Requires full disclosure to property buyers of the lack of available services and facilities.
- Requires land-owner permission for plan designation and rezoning of private property to open space
- Authorizes cities and counties to designate service area limits beyond which services and infrastructure are not provided at public expense
- Permits counties to impose development fees consistent with municipal development fee statutes
- Allows cities to create infill incentive districts and plans that could include expedited process incentives

The following table outlines which sections of this General Plan conform to the State's required elements.

	LAND USE	CIRCULATION	OPEN SPACE	GROWTH AREA	ENVIRONMENTAL PLANNING	COST OF DEVELOPMENT	WATER RESOURCES	CONSERVATION	RECREATION	PUBLIC SERVICES AND FACILITIES	PUBLIC BUILDINGS	SAFETY	BICYCLING	ENERGY	NEIGHBORHOOD PRESERVATION & REVITALIZATION
Community Goals										x					
Economy	x		x	x											
Complete Community			x					x	x			x			x
Town Services, Buildings and Facilities										x	x	x		x	x
Environment Goals	x		x				x	x						x	
Sonoran Desert Resources	x	x	x	x	x			x				x			
Water Resources					x		x	x				x		x	
Cultural Resources			x												
Clean Environment					x			x						x	
Development Goals	x			x	x										
Land Use and Design	x		x	x	x			x							
Development, Growth Areas and Special Areas							x								
Infrastructure		x		x	x	x		x				x	x		x

Figure 16-1: Growing Smarter Statutes Flowchart for Municipalities

Growing Smarter statutes for Towns & Cities General Plan Elements



[1] Average annual growth rates determined using the most current U.S. Decennial Census (1990 and 2000 estimates)
[2] Prior to the preparation and adoption of an updated or amended Plan, the governing body must adopt written procedures to provide effective, early and continuous public participation from all segments of the population
[3] The legislative body shall submit each new adopted General Plan to the voters for ratification at an election. If a majority of the voters fail to approve the new plan, the current plan remains in effect until a new plan is approved. See A.R.S. §9-461.06(L).
[4] Includes more detail than the generalized Circulation Element for smaller cities and towns

Prepared by the Arizona Department of Commerce
Office of Smart Growth
Last update January 28, 2009

Arizona Department of Commerce
The center for economic advancement

8.5. PUBLIC ENGAGEMENT PROCESS

8.5.1. OVERVIEW

The State of Arizona requires that during the General Plan update process, public participation be thorough. ARS § 9-461.06 requires that municipalities' "governing bodies shall adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic, and economic areas of the municipality." Furthermore, the "procedures shall provide for:

a) The broad dissemination of proposals and alternatives
b) The opportunity for written comments
c) Public hearings after effective notice
d) Open discussions, communications programs and information services
e) Consideration of public comments."

Furthermore, the Town of Oro Valley recognizes the importance of public participation in the creation of an updated General Plan as the most effective means to create a community-driven document, built on the values of residents, and address the future of Oro Valley. In order to fulfill the requirements of the State and equitably engage the community, the public participation process was designed to provide the community and stakeholders with diverse and meaningful opportunities for engagement. It specifically targeted the Town's new demographics (specifically families and youth) and included a variety of ways to consult and collaborate with them. Understanding what stakeholders' concerns are and the aspirations they hold for themselves and their community was essential to the success of the update. The Public Participation Plan was developed to support the Town's primary goal of developing a community- and consensus-based, defensible and voter-ratified General Plan update. On April 2, 2013, the Planning & Zoning Commission voted to recommend approval of the Public Participation Plan to the Oro Valley Town Council. The Public Participation Plan was formally adopted by the Town Council on May 1, 2013.

The Public Participation Plan was outlined in three phases: Phase 1, identify issues and build a shared community vision and guiding principles; Phase 2, build a draft through citizen-committee and Town department review and adopt the resulting plan; Phase 3, engage the public with the updated plan for voter-ratification.

8.5.2. PUBLIC PARTICIPATION PLAN

All key building blocks to develop this Public Participation Plan were reviewed by a General Plan Scoping Committee (GPSC). The GPSC was a 16-member team composed of residents currently serving on Town boards, commissions and Town Council.

The Committee was charged with three primary tasks:

- Estimate the extent of General Plan update needed
- Review public participation methods and techniques
- Identify recommended public participation methods and techniques for review by the Planning & Zoning Commission and Town Council

Over the course of five meetings, the GPSC helped develop and review:

- Community changes since adoption of the current General Plan
- Relevancy of the current General Plan and specific elements
- Public participation lessons learned from the 2005 General Plan effort
- Lists of key stakeholders and project participants
- Future public participation "must-do's"
- Three public participation approaches (base, intermediate and comprehensive) and associated budgets
- A recommended public participation approach and budget

Gordley Group, a local public relations and involvement firm, helped to refine Public Participation Plan elements. From this base of community and professional guidance, staff drafted the Public Participation Plan with proven techniques to engage the public, as well as new outreach efforts in an attempt to reach and inform more of the community.

The Public Participation Plan:

- Is open, transparent, accountable, inclusive, collaborative and ethical
- Ensures involvement opportunities are convenient for residents
- Promotes sustainable decisions that resonate with the voting community
- Seeks and facilitates involvement of all demographics
- Will be assessed on an ongoing basis to ensure best practices
- Includes how the public's involvement helps to shape the decisions made for the General Plan

Additional guiding principles:

- Learn from the past—focus on:
  - Residents
  - Targeted voter outreach
  - Adequate community testing of principles and concepts
  - Diversified viewpoints and better committee membership selection
  - Earning voter ratification
- Residents' quality of life
  - To overcome the challenge that the General Plan is merely a dry technical planning tool, present it as a tool to guide and define the community's quality of life, focusing on issues with which residents can easily identify
  - Draw participants and votes by asking—and answering—the question: "Why is this important to me?"
- Key objectives
  - Provide practical, clear and compelling information that directly relates the General Plan to residents' lives
  - Use public-friendly, easy-to-understand, engaging, inviting and visionary methods, techniques and social media tools
  - Report positive, tangible results from the current General Plan to build upon success
  - Speak to specific and positive outcomes in the proposed General Plan
  - Reach the broad community of voters to identify and test multiple opinions
  - Seeks active involvement from typically under-represented populations such as families and youth
  - Keep participants informed throughout the process in open and direct ways
  - Maintain a consistent outreach focus throughout the implementation
  - Go to the community; do not solely rely on the public to attend large forums

During the course of Phases 1 and 2, a comprehensive outreach log was maintained that identified events, media and other means of engaging the public. The outreach log will continue to be updated until prospective voter ratification in fall 2016.

8.5.3.PHASE 1 – ISSUE IDENTIFICATION, VISION AND GUIDING PRINCIPLES

September 2014 to March 2014

The objective of public participation process of Phase 1 was identification, development and testing of a community Vision and Guiding Principles. This entailed significant community outreach through large event meetings, community events, web and social media presence, surveys (events, online, newspaper and phone), local news media, and water bill inserts. Targeted participation involved small event meetings with community members, community groups, stakeholders, and local and regional agencies. Community participation involved large event meetings, web and social media presence, and surveys. Phase 1 yielded:

- 60 community events
- 2,606 Post-it® note comments
- 886 youth (14-18) reached
- 1,964 online visitors
  - 116 ideas posted online
  - 282 comments from YourVoiceOV.com
- 18 appearances in print media and five print releases
- 577 completed surveys

The surveys were conducted through four methods: YourVoiceOV.com surveys, NW Explorer printed surveys, phone surveys, and informal Post-it note comments. These surveys questioned what resident's value in Oro Valley, what the community lacks, and how they'd like to see their community improve and grow. From these findings, the primary interests and values of the residents were determined and statistically verified by the phone survey results. The primary interests and values of the community were directly translated into the Vision and Guiding Principles of the General Plan update so that the foundation of the update would be community-owned and community-driven.

The product of Phase 1 was the Vision and Guiding Principles that work together to illustrate things that "matter most" to the community and guide the General Plan update process. The Vision and Guiding Principles were endorsed by Town Council on May 7, 2014 and used as the foundation of the new General Plan.

8.5.4. PHASE 2 – DRAFT AND COMMITTEE REVIEW

March 2014 to November 2015

The purpose of Phase 2 of the Public Participation Plan was to build upon the Vision and Guiding Principles with goals, policies, and actions to create a general plan that improves the quality of life of residents and guides the growth of Oro Valley over the next 10 years.

First, the General Plan update was drafted through a committee process. Participants for the three Your Voice Committees were recruited through an open application process. Through an in-depth evaluation procedure, applications were reviewed, and 15 applicants were placed on committees. The three topic-specific Your Voice Committees were formed from passionate, knowledgeable, diverse residents of Oro Valley.

The three Your Voice Committees included Community, Environment, and Development and worked within the framework of the Vision and Guiding Principles. The committees met a total of 25 meetings to review goal and policy proposals related to their topics, determine policy intent and debate the best courses of action. The committees' work molded the goals, policies and actions that built a community-owned, action-oriented draft plan.

After the conclusion of the committee work, the "60% Draft Plan" will be made available to the community and stakeholders for a state mandated 60-day review period. The plan will be distributed to Town departments, required local agencies, other interested groups and the Oro Valley community. Based on comments received, the plan will be revised.
The subsequent "90% Draft Plan" will then go through public hearings by the Planning & Zoning Commission for review and recommendation to Town Council. In November 2015, Town Council will review the draft plan for revision or adoption.

8.5.5. PHASE 3 – FINAL DRAFT AND ADOPTION

December 2015 to November 2016

Phase 3 will present the final ***Your Voice, Our Future*** General Plan update to the public through an outreach and education campaign.

8.5.6. RATIFICATION BY VOTERS

The Phase 3 public outreach and education campaign will end with the November 2016 vote by Oro Valley citizens on the updated General Plan.

8.6 SPECIAL AREA PLAN POLICIES

8.6.1. ARROYO GRANDE

"The Town of Oro Valley values the unique characteristics of the property owned by the Arizona State Land Department, otherwise known as the Arroyo Grande planning area, and seeks to increase the value of this property for its owners and future generations through resource conservation, progressive planning, regulation and management. Development proposals must demonstrate substantial adherence to high standards and the principles of new urbanism, resource conservation and sustainability."

The Arroyo Grande Plan provides an opportunity to incorporate a sustainable development model that includes a mix of housing types and densities, employment centers, and commercial services in balance with environmental preservation.

This community will provide opportunities for alternate modes of transportation and a jobs/housing balance that will reduce impacts on the existing roadway system.

The Arroyo Grande planning process was a unique collaborative process that included the Arizona State Land Department, Pima County, the Town of Oro Valley, and other community stakeholders. Working together, they developed the proposed land use map and policies. Input from the community as well as technical experts, in particular from scientific and environmental perspectives, was critical to the development of the plan.

The Arizona State Land Commissioner agreed to an unprecedented 68% open space designation in the Arroyo Grande Planning Area (the Planning Area). Primary goals of the plan include preservation of a critical wildlife linkage between the Tortolita and the Santa Catalina mountains, preservation of natural riparian areas throughout the planning area, and to preserve significant archaeological resources in place.

Land Use and Zoning

1. With the exception of parcels with frontage on Oracle Road and that area designated RLDR, the entire Arroyo Grande area should be master planned prior to any zoning entitlements in the Planning Area. It is anticipated that the Commerce/Office Park (COP) and Community/Regional Commercial (C/CR) designated areas with Oracle Road frontage will be developed first. Therefore, most of the special area policies described below apply to the rest of the Arroyo Grande Planning Area.
2. Zoning in conformance with this plan should be in the form of a PAD (Planned Area Development). The PAD will include zoning provisions for cluster development, Village Center regulations. The Town of Oro Valley's Environmentally Sensitive Lands code amendment must be adopted prior to zoning entitlements.
3. Permitted non-residential land uses should be determined with a goal of providing significant employment opportunities within the Planning Area, particularly for local residents. The intent is to create a jobs/housing balance of one job for every three dwelling units in the Planning Area.
4. To further the goal of a jobs/housing balance and to create a vibrant, diverse community, development will emphasize a diversity of housing types, and densities.
5. Development should be clustered, where feasible within the RLDR and the 50% MPC areas, to minimize the cost of needed infrastructure and to preserve large areas of contiguous, natural open space and to avoid site specific sensitive resources.
6. There is a potential for one "floating resort site" identified in the northern part of the Planning Area. It will promote eco-tourism and will be located and developed in a manner that protects views of the Tortolita Mountains, and otherwise preserves large contiguous areas of natural open space. If the resort is developed in the proposed area, in close proximity to the Tortolita Mountain Park, a funding mechanism such as an enhancement fee charged to resort guests will be established to support conservation.
7. A minimum of 600 acres of COP land use designation will be established as a part of this General Plan amendment. It may be designated in part on the Oracle Road frontage and in part adjacent to the Village Center (VC). The 260-acre VC and 61-acre C/CR designations will remain unchanged. Twenty (20) years from adoption of zoning in conformance with this General Plan amendment, undeveloped COP designated lands may be reverted to MPC zoning at the request of the ASLD.
8. Phasing of commercial and employment centers, as they relate to employment, should be established, in conjunction with residential development as a part of zoning entitlements. The intent of maintaining the jobs/housing balance of a minimum of one job per three households, and provision for commercial uses to serve the area will be evaluated and encouraged with each phase.
9. Residential development densities in Master Planned Community (MPC) will transition from generally low density to high density moving away from the wildlife linkage open space corridor, as long as the MPC target dwelling unit numbers are maintained overall.
10. The purpose of the Village Center (VC) area is to establish a "town center" that will serve as a focal point for the Planning Area. The VC area will offer a variety of office, retail, service, educational, medical and public facilities integrated with

medium to high density housing. The Village Center should include a centrally-located public plaza, green, or square that provides a venue for community events and reinforces a sense of place for the Arroyo Grande area. Mixed-use developments, including live/work space, are encouraged in the VC. The VC will serve as the cornerstone to this community built on the principles of new urbanism. As a part of the approved PAD, a phasing plan should assure that residential densities in the VC are adequate to support the town center.

11. Design guidelines will be developed for Arroyo Grande as a part of the PAD. The Village Center guidelines may be based on form-based codes in order to encourage a cohesive, unified development theme that promotes community identity and sense of place.

12. The Village Center should include a regional commercial center to serve Planning Area and surrounding areas. Commercial uses on Oracle Road will serve both the existing residents and the Planning Area, and provide services to employees and businesses in the employment center.

Sustainability and Energy Conservation

1. Sustainable development principles and practices will be a keystone of this project and building design that may include renewable energy production, water harvesting and graywater use, passive solar orientation, water conservation practices, and energy conservation measures.
2. All commercial structures and all residential dwellings 3,000 square feet or larger in size will be constructed and certified to Environmental Protection Agency Energy Star standards.
3. Sustainable design, such as LEED-ND, will be considered for implementation when the program is available.
4. All commercial and residential buildings will incorporate water conservation technologies, including low-flow plumbing fixtures, appliances and landscaping.
5. Large residential subdivisions, or combinations of smaller subdivisions, will provide community pools to discourage proliferation of private pools on single-family lots.

Open Space and Natural Resources

1. 68.4% of the entire Planning Area will be managed and maintained as natural open space (NOS). No disturbances will be allowed unless approve by the Oro Valley Town Council. The only allowable disturbance in the NOS linkage area (green on the conceptual plan map) will be for: access roads for utilities, trailheads, and to connect the employment and commercial center on Oracle Road to the MPC 1 area; utility crossings; trails; and trailheads.
2. It is the intent of this plan that the NOS area that is the “wildlife linkage” will become part of the Tortolita Mountain Park and remain as NOS in perpetuity. The Town of Oro Valley, ASLD, and Pima County will continue to cooperate to achieve this goal. When that occurs, a management plan will be established for the open space. All parties recognize that State Trust Lands may not be sold or otherwise disposed of until ASLD has complied with the Enabling Act and other applicable laws, including appraisal, approval by the Board of Land Appeals, and public auction. As part of the Pre-Annexation Development Agreement, ASLD will develop information on how lands within the plan will be valued.
3. NOS is intended to preserve wildlife movement and landscape connectivity between Tortolita Mountain Park and Catalina State Park, as well as to preserve archaeological resources. Consistency with these goals will be assured at development review phase. The NOS will need to be acquired according to State law that governs the Arizona State Land Department in order to become part of the Tortolita Mountain Park.
4. The designated riparian areas (blue on the conceptual plan map) will be managed and maintained as NOS and will otherwise comply with the Town of Oro Valley’s Riparian Ordinance, as amended. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Specific delineation of the riparian areas will be based on the Oro Valley Environmentally Sensitive Lands - Riparian data layer. Roadway crossings must be designed to allow for safe wildlife movement, consistent with the methodology recommended in the Arizona Missing Linkages; Tucson-Tortolita-Santa Catalina Mountains Linkages report.

5. A minimum of 50% of the MPC Area 4, in the northwest corner of the Planning Area, will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis; each development unit (Subdivision Plat or Block Plat) will provide a minimum of 50% project level NOS. Each individual development will be designed according to Cluster Development principles in order to consolidate the development footprint and to (1) preserve finite and non-renewable cultural resources by preserving in place; (2) conserve sensitive on-site biological resources; and (3) maintain a landscape permeable to the movements of biological resources by providing connectivity between the Planning Area's NOS and areas north into Pinal County.
6. A minimum of 80% of the RLDR (Rural Low Density Residential) area will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis; each development unit (subdivision plat or block plat) will provide a minimum of 80% project level NOS. Project level development will be designed according to Cluster Development principles in order to consolidate the development footprint and to (1) preserve finite and nonrenewable cultural resources by preserving them in place; (2) conserve sensitive on-site biological resources; and, (3) maintain a landscape permeable to the movements of biological resources. Project level NOS will, to the maximum extent possible, be configured in a consolidated, uninterrupted pattern, which connects to other on-site and off-site areas.
7. Within those areas designated as MPC, COP, or VC, a total of 434 acres of floating NOS will be designated for the preservation in place of finite, non-renewable cultural and archaeological resources, or, if not needed for this purpose, will be utilized to further the preservation of NOS.
8. No development may utilize groundwater in a manner that diminishes or otherwise compromises the quantity or quality of groundwater available to support the significant riparian areas contained in the Honey Bee and Big Wash washes.
9. NOS will be unlighted and protected from lighting in nearby developed areas as proscribed in the Oro Valley Zoning Code.
10. Invasive plant species management will be incorporated into all plans for development.
11. It is intended that all areas designated as NOS or riparian areas will be preserved and protected by conservation easements, or other legal means.
12. Oro Valley will work in collaboration with to support Pima County in developing, managing and funding a management plan to protect biological and cultural resources.

Cultural Resource Conservation

These policies address the protection of archaeological and historical sites, as well as the Pima County designated Priority Cultural Resource Complex known as Indian Town, located within the Planning Area. These policies are intended to preserve finite and non-renewable archaeological sites, historic sites, and traditional cultural places in order to protect their cultural, educational, scientific, recreational, aesthetic and spiritual values.

1. The entirety of the Planning Area must be surveyed for cultural resources and any sites encountered must be recorded with the Arizona State Museum.
2. All cultural resource preservation areas will be monitored through the Arizona Site Stewards Program and others to help ensure the protection of these areas and the preservation of these sites' inherent cultural values.
3. Cultural Resources within Open Space and Riparian areas will be preserved in place and managed and maintained as natural open space.
4. Archaeological and historical sites determined to be of exceptional importance should be avoided and protected in place.
5. Where avoidance of individual sites cannot be achieved and an impact to the resource will occur, a plan to mitigate the impacts through site data recovery and documentation, analyses, report preparation, and curation must be developed and then reviewed and approved by the State Historic Preservation Office and implemented prior to any ground disturbance.

Water Supply

1. Future development of the project will require a detailed, comprehensive strategy to address water resource availability for the projected demands and water conservation for the project. The strategy will incorporate the findings and recommendations of the hydrology study requirement for the Planning Area and address opportunities for the use of

effluent as a renewable water resource, native plant landscaping, groundwater recharge and minimizing impact to existing private exempt wells in the vicinity of the project. The water resource strategy will be developed for the Planning Area so that it will not impact the Town of Oro Valley's ability to meet current and projected water demands of customers within the existing water service area.

2. Prior to development, a Master Water Management Plan will be completed identifying: current and projected water use demand, fire flow requirements, on-site/off-site water facility location and sizing, loops and proposed connection points to existing water systems, easements and common areas.

3. Consistent with standard Town practice, water infrastructure and access to serve the area must be provided at no cost to the Town. Water infrastructure necessary to serve the Planning Area will be dedicated and conveyed to the Town of Oro Valley acting through its Water Utility.

4. A Water Conservation Plan will be drafted to define policies and standards that require the use of best available technology for all development. A water conservation program should be implemented for all uses. Interior and exterior water conservation practices for residential and non-restricted uses will include the use of low water use fixture units, low water use landscaping and community water-based recreation centers.

5. The Town of Oro Valley has been designated by the Arizona Department of Water Resources as an assured water provider in the Tucson AMA and the annual volume of water that is physically, continuously, and legally available under the Town's designation is not sufficient to serve all of the proposed development in the Planning Area. Prior to land disposition studies will be conducted to determine available water supply in the Planning Area, including groundwater, redundant well sites, the current Town supply, and CAP allocation. If the projected needs of the development are greater than the available water supply, either development will not occur past the adequate supply of available water or additional water supply must be made available.

6. All future development in Arroyo Grande will be served by Oro Valley Water Utility on a first come–first served basis. This will be based on available renewable water supply such as CAP Water that is allocated to the Town. Determination of availability of renewable water supply for the Arroyo Grande area will not include water to be allocated to areas currently within the Oro Valley Water Service Area.

7. If it is determined that renewable water is not available for a proposed development within the Arroyo Grande Area, the developer will be required to convey to the Town sufficient additional renewable water supply to serve the demands of the development in addition to payment of water impact fees. Any conveyance will be "wet" water and not "paper" water transfers.

Transportation and Circulation

1. A master transportation / traffic impact study should be completed during the master planning/PAD process and will encompass all of Arroyo Grande. The owner or its agents arrange for the study in cooperation with the Town and will select and award a contract to a mutually agreed upon professional traffic engineering / transportation planning consultant licensed in the State of Arizona. This study will review and analyze this development from a multimodal transportation point of view including transit. ADOT must play an integral part of the scoping and review process for this study.

2. The developer will be responsible for the planning, design and construction/improvement of the roadway network in the Planning Area, and will offset the traffic impact to the existing area highway network caused by the Arroyo Grande Development.

3. All infrastructure needed to support each phase of development should be funded and constructed by the developer, and accepted by the Town prior to the first certificate of occupancy for that phase.

4. Transit options should be made available to the community and may include demand response, circulator services, fixed routes, express routes and high capacity transit alternatives on Oracle Road.

5. Arroyo Grande will have a safe, effective, and convenient system of multimodal transportation. All parts of the community will be linked together and accessible to the residents.

6. The Commerce/Office Park area adjacent to Oracle Road should be linked to the interior of the Planning Area as sufficient residential development areas to the northwest develop.

7. Future development of the project will require the following:
   - Designing the transportation system so as to accommodate and facilitate the new-urbanist, sustainable, and mixed-use character of the development
   - Provision for mass transit
   - Providing connectivity for alternate modes of transportation by pedestrians and bicyclists
   - Cross-connection and multiuse trails to provide a multimodal connection with adjacent developments and thus reduce Vehicle Miles Traveled (VMT) within the Planning Area
   - Staged capacity improvements, for example, adequate lanes for through and turning movements to accommodate anticipated traffic volumes
   - A roadway network that avoids deleterious impacts on the natural and constructed drainage network and wildlife movements, provides all-weather access, and avoids disruption of the roadway network by stormwater
   - Any roads crossing a riparian area will be elevated allowing for wildlife and hydrological movement underneath the roadway

Hydrology

1. A master hydrological/drainage study should be completed during the master planning/planned area development phase of this project and will encompass all of Arroyo Grande. The owner or its agents will arrange for the study in consultation with the Town and will select and award a contract to a professional engineering/hydrological consultant that is licensed in the State of Arizona. Pima County Regional Flood Control District must play an integral part of the scoping and review process for this study.

2. Hydrological and drainage design and construction should incorporate techniques that preserve and enhance the natural conditions and character of each watershed.

3. Flood control systems must be provided that protect all developed areas from the impacts of the 100-year flood event.

4. Where required, all-weather crossings must be designed and constructed that will allow unrestricted passage during the 100-year flood event for all arterial, collector and local streets.

Sanitary Sewer Facilities

1. Developers should provide sanitary sewer facilities for the conveyance and/or treatment of sewage from all planned developments.

Parks, Trails and Access

1. Prior to development, a Public Trails Master Plan should be detailed within the Arroyo Grande planning area consistent with the Tortolita Mountain Park Master Plan, the Eastern Pima County Trail System Master Plan, Pima Regional Trail System Master Plan and the Town of Oro Valley's Parks and Trails Plan.

2. The developer should construct a multiuse trail system that provides trailheads and linkages with open space, active recreation areas and schools.

3. Land within development areas should be set aside for parks and other recreational facilities based on established standards.

Public Facilities, Services and Schools

1. The subject area, upon annexation into the Town of Oro Valley, will be provided with a full range of urban level services including schools, fire and police protection, water, transportation facilities/services, and recreational services and facilities. The location of facilities and infrastructure will be fully assessed based on established standards as part of infrastructure studies specific plan(s) formulation pursuant to the goals, objectives and policies for the Planning Area, and will be timed to provide for phased development that can be fully financed by the developer as required in responding to changes in market conditions.

2. A parcel or parcels of land may be required for a centralized Town Operations Center that must include Public Works, Water Utility, Parks and Recreation, Transit, Police and other departments, if necessary.
3. Fire protection will be provided by the Golder Ranch Fire District.
4. The number and locations of schools will be coordinated with Amphitheater School District.
5. The Oro Valley Zoning Code Revised will apply.

Financial Sustainability Policies

1. The Town of Oro Valley expects that new development within the Arroyo Grande area will pay for and provide the necessary infrastructure to meet the needs of that new development.
2. It is expected that existing Town residents should not be burdened with additional costs, fees or taxes to subsidize the provision of Town services to the new development in the Arroyo Grande area.
3. Prior to development approval, an economic impact study will be conducted to determine the costs of service and infrastructure necessary to support the new development and the revenue-generating impact of that development to ensure that the new development is paying its fair share and does not require subsidization from existing residents.
4. It is the Town's policy to carefully consider the use of Community Facility Districts (CFDs) as a funding mechanism to finance the construction, operation and maintenance of public infrastructure within the boundaries of the community facilities district. A CFD is the legal equivalent of the establishment of an entirely new municipal/taxing district entity within the boundaries of the Town. If used, CFDs will provide an enhanced level of public infrastructure amenities and/or municipal services. The Town will conduct a detailed cost/benefit analysis to determine the viability of any proposed CFD within the Arroyo Grande area.
5. Should a CFD be approved for the provision of infrastructure and services within Arroyo Grande that would be funded by property assessments/taxes within the district boundaries, the Town's development impact fee ordinance provides for credits for infrastructure provided in this manner.

8.6.2. KAI-CAPRI

These policies apply to the area shown on Map _, which includes the approximately 10-acre Steam Pump Ranch Estates property in the southeast corner of the area.

General

1. Transfers of residential densities are permitted and encouraged in the area. Primary receiving areas are: (1) the graded area in the north central portion of the site; and (2) areas adjacent to Rooney Ranch no more than 660 feet north of the south boundary and no farther east than the east edge of Palisades splits. Units should be transferred off the following areas: (1) SRAs, (2) areas along North First Avenue (especially the area between the road and the Palisades Splits parcels), and (3) the area southeast and visible from Palisades Splits parcels.
2. Transfers of densities from SRAs that are not riparian areas (including 50-foot buffers), floodplains, or 25 percent slopes may be calculated at up to 1.0 units per acre. Transfers of densities off the other SRA, or building within any SRA, should be at no more than 0.4 units per acre.
3. Primitive trails, with public access easements, shall be provided unless otherwise prohibited by law. These will be within the existing wash areas, will connect to the open space area adjacent to the north boundary of the site, and will provide a connection from the Palisades Split Area southeasterly to the wash.
4. Any change to the General Plan that would allow more than 1.0 units per acre, over all, on the residential area on the property shall be treated as a major amendment. As currently mapped, the maximum number of residential units on the Kai-Capri Property is 255; and up to 10 are allowed on the Steam Pump Ranch Estates property. Any change of the commercial area to residential uses shall be treated as a major amendment.
5. The Oro Valley Zoning Code Revised will apply.

Neighborhood Commercial/Office (NCO)

1. Must be developed for commercial and office uses as part of an overall master plan that includes planning for the MPC property to the south.
2. Any building within 200 feet of North First Avenue shall not be higher than 25 feet as measured from the finished grade of North First Avenue, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. A minimum of 40% of the North First Avenue frontage to a depth of 300 feet must be maintained as a view corridor and not used for building purposes.
4. The commercial areas shall not extend, on North First Avenue, to the south of the Evergreen (Walgreen's) development.

Master Planned Community

1. Must be developed for residential uses as part of an overall master plan that includes planning for the NCO property to the north.
2. No building within 200 feet of North First Avenue, or within 150 feet of Palisades Road or existing development shall be higher than 18 feet, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. There shall be no development in the 100-year floodplain, riparian areas or on any slopes of 25% or more, excluding roadway and utilities.
4. The only housing type permitted is single-family detached residence.
5. Mass grading for residential uses is allowed only in disturbed areas. Any mass grading shall require the approval of the Planning and Zoning Administrator.
6. No buildings shall be constructed within 100 feet of the east property line adjacent to existing residential areas.

8.6.3. LA CHOLLA/NARANJA

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 that 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 backup designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The backup 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-through 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-through 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 three 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.

Southwest

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.
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   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.
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   e. A Master Utilities Plan, which will show anticipated trunk utility extensions needed throughout the PAD.

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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-through uses and other convenience uses subject to approval of a Conditional Use Permit.
   c. Backup designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 30 units.
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   d. Packaged alcohol sales shall not constitute the primary use within a business.
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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. Traffic shall not be allowed to cross La Cholla Boulevard directly from the development to Cañada Hills Drive.

20. The 53-acre Medium Density Residential parcel on the north side of Lambert Lane shall be restricted to a maximum density of three 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.

Planning Oro Valley Together

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