Development and Infrastructure Services
Permitting Division
11000 N La Cañada Drive, Oro Valley, Arizona 85737 • 520-229-4815 • 520-742-1022 (Fax)

AUG 15 2011

APPLICATION FORM

OV Case # (Office Use Only): OV1111-003

NOTICE TO APPLICANT – It is the applicant/owner's responsibility to ensure all private rules and regulations of the subdivision are adhered to. Contact your HOA or property management company to determine all applicable requirements. *Initials* _____

Application Type: General Plan amendment

A. Project Manager/Developer
Name: Robin Large
Firm: The Planning Center
Address: 110 S. Church Ave., Ste. 6320
City: Tucson State: AZ Zip: 85701
Telephone: (520) 623-6146 Fax: (520) 622-1950 Email: rlarge@azplanningcenter.com

B. Property Owner (s), if more than one owner, attach list
Name: Ross Rulney, Managing Partner (see authorization letter for others
Firm: Oracle Linda Vista Investors, LLC; Oro Valley Sunway, LLC & Boulder Hotel Oro Valley, LLC
Address: P.O. Box 43426
City: Tucson State: AZ Zip: 85733
Telephone: (520) 850-9300 Fax: Email: rossrulney@gmail.com

C. Subject Property
Parcel/Tax Code: 224-31-010B, -010C, -010D (portions)
Legal Description/Property Address: 9600, 9610, 9720, 9730, 9740 & 9750 N. Oracle Rd.
Area of property: 13 acres
Existing Zoning: C-1 Proposed Zoning: C-N
Is Proposed Zoning in conformance with General Plan designation? [ ] N/A [ ] Yes [x] No
General Plan Designation: NCO (existing); HDR (proposed)
Existing Land Use: Vacant Proposed Land Use: multi-family residential

D. Previous Applications Relating To This Property

OV8- 07-03 OV9- OV10-

OV11- OV12- 05-03B OV13-
OV12-90-07

E. Reason For Request
(see written narrative)

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

08-11-11
Date

Signature

APA# 0208 C00000137

Written Narrative for General Plan Amendment

The proposed multi-family homes provide an alternative to the traditional single-family homes that currently dominate the housing market in Oro Valley. As indicated in the Oro Valley General Plan, the Town's demographics are changing. More and more households are single occupants or smaller families, which has led to a shift in housing preferences. Recent college graduates, empty nesters and those who prefer to avoid the maintenance responsibilities that accompany homeownership will also be attracted to this housing option. Additionally, with the economy in a state of flux, many professionals who had once sought single-family homes as part of the American Dream are now seeking a different *lifestyle*: no yard to maintain, living in a more urban environment with services and commercial uses nearby, proximity to open space and recreation and the flexibility to relocate if and when they choose.

Another probable scenario includes professionals relocating from other parts of the country to Oro Valley, transferring with their employer; it is reasonable to think they may choose renting temporarily until they decide on a permanent alternative. Thus, it is important to support a variety of high-quality housing options to keep up with demands stemming from the continued expansion of the biosciences and other major employers within the Town.

Oracle Road, Arizona Department of Transportation Highway 77, is the single largest north/south roadway in the Town of Oro Valley. This arterial is heavily used by commuters travelling to, from and through Oro Valley between Pinal County and downtown Tucson. Given its location along this major transportation corridor, the project is well-positioned for residents to take advantage of existing and future employment opportunities and services along/near Oracle Road, which is consistent with the intent of the High-Density Residential (HDR) designation in the Oro Valley General Plan.

This project will be designed to embody the distinct character of the Town in accordance with the Oro Valley General Plan. The relatively flat topography of the site and two-story building height limitation, along with the project's setback from the roadway, lend to the preservation of vistas of the Catalina Mountains from the scenic Oracle Road corridor.

Keeping the entitled commercial uses adjacent to Oracle Road, the proposed multi-family housing provides an appropriate and logical transition between the more intense commercial uses along a major arterial roadway and the lower-density single-family residential uses to the east. The project will be designed to ensure compatibility with its residential neighbors, with thoughtful consideration given to landscaped buffering and building scale to reduce any perceived negative impacts on the adjacent lower-intensity uses. The focus will be to the west and south (toward Oracle Road and Linda Vista Boulevard, respectively), resulting in less noise and lighting and essentially no traffic impact to the neighbors.

Conversely, it is intended that the multi-family development be integrated in some form with the commercial area to the west, adjacent to Oracle Road. Pedestrian connections, seating areas and/or other amenities will be incorporated into the project design to provide the feel of a single project, not two separate developments. In addition, the presence of multi-family development within the area will help generate interest in potential commercial development due to the proximity of customers.

AUG 15 2011

AERIAL

LINDA VISTA/ORACLE RD

AUG 15 2011

0' 300' 600'

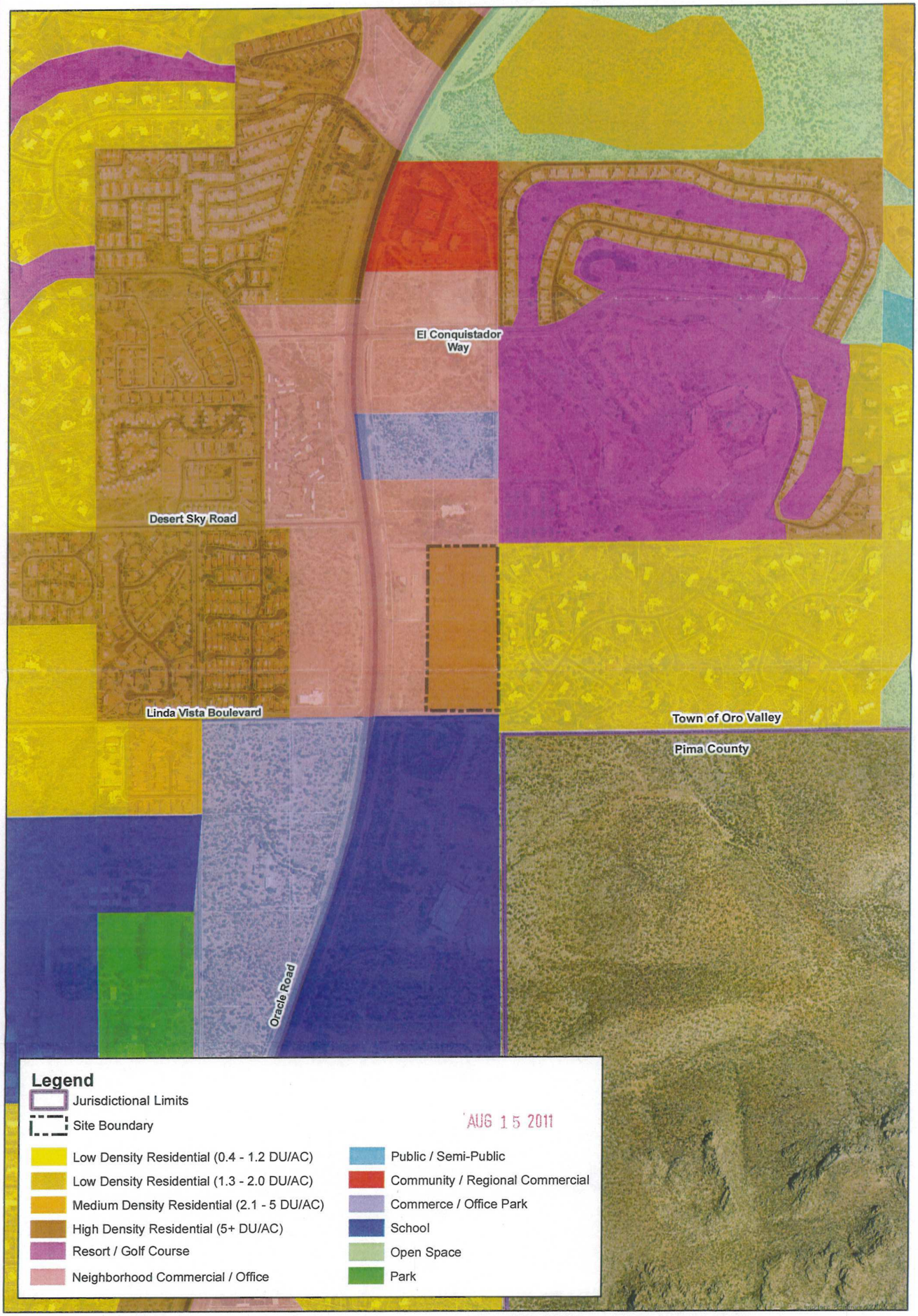
SCALE: 1" = 600'

NORTH

PROJECT: Ross Rulney DATE: 08/02/11
FILE NAME: LocationMap_11x17

THE PLANNING CENTER
a division of TPC Group, Inc
110 s church, ste 6320 tucson az 85701

PROPOSED GENERAL PLAN MAP



AUG 15 2011

LINDA VISTA/ORACLE RD

0' 300' 600'

SCALE: 1" = 500'

NORTH

PROJECT: Ross Rulney DATE: 08/02/11
FILE NAME: LocationMap_11x17

THE PLANNING CENTER
a division of TPC Group, inc
110 s church, ste 6320 tucson az 85701