

Town Council Regular Session

Meeting Date: 10/19/2011

Requested by: David Williams

Submitted By: Chad Daines, Development Infrastructure Services

Department: Development Infrastructure Services

---

Information

SUBJECT:

PUBLIC HEARING: ORDINANCE NO. (O)11-27, AMENDING THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT DISTRICT BY ADDING SPECIAL AREA POLICY 13 TO NEIGHBORHOOD POLICIES FOR NEIGHBORHOOD 7, LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BLVD. AND TANGERINE ROAD

RECOMMENDATION:

The Planning and Zoning Commission has recommended approval of the requested Planned Area Development Amendment, subject to the conditions provided on Exhibit B of Attachment 1.

EXECUTIVE SUMMARY:

The Planned Area Development (PAD) amendment pertains to Rancho Vistoso Parcel 7-I, located at the northwest corner of Rancho Vistoso Boulevard and Tangerine Road. Parcel 7-I is designated C-1 within the Rancho Vistoso PAD (Attachment 2). Through reference, the PAD provides that multi-family residential uses may be permitted within areas designated C-1. The applicant is requesting an amendment to add a new policy to clarify that multi-family residential uses are permitted on Parcel 7-I.

BACKGROUND OR DETAILED INFORMATION:

#### Amendment Request

The subject property is designated C-1 in the Rancho Vistoso PAD document. The Rancho Vistoso C-1 purpose statement (Attachment 3) indicates that the district "may include uses associated with the central business district." Multi-family residential is one of the uses allowed within the central business district or Town Center portion of Rancho Vistoso. As this reference applies generally to all C-1 designated property within the PAD and uses the word "may," staff required the PAD amendment to clarify that multi-family residential uses are specifically allowed on Parcel 7-I. The applicant has submitted a policy for Parcel 7-I allowing multi-family residential uses on the 15.6 acre portion of the parcel west of the central wash. The balance of the property remains zoned for commercial development. The complete listing of policies for Parcel 7 are provided on Attachments 4-1 through 4-7.

The new policy related to Parcel 7-I is listed on Attachment 4-7, and provides as follows:

13. Additional requirements related to the development of Parcel I:

a. Multi-family residential development shall be permitted on the portion of Parcel 7-I west of the central wash. Commercial development shall be permitted on the portion of Parcel 7-I east of the central wash. Multi-family residential portions of the development shall be designed according to the PAD's High Density Residential development standards. Commercial portions of the development shall be designed according to the PAD's Community Commercial development standards. Pedestrian connectivity shall be provided between residential and commercial portions of the development. A minimum of twenty percent of the gross land area shall be provided as open space.

Site Conditions

- Parcel 7-I is 22.6 acres
- Western portion of Parcel 7-I (proposed multi-family site) is 15.6 acres
- Zoning is Rancho Vistoso C-1
- The property is currently vacant

Approvals to Date

The Rancho Vistoso PAD was originally adopted in June, 1987. There have been numerous amendments to the original PAD document as the master planned community has developed.

Surrounding Land Uses

<u>Direction</u>	<u>Zoning (Attachment 2)</u>	<u>Land Use</u>
North	Rancho Vistoso – High Density	Single-family Detached Residential
South	C-2 , R1-36	Commercial / Single-family Detached
Residential		
East	Rancho Vistoso C-1	Commercial / Vacant
West R1-144,	Rancho Vistoso Open Space	TEP Substation / Fire Station

General Plan Conformance

The property is designated Neighborhood Commercial / Office (NC/O) on the Oro Valley General Plan. As multi-family residential uses on this parcel are referenced in the policy statement and this amendment is intended only for clarification purposes, this application is not considered a significant land use change. The amendment was reviewed and is in conformance with notable general plan policies as provided in the Planning and Zoning Commission staff report (Attachment 10)

Neighborhood Meetings

The applicant conducted two neighborhood meetings on the project on March 24th and August 4th. Approximately 5 residents were in attendance for the March meeting and approximately 16 residents were in attendance for the second meeting. Issues raised at the neighborhood meeting included access to Tangerine Road, access to Woodburne Avenue, market demand for commercial and multi-family residential, impacts to views and impacts to property values. The summary notes from the neighborhood meetings provided on Attachment 5

Analysis of Proposed Amendment

The proposed amendment would add a special area policy further clarifying multi-family residential uses on the 15.6 acre western portion of this property. As stated previously, the narrow depth of the western

portion of the parcel limits viability for commercial use which typically needs greater depth to accommodate typical commercial buildings and supporting parking areas. The development of multi-family residential on this parcel serves as a logical transition from the high intensity of Tangerine Road to the single-family residential areas to the north.

The applicant has provided a preliminary development concept sketch and preliminary building elevations for the subject property (Attachments 6, 7 and 8). A complete Conceptual Design submittal will be required should the requested PAD amendment be approved.

The proposed policy allows multi-family residential development in accordance with the PAD's High Density Residential Development Standards, which permits densities ranging from 8-17 du/ac. Development at the high end of the density range for the 15.6 acres would allow 265 units. The Commercial portion of the property east of the central wash would continue to be subject to the PAD's Community Commercial Development Standards.

The development would need to adhere to all provisions of the PAD relative to open space, setbacks and building heights, as well as any applicable provisions of TRCOD and the Zoning Code not specifically exempted.

#### Traffic and Circulation

As the application is a PAD text amendment, engineering comments relative to the case have been included as conditions of approval to be addressed during the design phases of the project.

Specifically, the conditions require a Traffic Impact Analysis (TIA) be prepared and submitted with the Conceptual and Final Design package. The preliminary concept sketch submitted as part of this application shows two points of access to Tangerine Road. Access to Tangerine Road is controlled by ADOT as this is a State Route. The TIA will need to address access and all potential impacts to Woodburne Avenue, with particular focus on the Woodburne Avenue and Rancho Vistoso Boulevard intersection as it relates to level of service, traffic signal needs and associated geometric requirements.

Staff recommends a connection onto Woodburne Avenue in addition to required roadway improvements as stipulated in the conditions of approval. Tangerine Road is classified as a Major Arterial which provides greater traffic volume at higher speeds, but with limited access. Woodburne Avenue is classified as a Residential Collector which provides for lower traffic volume at slower speeds, but with greater access. As proposed, localized impacts are expected as vehicles turn into and out of the development at slower speeds than through traffic. Land access to a roadway system should generally occur at a lower use classification level. This access management principle allows a roadway system to function in a safe manner while balancing the needs for capacity, speed and access.

#### Planning and Zoning Commission Action

The amendment was considered by the Planning and Zoning Commission on October 5, 2011. The meeting was attended by approximately 60 residents. Eighteen people spoke in opposition to the proposed apartment development. Concerns ranged from nuisance impacts associated with apartments, reduction in property values, increased crime, loss of views and concerns with access on Woodburne Avenue. Additional emails in opposition to the amendment are provided on Attachment 9. At the conclusion of the public hearing, the Commission voted 3-1 to recommend approval of the amendment. The Commission added a fifth condition which stated that "The amendment only be approved if access from Tangerine Road be granted by ADOT". The dissenting Commissioner expressed that he was supportive of the amendment, but not supportive of the fifth condition added by the Commission.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to (adopt, adopt with conditions, or deny) Ordinance No. (O)11-27, AMENDING THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT DISTRICT DOCUMENT BY ADDING SPECIAL AREA POLICY 13, as shown on Attachment 4-7, subject to the conditions provided on Attachment 1.

Attachments

[Ord 11-27](#)

[Attachment 2 - Zoning Map](#)

[Attachment 3 - C-1 Purpose Statement](#)

[Attachments 4-1 thru 4-7 - Neighborhood 7 Policies](#)

[Attachment 5-1 - March 24th Neighborhood Meeting Summary](#)

[Attachment 5-2 - August 4th Neighborhood Meeting Summary](#)

[Attachment 6 - Concept Sketch](#)

[Attachment 7 - 2 Story Building Elevation](#)

[Attachment 8 - 3 Story Building Elevation](#)

[Attachment 9-1 thru 9-4 - Emails of Opposition](#)

[Attachment 10 - Planning and Zoning Commission Report](#)