

Planning & Zoning Commission Recommended
Conditions of Approval
Oro Valley Town Centre PAD Amendment (OV911-03)
August 2, 2011

Planning Conditions

1. Pedestrian cross connections from the east side of Development Area #1 to La Reserve shall be provided.
2. Page BB-1: Community Goal and Policy #1 shall contain language indicating that the design, uses, and focus of the development should consider the creation of a discernable center.
3. Page BB-1: Community Goal and Policy #6, "through the use of sensitive grading plans and re-vegetations, create and treat cut slopes such that they will appear not to have been disturbed" shall be retained. Mitigated to an acceptable standard consistent with current Town standards effective at the time of development.
4. Page BB-8: Add language indicating that substantial modifications to the Illustrative Site Plans that substantially deviate from the development concepts in terms of land use mix, development density or intensity, as determined by the Planning and Zoning Administrator, shall be subject to Town Council approval.
5. Page EE-6: As the project will be developed subject to market demand, the PAD shall contain language encouraging and preserving the opportunity for a vertically mixed use development, including the opportunity for a New Urbanist Main Street component to be defined by the PAD.
- (6. A condition related to the number of convenience uses should be created based on direction received from Council at the Study Session.)
- (7. A more detailed definition of multiple use or mixed use should be included in the PAD.)

Engineering Conditions

1. The associated Traffic Impact Analysis (TIA) must be revised and approved as a condition of PAD Amendment approval at Mayor & Council.
2. The Developer must obtain Town of Oro Valley and ADOT approval of a site specific Traffic Impact Analysis prior to future Conceptual Site Plan Approval.
3. This development shall be responsible to design and pay for any improvements to the public road network as determined to be required by future TIA(s) at the time of development.
4. If modifications to Oracle Road are required as stipulated in the TIA, approval by the Arizona Department of Transportation (ADOT) will be required prior to approval of this TIA.