



Town Council Regular Session

Item # 5. b.

Meeting Date: 10/05/2011

Requested by: David Williams

Submitted By:

Matt Michels, Development
Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: ORDINANCE NO. (O)11-26, AMENDMENT OF ORO VALLEY TOWN CENTRE AT ROONEY RANCH PLANNED AREA DEVELOPMENT

RECOMMENDATION:

The Planning and Zoning Commission recommends approval by a 6-1 vote, subject to the conditions of approval in Attachment #2.

Since the September 27, 2011 study session, staff has worked with the applicant to reach agreement on the issues raised at the meeting. A set of additional conditions have been created (see Attachment #3). It is important for the Town Council to be comfortable with the number of convenience uses fronting on Oracle Road, the extent (number and area) of apartment development, and any other key issues for this project.

EXECUTIVE SUMMARY:

The Town Council held a Study Session on September 27, 2011, and raised a number of questions and concerns regarding the applicant's proposal. The primary issues discussed include:

- The appropriate amount of apartment uses and the conversion of commercial property to residential use
- The appropriate number and types of convenience uses, especially along Oracle Road
- The Main Street area or an acceptable means of maintaining the intended development character for the project

BACKGROUND OR DETAILED INFORMATION:

The Council instructed staff to work with the applicant to negotiate an agreeable solution to the aforementioned issues. Since the Study Session staff has held two work sessions with the applicant and has developed a number of additional conditions (see Attachment #4) to address the concerns and questions raised by the Council at the study session. These additional conditions are proposed in addition to the Planning and Zoning Commission recommended conditions contained in Attachment #3.

These proposed additional conditions would redefine and limit convenience uses in Areas 1 and 2; provide a pedestrian-scale retail area with a plaza and/or gathering area along the north side of Rooney Wash; and provide multi-use path system along both sides of the Rooney Wash.

The pedestrian-scale retail area will include open spaces, design elements, streetscapes, and enhancements to create a destination retail experience and will serve as the "heart", or one of the primary focal points, of the development.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to (adopt, adopt with conditions, or deny) Ordinance No. (O)11-26, Amendment of Oro Valley Town Centre at Rooney Ranch Planned Area Development, as shown in Exhibit "A" and subject to the conditions in Attachments #3 and #4.

Attachments

Attachment #1 - Ordinance (O)11-26

Attachment #2-Exhibit "A"

Attachment #3-P&Z Commission Recommended Conditions of Approval

Attachment #4 Additional Conditions of Approval