

April 3, 2012

Matt Michels
Senior Planner
Town of Oro Valley
11,000 North La Canada Drive
Oro Valley, Arizona 857

Subject: **EI Corredor PAD submittal**
OLI-01

Dear Matt:

As part of the EI Corredor PAD application, the following is a narrative response to the EI Corredor Planned Area Section 24.4.H of the Town of Oro Valley Zoning Code, Planned Area Development, Development Findings- Specific and Required. Section 24.4.H: Required findings shall be a basis of approved or conditional approved for a PAD District. Any or all of the specific findings (Section 24.4H.2) are optional and shall be applied on a case-by-case basis.

Required Findings

- a. The PAD Development is in accordance with the adopted Oro Valley General Plan and a minimum of eighty percent (80%) of the applicable General Plan criteria, as outlined in subsection G of this section, are satisfied.

Response: The PAD meets a minimum 80% of the general plan criteria outlined in Section 24.4.G. See Section III.A.3: Conformance with General Plan of the PAD Submittal.

- b. The PAD demonstrates innovative design in site planning.

Response: Several neighborhood meetings have been held throughout the plan amendment and PAD submittal process to discuss site planning for the subject site. As shown in Section II.B: Development Standards and Exhibit II.A.2: Conceptual Site Plan of the PAD submittal, the PAD demonstrates innovative design in site planning by:

- Conforming to the standards of Addendum "A" of the Town of Oro Valley Code.
- Developing a mixed-use concept that provides a transition of uses with the multi-family residential community in between the single-family residences to the east and the more intense commercial uses and the major arterial roadway (Oracle Road) to the west.
- Allowing for a multi-family residential community to facilitate the success of neighborhood commercial service proposed on the subject site along Oracle Road.
- Providing for minimum 100-foot setbacks, 30-foot landscape buffers and 8-foot screening wall along the eastern boundary in order to efficiently screen the 2-story multi-family residential structures from adjacent single family residential.

- Creating one major point of entry from Oracle Road for both the commercial and residential. This point of entry will promote traffic away from the Linda Vista Boulevard entry and consist of a traffic circle and gated entry into the residential portion of the project.
 - Creating a cohesive mixed-use project with protected gathering spaces in between commercial and residential buildings.
 - Planning for safe and efficient vehicular and pedestrian access to the site.
 - Screening all parking areas from adjacent streets.
 - Providing a unifying southwestern architectural theme for all project features, including identification and sign elements.
- c. The PAD fosters safe and efficient use of the land.

Response: The PAD will foster a safe use of the land by incorporating the following:

- Development standards and a traffic impact analysis
- Gated community
- Building design and orientation allows interaction between residents to monitor strangers or unsafe conditions
- Perimeter and internal sidewalks

In addition, the PAD will foster an efficient use of land due to it's location in an urban infill area located in close proximity to existing infrastructure. In addition, the mixed use concept in combination with slightly higher densities reduces the overall vehicular trip due to proximity to neighborhood services.

- d. The development facilitates efficient design of public services and all infrastructures.

Response: See above.

- e. The development provides for adequate drainage and reduction of flood damage.

Response: Drainage mitigation measures will be designed to conform with the Town's Drainage Criteria Manual and shall require Town Engineer approval.

- f. The PAD encourages reduction in automobile trip lengths and trip consolidation as measured against development under conventional zoning.

Response: The PAD District encourages a reduction in vehicular traffic by allowing for a mixed use project where multi-family residential is in close proximity to neighborhood commercial services. Reduces number of trips from those projected under existing zoning by approximately 50 percent.

- g. Public access to mass transit, pedestrian and bicycle circulation systems is provided and designed to assure that pedestrians can move safely and easily to properties and activities on the site and in the neighborhood.

Response: New sidewalks, crosswalks, bus stop access improvements and any other necessary improvements will be provided to ensure safe public access to mass transit. Pedestrian connectivity from multi-family residential to commercial will be required along with safe and efficient pedestrian access throughout the multi-family and commercial developments. The building orientation in the middle of the residential community will be emphasized around pedestrian areas, including, but not limited to, general use pathways, rarmadas/bbq areas, and the clubhouse/recreational pool area.

- h. The design and arrangement of elements of the site plan (e.g., building construction, orientation, and placement; selection and placement of landscape materials, and/or use of renewable energy sources, etc) contribute to the overall reduction of energy use by the project as measured against development under conventional zoning.

Response: The Town of Oro Valley Planned Area Development (PAD) zoning designation is intended to provide land use guidance for the future development of El Corredor. It will allow the entire 22.8 acres to be designed as a mixed use community rather than developing in a piecemeal fashion. The building orientation, placement, and pedestrian connectivity allows for a more sustainable and beneficial form of development for the community than the typical "suburban strip" development and strict separation of uses. Since the current Town of Oro Valley General Plan and the Zoning Code do not include a designation or zone that allows for a mix of uses, the PAD regulations will allow a cohesive mixed use development as opposed to two separate developments with no relationship or connectivity.

- i. The design and arrangement of elements of the site plan minimize adverse impacts to existing natural topography, natural water courses, existing desirable vegetation and views.

Response: The design and arrangement of the elements of the site plan will take into account the existing natural topography, natural water courses, desirable vegetation and views. Per Section II of the PAD District Proposal, the following elements will be incorporated into the development:

- The site is slightly sloping and the north half of the site has been previously graded. Any new grading will take into account the natural topography of the site.
- Desirable vegetation will be salvaged by conducting a native plant inventory in accordance with Town standards.
- Detention facilities and water harvesting will be used to ensure that the Town's detention requirements are met. The drainage/detention concept will be developed on an overall site basis, rather than with each individual use.
- Appropriate screening through the use of screening walls, landscape and setbacks will preserve the views along Oracle Road.

- j. The elements of the site plan display a rational relationship (e.g., buildings, circulation, open space and landscaping) between land uses for the mutual benefit of the neighborhood.

Response: To mitigate traffic impact to the neighborhood, the main access to the PAD District will be from State Highway 77, Oracle Road. Secondary access will be provided from Oracle Road and Linda Vista Boulevard, a collector roadway. The Linda Vista Boulevard access point closest to the residential neighborhood will be limited to exit-only and emergency access. In addition, a 100-foot setback with an 8-foot screening wall and 30-foot landscape buffer is proposed along the east boundary to mitigate for any impact to the adjacent neighborhood.

- k. The PAD protects, in a manner equal to or superior to existing zoning, and recreational conditions superior to that which would be produced by development under conventional zoning districts.

Response: A minimum 20% open space is proposed within the PAD District, which is in conformance with Section 24.4 for Planned Area Developments. All recreational areas will be in compliance with the Town of Oro Valley Code with an increased continuous network of on-site pedestrian walkways to allow for direct access and connections to and between the following:

- The primary entrance or entrances to each commercial building on the site;
- Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial development;
- Public sidewalks along the perimeter streets of Oracle Road and Linda Vista Boulevard;
- Adjacent land uses and development including, but not limited to, adjacent residential developments and retail shopping centers; and
- Shading along pedestrian paths will be provided.

- l. Overall, the entire PAD represents an improvement to living, work, and recreational conditions superior to that which would be produced by development under conventional zoning districts.

Response: The goal of the El Corredor PAD is to provide high-quality complementary uses along Oracle Road and a community where people can live, work, play and shop in one place. The current conventional zoning code does not allow for a mix of uses.

Specific Findings

In addition to the required findings, the Town may wish to make supplementary specific findings relevant to individual PAD applications. Specific findings may include, but are not limited to, the following:

- a. The development is compatible with, and sensitive to, the immediate environment of the site and neighborhood relative to density, scale build and building height.

Response: The proposed development standards take into account the surrounding land uses with large setbacks and landscape buffers to protect the privacy of the existing neighborhoods. Multi-family residential provides a transition of uses between the single-family residences to the east and the more intense commercial uses and the major arterial roadway (Oracle Road) to the west. All building heights are limited to two-story or 27.5 feet.

- b. Conflicts that exist between the proposed development and the surrounding land use have been effectively mitigated in the PAD.

Response: See Table II.A.3: Neighborhood Commitments (attached).

- c. The project is designed so that the additional traffic generated does not have significant adverse impacts on surrounding development, or the development has detailed plans to mitigate the adverse conditions.

Response: All adverse conditions related to additional traffic generated on Linda Vista Boulevard will be mitigated by:

- The main entry for multi-family residential and commercial uses will be from Oracle Road.
- An additional access point is provided from Oracle Road, north of the main entry.
- Linda Vista Boulevard/easternmost driveway will be limited to right-turns only onto Linda Vista Boulevard. The southbound approach shall be stop-sign controlled and will be limited to outbound traffic and emergency access.

- d. Not applicable.

- e. The project will conform to applicable local, State, Federal water quality standards, including, but not limited to, erosion and sedimentation, runoff control and prohibited solid wastes and hazardous substances.

Response: Agreed.

- f. The proposed land uses and activities will be conducted so that noise generated shall not exceed the minimum performance levels established herein. Detailed plans for elimination of objectionable noises may be required before the issuance of a building permit.

Response: Agreed.

- g. All development will be connected to the public sewer system unless otherwise stipulated in the PAD document.

Response: The PAD District will connect to the public sewer system.

- h. The street and parking system provides for a smooth, safe and convenient movement of vehicles both on and off the site.

Response: Acknowledged.

- i. Each active recreational area is suitably located and accessible to the area it is intended to serve and adequate screening is provided to ensure privacy and quiet for neighboring uses.

Response: The main recreational area is centrally located to provide adequate access to the community. As shown on Exhibit II.A.2, the main recreation area is located approximately 220 feet from the eastern boundary of the PAD District and is further buffered by surrounding residential structures.

- j. The development is adjacent to an existing or approved public park or public open space area, and provision has been made in the site plan to avoid interfering with public access to that area.

Response: Currently, there are no crosswalks from the subject property to the public trail located on the south side of Linda Vista Boulevard. As part of the PAD approval, the developer proposes to include a crosswalk to enable pedestrian access to the public trail across Linda Vista Boulevard. The PAD will not, at any time, prohibit access to the public trail. In addition, eight on-site parking spaces will be dedicated to the Coronado National Forest to help eliminate problems with parking along the roadway.

- k. All signs in the project are in compliance with the provisions of Section 28.1

Response: Acknowledged.

- l. Solar orientation and design concepts are incorporated into the PAD.

Response: The buildings closest to the existing neighborhood are mainly oriented to take advantage of passive solar orientation while mitigating the impact to the adjacent neighborhood with the end units facing east. All commercial buildings are oriented to take advantage of the visibility from Oracle Road.

- m. The PAD provides for safe pedestrian and bicycle access to schools and parks.

Response: A crosswalk will be provided across Linda Vista Boulevard to the Coronado National Forest Pusch Ridge Wilderness Trail and the Pusch Ridge Christian School. Bicycle access will be provided along Oracle Road to the site. Bicycle parking will be provided per Town standards.

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Matt Michels
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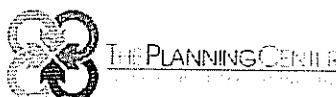
Please let me know if you have any questions or comments.

Sincerely,
THE PLANNING CENTER



Kelly Lee
Project Manager

cc: Ross Rulney



Neighborhood Comments on Project Proposal	How the Developer has addressed Neighborhood concerns
Residential Density	<ul style="list-style-type: none"> ▪ Decreased density from 18 to 17 dwelling units per acre
Building Setback from existing residential property lines	<ul style="list-style-type: none"> ▪ The minimum building setback increased from 87 feet to 100 feet from the east property line
Building Mass	<ul style="list-style-type: none"> ▪ Most large buildings were broken into smaller buildings
Building Height	<ul style="list-style-type: none"> ▪ Limited to two-story or 27.5 feet
Privacy & Security	<ul style="list-style-type: none"> ▪ Residential portion of the site will be gated to limit access, including walkways
Ingress/Egress (Traffic Circulation)	<ul style="list-style-type: none"> ▪ Vehicular gated access into residential limited to exit-only onto Linda Vista Boulevard ▪ Main entrance into project via Oracle Road ▪ Road Improvements to Linda Vista Boulevard (to be determined by Traffic Impact Analysis)
Privacy along the eastern boundary of the subject property adjacent to existing residences	<ul style="list-style-type: none"> ▪ A solid 8-foot screen wall (desert buff color) and dense vegetation landscape buffer along the eastern boundary
Proposed site conditions remain consistent	<ul style="list-style-type: none"> ▪ Common areas and landscape buffers to be maintained by a management association
Dumpster location	<ul style="list-style-type: none"> ▪ All dumpsters shall be setback a minimum of 125 feet from adjacent residential property lines
Lighting	<ul style="list-style-type: none"> ▪ All lighting shall be low profile, shielded and limited to an 8-foot height limitation within 50 feet of the east boundary and in accordance with the Dark Sky Ordinance

<p>Trail users parking in existing neighborhoods</p>	<ul style="list-style-type: none"> ▪ Additional parking will be provided on the subject property across from the Pusch Ridge Wilderness Trail entrance. Parking will be dedicated to the Coronado National Forest
<p>Developer commits to agreed upon Concept Plan and the concept plan must be conditional to zoning change</p>	<ul style="list-style-type: none"> ▪ The future development plan must be in substantial compliance with the approved PAD concept plan
<p>Privacy from the Pool & Recreation areas</p>	<ul style="list-style-type: none"> ▪ All recreational areas shall be setback a minimum of 90 feet from eastern property line ▪ General use pathways shall be incorporated into the development
<p>Architecture Compatibility with existing neighborhood</p>	<ul style="list-style-type: none"> ▪ The architecture shall be designed in a southwestern style with an integrated design theme through the use of similar materials ▪ All rooftop or ground mounted electrical or mechanical equipment shall be screened from public view ▪ Electrical meter and service components shall be screened and painted to match buildings
<p>Limited recreational vehicular parking restrictions included in C, C, & R's</p>	<ul style="list-style-type: none"> ▪ Agreed
<p>Conditions, Covenants and Restrictions (C, C, & Rs) of above agreements</p>	<ul style="list-style-type: none"> ▪ C, C, & R's will be required stating the above agreements and will transfer to simple fee ownership

EL Corredor Planned Area Development Tabular Summary

Town Code Modification	Rationale
C-1 and R-6 Permitted and Conditional Uses exempted from Section 22.5: Use Permits	<ul style="list-style-type: none"> ▪ A CUP process is not necessary because the PAD development standards and the design criteria incorporate the standards of the Conditional Use Permit process to protect surrounding properties from negative impacts.
R-6 Minimum Area Per Dwelling Unit (3500 sf required; 2,860 sf proposed = 17 RAC)	<ul style="list-style-type: none"> ▪ The overall density of this mixed use project is actually lower than the required R-6 density if you take into consideration the entire PAD District. The intent of the PAD zoning regulations is to allow a cohesive mixed use development as opposed to two separate developments with no relationship or connectivity. The residents of the multi-family residential development will be utilizing the commercial area for neighborhood commercial services and potential employment.
R-6 Building Height (25 feet required; 27.5 feet proposed)	<ul style="list-style-type: none"> ▪ Given the proposed setbacks, screening and landscape buffers, the viewshed impact for a larger building height is minimal at 2.5 feet greater than the allowed building height. In addition, the intent of the additional building height is to promote a more contemporary architecture to blend in with the surrounding neighborhood and remain consistent with the guidelines of the Addendum A of the Town of Oro Valley Zoning Code.
ORSCOD (setbacks, freestanding building pads and view corridors requirements)	<ul style="list-style-type: none"> ▪ An exemption from the setbacks, freestanding building pads and view corridor requirements of the ORSCOD are proposed to allow for more sustainable and beneficial form of development for the community than the typical "suburban strip" development and strict separation of uses. The El Corredor Conceptual Site Plan is less intense than the previous approved development and adequate screening, native vegetation as well as improved landscape bufferyards will ensure protection of the scenic qualities along Oracle Road