AGENDA
ORO VALLEY TOWN COUNCIL
SPECIAL SESSION
December 11, 2013
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

SPECIAL SESSION AT OR AFTER 5:00 PM

CALL TO ORDER

ROLL CALL

The Mayor and Council may consider and/or take action on the items listed below:

ORDER OF BUSINESS: **MAYOR WILL REVIEW THE ORDER OF THE MEETING**

REGULAR AGENDA

1. DISCUSSION AND POSSIBLE ACTION TO INITIATE THE 60-DAY PUBLIC NOTICE PROCESS FOR A FUTURE DISCUSSION REGARDING REVENUE OPTIONS

2. PUBLIC HEARING: RESOLUTION NO. (R)13-71, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATIONS FROM LOW DENSITY RESIDENTIAL AND OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL AND OPEN SPACE FOR A 39.1 ACRE PROPERTY KNOWN AS THE OLSON PROPERTY

3. PUBLIC HEARING: RESOLUTION NO. (R)13-72, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM NEIGHBORHOOD COMMERCIAL / OFFICE TO MEDIUM DENSITY RESIDENTIAL FOR VISTOSO HIGHLANDS (RANCHO VISTOSO PARCEL 10J), AN 18 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

4. PUBLIC HEARING: RESOLUTION NO. (R)13-73, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM RURAL LOW DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR MILLER RANCH, ON 16 ACRES LOCATED NORTH OF THE NORTHWEST CORNER OF TANGERINE ROAD AND LA CANADA DRIVE AND AMENDING THE URBAN SERVICES BOUNDARY TO INCLUDE THE ENTIRE PROPERTY

FUTURE AGENDA ITEMS (The Council may bring forth general topics for future meeting agendas. Council may not discuss, deliberate or take any action on the topics presented pursuant to ARS 38-431.02H)

ADJOURNMENT

POSTED: 12/4/13 at 5:00 p.m. by mrs

When possible, a packet of agenda materials as listed above is available for public inspection at least 24 hours prior to the Council meeting in the office of the Town Clerk between the hours of 8:00 a.m. – 5:00p.m.

The Town of Oro Valley complies with the Americans with Disabilities Act (ADA). If any person with a disability needs any type of accommodation, please notify the Town Clerk's Office at least five days prior to the Council meeting at 229-4700.

CC-1308 **Item # 1.**

Town Council Special Session
Meeting Date: 12/11/2013
Requested by: Councilmember Garner & Councilmember Zinkin
Submitted By: Mike Standish, Town Clerk's Office
Department: Town Clerk's Office

Information

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO INITIATE THE 60-DAY PUBLIC NOTICE PROCESS FOR A FUTURE DISCUSSION REGARDING REVENUE OPTIONS

RECOMMENDATION:

N/A

EXECUTIVE SUMMARY:

Councilmember Garner and Councilmember Zinkin have requested that this item be placed on the agenda.

BACKGROUND OR DETAILED INFORMATION:

Pursuant to A.R.S. 9-499.15, the Town must post a public notice on its website at least sixty (60) days prior to a new fee, increased fee, new tax, or increased tax being scheduled for discussion and approval or disapproval at a Town Council meeting.

The only issue to be discussed at tonight's meeting is whether or not to initiate the 60-day public notice process to allow Council to have a future discussion regarding specific revenue options. The statute does not allow discussion regarding the merits of the revenue options at tonight's meeting.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to initiate the 60-day public notice process to discuss _____ (insert revenue option(s) at the regular Council meeting on _____.

CC-1296 **Item # 2.**

Town Council Special Session

Meeting Date: 12/11/2013

Requested by: David Williams

Submitted By: Matt Michels, Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: RESOLUTION NO. (R)13-71, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATIONS FROM LOW DENSITY RESIDENTIAL AND OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL AND OPEN SPACE FOR A 39.1 ACRE PROPERTY KNOWN AS THE OLSON PROPERTY

RECOMMENDATION:

The Planning and Zoning Commission has recommended approval of the proposed Major General Plan Amendment.

EXECUTIVE SUMMARY:

The applicant proposes a Major General Plan Amendment from Low Density Residential and Open Space to Medium Density Residential and Open Space for a 39.1 acre property located on the north side of Moore Road between Yellow Orchid Drive and Mystic View Place (Attachment 2). The applicant proposes to develop the property at a residential density of approximately 3.4 du/ac.

The application was considered by the Planning and Zoning Commission at two separate public hearings which were held on October 1st and November 7th. The Commission voted to recommend approval of the amendment on November 7th.

Public comments focused on the proposed density of the project, protection of the washes, provision of buffers, view impacts associated with the development, grading impacts, and the adequacy of Moore Road to accommodate the increased traffic.

BACKGROUND OR DETAILED INFORMATION:

The applicant's responses to the General Plan Amendment evaluation criteria are provided as Attachment 3. The current and proposed General Plan Land Use Maps are provided as Attachment 4. The staff reports and minutes from the October 1st and November 7th meetings are provided as Attachments 5 and 6 respectively.

Existing Zoning

The property was zoned R1-144 with the annexation of the property into Oro Valley in 1989. This zoning permits single family homes on lots of 3.3 acres or larger.

Density/Lot Size Character of the Area

To help understand the context of the Olson Property, the density, minimum lot size, and lot size range of the adjacent residential areas are provided within the table below table and on Attachment 7.

	NAME OF DEVELOPMENT	DENSITY (du/ac)	MIN LOT SIZE	LOT SIZE RANGE
NORTH	Vacant School Site & Hohokam Park	NA	NA	NA
SOUTH	Vistoso Estates Vistoso Ridge Vistoso Pointe	2.2 1.3 0.7	R1-7: 7,000 sq. ft. R1-10: 10,000 sq. ft. R1-20: 20,000 sq.ft.	R1-7: 8,600-11,000 sq. ft. R1-10: 16,000-24,400 sq. ft. R1-20: 20,000-34,270 sq. ft.
EAST	Sunset Ridge Estates Sunset Ridge II	1.2 3.9	5,000 sq. ft. 5,000 sq. ft.	all lots 10,000 sq. ft. 9,400-14,600 sq. ft.

WEST	Rancho Vistoso Neighborhood 10, Parcel Q&R	4.4	5,000 sq. ft.	5,000-14,300 sq. ft.

Planning and Zoning Commission Review

In summary, discussion at the Commission's public hearings focused on density, protection of the washes, provision of buffers, view impacts, grading impacts, and the adequacy of Moore Road to accommodate the increased traffic. The Commission reviewed the request for conformance with the Vision, Goals and Policies of the General Plan and the General Plan Amendment evaluation criteria established within the Zoning Code. A detailed analysis of the applicant's response to the criteria is provided in the October 1st Planning and Zoning Commission staff report (Attachment 5). The Commission recommended approval based on the findings that the proposed amendment is in compliance with the evaluation criteria for a General Plan Amendment.

Public Notification and Comment

Public notice was provided by the following methods:

- Residents within 1,000 feet, which was expanded to include complete neighborhoods
- Posting at Town Hall
- 9 newspaper advertisements in 2 separate newspapers
- Property Posting
- Notice to all registered HOAs in Oro Valley

Two neighborhood meetings were held: the first on April 4th, 2013, with approximately fifty (50) residents and interested parties attending and the second on September 12th, 2013, with approximately twenty (20) residents and interested parties in attendance. Many issues were discussed at each meeting and included the following:

- Protection of washes
- Provision of open space and buffers
- Site grading
- Traffic impacts
- Density and type of development
- Overall project timeline

The summary notes from both meetings are included as Attachment 8.

Three residents/interested parties spoke regarding the proposed amendment at the October 1st meeting and three residents/interested parties spoke at the November 7th meeting. At the October 1st meeting, two residents raised concerns whether all General Plan Amendment criteria and policies have been met. Another resident raised questions regarding lot sizes, types of homes that will be built and view impacts of the proposal.

At the November 7th meeting, a resident had questions regarding the lot sizes and impacts of grading. Another resident expressed concerns regarding density, traffic impacts of the development, and compliance with the General Plan Amendment evaluation criteria. The final speaker raised concerns regarding the elevation of the property and potential view impacts of the development.

FISCAL IMPACT:

NA

SUGGESTED MOTION:

I MOVE to adopt Resolution No. (R)13-71, approving the General Plan Amendment from Low Density Residential and Open Space to Medium Density Residential and Open Space, in accordance with the Planning and Zoning Commission's recommendation, finding that it meets the General Plan Amendment evaluation criteria.

OR

I MOVE to deny the request based on the finding that it does not meet the General Plan Amendment evaluation criteria, specifically: _____.

Attachments

(R)13-71 - Olson Property

Attachment 2 - Location Map

Attachment 3 - Application

Attachment 4 - Current & Proposed General Plan

Attachment 5 - Planning & Zoning Commission Staff Reports

Attachment 6 - Planning & Zoning Commission Minutes

Attachment 7 - Density of Area

RESOLUTION NO. (R)13-71

A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATIONS FROM LOW DENSITY RESIDENTIAL AND OPEN SPACE (OS) TO MEDIUM DENSITY RESIDENTIAL AND OPEN SPACE FOR A 39.1 ACRE PROPERTY KNOWN AS THE OLSON PROPERTY

WHEREAS, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

WHEREAS, Keri Silvyn of Lazarus, Silvyn & Bangs, P.C., ("applicant") is requesting a Major General Plan Amendment to change the Land Use Designation from Low Density Residential (1.3-2.0 dwelling units/acre) and Open Space to Medium Density Residential (2.1-5 dwelling units/acre) and Open Space for 39.1 acres located on the north side of Moore Road between Yellow Orchid Drive and Mystic View Place; and,

WHEREAS, pursuant to A.R.S. § 9-461, *et seq*. and OVZCR, Section 22.2, the Planning and Zoning Commission held two (2) duly noticed public hearings, the first on October 1, 2013, and the second on November 7, 2012, at which the Planning and Zoning Commission recommended approval of the application requesting an Amendment to the General Plan to change the Land Use Designation for 39.1 acres located on the north side of Moore Road between Yellow Orchid Drive and Mystic View Place, as depicted on Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to Oro Valley Zoning Code Revised, Section 22.1, General Plan Amendment Procedures, upon recommendation by the Planning and Zoning Commission of any amendment to the General Plan, a public hearing before the Mayor and Council shall be scheduled; and

WHEREAS, Mayor and Council duly considered the proposed General Plan Amendment to change the Land Use Designation from Low Density Residential and Open Space to Medium Density Residential and Open Space for 39.1 acres located on the north side of Moore Road between Yellow Orchid Drive and Mystic View Place at a public hearing on December 11, 2013.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley that:

SECTION 1. The Mayor and Council hereby adopts the General Plan Amendment to change the Land Use Designation from Low Density Residential and Open Space to Medium Density Residential and Open Space for 39.1 acres located on the north side of Moore Road between Yellow Orchid Drive and Mystic View Place as depicted on Exhibit "A".

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of the resolution or any part of the General Plan Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona this 11th day of December, 2013.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Julie K. Bower, Town Clerk

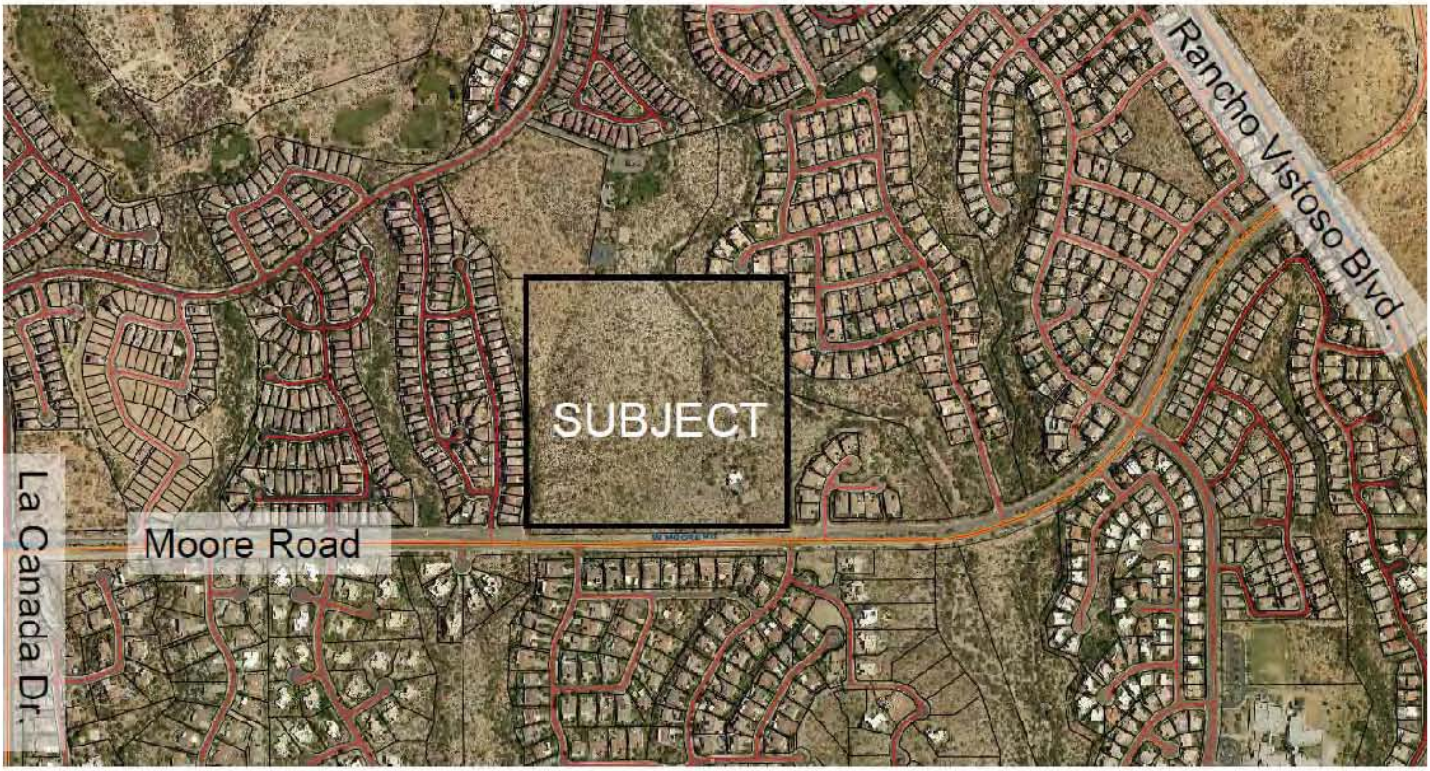
Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT "A"
Proposed General Plan Land Use



LOCATION MAP

Olson Property (OV1113-001)

TOWN OF ORO VALLEY, PLANNING AND ZONING
11000 N. LA CANADA DRIVE, ORO VALLEY AZ 85737
PHONE: (520) 229-4800 FAX: (520) 742-1022
www.townoforovalley.com

APPLICATION FORM
OV Case # (Office Use Only): _____

Application Type: Major General Plan Amendment

A. **Project Manager/Developer**
Name: Keri L Silvyn
Firm: Lazarus Silvyn Bangs P C
Address: E Camp Lowell Drive
City: Tucson State: AZ Zip: 85712
Telephone: 520 207 4464 Fax: _____ Email: ksilvyn@lsblandlaw com

B. **Property Owner (s), if more than one owner, attach list**
Name: Olson Kenneth W Family Living Trust
Firm: N A
Address: W Moore Road
City: Oro Valley State: AZ Zip: 85755
Telephone: _____ Fax: _____ Email: _____

C. **Subject Property**
Parcel/Tax Code: 219 - 22 - 0040
Legal Description/Property Address: W Moore Road
Oro Valley AZ
Area of property: Acres
Existing Zoning: R Proposed Zoning: PAD or R
Is Proposed Zoning in conformance with General Plan designation? [ ] N/A [ ] Yes [X] No
General Plan Designation: LDR DU AC and OS
Existing Land Use: Single Family Residence Proposed Land Use: Single Family Detached

D. **Previous Applications Relating To This Property**

OV8- _____ OV9- _____ OV10- _____

OV11- _____ OV12- _____ OV13- _____

E. **Reason For Request**
General Plan Amendment to develop as a single family residential subdivision at a density that matches adjacent developments

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.

_____ Date

_____ Signature

A. Project Summary

Development of the Olson Property, located on Moore Road between La Canada and Rancho Vistoso Boulevard, (the "Property") is an opportunity to plan and develop a medium density residential neighborhood that embraces sustainable growth principles outlined in the Oro Valley General Plan (the "General Plan") while providing quality housing in a growing community. The request is to modify the General Plan Designation from Low Density Residential ("LDR") and Open Space ("OS") to Medium Density Residential ("MDR") and OS. This development will complement the Town's vision of providing a variety of quality housing, preferably in master planned communities, while encouraging infill rather than adding to sprawl in Oro Valley.

Background, Current Conditions. In 1969, the Olson family purchased the Property in what was then rural Pima County. Four years later, they built their single family residence, and settled to raise their children. Over the past 44 years, the family has watched the incorporation of Oro Valley and the development of Rancho Vistoso. Rancho Vistoso, a master planned community, was developed and then annexed into Oro Valley with densities reflected in the General Plan as MDR. Today, the surrounding area is vastly different than when the Olson Family purchased their rural acreage. The Property is now bordered by Rancho Vistoso's MDR development and is the final, missing piece to create consistency in this area of Moore Road.

General Plan Consistency. The proposed development of the Property is consistent with the General Plan. The Property is the last parcel along Moore Road to be changed from low density (currently one house on 40 acres) to reflect the current densities in the immediate area. Development of the Property represents appropriate infill, as described in the General Plan, and provides needed housing to support a growing population. Infill development helps eliminate unnecessary sprawl on the edges of currently developed areas, contributing to the preservation of the natural landscape in Oro Valley, by encouraging growth to take place in areas already developed with appropriate infrastructure and services. Rancho Vistoso is a large master-planned community conveniently located to schools and commercial uses, incorporating varied housing styles, pedestrian and bike pathways, and open community space. Development of the Property will result in a community that is similar in nature to Rancho Vistoso, providing new housing for a growing region.

Open Space Preservation. There are two wash areas along the west and east side of the Property and significant topography and vegetation in the northeast corner of the property. The developable area for the Property was identified by acknowledging these environmental factors and the need to preserve the two washes as well as the unique topography and vegetation (see attached map). Therefore the washes are identified as OS. The additional acreage adjoining the wash in the northeast portion of the Property will be preserved in its natural state as part of the design of the community to provide the minimum 25% of open space required to meet the Town's Environmentally Sensitive Lands Ordinance ("ESLO"). The density for the project will be under the 5 du/ac requirements, at close to 3.75 du/ac . This density

mirrors the surrounding neighborhoods and will respect the General Plan's desire to maintain natural topography as well as provide natural open space.

Traffic Impacts. The Property borders Moore Road, a major east-west arterial road. Moore Road narrows from four to two lanes in front of the Property; development of the Property will include dedication of the required right-of-way to match the existing roadway. As part of the rezoning process we will perform a future Traffic Impact Analysis ("TIA") that will be submitted it to the Town for review and recommendation. That TIA will identify the required infrastructure improvements for the project. In accordance with the General Plan, new development is encouraged near major arterial streets, as is the case with this project.

Meeting Housing Demand. Despite several years of a sluggish economy, the Tucson and southern Arizona region is recovering with new job growth and a corresponding need for new housing. The Town has positioned itself to capitalize on the economic recovery through its investment in Rancho Vistoso and the job creation provided by Innovation Park, and by creating a community where people want to live. Oro Valley has little raw land available for development of new single-family detached residential communities. With the continually improving economy, and the two years required to fully approve, this Property will help meet the need in the near future for more housing.

B. Project Policies and Goals that Support the General Plan

The proposed General Plan amendment for the Property from LDR/OS to MDR/OS is consistent with the Town's vision as set forth in the General Plan. The proposed development supports the following General Plan policies:

> 1.1.1 The Town shall promote clustering of development to protect environmentally sensitive areas and to preserve significant, passive use, natural open space within residential neighborhoods. In large-lot or multi-family developments, clustering may also be accomplished by placing building pads close to each other, while employing other mechanisms to protect remaining natural open space. (p. 25)
> *Development of the Property will be clustered adjacent to existing MDR development, and will preserve Critical Resource Areas plus additional critical topography and vegetation on the Property.*
>
> 1.1.3 The Town shall continue to avoid development encroachment into washes, riparian areas, designated natural open space and environmentally sensitive lands. (p. 25)
> *The two washes on the Property will be preserved, along with the topography and vegetation in the northeast corner to meet the ESLO requirements.*

1.3.5 The Town shall encourage master planning that looks comprehensively at the subject properties and all adjacent areas. (p. 27)
The proposed MDR development mirrors that in the surrounding Rancho Vistoso master planned community.

1.4.3 The Town reasonably wishes to be satisfied that sufficient demand exists before authorizing a higher land use intensity than present zoning permits. (p. 27)
Based on current trends in the market, which include single-family home price increases and less time on the market, the demand for MDR housing in Oro Valley will be greater than the present availability of single family MDR housing in the Town. There is also limited vacant land for development to meet demand of new single-family homes.

2.1.2 The Town shall require new development projects to explore solutions that employ natural materials and prohibit designs that channelize watercourses except where extreme threats to public safety would exist if the watercourse were not channelized. (p. 43)
The watercourses (existing washes) will remain in their natural state.

2.1.4 The Town shall require that all development proposals depict an arrangement of and massing of buildings and/or arrangement of lots to minimize impacts on views from adjacent properties and streets and from properties and streets internal to the proposed project while providing privacy for residents. (p. 43)
This goal will be met through design in the rezoning process.

2.1.5 The Town shall continue to require that all development proposals employ design strategies that minimize changes to existing topography and the disturbance of existing vegetation. (p. 44)
The developable area was established based on the preservation of the washes and significant vegetation to minimize disturbance of existing vegetation and significant topography.

2.1.6 The Town shall require that buildings be designed with recognition that all sides of the buildings, including the roofs, may affect their surroundings. (p. 44)
As part of the rezoning and additional CDRB and town processes, this policy will be met.

3.1.1 The Town shall ensure that future growth reflects the desires of the community in balance with an analysis of the Town's financial needs, maintain and periodically update the Town's Community Economic Development Strategy to ensure that future development will complement community values and implement the community's economic vision for the future, while maintaining the ability of Oro Valley to attract and retain desirable businesses. (p. 48)

The development of this Property will create quality housing for residents drawn to Oro Valley by jobs created in Innovation Park and assist the overall economic recovery of the region.

4.1.4 The Town shall require new development to pay its fair share towards the cost of additional public facility and service needs generated by new development, with appropriate exceptions when in the public interest, and shall continue to review and set development fees to meet the fair share requirement. The fair share review will recognize the fiscal benefits of the development as well as the costs. (p. 52)
As part of the subsequent rezoning on the Property, a TIA and other infrastructure analyses will be completed to ensure this goal is met.

4.1.5 The Town shall require new development to construct or provide funds towards the construction of regional facilities necessary to serve the development, meeting the twin tests of rational nexus and rough proportionality. (p. 52)
See above.

5.1.1 The Town shall continue to ensure that Oro Valley's roadway network is developed with the proper amount of capacity to serve traffic generated by the land uses depicted on the General Plan Land Use Map. Strive to maintain at least a level of service "D" on all streets within Oro Valley. (p. 59)
As part of the development, additional Moore Road right-of-way will be dedicated to match the adjoining segments of Moore Road. Ingress and egress on the property will be designed to comply with all appropriate codes and guidelines.

5.1.5 The Town shall continue to ensure that arterial and collector roadways are designed and constructed to accommodate safe and convenient pedestrian and bicycle use. This should include sidewalks, sufficient outside lane width, and provide other specific provisions. (p. 60)
Modifications to widen Moore Road at the property boundary line as required by the TIA will improve safety for bicyclists, pedestrians and motorists alike.

7.1 To promote the development of sound, high quality neighborhoods that provide community amenities in an integrated manner. (p. 76)
Community amenities and open space will be consistent with the surrounding MDR master planned communities.

7.1.1 The Town shall continue to strive to protect the integrity and aesthetic context of existing neighborhoods through the use of appropriate buffers or other means of land use transition between incompatible uses. (p.76)

Appropriate buffers will be provided for homes along all boundaries with adjacent houses: the west boundary, the northeast corner, and the southeast corner.

7.1.4 The Town shall continue to promote the development of distinct neighborhoods that create a sense of place and recognize the natural features (e.g., steep slopes) of the land through appropriate preservation of natural open space and the integral development of community facilities (e.g., recreation, trails systems, etc.) (p.76)
The washes will be preserved, and the unique topography and vegetation in the northeast corner were the primary reason and consideration for providing natural open space.

7.1.5 The Town shall continue to require the development of neighborhoods with safe vehicular access, as well as non-vehicular access to schools, open space, recreation opportunities, and other activity centers. (p. 76)
The Property's location on Moore Road is conveniently located to existing schools, shopping centers, as well as open space and recreational activities.

7.2.2 The Town shall encourage a variety of residential building types consistent with the General Plan and in accordance with the Town's zoning and subdivision and design standards. (p. 77)
Development will be in line with both the General Plan and zoning and subdivision design standards as well as the surrounding community that has already developed.

7.2.3 The Town shall allow and encourage master planned communities that offer high-quality neighborhoods with a variety of residential densities and appropriately located commercial uses to serve the community. In these developments, ensure that there are adequate transitions and buffers between uses. (p. 77)
The location is conveniently located to commercial uses and open space buffers are provided to ensure quality of life for the residents.

7.3.1 To the extent feasible, given the high land costs, The Town shall encourage the development of a variety of residential choices consistent with the Land Use Element to meet the housing needs of employees of existing and future Oro Valley employers. (p. 77)
Oro Valley is positioned to rapidly expand as a result of the current economic recovery; the development of the Property will provide quality housing and additional residential choices for the employees of existing and future Oro Valley employers.

11.1.8 The Town shall use natural open space preservation as one criterion in considering land use rezoning proposals. Developments shall utilize natural

open space to comply with requirements for landscaped areas and buffer areas, whenever feasible. (p. 98)
In addition to the two washes designated as OS, there will be 25% of the land designated MDR that will be preserved as open space per the ESLO. The open space will be clustered predominantly in the northeast corner and on the west where the washes and interesting topography and vegetation have the greatest preservation value.

12.1 To protect and restore the natural qualities of creeks, washes, and groundwater basins and recharge areas in Oro Valley to ensure public health and safety and the biological productivity and diversity of these water courses. (p. 107)
The two washes will be protected.

12.1.1 The Town shall require that natural washes (defined as riparian areas and 100-year floodways) be kept free from development that would adversely impact floodway capacity or characteristics, natural/riparian areas, water quality, or natural groundwater recharge areas. (p. 107)
The two washes and their surrounding riparian areas will be kept free from development and will have adequate buffering to prevent adverse impact from the Property's development.

C. General Plan Amendment Criteria

1. The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.

Conditions, including development and growth, have significantly changed around the Property since its purchase by the Olson family 44 years ago. The Property is the last directly adjacent piece of property along a section of Moore Road that remains one house per 40 acres. The entire surrounding area has been developed with medium density housing. Changing the General Plan to MDR creates consistency with the evolved conditions in the area. In addition, right of way for Moore Road will be dedicated, and improvements to the roadway will be determined by the TIA as part of this project to reflect the already changed conditions.

2. The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

As stated above, the area around the Property has changed dramatically since Mr. Olson purchased the Property in 1969. Our goal is to ensure that the parcel is developed in the context of the surrounding densities, and in such a manner that the development will contribute to the socio-economic betterment of the community. For example, the stretch of Moore Road adjacent to the Property boundary line requires additional right of way and improvements. We will submit a Traffic Impact Analysis to the Town to determine the level of improvements required, dedicate the necessary right-of-way, and make

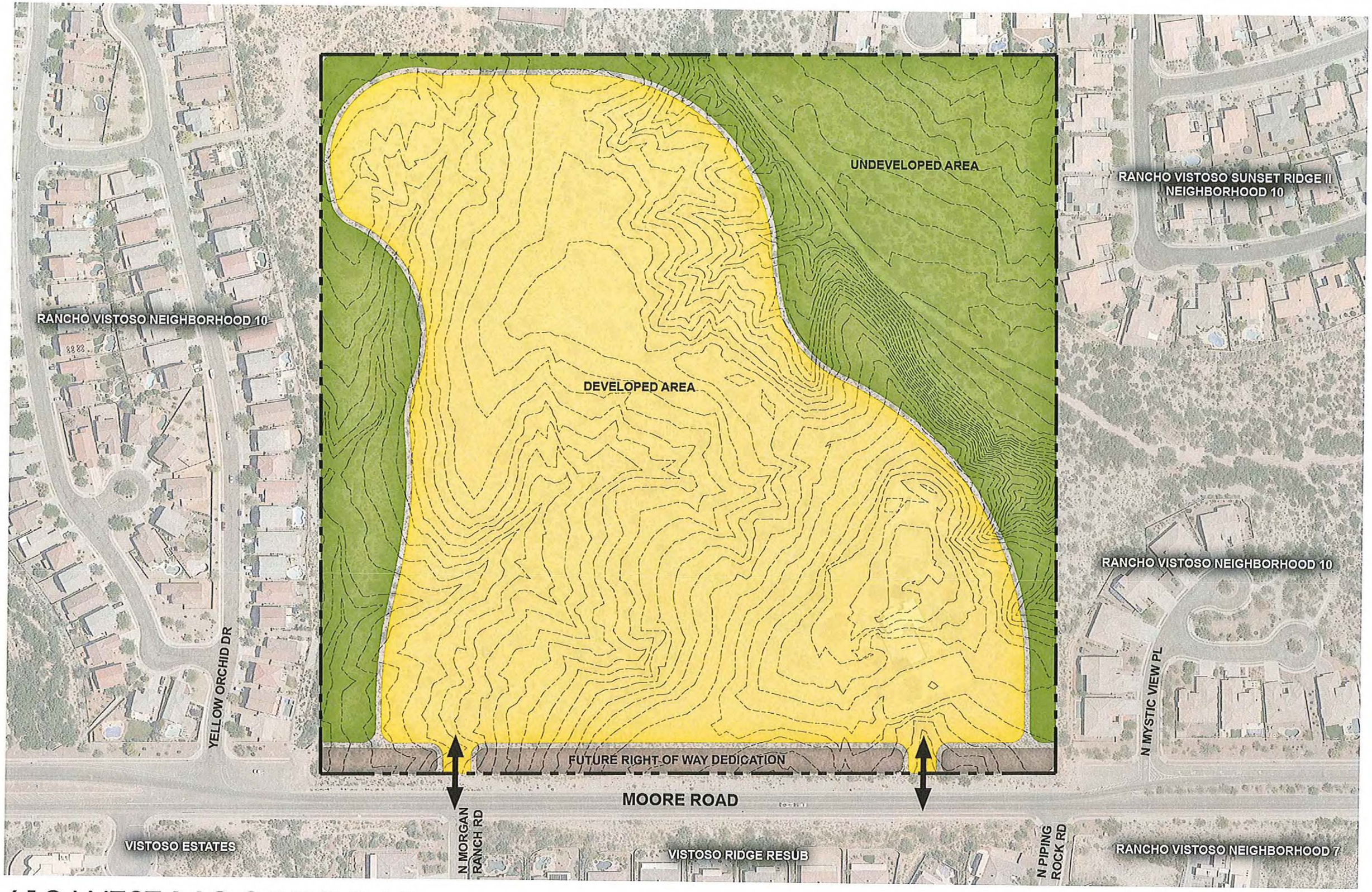
the suggested improvements. This General Plan amendment and future rezoning will facilitate that dedication and those improvements. In addition, sections of the Property along the northeast and western edges are designated Critical Resource Areas. In working to create a community that reflects the densities in the area and protects the surrounding environment, we are preserving that critical resource area. To maintain consistent open space in the northeast area, and in recognition of unique topography and vegetation on the site, the northeastern area will be the primary open space meeting the Environmentally Sensitive Open Space open space requirements.

3. The proposed change reflects market demand which leads to viability and general community acceptance;

We are recovering from an unprecedented downturn in the economy that stalled the real estate market both in new home sales and home re-sales. During this five-year period, permitting and new home construction halted. Today, as the economy recovers, people are again looking to move both within the region and to the region. Knowing that the entitlement process on this Property is an 18-month to 2-year process before any construction begins, we have researched the market and are starting to see increased prices, lower listing dates for home sales, and overall demand for new home building. All expectations are that this growth will continue. In addition, the Town has made significant investments in the community, job creation in Innovation Park, and in creating a community where people will want to live. As the market continues to recover, Oro Valley is primed to be an area of continued growth. While there is little raw land left in the Town for development of new single-family detached residential, the market in Oro Valley will need this type of development as the population grows. The use and density we desire on the Property matches the surrounding area of other medium density residential uses.

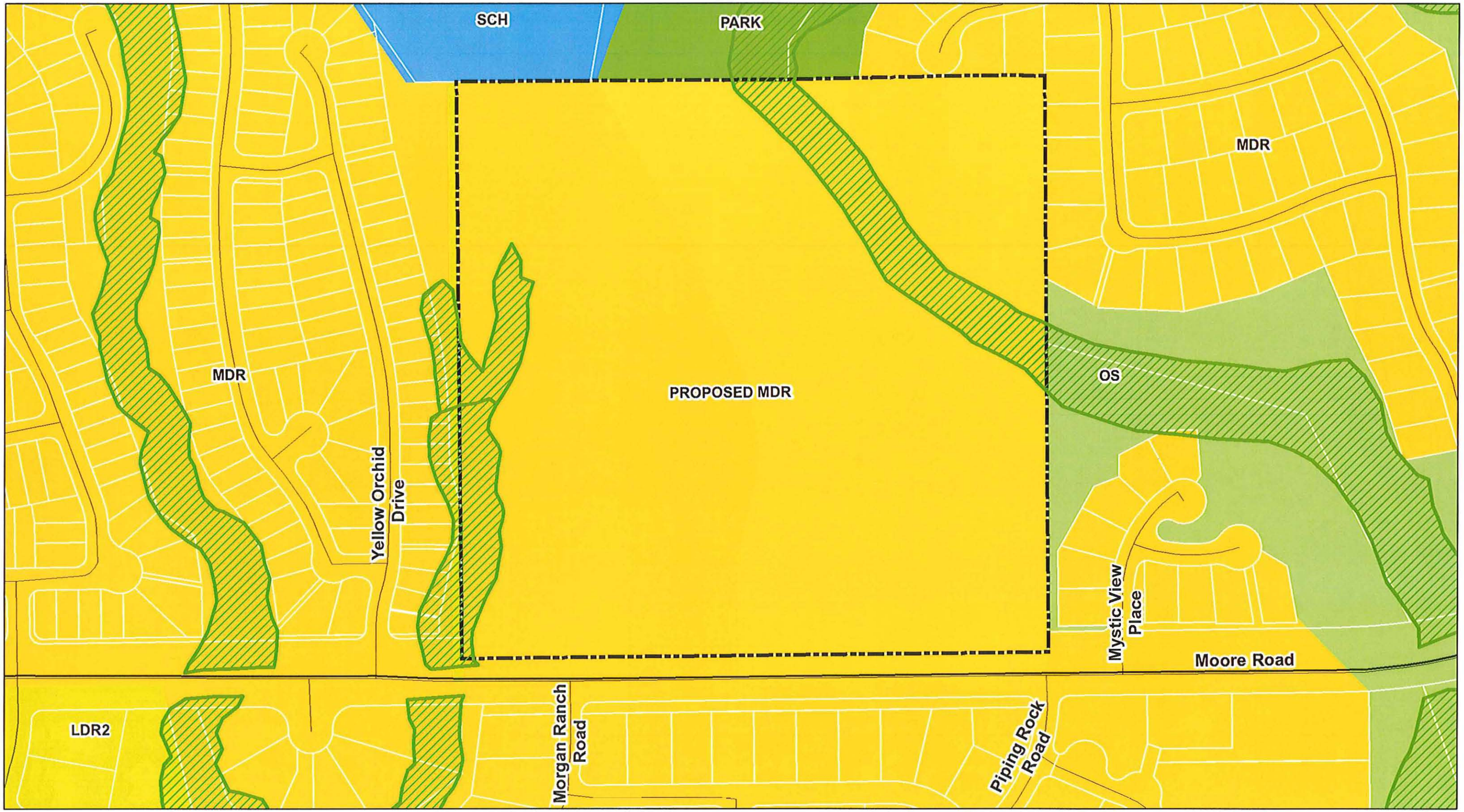
4. The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.

There is no adverse impact to the community as a whole. This request is simply to recognize the changes in the area and permit similar densities within a context of the surrounding medium-density residential subdivisions. In addition, Moore Road needs improvement along the property boundary line, and this rezoning facilitates that. Adjacent neighborhood impacts will be mitigated by coordinating the ingress/egress on Moore Road with existing conditions in the area. The site design will also preserve critical habitat areas and will ensure that the 25% ESLO open space is in the area of the Property that justifies the most protection and provides buffers. The area of no development on the Property (washes and northeast area) provide natural buffers to the directly adjacent residential uses as well.



610 WEST MOORE ROAD

GENERAL PLAN DESIGNATION MAP

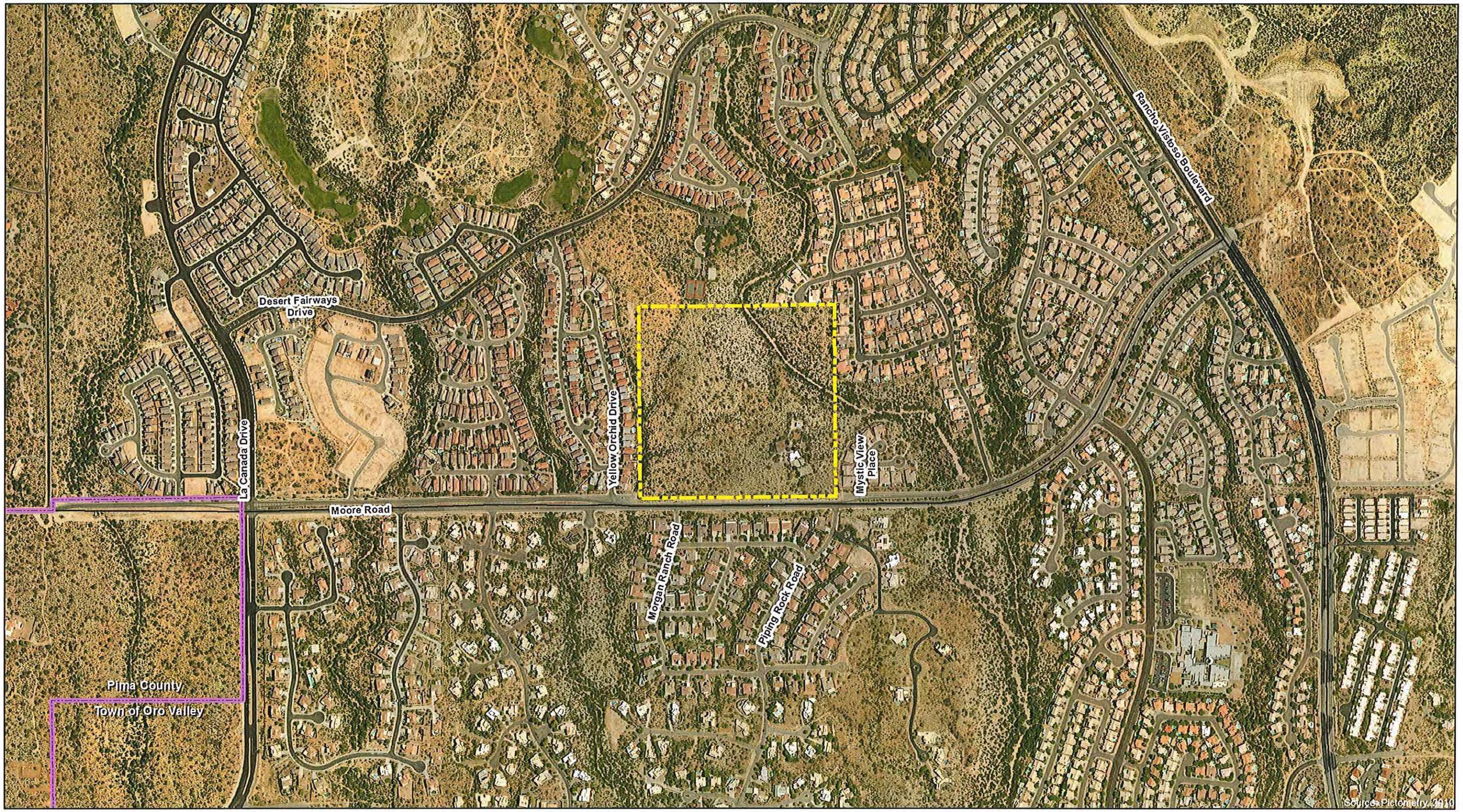


610 WEST MOORE ROAD

0' 100' 200'
SCALE: 1" = 200'
NORTH
PROJECT: LEN-01 DATE: 04/03/13
FILE NAME: GENPLAN_11x17.mxd

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

SITE LOCATION MAP



610 WEST MOORE ROAD

0' 300' 600'

SCALE: 1" = 600'

NORTH

PROJECT: len-01 DATE: 04/17/13

FILE NAME:len-01_11x17.mxd

THE PLANNING CENTER

a division of TPC Group, Inc

110 s church ste 6320 tucson az 85701

Beneficiaries of the Olson Family Trust

Co-Trustees:

Eric K. Olson

Kris J. Olson

Beneficiaries:

Toren Olson

Greta Sawyer

Gale Glassy

ACCEPTED, APPROVED AND AUTHORIZED: _____

KRIS J. OLSON, CO-TRUSTEE

AFFIDAVIT, APPOINTMENT AND ACCEPTANCE OF SUCCESSOR TRUSTEE

1. The following trust is the subject of this Affidavit, Appointment and Acceptance of Successor Trustee:

   OLSON FAMILY TRUST, dated November 7, 1989, and any amendments thereto.

2. The trust is currently in full force and effect.

3. The purpose of this document is to confirm the death of KENNETH WILLIAM OLSON and CAROL A. OLSON. KENNETH WILLIAM OLSON deceased on May 10, 2011. CAROL A. OLSON deceased on July 28, 2007. Upon the death of KENNETH WILLIAM OLSON and CAROL A. OLSON the trust appoints ERIC K. OLSON as successor trustee of the OLSON FAMILY TRUST, dated November 7, 1989(hereinafter referred to as "the trust").

   Pursuant to the authority so granted, ERIC K. OLSON, does hereby accept appointment to serve as successor trustee.

4. The name and address of the currently acting Trustee of the trust is as follows:

   Name: ERIC K. OLSON

   Address: 610 W. Moore Road
   Oro Valley, AZ 85755

5. Attached to this Affidavit, Appointment and Acceptance of Successor Trustee and incorporated in it are the following exhibits:

   A. Death Certificate of Kenneth William Olson
   B. Death Certificate of Carol A. Olson
   C. Article Three, Section 2

6. The signatories of this Affidavit, Appointment and Acceptance of Successor Trustee is the currently acting successor trustee of the trust and declare that the foregoing statements and the attached trust provisions are true and correct, under penalty of perjury.

7. This Affidavit, Appointment and Acceptance of Successor Trustee is dated June 14, 2011.

ERIC K. OLSON, Successor Trustee

ACCEPTED, APPROVED AND AUTHORIZED:

KRIS J. OLSON, CO-TRUSTEE

STATE OF ARIZONA)
SS
COUNTY OF PIMA)

The foregoing Affidavit, Appointment and Acceptance of Successor Trustee was acknowledged before me on June 14, 2011 by ERIC K. OLSON, as Successor Trustee.

Witness my hand and official seal.

NOTARY PUBLIC

My commission expires:

OFFICIAL SEAL
PATSY VALENTINE
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm Exp July 23, 2014

Notice

In addition to the Town of Oro Valley (the "Town"), there may be other jurisdictions affecting development of the property. If a Property developer waits until late in the development process to contact other pertinent governmental agencies or bodies, additional expense and time in coordination, redesign and development may be a result. Examples of other governmental agencies and /or bodies my have overlapping jurisdiction over this property include but are not limited to the following:

Federal:

- The United States Department of the Interior, Fish and Wildlife Service is responsible for Endangered Species Act compliance, etc. Please note habitat has been designated within the Town.

U.S. Fish and Wildlife Field Division
2321 West Royal Palm Road, Suite 103
Phoenix, AZ 85021-4951
Phone 602-640-2720 Fax 602-620-2730

- The United States Corps of Engineers: This agency is responsible for management of jurisdictional waters, etc. Section 404 consultation may be required on properties that contain washes.

U.S. Army Corps of Engineers
5205 E. Comanche
Davis Monthan AFB
Tucson, AZ 85707
Phone 520-284-4486 Fax 520-584-4497

State:

- Arizona Department of Environmental Quality: This agency has multiple responsibilities. Please contact directly for further information.

ADEQ
1110 W. Washington Street
Phoenix, AZ 85007
602-771-2300

County:

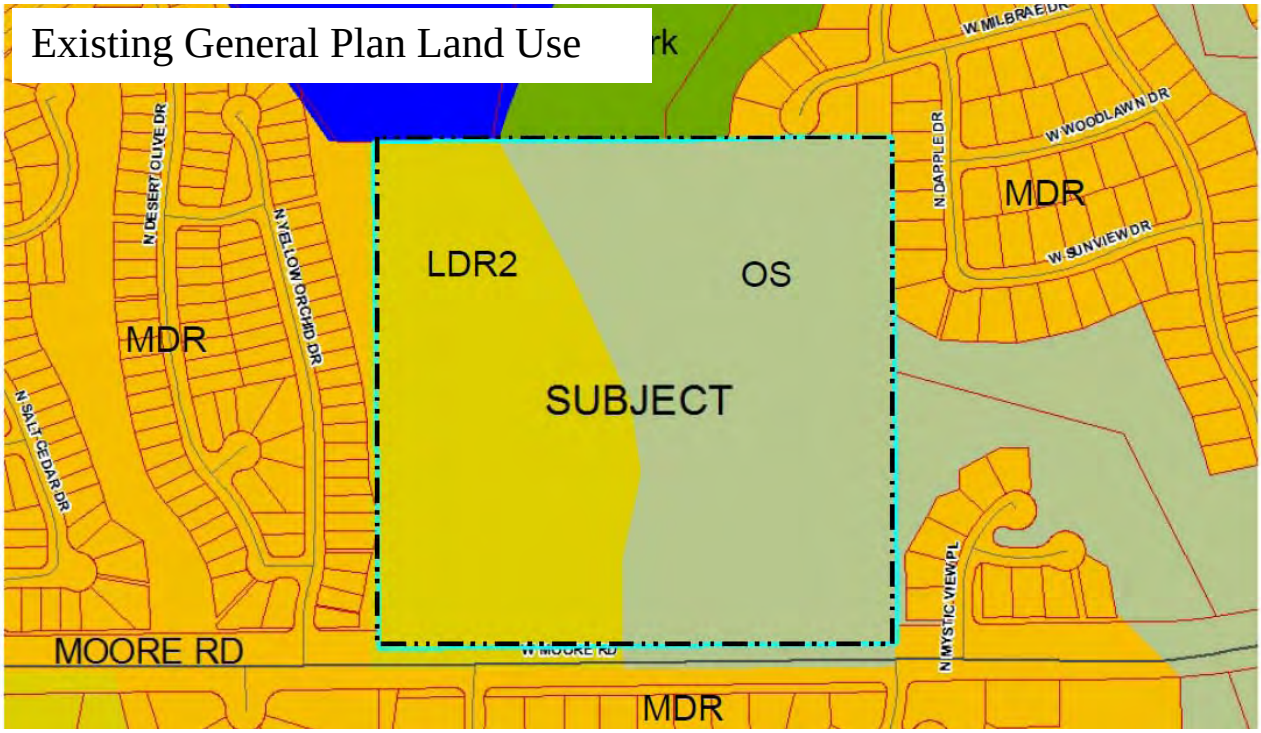
- Pima County Department of Environmental Quality: This agency has multiple responsibilities. Please contact for further information.

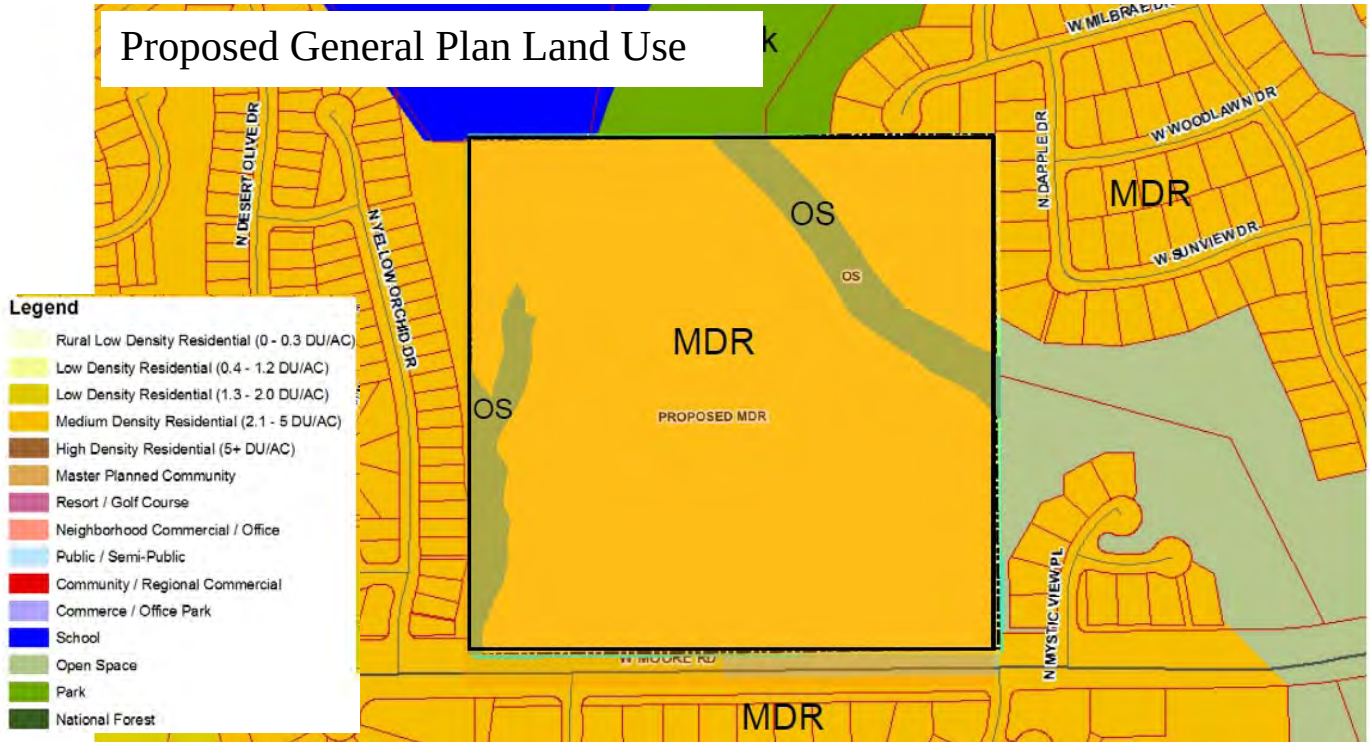
PDEQ
201 N. Stone Avenue, 2nd floor
Tucson, AZ 85701
520-740-6520

Please be advised, issuance of a permit **DOES NOT**, nor should it be construed, to imply compliance with Federal, State or County regulations. If you have any questions concerning your responsibilities under federal law, place contact the applicable agency.

Applicant name:_____
Contact phone, address & email_____
Site location:_____
Proposed use_____

Applicant signature	Date	Case/File number





ORO VALLEY ARIZONA
FOUNDED 1974

EXISTING & PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Olson Property (OV1113-001)

Major General Plan Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER: OV1113-01 Olson Property

MEETING DATE: October 1, 2013

AGENDA ITEM: 2

STAFF CONTACT: Matt Michels, AICP, Senior Planner
mmichels@orovalleyaz.gov (520) 229-4822

Applicant: Keri Silvyn, Lazarus, Silvyn & Bangs, P.C.

Request: From Low Density Residential (1.3 - 2.0 du/ac) and Open Space to
Medium Density Residential (2.1 - 5.0 du/ac) and Open Space

Location: North side of Moore Road between Yellow Orchid Drive and Mystic View Place

Recommendation: Recommend approval of proposed amendment

SUMMARY:

The applicant proposes a Major General Plan Amendment (GPA) from Low Density Residential (LDR2; 1.3 - 2.0 du/ac) and Open Space (OS) to Medium Density Residential (MDR; 2.1 - 5.0 du/ac) and OS for 39.1 acres located on the north side of Moore Road between Yellow Orchid Drive and Mystic View Place (see Attachment 1).

The applicant proposes to develop a residential subdivision of similar density and lot sizes to neighboring residential areas to the west and east of the property.

BACKGROUND:

Land Use Context

	EXISTING LAND USE (Attachment 1)	GENERAL PLAN DESIGNATION (Attachment 2)
SUBJECT PROPERTY	One (1) home	Low Density Residential (1.3-2.0 du/ac) and Open Space
NORTH	Vacant/Hohokam Park	School (NW of subject property) Park (NE of subject property)
SOUTH	Single-family residential (Vistoso Ridge)	Medium Density Residential (2.1–5 du/ac)
EAST	Single-family residential (Sunset Ridge)	Medium Density Residential (2.1–5 du/ac)
WEST	Single-family residential (Rancho Vistoso Neighborhood 10, Parcel Q & R)	Medium Density Residential (2.1–5 du/ac)

Approvals To Date:

There have been no approvals to date on the subject property. The R1-144 zoning was established with the annexation of the property into Oro Valley.

Existing General Plan Land Use Designations (Attachment 2)

The existing General Plan land use designations for the property are:

> Low-Density Residential (LDR2; 1.3-2.0 du/ac) - The district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of an open character. Low-density residential designation areas range up to 2.0 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.
>
> Open Space - These are natural open space areas that have been preserved through zoning, conservation easements, or public ownership.

Proposed General Plan Land Use Designations (Attachment 2)

The proposed General Plan land use designations for the property are:

> Medium Density Residential (MDR; 2.1–5.0 du/ac) - This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping and employment.
>
> Open Space - These are natural open space areas that have been preserved through zoning, conservation easements, or public ownership.

Environmentally Sensitive Lands (ESL) Conservation Categories:

The property contains the following ESL conservation categories:

- Critical Resource Area (CRA): 95% open space requirement
- Resource Management Area (RMA) Tier I: 66% open space requirement

The ESL conservation system protects critical open space systems and linkages throughout the Town. ESL provides strict requirements for highest value resources and more flexible ones in areas of lower resource value. Riparian areas or very significant habitat features have the highest conservation requirements.

On the other end of the spectrum, lands designated as Resource Management Area (RMA) are important but have the lowest resource value and lower conservation requirements. Unlike higher resource value categories, including Major Wildlife Linkages (MWL), Critical Resource Areas (CRA), and Core Resource Area (Core), the RMA designation is driven by growth expectations of the General Plan. Each Resource Management tier aligns with the anticipated level of growth reflected in the General Plan. In other words, the General Plan designation determines the RMA Tier and subsequent amount of conservation (open space).

The following table summarizes the minimum open space requirements by General Plan designation:

RMA Tiers	Tier 1	Tier 2	Tier 3
Minimum Open Space	**66%**	**25%**	**0%**
General Plan Land Use Designation	Rural Low Density Residential	Neighborhood Commercial/Office	Any GP Land Use Designation within a Growth Area
	Low Density Residential-1	Community/Regional Commercial	
	Low Density Residential-2	Commercial/Office Park	
	Resort/Golf Course	High Density Residential	
	Open Space	Medium Density Residential	
	School, Park	Public/Semi Public	
		MPC Rooney	
		MPC Kai Capri	

DISCUSSION / ANALYSIS:

General Plan Amendment Criteria, Section 22.2.D.3

General Plan Amendments are evaluated for consistency with the General Plan Amendment criteria in the Zoning Code. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's full response to each of the criteria is contained below (in *italics*) and in the application (see Attachment 3). Staff comments are also provided below:

1. **The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.**

Applicant's Response: *Conditions, including development and growth, have significantly changed around the Property since its purchase by the Olson family 44 years ago. The Property is the last directly adjacent piece of property along a section of Moore Road that remains one house per 40 acres. The entire surrounding area has been developed with medium density housing. Changing the General Plan to MDR creates consistency with the evolved conditions in the area. In addition, right of way for Moore Road will be dedicated, and improvements to the roadway will be determined by the TIA as part of this project to reflect the already changed conditions.*

Staff Comment: The property has always been appropriate for higher density development, but a change to the General Plan land use designation was not requested until the property changed ownership from Mr. Olson to his children.

2. The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

Applicant's Response: *As stated above, the area around the Property has changed dramatically since Mr. Olson purchased the Property in 1969. Our goal is to ensure that the parcel is developed in the context of the surrounding densities, and in such a manner that the development will contribute to the socio-economic betterment of the community. For example, the stretch of Moore Road adjacent to the Property boundary line requires additional right of way and improvements. We will submit a Traffic Impact Analysis to the Town to determine the level of improvements required, dedicate the necessary right-of-way, and make the suggested improvements. This General Plan amendment and future rezoning will facilitate that dedication and those improvements. In addition, sections of the Property along the northeast and western edges are designated Critical Resource Areas. In working to create a community that reflects the densities in the area and protects the surrounding environment, we are preserving that critical resource area. To maintain consistent open space in the northeast area, and in recognition of unique topography and vegetation on the site, the northeastern area will be the primary open space meeting the Environmentally Sensitive Open Space open space requirements.*

Staff Comment: The proposed amendment will enable residential development which will satisfy housing demand for new residents and Oro Valley employees. The General Plan supports diversity in housing types. However, this property is most appropriate for Medium Density Residential development since it is located on a minor arterial roadway and the proposed use and density is compatible with adjacent properties.
The ESL requirements, which are applied at the rezoning stage, will provide for environmental compatibility through of conservation of the two (2) washes and additional open space requirements. Trail connections will be provided as needed on the site to provide pedestrian connectivity and recreational opportunities for the community.

3. The proposed change reflects market demand which leads to viability and general community acceptance.

Applicant's Response: *We are recovering from an unprecedented downturn in the economy that stalled the real estate market both in new home sales and home re-sales. During this five-year period, permitting and new home construction halted. Today, as the economy recovers, people are again looking to move both within the region and to the region. Knowing that the entitlement process on this Property is an 18-month to 2-year process before any construction begins, we have researched the market and are starting to see increased prices, lower listing dates for home sales, and overall demand for new home building. All expectations are that this growth will continue. In addition, the Town has made significant investments in the community, job creation in Innovation Park, and in creating a community where people will want to live. As the market continues to recover, Oro Valley is primed to be an area of continued growth. While there is little raw land left in the Town for development of new single-family detached residential, the market in Oro Valley will need this type of development as the population grows. The use and density we desire on the Property matches the surrounding area of other medium density residential uses.*

Staff Comment: The market for housing, both single family homes and apartments, has sharply increased in the last year, as evidenced by increased development and platting activity. If approved, the builder (Lennar Homes) has stated that they intend to develop a neighborhood with similar density and amenities as adjacent neighborhoods.

4. The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.

Applicant's Response: *There is no adverse impact to the community as a whole. This request is simply to recognize the changes in the area and permit similar densities within a context of the surrounding medium-density residential subdivisions. In addition, Moore Road needs improvement along the property boundary line, and this rezoning facilitates that. Adjacent neighborhood impacts will be mitigated by coordinating the ingress/egress on Moore Road with existing conditions in the area. The site design will also preserve critical habitat areas and will ensure that the 25% ESLO open space is in the area of the Property that justifies the most protection and provides buffers. The area of no development on the Property (washes and northeast area) provide natural buffers to the directly adjacent residential uses as well.*

Staff Comment: Staff agrees that there is no adverse impact to the community as a whole. Impacts related to the development will be mitigated, including making necessary improvements to Moore Road for increased traffic and preservation of the washes and other natural desert areas. These requirements will be addressed more specifically at the rezoning stage.

General Plan Vision, Goals and Policies Analysis

General Plan Amendments are also evaluated for consistency with the Vision, Goals and Policies of the General Plan. The following is an analysis relative to the amendments consistency with the Vision and key Policies in the General Plan.

General Plan Vision

To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

The proposed amendment is generally consistent with the General Plan vision. As discussed, critical environmental resources will be protected and necessary infrastructure will be provided to serve the development. The proposal is consistent with adjacent land uses and will not create adverse impacts for nearby residents, which will help maintain the high quality of life that residents currently enjoy.

General Plan Goals and Policies

The application has been reviewed against notable General Plan goals and policies. Following are several notable goals and policies. The applicant has provided responses to additional goals

and policies in their application (Attachment 3). Following are the applicant's responses, applicable, followed by staff comment:

Policy 1.1.1: *The Town shall promote clustering of development to protect environmentally sensitive areas and to preserve significant, passive use, natural open space within residential neighborhoods. In large-lot or multi-family developments, clustering may also be accomplished by placing building pads close to each other, while employing other mechanisms to protect remaining natural open space.*

Applicant's Response: Development of the Property will be clustered adjacent to existing MDR development, and will preserve Critical Resource Areas plus additional critical topography and vegetation on the Property.

Staff Comment: The proposal will protect and preserve the most critical environmental features on the property, including the two (2) Critical Resource Areas on the property.

Policy 1.1.3: *The Town shall continue to avoid development encroachment into washes, riparian areas, designated natural open space and environmentally sensitive lands. In cases where encroachment is unavoidable, such as in the case of utility or public safety, require compensation or trade to offset the loss of natural area.*

Applicant's Response: The two washes on the Property will be preserved, along with the topography and vegetation in the northeast corner to meet the ESLO requirements.

Staff Comment: The development will be required to meet the requirements under ESL during the rezoning stage to preserve 95% of the Critical Resource Areas (washes), and 25% of the Resource Management Areas (balance of the property) in natural open space.

Policy 1.3.1: The Town shall encourage the location of residential neighborhoods close to activity centers compatible with residential uses, and vice versa.

Staff Comment: Although the property is located along an arterial roadway (Moore Rd.), it is not located within close proximity to activity centers and residents will be required to drive to most basic services.

Policy 4.1.4: *The Town shall require new development to pay its fair share towards the cost of additional public facility and service needs generated by new development, with appropriate exceptions when in the public interest, and shall continue to review and set development fees to meet the fair share requirement. The fair share review will recognize the fiscal benefits of the development as well as the costs.*

Applicant's Response: As part of the subsequent rezoning on the Property, a Traffic Impact Analysis (TIA) and other infrastructure analyses will be completed to ensure this goal is met.

Staff Comment: All infrastructure required to serve the site, including utilities and off-site improvements (turn lanes, additional travel lanes, etc.) will be paid for solely by the developer.

Policy 7.1.1: *The Town shall continue to strive to protect the integrity and aesthetic context of existing neighborhoods through the use of appropriate buffers or other means of land use transition between incompatible uses.*

Applicant's Response: Appropriate buffers will be provided for homes along all boundaries with adjacent houses: the west boundary, the northeast corner, and the southeast corner.

Staff Comment: The wash areas provide natural buffers along the western and eastern sides of the property.

PUBLIC PARTICIPATION:

Summary of Public Notice

Public notice has been provided:

- Notification of all property owners within 1,000 feet
- Homeowners Association mailing
- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on website

Two neighborhood meetings were held. The first meeting was held on April 4th, 2013. Approximately fifty (50) residents and interested parties attended the meeting. A second neighborhood meeting was held on September 12th, 2013. Approximately twenty (20) residents and interested parties attended the meeting. A number of issues were discussed at each meeting, including the following:

- Protection of washes
- Provision of open space and buffers
- Site grading
- Traffic impacts
- Density and type of development
- Overall project timeline

The summary notes from both meetings and letters from interested parties are attached for your reference (Attachment 4 & 5).

SUMMARY

The proposed amendment has been evaluated using the General Plan amendment criteria and applicable General Plan goals and policies as well as neighborhood input. Following is a summary of the factors for and against the proposal:

Factors For:

1. The proposed land use density and intensity is consistent with surrounding properties.
2. Critical environmental resources will be preserved with this amendment.
3. There appears to be a strong market for new single family detached homes.

4. The site is located on an arterial roadway with necessary infrastructure available to serve new development.

Factors Against:

1. Although the market for new single family detached homes is currently strong, this proposal does not further the Town's goal of providing a range of housing choices for residents.
2. Several residents have expressed objections to the increase in density.

RECOMMENDATION:

The proposed amendment is in substantial conformance with the General Plan amendment criteria and applicable General Plan goals and policies. The amendment is consistent with adjacent development and will preserve significant environmental resources.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend to Town Council approval of the amendment.

SUGGESTED MOTIONS:

As this first Planning & Zoning Commission meeting is a Public Hearing only, no action will be taken by the Commission. Therefore, no suggested motions have been provided.

ATTACHMENTS:

1. Location Map
2. Current and Proposed General Plan Land Use
3. Application & Responses to Criteria
4. Neighborhood Meeting Summary Notes
5. Letters from Interested Parties

Chad Daines, AICP Principal Planner

Major General Plan Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER: OV1113-01 Olson Property

MEETING DATE: November 7, 2013

AGENDA ITEM: 2

STAFF CONTACT: Matt Michels, AICP, Senior Planner
mmichels@orovalleyaz.gov (520) 229-4822

Applicant: Keri Silvyn, Lazarus, Silvyn & Bangs, P.C.

Request: From Low Density Residential (1.3 - 2.0 du/ac) and Open Space to
Medium Density Residential (2.1 - 5.0 du/ac) and Open Space

Location: North side of Moore Road between Yellow Orchid Drive and Mystic View Place

Recommendation: Recommend approval of the requested amendment

OVERVIEW:

The applicant proposes a Major General Plan Amendment (GPA) from Low Density Residential (LDR2; 1.3 - 2.0 du/ac) and Open Space (OS) to Medium Density Residential (MDR; 2.1 - 5.0 du/ac) and OS for 39.1 acres located on the north side of Moore Road between Yellow Orchid Drive and Mystic View Place (see Attachment 1).

The applicant proposes to develop a residential subdivision of similar density and lot sizes to neighboring residential areas to the west and east of the property.

The Planning and Zoning Commission held the first public hearing on the request on October 1, 2013. Three residents spoke regarding the proposed amendment. Two residents raised concerns whether all General Plan amendment criteria and policies have been met. Another resident raised questions regarding lot sizes, types of homes that will be built and view impacts of the proposal. The draft October 1, 2013, PZ minutes are provided as Attachment 4.

BACKGROUND:

Land Use Context

	EXISTING LAND USE (Attachment 1)	GENERAL PLAN DESIGNATION (Attachment 2)
SUBJECT PROPERTY	One (1) home	Low Density Residential (1.3-2.0 du/ac) and Open Space
NORTH	Vacant Amphi School Site (NW of property) Hohokam Park (N / NE of property)	School/ Park
SOUTH	Single-family residential (Vistoso Ridge)	Medium Density Residential (2.1–5 du/ac)

	EXISTING LAND USE (Attachment 1)	GENERAL PLAN DESIGNATION (Attachment 2)
EAST	Single-family residential (Sunset Ridge)	Medium Density Residential (2.1–5 du/ac)
WEST	Single-family residential (Rancho Vistoso Neighborhood 10, Parcel Q & R)	Medium Density Residential (2.1–5 du/ac)

Approvals To Date:

There have been no approvals to date on the subject property. The R1-144 zoning was established with the annexation of the property into Oro Valley.

Existing General Plan Land Use Designations (Attachment 2)

The existing General Plan land use designations for the property are:

Low-Density Residential (LDR2; 1.3-2.0 du/ac) - The district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of an open character. Low-density residential designation areas range up to 2.0 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.

Open Space - These are natural open space areas that have been preserved through zoning, conservation easements, or public ownership.

Proposed General Plan Land Use Designations (see Attachment 3)

The proposed General Plan land use designations for the property are:

Medium Density Residential (MDR; 2.1–5.0 du/ac) - This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping and employment.

Open Space - These are natural open space areas that have been preserved through zoning, conservation easements, or public ownership.

Density/Lot Size Character of the Area (see Attachment 6)

At the October 1, 2013 Planning and Zoning Commission meeting questions were raised regarding the density and lot sizes of adjacent residential areas. This information is provided for informational purposes in the following table:

	NAME OF DEVELOPMENT	ACTUAL DENSITY	MIN LOT SIZE	LOT SIZE RANGE
SOUTH	Vistoso Ridge	2.2 du/ac	R1-7: 7,000 sq. ft. R1-10: 10,000 sq. ft. R1-20: 20,000 sq. ft.	R1-7: 8,600-11,100 sq. ft. R1-10: 16,000-24,400 sq. ft. R1-20: 20,000-34,270 sq. ft.
EAST	Sunset Ridge	3.9 du/ac	5,000 sq. ft.	9,400-14,600 sq. ft.
WEST	Rancho Vistoso Neighborhood 10, Parcel Q & R	4.4 du/ac	5,000 sq. ft.	5,000-14,300 sq. ft.

Environmentally Sensitive Lands (ESL) Conservation Categories:

The property contains the following ESL conservation categories:

- Critical Resource Area (CRA): 95% open space requirement
- Resource Management Area (RMA) Tier I: 66% open space requirement

That October 1st Planning and Zoning Commission staff report (Attachment 5) includes additional information regarding the ESL Conservation Categories on the property.

DISCUSSION / ANALYSIS:

General Plan Amendment Criteria, Section 22.2.D.3

General Plan Amendments are evaluated for consistency with the General Plan Amendment criteria in the Zoning Code. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's full response to each of the criteria is attached (Attachment 2). The October 1st Planning and Zoning Commission report is provided as Attachment 5 and contains a summary of the applicant's responses and staff's analysis of each criterion:

General Plan Vision, Goals and Policies Analysis

General Plan Amendments are also evaluated for consistency with the Vision, Goals and Policies of the General Plan. The October 1st Planning and Zoning Commission staff report is provided as Attachment 5 and contains an analysis relative to the amendments consistency with the Vision and key Policies in the General Plan.

PUBLIC PARTICIPATION:

Summary of Public Notice

Public notice has been provided:

- Notification of all property owners within 1,000 feet
- Homeowners Association mailing
- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on website

Two neighborhood meetings were held. The first meeting was held on April 4th, 2013. Approximately fifty (50) residents and interested parties attended the meeting. A second neighborhood meeting was held on September 12th, 2013. Approximately twenty (20) residents and interested parties attended the meeting. A number of issues were discussed at each meeting, including the following:

- Protection of washes
- Provision of open space and buffers
- Site grading
- Traffic impacts
- Density and type of development
- Overall project timeline

The summary notes from both meetings are attached for your reference (Attachment 5). A letter from an interested party is provided as Attachment 6.

This request was considered at the October 1, 2013 Planning and Zoning Commission meeting. Three residents spoke regarding the proposed amendment. Two residents raised concerns whether all General Plan amendment criteria and policies have been met and suggested that a checklist of all applicable goals and policies should be utilized by the Commission to review the amendment . Another resident raised questions regarding lot sizes, types of homes that will be built and view impacts of the proposal. The draft October 1, 2013, Planning and Zoning Commission minutes are provided as Attachment 4.

SUMMARY

The following is a summary of the General Plan Amendment criteria and policy analysis. Also included are responses to public and Commission questions from the first public hearing.

- Questions were raised by a member of the public regarding the proposed lot sizes, building heights, and view impacts of the development. According to the applicant, lot sizes will average approximately 7,000 square feet and will contain a mix of one and two story homes with building heights similar to adjacent subdivisions (~18'-25'). These design elements will be further reviewed during the rezoning and Conceptual Site Plan stages, which are required subsequent to General Plan Amendment approval and include a public process (neighborhood meetings and public meetings/hearings).

- The Commission raised questions regarding the preservation of the washes and provision of open space. As discussed, critical environmental resources will be preserved with this amendment, including the two (2) washes. In addition, additional open space (25% of the Medium Density Residential portion of the property) will be provided consistent with ESL regulations. Planning staff will provide an overview of the provision of open space on a typical subdivision at the November 7th meeting.

- The Town has seen a strong upswing in single-family production housing, as evidenced by increased development, permitting, and home sales activity.

- Residential development of this property can provide nearby housing for employers, which is supported by General Plan policies. However, the proposed medium density subdivision does not further the General Plan policy of providing diversity in housing choices in the community.

- The Commission and public raised questions regarding traffic impacts on Moore Road. Moore Road is an arterial roadway and a traffic impact analysis (TIA) will be required to determine traffic impacts of the development and what types of improvements (i.e. turn lanes, additional traffic lane(s), etc.) may be required to mitigate traffic impacts related to this development. The Town/public has interest in obtaining additional right-of-way for Moore Road.

- The General Plan Amendment criteria requires a finding that the amendment will not adversely impact the community or a portion thereof. The proposed development at the middle to upper end of the Medium Density range (2.1 – 5.0 du/ac; approximately 3.75 du/ac proposed) is consistent with surrounding properties.

- The Commission asked if Amphi Schools has been notified of the amendment. The Town has received no response as of this writing.

FACTORS FOR / FACTORS AGAINST

The proposed amendment has been evaluated using the General Plan amendment criteria and applicable General Plan goals and policies as well as neighborhood input. Following is a summary of the factors for and against the proposal:

Factors For:

1. The proposed land use density (approx. 3.75 du/ac) is consistent with surrounding properties (range from ~1 to 4.5 du/ac; see Attachment 6).
2. Critical environmental resources will be preserved with this amendment.
3. There appears to be a strong market for new single family detached homes.
4. The site is located on an arterial roadway with necessary infrastructure available to serve new development. Some roadway improvements will be needed.

Factors Against:

1. Although the market for new single family detached homes is currently strong, this proposal does not further the General Plan goal of diversifying housing choices for residents.
2. Residents have expressed objections to the increase in density.

RECOMMENDATION:

The proposed amendment is in substantial conformance with the General Plan amendment criteria and applicable General Plan goals and policies. The amendment is consistent with adjacent development and will preserve significant environmental resources.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend to Town Council approval of the requested Major General Plan Amendment under case OV1113-01 to Medium Density Residential.

SUGGESTED MOTIONS:

I move to recommend approval of the Olson Property Major General Plan Amendment from Low Density Residential and Open Space to Medium Density Residential and Open Space, finding that the application meets the General Plan Amendment criteria and policies.

OR

I move to recommend denial of the Olson Property Major General Plan Amendment from Low Density Residential (1.3-2.0 du/ac) and Open Space to Medium Density Residential (2.1-5.0 du/ac) and Open Space, finding that the application fails to meet the General Plan Amendment criteria and policies, specifically _____.

ATTACHMENTS:

1. Location Map
2. Application and Responses to Criteria
3. Current & Proposed General Plan Land Use
4. Draft October 1st Planning and Zoning Commission Minutes
5. October 1st Planning and Zoning Commission Staff Report
6. Density of Adjacent Areas
7. Neighborhood Meeting Summary Notes

S:\PERMPLUS\DOCS\OV1113-001\P_PZ Report 110713.doc

Chad Daines, AICP Principal Planner

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
October 1, 2013
WILSON K-8 SCHOOL - SOUTH MULTI-PURPOSE ROOM
2330 W. GLOVER ROAD

2. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT FOR THE OLSON PROPERTY FROM LOW DENSITY RESIDENTIAL (1.3 - 2.0 DU/AC) AND OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC), LOCATED ON THE NORTH SIDE OF MOORE ROAD BETWEEN YELLOW ORCHID DRIVE AND MYSTIC VIEW PLACE, OV1113-001

Matt Michels, Senior Planner, presented the following:

- Site Map
- Location Map
- General Plan Land Use
- Proposed General Plan Land Use
- Application Description
- General Plan Amendment Evaluation
- General Plan Amendment Evaluation Criteria
- Neighborhood Meeting Issues April 4th & September 12th
- Factors For
- Factors Against
- Recommendation

Keri Silvyn, Lazarus, Silvyn & Bangs, P.C., representing the Olson Family, presented the following

- Location Map
- General Plan Land Uses
- Existing General Plan Land
- Proposed General Plan Land Use
- Olson Property
- Neighborhood Meeting Issues April 4th and September 12th
- General Plan Amendment Criteria

David Laws, Permitting Manager, responded to the Commission's concerns regarding traffic and the dedicated right of way.

Vice Chair Cox opened the public hearing.

Don Bristow, Oro Valley Resident, stated that applicants and staff have failed to support the claims of the General Plan criteria.

Bill Adler, Oro Valley Resident, commented that he has a list of general plan policies that this proposal does not comply with. In his opinion the Commission needs a checklist of the Oro Valley General Plan policies that pertain to this property.

Burge, Oro Valley Resident, stated he has not seen plans that shows what type of homes will be built, concerned with the loss of views and house values.

Vice Chair Cox closed the public hearing

DRAFT

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
November 7, 2013
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

2. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT FOR THE OLSON PROPERTY FROM LOW DENSITY RESIDENTIAL (1.3 - 2.0 DU/AC) AND OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC), LOCATED ON THE NORTH SIDE OF MOORE ROAD BETWEEN YELLOW ORCHID DRIVE AND MYSTIC VIEW PLACE, OV1113-001

David Williams, Planning Manager, presented a General Plan Amendment overview:

- Major General Plan Amendment Time Line
- 2013 Public Participation Program (PPP)
- PPP Highlights
- General Plan Amendments Town Website
- Land Development Stages
- Planning Stage Tool: General Plan & Amendments
- Entitlement Stage Tool: Zoning
- Design Stage Tool: Site Plan
- Tonight: Planning Stage Concerns
- Questions from October 1
- Additional Questions

Matt Michels, Senior Planner provided the following:

- Location Map
- General Plan Land Use
- Proposed General Plan Land Use
- Application Description
- General Plan Amendment Evaluation
- General Plan Amendment Evaluation Criteria
- October 1st Planning and Zoning Hearing Issues
- Adjacent Density
- Factors For
- Factors Against
- Recommendation

Keri Silyvn, Lazarus, Silvyn & Bangs, P.C., representing the Olson Family, presented

- Location Map
- General Plan Land Uses
- Existing General Plan Land Use
- Proposed General Plan Land Use
- Neighborhood Meeting Issues April 4th & September 12th
- General Plan Amendment Criteria

Chairman Swope opened the Public Hearing.

Michael Hoss, Oro Valley Resident, asked how close homes are allowed to be built. In regards to the grading the hill in the back, come monsoon season, the change in drainage has potential of over flooding.

Dan Wirrsma, Oro Valley Resident, voiced his concerns with this application and what he believes is not quite accurate information about the change in this property designation. When you take away the open space and the ESLO requirements and look at the 133 units proposed which are more than 5.0 dwelling units per acre, not the 3.75 that is proposed. His other concern is the staff report states, "minor arterial roadway", but it took almost five minutes to get out of his development tonight. Mr. Wirrsma felt Lennar Homes is general a low cost builder. Mr. Wirrsma supports the General Plan Amendments, but in this case, the proposed does not comply with two of the evaluation criteria for the process.

Bill Adler, Oro Valley Resident, commented on that there are General Plan policies that need to be complied with. This property is elevated above the properties on either side, it might be a zoning issue but also germane to this application. Density on the bordering property need to be at a lower density in order to minimize the impact on views.

Chairman Swope closed the Public Hearing.

David Laws, Permitting Manger, responded to the resident's concerns regarding grading and the effects on drainage.

David Williams, Planning Manager, commented on the questions asked during the public hearing including units per acre, minor arterial roadway and minimizing view impact.

MOTION: A motion was made by Commissioner Leedy and seconded by Commissioner Rodman to Recommend Approval of the Olson Property Major General Plan Amendment from Low Density Residential and Open Space to Medium Density Residential and Open Space, finding that the application meets the General Plan Amendment Criteria and policies.

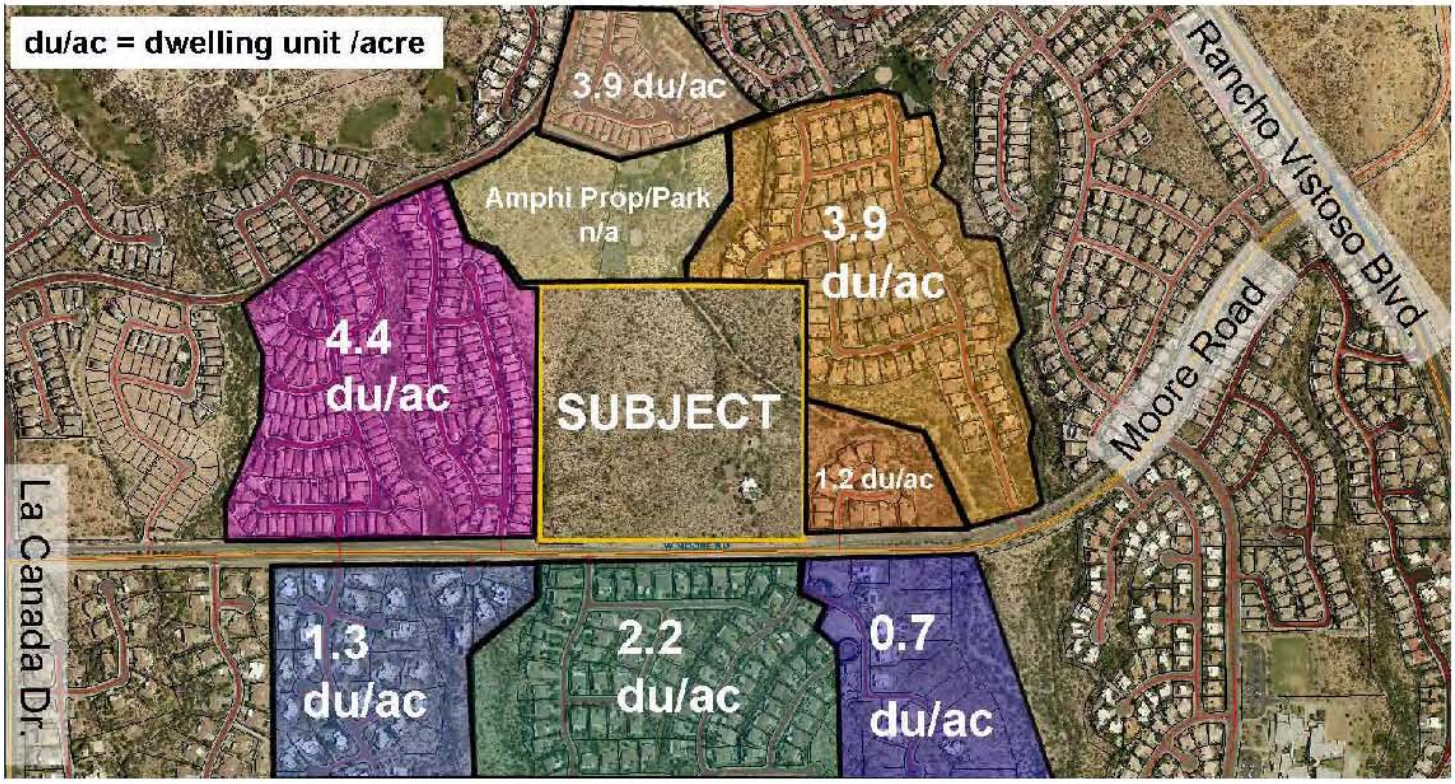
Discussion ensued amongst the Commission regarding complying with the General Plan Policies, traffic studies, bike routes and safety precautions.

Commissioner Tom Drzazgowski arrived.

MOTION carried, 6-0. with Tom Drzazgowski, Commissioner abstained.

Chairman Swope recessed the meeting at 7:11 PM. The meeting resumed at 7:16 PM.

DRAFT



DENSITY OF ADJACENT AREA

Olson Property (OV1113-01)

Neighborhood Meeting Summary
Olson Property Major General Plan Amendment
April 4, 2013
6:30 – 8:00 PM
Painted Sky Elementary Multi-Purpose Room

1. Introductions and Welcome

Chad Daines introduced the Oro Valley staff David Laws, Permitting Manager, Matt Michels, Senior Planner, and Rosevelt Arellano, Planner. Approximately 70 residents and interested parties attended the meeting, including Council Member Joe Hornat and Planning & Zoning Commissioner Alan Caine.

2. Staff Presentation

Project Manager, Matt Michels, provided a presentation that included:

- General information of the project site
- Major General Plan Amendment Process
- Review Criteria
- Public Participation Opportunities
- Next Steps

3. Applicant Presentation

The project team provided a presentation that included:

- History of Olson family's ownership of the property
- Proposed General Plan land use map amendment
- Proposed development area and open space areas

4. Public Comments and Questions

- Neighbors had concerns with future building heights, minimum lot sizes and housing types.

- How will the HOA be set up?

    - The applicant responded that they are considering different options, including a sub-association of the Rancho Vistoso Master HOA.

- How many dwelling units are proposed?

    - The applicant responded that approximately 133 dwelling units are proposed.

- Are the neighbors' concerns taken into consideration during the staff review process?

    - Yes, all input received becomes part of the public record and will be forwarded to the Planning and Zoning Commission and Town Council for

- Who determines the project's adverse impacts on the surrounding area and compliance with the Major General Plan Amendment criteria?

    - The applicant will provide written responses to each criterion and the public, Town Staff, the Planning & Zoning Commission, and the Town Council will review potential impacts of the proposal and compliance with the amendment criteria. The Town Council will make the ultimate determination and has the authority to approve or deny the request.

- Why is the property designated with an Open Space and Low Density Residential land use designations?
    - The current designations reflect current land use on the property. The property owner has not requested a change in General Plan land use designation until now.
- Will future residents use the RV maintained recreational park to the north?
    - The applicant responded that they are discussing this concern with the Rancho Vistoso HOA.
- What is the formal appeal process?
    - Staff responded that there is no formal appeal process for Major General Plan Amendments approved by the Town Council.
- Neighbors had concerns with the applicant changing their proposal from single-family to multi-family dwelling types.
    - Staff responded that the proposed housing types will be discussed and determined during the rezoning process.
- What are the next steps after the Major General Plan Amendment process?
    - The property must be rezoned and a site plan and final plat will be required to subdivide the property. In addition, model home architecture is subject to town review and approval.
- What are the reasons supporting the applicant's desire to submit a Major General Plan Amendment application?
    - The applicant responded that the main driver for their application is market demand and limited number of vacant lands for single family residential development.
- What is the definition of a dwelling unit?
    - The Town defines a dwelling unit as a building, or portion of a building, arranged, designed or used as living quarters, including bathroom and kitchen facilities, sleeping and living areas, for a family.
- Who are the potential home builders for this site?
    - The applicant responded that Lennar Homes is a possible home builder.
- Will the owners sell the property after the entitlements are obtained?
    - The applicant responded that the information is not known at this time. If the property is sold, the subsequent owner is responsible for developing the property consistent with the approved zoning and conditions of approval.
- What are the submittal requirements and associated fees for a Major General Plan Amendment application?
    - The General Plan Amendment packet can be viewed on the Town's website: http://orovalleyaz.gov/sites/default/files/media/files/Planning%20Division/docs/2013/gp-amendment-packet2.pdf. The fee is $2,600 for the first 5 acre plus $40 for each additional acre.

- How does the Town define each Environmentally Sensitive Lands (ESL) conservation category?
    - The definition of each ESL conservation category is found in Section 27.10.D.3 of the Zoning Code (http://www.codepublishing.com/az/orovalley/). For example, the Resource Management Area (RMA) category is divided into 3 tiers (Section 27.10.D.3). The RMA category correlates to the General Plan land use category rather than a specific environmentally sensitive feature (i.e. a riparian area) and changes when the land use map is amended.
- How will construction trucks access the site?
    - The applicant responded that this information is not known at this time.
- What are the required road improvements (traffic light, stop signs, road widening) for Moore Road?
    - The applicant responded that the required road improvements are not known at this time, and will be determined upon review of a Traffic Impact Analysis Report.
- Neighbors had concerns with the environmental impacts.
- Neighbors had concerns with the applicant grading the site and not completing the project.
    - The Town requires monetary assurances prior to the issuance of a Grading Permit. The posted assurances will allow the Town to restore the site back to its natural state.

5. Next Steps

- The next steps include:
    - Formal application, due by April 30
    - Formal review period
    - Additional neighborhood meeting(s) (likely in late summer)
    - Planning & Zoning Commission Public Hearings (2; likely in Oct/Nov)
    - Town Council Public Hearing (likely in Dec.)

For more information, please contact Matt Michels, Senior Planner, at (520) 229-4822 or mmichels@orovalleyaz.gov.

Neighborhood Meeting Summary
Olson Property Major General Plan Amendment
September 15, 2013
6:00 – 7:30 PM
Oro Valley Town Council Chambers

Public Comments and Questions: Following are questions with responses, as appropriate (in parenthesis)

- Will the property be brought into Rancho Vistoso (talks with the HOA are ongoing)
- Will a wall be placed around the subdivision? (to be determined)
- Is the property in Town limits? (yes)
- What is the density proposed? (3.75 du/ac)
- How many homes are proposed (approx. 133)
- How does the proposed density compare to adjacent subdivisions? (it's similar)
- Will access be solely from Moore Road? (yes)
- Will entire site be mass graded? (no, washes and open space areas will be undisturbed. Developed areas will likely be mass graded)
- Will the slopes be flattened or will the grading follow the topography? (grading will generally follow topography)
- Will the speed limit change on Moore Road? (we don't know yet. A Traffic Impact Analysis (TIA) is required as part of the rezoning)
- Can recreational facilities (i.e. a trail) be placed in the washes? (yes, primitive trails can be placed in the wash)
- Will homes be placed near Hohokam Park?

For more information, please contact Matt Michels, Senior Planner, at (520) 229-4822 or mmichels@orovalleyaz.gov.

CC-1295 **Item # 3.**

Town Council Special Session

Meeting Date: 12/11/2013

Requested by: David Williams

Submitted By: Chad Daines, Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: RESOLUTION NO. (R)13-72, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM NEIGHBORHOOD COMMERCIAL / OFFICE TO MEDIUM DENSITY RESIDENTIAL FOR VISTOSO HIGHLANDS (RANCHO VISTOSO PARCEL 10J), AN 18 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

RECOMMENDATION:

The Planning and Zoning Commission has recommended denial of the requested amendment.

EXECUTIVE SUMMARY:

The applicant proposes a Major General Plan Amendment from Neighborhood Commercial/Office to Medium Density Residential for an 18 acre property located at the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive (Attachment 2). The applicant proposes to develop the property as a 70-80 lot residential subdivision, with a density of approximately 4.0 du/ac.

The application was considered by the Planning and Zoning Commission at two separate public hearings and on November 7th, the Commission voted to recommend denial of the amendment.

Public comments received focused on the proposed density and small lot size. Although a majority of residents who spoke were supportive of the change to residential, most felt that the development should be consistent with the existing lower density and larger lot sizes to the north and west.

BACKGROUND OR DETAILED INFORMATION:

The applicant's responses to the General Plan Amendment evaluation criteria are provided as Attachment 3. The current and proposed General Plan Land Use Maps are provided as Attachment 4. The staff reports and minutes from the October 1st and November 7th meetings are provided as Attachments 5 and 6 respectively.

Existing Zoning

The property was zoned Community Commercial C-1 in 1987 under the Rancho Vistoso Planned Area Development (PAD). This zoning permits a variety of commercial, office and employment uses.

Density / Lot Size Character of the Area

To help understand the context of Parcel 10J, the density, minimum lot size, and lot size range of the adjacent residential areas are provided for informational purposes within the below table and in Attachment 7.

	NAME OF DEVELOPMENT	DENSITY (du/ac)	MINIMUM LOT SIZE (sq. ft.)	LOT SIZE RANGE (sq. ft.)
NORTH (of Golf Course)	Stone Canyon VI	.8	17,000	17,000 to 51,000
SOUTH	Vistoso Resort Casitas Rancho Vistoso Parcel 10N	10 4.1	2,000 5,000	2,000 5,000 to 9,000
EAST	Monterey @ Vistoso Splendido	4 11	5,400 N/A	5,400 to 12,000 N/A
WEST (of Golf Course)	Vistoso Highlands Fairfield Vistoso	2.1 2.1	13,000 13,000	13,000 to 21,000 13,000 to 21,000

Planning and Zoning Commission Review

In summary, discussion at the Commission's public hearings focused on the density and lot sizes of the area. The Commission also requested that staff provide justification for retention of the existing commercial designation on the property. There are many factors that contribute to the slower timing of commercial and employment property development including location, price, market conditions, inventory of similar properties, state and national economic conditions, and more.

The most significant concern with the proposed amendment is the lost opportunity to develop retail, office or other employment and service uses on the site which is significant due to no other opportunities existing within 2 miles of this property. The property is large enough to incorporate several uses if demand for retail continues to lag. Converting this property to appease short-term market demand is contrary to the General Plan and to developing the variety of land uses needed for a healthy, sustainable community. As an example of timing of development, the 400+ homes recently approved in the area (Attachment 8) will help support future commercial/office and employment uses on the subject property. Additionally, the property is very well situated for non-residential uses with arterial street access and existing bufferd established by the adjacent golf course. Attachment 9 depicts the vacant and developed commercial land within the vicinity of this property.

The Commission reviewed the request for conformance with the Vision, Goals and Policies of the General Plan and the General Plan Amendment evaluation criteria. A detailed analysis of the applicant's response to the criteria is provided in the October 1st Planning and Zoning Commission staff report (Attachment 5). The Commission recommended denial based on a finding that the applicant failed to demonstrate that conditions in the community have changed, warranting amendment to the General Plan. The Commission also stated that the application is premature and more time should be given to realize commercial development of the property. Lastly, the Commission stated that changes to the General Plan should not be made solely on market viability.

Public Notification and Comment:

Public Notice was provided by the following methods:

Residents within 1,000 feet, which was expanded to include complete neighborhoods
Posting at Town Hall

9 newspaper advertisements in 2 separate newspapers
Property Posting
Notice to all registered HOAs in Oro Valley

Two neighborhood meetings were held, the first on April 11th with approximately 50 residents and interested parties in attendance and the second on September 19th with approximately 12 residents in attendance. A number of residents spoke in favor of the change to residential, with the exception that larger lot sizes were preferred. A number of other issues were discussed at the meeting which included open space, access and traffic. The summary notes for both meetings are provided as Attachment 10. Emails and letters from interested parties are provided as Attachment 11.

3 residents spoke at the October 1st public hearing and 12 residents spoke at the November 7th public hearing. Of these 15 speakers, 4 were against the application and generally felt that the market should not drive the decision to amend the General Plan. In addition, they felt the evaluation criteria also requires community acceptance which appears to be lacking in this case. The remaining 11 speakers were generally supportive of the change to residential, but wanted the homes to be limited to single-story in height and the density lowered to 3 du/ac or lower.

FISCAL IMPACT:

Development of commercial, retail, office or employment uses on the property should have a long term positive impact on revenues to support Town-provided services and reduce sales tax leakage to other communities.

SUGGESTED MOTION:

I MOVE to deny the request in accordance with the Planning and Zoning Commission's recommendation, finding that it does not meet the General Plan Amendment evaluation criteria, specifically that the applicant has failed to demonstrate conditions in the community have changed which warrant amendment to the General Plan.

OR

I MOVE to adopt Resolution No. (R)13-72, approving the amendment from Neighborhood Commercial / Office to Medium Density Residential, finding that
_____.

Attachments

(R)13-72 - Vistoso Highlands
Attachment 2 - Location Map
Attachment 3 - Application
Attachment 4 - Current & Proposed General Plan
Attachment 5 - Planning and Zoning Commission Staff Reports
Attachment 6 - Planning and Zoning Commission Minutes
Attachment 7 - Density of Area
Attachment 8 - New Residential Development
Attachment 9 - Commercial Land Inventory
Attachment 10 - Neighborhood Summary Notes
Attachment 11 - Resident Emails and Letters

RESOLUTION NO. (R)13-72

A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM NEIGHBORHOOD COMMERCIAL/OFFICE (NCO) TO MEDIUM DENSITY RESIDENTIAL FOR AN 18 ACRE PROPERTY KNOWN AS VISTOSO HIGHLANDS, RANCHO VISTOSO PARCEL 10J

WHEREAS, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

WHEREAS, The Planning Center, ("applicant") is requesting a Major General Plan Amendment to change the Land Use Designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential for an 18 acre property located at the northwest corner of Rancho Vistoso Blvd and Vistoso Highlands Drive; and,

WHEREAS, pursuant to A.R.S. § 9-461, *et seq*. and OVZCR, Section 22.2, the Planning and Zoning Commission held two (2) duly noticed public hearings, the first on October 1, 2013, and the second on November 7, 2013, at which the Planning and Zoning Commission recommended denial of the application requesting an Amendment to the General Plan to change the Land Use Designation for an 18 acre property located at the northwest corner of Rancho Vistoso Blvd and Vistoso Highlands Drive, as depicted on Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to Oro Valley Zoning Code Revised, Section 22.1, General Plan Amendment Procedures, upon recommendation by the Planning and Zoning Commission of any amendment to the General Plan, a public hearing before the Mayor and Council shall be scheduled; and

WHEREAS, Mayor and Council duly considered the proposed General Plan Amendment to change the Land Use Designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential for an 18 acre property located at the northwest corner of Rancho Vistoso Blvd and Vistoso Highlands Drive at a public hearing on December 11, 2013.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley that:

SECTION 1. The Mayor and Council hereby adopts the General Plan Amendment to change the Land Use Designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential for an 18 acre property located at the northwest corner of Rancho Vistoso Blvd and Vistoso Highlands Drive as depicted on Exhibit "A".

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of the resolution or any part of the General Plan Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona this 11th day of December, 2013.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Julie K. Bower, Town Clerk

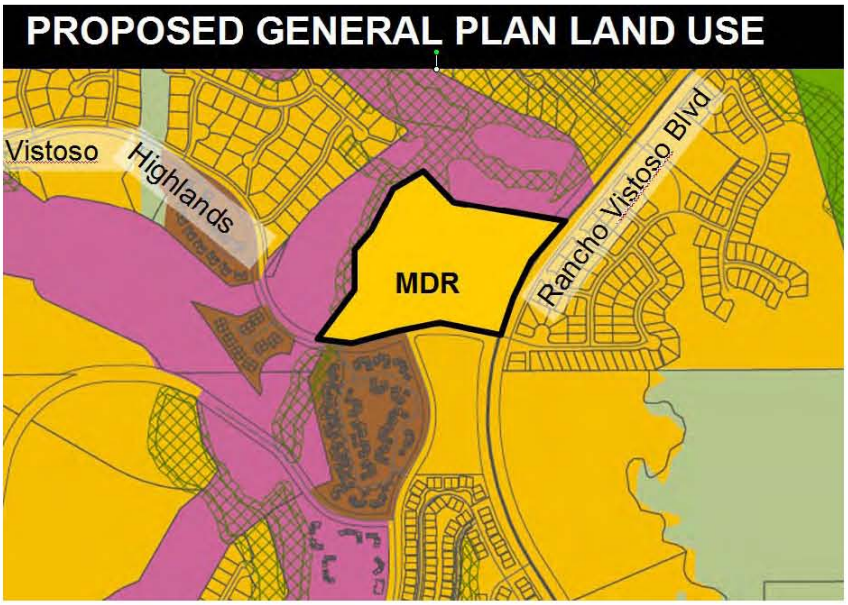
Date: _____

APPROVED AS TO FORM:

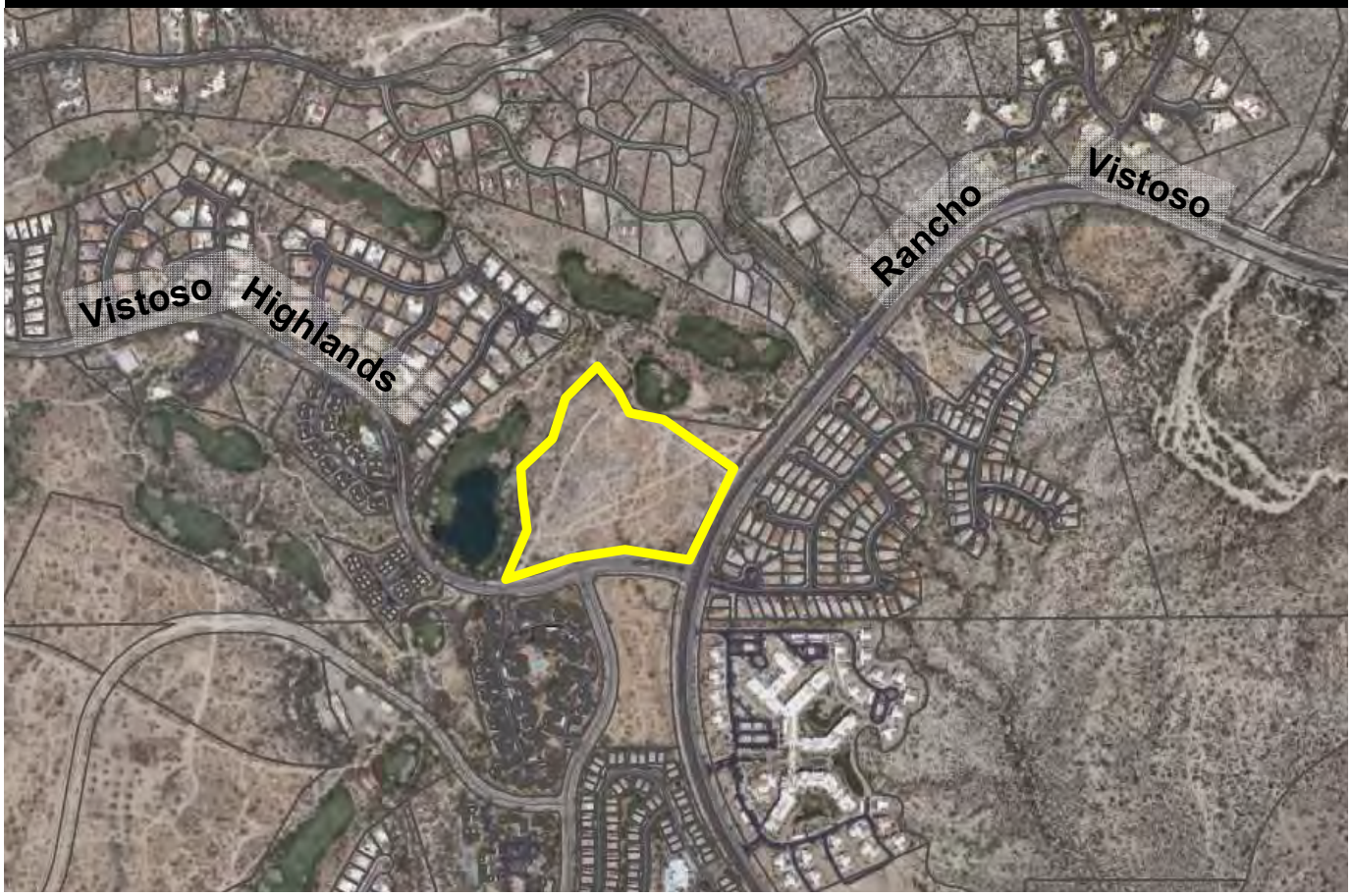
_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT “A”


PROPOSED GENERAL PLAN LAND USE
Vistoso
Highlands
MDR
Rancho Vistoso Blvd

LOCATION



ORO VALLEY ARIZONA FOUNDED 1974

LOCATION MAP

Vistoso Highlands (OV1113-002)

Attachment 2

Vistoso Highlands

Major General Plan Amendment Application

Second Submittal

OV1113-002

Submitted to:
Town of Oro Valley
Development and Infrastructure Services
11000 N La Canada Drive
Oro Valley, Arizona 85737

Prepared for:
Vistoso Highland Property LLC
6390 E. Tanque Verde Road
Tucson, Arizona 85715

Prepared by:

418 North Toole Avenue
Tucson, Arizona 85701
P 520.622.9565
F 303.622.8316
www.norris-design.com

NORRIS DESIGN

September 16, 2013

Attachment 3

Vistoso Highlands | Major General Plan Amendment

Table of Contents

Project Overview	1
Property Summary	1
General Plan Amendment Review Criteria	2
General Plan Policy Conformance	4

Exhibits

Location Map
Context Plan | Aerial Photograph
Existing and Proposed General Plan Designation Exhibit
Comment & Response Letter

Vistoso Highlands | Major General Plan Amendment

Project Overview

Vistoso Highlands is located at the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive in Rancho Vistoso. Rancho Vistoso is a master planned community that has been developed over the previous two decades and has established a precedent for the quality of development in Oro Valley and the region. The Vistoso Highlands application requests a change in land use designation to a less intense General Plan designation to complement the existing residential development patterns within Rancho Vistoso. The existing General Plan designation is Neighborhood Commercial and Office (NCO). We propose to amend the General Plan designation to Medium Density Residential (MDR: 2.1-5.0 DU/AC). The Medium Density Residential classification aligns with the Medium and High Density Residential designations of the existing residential parcels in the vicinity of Vistoso Highlands. The application outlines the projects compliance with the General Plan.

The current General Plan designation was established with the Rancho Vistoso Planned Area Development which envisioned the site as a Neighborhood Commercial and Office designation. The evolution of Rancho Vistoso has yielded less dwelling units and a smaller overall population than was planned to support the current Neighborhood Commercial and Office use. Currently, the viable commercial and office projects serving Rancho Vistoso are located at the major intersections and the primary entries for the development, which is a traditional land use pattern for a master planned community. These centers meet the needs of Rancho Vistoso's residents and the greater community.

The initial step to proceed with the development of the site is to secure entitlements for the project beginning with an amendment to the General Plan. The proposed change to single family residential development for Vistoso Highlands presents the best use of the property based on the historical trends and current market demands. It is a unique opportunity to activate an undeveloped parcel within Rancho Vistoso and to complete a core area in the community. The change will provide housing options for new residents to Oro Valley and continue the diversification of housing in the Town. The development will be consistent with the applicable Goals and Policies and integrate the principles defined in the General Plan's Planning Elements

Property Summary

Location: The property is located within Rancho Vistoso at the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive. Address: 500 W. Vistoso Highlands Drive

Site Area: 17.9AC

Assessor Property Numbers: 219-20-004M & 219-20-004L

Existing Land Use: Rancho Vistoso PAD

Existing General Plan Designation: Neighborhood Commercial & Office (NCO)

Proposed General Plan Designation: Medium Density Residential (MDR: 2.1-5.0 DU/AC)

Attachment 3

General Plan Amendment Review Criteria

Per Section 22 of the Oro Valley Zoning Code, the proposed General Plan amendment shall demonstrate consistency with the vision, goals, and policies of the General Plan and establish compliance with the following criteria.

The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.

The property is within the core of Rancho Vistoso which has seen consistent development activity for more than a decade. The community has evolved through many development trends to accommodate the market conditions while maintaining a consistent vision and implementing a quality development. The original planning of Rancho Vistoso identified several neighborhood commercial nodes envisioned to meet the needs of an urbanized master planned community development.

Per the Rancho Vistoso PAD, the community proposed 13,862 residential units and an estimated population of 32,815. Our analysis identifies there are approximately 7,000 developed residential units based on the current Pima County GIS data excluding developments such as Splendido and the future residential parcels yet to be developed. The current build-out is approximately 50% of the proposed development potential as identified in the PAD. There are many factors such as market conditions, product evolution and demographic shifts that influence the ultimate build-out of the community. The commercial and office market demands are serviced by the larger commercial centers developed at the major intersections and primary entries to Rancho Vistoso. Thus, the use of this property as neighbor commercial and office is not in demand or viable in today's market.

Currently, Rancho Vistoso is experiencing a resurgence in demand as the residential market recovers and new household generation commences. Vistoso Highlands is situated in a district of Rancho Vistoso with diverse residential offerings ranging from semi-custom single family detached to multi-family product. The introduction of residential on this site is complementary to the adjacent uses and developed product in the vicinity. The ownership proposes to amend the designation allowing residential development under the Medium Density Residential General Plan designation to provide a marketable product. In addition, the proposed residential use complements the mix of existing residential development in the vicinity.

The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

Vistoso Highlands will meet the demand for a segment of the housing market and enhance the overall diversity of housing opportunities in Rancho Vistoso and Oro Valley consistent with the Housing Element of the General Plan. The project presents housing opportunities for new and existing residents broadening the fabric of the community that live, work and play in Oro Valley. In addition, the community will conform to the design and aesthetic standards guided by the Rancho Vistoso PAD and the Oro Valley Design Standards ensuring the implementation of the quality community.

Vistoso Highlands will be in conformance with the Environmentally Sensitive Lands Ordinance (ESLO) that requires the Medium Density Residential General Plan designation to provide 25% open space plus preserve 95% of the Critical Resource Area. The ESLO requirement results in approximately 4 acres of open space that may contain natural open space, passive open space, trails, recreational areas, buffers and drainage. The net developable area is approximately 14 acres. Please note that the site has experienced extensive disturbance over the years.

The project will conform to the Oro Valley Residential Design Standards regarding the allowance for two-story homes. Two-story homes are located in the vicinity of the site including the townhomes south of Vistoso Highlands, the homes at Sunset Ridge along Rancho Vistoso Boulevard and the multi-story development at Splendido.

The property is located along the existing transportation and infrastructure system with ample utilities in place. Being part of a developed area, the project will not require and extension of infrastructure and services to serve the property. Vistoso Highlands is an infill project for Rancho Vistoso and Oro Valley.

The proposed change reflects market demand which leads to viability and general community acceptance.

The Vistoso Highlands General Plan Amendment request presents a viable use that is complementary to the existing residential development in the vicinity. As a master planned community, residential development is the core use to create community. The Medium Density Residential designation supplements the market demand for residential properties in Rancho Vistoso. Currently, the property remains undeveloped as a market demand has not materialized. Neighborhood Commercial and Office is not a viable use in this location due to the lower developed density in the area. Mountain Vista Plaza is a prime example of a neighborhood commercial complex that has struggled based on reduced market demand in the area.

Commercial centers located at the major intersections along Rancho Vistoso Boulevard at Tangerine Road and Oracle Road serve as the optimal location for commercial in the area. Vacancies in the commercial centers within the vicinity are decreasing and new commercial development proposals are being introduced and implemented along the Tangerine Road and Oracle Road corridor. The existing commercial center at Tangerine Road and Rancho Vistoso Boulevard is approximate two miles from the site. The location provides reasonable access for the community and the location is positioned on a successful and well traveled transportation corridor. The original vision for this parcel to serve as neighborhood commercial had merit if the densities that were proposed were actually developed around this parcel. Ultimately, the current density of the development will not support the neighborhood commercial use thus the site has remained undeveloped. The commercial needs are well served by the existing commercial development in Rancho Vistoso and those developments would be better served to remain as the key commercial nodes and thrive as additional users populate within their service areas.

Residential development is clearly successful in Rancho Vistoso and the demand for the remaining residential land in Oro Valley is significant. Therefore, the addition of a new residential development aligns with a successful long term residential development program implemented in Rancho Vistoso.

The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.

Conformance with the Rancho Vistoso PAD and Oro Valley Design Standards, the public input process through the subsequent rezoning and development processes and our planning process for the site, will ensure Vistoso Highlands minimizes the impacts to the community. The public engagement process facilitated by the Town of Oro Valley ensures that the adjacent residents and the community are notified and engaged in the process. In addition, the Environmentally Sensitive Lands Ordinance open space requirements increase the open space areas above and beyond the existing open space dedicated by the Rancho Vistoso PAD. The project will demonstrate compliance with the ELSO requirements as part of the rezoning process.

The public meeting held on April 11th, 2013 presented an opportunity for adjacent residents to voice their initial concerns about the application. Please see the attached response to comments and questions raised at the initial public meeting. As discussed at the meeting, the General Plan Amendment application is the first step in an extensive public process. The subsequent rezoning will provide the public an opportunity to review further details related to the development. As part of the rezoning, we will demonstrate that the project will be in conformance with the planning and design requirements set forward by the Rancho Vistoso PAD to which all development in Rancho Vistoso is subject to.

As part of our public outreach, we are scheduled to meet with the Rancho Vistoso HOA at their upcoming Board meeting in September to discuss the application and continue the dialogue with the Rancho Vistoso residents. We will continue to work with the community through the planning process to keep them informed and constructively address their input.

General Plan Policy Conformance

Vistoso Highlands will conform to the Goals and Policies set forth in the General Plan. The following highlight key elements of the General Plan Amendment application.

Land Use

- Vistoso Highlands will complement the existing residential development patterns within Rancho Vistoso and Oro Valley.
- The proposed Medium Residential Density designation aligns with the Medium and High Density Residential designations of the existing residential parcels in the vicinity of Vistoso Highlands.
- The current General Plan designation of Neighborhood Commercial and Office is not a viable use based on current and proposed population density in the area. Existing competition from the existing commercial centers located at the major transportation intersections and primary entries for Rancho Vistoso limits the viability of the property under the current designation. The site has been zoned as Neighborhood Commercial and Office for over two decades and has remained vacant.
- The project will be in compliance with the Environmentally Sensitive Lands Ordinance.

Community Design

- The project will be consistent with the character of Rancho Vistoso PAD and Oro Valley Design Standards.
- The project will integrate the required buffers to transition from the streetscape frontage along Rancho Vistoso Boulevard and Vistoso Highlands Drive.
- All outdoor lighting will be shielded in conformance with the Oro Valley Outdoor Lighting Code.

Economic Development

- The proposed use will activate the currently vacant site.
- New residential opportunities will introduce additional residents to Oro Valley contributing to the local economy and the growth of the community.
- The commercial needs are well served by the existing commercial development in Rancho Vistoso and those developments would be better served to remain as the key commercial nodes and thrive as additional users populate within their service areas.

Cost of Development

- The existing infrastructure was constructed as part of the Rancho Vistoso improvements and has the capacity to support the development so there is not an additional cost for Oro Valley to expand existing infrastructure.
- The developer of the property will be responsible for all on-site improvements

Transportation / Circulation

- Vistoso Highlands is located along existing transportation corridors eliminating the need for new infrastructure improvements.
- The proposed General Plan designation is less intense than the current designation.
- Vistoso Highlands will use the current access points:
    - Rancho Vistoso Boulevard with a median opening at the access point along the eastern frontage.
    - Hidden Springs Drive at Vistoso Highlands Drive along the southern frontage.

Public Facilities, Services & Safety

- Vistoso Highlands is located within Oro Valley's Urban Services Boundary.
- Public facilities such as schools, fire stations, police stations are already established and provide service to the area.

Housing

- Vistoso Highlands provides an opportunity to meet the growing housing demands in Oro Valley.
- Vistoso Highlands will meet the demand for a segment of housing market and enhance the overall diversity of housing opportunities in Rancho Vistoso and Oro Valley.
- New household generation will help support the local Oro Valley businesses enhancing the current commercial offerings in the area.

Parks and Recreation

- Vistoso Highlands will provide a recreation area as required by Oro Valley and as a portion of the ESLO requirement.
- Vistoso Highlands will integrate sidewalks providing connectivity for the residents to the extensive sidewalk and bike lane network in Rancho Vistoso and Oro Valley.

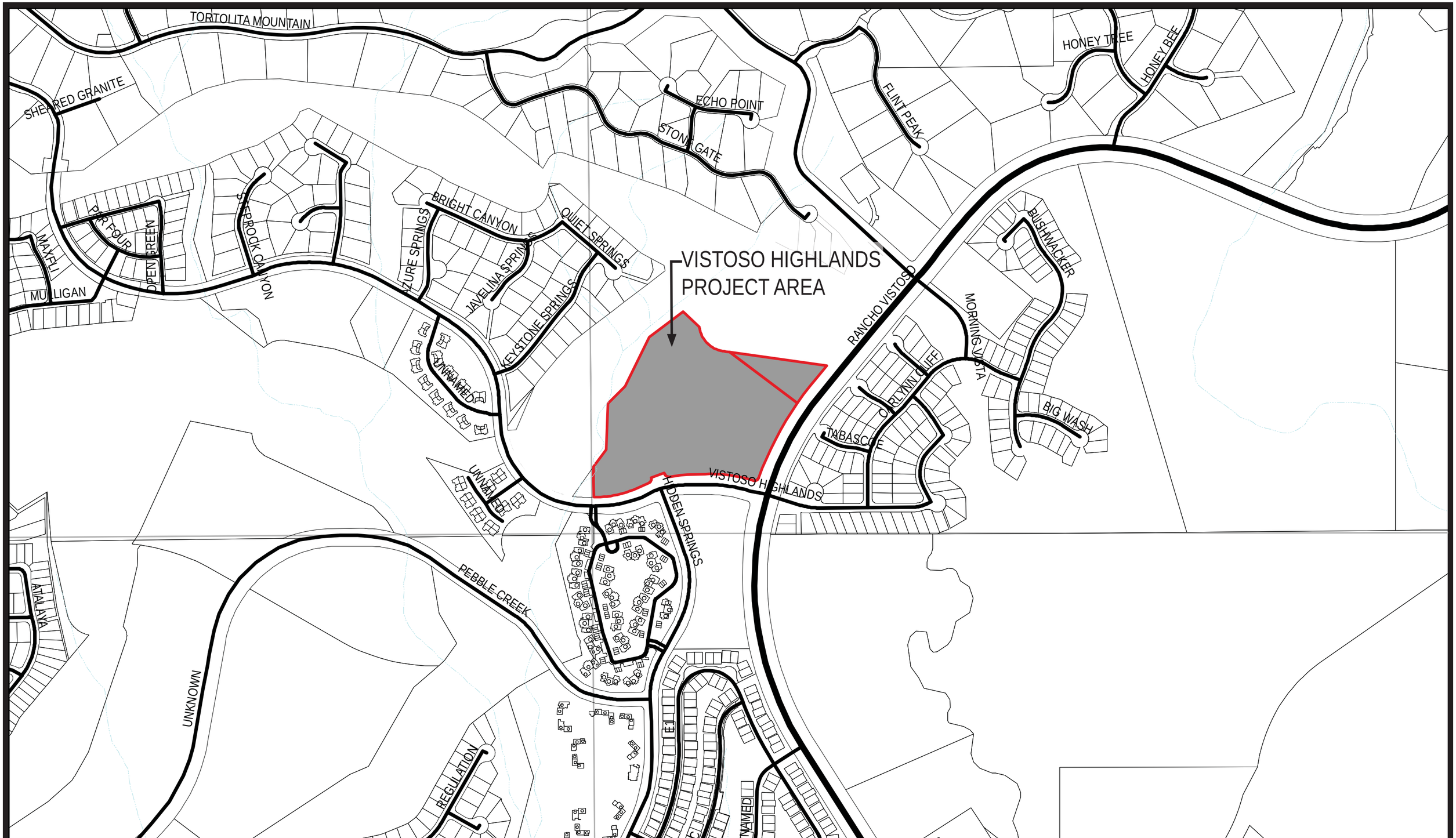
Open Space and Natural Resource Conservation

- Vistoso Highlands will be in compliance with the Environmentally Sensitive Lands Ordinance (ESLO) integrating the 25% open space requirement and the Critical Resource Area on the western boundary of the site.
- The project will integrate buffers and a recreation area into the open space as required by the Rancho Vistoso PAD and Oro Valley retaining the existing character along Rancho Vistoso Boulevard.
- Vistoso Highland is situated within a developed urban area and has extensive existing on-site disturbances.
- The wash on the western edge of the project will not be impacted by the improvements.

Water Resources

- Vistoso Highlands is located within Oro Valley's Urban Services Boundary and Oro Valley Water Utility water service area.
- Project will manage drainage on-site and ensure storm water discharge matches historical flows.
- The landscape irrigation system will integrate a smart irrigation controller to manage and conserve irrigation water.

In summary, the Vistoso Highlands General Plan Amendment request conforms to the General Plan's Goals and Policies for the Planning Elements and will create a positive contribution to Rancho Vistoso and Oro Valley.



NORTH

0 500' 1000'

SCALE: 1"=500'

VISTOSO HIGHLANDS - LOCATION MAP

September 16, 2013

NORRIS DESIGN

Attachment 3

NORTH

0 500' 1000'

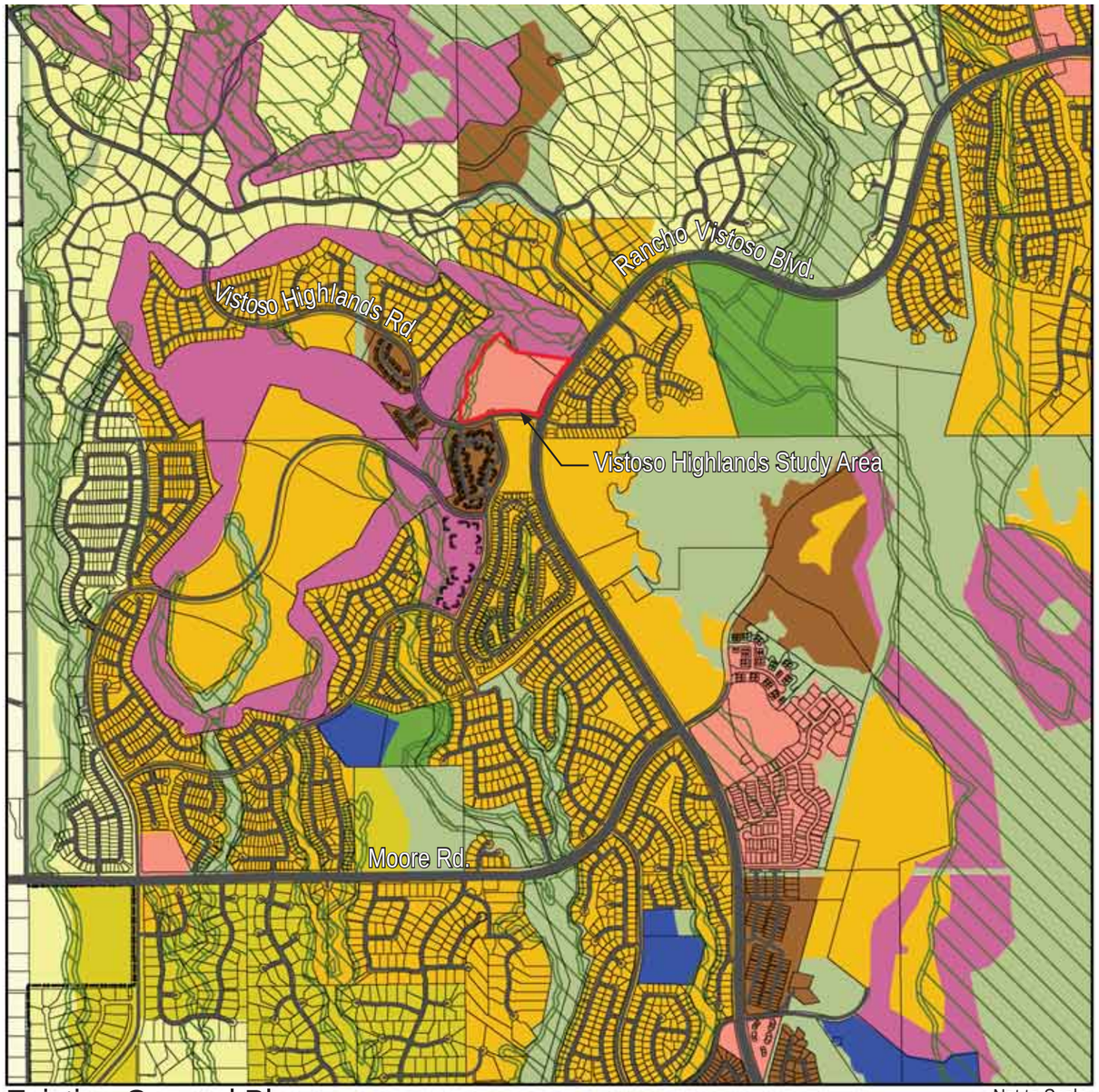
SCALE: 1"=500'

VISTOSO HIGHLANDS - CONTEXT MAP

September 16, 2013

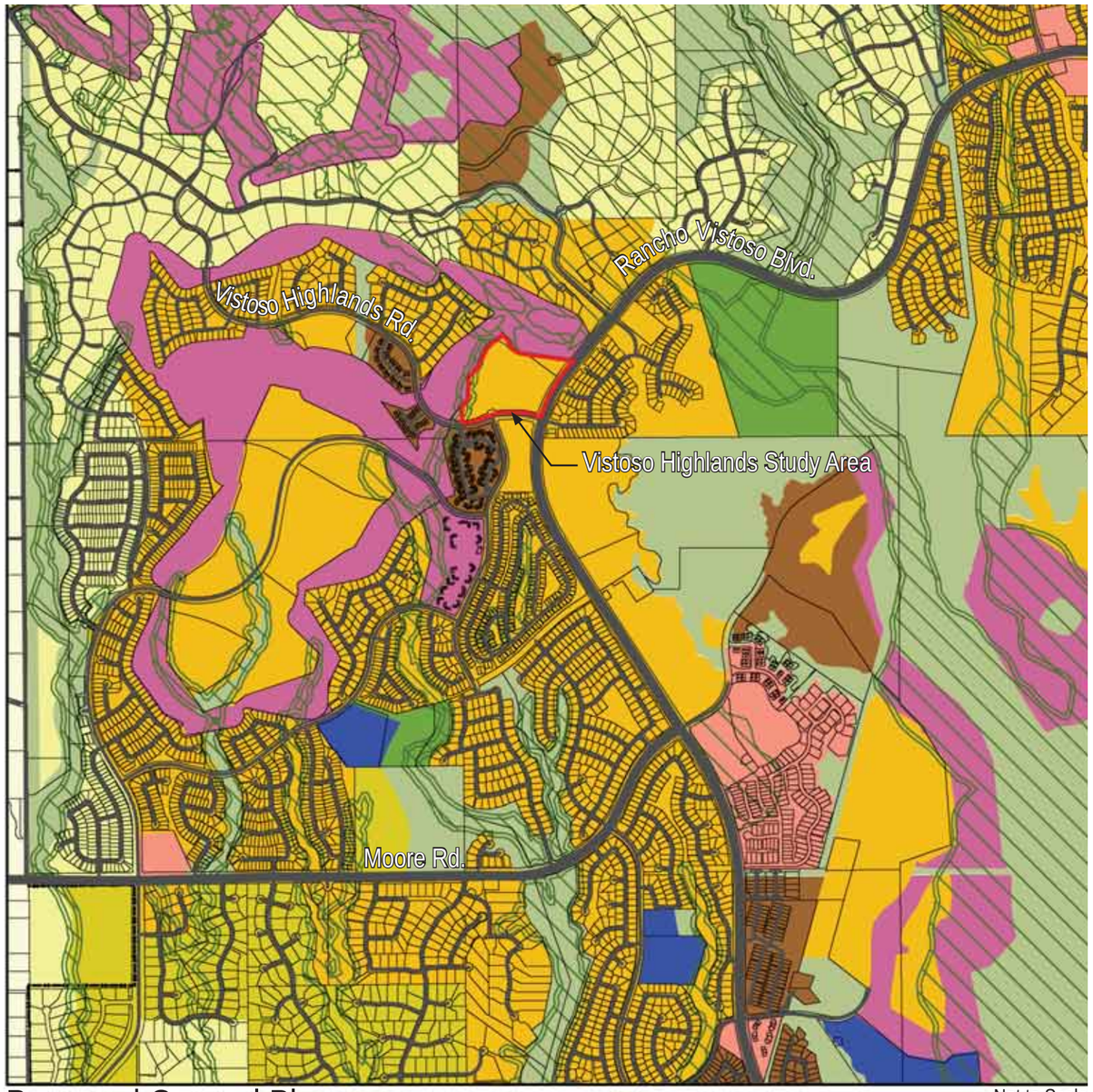
NORRIS DESIGN

Attachment 3



Existing General Plan

Not to Scale



Proposed General Plan

Not to Scale

Legend

- Low Density Residential (0.4 - 1.2 DU/AC)
- Low Density Residential (1.3 - 2.0 DU/AC)
- Medium Density Residential (2.1 - 5 DU/AC)
- High Density Residential (5+ DU/AC)
- Resort / Golf Course
- Neighborhood Commercial / Office
- School
- Park
- Open Space
- Significant Resource Area

NORTH

VISTOSO HIGHLANDS | MAJOR GENERAL PLAN AMENDMENT

September 16, 2013

NORRIS DESIGN

Attachment 3

418 North Toole Avenue
Tucson, Arizona 85701
520.622.9565

NORRIS DESIGN
Planning | Landscape Architecture

September 12, 2013

Chad Daines
Town of Oro Valley
Development and Infrastructure Services
11000 N La Canada Drive
Oro Valley, AZ 85737

RE: Vistoso Highlands | Major General Plan Amendment

Dear Chad:
We appreciate the feedback from staff and the residents in response to the Major General Plan Amendment application. At this point in the process, we believe the amendment request demonstrates consistency with the vision, goals, and policies of the General Plan and establishes compliance with the review criteria for an amendment request. In addition, we are scheduled to meet with the Rancho Vistoso HOA at their upcoming Board meeting in September to discuss the application and continue the dialogue with the Rancho Vistoso residents. We will continue to work with the community through the planning process to keep them informed and constructively address their input. The following summary responds to staff's review comments issued from the review of the Major General Plan Amendment application dated April 30th, 2013 and the specific topics discussed at the public meeting on April 11th, 2013.

Environmentally Sensitive Lands (ESL)
Response
1&2) We acknowledge that the project will be required to address the ESL open space and conservation requirements during the rezoning process.

General Plan Amendment Narrative
Comment
3) You mention that Rancho Vistoso has developed with less dwelling units and a smaller overall population than initially envisioned. Please expand on this argument by providing Rancho Vistoso build-out numbers.
Response
Per the Rancho Vistoso PAD, the community proposed 13,862 residential units and an estimated population of 32,815. Our analysis identifies there are approximately 7,000 developed residential units based on the current Pima County GIS data excluding developments such as Splendido and the future residential parcels yet to be developed. The current build-out is approximately 50% of the proposed development potential as identified in the PAD. There are many factors such as market conditions, product evolution and demographic shifts that influence the ultimate build-out of the community. Currently, Rancho Vistoso is experiencing a resurgence in demand as the residential market recovers and new household generation commences as well as the move up market reemerges. Vistoso Highlands is situated in a district of Rancho Vistoso with diverse residential offerings ranging from semi-custom single family detached to mutli-family product. The introduction of residential on this site is complementary to the adjacent uses and developed product in the vicinity.

Comment
4) You mention that there was a public meeting on April 11th where initial concerns were verbalized. Please review the attached neighborhood meeting summary and make sure to address all non-site plan related concerns in your narrative.
Response
The following addresses specific topics discussed at the public meeting to provide relevant information pertaining to the General Plan Amendment.

Attachment 3

418 North Toole Avenue
Tucson, Arizona 85701
520.622.9565

- *Two-Story Homes:*

The project will conform to the Oro Valley Residential Guidelines regarding the allowance for two-story homes. During the rezoning process and the presentation of a site plan, we can discuss the specifics of views and provide exhibits to address any relevant concerns. Two-story homes are located in the vicinity of the site including the townhomes south of Vistoso Highlands, the homes at Sunset Ridge along Rancho Vistoso Boulevard and Splendido is a multi-story development.

- *Medium Density Residential Land Use Designation:*

The project is requesting the Medium Density Residential Land Use Designation to allow for single family detached, townhomes or patio homes with a density in the range of 2.1 to 5.0 dwellings per acre. For clarification, we anticipate a total number of units in the 70-80 range. We are not requesting a General Plan designation or zoning classification to construct a project similar to Splendido.

- *Builder:*

At this point, the builder has not been determined.

- *ESL Open Space Requirements:*

The ESL requirement results in approximately 4 acres of open space that may contain natural open space, passive open space, trails, recreational areas, buffers and drainage. The net developable area is approximately 14 acres and the yield will be determined during the rezoning process. As noted above, we anticipate a total number of units in the 70-80 range.

- *Setbacks:*

The project will be required to conform to the streetscape buffer along Rancho Vistoso Boulevard and Vistoso Highlands. The remaining property edges are adjacent to the golf and open space which per the Rancho Vistoso PAD create the buffer between parcels.

- *Gated Access:*

We are evaluating the request from the public meeting to integrate gated entries for the development. We will determine this component during the rezoning.

- *Development Standards:*

Per the meeting summary, we will address during the rezoning.

- *Rancho Vistoso HOA:*

We are scheduled to meet with the Rancho Vistoso HOA at their upcoming Board meeting in September. We will need to make a formal request to be included in the Rancho Vistoso HOA.

- *Traffic Signal at Rancho Vistoso Boulevard and Vistoso Highlands:*

At this time, we understand a traffic signal is being considered by Oro Valley Public Works for the intersection.

- *Future Rezoning Requirements:*

The General Plan Amendment is the initial step in securing entitlements for the property. The subsequent rezoning will provide the public an opportunity to review further details related to the development. As part of the rezoning, we will request that the project be in conformance with the planning and design requirements set forward by the Rancho Vistoso PAD which all development in Rancho Vistoso is subject to.

Attachment 3

418 North Toole Avenue
Tucson, Arizona 85701
520.622.9565

NORRIS DESIGN
Planning | Landscape Architecture

- *Infrastructure:*

The site is located within an existing infrastructure network that was developed for the greater Rancho Vistoso master planned community. Rancho Vistoso has been developed at 50% of the proposed build-out thus the capacity to support new development is available.

Comment

5) Provide further explanation including analysis and information relative to residential demand and commercial markets in the region and Oro Valley.

Response

As mentioned in the response to Comment #3, the residential market has significantly recovered in Oro Valley as demand continues to trend upwards. Quality of life, jobs, education, recreational opportunities and convenient retail destinations make Oro Valley attractive to a diversity of demographics. Rancho Vistoso is a premier community in Oro Valley and the region so the interest in new residential neighborhoods is in demand.

In regard to the commercial market, the major intersections in Oro Valley serve as the optimal location for commercial in the area. Vacancies in the commercial centers within the vicinity are decreasing and new commercial development proposals are being introduced and implemented along the Tangerine Road and Oracle Road corridor. The commercial center at Tangerine Road and Rancho Vistoso Boulevard is approximate two miles from the site. The location provides reasonable access for the community and the location is positioned on a successful and well traveled transportation corridor. The original vision for this parcel to serve as neighborhood commercial had merit if the densities that were proposed were actually developed around this parcel. Ultimately, the current density of the development will not support the neighborhood commercial use thus the site has remained undeveloped. The commercial needs are well served by the existing commercial development in Rancho Vistoso and would be better served to remain as the key commercial nodes and thrive as additional users populate within their service areas.

Comment

6) As a point of clarification in your discussion of open space, this project will be required to protect 95% of the Critical Resource Areas, in addition to the 25% open space requirement.

Response

Noted. The ESL open space areas will be refined during the rezoning process.

In summary, the Vistoso Highlands General Plan Amendment request conforms to the General Plan's Goals and Policies for the Planning Elements and will create a positive contribution to Rancho Vistoso and Oro Valley.

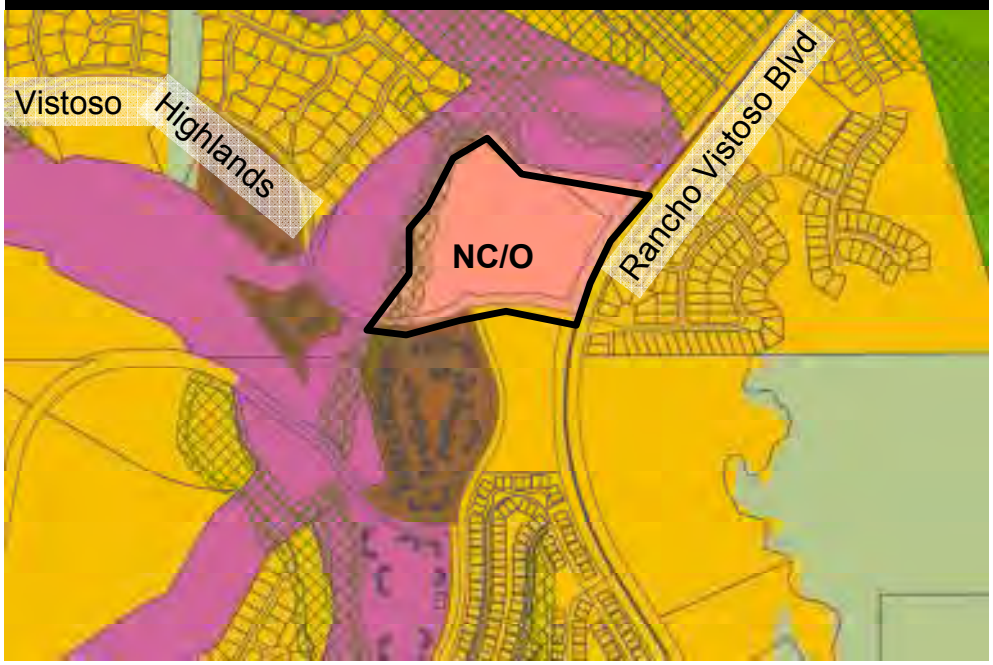
Please contact me with any questions or if you need additional information at 520.609.1466 or sweaks@norris-design.com.

Respectfully,
Norris Design

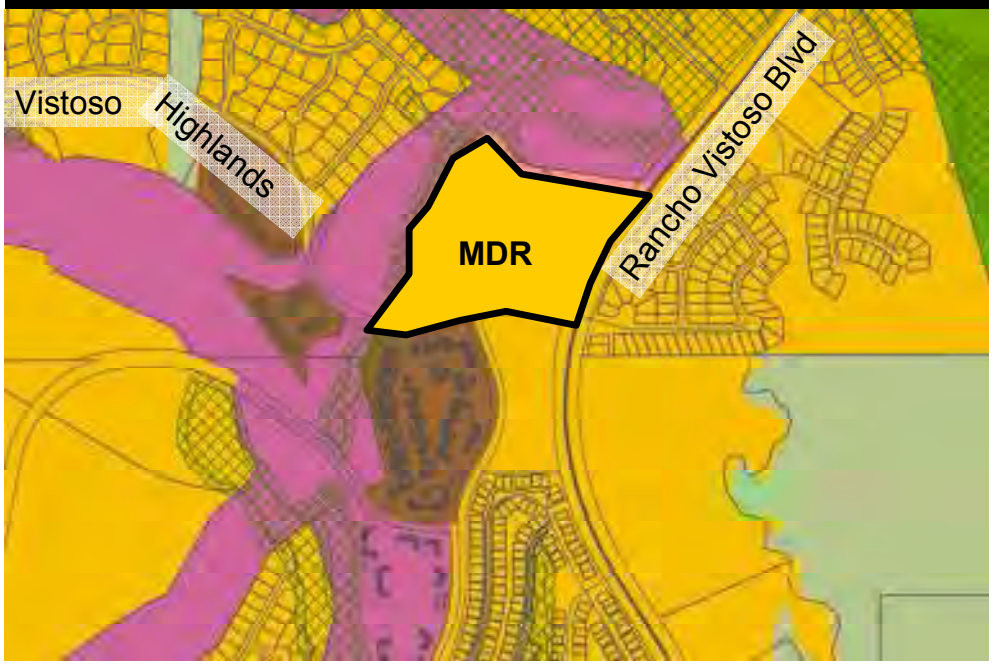
Stacey Weaks, RLA, LEED AP

Attachment 3

GENERAL PLAN LAND USE



PROPOSED GENERAL PLAN LAND USE



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EXISTING / PROPOSED GENERAL PLAN

Vistoso Highlands (OV1113-02)

Attachment 4

Major General Plan Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER: OV1113-02 Vistoso Highlands

MEETING DATE: October 1, 2013

AGENDA ITEM: 3

STAFF CONTACT: Chad Daines, Principal Planner
cdaines@orovalleyaz.gov (520) 229-4896

Applicant: Stacey Weaks of Norris Design

Request: From Neighborhood Commercial/ Office (NCO)

To Medium Density Residential (2.1 – 5.0 du/ac)

Location: Northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive

Recommendation: Recommend Denial of the requested amendment.

SUMMARY:

The applicant proposes a Major General Plan Amendment from Neighborhood Commercial/ Office to Medium Density Residential for an 18 acre property located at the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive (Attachment 1).

The applicant proposes to develop the property as a single-family residential development, with minimum 5,000 sq. ft. lots. The application and applicant responses to Code evaluation criteria are provided as Attachment 2. The Current and Proposed General Plan Land Use Maps are provided on Attachment 3.

BACKGROUND

Land Use Context

	EXISTING LAND USE (Attachment 1)	GENERAL PLAN (Attachment 3)
SUBJECT PROPERTY	Vacant	Neighborhood Commercial / Office (NCO)
NORTH	Golf Course	Resort/ Golf Course
SOUTH	Single-family Residential Vistoso Resort Casitas & Parcel 10N	Medium Density Residential (2.1–5 du/ac)
EAST	Single-Family Residential Monterey @ Vistoso / Splendido	Medium Density Residential (2.1-5 du/ac)
WEST	Golf Course	Resort/ Golf Course

Approvals To Date

June 1987: Rancho Vistoso Planned Area Development (C-1) approved.

Existing General Plan Land Use Designations (Attachment 3)

The current Oro Valley General Plan designates the property Neighborhood Commercial / Office (NC/O), which is described as follows:

> Neighborhood Commercial/ Office (NCO) - This designation denotes commercial and office areas located with good arterial access (i.e. at the intersections of arterial streets or along Oracle Road) that is close to residential areas. Within these areas, uses such as grocery stores, drugstores, and offices tend to serve the surrounding neighborhoods and are integrated with those neighborhoods. Offices include professional offices, tourism-related businesses, and services.

Proposed General Plan Land Use Designation (see Attachment 3)

> Medium Density Residential (MDR; 2.1–5.0 du/ac) - This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping and employment.

Environmentally Sensitive Lands (ESL) Ordinance Applicability to General Plan Amendments (GPAs)

The property contains the following ESL conservation categories:

- Critical Resource Area (CRA): 95% open space requirement
- Resource Management Area (RMA) Tier 2: 25% open space requirement

The ESL conservation system protects critical open space systems and linkages throughout the Town. ESL provides strict requirements for highest value resources and more flexible ones in areas of lower resource value. Riparian areas or very significant habitat features have the highest conservation requirements.

On the other end of the spectrum, lands designated as Resource Management Area (RMA) are important but have the lowest resource value and lower conservation requirements. Unlike higher resource value categories, including Major Wildlife Linkages (MWL), Critical Resource Areas (CRA), and Core Resource Area (Core), the RMA designation is driven by growth expectations of the General Plan. Each Resource Management tier aligns with the anticipated level of growth reflected in the General Plan. In other words, the General Plan designation determines the RMA Tier and subsequent amount of conservation (open space).

The following table summarizes the minimum open space requirements by General Plan designation:

RMA Tiers	Tier 1	Tier 2	Tier 3
Minimum Open Space	**66%**	**25%**	**0%**
General Plan Land Use Designation	Rural Low Density Residential	Neighborhood Commercial/Office	Any GP Land Use Designation within a Growth Area
	Low Density Residential-1	Community/Regional Commercial	
	Low Density Residential-2	Commercial/Office Park	
	Resort/Golf Course	High Density Residential	
	Open Space	Medium Density Residential	
	School, Park	Public/Semi Public	
		MPC Rooney	
		MPC Kai Capri	

DISCUSSION / ANALYSIS:

General Plan Amendment Criteria, Section 22.2.D.3

General Plan Amendments are evaluated for consistency with the General Plan Amendment criteria in the Zoning Code. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's full response to each of the criteria is attached (Attachment 2). Below is a summary of the applicant's responses (in italics) followed by staff's analysis of each criterion:

1. The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.

Applicant's Response: *The property is within the core of Rancho Vistoso which has seen consistent development activity for more than a decade. The community has evolved through many development trends to accommodate the market conditions while maintaining a consistent vision and implementing a quality development. The original planning of Rancho Vistoso identified several neighborhood commercial nodes envisioned to meet the needs of an urbanized master planned community development.*

Per the Rancho Vistoso PAD, the community proposed 13,862 residential units and an estimated population of 32,815. Our analysis identifies there are approximately 7,000 developed residential units based on the current Pima County GIS data excluding developments such as Splendido and the future residential parcels yet to be developed. The current build-out is approximately 50% of the proposed development potential as identified in the PAD. There are many factors such as market conditions,

product evolution and demographic shifts that influence the ultimate build-out of the community. The commercial and office market demands are serviced by the larger commercial centers developed at the major intersections and primary entries to Rancho Vistoso. Thus, the use of this property as neighbor commercial and office is not in demand or viable in today's market.

Staff Comment: According to Town records, the Rancho Vistoso PAD has been underdeveloped at approximately two-thirds of its planned density. It was requested that the applicant submit a detailed analysis with regard to the viability of the existing Neighborhood Commercial / Office (NC/O) designation. The narrative contains anecdotal statements, but does not contain the level of analysis necessary to establish non-viability of this property for commercial use in staff's opinion.

Neighborhood level commercial or office uses on this property would provide needed services within proximity to existing residential areas. An inventory of developed and vacant commercial properties in the area is provided as Attachment 4.

Additionally, a significant change which has occurred within the Rancho Vistoso area is the development of large areas which were originally planned for higher density residential uses to lower density single-family uses. This has resulted in housing lacking the variety envisioned by the adopted Rancho Vistoso PAD and intended by the General Plan. An alternative to retaining the NC/O designation may be consideration of a residential land use designation which provides variety in housing such as townhomes, casitas, condominiums, or even estate lots which would offer some diversity in housing opportunities consistent with the General Plan policies and original planning for Rancho Vistoso.

2. The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

Applicant's Response: *Vistoso Highlands will meet the demand for a segment of the housing market and enhance the overall diversity of housing opportunities in Rancho Vistoso and Oro Valley consistent with the Housing Element of the General Plan. The project presents housing opportunities for new and existing residents broadening the fabric of the community that live, work and play in Oro Valley. In addition, the community will conform to the design and aesthetic standards guided by the Rancho Vistoso PAD and the Oro Valley Design Standards ensuring the implementation of the quality community.*

Vistoso Highlands will be in conformance with the Environmentally Sensitive Lands Ordinance (ESLO) that requires the Medium Density Residential General Plan designation to provide 25% open space plus preserve 95% of the Critical Resource Area. The ESLO requirement results in approximately 4 acres of open space that may contain natural open space, passive open space, trails, recreational areas, buffers and drainage. The net developable area is approximately 14 acres. Please note that the site has experienced extensive disturbance over the years.

Staff Comment: The proposed development of single-family uses with a minimum lot size of 5,000 sq. ft. does not provide the diversity in housing opportunities envisioned by the General Plan and the Rancho Vistoso PAD. Alternatively, retention of the Neighborhood Commercial / Office designation can contribute to the socio-economic betterment of the community through the future location of neighborhood level commercial services and employment in close proximity to existing neighborhoods. Proximate services and jobs to existing neighborhoods promote walkability and reduce traffic impacts on roadways and contribute to quality of life. Commercial development also provides needed sales tax revenue to fund necessary services to residents including recreation facilities and public safety.

3. The proposed change reflects market demand which leads to viability and general community acceptance.

Applicant's Response: *The Vistoso Highlands General Plan Amendment request presents a viable use that is complementary to the existing residential development in the vicinity. As a master planned community, residential development is the core use to create community. The Medium Density Residential designation supplements the market demand for residential properties in Rancho Vistoso. Currently, the property remains undeveloped as a market demand has not materialized. Neighborhood Commercial and Office is not a viable use in this location due to the lower developed density in the area. Mountain Vista Plaza is a prime example of a neighborhood commercial complex that has struggled based on reduced market demand in the area.*

Commercial centers located at the major intersections along Rancho Vistoso Boulevard at Tangerine Road and Oracle Road serve as the optimal location for commercial in the area. Vacancies in the commercial centers within the vicinity are decreasing and new commercial development proposals are being introduced and implemented along the Tangerine Road and Oracle Road corridor. The existing commercial center at Tangerine Road and Rancho Vistoso Boulevard is approximate two miles from the site. The location provides reasonable access for the community and the location is positioned on a successful and well traveled transportation corridor. The original vision for this parcel to serve as neighborhood commercial had merit if the densities that were proposed were actually developed around this parcel. Ultimately, the current density of the development will not support the neighborhood commercial use thus the site has remained undeveloped. The commercial needs are well served by the existing commercial development in Rancho Vistoso and those developments would be better served to remain as the key commercial nodes and thrive as additional users populate within their service areas.

Residential development is clearly successful in Rancho Vistoso and the demand for the remaining residential land in Oro Valley is significant. Therefore, the addition of a new residential development aligns with a successful long term residential development program implemented in Rancho Vistoso.

Staff Comment: Staff agrees that there is current market demand for production housing. However, significant areas for single-family residential development have been approved recently in this area which will increase the demand for convenient neighborhood commercial uses. These areas include RV Parcel 10N (28 lots), Stone Canyon Enclave Phase 1 (36), and Maracay at Vistoso (348 lots). Market demand for production housing should not drive the decision to change from NC/O to MDR.

The unprecedented economic conditions of the past 7-8 years have resulted in significant challenges for commercial developments. As the applicant points out, vacancies within these centers are decreasing as the overall economy recovers. Commercial projects with significant vacancies do not necessarily reflect the non-viability of that center for commercial uses; rather commercial vacancies are more than likely the result of the unprecedented economic downturn in recent years. As the economy recovers and recently approved residential projects are constructed, demand for nearby neighborhood levels services and employment will increase.

4. The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.

Applicant's Response: T*he vision for Vistoso Highlands is to plan a project that minimizes impacts through the subsequent rezoning and development processes. The public engagement process*

facilitated by the Town of Oro Valley ensures that the adjacent residents and the community are notified and engaged in the process. The project will conform to the Oro Valley Design Standards and the Rancho Vistoso PAD addressing design standards to minimize the impact of the improvements while maintaining a high quality development for the community. In addition, the Environmentally Sensitive Lands Ordinance requires 25% open space to reduce the development impacts. The project will demonstrate compliance with the ESLO requirements as part of the rezoning process.

Staff Comment: Staff agrees that impacts associated with the residential development of this property can be mitigated through the Town's rezoning and design process. The larger community impact of the amendment is the loss of neighborhood level commercial / office services and employment opportunities to a growing residential area, increased traffic and minor loss of revenues.

General Plan Vision, Goals and Policies Analysis

General Plan Amendments are also evaluated for consistency with the Vision, Goals and Policies of the General Plan. The following is an analysis relative to the amendments consistency with the Vision and key Policies in the General Plan.

General Plan Vision

To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

The Vision Statement from the General Plan emphasizes the need to carefully balance land use decisions which respond to a current conditions, against the long term impact to the community. In general, reduction of neighborhood commercial/office uses to respond to a currently active residential market can be detrimental the long term health of the community. Providing services within close proximity to residents improves quality of life, which is consistent with the overall General Plan Vision.

General Plan Policies

The application has been reviewed against notable General Plan goals and policies as follows:

Policy 1.3.1 The Town shall encourage the location of residential neighborhoods close to activity centers compatible with residential uses, and vice versa.

The location of this property directly serves this growing residential area. This policy supports retention of proximate, neighborhood level commercial and employment use on this property.

Policy 1.5.4 The Town shall ensure that areas appropriately zoned and planned for neighborhood commercial uses are developed.

This property is ideally located for neighborhood scale commercial and employment uses. Rancho Vistoso Boulevard is the main arterial roadway through Rancho Vistoso. This arterial roadway intersects with Vistoso Highlands Drive, a Major Collector Roadway providing direct and convenient access to the growing residential area to the west. Further, the property is buffered from residential

areas by the existing golf course on the north and west, making the site ideal for neighborhood scale commercial or office uses. Retention of the existing NC/O designation is consistent with this policy.

Policy 1.3.3. The Town shall encourage the establishment of new commercial uses in areas so designated on the land use map near new residential neighborhoods with the type, scale and potential buffering taken into account.

As stated above, this area is experiencing significant residential development as evidenced by recent approvals in Stone Canyon and within Rancho Vistoso Neighborhood 10 and 11. Additionally, the location of the golf course on the north and west provides a significant buffer, making this property ideal for neighborhood scale commercial and office uses. This policy supports retention of the property as NC/O.

Goal 7.2 To encourage and maintain a range of housing opportunities.

Policy 7.2.1. The Town shall encourage the development of a variety of types of homes to accommodate the varied needs of residents, including single-family attached and detached, townhomes, small apartments (3-4 units), condominiums, active retirement communities and congregate housing…

Policy 7.2.2.: The Town shall encourage a variety of residential building types consistent with the General Plan and in accordance with the Town's zoning and subdivision design standards.

This goal and these policies support the development of a diverse range of housing opportunities. Additional medium density homes do not advance this goal; rather adds to the lack of diversity in housing within this area. An alternative to retaining neighborhood commercial may be consideration of a land use designation which provides variety in housing including townhomes, casitas, condominiums, or even estate lots which would offer some diversity in housing opportunities consistent with the General Plan policies and original planning for Rancho Vistoso.

Goal 1.1: To preserve Oro Valley's natural Sonoran Desert environment and the scenic resources that are an important part of the community's quality of life.

Development of this property, whether commercial or residential, will be required to conform to the Environmentally Sensitive Lands ordinance including comprehensive analysis and preservation of the wash corridors and native plant species which exist on the property.

Policy 1.2.1. The Town shall maintain Oro Valley's predominately low density character while considering needs of financial stability and infrastructure efficiency.

The proposed amendment meets a portion of this policy. Reduction of commercial does not advance financial stability.

PUBLIC PARTICIPATION:

Summary of Public Notice

Public notice has been provided:

- Notification of all property owners within 1,000 feet
- Homeowners Association mailing
- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on website

Two neighborhood meetings were held. The first meeting was held on April 11th, 2013. Approximately 50 residents and interested parties attended the meeting. A second neighborhood meeting was held on September 19th, 2013 with approximately 12 residents and interested parties attending the meeting. A number of issues were discussed at each meeting, including the following:

Open space
Type and price of homes
Access to subdivision and additional traffic
Setbacks and building heights
Larger lots (13,000+ sq. ft.) preferred
Traffic

The summary notes from both meetings are attached for your reference (Attachment 5). A letter from an interested party is provided as Attachment 6.

SUMMARY

The proposed amendment has been evaluated using the general plan amendment criteria and applicable General Plan goals and policies as well as neighborhood and outside agency input. Following is a summary of the factors for and against the proposal:

Factors For:

1. The proposal will provide continuity in residential land use and will be compatible with the surrounding area.
2. The proposed development will have a lesser impact (lighting, noise, building height, etc.) than commercial on the adjacent residential properties.
3. The proposed amendment appears to be supported by the current market demand for detached single-family residential development.
4. Single-family development of this parcel tentatively supported by some nearby residents, although larger lots are preferred.

Factors Against:

1. The existing commercial designation provides future neighborhood level commercial services and employment in proximity to existing residential areas.
2. The location is ideally suited for neighborhood scale commercial employment uses based on the arterial street frontage and buffering from the adjacent golf course.
3. Retention of the commercial designation will positively contribute to fiscal stability of the Town when the property is developed.
4. The amendment does not provide a variety of housing consistent with General Plan policies.

5. New residential in the area will create future demand for neighborhood scale commercial / office uses in this area.

RECOMMENDATION:

The proposed amendment is not in conformance with a number of the General Plan evaluation criteria and a number of General Plan Goals and Polices as outlined in the Discussion / Analysis section of this report. Retention of the NC/O designation will maintain the opportunity for neighborhood scale commercial and employment uses in proximity to a growing residential area. The location on a Major Arterial roadway, and adjacent to the golf course make this property ideal for commercial and employment development. The proposed medium density residential use does not contribute to housing diversity nor fiscal stability.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend to Town Council denial of the requested amendment.

SUGGESTED MOTIONS:

As this first Planning and Zoning Commission meeting is a Public Hearing only, no action will be taken by the Commission. Therefore, no suggested motions have been provided.

ATTACHMENTS:

1. Location Map
2. Application and Responses to Criteria
3. Current & Proposed General Plan Land Use
4. Area Commercial Land Inventory
5. Neighborhood Meeting Summary Notes
6. Interested Party Letter

_____
Chad Daines, AICP Principal Planner

Major General Plan Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER:	OV1113-02 Vistoso Highlands
MEETING DATE:	November 7, 2013
AGENDA ITEM:	3
STAFF CONTACT:	Chad Daines, Principal Planner cdaines@orovalleyaz.gov (520) 229-4896

Applicant:	Stacey Weaks of Norris Design
Request:	From Neighborhood Commercial/ Office (NCO) To Medium Density Residential (2.1 – 5.0 du/ac)
Location:	Northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive
Recommendation:	Recommend Denial of the requested amendment.

OVERVIEW:

The applicant proposes a Major General Plan Amendment from Neighborhood Commercial/ Office to Medium Density Residential for an 18 acre property located at the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive (Attachment 1).

The applicant proposes to develop the property as a single-family residential development, with minimum 5,000 sq. ft. lots. The application and applicant responses to Code evaluation criteria are provided as Attachment 2. The Current and Proposed General Plan Land Use Maps are provided on Attachment 3.

The Planning and Zoning Commission held the first public hearing on the request on October 1, 2013. Three residents / interested parties spoke with regard to the proposed amendment. In summary, one resident did not support the proposed density and lot size and felt that the development should be consistent with the density and lot size to the north and west. Another resident expressed concern with making a decision based on the current market, rather than what was appropriate for the property. This resident also expressed concern with the safety of future residents adjacent to the golf course and the need to update the Town's Golf Course Overlay District The staff report and draft minutes from the October 1st Planning and Zoning Commission meeting are provided as Attachment 4 and 5 respectively.

BACKGROUND

Land Use Context

	EXISTING LAND USE (Attachment 1)	GENERAL PLAN (Attachment 3)
SUBJECT PROPERTY	Vacant	Neighborhood Commercial / Office (NCO)
NORTH	Golf Course	Resort/ Golf Course
SOUTH	Single-family Residential Vistoso Resort Casitas & Parcel 10N	Medium Density Residential (2.1–5 du/ac)
EAST	Single-Family Residential Monterey @ Vistoso / Splendido	Medium Density Residential (2.1-5 du/ac)
WEST	Golf Course	Resort/ Golf Course

Approvals To Date

June 1987: Rancho Vistoso Planned Area Development (C-1) approved.

Existing General Plan Land Use Designations (Attachment 3)

The current Oro Valley General Plan designates the property Neighborhood Commercial / Office (NC/O), which is described as follows:

> Neighborhood Commercial/ Office (NCO) - This designation denotes commercial and office areas located with good arterial access (i.e. at the intersections of arterial streets or along Oracle Road) that is close to residential areas. Within these areas, uses such as grocery stores, drugstores, and offices tend to serve the surrounding neighborhoods and are integrated with those neighborhoods. Offices include professional offices, tourism-related businesses, and services.

Proposed General Plan Land Use Designation (see Attachment 3)

> Medium Density Residential (MDR; 2.1–5.0 du/ac) - This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping and employment.

Existing Zoning

The property is currently zoned Community Commercial C-1 under the Rancho Vistoso Planned Area Development (PAD). The current zoning permits a variety of commercial, office and employment uses.

Density / Lot Size Character of the Area (see Attachment 6)

At the October 1, 2013 Planning and Zoning Commission meeting, a resident requested the density be granted similar to Stone Canyon to the North and Vistoso Highlands to the west. The density and lot sizes of adjacent residential areas are provided for informational purposes within the below table.

	NAME OF DEVELOPMENT	DENSITY	MIN LOT SIZE	LOT SIZE RANGE
NORTH (of Golf Course)	Stone Canyon VI	.8 du/ac	17,000 sq. ft.	17,000 to 51,000 sq. ft.
SOUTH	Vistoso Resort Condo's Rancho Vistoso Parcel 10N	10 du/ac 4.1 du/ac	2,000 sq. ft. 5,000 sq. ft.	2,000 sq. ft. 5,000 – 9,000 sq. ft.
EAST	Monterey at Vistoso Splendito	4 du/ac 11 du/ac	5,400 sq. ft.	5,400 – 12,000 sq. ft.
WEST (of Golf Course)	Vistoso Highlands	2.1 du/ac	13,000 sq. ft.	13,000 – 21,000 sq. ft.

Environmentally Sensitive Lands (ESL) Ordinance Applicability to General Plan Amendments (GPAs)

The property contains the following ESL conservation categories:

- Critical Resource Area (CRA): 95% open space requirement
- Resource Management Area (RMA) Tier 2: 25% open space requirement

The October 1st Planning and Zoning Commission staff report (Attachment 4) includes additional information with regard to the ESL Conservation Categories on the property.

DISCUSSION / ANALYSIS:

General Plan Amendment Criteria, Section 22.2.D.3

General Plan Amendments are evaluated for consistency with the General Plan Amendment criteria in the Zoning Code. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's full response to each of the criteria is attached (Attachment 2). The October 1st Planning and Zoning Commission report is provided as Attachment 4 and contains a summary of the applicant's responses and staff's analysis of each criterion:

General Plan Vision, Goals and Policies Analysis

General Plan Amendments are also evaluated for consistency with the Vision, Goals and Policies of the General Plan. The October 1st Planning and Zoning Commission staff report is provided as Attachment 4 and contains a detailed analysis relative to the amendments consistency with the Vision and key Policies in the General Plan.

PUBLIC PARTICIPATION:

Summary of Public Notice

Public notice has been provided:

- Notification of all property owners within 1,000 feet
- Homeowners Association mailing
- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on website

Two neighborhood meetings were held. The first meeting was held on April 11th, 2013. Approximately 50 residents and interested parties attended the meeting. A second neighborhood meeting was held on September 19th, 2013 with approximately 12 residents and interested parties attending the meeting. A number of issues were discussed at each meeting, including the following:

Open space
Type and price of homes
Access to subdivision and additional traffic
Setbacks and building heights
Larger lots (13,000+ sq. ft.) preferred
Traffic

The summary notes from both meetings are attached for your reference (Attachment 7). Emails and letters from interested parties are provided as Attachment 8.

This request was considered at the October 1st Planning and Zoning Commission meeting. Three residents / interested parties spoke with regard to the proposed amendment. In summary, one resident did not support the proposed density and lot size and felt that the development should be consistent with the density to the north (.8 du/ac) and west (2.1 du/ac). Another resident expressed a concern with making a decision based on the market, rather than what is appropriate for the property. This resident also expressed concern with the safety of future residents adjacent to the golf course and the need to update the Town's Golf Course Overlay District.

SUMMARY

The following is a summary of the General Plan Amendment criteria and policy analysis. Also included are responses to public and Commission questions from the first public hearing.

At the October 1st Planning and Zoning Commission meeting, one resident felt the density should be consistent with Stone Canyon (.8 du/ac.) and Vistoso Highlands (2.1 du/ac.) to the north and west.

The applicant indicates that the property is not a viable commercial parcel as evidenced by the property being vacant. Beyond anecdotal statements, the applicant's narrative does not contain the level of analysis necessary to establish non-viability of this property for commercial use in staff's opinion.

The Commission requested staff provide clear justification for the retention of the property for a future neighborhood commercial use. Although it is the burden of the applicant to demonstrate that the criteria for amendment have been met to support a change, staff would offer the following comments with regard to retaining the existing NC/O General Plan designation.

- Over 400 new single-family residential units have been recently approved in the immediate vicinity. These 400 new units will be served directly by the Rancho Vistoso and Vistoso Highlands Drive intersection coming to and from their homes. This new residential development will directly support future commercial, office or employment development of the subject property. (see Attachment 9).

- The location of the property at the intersection of Vistoso Highlands and Rancho Vistoso Boulevard, the main arterial street through Rancho Vistoso, is ideal for neighborhood commercial services and employment uses. The adjacent golf course provides a significant buffer area between the future commercial and the existing residential areas to the west and north. The property location at a major street intersection and the existence of significant buffer areas to existing residences both meet General Plan policies regarding the location of future neighborhood commercial or employment use.

- The adjacent residential area will benefit from neighborhood commercial services and jobs in close proximity to residents. The proximate location of nearby neighborhood commercial uses is supported by several General Plan policies which are designed to improve quality of life of residents and reduce traffic. The nearest developed commercial center to this property is two miles away (Attachment 10)

- Retention of non-residential zoning in appropriate areas is supported by the General Plan. Caution should be exercised when considering current market conditions as a factor for or against a proposed land use change. Construction of employment and commercial land uses to support residential areas typically take a number of years after full residential development occurs. Decisions made on the basis of current market conditions may prove to be premature and short sighted, failing to account for the long term best interest of the community. The current strong market for production housing should not drive the decision to change from Neighborhood Commercial / Office to Medium Density Residential.

- It is normal and expected that this property has remained vacant for many years. Land price and efforts to market the property are important additional factors which influence development timeframe.

- Development of single-family homes on 5,000 sq. ft. lots is consistent with the existing development pattern and is the predominate housing option within the Rancho Vistoso development. Numerous opportunities exist for additional Medium Density Residential uses with Rancho Vistoso. Although there is some diversity of lot size and housing options in Rancho Vistoso, the predominant product is medium density detached single-family lots. Development of the property as estate lots, townhomes, or condominiums would offer some diversity in housing opportunities consistent with the General Plan policies.

FACTORS FOR / FACTORS AGAINST

The proposed amendment has been evaluated using the General Plan Amendment criteria and applicable General Plan goals and policies as well as neighborhood and outside agency input. Following is a summary of the factors for and against the proposal:

Factors For:

1. The proposal will be consistent and compatible with the surrounding area.
2. The proposed development will have a lesser impact (lighting and building height) than commercial on the adjacent residential properties.
3. The proposed amendment appears to be supported by the current market demand for detached single-family residential development.
4. Single-family development of this parcel tentatively supported by some nearby residents, although larger lots are preferred.

Factors Against:

1. The existing commercial designation provides future neighborhood level commercial services and employment opportunities in proximity to existing residential areas.
2. The location is ideally suited for neighborhood scale commercial and employment uses based on the arterial street frontage and buffering established by the adjacent golf course.
3. Retention of the commercial designation will likelypositively contribute to fiscal stability of the Town when the property is developed.
4. The amendment does not further housing diversity consistent with General Plan policies.
5. New residential in the area will create future demand for neighborhood scale commercial / office uses in this area.
6. Will require increase in traffic/trips for services.

RECOMMENDATION:

The proposed amendment is not in conformance with a number of the General Plan evaluation criteria and a number of General Plan Goals and Polices as outlined in this report. Retention of the NC/O designation will maintain the opportunity for neighborhood scale commercial and employment uses in proximity to a growing residential area. The location on a Major Arterial roadway, and adjacent to the golf course make this property ideal for commercial and employment development.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend Denial to the Town Council of the requested Major General Plan Amendment under OV1113-02 from NC/O to MDR.

SUGGESTED MOTIONS:

I move to recommend to Town Council Denial the requested amendment based on a finding that the application fails to meet the General Plan Amendment criteria and policies as identified in the Discussion/Analysis section of this report.

OR

I move to recommend to Town Council approval of the requested amendment based on a finding that the application meets the General Plan Amendment criteria and policies and _____.

ATTACHMENTS:

1. Location Map
2. Application and Responses to Criteria
3. Current & Proposed General Plan Land Use
4. October 1st Planning and Zoning Commission Staff Report
5. Draft October 1st Planning and Zoning Commission Minutes
6. Density of Adjacent Areas
7. Neighborhood Meeting Summary Notes
8. Interested Parties Emails and Letter
9. New Residential Development in Area
10. Area Commercial Land Inventory

_____
Chad Daines, AICP Principal Planner

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
October 1, 2013
WILSON K-8 SCHOOL - SOUTH MULTI-PURPOSE ROOM
2330 W. GLOVER ROAD

3. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT FOR VISTOSO HIGHLANDS FROM NEIGHBORHOOD COMMERCIAL / OFFICE (NC/O) TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC) LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE, OV1113-002

Chad Daines, Principal Planner, presented the following:

- Site Map
- Location Map
- General Plan Land Use
- Proposed General Plan Land Use
- General Plan Amendments Evaluation
- General Plan Amendment Evaluation Criteria
- Neighborhood Meetings Issues April 11th and September 19th
- Factors For
- Factors Against
- Recommendation

Discussion ensued amongst the Commission regarding what the current zoning for the property in question, and whether this is an appropriate and an ideal spot for commercial.

Stacey Weaks, Norris Design, representing the applicant, presented the following:

- Vistoso Highlands/Vicinity Map
- General Plan Application
- Vistoso Highlands/Existing Commercial
- Vistoso Highlands/Development Patterns
- Vistoso Highlands/Planning Area

Vice Chair Cox opened the public hearing.

Jim Bands, Oro Valley Resident, commented that this process does not seem correct. The developer is requesting high density housing into a place surrounded by Stone Canyon to the north and low density to the west. He recommend this not go forward unless the proposed is developed consist with what is to the west.

Bill Adler, Oro Valley Resident, stated he has a lot of respect for planning and it goes way beyond market demand. There's got to be more science to planning than simply determining why a piece of land is not selling the way it is designated. We need to go way beyond market demand to make a judgment of whether or not a proposed land use is appropriate or not. Safety is a big concern for this particular property. The golf course overlay district that currently exists is the same as it was in the beginning and yet the setback requirements are the same as it was when it was created. Safety needs to be understood and how much further a golf ball travels today; this information is not in the staff communication. Who knows if the setbacks are adequate or not because you don't have the data that tells you? When you have housing next to a golf course, safety becomes an issue automatically.

Don Bristow, Oro Valley Resident, stated he would like to commend Mr. Weaks on all the information he has provided to help us understand his position and what was happening in the area.

Vice Chair Cox closed the public hearing.

Discussion ensued amongst the Commission and suggested staff return with support for their recommendation.

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
November 7, 2013
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

3. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT FOR VISTOSO HIGHLANDS FROM NEIGHBORHOOD COMMERCIAL / OFFICE (NC/O) TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC) LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE, OV1113-002

Matt Michels, Senior Planner, provided an overview of the project.

- Location Map
- General Plan Land Use
- Proposed General Plan Land Use
- Application Description
- General Plan Amendment Evaluation
- General Plan Amendment Evaluation Criteria
- October 1st Planning and Zoning Commission - Discussion Points
- Reasons to Retain Commercial
- New Residential Development
- Map of Commercial Parcels Located North of Naranja Drive
- Factors For
- Factors Against
- Recommendation

Steve Hagedorn, The Planning Center, representing the applicant presented the following:

- Location Map
- Existing General Plan
- Proposed General Plan
- New Residential Projects
- Map of Commercial Parcels Located North of Naranja Drive

Chairman Swope opened the Public Hearing.

Patrick Straney, Oro Valley Resident, voiced his concerns on the proposal. Similar to the Olson property discussion, the buildable footprint in far less than 14

acres. Mr. Straney foresees density problems and a healthy community needs diversity. There has been an awful lot of development in Rancho Vistoso within the last five years, with a vast majority is closer to 5 du/ac. People like to work, play and live in a close by area. Mr. Straney requested that density be closer to the Vistoso Highlands development immediately adjacent on the west.

Roy Huff, Oro Valley Resident, states he agrees with Mr. Straney's assessment with Rancho Vistoso being one of the most impressive streets as you enter Vistoso Highland Drive. The monument sign as you enter gives an impression and hopes the Town gets to retain the sign. Mr. Huff is asking for less than three homes per acre and single story homes.

Jim Bands, Oro Valley Resident, states he is urging the Commission to deny this request. This proposed amendment is inconsistent with the master plan, neighborhoods to the north and the west differs from the density proposed which is significantly higher.
Ron Locker, Oro Valley Resident, urges the Commission to change the designation from commercial to residential for the following reasons. 1). The parcel has been zoned commercial since 1988 and still vacant. 2). On the six mile stretch of Rancho Vistoso, from Tangerine to Oracle there are the four shopping centers and office park. As of three days ago Mr. Locker counted 21 vacant and available commercial spaces. With that many spaces available there is no need for any more commercial in the area.

Lawrence Effken, Oro Valley Resident, stated as a master plan community the Rancho Vistoso area has provided for a range of housing possibilities. These neighborhoods were built to offer a variety of living styles and prices to buyers. It is extremely important that we continue to provide for the type of housing that demonstrates the foresight in this plan. Any new homes must be in the style, character and concept of those already here. As this property is an abutting property to an established neighborhood, Mr. Effken feels the homes must be stand alone, single story, single family of a density of approximately 2.1 per.

John Bross, Oro Valley Resident, stated he is not opposed to change, but the density of houses is his largest concern. He is also asking for the 2.1 homes per acre. This is a wonderful area and he would not want to see it change to a higher density homes.

Gwen Parr, Oro Valley Resident, states she is in favor of changing parcel 10J from commercial to residential. Ms. Parr is in favor of change but would urge the developer to be more in tune with the neighborhoods that border the parcel which have detached single story, single family homes on lot sizes of less than 3 dwellings per acre.

Mike Parr, Oro Valley Resident, states he is in favor of the amendment but if two story homes are to be built anywhere nearby he would have to seek architecture control permission and built an eight foot privacy wall.

Carol Surowiec, Oro Valley Resident, states there have been struggles in the past eight years regarding some approved projects which have had an adverse effect on neighborhoods rather than enhancing them. This land use change as requested by the current owners of this parcel will have the potential to allow as many as five homes per acre as well as two story homes and townhouses. The land use as requested would allow this development on the parcel which would not be compatible with the adjacent properties on the north and west. Ms. Surowiec requests a change that would allow no more than 3 single story homes per acre.

Bob Spieal, Oro Valley Resident, states should the Commission decide to change the designation from neighborhood commercial office to medium density residential, he trusts that in making that decision you maintain the integrity and continuity of the community of existing homes on Vistoso Highlands Drive. Mr. Spieal requests no two story homes, the development would be a gated community and the density will be no greater than 3 homes per acre.

Dick Surowiec, Oro Valley Resident, states we don't need $200,000 homes in the area. Mr. Surowiec supports a designation change if the density level is 2.1 single family and no two story homes. Mr. Surowiec submitted a letter from Helene and Fred Mittleman.

Bill Adler, Oro Valley Resident, states as with the Olson property his interest is in seeking compliance and consistency with policies and the General Plan. Market demand does not necessary or automatically lead to community acceptance, which is required by the evaluation criteria.

Chairman Swope closed the Public Hearing.

David Willams, Planning Manager, commented on the questions asked during the public hearing including the monument sign entering Rancho Vistoso.

MOTION: A motion was made by Commissioner Buette and seconded by Vice Chair Cox to Recommend Approval of the requested amendment provided that the dwelling units be limited to 2.1du/ac.

Discussion ensued amongst the Commission regarding the justification for changing the General Plan and approving a General Plan Amendment to a density that may not work for the property owner,

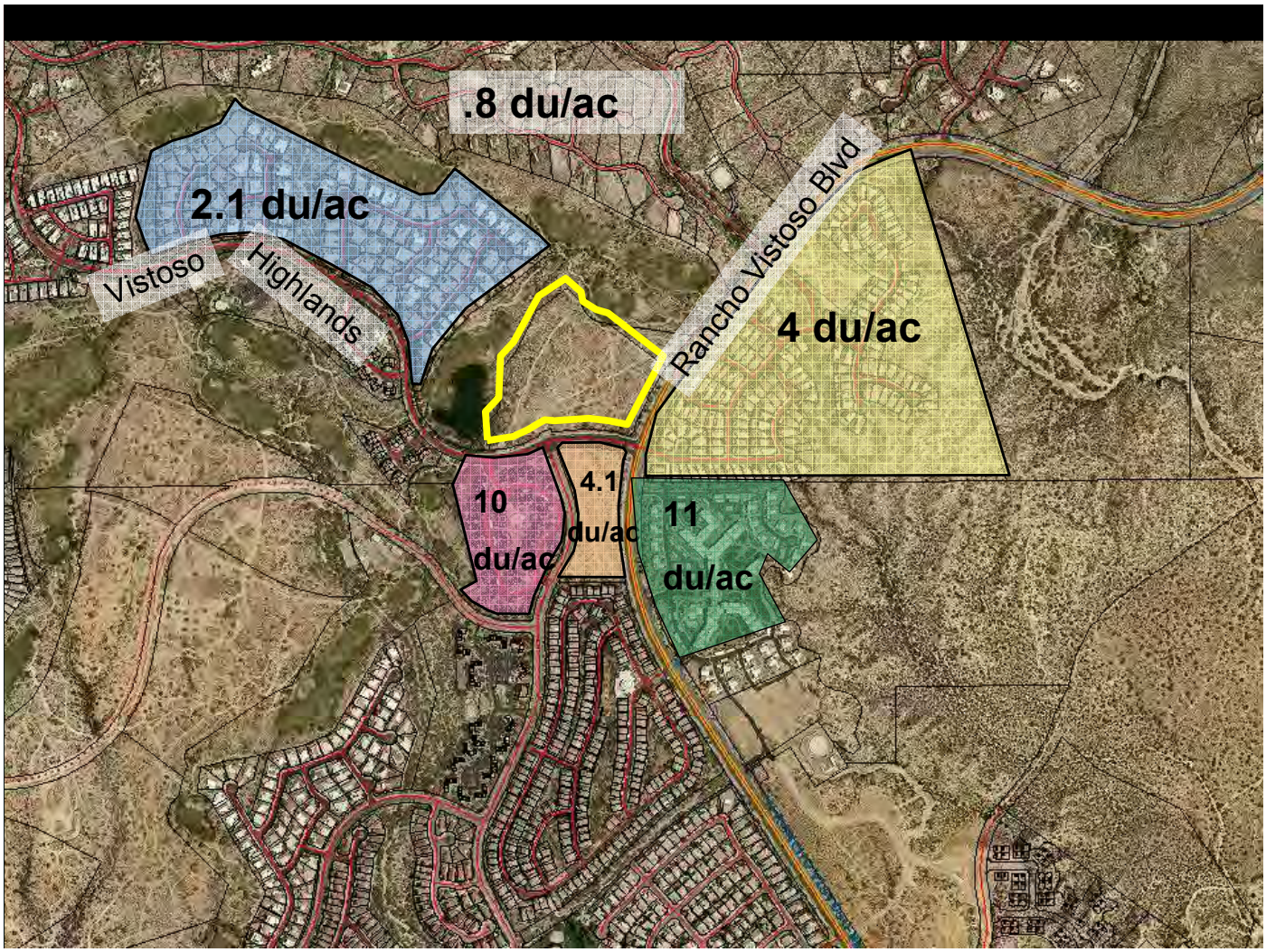
MOTION: A motion was made by Commissioner Buette and seconded by Vice Chair Cox to Amend the previous motion to recommend approval of the requested amendment without the density limitation.

MOTION failed, 3-4 with Chair Swope, Commissioner Caine, Commissioner Rodman, and Commissioner Drzazgowski opposed.

MOTION: A motion was made by Commissioner Rodman and seconded by Commissioner Caine to Recommend Denial of the requested amendment based on a finding that it does not meet the amendment evaluation criteria as identified in the staff report.

Discussion ensued amongst the Commission regarding the amendment not being warranted based on changes in the community and the premature nature of the request.

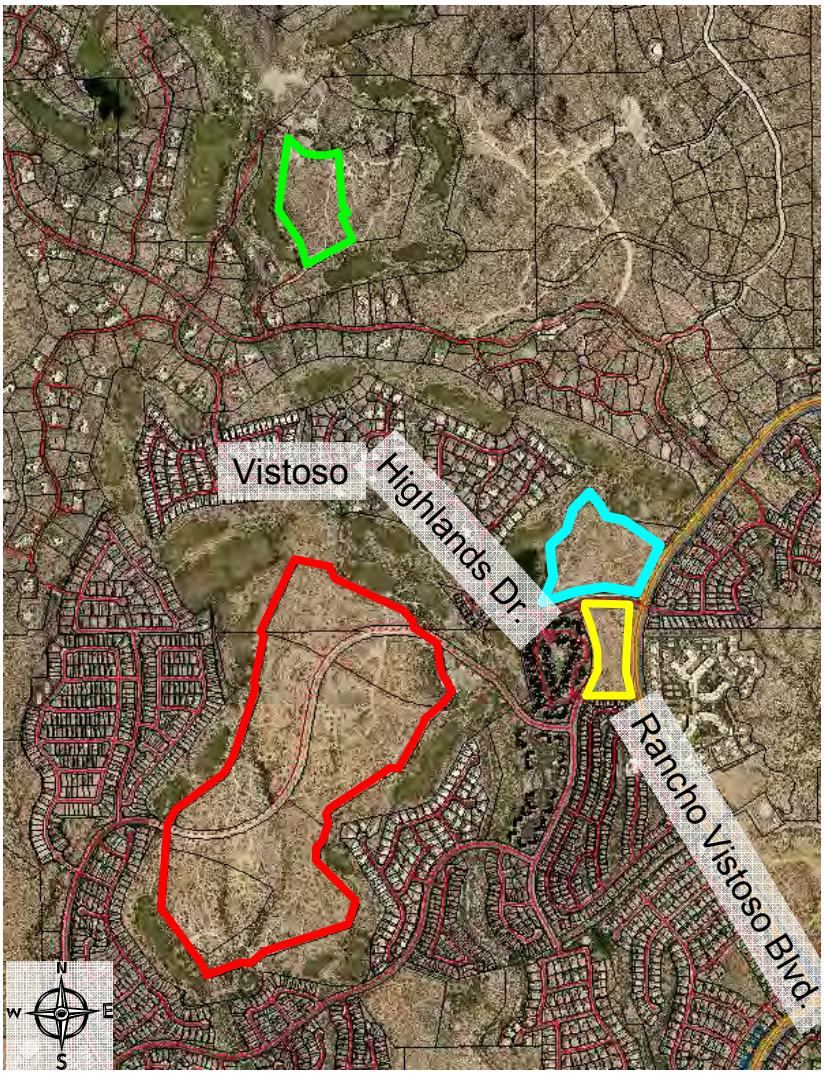
MOTION carried, 4-3 with Vice Chair Cox, Commissioner Buette, and Commissioner Leedy opposed.



DENSITY OF ADJACENT AREA

Vistoso Highlands (OV1113-02)

Attachment 7



New Planned Residential

Subject Property

Stone Canyon Enclave
Density: 2.7 du/ac
# of Lots: 36 Lots
Area: 13 acres
Min. Lot Size: 9,000 sq. ft.

Maracay at Vistoso
Density: 2.7 du/ac
# of Lots: 345
Area: 130 acres
Min. Lot Size: 4,000 sq. ft.

Parcel 10N
Density: 4.1 du/ac
# of Lots: 27
Area: 6.6 acres
Min. Lot Size: 5,000 sq. ft.

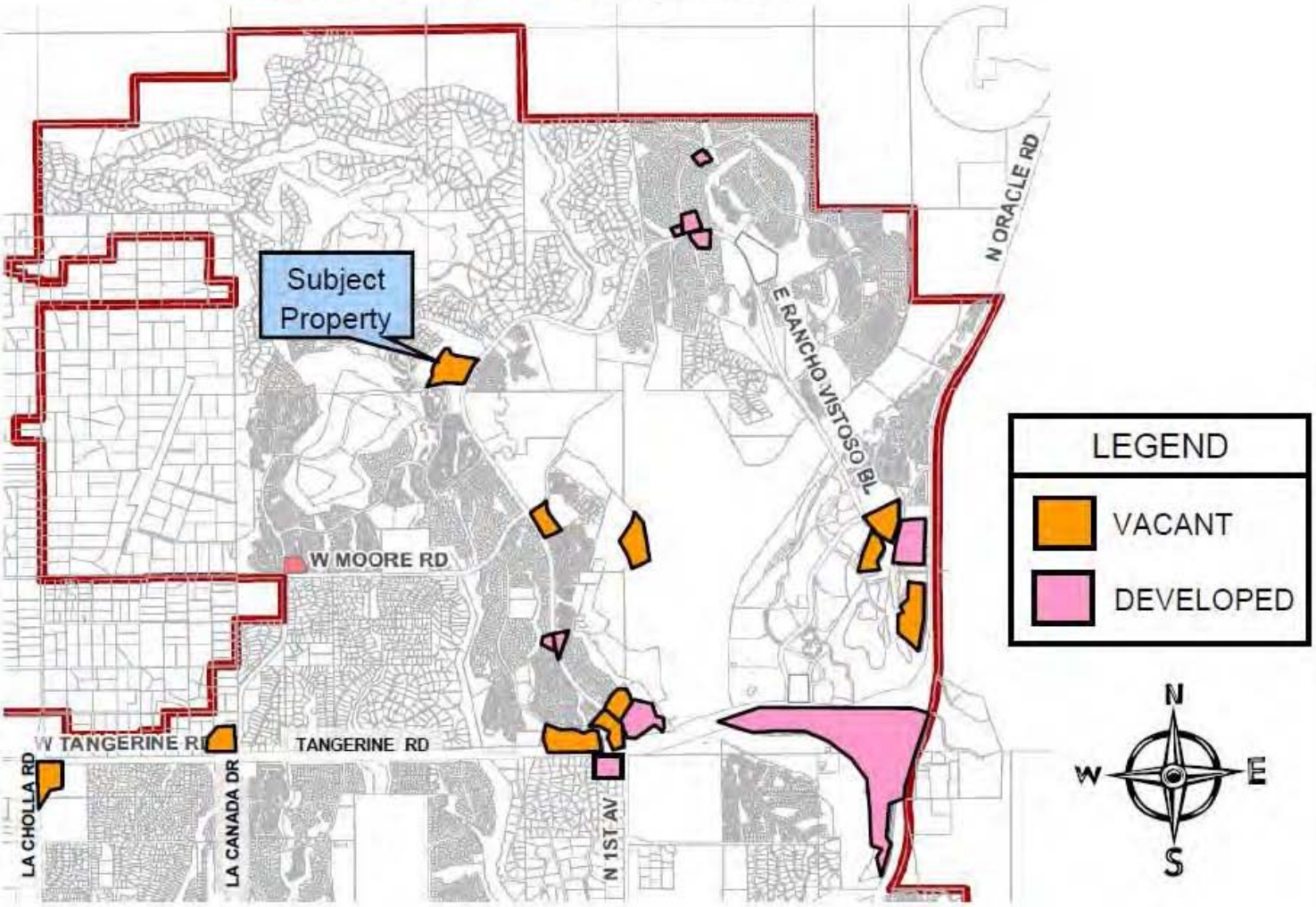
ORO VALLEY ARIZONA
FOUNDED 1974

NEW RESIDENTIAL DEVELOPMENT IN AREA

Vistoso Highlands (OV1113-02)

Attachment 8

Map of Commercial Parcels Located North of Naranja Drive



ORO VALLEY ARIZONA FOUNDED 1974

COMMERCIAL LAND INVETORY

(OV1113-02)

Attachment 9

Neighborhood Meeting Summary
Vistoso Highlands Major General Plan Amendment
April 11, 2013
6:30 – 8:00 PM
Painted Sky Elementary Multi-Purpose Room

1. Introductions and Welcome

David Williams introduced the Oro Valley staff David Laws, Permitting Manager, Hillary Turby, Senior Planner, and Rosevelt Arellano, Planner. Approximately 50 residents and interested parties attended the meeting, including Council Members Joe Hornat and Mike Zinkin, and Planning & Zoning Commissioner Alan Caine.

2. Staff Presentation

Project Manager, Hillary Turby, provided a presentation that included:

- General information of the project site
- Major General Plan Amendment Process
- Review Criteria
- Public Participation Opportunities
- Next Steps

3. Applicant Presentation

The project team provided a presentation that included:

- History of the property
- Proposed General Plan land use map amendment

4. Public Comments and Questions

- The first comment made was by Planning and Zoning Commissioner Alan Caine, pointing out that the Major General Plan Amendment process is driven by Arizona State Law.

- A question was asked whether or not 2 story homes are being proposed for the site.

    - The applicant responded that both 1 and 2 story homes will be considered.

- A comment was made that two story homes impact views

    - Town staff responded that height/number of stories will be determined during the rezoning process.
    - A related comment was made by a member of the public that two story homes are not consistent with the surrounding area.

- A member of the public asked staff to define the Medium Density Residential land use designation, and the number of expected housing units to make the project viable?

    - MDR is defined as: areas suitable for single-family detached, townhouse, or patio home developments, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping, and employment.
    - Approximately 60-70 units are expected by the developer

- A member of the public asked if a Splendito (High density senior living facility) type use be permitted?

- Splendito is zoned in the Rancho Vistoso PAD as High Density Residential. The applicant is asking for Medium Density Residential which would not allow this type of use.

- A member of the public asked if the developer was going to be the same as the builder.
  - At this point it is unclear who the builder may be.
- Is the current owner the same as the previous owner who proposed the hotel/condo?
  - The applicant responded that no, they are not the same. The current owners are the successors of that project.
- What is the exact lot yield after 25% Open Space is preserved?
  - Applicant responded that they are not yet at the site planning stage and therefore do not yet no the exact number of possible lots.
- What are the required Setbacks?
  - Staff responded that the exact setbacks are unknown at this time; setbacks are based on underlying zoning district. The applicant will go through the rezoning stage of the process after the Major General Plan Amendment is passed by Town Council.
- What percentage of the homes can be 2-story?
  - The Oro Valley Zoning Code as well as the Rancho Vistoso PAD limit the number of two-story homes to 60% of the lots within the development. Additionally, two-story lots shall not be located on corner lots, and no more than two two-story homes shall be located side by side on the same street.
- Will this be a gated-community?
  - Unknown
  - A member of the public commented that there are larger lots to the South East of the site and that a majority of the communities in the vicinity are gated.
  - A member of the public commented that the proximity of homes to one another is a concern for the community.
- When do you discuss development standards?
  - Development standards come into play during the rezoning stage. At this stage (the Major General Plan Amendment stage) we are just looking at land use, aka commercial versus residential, and the appropriateness of that land use for the area.
- What determines the public notice areas for Rezonings and Major General Plan Amendments?
  - The Public is notified within 600' for rezoning cases and 1,000' for Major General Plan Amendments
  - Typically this area is expanded to include entire neighborhoods
- Will the development be apart of the Rancho Vistoso HOA?
  - The applicant responded that the information is not known at this time.
- What is driving the need for a traffic light at Rancho Vistoso Boulevard and Vistoso Highlands?
  - Staff commented that the volume and character of traffic has to warrant justification for the light.

- What is the zoning of the neighboring Monterey (Meritage) properties?
    - Medium Density Residential
- There was a comment that the unknown zoning requirements associated with this General Plan Amendment is a concern.
    - Staff responded that the planning and zoning process will allow the public to address those issues.
    - Public opinion and input is considered through further neighborhood meetings and public hearings.
- What is considered public information?
    - Everything the staff does or anything that is submitted to the town is considered public record.
- A member of the public wanted to know how they could be informed of Town meetings.
    - Staff suggested the town website: orovalleyaz.gov
    - The Major General Plan Amendment website: www.orovalleyaz.gov/town/-departments/development-and-infrastructure-services/planning-division/oro--valley-general-plan
    - And to join the various town listserves
- What is current market for housing?
    - Homes are selling best in the $200k-$400k range
- What is the net acreage of the site?
    - 16 acres gross, plus 25% open space, which comes out to approximately 13 acres
- Has Oro Valley preformed an infrastructure assessment to determine the number of homes that can fit on the site?
    - No, the town has not done such an assessment. Generally though, the Rancho Vistoso master planned community has developed with densities at one half of what is planned, therefore the infrastructure is not at full capacity.
- Can the developer provide more details at the next meeting?
    - Staff will not require further information, but the applicant may provide members of the public with site plans, etc. upon request to the developer. Site plans at this stage create false expectations because there is no mechanism to hold the developers to any promises they may try to make at this stage. However, site specifics can be nailed down during the rezoning stage.
- Does the owner/developer have any other projects?
    - No
- Who is the property owner?
    - Vistoso Highlands Property LLC
      6420 E Tanque Verde Rd.

Tucson, AZ 85715-3876

- When does the home builder come into the picture?
  - Most likely after the rezoning phase.
- How long until the applicant can break ground?
  - The entire process, Major General Plan Amendment, Rezoning, and Site Planning, will mostly take approximately 3 years.

5. Next Steps

- The next steps include:
  - Formal application, due by April 30
  - Formal review period
  - Additional neighborhood meeting(s) (likely in late summer)
  - Planning & Zoning Commission Public Hearings (2; likely in Oct/Nov)
  - Town Council Public Hearing (likely in Dec.)

Neighborhood Meeting Summary
Vistoso Highlands Major General Plan Amendment
September 19, 2013
6:00 – 7:30 PM
Town Council Chambers

6. Introductions and Welcome

Matt Michels introduced the Oro Valley Project Manager, Chad Daines, Planning Manager, David Williams, and Permits Manager, David Laws. Following Matt's introduction, David Williams provided a purpose and introductory comments, including introduction of Vice Mayor Lou Waters, Council Member Joe Hornat, and Planning and Zoning Commissioner Bill Leedy.

7. Staff Presentation

Project Manager, Chad Daines, provided a presentation that included:

- Review Process for a Major General Plan Amendment
- Issues raised at the first neighborhood meeting on April 11, 2013
- General information of the project site
- Review Criteria
- Public Participation Opportunities
- Next Steps

8. Applicant Presentation

The project team provided a presentation that included:

- History of the property
- Existing commercial properties
- Development patterns in the Rancho Vistoso area
- Proposed General Plan land use map amendment

9. Public Comments and Questions

- What are the location criteria for two-story homes?
    - No more than 60% of a residential subdivision can contain two-story homes.
    - Two-story homes shall not be located on corner lots.
    - No more than 2 two-story homes shall be located side by side on the same street.
- Will the majority of proposed two-story homes be located along the golf course?
    - The applicant responded that it is not known at this time.
- Will the existing bell tower be removed?
    - The applicant responded that the bell tower will not be removed.
- What are the definition and building setbacks for an attached home?
    - Attached homes are single-family dwelling units with a shared common wall such as a patio home townhouse. The typical setbacks for an attached home development are 20' front, 0' sides and 5' to 10' rear.
- The accuracy of the information relating to the number of lots proposed by the applicant is a concern.

- Some neighbors preferred 13,000 sq. ft. + lot sizes, no attached homes, and a residential density similar to the adjacent neighborhoods to the west.

- What are notification requirements for the proposed Major General Amendment?

    - The Zoning Code requires all property owner within 1,000 ft. to be notified via mail and one sign posted on the property.

- Due to its effectiveness, the location of the posted sign notification along Rancho Vistoso Blvd. is a concern.

    - Staff responded that the sign will be moved to the corner.

- When will the proposed traffic light be installed at the intersection Rancho Vistoso Blvd. and Vistoso Highlands Drive?

    - July/August 2014.

- The location of two-story homes and view preservation is a concern.

- When will neighbors have an opportunity to discuss two-story homes and building height?

    - 2-story homes, building heights and other development standards may be discussed during the Rezone and Conceptual Design Review process.

- What is the expected schedule for the associated Rezone application?

    - The expected schedule should the Major General Plan Amendment be approved by the Town Council at the December meeting is as follows:
        - January/February: Application submittal
        - January/February: Neighborhood meeting
        - March/April: Planning and Zoning Commission meeting
        - April/May: Town Council meeting

- What is the difference between a General Plan Amendment and Rezone application?

    - A General Plan Amendment is a request to change a property's land use designation. A land use designations is a land use category found on the General Plan Future Land Use Map, which is a map used to plan the location and impacts of future land uses.
    - A Rezone application is a request to change the property's underlying zoning district. Zoning district is a regulating mechanism used to distinguish the permitted uses and development standard (i.e. building heights, setbacks, etc.) for a property.

- Can the applicant develop a subdivision with a higher density than they are approved for?

    - No. The applicant must process a separate Major General Plan Amendment application.

- Can neighbors obtain a copy of tonight's presentation slide showing the project's overall development process?

    - Yes. A copy of the slide will be posted online.

- What is the staff recommendation for the requested Major General Plan Amendment from Low Density Residential (LDR, 1.3 – 2.0 du/ac) and Open Space (OS) to Medium Density Residential (MDR, 2.1 – 5.0 du/ac) and Open Space (OS)?

- The staff report containing staff's recommendation is currently being drafted and will be after tonight's neighborhood meeting. Neighbors can obtain a copy of the staff report on the website www.orovalleyaz.gov or by visiting the Development and Infrastructure Services building located at 11000 N. La Canada Drive.

- Are neighbors' comments forwarded to the Town's decision makers?

  - Yes. Copies of the neighborhood meetings summary notes are forwarded to the Planning and Zoning Commission and Town Council.

- The neighbors informed staff that tonight's attendance does not reflect the large number of concerned residents.

10. Next Steps

- The next steps include public hearings before the Planning and Zoning Commission and the Town Council. For meeting information, please visit the Town website at www.orovalleyaz.gov or contact Chad Daines, Principal Planner, at (520) 229-4895 or cdaines@orovalleyaz.gov.

I am emailing you with regard to the forthcoming hearing on the proposed Major Plan Amendment for Vistoso Highlands. I live in the Fairfield development off of Vistoso Highlands. I am concerned that the proposed Amendment will facilitate development which will have an adverse impact on the neighborhood, and Oro Valley. I URGE THE COMMISSION TO REJECT THE APPLICATION.

Presently the General Plan designates the property, which is the subject of the proposal, NC/O. The Amendment would shift it to "Medium Density Residential".

Currently there are a number of proposed projects within Oro Valley for Medium Density Residential. While the housing market is still recovering from the most recent recession, it is encouraging that many developers are willing to invest their capital in Oro Valley. At the same time, if Oro Valley is to continue to strive for a balance in development which will also encourage the location of new jobs within the community, it should not be reducing available commercial-designated land suitable for development. The businesses on Innovation speak very well for the far sighted, balanced approach past city fathers have brought to Oro Valley, and we need more of that type of development so that we remain more than just a "bedroom" suburb.

I know that the property is question has remained undeveloped for some time, but the economy is improving so please give careful consideration to rejecting this Application and giving commercial interests a little longer to evaluate its possible development. If nothing happens within a reasonable period of time, another Major General Plan Amendment could be visited in the future.

In summation, I encourage you to REJECT THE APPLICATION. Thank you very much for your consideration of my point of view.

James P. Greene
13856 N. Maxfli Dr.
Oro Valley 85755

Chad,

My wife, Nancy Walter, and I own a home at 13818 North Slazenger Drive in the Fairfield community. Unfortunately we will not be able to attend the zoning meeting on November 7th as we will be out of town. However, we would like our voice to be heard concerning the development of the NW corner of Highlands and Rancho Vistoso Blvd.
Let it be known that, for this location, we are opposed to the construction of ANY two story homes and further opposed to a density of more than three units per acre. Our reason for opposition is that we believe this 18.5 acre parcel should be developed consistent with the other gated neighborhoods on the north side of Highlands Drive. We are sincere in our belief since this parcel affects the property values of all these neighborhoods.

Regards,

William Barker

HANSON MEADOWS
13856 N. Azure Springs Drive
Oro Valley, AZ 85755
H/O: 520 544 7310 C: 510 333 6203
dave-meadows@sbcglobal.net

via email: cdaines@orovalleyaz.gov

November 1, 2013

Chad Daines, AICP
Principal Planner
Town of Oro Valley
11000 N. La Canada Drive
Oro Valley, AZ 85737

Subject: Vistoso Highlands Parcel Zoning Change

Dear Mr. Daines:

We are residents in the Vistoso Highlands community near the 18.5 parcel that is being considered for a zoning change from Neighborhood Commercial Office (NCO) to Medium Density Residential. We vehemently object to any change other than to Low Density Residential, similar to our neighborhood. It simply makes no sense, and is totally unfair to those of us who bought our homes here expecting that our community would continue to have the same character that influenced us to move here. While a properly designed, high end commercial area, similar to others along Rancho Vistoso Boulevard, would not negatively effect our area, a bunch of small lot, low priced, multiple story, common wall homes would destroy the beautiful area where we live. And (immorally if not perhaps illegally?) reduce the property values of all the homes off Vistoso Highlands Drive.

If the zoning must be changed, a decision by the Planning Commission to change it to anything other than Low Density Residential is unconscionable.

We hope that you and your associates carefully consider the ramifications of an improper decision regarding this property and keep the zoning as it is or change it only to a land use designation that will either add value to the community or at worse case keep it as it is.

We appreciate your consideration of our thoughts on this matter and invite you to contact us if you have any questions or comments.
Very truly yours,
Dave Meadows and Denise Hanson

November 2, 2013

Mr. Chad Daines, AICP
Principal Planner

Dear Mr. Daines,

My wife and I own a home at 13785 N. Keystone Springs Drive, and are full time residents. We retired here about six years ago after spending several years deciding which area of Tucson best suited us. Needless to say, we looked at many communities and homes in the process and our decision to buy here was in large part based on the character of the neighborhood, especially the views and spacing of the homes. I believe that our community, Vistoso Highlands #1 is a 2.1 home per acre development.

I am writing this letter to you because we will not be able to attend the November 7th zoning meeting due to an out of town wedding we are attending and wanted you to know our feelings about the property in question. There are currently hundreds of homes being constructed and approved to be constructed in our area in the two to four hundred thousand dollar price range, with zoning of approximately five homes per acre, split between one and stories. If the property in question is similarly developed so close to us, we would all be facing a decrease in property values, a detriment to our splendid views and an increase in vehicle traffic, with seventy to eighty homes that will not reflect the character of our community and those adjacent to us.

Surely, with the influx of new businesses in Oro Valley, especially in research and technology, there will be many people who would be looking for homes of the type and price range that mirror ours, just across the pond and fairway on the Vistoso golf course. It is such a close distance that should not be compromised with a development in such contrast of density and height of proposed homes.

We thank you in advance for considering our feelings on this matter and look forward to a resolution that is in the best interest of all concerned.

Respectfully,

Fred and Dawn Warshay
Sent via email

Hi Chad

Thank you for meeting with Carol and me yesterday to hear our concerns about the requested General Plan amendment..

Our lot at 13784 Keystone Springs Drive is located directly across the golf course west of the subject parcel. We have been planning to build soon and will be impacted by the eventual development of this property.

Our preference is for the Town of Oro Valley to maintain the existing neighborhood commercial/office zoning designation in the General Plan. We have been looking forward to having shops and services available on the subject property and believe that the demand for such light commercial facilities will only increase as recently approved residential projects nearby are developed.

Should the Town decide to approve the requested General Plan amendment, we strongly support a limitation of 2.1 dwelling units per acre. This would be consistent with our subdivision and provide a better transition to the types of homes and properties north and west of Rancho Vistoso Blvd. and Vistoso Highlands Drive. It seems there are already more than adequate number of higher density residential projects under development in Town of Oro Valley.

Thank you for your consideration.

Sincerely,

Ken and Carol Hustad

Chad Daines, AICP
Principal Planner
11000 N. La Canada Drive
Oro Valley, AZ 85755

Dear Chad,
I am a homeowner living in Vistoso Highlands #1 and the purpose of this E-mail is to inform you of my strong objection to the proposed building request at the NW corner of Rancho Vistoso Blvd. and Vistoso Highlands Drive.

It was stated at the last meeting that between 60 and 80 homes were planned for this site and that 60% of those homes would be two story houses. That may qualify as medium density but I assure you that it will not look that way. One only has to look at the new building being done by Lennar and Meritage just down the road. The houses

that already exist along Vistoso Highlands Drive are mostly 2.1 houses per acre not up to 5 as planned for this property. I can't think of another community in greater Ranch Vistoso that will have such a discrepancy in the size of the homes, the price of the homes and the look of the homes, especially since this will be the first impression of our neighborhood. You can only imagine what this will do to our property values.

It's my personal opinion that we are going about this in a backward manner. Before we change the designation of land use we should know exactly what is planned and not a vague idea of that plan. If the land use is changed from commercial to residential the plan should be to reflect the existing look of the neighborhoods along Vistoso Highlands Drive.

Sincerely,
Jesse Sklavos
685 W. Bright Canyon Dr.
Oro Valley, AZ 85755

Dear Mr. Daines:

My husband and I own a condo at the Vistoso Casitas right across West Highlands Drive from the proposed development of a commercial or housing area to be developed. We urge you to change the zoning to residential as we are very concerned that a commercial development will bring more traffic and noise and ultimately result in lower property values (and a much less pleasant place to live).

Thank you for your consideration.
Elaine West

Vistoso Resort Casitas

CONDOMINIUM HOMEOWNERS ASSOCIATION

Post Office Box 40790 • Tucson, Arizona 85717 • Phone: 520-219-7101 • Fax: 520-219-1763
Online at www.stratfordmanagement.org

To: Oro Valley Planning Commission

From: Joel Sigel
Board President Vistoso Resort Casitas

10/14/2013

Re: Major General Plan Amendment for 18 acres on the Northwest corner of Rancho Vistoso Blvd. and Vistoso Highlands Dr. (OV 1113-02)

Planning Commission members, this memo is to provide feedback on the proposed Major General Amendment change referenced above.

It is being sent to you by the Board of Directors of Vistoso Resort Casitas, a 132 unit Home Owners Association (HOA) located at 655 W. Vistoso Highlands Drive. This is directly across Vistoso Highlands drive to the south of the property referenced above.

We as the board of directors are in favor of this amendment change.

We see no current valid reason why the property should remain designated for commercial use. Over the last 15 plus years we have always heard it was to be a hotel development and we are aware of at least two attempts to develop it in this manner, both have failed.

Our concern is we are a residential development surrounded by other residential developments with the exception of the Vistoso Golf course and the time shares. Therefore the vast majority of the neighborhood use is currently residential. This offers us a very nice quiet area to live in with minimal outside incursions. By changing the plan to residential this will continue the current tone in the general neighborhood.

At the same time, we see no need for commercial services in the middle of Rancho Vistoso; there are plenty of opportunities for commercial use within an easy 5 minute drive.

It is our understanding the planning department is not in favor of this change. We disagree with their current reasoning that says the original plan called for commercial use in Rancho Vistoso and due to the new residential construction more commercial use maybe needed.

We fear that if it is left as commercial use there will be substantially more traffic on the intersection of the above two streets and especially if it ends up being some type of in and out convenience type business.

So once again we as the board of directors favor the change and ask you to consider the future impact that not changing the property to residential will have on those of us who live very near to the above location.

Please note we have sent information to our 132 owners and asked them to also send in their comments.

For the Board of Directors, Vistoso Resort Casitas
Joel Sigel
Board President

Dear Mr. Chad Daines:

I received written notice of the proposed changes in the above and after having a telephone conversation with you concerning said property I decided to express my opinion.

Presently, residents of Vistoso Village and Splendido experience difficulty when leaving or entering these locations because of traffic. Both facilities cater to senior citizens. Having many more residential properties built along Rancho Vistoso Blvd. will only add to their difficulties.

The property at Rancho Vistoso Blvd. and Vistoso Highlands Drive was shown as Neighborhood Commercial'Office to Medium Density residential in the General Plan. As it is, there is no commercial property in our area which allows us a place to perhaps have a coffee place to sit out doors or drive through in that area. We have to go all the way down to 1st Ave and the major highway to get some sort of fast food drive in's. We need commercial property closer to where we live. Some small amount of additional residential property would not be as troublesome as that which substantially increases traffic for senior citizens up and down Rancho Vistoso Blvd as is currently proposed.

Please share my opinion with the City Council and other City Officials.

Thank you for your consideration.

Diane Ceravolo
13401 N. Rancho Vistoso Blvd.
Unit 76
Oro Valley, AZ 85755
209-365-6300

To. Chad Daines
Principal Planner
Oro Valley Planning Dept.

From. Joel and RaeAnn Sigel

10/7/2013

This e mail is in regard to a Request for a Major general Plan Amendment for 18 acres of property located on the northwest corner of Rancho Vistoso Blvd and Vistoso Highlands Dr. (OV1113-02)

We are property owners in Oro Valley-Rancho Vistoso, 655 W. Vistoso Highlands Dr # 109. We have owned this property staring in 2004. Our property faces Hidden Springs Rd. and W Vistoso Highlands Dr. and has a direct view of the above referenced land being proposed for a change in zoning.

At the present time we are in total agreement with the concept of changing the zoning classification of this land from commercial to medium density residential.

When we purchased our property we believed we would be living in a primary residential area with the potential of perhaps a hotel located on the above referenced land. Over the last 9 years there has been at least one minor attempt to develop the property in that manner. It has obviously failed and now someone must feel it is better suited for residential purposes.

We still feel the best use of this land is for a residential purpose. There are other locations in Oro Valley and Rancho Vistoso which make better sense for commercial use. At present there is already significant traffic turning west onto Vistoso Highlands Dr. mostly due to ongoing residential additions and of course the existing golf course. We see no need to add to the traffic by allowing some form of commercial development.

We understand the planning department is not in favor of this change. We have been told this is due to a planning document which already allows commercial development and the thoughts of the planning department that as residential use increases some form of commercial use may be needed. It seems to us that this is thinking that does not take into account our view of this portion of the Rancho Vistoso development, which is a quiet residential neighborhood with the needed commercial services on the edges.

When one reviews the General plan amendment for Rancho Vistoso and looks at the potential use of commercial property one wonders just what might come in.
We certainly do not need a Circle K type convenience store or even a group of office buildings and the in-out traffic they could generate, both of these are within an easy drive elsewhere in Oro Valley.

So once again we wish to express our agreement with the request for an amendment change.

Joel and RaeAnn Sigel
655 W. Vistoso Highlands Dr.
#109

Chippy61@att.net
715 514 8242

PS Mr. Daines We would appreciate acknowledgment of this e mail.

Flores, Roseanne

From: Paul Moffett <paulmof@msn.com>
Sent: Thursday, November 07, 2013 8:37 AM
To: Daines, Chad
Subject: General Plan Amendment for Parcel 10J

Hi Chad,

My name is Paul Moffett and I'm a homeowner in the Vistoso Highlands (Number 1) neighborhood. I've been reading through the online material relating to the General Plan Amendment Process for the 18 acre parcel of land (10J) at the corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive and have a quick question for you:

If this parcel of land is rezoned from NCO to MDR, will the public ultimately have any say as to final layout of the project? In other words, will our input have any effect on shifting the final design toward the 2.1/acre number as opposed to 5.0/acre?

Like my neighbors in VH#1, I'm very concerned that if the General Plan is amended and this parcel rezoned to MDR then market forces and politics will ultimately decide the final layout of this new development. It has been stated that homes in the $200-400K range are selling the best. So, it's obvious that the developer and home builder will be motivated to build the highest number of homes possible on this land.

I won't be able to attend the meeting tonight due to other commitments. As a resident of Vistoso Highlands (Number 1) I'd like to go on record as saying I don't want to see 70+ inexpensive homes built on this 18 acre parcel. If that scenario is the most likely outcome of the rezoning, than I would rather have the Planning & Zoning Commission recommend to the Town Council not to amend the General Plan and not to change the current zoning.

I hope to attend future meetings relating to this project.

Best Regards,

Paul Moffett
697 W. Bright Canyon Dr.

Ph: 520-975-0406

ATTACHMENT 11

Flores, Roseanne

From: mtweeks@comcast.net
Sent: Thursday, November 07, 2013 5:53 PM
To: Daines, Chad
Subject: Re: Zoning Meeting Nov 7--Parcel 10J

Dear Mr. Daines,

I am a resident of Fairfield Rancho Vistoso and am writing in regards to the proposed change in zoning of the northwest corner of Highlands and Rancho Vistoso. I support a limitation of the residential zoning to no more than 3 units per acre. This is consistent with the density on the north side of Highlands at this time.

I also support one story homes in this area. Highlands Drive is a beautiful street, leading to a number of gated neighborhoods, including Stone Canyon. One story homes blend in to the landscape in ways that two story homes cannot. A residential area at the corner of Highlands and Rancho Vistoso that is consistent with the homes that are already in this area would preserve home values of the current residents.

Thank you for your consideration in this matter.

Marianne Weeks
13852 N Topflite Dr
Oro Valley, AZ 85755

ATTACHMENT 11

November 05, 2013

Chad Daines , AICP
Principal Planner
11000 N. La Canada Drive
Oro Valley, AZ 85737

Subject: **ZONING MEETING NOVEMBER 7, 2013** (parcel 10-J)

The purpose of this meeting is a hearing to discuss the change of zoning status of the NW corner of Highlands and Rancho Vistoso Blvd. (parcel 10-J) from Commercial to Medium Density Residential (medium density is 2.1 – 5 / acre).

Leaving this property as currently zoned may be the best option for current homeowners on Vistoso Highlands Drive. Staying Commercial would be preferred to developing this property with 5 houses per acre / two story construction. At previous planning meetings we were lead to believe that a developer will most likely follow these guidelines:

- 5 housing units /acre (the high end of medium density zoning 2.1 - 5 / acre).
- 60% of this proposed development CAN be **Two stories**.
- Depending on how this property is planned, 70 to 80 houses will be built.

If this is the direction of the proposed new zoning, than we oppose this change in zoning.

My wife and I, would like to suggest that Oro Valley, recognize that approximately 735 apartment units and approximately 700 housing units ($200,000 to $400,000) are under construction or will be built in all of Oro Valley in the near future. In Rancho Vistoso, there is a **GAP** of quality housing in the $400,000 to $700,000 range, which would appeal to current mid tier executives and retirees of executive level status. This 18.5 acre parcel needs to be developed consistent with all of the other gated neighborhoods on the North side of Vistoso Highlands Drive (< 3 units per acre, **One story** homes).

This parcel affects the value of all of the neighborhoods on Vistoso Highlands Drive.

Please develop this last valuable corner of Vistoso Highlands Drive consistent with the beautiful Monument that announces the entrance to our beautiful community. Finish this last parcel with homes similar to the neighborhoods North of Highlands drive. This property has beautiful golf course views, some lots backing up on the Signature Water Hole of The Golf Club at Vistoso. This property has beautiful Tortolita Mountain views and premium lots backing up on Stone Canyon and the Eighth Green.

In summary, please develop parcel 10-J with a gated community of less than 3 - **One story** homes per acre. If this is not possible, please keep this parcel zoned commercial.

Roy Hoff
13805 N Slazenger Dr
Oro Valley AZ 85755

Maggie Hoff

ATTACHMENT 11

Flores, Roseanne

From: Helene Mittleman <hsmittleman@gmail.com>
Sent: Monday, November 04, 2013 5:18 AM
To: Daines, Chad
Cc: akamaggie7@hotmail.com
Subject: Vistoso Highlands

Mr. Daines,
We are residents of Fairfield Rancho Vistoso near the end of Vistoso Highlands Drive. We are very concerned about the prospect of having as many as 70 new homes at the corner of Rancho Vistoso Blvd. and Vistoso Highlands Drive. This certainly would not be in keeping with the aesthetics of the existing homes on the opposite side of the pond which is approximately 2.1 homes per acre. We support 2.1 to 3 homes per acre that are one story. In addition, with the prospect of the having as many 140 additional cars (2 cars per each home x 70 homes), the increase in traffic would be unacceptable. We do not support the 18.5 acre parcel being developed with any more than 2.1-3 homes per acre.
Respectfully,
Helene & Fred Mittleman

Sent from my iPhone

ATTACHMENT 11

Flores, Roseanne

From: Thomas Kearney <kearneyt58@gmail.com>
Sent: Thursday, November 07, 2013 12:32 PM
To: Daines, Chad
Subject: Zoning Meeting - Parcel 10J

Dear Mr Daines,

My wife & I had hoped to attend the planning and zoning meeting that will take place this evening on the rezoning of Parcel 10J on the corner of Rancho Vistoso Blvd. & Vistoso Highlands Drive, however it now looks like our schedules will prevent us being present. We did, however, want to provide some input to the discussion.

We have been residents of Oro Valley for the last two years, having moved from Europe, and my wife and I are delighted with our choice of Oro Valley as a place to live. The location, natural beauty and the well managed infrastructure, which is a credit to the Oro Valley Town Management team, are fantastic. We are particularly impressed with the low density and low profile building code for residential homes in the Vistoso Highlands development which preserves the desert ambiance and the views of the Catalina & Tortolita mountains. Having come from Europe, where population density is much higher and where high-rise apartment blocks obscure magnificent vistas, we truly appreciate what we have here in Oro Valley.

As we understand, the proposed new development includes provisions where up 60% of the development can be two story homes and there would be a significantly higher housing density of up to 5 units per acre.

Our initial impression is that the development is targeted at the type and price-point of homes which are currently selling in this post-recession market but which may not be in the long term interest of the Vistoso Highlands community or the town of Oro Valley.

In particular, the introduction of two story homes will impact the view of the Catalina Mountains that residents currently enjoy and the increase in density of housing will impact the tranquility and ambience which is so valued by the residents of the Vistoso Highlands community.

ATTACHMENT 11

We would therefore like to ask the zoning & planning commission to consider alternatives in respect of low profile single story homes and reduced housing density in order to preserve the attractiveness of the neighborhood and support a high degree of continuity with the existing housing developments.

In summary, we believe that Oro Valley is a wonderful place to live and by maintaining standards at a high level the community will continue to distinguish itself as an extremely desirable location for new residents of Southern Arizona. While we understand the rationale of the property developer to serve the need of the current market, we should think long term about how Oro Valley will develop and how the long term attractiveness of the community will be maintained.

Respectfully your

Tom Kearney & Ann Costello

Home owners – Vistoso Highlands #1

ATTACHMENT 11

November 7, 2013

Mr. Chad Daines, Principal Planner
Town of Oro Valley
11000 N. La Canada Drive
Oro Valley, AZ 85737

RE: Zoning Issue: Parcel 10J; Rancho Vistoso Blvd./Vistoso Highlands Drive

Dear Mr. Daines,

Regretfully, I am unable to attend this evening's Community Meeting regarding the "rezoning" of the property located at the NW corner of Rancho Vistoso Blvd. and Vistoso Highlands Drive – currently zoned for Neighborhood Commercial/Office. My understanding is that the Town of Oro Valley is considering a change in this existing zoning to Medium Residential Status – which could include up to 5 units/acre. I would like to share the following concerns:

1. This "conceptual development" is inconsistent with the "character" of the homes that exist in Vistoso Highlands Neighborhood #1. All homes in this neighborhood are currently single story houses - generally over 3,000 square feet in size. The streets are gated and the density is limited to 2.1 units/acre. Any deviation to allow the building of a neighborhood with higher density would not only affect the views enjoyed by homeowners who originally purchased properties here – but could potentially "seriously impact" (lower) the economic value of existing homes – already affected by the past several years of economic downturn.

2. Homes to the north and west of Vistoso Highlands Neighborhood #1 (i.e. Honey Bee Canyon, Honey Bee Ridge, and Stone Canyon) are all of "lower density" and reflect the special quality and consistency of houses built in these areas.

3. Many new and existing properties are already widely available in "higher density" developments (greater than 2.1 units/acre.) More homes with smaller lots and footprints would not be consistent with existing neighborhoods in the immediate area – and would not be in concert with original planning.

I request the Planning/Zoning Committee seriously consider limiting any future development on the property under debate to "lower density" building (2.1 units/acre.) If the Committee cannot support "lower density" development, I would recommend rejecting any changes to the existing plan and maintain the current zoning as envisioned for Neighborhood Commercial/Office.

Sincerely,

Patricia Brink

Patricia Brink
Homeowner and Property Owner
Vistoso Highlands Neighborhood #1

November 11, 2013

Chad Daines, AICP
Principal Planner
11000 N La Canada Drive
Oro Valley, AZ 85737

Re: Vistoso Highlands #1 Rezoning

As a resident of Vistoso Highlands for 7 year, I am writing to urge you to consider my concern over the proposed re-zoning of the property at the corner of Rancho Vistoso Blvd. and Vistoso Highlands Dr., now zoned commercial.

The type of development planned is similar to the Meritage Homes – Lennar Hohokam Mesa on Rancho Vistoso Blvd. This could possibly allow 70 to 80 homes to be built. There is much in the way of this type of development going up around us.

Vistoso Highlands #1 has been developed as a lower density development (2.1 units/single storey per acre), and given the surrounding areas, I believe this re-zoning should reflect the same or similar quality and density we have now. In the recent economic situation, our property values have decreased, and any development with more density and lower priced homes would further lower our property values.

It is my belief that this property considered for rezoning should be developed in the mirror image of the Vistoso Highlands properties. It would tie in nicely with the lake at the Golf Club at Vistoso, and Stone Canyon.

Sincerely,

CaSmall

Carolann Small
13901 N Steprock Canyon Pl
Oro Valley, AZ 85755
520-742-0757

Larry's Statement:

As a master planned community the Rancho Vistoso area has provided a range of housing possibilities from the low $100,000's into the millions. The area to the north and west of Vistoso Highlands Drive and Rancho Vistoso Blvd has provided a diversity of homes in a range bridging the lower $100,000's to the south and west of this corner and the million dollar plus homes further to the northwest, that is, in the mid to upper $100,000's. This was planned this way so as to offer a complete spectrum of price ranges to buyers.

It is extremely important that we continue to provide for the type of housing that demonstrates the foresight contained in this master plan. To this end, any new homes must be in the style, character and concept of those already here so as to blend into the existing character of the established neighborhoods.

As this is a property abutting an established neighborhood, I feel the homes must be stand-alone, single story, single family homes and of a density approximating 2.1 per acre, and maintain the sight guidelines established for this area, meaning the spacing between homes on the periphery of the golf course have no common walls such that interior homes are able to view through to the golf course.

Thank you.

LARRY EFFKEN
13754 N KEYSTONE SPRINGS DR
ORO VALLEY, AZ
85755

James R. Wilson
2758 Four Lakes Drive
Park City, Utah 84060
435-615-1814

November 1, 2013

Oro Valley Planning and Zoning Commission
c/o Mr. Chad Daines, Principal Planner
Oro Valley Development and Infrastructure Services
11000 N. La Canada Drive
Oro Valley, AZ 85737

I will be unable to attend the Planning and Zoning Commission Public Hearing on November 7 regarding the proposed zoning changes to the parcel of land located at the northwest corner of Rancho Vistoso Blvd. and Vistoso Highlands Dr. (OV1113-002). However, I wanted to submit to the Commission my comments about the proposed changes.

Our home in Oro Valley is at 13925 N. Stone Gate Place in Stone Canyon, directly north of the parcel in question (as highlighted on the enclosed map). Our lot sits at a higher elevation than the site in question and we look down on this site from the back of our home and our back yard. So we are impacted as much as anyone by what is done here.

I understand that the applicant proposes to amend the future use of this parcel to Medium Density Residential, permitting the development of 2.1 – 5.0 residences per acre. **I am opposed to this change as I believe that the density at the higher end of the range would be inconsistent with the surrounding neighborhoods, add to the traffic and congestion in Rancho Vistoso and aggravate the problem of light pollution in the area.**

I would support a change to allow development of not more than 2.1 residences per acre as I think this would be much more in character with the neighborhood and have less adverse impact on this beautiful part of Oro Valley.

Thank you for your consideration.

Sincerely,

James R. Wilson

James R. Wilson

ATTACHMENT 11

CC-1297 **Item # 4.**

Town Council Special Session

Meeting Date: 12/11/2013

Requested by: David Williams

Submitted By: Chad Daines, Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: RESOLUTION NO. (R)13-73, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM RURAL LOW DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR MILLER RANCH, ON 16 ACRES LOCATED NORTH OF THE NORTHWEST CORNER OF TANGERINE ROAD AND LA CANADA DRIVE AND AMENDING THE URBAN SERVICES BOUNDARY TO INCLUDE THE ENTIRE PROPERTY

RECOMMENDATION:

The Planning and Zoning Commission has recommended denial of the requested amendment.

EXECUTIVE SUMMARY:

The applicant proposes a Major General Plan Amendment from Rural-Low Density Residential (0-0.3 du/ac) and Low Density Residential (0.4-1.2 du/ac) to Medium Density Residential (2.1-5.0 du/ac) for 16.3 acres located north of the northwest corner of Tangerine Road and La Canada Drive (Attachment 2). The applicant proposes to develop a 40-50 lot residential subdivision, with a density of approximately 2.75 du/ac. In addition, the amendment requests to modify the Urban Services Boundary to include the entire property.

The application was considered by the Planning and Zoning Commission (PZC) at two separate public hearings and on November 7th, the PZC recommended denial of the amendment.

The public comments received focused on the small lot sizes proposed and the abrupt transition in density that the amendment would create with the large lot areas to the north and west. Additional public comments included concerns regarding traffic impacts, the impacts on equestrian uses in the area and that the property was intended to serve as a low density buffer to the Miller Ranch Technological Park and commercial area to the east.

BACKGROUND OR DETAILED INFORMATION:

The applicant's responses to the General Plan Amendment evaluation criteria are provided in Attachment 3. The current and proposed General Plan Land Use Maps are provided in Attachment 4. The staff reports and minutes from the October 1st and November 7th meetings are provided as Attachments 5 and 6 respectively.

Density / Lot Size of the Area

To help understand the context of the subject property, the density, minimum lot size and lot size range of the adjacent residential areas are provided for informational purposes within the below table and in Attachment 7.

	NAME OF DEVELOPMENT	DENSITY (du/ac)	MIN LOT SIZE (sq. ft. or acres)	LOT SIZE RANGE (sq. ft. or acres)
NORTH	Unincorporated Pima County	0 - 0.3	3.3 acre lots	3.3 - 9 acre lots
SOUTH	Verde Ranch Mira Vista / Copper Ridge	2.1 1.8	6,600 10,000	6,000 - 15,600 10,000 - 32,000
EAST	Miller Ranch Technological Park (Planned)	N/A	N/A	N/A
WEST	Unincorporated Pima County	0 - 0.3	3.3 acre lots	3.3 - 6 acre lots

Planning and Zoning Commission Review

In summary, discussion at the Commission's public hearings focused on the abrupt transition that would be created by the proposed amendment with the large lot area to the north and west. The Commission reviewed the request for conformance with the Vision, Goals and Policies of the General Plan and the General Plan Amendment evaluation criteria established within the Zoning Code. A detailed analysis of the applicant's response to the criteria is provided in the October 1st Planning and Zoning staff report (Attachment 5). The Commission recommended denial based on a finding that the applicant failed to demonstrate compliance with the evaluation criteria for the General Plan Amendment, specifically that the application does not identify changes which have occurred warranting an amendment of the General Plan. The Commission also felt that proposed amendment would create an abrupt transition in density and a lower density would not be compatible with the adjoining area to the north and west.

Urban Services Boundary

The property is split by the General Plan Urban Services Boundary (USB) as shown in Attachment 4. The General Plan provides that "the Town does not intend to provide urban infrastructure to areas outside of the USB. These areas should not receive any increase in density or land use intensity over what currently exist." The applicant has proposed to expand the USB to encompass the entire property. The amendment request has been distributed to utility providers including Oro Valley Water Utility, Pima County and other service utilities. No adverse comments have been received relative to providing services to accommodate the requested density. Should the request be approved, the USB should be expanded to include the entire property as depicted in Attachment 4.

Public Notification and Comment:

Public Notice was provided by the following methods:

Residents within 1,000 feet, which was expanded to include complete neighborhoods
Posting at Town Hall
9 newspaper advertisements in 2 separate newspapers
Property Posting
Notice to all registered HOA's in Oro Valley

Two neighborhood meetings were held, the first on April 22nd with approximately 20 residents/interested parties attending and the second on September 17th with 10 residents / interested parties in attendance. A number of issue were discussed at the meetings, primarily related to concerns with compatibility of the proposed density with the adjacent area to the north and west. Other concerns focused on traffic impacts, access and impacts to the riparian area on the property. The summary notes for both meetings are provided as Attachment 8.

8 residents/interested parties spoke at the October 1st meeting and 3 residents/interested parties spoke at the November 7th meeting. No residents/interested parties spoke in favor of the amendment. The 11 speakers spoke against the amendment with comments focused on the small lot size proposed and the abrupt transition in density the amendment would create with the large lots to the north and west. Additional public comments included concerns regarding traffic impacts, the impacts on equestrian uses in the area and that the property was intended to serve as a low density buffer area to the Miller Ranch Technological Park and commercial area to the east.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to deny the request in accordance with the Planning and Zoning Commission's recommendation, finding that it does not meet the General Plan amendment evaluation criteria, specifically that the applicant has failed to demonstrate that conditions in the community have changed which warrant amendment to the General Plan.

OR

I MOVE to adopt Resolution No. (R)13-73, approving the requested amendment from Rural Low Density Residential and Low Density Residential to Medium Density Residential and modifying the Urban Services Boundary to include the entire property, finding that _____.

Attachments

(R)13-73 - Miller Ranch

Attachment 2 - Location Map

Attachment 3 - Application

Attachment 4 - Current & Proposed General Plan

Attachment 5 - Planning and Zoning Commission Staff Reports

Attachment 6 - Planning and Zoning Commission Minutes

Attachment 7 - Density of Area

Attachment 8 - Neighborhood Meeting Summary Notes

RESOLUTION NO. (R)13-73

A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM RURAL LOW DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND TO MODIFY THE URBAN SERVICES BOUNDRY TO INCLUDE THE ENTIRE PROPERTY FOR THE 16.3 ACRE AREA KNOWN AS MILLER RANCH

WHEREAS, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

WHEREAS, Norris Design, ("applicant") is requesting a Major General Plan Amendment to change the Land Use Designation from Rural Low Density Residential and Low Density Residential to Medium Density Residential and to modify the Urban Services Boundary to include the entire property for the 16.3 acres located north of the northwest corner of Tangerine Road and La Canada Drive; and,

WHEREAS, pursuant to A.R.S. § 9-461, *et seq*. and OVZCR, Section 22.2, the Planning and Zoning Commission held two (2) duly noticed public hearings, the first on October 1, 2013, and the second on November 7, 2013, at which the Planning and Zoning Commission recommended denial of the application requesting an Amendment to the General Plan to change the Land Use Designation for 16.3 acres located north of the northwest corner of Tangerine Road and La Canada Drive, as depicted on Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to Oro Valley Zoning Code Revised, Section 22.1, General Plan Amendment Procedures, upon recommendation by the Planning and Zoning Commission of any amendment to the General Plan, a public hearing before the Mayor and Council shall be scheduled; and

WHEREAS, Mayor and Council duly considered the proposed General Plan Amendment to change the Land Use Designation from Rural Low Density Residential and Low Density Residential to Medium Density Residential and to modify the Urban Services Boundary to include the entire property for the 16.3 acres located north of the northwest corner of Tangerine Road and La Canada Drive at a public hearing on December 11, 2013.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley that:

SECTION 1. The Mayor and Council hereby adopts the General Plan Amendment to change the Land Use Designation from Rural Low Density Residential and Low Density

Residential to Medium Density Residential and to modify the Urban Services Boundary to include the entire property for the 16.3 acres located north of the northwest corner of Tangerine Road and La Canada Drive as depicted on Exhibit "A".

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of the resolution or any part of the General Plan Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona this 11th day of December, 2013.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Julie K. Bower, Town Clerk

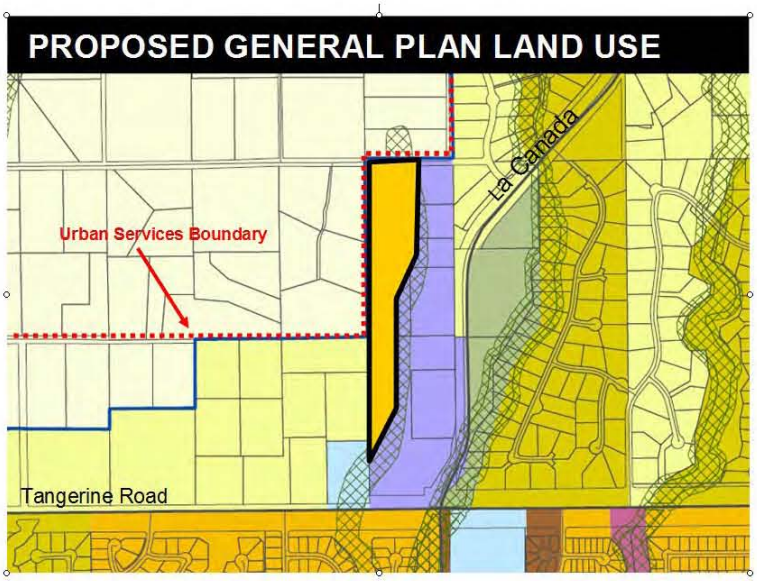
Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT “A”


PROPOSED GENERAL PLAN LAND USE
La Canada
Urban Services Boundary
Tangerine Road

LOCATION

ORO VALLEY ARIZONA
FOUNDED 1974

LOCATION MAP

Miller Ranch (OV1113-03)

Attachment 2

The Residences at Miller Ranch

Major General Plan Amendment Application

Second Submittal

OV1113-003

Submitted to:
Town of Oro Valley
Development and Infrastructure Services
11000 N La Canada Drive
Oro Valley, Arizona 85737

Prepared for:
DESCO Southwest
1795 E. Skyline Drive, Suite 193
Tucson, AZ 85718

Prepared by:

418 North Toole Avenue
Tucson, Arizona 85701
P 520.622.9565
F 303.622.8316
www.norris-design.com

NORRIS DESIGN

September 16, 2013

Attachment 3

Table of Contents

Project Overview	1
Property Summary	1
General Plan Amendment Review Criteria	2
General Plan Policy Conformance	4

Exhibits

Location Map
Context Plan | Aerial Photograph
Existing and Proposed General Plan Designation Exhibit
Comment & Response Letter

Attachment 3

The Residences at Miller Ranch | Major General Plan Amendment

Project Overview

Miller Ranch is located at the northwest corner of Tangerine Road and La Canada Drive. The eastern portion of Miller Ranch has an approved development plan integrating a Technology Park and Commercial Center. The Residences at Miller Ranch is planned to be a gated residential development to complement the future Technology Park and Commercial Center at Miller Ranch. The project will establish a transition in development typology from the Miller Ranch development to the existing residential properties along the western and northern boundaries. The existing General Plan designations are Rural Low Density Residential (RLD, 0 - 0.3 DU/AC) and Low Density Residential (LDR, 0.4 - 1.2 DU/AC). The project is requesting a Medium Density Residential (MDR, 2.1 – 5.0 DU/AC) designation. The Medium Density Residential classification aligns with the Low, Medium and High Density Residential designations of the existing residential parcels in the vicinity of Miller Ranch. In addition, the amendment requests to modify the Urban Service Boundary to include the northwest portion of the property. The application outlines the projects compliance with the General Plan.

The Tangerine Road corridor has evolved as a major transportation route for Oro Valley and the region. The development patterns have transformed to serve this major transportation route while retaining the overall character in Oro Valley and balancing the integration of the Sonoran Desert open space. The diversification of the Tangerine Road corridor meets the market demands for existing residents as well as broadening the services, employment opportunities and housing options in Oro Valley. The Residences at Miller Ranch will provide a logical transition in development typology from existing residential along the western boundary to the proposed Technology Park and Commercial Center along the eastern boundary. From a planning perspective, the transition of development types creates a progression from a less intense use, rural residential development, to a more intensive use, Technology Park and Commercial Center.

The initial step to proceed towards the development of the property is to secure entitlements for the project beginning with an amendment to the General Plan. The proposed change to medium density residential presents the best use of the property based on the historical trends and current market demands. The Residences at Miller Ranch is proposed as single family residential development to provide housing options for existing and new residents in Oro Valley and advance the diversification of housing in the Town. The development will be consistent with the applicable Goals and Policies integrating the principles defined in the General Plan's Planning Elements.

Property Summary

Location: The property is located at the northwest corner of Tangerine Road and La Canada Drive

Site Area: 16.3AC

Assessor Property Numbers: A portion of 219-47-017A, 018A, 0050, 0060, 004A, 004C & 004B

Existing Land Use: Vacant

Existing Zoning: R1-144

Existing General Plan Designation: Rural Low Density Residential (RLD, 0 - 0.3 DU/AC) - 11.1 AC
Low Density Residential (LDR, 0.4 - 1.2 DU/AC) - 5.2 AC

Proposed General Plan Designation: Medium Density Residential (MDR, 2.1 – 5.0 DU/AC) - 16.3 AC
A revision to the Urban Services Boundary to include the northwest portion of the property (approximately 11.1 acres)

Attachment 3

General Plan Amendment Review Criteria

Per Section 22 of the Oro Valley Zoning Code, the proposed General Plan amendment shall demonstrate consistency with the vision, goals, and policies of the General Plan and establish compliance with the following criteria.

The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.

The Oro Valley and Southern Arizona residential housing market has significantly recovered as demand continues to trend upwards. The Tangerine Corridor is experiencing renewed interest as the residential market recovers and new household generation commences. Over that past year, 40% of permits issued for single family development have occurred in the Northwest. The Northwest region and specifically Oro Valley remains vibrant and is attractive to a diversity of demographics based on the quality of life, jobs, education, recreational opportunities and convenient retail destinations.

The property is located at a major intersection along the Tangerine Road corridor which has seen a steady increase in development over the last decade. The corridor is scheduled for roadway widening to increase the transportation capacity and serve as a regional route for Oro Valley and the region. Future improvements to the Tangerine Corridor will enhance access into the region and boast residential and commercial opportunities along the corridor. This is evident in the diverse residential offerings ranging from semi-custom single family detached to multi-family products along the corridor. The addition of residential on this site is complementary to the adjacent uses and developed product in the vicinity.

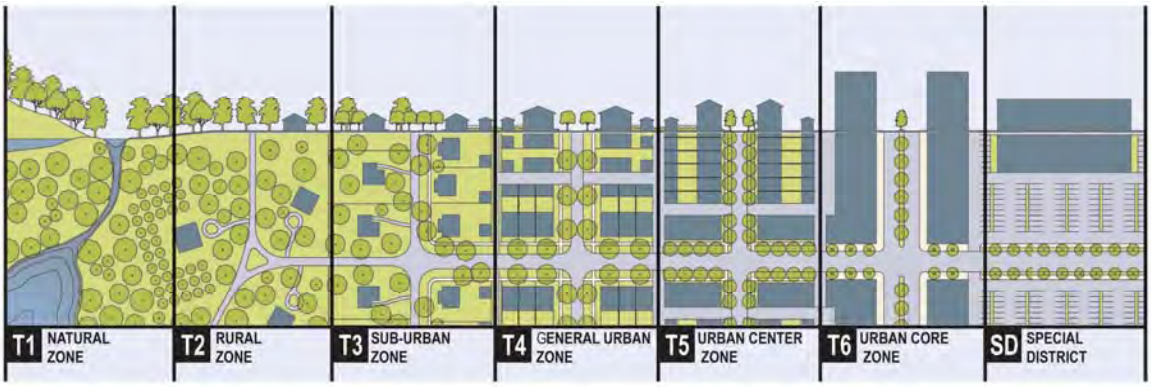
The eastern portion of Miller Ranch has completed a General Plan Amendment Rezoning and has an approved Development Plan for a Technology Park and Commercial Center. The proposed development is appropriately located at the intersection of Tangerine Road and La Canada Drive to maximize land use at a primary development node along the Tangerine Road corridor. This request plans for a use that meets a development need for the community in response to an evolution in land use patterns at this key intersection and the entire Tangerine Road corridor. The amendment request proposes to amend the current designation to allow residential development under the Medium Density Residential General Plan designation to provide a marketable product for the community. The future Miller Ranch Commercial and Tech Center offers an opportunity for a micro live, work and play development. In reality, it is difficult to predict if the residents will be employed at the adjacent tech campus. It is logical that the Tangerine Road corridor will continue to have an increasingly diverse mix of uses integrating commercial, office, residential and other development typologies. Therefore, the Residences at Miller Ranch enhance the residential options for Oro Valley and along the Tangerine Corridor.

The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

The Residences at Miller Ranch responds to the market demands for quality housing in Oro Valley and enhances the overall diversity of housing opportunities in the area. The project presents an opportunity to provide a housing option for new and existing residents, will broaden the fabric of the community that live, work and play in Oro Valley and is consistent with the Housing Element of the General Plan. The Residences at Miller Ranch will conform to the Oro Valley Residential Design Standards ensuring the implementation of a quality community.

The Residences at Miller Ranch proposes a denser development pattern than the existing properties along the northern and western boundaries. Traditional planning strategies support a development transition from a rural pattern to an urban pattern such as the Technology Park and Commercial Center. The following exhibit highlights an example of a transect highlighting the suburban development transition we are proposing for the property.

Attachment 3



Source: Duany Plater-Zyberk & Company (DPZ)

The Residences at Miller Ranch are a compatible use that integrates into the framework to transition development intensities. The project diversifies the community while also integrating open space to enhance the environmental quality of the site.

The Residences at Miller Ranch will conform to the Environmentally Sensitive Lands Ordinance (ESLO) which requires the Medium Density Residential General Plan designation to provide 25% open space resulting in approximately 3 acres of open space that may contain natural open space, passive open space, trails, recreational areas, buffers and drainage. In addition, we will have the Critical Resource Area providing additional open space. The unnamed wash, an approximately 3 acre corridor on the eastern edge of the project, is identified as a Critical Resource Area per the General Plan exhibit. The entire property including a majority of the wash has been significantly denuded over the years by the ranching activities on the site. Thus, the existing condition of the property is marginal at best. The project will restore the wash including the removal of the invasive plants. Improvements will allow for the enhancement of the open space to enhance the overall aesthetics of the property and achieve the goals of the ESLO.

The property is located along the Tangerine Road Corridor serving as an established transportation network with accessible utilities in place. The planned improvements to the Tangerine Road Corridor allow for the integration of future utilities and access coordination.

The proposed change reflects market demand which leads to viability and general community acceptance.

The Residences at Miller Ranch is a viable land use that is complementary to the residential development along the Tangerine Road corridor. Residential properties are in high demand because of the strong sense of community and quality of life in Oro Valley. The Medium Density Residential designation supplements the market demand for residential properties in Oro Valley. Per the General Plan definition for Medium Density Residential, this use should be located adjacent to schools, shopping and employment. The project is adjacent to the future Miller Ranch Technology Park and Commercial Center eventually serving as a shopping and employment node in Oro Valley among additional destinations along the Tangerine Road corridor. Oro Valley has been supportive of residential development as a key component of a vibrant and diverse community.

The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.

The Residences at Miller Ranch will strive to minimize potential development impacts through the subsequent rezoning and development processes. The public engagement process facilitated by the Town of Oro Valley ensures that the adjacent residents and the community are notified and engaged in the process. The project will conform to the Oro Valley Residential Design Standards to minimize the impact of the improvements while maintaining a high quality development for the community. In addition, the Environmentally Sensitive Lands Ordinance open space requirement assists to reduce the development impacts. The project will demonstrate compliance with the ELSO requirements as part of the rezoning process.

Attachment 3

The public meeting on April, 22nd, 2013 presented an opportunity for adjacent residents to voice their initial concerns about the application. Please see the attached response to comments and questions raised at the initial public meeting. As discussed at the meeting, the General Plan Amendment application is the first step in an extensive public process. As we move into the design development of the property during the rezoning process, we will evaluate and present design solutions addressing the concerns of adjacent residents and the mitigation of the potential development impacts. As part of the rezoning, we will demonstrate that the project will be in conformance with the planning and design requirements set forth by the Oro Valley Zoning Code and Design Standards. We believe the Residences at Miller Ranch will not adversely impact the adjacent residents, the community and Oro Valley.

General Plan Policy Conformance

The Residences at Miller Ranch will conform to the Goals and Policies set forth in the General Plan. The following points highlight key elements of the General Plan Amendment application.

Land Use

- The existing land use was based on the adjacent land uses prior to development in the area. Over the past decades, a majority of the properties in the study area have been rezoned to appropriate zoning classifications typically found in a metropolitan area.
- The Residences at Miller Ranch will provide a logical transition in development typology from existing residential properties to the future Technology Park and Commercial Center.
- The project will complement the existing residential development patterns in the vicinity and the future Technology Park and Commercial Center at Miller Ranch.
- The proposed Medium Residential Density designation aligns with the Medium and High Density Residential designations along the Tangerine Road corridor.
- The proposed designation is an appropriate land use for the Tangerine Road corridor and Oro Valley.
- The project will adhere to the Environmentally Sensitive Lands Ordinance.

Community Design

- The project will be consistent with the proposed character for Miller Ranch and will conform to the Oro Valley Residential Design Standards.
- The project will restore the disturbed portions of the existing wash including the removal of the invasive plants. The entire property and wash has been significantly denuded over the years by the ranching activities on the site.
- The western boundary will be designed to provide a buffer and porosity to address the transition from the existing residential.
- The Residences at Miller Ranch will be a gated residential community.
- All outdoor lighting will be shielded.

Economic Development

- The proposed use will activate the currently vacant site.
- New residential opportunities will introduce additional residents to Oro Valley contributing to the local economy and the growth of the community.
- The project will stimulate the project to enhance the technology park and commercial development opportunities at Miller Ranch.

Cost of Development

- Existing infrastructure is available to the site and transportation routes are provided by Tangerine Road and La Canada Drive. The existing infrastructure and road network has the capacity to support the development so there is not an additional cost for Oro Valley to expand existing infrastructure.
- The developer will construct access and infrastructure improvements on the property to service the project.
- The developer of the property will be responsible for all on-site improvements

Attachment 3

Transportation / Circulation

- The Residences at Miller Ranch is located along existing transportation corridors eliminating the need for new infrastructure improvements.
- Tangerine Road is scheduled for expansion and will be integrated into the access plan for the project.
- Primary access will be taken from Tangerine Road serving as a shared access for the residential and commercial parcels.
- Project will be a gated residential community with the primary access originating from Tangerine Road. The development of the eastern portion of Miller Ranch will provide additional vehicular access points at designated locations along La Canada Drive.
- Emergency access will be served by a limited access connection to Sunkist Road on the northern edge of the project.

Public Facilities, Services & Safety

- The southern portion of the project currently located within Oro Valley's Urban Services Boundary.
- The amendment requests the remaining portion of the property be included within Oro Valley's Urban Services Boundary.
- Public facilities such as schools, fire stations, police stations are already established and provide service to the area.

Housing

- The Residences at Miller Ranch provides an opportunity to meet the growing housing demands in Oro Valley.
- The Residences at Miller Ranch will meet the demand for a segment of housing market and enhance the overall diversity of housing opportunities in Oro Valley

Parks and Recreation

- The Residences at Miller Ranch will provide a recreation area as required by Oro Valley and as a portion of the ESLO open space requirement.

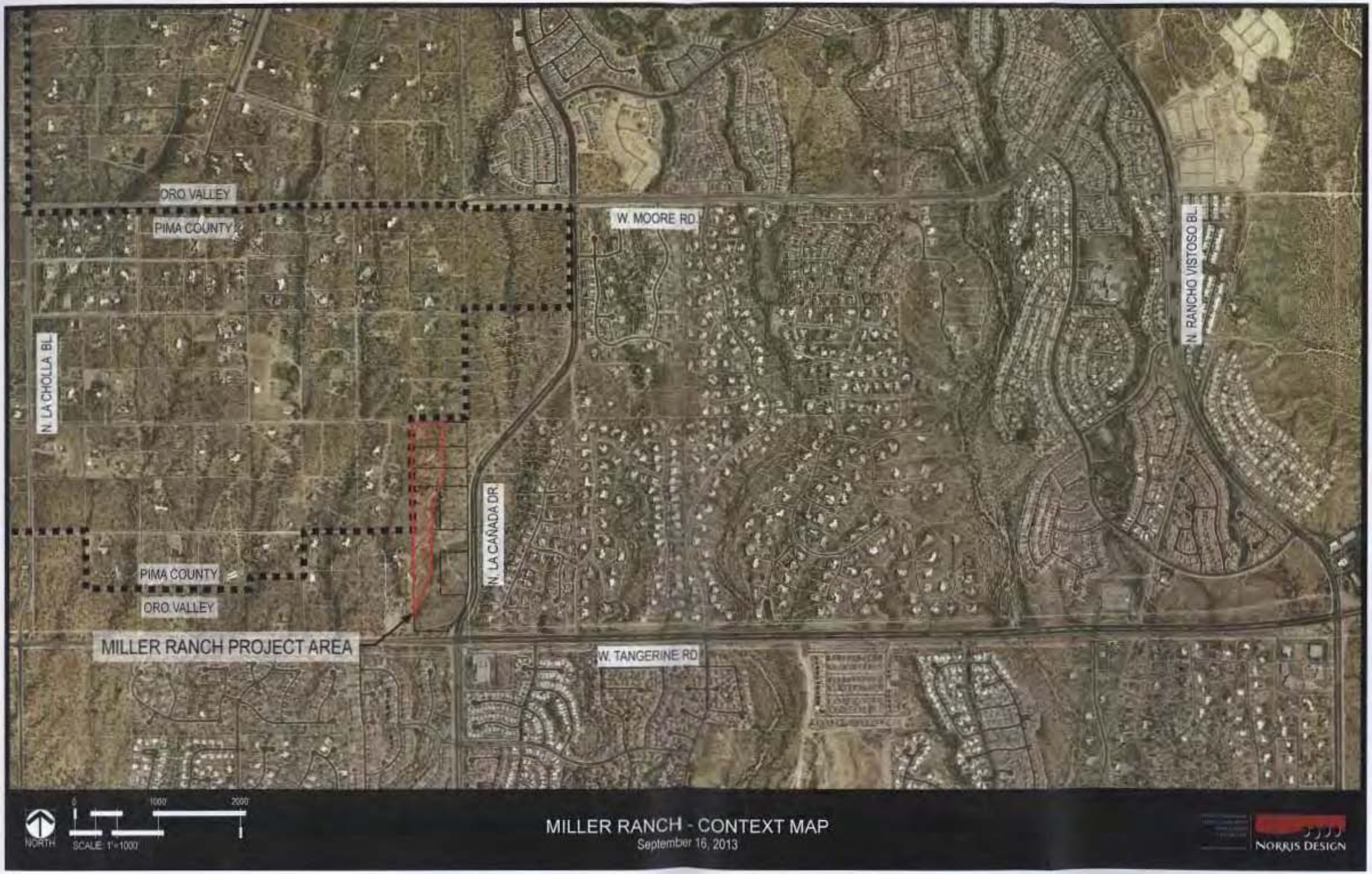
Open Space and Natural Resource Conservation

- The Residences at Miller Ranch Highlands will be in compliance with the Environmentally Sensitive Lands Ordinance (ESLO) integrating the 25% open space requirement and the Critical Resource Area on the eastern boundary of the site.
- The project will integrate buffers and a recreation area into the open space as required by Oro Valley
- The property is currently vacant and previous ranching activities have resulted in extensive on-site disturbances denuding the aesthetic quality of the site.
- Portions of the existing wash will be restored as part of the project.

Water Resources

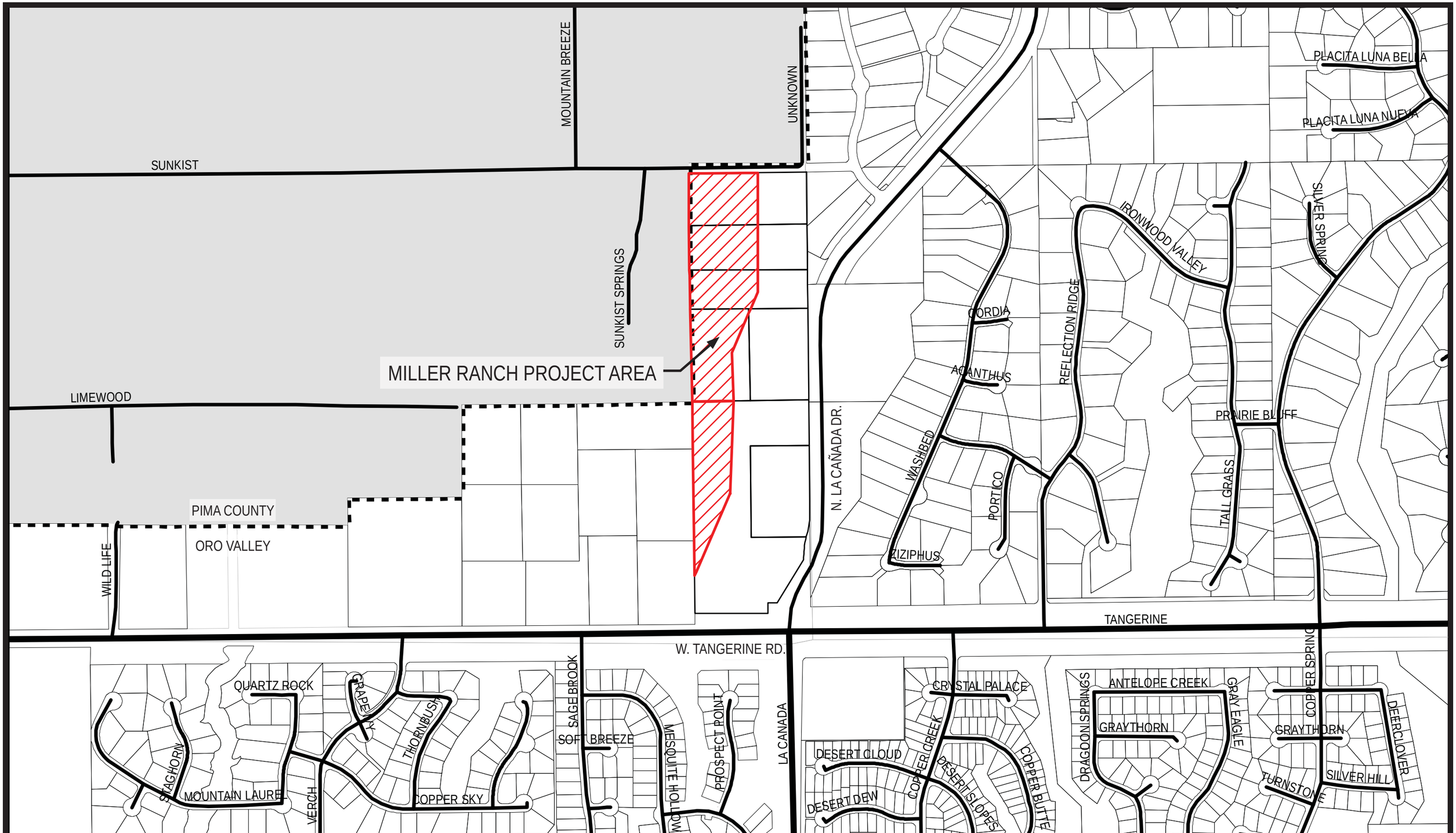
- A portion of the property is located within Oro Valley's Urban Services Boundary and this application requests the remaining portion be included within the boundary.
- The property is in the Oro Valley Water Utility water service area.
- Project will manage drainage on-site and ensure storm water discharge matches historical flows.
- The landscape irrigation system will integrate a smart irrigation controller to manage and conserve irrigation water.

The Residences at Miller Ranch General Plan Amendment request conforms to the General Plan's Goals and Policies for the Planning Elements and will create a positive contribution to Oro Valley.



MILLER RANCH - CONTEXT MAP
September 16, 2013

Attachment 3



MILLER RANCH - LOCATION MAP

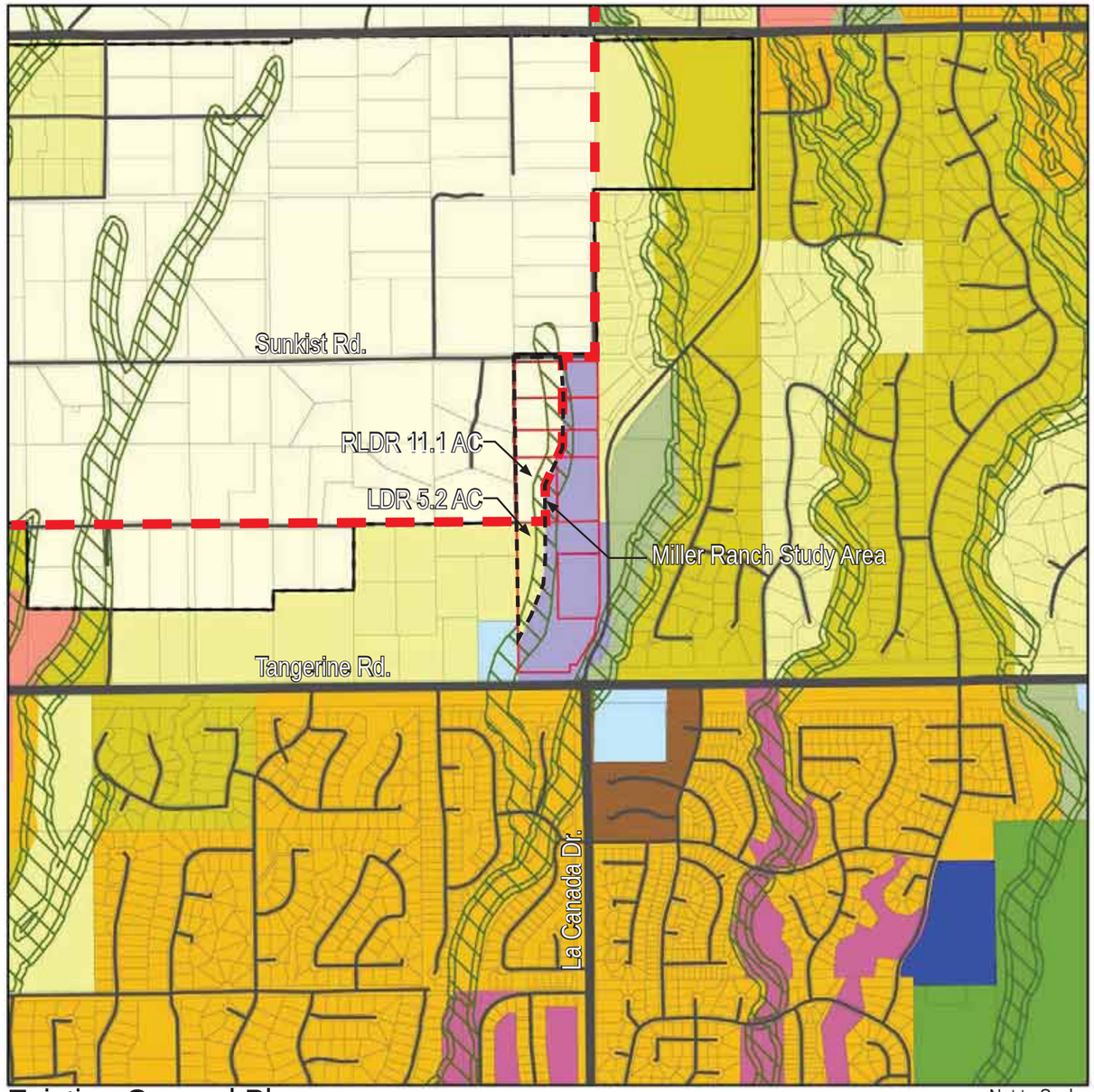
September 16, 2013

Attachment 3

MILLER RANCH - CONTEXT MAP

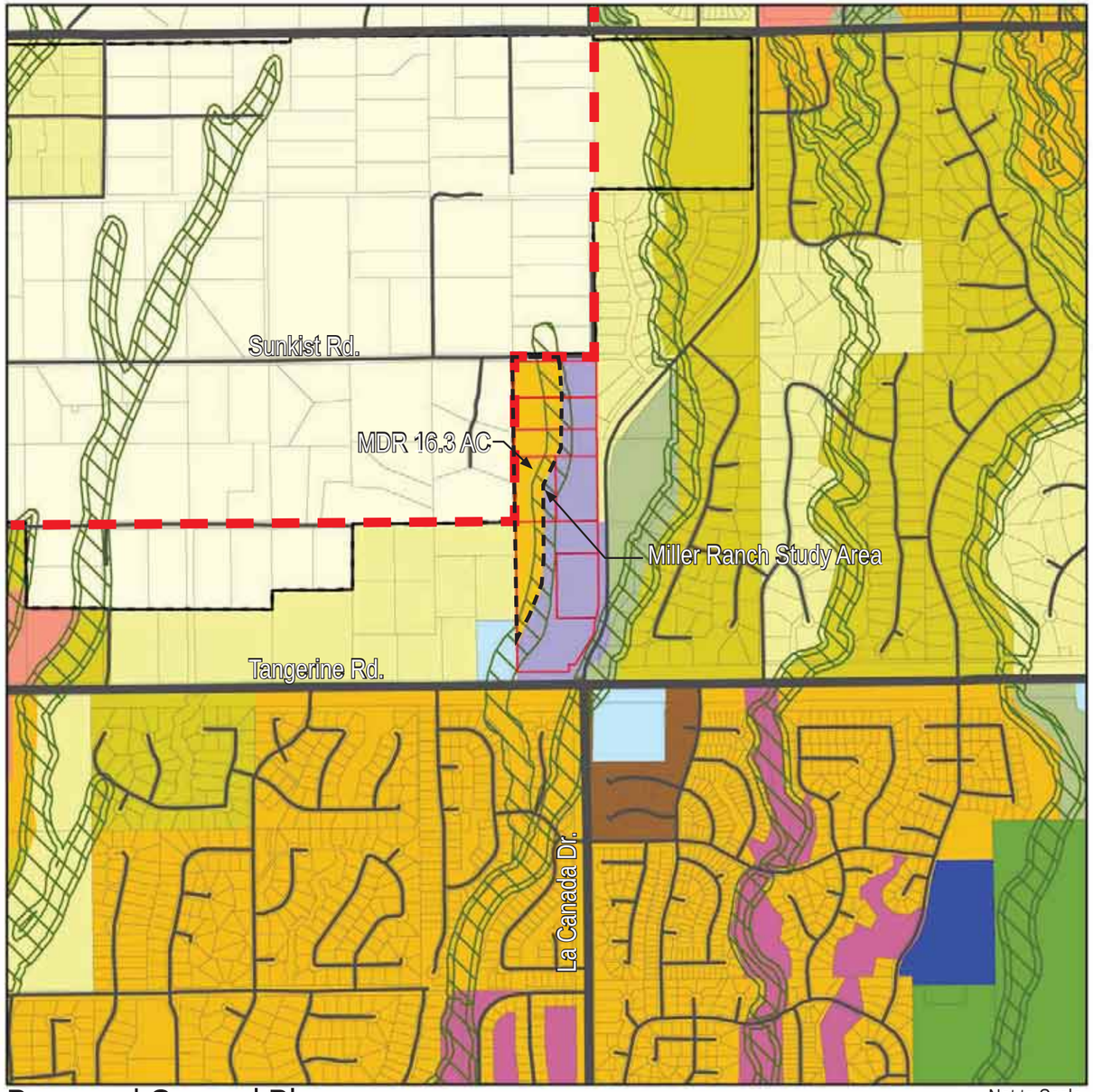
September 16, 2013

Attachment 3



Existing General Plan

Not to Scale



Proposed General Plan

Not to Scale

Legend

- Rural Low Density Residential (0 - 0.3 DU/AC)
- Low Density Residential (0.4 - 1.2 DU/AC)
- Low Density Residential (1.3 - 2.0 DU/AC)
- Medium Density Residential (2.1 - 5 DU/AC)
- High Density Residential (5+ DU/AC)
- Resort / Golf Course
- Neighborhood Commercial / Office
- Commerce / Office Park
- Public / Semi-Public
- School
- Park
- Open Space
- Significant Resource Area
- Urban Services Boundary

NORTH

MILLER RANCH | MAJOR GENERAL PLAN AMENDMENT

September 16, 2013

NORRIS DESIGN

Attachment 3

418 North Toole Avenue
Tucson, Arizona 85701
520.622.9565

NORRIS DESIGN
Planning | Landscape Architecture

September 12, 2013

Chad Daines
Town of Oro Valley
Development and Infrastructure Services
11000 N La Canada Drive
Oro Valley, AZ 85737

RE: The Residences at Miller Ranch | Major General Plan Amendment

Dear Chad:
We appreciate the feedback from staff and the residents in response to the Major General Plan Amendment application. We believe the amendment request demonstrates consistency with the vision, goals, and policies of the General Plan and establishes compliance with the review criteria for an amendment request. We look forward to our upcoming public meeting to continue the dialogue with the residents in the vicinity of Miller Ranch. We will continue to work with the community through the planning process to keep them informed and constructively address their input. The following summary responds to staff's review comments issued from the review of the Residences at Miller Ranch Major General Plan Amendment application dated April 30th, 2013 and specific topics discussed at the public meeting on April 22nd, 2013.

Environmentally Sensitive Lands (ESL)
Response
1&2) We acknowledge that the project will be required to address the ESL open space and conservation requirements during the rezoning process. The property contains an area identified as Critical Resource Area. Please note the existing state of this "Critical Resource Area" is in a considerably poor condition due to the ranching activities over the past decades.

General Plan Amendment Narrative
Comment
3) Provide further explanation including analysis and information relative to residential demand. Explain the generation of single-family market demand by the adjacent tech center development.
Response
The Oro Valley and Southern Arizona residential housing market has significantly recovered as demand continues to trend upwards. The Tangerine Corridor is experiencing renewed interest as the residential market recovers and new household generation commences as well as the move up market reemerges. Over that past year, 40% of permits issued for single family development have occurred in the Northwest. The Northwest region and specifically Oro Valley remains vibrant and is attractive to a diversity of demographics based on the quality of life, jobs, education, recreational opportunities and convenient retail destinations.

The future improvements to the Tangerine Corridor will enhance access in the region and boast residential and commercial opportunities along the corridor. This is evident in the diverse residential offerings ranging from semi-custom single family detached to mutli-family product along the corridor. The addition of residential on this site is complementary to the adjacent uses and developed product in the vicinity. The future Miller Ranch Commercial and Tech Center offers an opportunity for a micro live, work and play development. In reality, it is difficult to predict the residents will be employed at the adjacent tech campus. Though, it is logical that the Tangerine Corridor will continue to have an increasingly diverse mix of uses integrating commercial, office, residential and other development typologies. Therefore, the Residences at Miller Ranch enhance the residential options for Oro Valley and along the Tangerine Corridor.

Attachment 3

418 North Toole Avenue
Tucson, Arizona 85701
520.622.9565

NORRIS DESIGN
Planning | Landscape Architecture

Comment
4) You mention that there was a public meeting on April 22nd where initial concerns were verbalized. Please review the attached neighborhood meeting summary and make sure to address these concerns in your narrative.
Response
The following addresses specific topics discussed at the public meeting to provide relevant information pertaining to the General Plan Amendment.

- *Existing Land Use:*

The existing land use was based on the adjacent land uses prior to development in the area. Over the past decades, a majority of the properties in the study area have been rezoned to appropriate zoning classifications typically found in a metropolitan area.

- *Medium Density Residential adjacent to Low Density Residential:*

The project is requesting the Medium Density Residential Land Use Designation to allow for single family detached, townhomes or patio homes with a density in the range of 2.1 to 5.0 dwellings per acre. We anticipate a total number of units in the 40-50 range comprised of 7,000SF lots which would have an overall density of 2.0-3.0 dwelling per acre. The arrangement of the development will create a logical transition to the commercial and tech center.
The arrangement of the residential plan will be determined at the rezoning.

- *Wash Corridor:*

The wash area corridor is approximate 2.8 acres. The wash corridor is identified as Critical Resource Area. Please note the existing condition of the wash corridor and this "Critical Resource Area" is in a considerably poor condition due to the ranching activities over the past decades.

- *Two-Story Homes:*

The project will conform to the Oro Valley Residential Guidelines regarding the allowance for two-story homes. During the rezoning process and the presentation of a site plan, we can discuss the specifics of views and provide exhibits to address any relevant concerns.

- *Access:*

Primary access will be taken from Tangerine Road serving as a shared access for the residential and commercial parcels. Emergency access will be served by a limited access connection to Sunkist Road on the northern edge of the project. The main entry to the residential neighborhood will be a gated entry. Tangerine Road will be widened and is being designed to accommodate future development along the corridor. In addition, La Canada is designed to accommodate the traffic generated by future development in this area.

- *Miller Ranch Commercial and Tech Park:*

The eastern portion of Miller Ranch is approximately 20 acres and zoned for commercial and tech park uses. Open space is provided within the approved development plan for the property. The subject property (the Residences at Miller Ranch) was excluded from the original rezoning and is not part of the current development plan for the commercial and tech park.

- *Future Rezoning Requirements:*

The General Plan Amendment is the initial step in securing entitlements for the property. The subsequent rezoning will provide the public an opportunity to review further details related to the development. As part of the rezoning, we will request that the project be in conformance with the planning and design requirements set forth by the Oro Valley Zoning Code and Design Standards.

Attachment 3

418 North Toole Avenue
Tucson, Arizona 85701
520.622.9565

NORRIS DESIGN
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- *Public Meeting Content:*

The details presented at the public meeting by the applicant represented the content in the application. We will include the approved commercial development plan in the presentation.

- *Builder:*

At this point, the builder has not been determined.

- *ESL Open Space Requirements:*

Refer to Comment #5.

Comment

5) As a point of clarification in your discussion of open space, this project will be required to protect 95% of the Critical Resource Areas, in addition to the 25% open space requirement.

Response

Noted. The ESL open space areas will addressed during the rezoning process. The ESL requirement for the Medium Density Residential designation requires 25% open space resulting in approximately 3 acres of open space that may contain natural open space, passive open space, trails, recreational areas, buffers and drainage. In addition, we will have the Critical Resource Area providing additional open space. Please note the existing condition of the wash corridor and this "Critical Resource Area" is in a considerably poor condition due to the ranching activities over the past decades.

Comment

6) All wells on the property must be abandoned per ADWR standards. Any and all associated ground water rights to the above mentioned wells will be extinguished and transferred to OVWU. The site will be served "F" Zone water pressure. A connection to the "E" Zone main will be made with a closed valve.

Response

Noted.

The Residences at Miller Ranch General Plan Amendment request conforms to the General Plan's Goals and Policies for the Planning Elements and will create a positive contribution to Oro Valley.

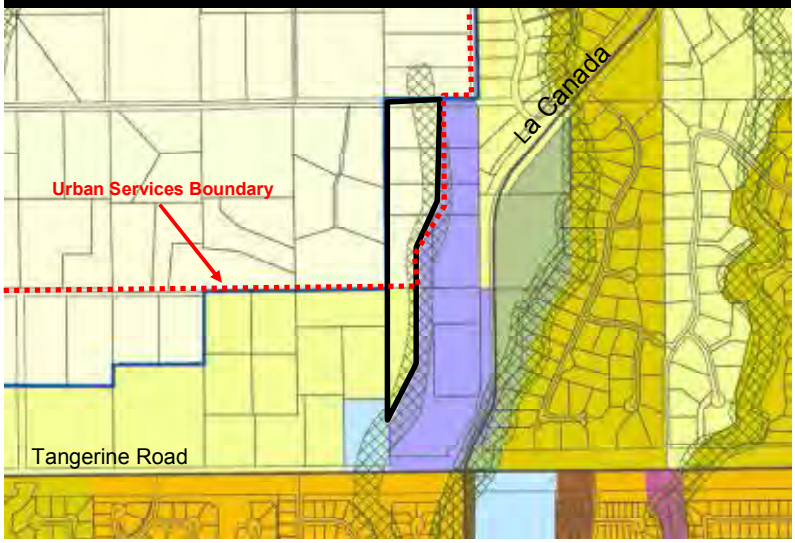
Please contact me with any questions or if you need additional information at 520.609.1466 or sweaks@norris-design.com.

Respectfully,
Norris Design

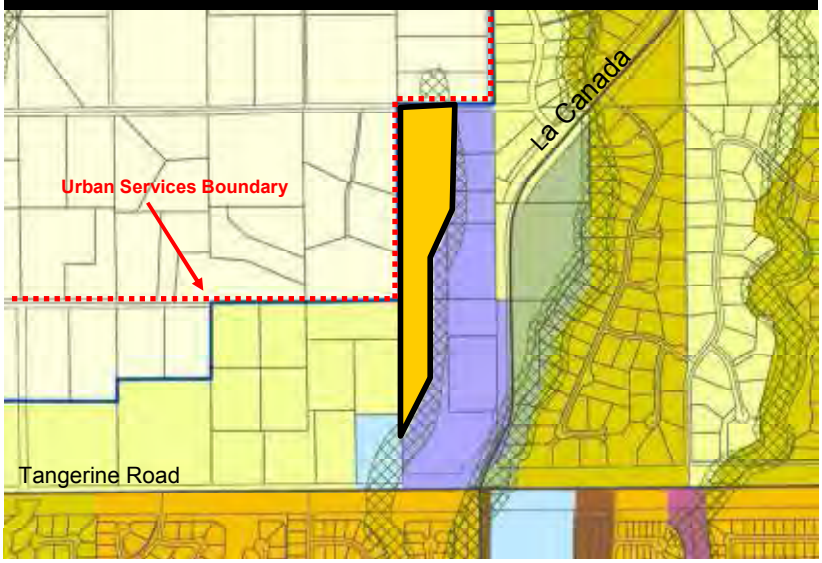
Stacey Weaks, RLA, LEED AP

Attachment 3

GENERAL PLAN LAND USE



PROPOSED GENERAL PLAN LAND USE



ORO VALLEY ARIZONA FOUNDED 1974

EXISTING / PROPOSED LAND USE

Miller Ranch (OV1113-03)

Attachment 4

Major General Plan Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER: OV1113-03 Miller Ranch

MEETING DATE: October 1, 2013

AGENDA ITEM: 4

STAFF CONTACT: Chad Daines, Principal Planner
cdaines@orovalleyaz.gov (520) 229-4896

Applicant: Stacey Weaks of Norris Design

Request: From Rural Low Density Residential (0 – 0.3 du/ac) and Low Density Residential (0.4 – 1.2 du/ac)

To Medium Density Residential (2.1 – 5.0 du/ac) and to modify the Urban Services Boundary to include the entire property.

Location: Northwest corner of Tangerine Road and La Canada Drive

Recommendation: Recommend Approval of the requested amendment, with the maximum density not to exceed 2.1 du/ac

SUMMARY:

The applicant proposes a Major General Plan Amendment from Rural-Low Density Residential (0-0.3 du/ac) and Low Density Residential (0.4-1.2 du/ac) to Medium Density Residential (2.1-5.0 du/ac) for 16.3 acres located north of the northwest corner of Tangerine Road and La Canada Drive (Attachment 1). In addition, the amendment requests to modify the Urban Services Boundary to include the entire property.

The applicant proposes to develop a single-family detached residential subdivision with approximately 7,000 square foot lots. The application and applicant responses to Code evaluation criteria are provided as Attachment 2. The Current and Proposed General Plan Land Use Maps are provided on Attachment 3.

BACKGROUND:
Land Use Context

	EXISTING LAND USE (Attachment 1)	GENERAL PLAN (Attachment 3)
SUBJECT PROPERTY	Vacant	Rural Low Density (0-0.3 du/ac) and Low Density (0.4–1.2 du/ac)
NORTH	Single-family Residential 5 Acre Lots	Rural Low Density Residential (0-0.3 du/ac)
SOUTH	Vacant	Commerce / Office Park
EAST	Vacant	Commerce/ Office Park
WEST	Single-family Residential 3.3 - 5 Acre Lots	Rural Low Density (0-0.3 du/ac) and Low Density Residential(0.4–1.2 du/ac)

Approvals To Date

There have been no approvals to date on the subject property. The R1-144 zoning was established with the overall general area and was not rezoned with the Technology Park / Commercial area to the south and east.

Existing General Plan Land Use Designations (Attachment 3)

The current Oro Valley General Plan designates the property as follows:

Rural Low Density Residential (0-0.3 du/ac)	11.1 acres
Low Density Residential (0.4 to 1.2 du / ac)	5.2 acres

The General Plan defines these land use designations for the proposed amendment area as follows:

Rural Low Density Residential (0-0.3 du/ac) - This land use designation denotes areas of large lot single-family detached development in a rural environment. Rural low-density residential designation areas range up to 0.3 dwelling units per acre. Areas of rural residential development are appropriate where there is a desire to retain a rural lifestyle or where protection of the natural environment is necessary.

Low-Density Residential (0.4-1.2 du/ac) - This district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of rural, open character. Low-density residential designation areas range up to 1.2 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.

Proposed General Plan Land Use Designation (Attachment 4)

Medium Density Residential (MDR; 2.1–5.0 du/ac) - This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping and employment.

Urban Services Boundary

The property is split by the General Plan Urban Services Boundary (USB) as shown on Attachment 3. The General Plan provides that *"The Town does not intend to provide urban infrastructure to areas outside of the USB. These areas should not receive any increase in density or land use intensity over what currently exists".* The applicant has proposed to expand the USB to encompass the entire property as shown on Attachment 4. Analysis of this request related to the land use amendment is included in the Discussion section of this report.

Environmentally Sensitive Lands (ESL) Conservation Categories

The property contains the following ESL conservation categories:

- Critical Resource Area (CRA): 95% open space requirement
- Resource Management Area (RMA) Tier I: 66% open space requirement

The ESL conservation system protects critical open space systems and linkages throughout the Town. ESL provides strict requirements for highest value resources and more flexible ones in areas of lower resource value. Riparian areas or very significant habitat features have the highest conservation requirements.

On the other end of the spectrum, lands designated as Resource Management Area (RMA) are important but have the lowest resource value and lower conservation requirements. Unlike higher resource value categories, including Major Wildlife Linkages (MWL), Critical Resource Areas (CRA), and Core Resource Area (Core), the RMA designation is driven by growth expectations of the General Plan. Each Resource Management Tier aligns with the anticipated level of growth reflected in the General Plan. In other words, the General Plan designation determines the RMA Tier and subsequent amount of conservation (open space).

The following table summarizes the minimum open space requirements by General Plan designation:

RMA Tiers	Tier 1	Tier 2	Tier 3
Minimum Open Space	**66%**	**25%**	**0%**
General Plan Land Use Designation	Rural Low Density Residential	Neighborhood Commercial/Office	Any GP Land Use Designation within a Growth Area
	Low Density Residential-1	Community/Regional Commercial	
	Low Density Residential-2	Commercial/Office Park	
	Resort/Golf Course	High Density Residential	
	Open Space	Medium Density Residential	
	School, Park	Public/Semi Public	
		MPC Rooney	
		MPC Kai Capri	

DISCUSSION / ANALYSIS:

General Plan Amendment Evaluation Criteria Analysis, Section 22.2.D.3

General Plan Amendments are evaluated for consistency with the General Plan Amendment criteria in the Zoning Code. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's full response to each of the criteria is attached (Attachment 4). Below is a summary of the applicant's responses (in italics) followed by staff's analysis of each criterion:

1. The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.

Applicant's Response: *The property is located at a major intersection along the Tangerine Road corridor which has seen a steady increase in development over the last decade. The corridor is scheduled for roadway widening to increase the transportation capacity and serve as a regional route for Oro Valley and the region. Future improvements to the Tangerine Corridor will enhance access into the region and boast residential and commercial opportunities along the corridor. This is evident in the diverse residential offerings ranging from semi-custom single family detached to multi-family products along the corridor. The addition of residential on this site is complementary to the adjacent uses and developed product in the vicinity.*

The eastern portion of Miller Ranch has completed a General Plan Amendment Rezoning and has an approved Development Plan for a Technology Park and Commercial Center. The proposed development is appropriately located at the intersection of Tangerine Road and La Canada Drive to maximize land use at a primary development node along the Tangerine Road corridor. This request plans for a use that meets a development need for the community in response to an evolution in land use patterns at this key intersection and the entire Tangerine Road corridor.

Staff Comment: In general, staff agrees that the planned expansion of Tangerine Road will create a change in conditions supporting an increase in development intensity along this corridor. Additionally, the approval of the Miller Ranch Technology Park and Commercial zoning in 2007 and Development Plan approval in 2010 to the south and east creates an abrupt transition in intensity between this property and the planned technology park and commercial uses.

The expansion of Tangerine Road and the proximity of the planned technology park and commercial area may support a change to the Medium Density Residential category. However, given the rural character of development to the north and west, with lot sizes ranging from 3.3 to 5 acres, staff suggests a more appropriate and compatible transition between existing large lots and the future technology park and commercial center.

2. The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

Applicant's Response: *The Residences at Miller Ranch responds to the market demands for quality housing in Oro Valley and enhances the overall diversity of housing opportunities in the area. The project presents an opportunity to provide a housing option for new and existing residents, will broaden the fabric of the community that live, work and play in Oro Valley and is consistent with the Housing Element of the General Plan. The Residences at Miller Ranch will conform to the Oro Valley Residential Design Standards ensuring the implementation of a quality community.*

The Residences at Miller Ranch will conform to the Environmentally Sensitive Lands Ordinance (ESLO) which requires the Medium Density Residential General Plan designation to provide 25% open space resulting in approximately 3 acres of open space that may contain natural open space, passive open space, trails, recreational areas, buffers and drainage. In addition, we will have the Critical Resource Area providing additional open space. The unnamed wash, an approximately 3 acre corridor on the eastern edge of the project, is identified as a Critical Resource Area per the General Plan exhibit. The entire property including a majority of the

wash has been significantly denuded over the years by the ranching activities on the site. Thus, the existing condition of the property is marginal at best. The project will restore the wash including the removal of the invasive plants. Improvements will allow for the enhancement of the open space to enhance the overall aesthetics of the property and achieve the goals of the ESLO.

Staff Comment: Residential development on this property can provide nearby housing for the planned technology park, which advances socio-economic goals expressed in the General Plan to reduce traffic commutes, provide a balance in land use and provide housing for employees in Innovation Park, the Oro Valley Hospital and the planned technology park to the east.

The ESL requirements, applied at the rezoning stage, will provide for environmental compatibility through conservation of the wash and additional open space requirements.

3. The proposed change reflects market demand which leads to viability and general community acceptance.

Applicant's Response: *The Residences at Miller Ranch is a viable land use that is complementary to the residential development along the Tangerine Road corridor. Residential properties are in high demand because of the strong sense of community and quality of life in Oro Valley. The Medium Density Residential designation supplements the market demand for residential properties in Oro Valley. Per the General Plan definition for Medium Density Residential, this use should be located adjacent to schools, shopping and employment. The project is adjacent to the future Miller Ranch Technology Park and Commercial Center eventually serving as a shopping and employment node in Oro Valley among additional destinations along the Tangerine Road corridor. Oro Valley has been supportive of residential development as a key component of a vibrant and diverse community*.

Staff Comment: Staff agrees that there is a strong market for new homes, as evidenced by increased development and platting activity. However, staff also believes that it is appropriate to support diversity in lot sizes in appropriate locations.

4. The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.

Applicant's Response: *The Residences at Miller Ranch will strive to minimize potential development impacts through the subsequent rezoning and development processes. The public engagement process facilitated by the Town of Oro Valley ensures that the adjacent residents and the community are notified and engaged in the process. The project will conform to the Oro Valley Residential Design Standards to minimize the impact of the improvements while maintaining a high quality development for the community. In addition, the Environmentally Sensitive Lands Ordinance open space requirement assists to reduce the development impacts. The project will demonstrate compliance with the ELSO requirements as part of the rezoning process*.

Staff Comment: Providing a compatible transition in development intensity is essential to reducing project impacts on adjacent areas. The proposed development at the upper end of the 2.1-5.0 du/ac range will create a transition, albeit somewhat abrupt, between the subject property and the rural homes to the north and west.

General Plan Vision, Goals and Policies Analysis

General Plan Amendments are also evaluated for consistency with the Vision, Goals and Policies of the General Plan. The following is an analysis relative to the amendments consistency with the Vision and key Policies in the General Plan.

General Plan Vision

To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

The Vision Statement from the General Plan emphasizes the need to carefully balance land use decisions which respond to a current conditions, against the long term impact to the community. The amendment will provide for nearby housing for employees within the adjacent technology park and other nearby employment areas, which supports the socio-economic goals expressed in the Vision Statement.

General Plan Policies

The application has been reviewed against notable General Plan goals and policies as follows:

Policy 7.1.1 The Town shall continue to strive to protect the integrity and aesthetic context of existing neighborhoods through the use of appropriate buffers or other means of land use transition between incompatible uses.

Transition between the rural residential area and the future technology park is needed. Residential development of the property will provide a compatible land use transition between the planned employment/commercial uses to the south and east and the rural residential uses to the north and west.

Goal 7.2 To encourage and maintain a range of housing opportunities.

Oro Valley has recently considered predominately medium density residential applications and this amendment does not further the goal of providing a diverse range of housing opportunities.

Policy 1.1: To preserve Oro Valley's natural Sonoran Desert environment and the scenic resources that are an important part of the community's quality of life.

Development of this property will require full compliance with the Environmentally Sensitive Lands ordinance, which requires comprehensive analysis and preservation of the wash corridors and native plant species which exist on the property.

Policy 1.1.3: The Town shall continue to avoid development encroachment into washes, riparian areas, designated natural open space and environmentally sensitive lands. In cases where encroachment is unavoidable, such as in the case of utility or public safety, require compensation or trade to offset the loss of natural area.

The proposed subdivision will be required to maintain and preserve the natural wash corridors and provide additional open space areas adjacent to the wash corridor to prevent encroachment of the development areas into these natural washes. The development will also be required to meet the requirements of ESL during the rezoning stage to conserve 95% of the Critical Resource Areas (wash corridors), and 25% of the Resource Management Areas (balance of the property) in natural open space.

Policy 1.3.1: The Town shall encourage the location of residential neighborhoods close to activity centers compatible with residential uses, and vice versa.

This development will provide housing near the planned Technology Park and Commercial Center. Residential development of this property will provide housing opportunities for employees within this area.

Policy 1.4.8: The Town shall continue to require adequate buffering of commercial and employment uses from adjacent neighborhoods, with special consideration being given to placing office or other less intensive uses adjacent to residential areas.

At the proposed transition is abrupt, limiting the amendment to the lower end of the MDR range would provide a more compatible land use transition from the rural residential area to the north and west to the planned Technology Park and Commercial area to the south and east.

Urban Services Boundary (USB)

The expansion of the USB to encompass the entire property is a related change to the request. The amendment request has been distributed to utility providers including Oro Valley Water, Pima County and other service utilities. No adverse comments have been received relative to providing services to accommodate the requested density. Should the request be approved, the USB should be expanded to encompass the entire property.

PUBLIC PARTICIPATION:

Summary of Public Notice

Public notice has been provided:

- Notification of all property owners within 1,000 feet
- Homeowners Association mailing
- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on Town website

Two neighborhood meetings were held. The first meeting was held on April 22nd, 2013, with approximately twenty (20) interested parties attending the meeting. A second neighborhood meeting was held on September 17th, 2013, with ten (10) interested parties attending the meeting. A number of issues were discussed at each meeting, including the following:

Compatibility of the smaller lot sizes in relation to larger lots in the vicinity
Access to subdivision
Traffic impact to Tangerine Road and Sunkist Road

Riparian impacts
Type and price of homes
Cut through traffic concerns

The summary notes from both meetings are attached (Attachment 4).

SUMMARY

The proposed amendment has been evaluated using the general plan amendment criteria and applicable General Plan goals and policies as well as neighborhood and outside agency input. Following is a summary of the factors for and against the proposal:

Factors For:

1. Residential development of this property will provide housing for employees of nearby future employers.
2. Development at a density at the lower end of the MDR density range will create a compatible and logical transition in land uses in the area.
3. Development at a density at the lower end of the MDR density range will expand housing choice and diversity in this area.

Factors Against:

1. The amendment, as proposed by the applicant, will create an fairly abrupt transition in residential density with the rural residential area to the north and west.
2. Development of 7,000 square foot lots will not meet housing diversity goals.

RECOMMENDATION:

Staff does not agree that the proposed 7,000 square foot lots provide a compatible transition between the rural residential area and future technology park /commercial area. The proposed amendment, limited to the lowest end of the 2.1-5.0 du/ac range (approximate 13,000 square foot lots) will provide a more compatible land use transition between the planned technology park and commercial uses to the south and east and the rural residential areas (3.3 to 5 acre lots) to the north and west.

The recommended 2.1 du/ac. limitation will also contribute to diversity in residential lot sizes in the community. Further, this limitation improves conformance with the General Plan amendment criteria and applicable General Plan policies. Specifically, the amendment, with limitation to 2.1 du/ac., will provide housing to support nearby employment uses, promote diversity in housing opportunities and provide a compatible land use transition in the area.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the Town Council of the requested Major General Plan Amendment under OV1113-03 to MDR, with the density not to exceed 2.1 du/ac.

SUGGESTED MOTIONS:

As this first Planning and Zoning Commission meeting is a Public Hearing only, no action will be taken by the Commission. Therefore no suggested motions are provided.

ATTACHMENTS:

1. Location Map
2. Application and Responses to Criteria
3. Current & Proposed General Land Use Plan
4. Neighborhood Meeting Summary Notes

_____
Chad Daines, AICP Principal Planner

Major General Plan Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER:	OV1113-03 Miller Ranch
MEETING DATE:	November 7, 2013
AGENDA ITEM:	4
STAFF CONTACT:	Chad Daines, Principal Planner cdaines@orovalleyaz.gov (520) 229-4896

Applicant:	Stacey Weaks of Norris Design
Request:	From Rural Low Density Residential (0 – 0.3 du/ac) and Low Density Residential (0.4 – 1.2 du/ac) To Medium Density Residential (2.1 – 5.0 du/ac) and to modify the Urban Services Boundary to include the entire property.
Location:	Northwest corner of Tangerine Road and La Canada Drive
Recommendation:	Recommend Approval of the requested amendment, with the maximum density not to exceed 2.1 du/ac

OVERVIEW:

The applicant proposes a Major General Plan Amendment from Rural-Low Density Residential (0-0.3 du/ac) and Low Density Residential (0.4-1.2 du/ac) to Medium Density Residential (2.1-5.0 du/ac) for 16.3 acres located north of the northwest corner of Tangerine Road and La Canada Drive (Attachment 1). In addition, the amendment requests to modify the Urban Services Boundary to include the entire property.

The applicant proposes to develop a single-family detached residential subdivision with approximately 7,000 square foot lots. The application and applicant responses to Code evaluation criteria are provided as Attachment 2. The Current and Proposed General Plan Land Use Maps are provided on Attachment 3.

The Planning and Zoning Commission held the first public hearing on the request on October 1, 2013. Eight speakers spoke with regard to the proposed amendment. In summary, a number of the residents did not support the proposed density and lot size. These residents felt that consideration should be given to the low density, rural character of the area. Other residents expressed concerns regarding traffic impacts and impacts of increased density on equestrian uses in the area. One resident expressed concern that the property was intended to serve as a buffer area to the Miller Ranch Technology Park and Commercial area to the east. The staff report and draft minutes from the October 1st Planning and Zoning Commission meeting are provided as Attachment 4 and 5 respectively.

BACKGROUND:

Land Use Context

	EXISTING LAND USE (Attachment 1)	GENERAL PLAN (Attachment 3)
SUBJECT PROPERTY	Vacant	Rural Low Density (0-0.3 du/ac) and Low Density (0.4–1.2 du/ac)
NORTH	Single-family Residential 5 Acre Lots	Rural Low Density Residential (0-0.3 du/ac)
SOUTH	Vacant	Commerce / Office Park
EAST	Vacant	Commerce/ Office Park
WEST	Single-family Residential 3.3 - 5 Acre Lots	Rural Low Density (0-0.3 du/ac) and Low Density Residential(0.4–1.2 du/ac)

Approvals To Date

There have been no approvals to date on the subject property. The R1-144 zoning was established as translational zoning upon annexation of the subject property in 2004.

At the October 1st Planning and Zoning Commission meeting, a resident indicated that the property was intended to serve a buffer area to the Miller Ranch Technology Park and Commercial area to the south and east. A review of the Miller Ranch record reveals the following relevant actions with regard to the relation of this property to the Miller Ranch Technological Park and Commercial Area to the east:

- The subject 16 acre property was part of a larger 38 acre property under single ownership and annexed in 2004. The 38 acre property was subsequently zoned (translational zoning) to R1-144.

- In 2004, the property owner filed a General Plan Amendment requesting Low Density Residential (1.3 – 2.0 du/ac) on the subject property (west of wash) and Neighborhood Commercial on the property east of the wash. The property owner intended to develop 1.6 acre residential lots on the subject property as a transition to the rural residential area to the west.

- The property owner subsequently amended the application to request Commerce Park on the entire 38 acre property. The Planning and Zoning Commission recommended and the Town Council agreed and voted to approve the Commerce Park land use designation on the property east of the wash, leaving the subject property designated Rural Low Density on the General Plan. With the adoption of the 2005 General Plan, the southern portion of the subject property was designated Low Density (0.4 – 1.2 du/ac.).

- In 2009, the property owner filed a General Plan Amendment application on the subject property requesting High Density Residential (5+ du/ac) to provide for an apartment development. This application was withdrawn one month later.

Existing General Plan Land Use Designations (Attachment 3)

The current Oro Valley General Plan designates the property as follows:

Rural Low Density Residential (0-0.3 du/ac)	11.1 acres
Low Density Residential (0.4 to 1.2 du / ac)	5.2 acres

The General Plan defines these land use designations for the proposed amendment area as follows:

Rural Low Density Residential (0-0.3 du/ac) - This land use designation denotes areas of large lot single-family detached development in a rural environment. Rural low-density residential designation areas range up to 0.3 dwelling units per acre. Areas of rural residential development are appropriate where there is a desire to retain a rural lifestyle or where protection of the natural environment is necessary.

Low-Density Residential (0.4-1.2 du/ac) - This district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of rural, open character. Low-density residential designation areas range up to 1.2 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.

Proposed General Plan Land Use Designation (Attachment 3)

Medium Density Residential (MDR; 2.1–5.0 du/ac) - This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping and employment.

Urban Services Boundary

The property is split by the General Plan Urban Services Boundary (USB) as shown on Attachment 3. The General Plan provides that *"The Town does not intend to provide urban infrastructure to areas outside of the USB. These areas should not receive any increase in density or land use intensity over what currently exists".* The applicant has proposed to expand the USB to encompass the entire property as shown on Attachment 3. Analysis of this request related to the land use amendment is included in the October 1st Planning and Zoning Commission staff report (Attachment 4).

Density / Lot Size Character of the Area (see Attachment 6)

At the October 1, 2013 Planning and Zoning Commission meeting, several residents indicated a concern with the proposed density and lot size. These residents reside to the north and west of the property on lots ranging in size from 3.3 to 9 acres. The residents felt that the proposed Medium Density land use category would create an abrupt transition and requested the area be developed for larger lots for compatibility with the adjacent rural residential area. Other concerns were expressed regarding traffic and the impact increased density would have on equestrian uses and the rural lifestyle of the area. The density and lot sizes of adjacent residential areas are provided for informational purposes within the below table.

	NAME OF DEVELOPMENT	DENSITY	MIN LOT SIZE	LOT SIZE RANGE
NORTH	Unincorporated Pima County	0 – 0.3 du/ac	3.3 acre lots	3.3 – 9.0 acre lots
SOUTH	Verde Ranch Mira Vista / Copper Ridge	2.1 du/ac 1.8 du/ac	6,600 sq. ft. 10,000 sq. ft.	6,600 – 15,600 sq. ft. 10,000 – 32,000 sq. ft.
EAST	Vistoso Gateway	.93 du/ac	36,000 sq. ft.	36,000 – 47,000 sq. ft.
WEST	Unincorporated Pima County	0 – 0.3 du/ac	3.3 acre lots	3.3 – 9.0 acre lots

Environmentally Sensitive Lands (ESL) Conservation Categories

The property contains the following ESL conservation categories:

- Critical Resource Area (CRA): 95% open space requirement
- Resource Management Area (RMA) Tier I: 66% open space requirement

The October 1st Planning and Zoning Commission staff report (Attachment 4) includes additional information with regard to the ESL Conservation Categories on the property.

DISCUSSION / ANALYSIS:

General Plan Amendment Criteria, Section 22.2.D.3

General Plan Amendments are evaluated for consistency with the General Plan Amendment criteria in the Zoning Code. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's full response to each of the criteria is attached (Attachment 2). The October 1st Planning and Zoning Commission report is provided as Attachment 4 and contains a summary of the applicant's responses and staff's analysis of each criterion:

General Plan Vision, Goals and Policies Analysis

General Plan Amendments are also evaluated for consistency with the Vision, Goals and Policies of the General Plan. The October 1st Planning and Zoning Commission staff report is provided as Attachment 4 and contains a detailed analysis relative to the amendments consistency with the Vision and key Policies in the General Plan.

PUBLIC PARTICIPATION:

Summary of Public Notice

Public notice has been provided:

- Notification of all property owners within 1,000 feet
- Homeowners Association mailing

- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on Town website

Two neighborhood meetings were held. The first meeting was held on April 22nd, 2013, with approximately twenty (20) interested parties attending the meeting. A second neighborhood meeting was held on September 17th, 2013, with ten (10) interested parties attending the meeting. A number of issues were discussed at each meeting, including the following:

Compatibility of the smaller lot sizes in relation to larger lots in the vicinity
Access to subdivision
Traffic impact to Tangerine Road and Sunkist Road
Riparian impacts
Type and price of homes
Cut through traffic concerns

The summary notes from both meetings are attached (Attachment 7).

At the October 1, 2013 Planning and Zoning Commission meeting, several residents indicated a concern with the proposed density and lot size. These residents reside in unincorporated Pima County to the north and west of the property on lots ranging in size from 3.3 to 9 acres. The residents felt that the proposed Medium Density land use category would create an abrupt transition and requested the area be developed for larger lots for compatibility with the adjacent rural low density residential area. Other concerns were expressed regarding traffic and the impact increased density would have on equestrian uses and the rural lifestyle of the area.

SUMMARY

The following is a summary of the General Plan Amendment criteria and policy analysis. Also included are responses to public and Commission questions from the first public hearing.

- The expansion of Tangerine Road and the proximity of the planned technology park and commercial area may support a change to higher intensity uses. However, given the rural character of development to the north and west and public input received at the October 1st Planning and Zoning Commission meeting, consideration should be given to limiting the density to create a less abrupt transition in land use.

- Residential development of this property can provide nearby housing for future employers, which is supported by General Plan policies.

- The General Plan Amendment criteria require a finding that the amendment will not adversely impact the community or a portion thereof. The proposed development at the upper end of the 2.1 – 5.0 du/ac range will create a somewhat abrupt transition between the subject property and the rural homes to the north and east. This will create the need for significant buffering and design solutions to lessen the impact on the adjoining area to the west and north.

- At the October 1st Planning and Zoning Commission, a resident made the comment that the subject property was intended as a buffer between the rural residential area and the

technological park and commercial area. In 2004, the Planning and Zoning Commission recommended and the Town Council agreed and excluded the subject property from the General Plan Amendment to Commerce Park, leaving it designated Rural Low Density Residential. The subsequent General Plan Amendment application for High Density Residential on the subject property was withdrawn shortly after filing.

The use of the term "buffer" in the planning context typically implies non-development of property and the use of landscaping to serve as open space between differing land uses. The minutes of the 2004 Planning and Zoning Commission and Town Council do not use the term "buffer" in their decision. There was no consensus on the use of the subject property and therefore it was left Rural Low Density Residential and the Commerce Park designation was established on the property east of the wash.

- Although there is a strong market for new production housing, it is appropriate to support diversity of lot sizes in appropriate locations, in conformance with General Plan policies.

FACTORS FOR / FACTORS AGAINST

The proposed amendment has been evaluated using the general plan amendment criteria and applicable General Plan goals and policies as well as neighborhood and outside agency input. Following is a summary of the factors for and against the proposal:

Factors For:

1. Residential development of this property will provide housing for employees of nearby future employers.
2. Development at a density at the lower end of the MDR density range (2.1 du/ac) will create a compatible and logical transition in land uses in the area.
3. Development at a density at the lower end of the MDR density range may expand housing choice and diversity in this area.

Factors Against:

1. The amendment, as proposed by the applicant, will create an abrupt transition in residential density with the rural residential area to the north and west.
2. Development of Medium Density Residential, without limitation, will not meet housing diversity goals.

RECOMMENDATION:

Staff does not agree that the proposed number of lots provide a compatible transition between the rural residential area and future technology park/commercial area. The proposed amendment, limited to the lowest end of the 2.1-5.0 du/ac range will provide a more compatible land use transition between the planned technology park and commercial uses to the south and east and the rural residential areas to the north and west. Limiting the number of lots and lessening the impact of the development on the adjoining rural low density area may improve conformance with the General Plan amendment criteria and applicable General Plan policies.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the Town Council of the requested Major General Plan Amendment under OV1113-03 to MDR, with the density not to exceed 2.1 du/ac.

SUGGESTED MOTIONS:

I move to recommend to Town Council approval of the requested amendment, with the density not to exceed 2.1 du/ac., based on a finding that the application meets the General Plan Amendment criteria and policies.

OR

I move to recommend to Town Council Denial the requested amendment based on a finding that the application fails to meet the General Plan Amendment criteria and policies as identified in the Discussion/Analysis section of this report.

ATTACHMENTS:

1. Location Map
2. Application and Responses to Criteria
3. Current & Proposed General Land Use Plan
4. October 1st Planning and Zoning Commission Staff Report
5. Draft October 1st Planning and Zoning Commission Minutes
6. Density of Adjacent Areas
7. Neighborhood Meeting Summary Notes

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Chad Daines, AICP Principal Planner

DRAFT MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
October 1, 2013
WILSON K-8 SCHOOL - SOUTH MULTI-PURPOSE ROOM
2330 W. GLOVER ROAD

4. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT FOR MILLER RANCH FROM RURAL LOW DENSITY (0 - 0.3 DU/AC) AND LOW DENSITY (0.4 - 1.2 DU/AC) TO MEDIUM DENSITY (2.1 - 5.0 DU/AC) AND AMENDMENT OF THE URBAN SERVICES BOUNDARY LOCATED NORTH OF THE NORTHWEST CORNER OF TANGERINE ROAD AND LA CANADA DRIVE, OV1113-003.

Chad Daines, Principal Planner, presented the following:

- Site Map
- Location Map
- General Plan Land Use
- Proposed General Plan Land Use
- Application Description
- Urban Services Boundary
- General Plan Amendment Evaluation
- Neighborhood meetings issues April 22nd and September 17th
- Factors For
- Factors Against
- Recommendation

Discussion ensued amongst the Commission regarding current designation and density.

Stacey Weaks, Norris Design, representing the applicant, presented the following:

- Miller Ranch Context Map
- Miller Ranch/Approved Development Plan
- General Plan Application
- Miller Ranch Planning Area
- Miller Ranch/Development Patterns
- Miller Ranch/Development Transition
- General Plan Elements

Vice Chair Cox opened the public hearing.

Scott Christy, Non-Oro Valley Resident, stated it was a nightmare to get the right zoning approved for this land in 2010. The zoning was changed to have a tech park built and he does not see any need to change zoning.

Paul Baker, Oro Valley Resident, stated that the question and observation is about the density issue here in Oro Valley; and specifically, about the criteria and adverse impact to the community. Consider the dollar amount on homes here in Oro Valley when considering granting a new density and addressing the criteria.

Bill Adler, Oro Valley Resident, stated this is a General Plan Amendment and we need to refer to the General Plan for compatibility. The rural character needs to stay; its nice to the Tangerine scenic corridor. His interpretation of the General Plan is to preserve and show respect to the character. Staff is on the right track of proposing larger lots.

Pat Olson, Oro Valley Resident, stated she would like to disagree with Mr. Daines that there is no harm to surrounding areas. People who live in her neighborhood have invested thousands of dollars in their properties because it was a low density rural neighborhood. Mr. Daines recommendation of 2.1 houses per acre is not a logic transition. It would be her hope for denial of this request and recommend a low density rural land designation.

Adelina Kempner, Oro Valley Resident, voiced her concern with the traffic entering and exiting as well with the emergency entrance.

James Waltrip, Non-Oro Valley Resident, agrees with all the public comments regarding medium density. Comparing with what is south of Tangerine Road does not make any sense for that particular area. The road is the biggest transition to an increase in traffic for people that have horses with no place to ride.

Pat McGowan, Non-Oro Valley Resident, is concerned with loss of culture and loss of property values with the medium density homes in the area. There are horses in the area and the people moving in will not like it.

Matt Olson, Oro Valley Resident, asked if there were changes in the community that support the proposal. Does the proposal contribute to the community or impact the community? Is the proposal appropriate for the community? Tangerine Road and La Canada contribute a natural boundary. It's very important that our views are not damaged, our property values are not damaged

and the nature of the community is not damaged. If there has to be a change, the suggestion of limiting the density is okay. Half acre lots would stand out like a sore thumb in this area. The traffic generated from this is a concern for him as well. He does not hear a proposal that would benefit the community.

Vice Chair Cox closed the public hearing.

Discussion ensued amongst the Commission regarding emergency access, ingress and egress from Tangerine Road and what can the developer do and not do.

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
November 7, 2013
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

4. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT FOR MILLER RANCH FROM RURAL LOW DENSITY (0 - 0.3 DU/AC) AND LOW DENSITY (0.4 - 1.2 DU/AC) TO MEDIUM DENSITY (2.1 - 5.0 DU/AC) AND AMENDMENT OF THE URBAN SERVICES BOUNDARY LOCATED NORTH OF THE NORTHWEST CORNER OF TANGERINE ROAD AND LA CANADA DRIVE, OV1113-003.

David Williams, Planning Manager, presented an the following:

- Location Map
- General Plan Land Use
- Proposed General Plan Land Use
- Application Description
- Urban Services Boundary
- General Plan Amendment Evaluation
- General Plan Amendment Evaluation Criteria
- October 1st Planning and Zoning Commission Issues
- Previous Applications
- Factors For
- Factors Against
- Recommendation

Stacey Weaks, Norris Design, representing the applicant, presented the following:

- Entitlement Timeline
- Approved Development Plan
- General Plan Application
- Planning Area
- Development Patterns
- Development Transition
- General Plan Elements

Chairman Swope opened the Public Hearing.

Scott Christy, Oro Valley Resident, asked what is transition and has seen transition in the two previous proposals on how density changes. Mr. Christy cannot understand why so many houses are needed.

Pat McGowan, Oro Valley Resident, states it is hard to imagine without seeing the structures and how it will affect the neighbors and the quality of life. Mr. McGowan's main concern is the proposal does not fit with the consistency of the General Plan.

Bill Adler, Oro Valley Resident, states that none of the three applicants have used specific policies in the General Plan to support their positions. The General Plan is intended to reflect the balance between public and private rights. Mr. Adler would favor trying to come up with a square footage for the lots rather than this arbitrary designation of two or three acres per acre. Mr. Adler is suggesting 13,000 square foot lots adjacent to the border.

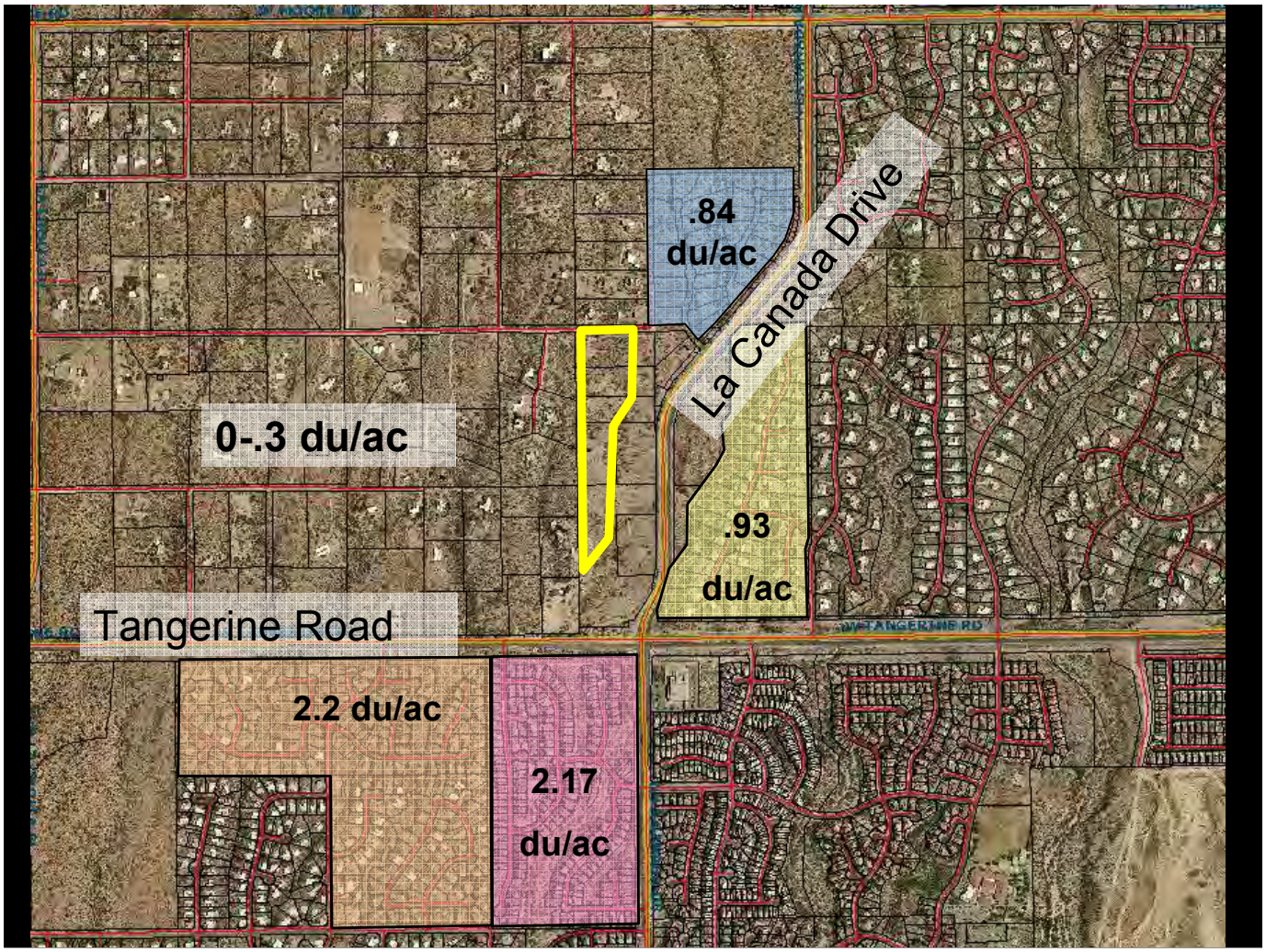
Chairman Swope closed the Public Hearing.

David Williams responded to the suggestion of the square footage vs. density reference.

MOTION: A motion was made by Commissioner Buette and seconded by Commissioner Rodman to Recommend Denial of OV1113-03 requested amendment based on a finding that the application fails to meet the amendment criteria and policies as identified in the staff report.

Discussion ensured amongst the Commission regarding if the proposed change is necessary and what was agreed to previously.

MOTION carried, 5-2 with Commissioner Caine and Commissioner Drzazgowski opposed.



DENSITY OF ADJACENT AREA

Miller Ranch (OV1113-03)

Attachment 6

Neighborhood Meeting Summary
Miller Ranch Major General Plan Amendment
April 22, 2013
6:00 – 7:30 PM
Copper Creek Elementary Multi-Purpose Room

1. Introductions and Welcome

David Williams introduced the Oro Valley staff, Hillary Turby, Senior Planner, and Rosevelt Arellano, Planner. Approximately 20 residents and interested parties attended the meeting, including Council Members Joe Hornat, Mike Zinkin, and Vice Mayor Waters, as well as Planning & Zoning Commissioners Don Cox, Bob Swope, and Bill Rodman.

2. Staff Presentation

Project Manager, Hillary Turby, provided a presentation that included:

- General information of the project site
- Major General Plan Amendment Process
- Review Criteria
- Public Participation Opportunities
- Next Steps

3. Applicant Presentation

The project team provided a presentation that included:

- History of the property
- Proposed General Plan land use map amendment

4. Public Comments and Questions

What is the reason for this application?

- By law any landowner can request a General Plan Amendment, in this case, the landowner is trying to prepare the property for future development

A member of the public asked what the reason was behind the existing land use designation.

- The existing land use designation is based on surrounding uses.
- Will be determined upon research

A member of the public was concerned about a change of land use (in this case Rural/low density residential to medium density residential) adjacent to the larger lots in the area

- Impacts of LDR vs. a higher density was a concern

A member of the public asked how the Town notifies residents in Major General Plan Amendment cases.

- Residents/landowners within 1000' of the project area are given notice; a posting is also placed at town hall, and on the Oro Valley website. Any additions to this area at the discretion of the Planning and Zoning administrator

There was concern from the neighbors that the applicant's verbal answers at the meeting may not reflect submitted application, and would like to know how the application meets the General Plan Amendment review criteria.

- There will be a 2nd set of neighborhood meetings in the Fall to discuss the application and to further address concerns

A member of the public wanted to know about the different between General Plan Amendments and Rezoning.

- The General Plan is a land use, and decision making guide for the Town to follow, the General Plan Map depicts where different land use designations are expected and encouraged to take place. These are long-term documents and are updated by law every ten years.
- Zoning defines the specific development standards allowed within a certain zoning district.

How many new residential units would be permitted under Medium Density Residential?

- Approximately 40-50 or 2-3 units per acre
  - Lot size: approximately 7,000sf
  - Detached SFR
  - Cluster development

How large is the wash area?

- Approximately 3 acres

Is the project contingent on adjacent piece (east) developing?

- No

Will there be 2-story home types?

- Yes per Zoning Code two-story homes shall be limited to no more than of 60% of the lots within the development

Who will be the Home Builder?

- Unknown

How will the residents access the site?

- Off of Tangerine Road
- Gated access for residents only
- Emergency access on north side
- No access to the west

Transitional density was a concern for some neighbors

- The applicant responded that this application hopes to create a buffer between the commercial piece and will encourage transition to the lower density

Airport Environment Zone & the property is a concern.

- The property is not within the Airport Environs Zone.

It was pointed out that the current LU allows a smaller number of units

- Propose LU allows 40-50 units.

It was pointed out that the total number of homes to be built may not reflect the total number stated in the approved General Plan Amendment

Will there be enough land to establish recreation area?

- A recreation area will be required

A member of the public asked how the Open Space was calculated.

- The wash and the additional 25% Open Space is not calculated together

A member of the public would like to see the approved plans for commercial portion

Cut through traffic thru Verde Ranch is a concern

A member of the public asked about the timing of divided lanes on Tangerine Road?

- 4-5 years

A member of the public was asked to define his use of the term cluster development?

- Shared access roads / auto court
- Too early in process to determine site plan

Will the existing dirt roads be used?

- No road connection to the west is proposed
- Traffic on la Canada is a concern

How large is the planned commercial piece to the east?

- ~ 20 acres

Is there Open Space on the commercial piece?

- Approval plans show wash restoration and preservation

Can the approved Plan for the commercial piece change from tech to another use/land use designation?

- Yes

A neighbor recalled and original buffer being established at the Town Council meeting approving the commercial piece.

5. Next Steps

The next steps include:

- Formal application, due by April 30
- Formal review period
- Additional neighborhood meeting(s) (likely in late summer)
- Planning & Zoning Commission Public Hearings (2; likely in Oct/Nov)
- Town Council Public Hearing (likely in Dec.)

Neighborhood Meeting Summary
Miller Ranch Major General Plan Amendment
September 17, 2013
6:00 – 7:30 PM
Town Council Chambers

5. Introductions and Welcome

David Williams introduced the Oro Valley Project Manager, Chad Daines, and Development and Infrastructure Services Director, Paul Keesler. Following David's introduction, Paul Keesler provided introductory comments, including introducing Vice Mayor Lou Waters, Council Member Joe Hornat, Planning and Zoning Commissioner Bill Leedy, and Board of Adjustment Chairman Bill Adler. Approximately 10 interested parties were in attendance.

6. Staff Presentation

Project Manager, Chad Daines, provided a presentation that included:

- Review Process for a Major General Plan Amendment
- Issues raised at the first neighborhood meeting on April 22, 2013
- Next Steps

7. Applicant Presentation

The applicant, Stacey Weaks, provided a presentation that included:

- History of the property
- Proposed General Plan land use map amendment

8. Public Comments and Questions

- When does an approved Major General Plan Amendment expire?
    - Major General Plan Amendments do not normally expire, regardless if the site is developed. Staff will inquire with the Town Attorney's Office on whether time conditions could be added.
- When was the underlying zoning district (R1-144) established?
    - The property's underlying zoning was established following annexation into the Town.
- Where can neighbors find responses to the questions raised at the previous neighborhood meeting held on April 22, 2013?
    - Responses to the neighbors' questions can be found on the April 22nd Neighborhood Meeting Summary Notes available online at www.orovalleyaz.gov.
- Was the subject property a buffer on the approved Development Plans for Miller Ranch Technology Park?
    - The approved Development Plans for Miller Ranch does not include the subject property nor identify the subject property as any type of buffer.
- Has a Grading Permit been issued on the property for past grading activities?
    - The past grading activities appear to be farming related and the Town does not require a Grading Permit for farming-related activities.

- Is Sunkist Road a dedicated roadway?
    - Yes. (per the Assessors GIS Map)
- Neighbors had concerns with the amount of traffic generated from the number of future homes in the area.
- Preserving the rural lifestyle and impact of the small lots are concerns.
- Neighbors had concerns with the capacity of the local school district.
    - The Major General Plan Amendment review process allows the local school district to comment on the applicant's request. As of this date, no comments have been received.
- Will the site contain similar design features as the Vistoso Gateway subdivision located at northeast corner of Tangerine Road and La Canada Drive?
    - The applicant responded that the site will contain similar design features.
- Neighbors preferred 1-acre size lots similar to the Vistoso Gateway subdivision.
- Why can't the applicant develop a residential subdivision under the existing Rural Low Density Residential (RLDR, 0 – 0.3 du/ac) and Low Density Residential (LDR, 0.4 0 1.2 du/ac) land use designations?
    - The applicant responded that the current land use designations will not allow 7,000 square foot lot sizes, which are needed for a financially viable project. Additionally, the Zoning Code does not prohibit applicants from requesting Major General Plan Amendments.
- Neighbors preferred no changes to the existing land use designations.
- Neighbors had concerns with the east to west land use transition from Technological Park to 7,000 sq. ft. residential lots (applicant's request) to 3-acre-plus residential lots.
- Mr. Bill Adler stated that market demand should not be the main factor in making land use decisions.
- Neighbors preferred that the applicant's request is similar and consistent with the surrounding land uses.
- What are the current land use approvals for the portion of the property zoned Commercial and Technological Park (TP)?
    - The site has an approved Development Plan to develop neighborhood commercial and technological park type uses (i.e. restaurants, banks, offices, research centers, etc).
- Tangerine Road having similar traffic conditions to Oracle Road is a concern.
- Neighbors preferred Sunkist Road remain undeveloped and does not provide daily access into the proposed development.
- Can a drive-thru business be established on the portion of the property zoned commercial?
    - Yes, the approved Development Plan provide for one drive through use.
- Can the applicant process a Major General Plan Amendment application if site access as not been determined?

    - Yes, the Zoning Code does not require applicants to determine site access at the time a Major General Plan Amendment application is submitted.

- Future traffic congestion at the intersection of La Canada Drive and Tangerine Road is a concern.

- Does the applicant propose 2-story homes? If so, how many and what is the maximum building height?

    - The applicant responded that two-story home are proposed and will be built to height of 25'. No more than 60% of the proposed development will contain 2-story homes as required by the Zoning Code.

- Can the site be accessed from the west through the portion of the property zoned Technological Park?

    - It is too early to determine site access. Additionally, the Town's plan to widen Tangerine road requires additional consideration before access can be determined.

9. Next Steps

- The next steps include public hearings before the Planning and Zoning Commission and the Town Council. For meeting information, please visit the Town website at www.orovalleyaz.gov or contact Chad Daines, Principal Planner, at (520) 229-4896 or cdaines@orovalleyaz.gov.