

## **Section 26.5 Provision of Recreational Area**

### **A. Applicability**

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The provision of recreational facilities shall be required of all residential subdivisions, except those located within the R1-36, R1-43, R1-144, and R1-300 Zoning Districts.

### **B. Recreational Area Plan Submittal and Approval**

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1. The developer shall submit a recreational area plan as part of the preliminary plat. This recreational plan shall include minimum improvements for recreational purposes as required by subsection D of this section.
2. The recreational area plan shall be submitted at the time of preliminary plat submittal and shall be reviewed by the Town Council concurrent with the preliminary plat.
3. Approval of the plan by the Town Council, after review and recommendations by the Parks and Recreation Advisory Board (for public recreational areas) and the Conceptual Design Review Board (for private recreational areas), shall be a prerequisite to approval of the final plat.
4. All recreational area plans shall be reviewed by the Oro Valley Police Department (OVPD) for conformance to CPTED design elements contained in subsection D.5 of this section.
5. Modification of Facilities and Amenities Depicted on the Approved Recreational Area Plan
  - a. Modifications deemed necessary and beneficial to provide for the recreational needs of residents are subject to approval by the Parks, Recreation, Library and Cultural Resources (PRLCR) Director and Planning and Zoning Administrator.
  - b. All modifications shall conform to the provisions of this code.

### **C. Minimum Recreation Area Standards**

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1. An area shall be devoted to and designated as “recreational area” on the conceptual site plan final subdivision plat which equals a ratio of one (1) acre to every eighty-five (85) dwelling units.
2. The recreational area shall be usable and accessible by all subdivision residents and shall provide amenities that best serve the needs of the development.

3. Upon review and recommendations from the Parks and Recreation Advisory Board, the Town Council may allow environmentally sensitive open space (ESOS) to be credited toward the recreation requirements of this section, subject to the provisions of the environmentally sensitive lands ordinance (ESLO). The applicant may receive a credit for this property at a one to one (1:1) ratio for a maximum of one hundred percent (100%) of the required recreational area.

Credit may be obtained only when the following criteria are met:

- a. The area shall be determined to contain significant, unique and desirable environmental, scenic or cultural features.
- b. The area shall be delineated as common area, designated with a conservation easement, with ownership to be held in common by the homeowners association or the town.
- c. The area shall be accessible via sidewalk, walking path, trail, and/or bicycle or shared use path by all residents within the project.

## **D. Recreational Area Plan Standards**

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### **1. Site Location**

- a. Recreational areas shall be a focal point for passive and active recreational activities, and provide a meaningful place for neighborhood gatherings and activities. Recreation areas shall be placed in a highly visible area of the subdivision that is accessible via sidewalk, walking path, trail, and/or bicycle or shared use path by all residents within the project.
- b. Linear parks, as defined by this code and described in subsection [D.2.h](#) of this section, are acceptable when they serve to improve access to recreational amenities and open space networks.
- c. Passive recreation areas should be located in proximity to natural open space areas and conserved, environmentally sensitive lands.
- d. Recreational areas shall not include land, such as peaks, ridges, land fragments, land restricted by Town policy, condition or ordinance, and land determined unusable for recreational purposes by the Mayor and Town Council. Shallow retention basins (flood prone areas) may be approved for use as recreational areas subject to recommendations by the Town Engineer and Planning and Zoning Administrator. Decisions may be appealed to the Town Council.

- e. In cases where a recreational area lies adjacent to a trail identified within the Eastern Pima County Trails System Master Plan and/or the Oro Valley Trails Task Force Report and their subsequent updates, a connection shall be provided between the recreational area and said trail.

## **2. Recreational Facilities Improvement Standards**

- a. Recreational area improvements shall be appropriate to the anticipated needs of the development.
- b. Equipment installed within the recreational areas shall comply with the provisions of the Americans with Disabilities Act (ADA).
- c. Provision of one (1) active and one (1) passive amenity for the first half (1/2) acre or portion thereof. For every additional half (1/2) acre (not fractions), an additional passive and active use shall be provided up to the maximum provided by the following subsections:
  - i. A single park area may contain up to five (5) passive amenities. Examples of passive amenities include turf areas, benches, picnic tables, shade structures, barbecue grills, pathways, etc.
  - ii. A single park area may contain up to three (3) active amenities. Examples of active amenities include basketball courts, volleyball courts, bocce courts, horseshoe pits, par courses, etc.
- d. Detailed schematics shall be provided for each proposed amenity with the final plat.
- e. Credit for Enhanced Amenities

Credit for the additional cost of enhanced recreational amenities, including community swimming pools, splash pads, skate/BMX parks, fully improved sports fields, and other amenities approved by the Planning and Zoning Administrator, may be obtained against the recreation area requirement in subsection [C.1](#) of this section based on the following criteria:

- i. The applicant shall submit a cost estimate summarizing the following:
  - a) Value of the land and cost of the improvements and amenities that would be required by this code.
  - b) Value of the land and cost of the improvements and enhanced amenities proposed as alternative means of compliance.

- ii. Credit for the additional cost of the enhanced amenities may be received in the form of a reduction to the required recreation land area.
  - iii. The extent of the credit shall be determined by the value of the enhanced amenity as determined by the Town. The maximum reduction of recreation area requirement is one-half (1/2) acre.
- f. Credit for improved indoor recreational space may be obtained subject to the following criteria:
- i. Improved community recreation rooms, community centers, gymnasiums, performance space, or other recreation space accessible to all residents of a development shall receive credit at a ratio of three to one (3:1) against the area requirement contained in subsection [B.1](#) of this section.
  - ii. Each active and passive amenity contained within an indoor recreational space shall receive a credit to the recreational amenity requirements contained in subsections [D.2.b](#), [D.2.c](#), and [D.2.d](#) of this section at a one to one (1:1) ratio.
- g. When appropriate to the needs of the residents, tot lot amenities shall be required. Tot lots shall include, at a minimum:
- i. Play equipment area.
  - ii. Drinking fountain.
  - iii. Seating area (may include benches or seat walls) oriented towards the play equipment.
  - iv. Trash receptacle(s).
  - v. Bicycle parking with a four (4) bicycle minimum capacity.
  - vi. Picnic table.
  - vii. Limited turf area for activity areas only (less than fifteen percent (15%) of total recreational area) may be provided.
- h. Linear parks may be utilized to satisfy the recreational requirements of this section. Required amenities include, at a minimum:
- i. A shared use path for pedestrians and bicyclists.

- ii. Seating area.
  - iii. Landscaping.
  - iv. Drinking fountain, if located within one hundred (100) feet of a potable water line.
  - v. Trash receptacle(s).
  - vi. Pet waste removal station(s).
  - vii. Exercise stations may be located within linear parks.
- i. The location of the amenities along a linear park is subject to the approval of the Planning and Zoning Administrator and PRLCR Director.

### **3. Play Equipment Standards**

- a. Applicant shall submit evidence that play equipment complies with the current American Society for Testing and Materials (ASTM) safety standards for playground equipment.
- b. Playground surface materials, including certified wood fiber, shredded rubber, poured-in-place surfacing, or other acceptable material approved by the PRLCR Director, shall be placed at a minimum depth of twelve (12) inches under the equipment.
- c. No play equipment shall be located within thirty (30) feet of any road right-of-way, driveway or alleyway, parking area, or single-family residential lot or single-family residential zone unless an acceptable barrier is provided.
- d. Play equipment or apparatus with a footprint of two hundred fifty (250) square feet or less must be fully shaded with a UV-resistant sun shade or other appropriate shading material or structure as approved by the Planning and Zoning Administrator and Permitting Division.
- e. At least fifty percent (50%) of play equipment or apparatus must be fully shaded with a UV-resistant sun shade or other appropriate shading material or structure as approved by the Planning and Zoning Administrator and Permitting Division. This requirement shall be applied only to play equipment or apparatus with a footprint of two hundred fifty (250) square feet or greater.
- f. To maximize the safety of children, play spaces shall be located as to provide maximum visibility from surrounding homes.

- g. Play equipment shall not be located on a slope greater than four percent (4%).
4. Paved on-site or on-street parking adjacent to the recreation area shall be provided as follows:
- a. For developments of one hundred (100) dwelling units or less: one (1) parking space for every twenty (20) dwelling units or portion thereof.
  - b. For developments with more than one hundred (100) units: one (1) additional parking space for every forty (40) dwelling units or portion thereof over one hundred (100).
  - c. Mobility-impaired accessible spaces shall be provided as required in Section [27.7.E](#).

#### **5. Crime Prevention Through Environmental Design (CPTED) Elements**

- a. Recreational area design shall consider the following CPTED elements:
    - i. Natural Surveillance. Emphasis on visibility of the recreational facilities, also known as “eyes on the street,” to deter unauthorized users and activities.
    - ii. Access Control. Use of design elements to deny entrance to recreational facilities to unauthorized users and activities.
6. All recreational areas shall post at least one (1) sign at the primary entrance(s) stating:
- a. Hours of operation.
  - b. Park/recreational area rules.
  - c. Trespassing notice for unauthorized users, including citation of applicable ordinances/statutes.
  - d. Notice that all dogs must be kept on a leash (unless an approved off-leash area has been designated).
  - e. Emergency (911) contact information to report suspicious or criminal activity.
  - f. If recreational area is privately operated, homeowners association contact information to report maintenance or safety issues.
7. If a neighborhood watch exists, a sign shall be posted at the primary entrance(s) to the recreational area.

8. If the recreational area abuts an environmentally sensitive lands (ESL) area, a sign shall be posted every one hundred (100) feet at the border of the ESL area. The sign shall conform to the ESL sign requirements per the environmentally sensitive lands ordinance (ESLO).

9. If provided, restroom facilities shall be located in a highly visible area and shall be free of shrubs that reach a mature height greater than three (3) feet.

10. All lighting shall be consistent with the standards of Section [27.5](#) and must be turned off by 10:00 p.m.

11. If no lighting is provided, recreation area hours shall be limited to daylight hours only and shall be posted on the informational sign(s) at the park entrance(s) required by subsection [D.6](#) of this section.

((O)11-15, Amended, 5/18/11)