

General Plan Conformance Analysis

Rezoning proposals are evaluated for consistency with the vision, goals and policies of the General Plan. Following is an analysis of the proposal's 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 current conditions, against the long term impact to the community. The proposed project provides for the efficient use of infrastructure, protects sensitive environmental resources, and addresses the socio-economic goals expressed in the vision statement through the provision of a full-service senior living campus that provides services to residents and the community.

General Plan Policies

Staff has evaluated the rezoning against all General Plan policies, with notable policies identified below.

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 proposed project provides senior living uses in close proximity to activity centers, including the Target Center, Home Depot Center, San Dorado, and other retail and services along Oracle Road.

Policy 1.3.2 *The Town shall encourage new development to locate uses that depend on convenient transportation access (e.g. higher density residential and commercial) near major arterial streets.*

The proposed density/intensity of the planned development is consistent with the policy supporting higher density residential and commercial uses near major arterial streets. The proposed increase in planned intensity will promote the efficient use of existing infrastructure, in conformance with the General Plan policy.

Policy 1.3.5 *The Town shall encourage master planning that looks comprehensively at the subject properties and all adjacent areas.*

Policy 1.4.11 *The Town shall establish procedures to ensure the coordinated development of vacant areas of 40 acres or more either under multiple or single ownership by requiring the development of master plans for those areas. These master plans must consider and seek to minimize the impact of development on all adjoining properties.*

The proposed Nakoma Sky project is master planned through the use of Planned Area Development (PAD) zoning. This PAD provides coordinated access, circulation, utilities, land use, landscaping, recreational areas, community amenities and architectural standards, consistent with this policy.

Policy 3.1.6 *The Town shall require the preparation of economic impact analyses for all major development proposals (defined as commercial, employment, or multi-family developments over 20 acres or any development with over 200 residential acres) and proposed annexations to the Town.*

The applicant has conducted a market study but has not, to this juncture, provided the Town with information from the study to validate claims that the project is economically viable and will produce economic benefits to the Town.

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, with accessible options integrated among all types to accommodate the special needs of elderly or disabled residents.*

The proposed development is consistent with this policy by providing for the needs of a growing senior population with active retirement housing as well as residents who need assisted living or memory care services.

Policy 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 there are adequate transitions and buffers between uses.*

The proposed senior living campus is comprehensively planned to provide a mix of housing types for seniors. The project will provide neighborhood-scale retail services and is in close proximity to existing commercial centers. Adequate transitions and buffers are provided between uses.