



Rezoning, ESL Map Amendment, and Minor General Plan Amendment Planning and Zoning Commission Study Session Staff Report

CASE NUMBERS: OV1114-005, OV914-008 and OV914-007

MEETING DATE: January 6, 2015

AGENDA ITEMS: 2A, 2B and 2C

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Applicant: Robert Longacre III, The WLB Group

Requests:

Item 2A.	Minor General Plan Amendment (OV1114-005)
Item 2B.	Amendment to Environmentally Sensitive Lands (ESL) zoning map (OV914-008)
Item 2C.	Rezoning from Rooney Ranch "Z" Planned Area Development (PAD) to "Nakoma Sky" PAD (OV914-007)

Location: Southeast of 1st Avenue and Naranja Drive intersection

Recommendation: Recommend approval of Items Minor General Plan Amendment (Item 2A) and Amendment to ESL zoning map (Item 2B) to Town Council subject to the conditions in Attachment 1.

Recommend continuance of Rezoning (Item 2C).

SUMMARY

The applicant proposes to rezone the 79.5-acre property to Nakoma Sky Planned Area Development (PAD) to develop a 400-unit senior living and care campus, located southeast of the 1st Avenue and Naranja Drive intersection (Attachment 2). The proposed project contains a variety of senior living and associated uses as depicted on the applicant's Tentative Development Plan, including:

- Independent living, assisted living and memory care
- Entertainment, arts and cultural facilities
- Retail and office uses
- Restaurants and dining facilities
- Trails, paths, and recreational facilities

According to the applicant, the project will be constructed in several phases over a 20 year period, beginning with the village core area (Development Area C). Given the long lifespan of the project, it is vital that the PAD document include sufficient design detail and development standards to ensure that the vision presented to the community is achieved.

As provided in the Zoning Code, the use of PAD zoning is intended to result in means to achieve a project that is superior to what could be constructed under standard Town zoning. In exchange for

additional development flexibility for the applicant, the Town expects a higher level of integrated, cohesive design with specific and enforceable development standards. A primary focus of staff's review is to identify areas that are not well defined or for which specific standards have not been included in the PAD.

The applicant also proposes to amend the Environmentally Sensitive Lands zoning map to refine the boundaries of the riparian corridor lying on the east side of the property consistent with existing drainage and vegetative conditions.

Further, the applicant requests a Minor General Plan text amendment to address a Special Area Policy applicable to the property that states, *"The area designated as Master Planned Community may be developed at up to three units per acre"*. The Zoning Code permits General Plan text changes, *"that clarify any portion of an element, policy, objective or goal without substantially altering the intent."*

This policy is interpreted to apply to residential subdivision development on the property, and was not intended to limit the type of development to single family residential or apply to the proposed senior living campus. Additional language is proposed to include this clarification within the Special Area Policy.

Although not an element of the Commission's consideration, the proposed development will entail grading that exceeds the Town Zoning Code grading limits (6 feet cut or fill; 8 feet with terracing). An exception to the Town's grading limits will be required, which is subject to Conceptual Design Review Board (CDRB) approval. This request is anticipated to be received in early 2015.

The proposal is consistent with the Master Planned Community General Plan land use designation, which envisions a range of land uses on the property developed in a comprehensive manner.

Several issues have been raised by staff, including:

- Proposed height of 5-story (75' + 10' additional for architectural features) apartment building in village core
- Building design and architectural theming of project
- Traffic/site access
- Environmental impacts of development, including grading impacts and conservation of Environmentally Sensitive Lands
- Water conservation, including proposed use of ornamental water features
- Provision of parking
- Public use of recreation areas, facilities and amenities
- Lack of regulatory force and effect of Tentative Development Plan (PAD Exhibit R; PAD Section II-A.7)

Based on the number and significance of unresolved issues, staff recommends continuance of the rezoning request to provide the opportunity for the applicant to address them in the PAD.

The applicant's proposal is attached for your reference, as follows:

- Nakoma Sky PAD (Attachment 3)
- Revised cultural resources survey (Attachment 4)
- Environmentally Sensitive Lands (ESL) map amendment (Attachment 5)
- Minor General Plan Amendment (Attachment 6)

Please note that a separate motion is provided for each submittal at the end of this report.

BACKGROUND

Site Characteristics

The 79.5-acre property is characterized by:

- Rolling topography
- Areas of steep slopes
- Prominent ridgelines in the western and central portions of the property. A prominent ridgeline lies across the western portion of the property that generally obstructs views into the central and eastern portions of the site when viewed from 1st Avenue (see Attachment 7)
- The central and eastern portions of the property are generally flat
- The property slopes generally from north to south, with over 80 feet of vertical relief from the northwest corner of the property to the southern property boundary
- The site is bounded on the south by the CDO wash, and a riparian area is located on the eastern side of the property
- A 500-foot erosion hazard setback exists on the southern portion of the property in proximity to the CDO Wash. Development will be permitted in this area if bank protection is built consistent with Pima County requirements and is certified by the Federal Emergency Management Administration (FEMA).

Zoning/Land Use Context (Attachment 8)

LOCATION	EXISTING LAND USE	ZONING
SUBJECT PROPERTY	Vacant	Rooney Ranch Planned Area Development
NORTH	Vacant	R1-144
SOUTH	Commercial	Rooney Ranch Planned Area Development
EAST	Vacant	R1-144
WEST	Single-family residential	R1-144

Approvals to Date

- 1989: Rezoning from R1-144 to Rooney Ranch Planned Area Development (PAD). A mix of uses, including office, retail, multi-family residential and single-family residential, were envisioned for the Nakoma Sky property
- 2003: Amendment to the PAD by rezoning the site to permit single-family residential development (see Attachment 9)
- 2005: Final plat approved for 68-lot single-family home subdivision for Pepper-Viner Homes
- 2005: Grading exception for Pepper-Viner Homes subdivision (up to 12' cut and fill; OV1205-25A)

Existing General Plan Land Use Designations (Attachment 10)

- Master Planned Community: This designation refers to areas where large multi-use developments should be planned and developed in a comprehensive manner.

- Special Area Policy: According to the policy, residential subdivision development is limited to no more than 3 units/acre. This policy was applied in 2005 after approval of a single family residential development.
- Significant Resource Area (SRA): This designation, which preceded the Town's adoption of the Environmentally Sensitive Lands (ESL) regulations in 2011, identifies areas that contain key historic or archeological sites or other environmentally sensitive lands. The proposed development will comply with all ESL regulations and development is not proposed on any identified areas of historic, archaeological or environmental significance.

Environmentally Sensitive Lands (ESL) Conservation Categories (Attachment 5)

The property contains the following ESL conservation categories:

- Critical Resource Area (CRA): Resources including washes and riparian areas with a 95% open space requirement. The applicant proposes to amend the ESL map to
- Resource Management Area (RMA) Tier 2: Lower resource value lands with lower intensity growth expectations in the General Plan, such as Medium-Density residential, and includes a 25% open space requirement

A detailed discussion of the ESL map amendment is provided later in this report.

DISCUSSION/ANALYSIS:

Rezoning Analysis (Attachment 3)

Overview of Proposal

The 79.5-acre property is proposed to be rezoned from Rooney "Z" Planned Area Development, which allows single-family detached residential development (see Attachment 9) to "Nakoma Sky" Planned Area Development.

The development proposal includes 42.5 acres of development area, or approximately 53% of the property (see PAD Exhibit "Q"). Two points of ingress and egress are proposed along 1st Avenue.

The proposal includes a variety of uses associated with a senior living campus, including:

- Senior living and care uses
 - Independent living, assisted living and memory care is proposed in all Development Areas (A through K; see PAD Exhibit "Q")
 - A proposed 5-story (75' maximum building height + 10' additional height for architectural features) senior apartment building is proposed in Development Area C.
 - Attached and detached independent living units (25' maximum building height; no more than 2 stories) are proposed in Development Areas B, C, D, E and H.
 - Assisted living and memory care (36' maximum building height) is proposed in Development Area A
 - Development Area C is the "campus core" with the highest concentration of residences, amenities and services
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- Entertainment, arts and cultural facilities
 - A theater and classrooms are depicted in Development Area C
 - Proposed maximum building height is 36'

- Retail and office uses
 - Development Areas F and G are the primary office and retail areas, located adjacent to the 1st Avenue and Lambert Lane entrance
 - Proposed maximum building height is 36'

- Restaurants and dining facilities
 - Dining options will be provided for residents throughout the development. The applicant has indicated that the restaurant in the apartment building in the village core may be open to the public.

- Trails, Paths and Recreational facilities
 - A number of recreational areas and facilities, including a community park, pools, and a dog park are proposed, primarily in Development Area C.
 - Small pocket parks/informal gathering spaces will be required in each housing node.
 - Applicant has discussed possibility of public access and parking for some facilities, but has not committed to specific public access to recreational facilities and amenities
 - Shared use paths and trails will be provided between development areas (see PAD Exhibit X)
 - An equestrian easement will be provided in the wash area on the eastern side of the property to allow horse owners to access the CDO Wash
 - Water conservation is a primary issue given the proposed water features and the extent of turf and landscaping.

- Parking
 - The proposed Tentative Development Plan (TDP, Exhibit "R" of the PAD) depicts underground parking below the apartment building in Development Area C. In addition, this feature has been represented at each neighborhood meeting.
 - The PAD does not contain a requirement for underground parking. Location of the parking above ground will require significant modification to the TDP as additional above ground parking will occupy a large land area, which may require reduction in recreation facilities or other buildings or amenities.
 - Additional parking for residents, visitors and public is provided throughout the site in proximity to housing and recreation areas
 - Parking standards are provided in Section II-R of the PAD

The TDP is provided in Exhibit "R" of the PAD. The proposed development is comprised of the following proposed districts, which are derived from underlying Town zoning districts (per Zoning Code Section 24.4.C.3), as follows:

Proposed PAD District	Underlying Town Zoning District
Multiple Use District - Core	R-6, Multi-Family Residential
Commercial, Medical and Service District –NW and SW	C-N, Neighborhood Commercial
Residential District – E and NW	R-4, Townhouse
Open Space District	Parks and Open Space

The proposed PAD standards are generally consistent with the underlying Town zoning districts of R-4, Townhouse Residential, C-N, Neighborhood Commercial, and R-6, Multi-Family Residential, with the primary exception being building height, which is proposed to be up to 75' (85' with architectural elements) in Development Area C (see PAD Exhibit Q). Area "C" is the main campus core that includes the residential apartment building (see Zoning District Comparison Table on Page 38 of the PAD).

Significant Issues

Proposed Building Height

As discussed, the proposed height of 5-story (75' + 10' additional for architectural features) apartment building in the Multiple Use District (Development Area C) is a primary staff concern based on consistency with the following General Plan Policies and Zoning Code sections. The proposed building height does not conform to several General Plan policies, including:

- Policy 1.1.4, *The Town shall commit to preserve, protect, and enhance the visual qualities of visually significant areas, such as ridgelines...*

Portions of the building project above the adjacent ridgeline, which diminishes the visual qualities of the view shed.

- Policy 11.3.2, *The Town shall continue to require all new development and improvements to existing development, both public and private, to maintain and/or enhance the character and quality of views from and along scenic corridors and public parks.*

The proposed 5 story apartment building will be significantly visible from the Oracle Road Scenic Corridor, including the historic Steam Pump Ranch, the CDO river trail, and 1st Avenue.

- Policy 2.1.1, which states that, *the Town shall continue to promote architectural themes and project site design that blends the built environment with natural surroundings. Project design should adhere to the following guidelines:*

Building height and bulk should be moderate to low intensity, in harmony with individual site attributes ...

Oro Valley is characterized by low rise, low intensity development that blends and harmonizes with its surroundings. The visual impact of such as a large building will be greater than any other building in the vicinity, especially from the Oracle Road Scenic Corridor and Steam Pump Ranch.

- Zoning Code Design Standards Section 2.1.A.2, *Building Height and scale shall be used to reduce visual impact*
- Zoning Code Design Standards Section 2.1.B.2.b, *Significant view corridors, including Oracle Road and Tangerine Road, shall be considered through the use of building orientation, building height reduction and grade transitions.*

In summary, the proposed building height remains the primary concern, primarily due to the visual impact of the building mass from the Oracle Road Scenic Corridor, 1st Avenue, and certain view windows along Palisades Road. While staff supports the applicant's desire to achieve 400 units to create an economically viable project, staff has recommended that the applicant explore the viability of placing 3 story (approx. 40') buildings built adjacent to hillsides or placed in a "u" shape. To date, no definitive analysis of this option has been submitted.

Further, elimination of the 10' additional height proposed in the Multiple Use District is recommended, at a minimum to reduce visual impacts.

The applicant has shown a building height exhibit at neighborhood meetings that depicts building heights throughout the project. Statements have also been made at neighborhood meetings that certain buildings, including the apartment building in Development Area C will be "stair stepped" with reduced building height at the ends of the buildings, and the assisted living/memory care building in Development Area A will have reduced (one story) building height on the western side along 1st Avenue. This exhibit has not been included in the PAD. The PAD should be amended to include the aforementioned exhibit and specific standards for building design to stair step the buildings as represented to the public.

Water features (PAD Section II-S)

Section 27.5.D of the Zoning Code prohibits water features, such as fountains, for ornamental purposes as it is inconsistent with Code as well as the Town's well-established water conservation values and image. Staff has requested deletion of the PAD imagery and inclusion of a statement that water features will not be permitted in Nakoma Sky. The PAD resubmittal did not contain the requested amendments.

Building design and architectural theming of project

Throughout the process, the applicant's team has shown renderings and vignettes depicting the proposed architectural style and theming for the buildings and thematic elements of the project, including bell towers and street furniture. These renderings have been incorporated into the PAD (see PAD Appendix A) and will be used to evaluate future architectural submittals. While it is understood that the renderings are conceptual, substantial consistency with the primary design themes and elements shown in the PAD will be required.

In addition, the applicant has stated at neighborhood meetings that specific materials, including patterned block and standing seam metal roofs, would be utilized. No specific standards for materials are provided in the PAD. Staff recommends inclusion of these materials as required elements in the PAD.

Members of the public have raised concerns regarding the need for four-sided architecture, including the building roof, to ensure that each building façade is afforded equal architectural consideration and detailing. No specific standards are provided in the PAD. Staff supports specific PAD language to address this concern.

Traffic/site access

As discussed, staff has strongly encouraged providing an access point from 1st Avenue at Naranja Drive, which is a signalized intersection, to provide direct access onto Naranja Drive, which is an important east-west arterial used to access services such as the library. However, negotiations with the property owner and the developer of the adjacent property have not been successful. However, Engineering has reviewed the Traffic Impact Analysis (TIA) for this project and finds that the two proposed access points will provide safe and efficient access onto 1st Avenue.

Parking

The proposed Tentative Development Plan (TDP, Exhibit R of the PAD) depicts underground parking below the apartment building in Development Area C. In addition, underground parking has been represented as a feature of the development at each neighborhood meeting. Staff has requested inclusion of a requirement for underground parking in the PAD, consistent with representations made at each neighborhood meeting. The PAD resubmittal does not contain the requested requirement.

Placement of additional parking above ground would require substantial modification to the TDP and would result in loss of other elements, such as recreation area.

Public use of recreation areas, facilities and amenities

At each neighborhood meeting in meetings with staff and Town officials, the applicant has indicated the certain recreation areas and facilities, including the park and meeting rooms, would be accessible to the public for specific uses and events. However, no standards or requirements are provided in the PAD to ensure that public access is provided as represented to the community. Staff recommends that specific language be included in the PAD to define and secure public access.

Lack of regulatory force and effect of Tentative Development Plan (PAD Exhibit R; PAD Section II-A.7)

While a degree of flexibility is appropriate for the PAD, the TDP is intended to provide a predictable blueprint for future development, including site access, circulation, delineation of development areas, and basic locations for buildings and amenities. The proposed language in PAD Section II-A.7 states that, *“future Conceptual Site Plans (CSP) may differ from that which is shown on these plans. However, provided that the development is consistent with the development areas shown on the Tentative Development Plan (bubble format) ... no amendment to this PAD will be required to allow such plans”*.

This language is inconsistent with the intent of the TDP, which is to provide the community with a high degree of certainty that the project will be developed as represented in the PAD. Staff has requested inclusion of specific PAD language to require substantial conformance to the PAD. However, the PAD resubmittal did not contain the requested language. Therefore, staff recommends that the PAD be amended to require substantial conformance with the TDP (PAD Exhibit R), and that only minor modifications, such as changes to building footprints, orientation, and other minor changes, be permitted without a formal PAD amendment approved through the Planning and Zoning Commission and Town Council.

General Plan Conformance Analysis

The proposal has been evaluated for consistency with the vision, goals and policies of the General Plan. An analysis of the proposal is provided in Attachment 11.

Environmentally Sensitive Lands (ESL) Conformance Analysis

The property is subject to all ESL requirements, including conservation of environmentally sensitive lands consistent with mapped conservation categories. An analysis of conformance is provided in Attachment 12.

ESL Map Amendment Analysis (Attachment 5)

The applicant proposes to revise the ESL map to reflect changes to the Critical Resource Area (CRA; aka riparian area) located on the east side of the property. RECON Environmental was hired by the applicant to conduct field surveys (in June and October, 2014) to quantify the volume and condition of existing riparian vegetation and to evaluate the function of the wash corridor, including locations of surface flow and channel braiding.

The biologists determined, through measurement of vegetation volume, that the area between the two channels in the southern portion of the CRA does not meet the ESL-defined xeroriparian habitat criteria (Zoning Code Appendix G, Sections 2 and 3) associated with the CRA designation, and recommends removal of the area from the CRA designation. RECON's report, including riparian mapping, findings and evaluation are provided as Attachment 5.

Minor General Plan Amendment Analysis (Attachment 6)

The General Plan Special Area Policy for the *Rooney Ranch North* area (Rooney Ranch Area Z) states, *“The area designated as Master Planned Community may be developed at up to three units per acre”*. It has been interpreted to apply to single-family residential subdivisions in order to regulate the number

of single family homes to no more than 3 per acre (which equate to 238 homes on the Nakoma Sky property).

Since the Nakoma Sky project is not a typical residential subdivision, the applicant wishes to modify the policy to include language that the policy only applies to single-family residential subdivisions and that the the proposed senior living campus is not subject to the policy. For purposes of the PAD, units will be counted as any bed, room, or living unit (apartment or any other single or multi-family housing type).

A condition has been added to Attachment 1 to indicate the policy only applies to residential subdivisions and does not apply to the proposed senior living campus.

Grading Exception

The applicant is currently engineering the site to determine required grading amounts and anticipates making a request for an exception to the Town Zoning Code grading limits in early 2015. An exception to the grading limits is required to allow grading beyond the Zoning Code limitation of 6 feet cut or fill (8' with terracing), and is subject to CDRB approval. The grading exception allowing up to 12 feet of cut or fill was approved for a single-family residential project on the property does not apply to the current development proposal.

Engineering

The Site Analysis addresses issues related to drainage and traffic. The proposed rezoning request acknowledges that the development may seek a detention waiver given the close proximity of the site to the Canyon Del Oro Wash. It must be demonstrated during the analysis of the drainage that there will be no impact downstream as a result of the detention waiver.

The request also acknowledges that the project will comply with the requirements of the Town of Oro Valley Drainage Criteria. Furthermore, a traffic impact analysis was provided with the Site Analysis to evaluate the effect of additional traffic on surrounding roadways.

Two points of ingress/egress are proposed onto 1st Avenue. One that connects at the existing signalized intersection at Lambert Lane and a second that connects across from the existing unnamed residential intersection about ¼ mile to the north of Lambert Lane. The anticipated volume of traffic generated by a Continuing Care Retirement Community of this size is moderate, however, considering direct access onto 1st Avenue with a signalized intersection and the capacities of the surrounding streets, the development would not have a large impact on the surrounding roadway system. If the rezoning request is approved, the final analysis of drainage and traffic impacts will be evaluated during the site plan review process.

If bank protection is constructed along the Canyon Del Oro Wash, a multi-use path will be required, similar to what is existing on the south side of the wash. The path will be required to meet the requirements of the Town of Oro Valley and *Pima County Regional Trail System Master Plan* standards shall be provided. Also, a 50' wide area shall be reserved along the top of the bank protection for the purpose of a future linear park.

PUBLIC PARTICIPATION

Neighborhood Issues

In addition to the primary issues discussed previously in the report, several issues have been raised by residents at neighborhood meetings, including:

- Visual impacts, including height of the proposed residential apartment building
- Grading impacts
- Need for context sensitive, consistent building design and architecture

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- Environmental impacts, including proposed amendment to ESL map
 - Traffic impacts
 - On-site circulation and provision of multi-modal (bicycle, pedestrian, golf cart, equestrian and auto) connectivity
 - Water conservation
 - Public access to recreational and cultural amenities
 - Appropriate amenities for senior care

As discussed, a number of these issues have not been addressed in the PAD. For this reason, staff recommends continuance of the rezoning in order to address these issues.

Summary of Public Notice

Public notice has been provided consistent with Town requirements, which includes:

- Notification of all property owners within 600 feet
- Notification to additional interested parties who signed in at neighborhood meetings
- Homeowners Association mailing
- Advertisement in The Daily Territorial newspaper
- Post on property
- Post at Town Hall and on Town website

Public Outreach

Three neighborhood meetings were held, as follows:

- Neighborhood meeting #1: June 25th, 2014.
- Neighborhood meeting #2: September 29th, 2014
- Neighborhood meeting #3: December 15th, 201

The summary notes from the three neighborhood meetings are attached for your reference (Attachment 13). An email from a constituent regarding project lighting is included as Attachment 14. Staff supports design standards and strategies that ensure that lighting of the buildings, especially any building over two (2) stories, does not create adverse impacts.

In addition, a site tour was held on November 15th, 2014 in order to gain a better understanding of site conditions and the visual impact of the proposed 5-story apartment building. The applicant placed 26 balloons at different locations to simulate the proposed building heights. The majority of the balloons were placed at the corners of the 5-story apartment to depict the height and mass, including the proposed 10-foot additional architectural features (85' total).

The site tour was attended by a majority of the Town Council as well as Planning and Zoning Commission Conceptual Design Review Board members, and the public. The site tour agenda and packet is provided as Attachment 15.

SUMMARY

The proposed submittals have been evaluated for consistency with the General Plan and Zoning Code requirements 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 is consistent with General Plan Master Planned Community designation as well as many General Plan vision and applicable goals and policies, with the exception of the proposed building height.
2. The proposed uses are generally compatible with surrounding residential and commercial development.
3. The Low Density area, open space and one-story residential building height restriction will provide compatibility with the lower density area to the south and east
4. The proposed development provides neighborhood-scale commercial services, recreational opportunities and employment to area residents.
5. The applicant has addressed the primary concerns of the neighborhood.
6. The amendment will provide for the efficient use of existing infrastructure, including 1st Avenue and existing utility services to the site.

Factors Against:

1. There are a number of unresolved issues related to the rezoning that have been brought up through the process in correspondence as well as at neighborhood meetings.
2. The proposed 5 story apartment building will have adverse visual impacts when viewed from adjacent properties and roadways, including the Oracle Road Scenic Corridor, and is inconsistent with General Plan policies and Zoning Code Design Standards.
3. The proposed use of water features is inconsistent with Town Code and the Town's conservation values.
4. The PAD lacks specific detail and standards in certain areas, including design themes and requirements for facilities and amenities.
5. The PAD lacks sufficient detail to achieve the project represented to the community at public meetings.
6. There is no requirement for underground parking, which is depicted as part of the design program on the TDP. Location of the proposed parking above ground would require significant modification to the TDP.
7. The PAD lacks specific standards to define public access to facilities as represented at public meetings.
8. The Tentative Development Plan (PAD Exhibit R; PAD Section II-A.7) lacks regulatory force and effect to ensure the project will be developed as represented in the PAD and to the community
9. Graphics presented to the community at neighborhood meetings and during meetings with Town officials, including an exhibit depicting building heights, are omitted from the PAD.

RECOMMENDATION

Based on the findings that the Minor General Plan and Amendment to the ESL zoning map requests are consistent with General Plan vision, goals and policies, with the conditions in Attachment 1, it is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the Town Council of the requested applications under case numbers OV914-008 and OV1114-005.

Based on the finding that the rezoning request is not consistent with several General Plan goals and policies, and does not address a number of substantive issues, it is recommended that the Planning and Zoning Commission take the following action:

Continue the requested application under case number OV914-007.

SUGGESTED MOTIONS

Agenda Item 2A

I move to recommend approval of the Minor General Plan Amendment requested under case OV1114-005, based on the findings contained in the staff report, subject to the conditions in Attachment 1.

OR

I move to recommend denial of the Minor General Plan Amendment requested under case OV1114-005, based on the finding that _____.

Agenda Item 2B

I move to recommend approval of the ESL zoning map amendment requested under case OV914-008, based on the findings contained in the staff report.

OR

I move to recommend denial of the ESL zoning map amendment requested under case OV914-008, based on the finding that _____.

Agenda Item 2C

I move to recommend continuance of the rezoning requested under case OV1114-005, based on the findings contained in the staff report.

OR

I move to recommend denial of the rezoning requested under case OV1114-005, based on the finding that _____.

OR

I move to recommend approval of the rezoning requested under case OV1114-005, based on the finding that _____.

ATTACHMENTS

1. Conditions of approval
2. Location map
3. Nakoma Sky PAD
4. Updated cultural resources survey
5. ESL map amendment submittal
6. Minor General Plan Amendment
7. Slope map
8. Zoning map
9. Approved Rooney "Z" Tentative Development Plan
10. General Plan land use map
11. General Plan conformance analysis
12. ESL conformance analysis

- 13. Neighborhood meeting summary notes
- 14. Interested party letter
- 15. 11/15/14 site tour agenda and packet

 for
Bayer Vella, AICP, Interim Planning Division Manager

