



**Development and Infrastructure Services**

Planning Division

11000 N La Cañada Drive, Oro Valley, Arizona 85737 • 520-229-4815 • 520-742-1022 (Fax)

**NOTICE TO APPLICANT** – It is the applicant/owner's responsibility to ensure all private rules and regulations of the subdivision are adhered to. Contact your HOA or property management company to determine all applicable requirements. Initials \_\_\_\_\_

**APPLICATION FORM**

OV Case # (Office Use Only): \_\_\_\_\_

Application Type: Minor General Plan Amendment (GPA) for clarification of Special Area Policy (SAP)

**A. Project Manager/Developer**

Name: Rob Longaker, Senior Project Manager

Firm: The WLB Group, Inc.

Address: 4444 E Broadway Boulevard

City: Tucson State: Arizona Zip: 85711

Telephone: (520) 881-7480 Fax: (520) 881-7492 Email: rlongaker@wlbgroup.com

**B. Property Owner (s), if more than one owner, attach list**

Name: Lisa Israel

Firm: La Posada

Address: 350 East Morningside Road

City: Green Valley State: Arizona Zip: 85614

Telephone: (520) 648-7909 Fax: N/A Email: lisa@laposadagv.com

**C. Subject Property**

Parcel/Tax Code: Parcels 220-09-0300 through 220-09-1000, and 220-09-016A

Legal Description/Property Address: Rooney Ranch Area "Z" (Lots 1 through 68), and Common Areas "A", "B", and "C"), and Rooney Ranch Area "A" (PTN E2 SW4 NW4 ADJ WASH 3.01 AC SEC 7-12-14).

Area of property: 79.5±

Existing Zoning: See attachment Proposed Zoning: PAD

Is Proposed Zoning in conformance with General Plan designation?  N/A  Yes  No

General Plan Designation: Master Planned Community

Existing Land Use: Vacant Proposed Land Use: Continuing care retirement community

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

OV8- \_\_\_\_\_ OV9- 88-6, 98-6, 03-03 OV10- \_\_\_\_\_

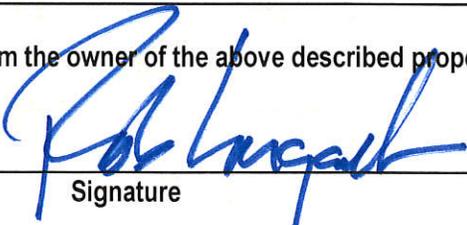
OV11- \_\_\_\_\_ OV12- \_\_\_\_\_ OV13- \_\_\_\_\_

**E. Reason For Request**

See attachment

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.

11.19.2014  
Date

  
Signature

### **Existing Zoning:**

Rooney Ranch Area "Z" PAD and Rooney Ranch Oro Valley Center PAD.

### **Reason for Request:**

We are requesting clarification of the Special Area Policy in the Oro Valley General Plan specific to the area referred to as Rooney Ranch North. This Special Area Policy states the following:

*"The area designated as Master Planned Community may be developed at up to three units per acre."*

First of all, it is assumed that the area referred to as Rooney Ranch North includes the 79.5+/- acre property located at the intersection of 1<sup>st</sup> Avenue and Lambert Lane. This property was recently purchased by La Posada for the purposes of developing a continuing care retirement community, and we are currently processing a PAD amendment to allow the proposed use.

It is our interpretation that this Special Area Policy does not apply to the intended use proposed by La Posada for the following reason:

**It is our interpretation that this Special Area Policy was written to limit the density of the project previously proposed by Pepper Viner Homes for traditional residential project for the property. The proposed continuing care retirement community is not a traditional residential project. Rather, the proposed project will contain a variety of uses, only one of which is residential. As such, it is our interpretation that this Special Area Policy does not apply to the continuing care retirement community proposed by La Posada, and would only apply if the property were to be developed as a traditional residential community.**



# EXHIBIT R

## LEGEND

- 1 Primary Access to the Community - Signage Wall
- 2 Village Retail, Cafe, Store, Bar 10,000 sf - 40 parking spaces - 15 on-street parking
- 3 Marketing Welcome Center - 2,500 sf - 12 parking spaces
- 4 Entertainment Village - Theater, Classrooms, Day-care, Playground, Outdoor Amphitheater
- 5 Residential - 17 South Cottages - 10 North Cottages Average Square Footage 1,400 with attached garages. On-street parking for visitors
- 6 Trail Head Access with Trellis, Water, Public Bathroom, Golf Carts Parking, Bike racks
- 7 Resting Area - Mountain Views and Look Out Cabana with Telescope
- 8 Access to Community Park
- 9 Arrival Plaza
- 10 Access to Underground Parking for Residents and Employees
- 11 Service Access Road to Underground Delivery Area - Kitchen - Garbage Pick-up Areas (Secondary Pick-Up areas will be located on each of the buildings), Storage - Mechanical
- 12 Arrival Court - Main Access to Apartment Buildings and Core
- 13 Restaurants, Bar & Bistro Cafe - Chef Kitchen - Demo and Community Kitchen
- 14 Residential Apartments - Average Square Footage 1,300 with underground private garages. Total 220 Units +/-
- 15 Community Village Main Courtyard
- 16 Offices, Arts, Flex Rooms - Beauty - Card Room - Tech Room Compound
- 17 Meeting Rooms - Post Office
- 18 Residents Pools, Cabanas, Restrooms, Bar
- 19 Outdoor Patios, Fire Pits, Lounge Rooms
- 20 Residential Estates Mountain View - Average Lots Square Footage 4,500 36 Lots Total - Average Homes Square Footage 2,000
- 21 Wellness & Spa Village - Exercise Rooms - Yoga - Meditation - Indoor Pool - Roof Top Pool - Gardens
- 22 Facilities Management - Central Plan - Services - Overflow Parking - Community Trams Parking - Solar Array and related Facilities
- 23 Golf Carts Parking / Charging Station
- 24 Northern Arrival Plaza
- 25 Assisted Living & Memory Care - Approximately 42 Units for Assisted Living and 30 Units for Memory Care - Plus additional Service, Recreational and Common Areas - 55 +/- Parking Spaces
- 26 Residential Villas - 22 Units (11' level - 11 3/4" Level) - Average Square Footage 1,600
- 27 Residential Hill Villas - 5 Units with attached parking (one level) - Average Square Footage 1,600
- 28 Community Park - Public Bathrooms - Ramadas - Gardens - Dog Park - BBQ Areas - Water Splash Park
- 29 Gate / Signage Entrance to Residential Apartments Core
- 30 Visitors Parking (35 +/-)
- 31 Guest House

Note: This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.

