

NAKOMA SKY PLANNED AREA DEVELOPMENT



NAKOMA SKY PLANNED AREA DEVELOPMENT

Property Owner:

La Posada
350 East Morningside Road
Green Valley, Arizona 85614

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Appendix A: Representative Site Perspectives and Elevations.

Appendix B: Representative Building and Roof Materials.

Appendix C: Representative Site Imagery (including Architectural and Architectural Finishes Imagery, Monuments and Signage Imagery, Park Design Imagery and Water Feature Imagery).

Appendix D: Building Height Exhibit.

Appendix E: Pre and Post Development Viewsheds.

Appendix F: Tentative Development Plan (24" x 36").

Appendix G: ESL Flexible Development Standards.

INTRODUCTION

This document has been prepared in support of a proposed amendment to the Rooney Ranch Area Z Planned Area Development (PAD) and Area A of the Rooney Ranch Oro Valley Center PAD to result in a new PAD named the Nakoma Sky PAD. This PAD will allow for the development of a continuing care retirement community on the property.

Area Z consists of 76.5+/- acres and Area A consists of 3+/- acres, for a total project site of 79.5+/- acres.

PART I – INVENTORY AND ANALYSIS

I-A. Existing Land Uses

1. Site Location

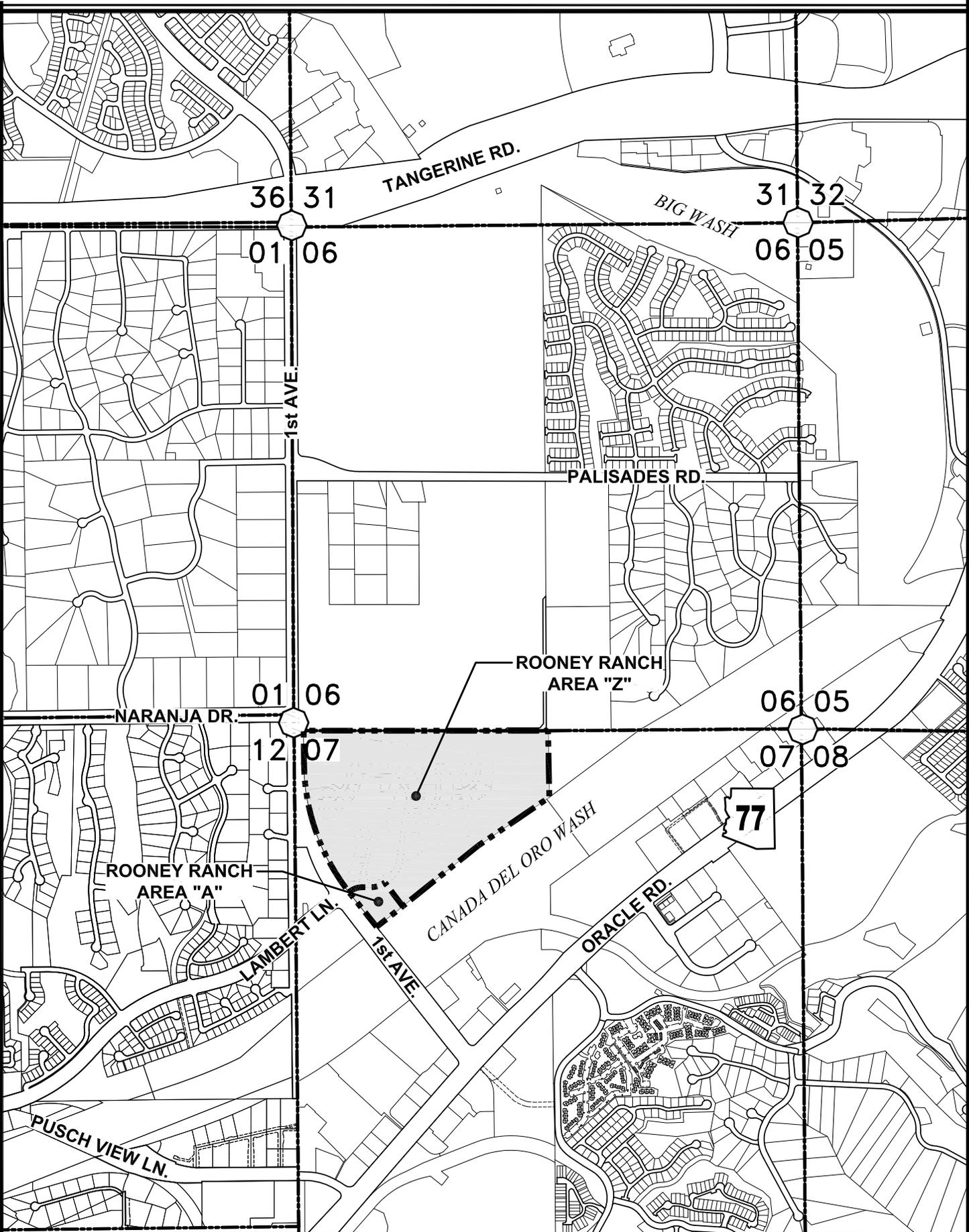
The subject property consists of 79.5+/- acres located within the Town of Oro Valley in Section 7, Township 12 South, Range 14 East, Pima County, Arizona. The site is bounded by 1st Avenue to the west, property owned by Pima County Flood Control District to the east, the Canada del Oro Wash to the south and property owned by Capri Company, LLC (the Kai family) to the north.

Refer to *Exhibit A: Site Location Map*.

2. Existing Land Uses - Onsite

The subject property is currently undeveloped and vacant. However, it is evident that the site is being used illegally as evidenced by dirt roads, dirt bike paths and trash that is dumped on the site.

Refer to *Exhibit B: Aerial Photograph* and *Exhibit C: Existing Land Uses*.





10/29/2014
Aerial Photo Date = 2003
WLB No. 181057-Y-002

EXHIBIT B AERIAL PHOTOGRAPH



3. Existing Adjacent Land Uses

The subject property is surrounded by the following existing zonings and land uses:

a. Existing Zoning

North: R1-144 and R-6.

East: R1-144.

South: Rooney Ranch Oro Valley Center PAD.

West: R1-144 and Rooney Ranch Oro Valley Center PAD (Areas E and F, zoned for commercial and professional office uses).

b. Existing Land Uses

North: Vacant, but residential subdivision is currently being processed.

East: Vacant land.

South: Canada del Oro Wash.

West: Single-family detached residential and vacant land.

See Exhibit C: Existing Land Uses.

c. There are both one story and two story structures within one-quarter mile of the subject property.

d/e. There are no pending or conditionally approved rezonings within one-quarter mile of the subject property.

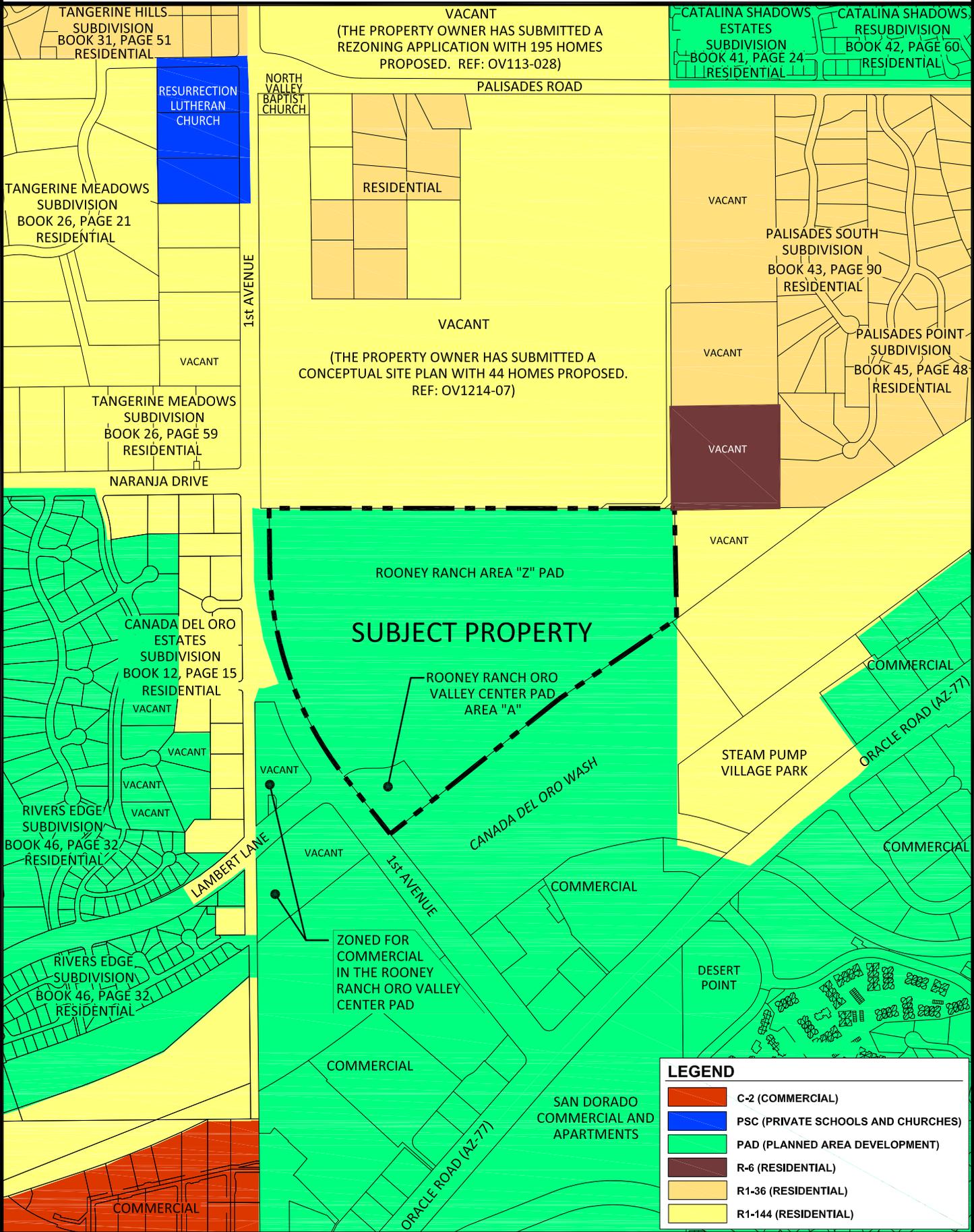
f. The approximately 121-acre property located directly north of the subject property (owned by Capri Company, LLC) is currently processing a Conceptual Site Plan (ref: OV1214-07) with single family residential homes proposed.

g. Architectural styles of the homes to the northeast are contemporary and Mediterranean style. Homes towards the west display adobe/block characteristics.

Refer to *Exhibit D: Existing Zoning*.

4. Well Sites

There is one well site located within 100 feet of the subject property. It is a Town of Oro Valley test well and is located in the Canada del Oro Wash, approximately 80 feet southeast of the subject property.



**EXHIBIT D
EXISTING ZONING**

LEGEND	
	C-2 (COMMERCIAL)
	PSC (PRIVATE SCHOOLS AND CHURCHES)
	PAD (PLANNED AREA DEVELOPMENT)
	R-6 (RESIDENTIAL)
	R1-36 (RESIDENTIAL)
	R1-144 (RESIDENTIAL)



10.30.2014
WLB No. 181057-Y-002



I-B. Topography

1. Topographic Characteristics

The topography of the subject property is characterized by hills and ridges that generally run in a north/south manner through the site. Overall, the subject property slopes from north to south towards the Canada del Oro Wash. The southwestern corner is the low point of the site at an approximate elevation of 2,568 feet, while the northwestern portion of the site contains the high point lying at an approximate elevation of 2,662 feet.

Refer to *Exhibit E: Topography*.

The property was analyzed using the Hillside Area Category requirements in Section G of the Town’s Environmentally Sensitive Lands Ordinance (ESLO). The slope categories used for this analysis coincide with the values provided in the Slope Density and Disturbance Limits table (Table 27.10-4 in the ESLO). The results of the slope analysis are below:

Slope Categories (per ESLO)	% of Site	Area (Ac.)	% of Allowed Disturbance Per ESLO Table 27.10-4	Allowable Disturbance Area (Ac.)
0% to 15%	64.1%	51.0±	100%	51.0±
15% to 18%	3.3%	2.6±	40%	1.1±
18% to 20%	2.4%	1.9±	30%	0.6±
20% to 25%	6.2%	4.9±	20%	1.0±
25% to 33%	10.6%	8.4±	5%	0.4±
33%+	13.4%	10.7±	4%	0.4±
		79.5±	Total Allowable Disturbance*	54.4±

*To determine the total allowable disturbance area of the subject property based only on slopes, the area of each slope category was multiplied by the respective percentage of allowable disturbance using the values listed in Slope Density and Disturbance Limits Table of the ESLO (Table 27.10-4). The sum of each of the slope categories’ allowable disturbance areas results in the total allowable site disturbance area of approximately 54.4 acres (based only on regulated slopes and not additional development constraints on-site).

Approximately 28.5 acres or approximately 36 percent of the subject property is characterized by slopes of 15 percent and greater.

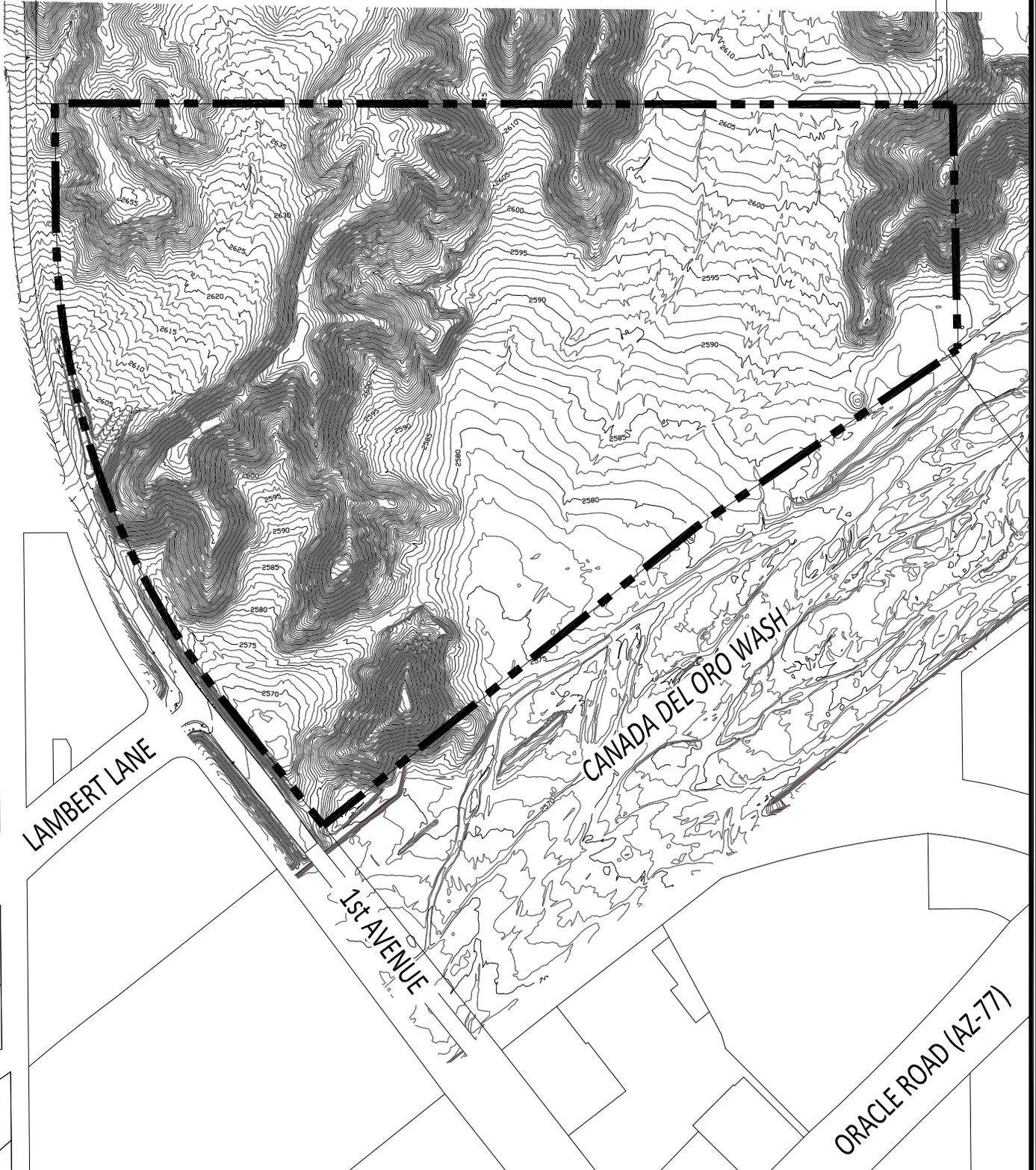
There are no rock outcrops on the property.

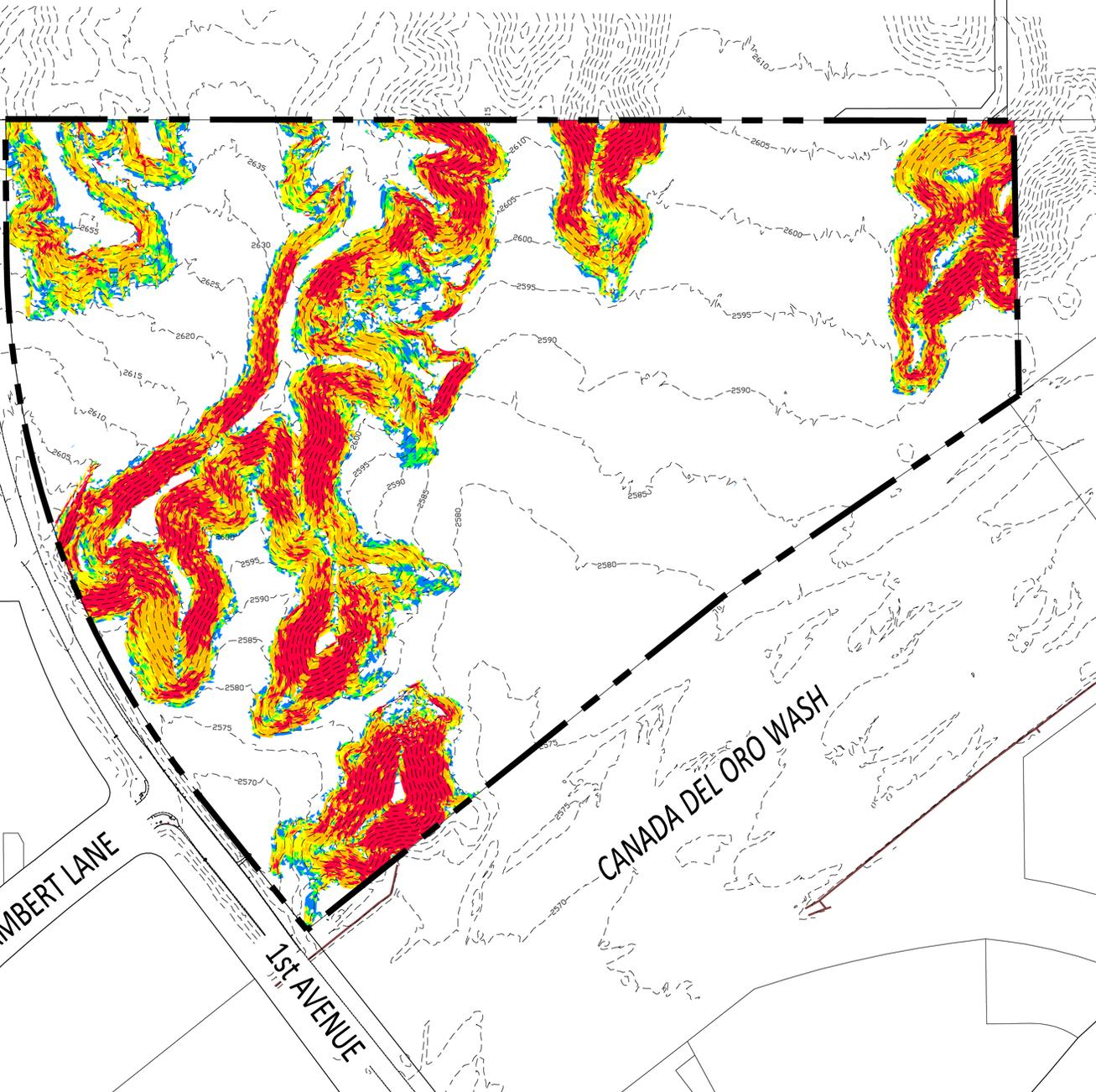
Refer to *Exhibit F: ESLO Slope Analysis*.

2. Average Cross Slope

The pre-development average cross-slope for the entirety of the subject property is 13.42 percent. This figure was derived using the formula as forth by the Hillside Development Zone, Section 10-110 of the Oro Valley Zoning Code Revised. Average cross slope was calculated as follows:

$$\frac{(1)(L)(0.0023)}{A} = \frac{(1')(463,989')(0.0023)}{79.5 \text{ ac.}} = 13.42\%$$





LAMBERT LANE

1st AVENUE

CANADA DEL ORO WASH

ORACLE ROAD (AZ-77)

SLOPE LEGEND

SLOPE CATEGORIES	% OF SITE	ACRES
0% - 15%	64.1%	51.0±
15% - 18%	3.3%	2.6±
18% - 20%	2.4%	1.9±
20% - 25%	6.2%	4.9±
25% - 33%	10.6%	8.4±
33%+	13.4%	10.7±

I-C. Hydrology

1. **Offsite Watersheds**

Exhibit G: Offsite Watersheds shows the offsite, upstream watersheds impacting the subject property.

There are several offsite watersheds that flow from the north to the south through the project site. The offsite watersheds extend as far as north of Tangerine Road and have watershed areas from 0.6 acres to 470.2 acres. The site is located within a small valley adjacent the west bank of the Canada Del Oro Wash. The offsite flows are discharging across the northern property boundary via natural drainage swales and braided sheet flood fashion.

2. **Offsite Natural or Man-Made Features**

The flows, from both on-site and off-site, exit the subject property either via an RCP under 1st Avenue or directly into the Canada del Oro Wash over the banks. Each pipe under 1st Avenue has a headwall with mitered inlets. Approximately 380 linear feet of soil cement bank protection extends from the bridge on 1st Avenue to the hill to the immediate north of the bridge, located in the southwestern portion of the site.

3. **100-Year Discharges Greater Than 50 cfs**

The areas with 100-year discharges greater than 50 cfs are shown on *Exhibit H: Onsite Hydrology*.

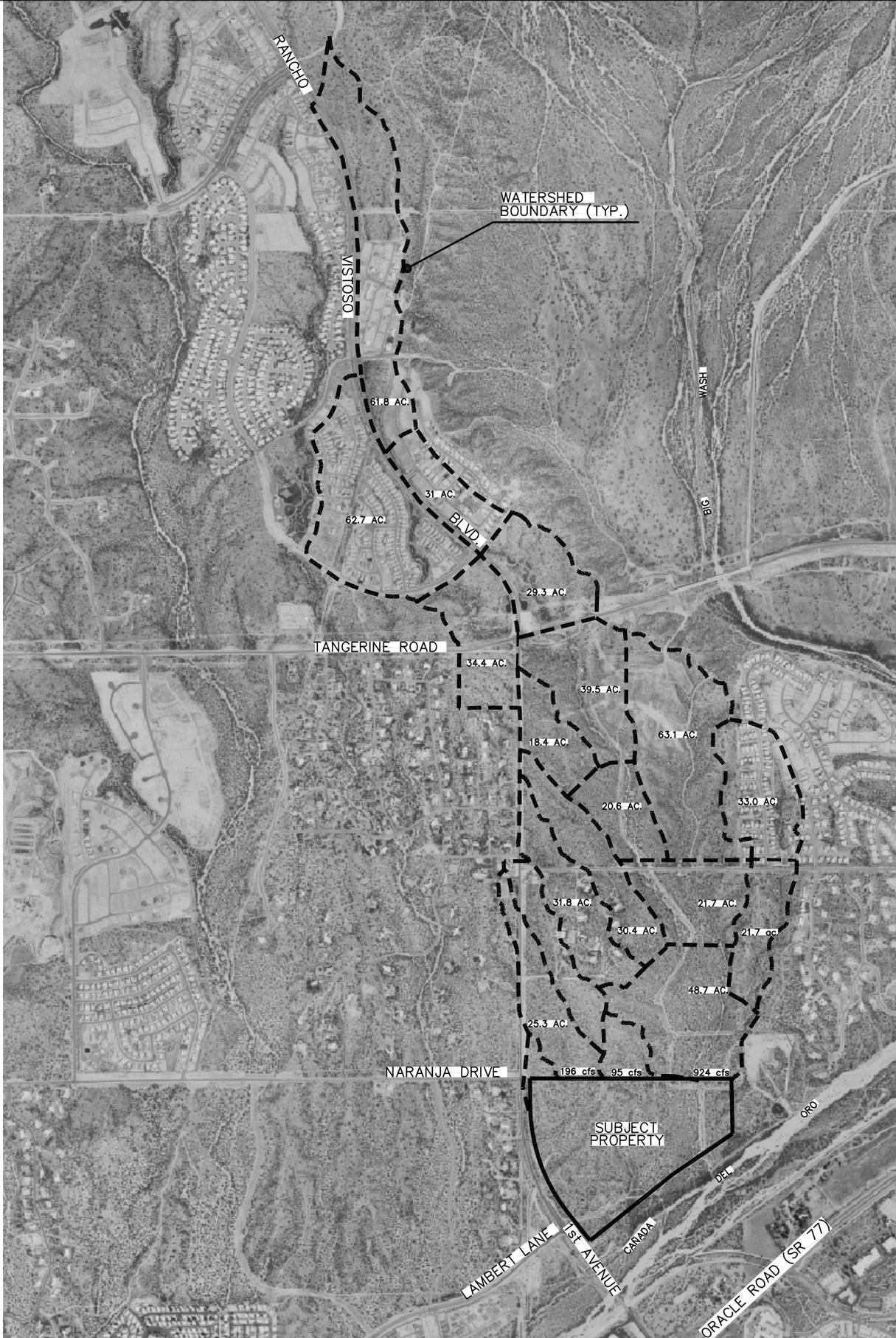
4. **Onsite Hydrology**

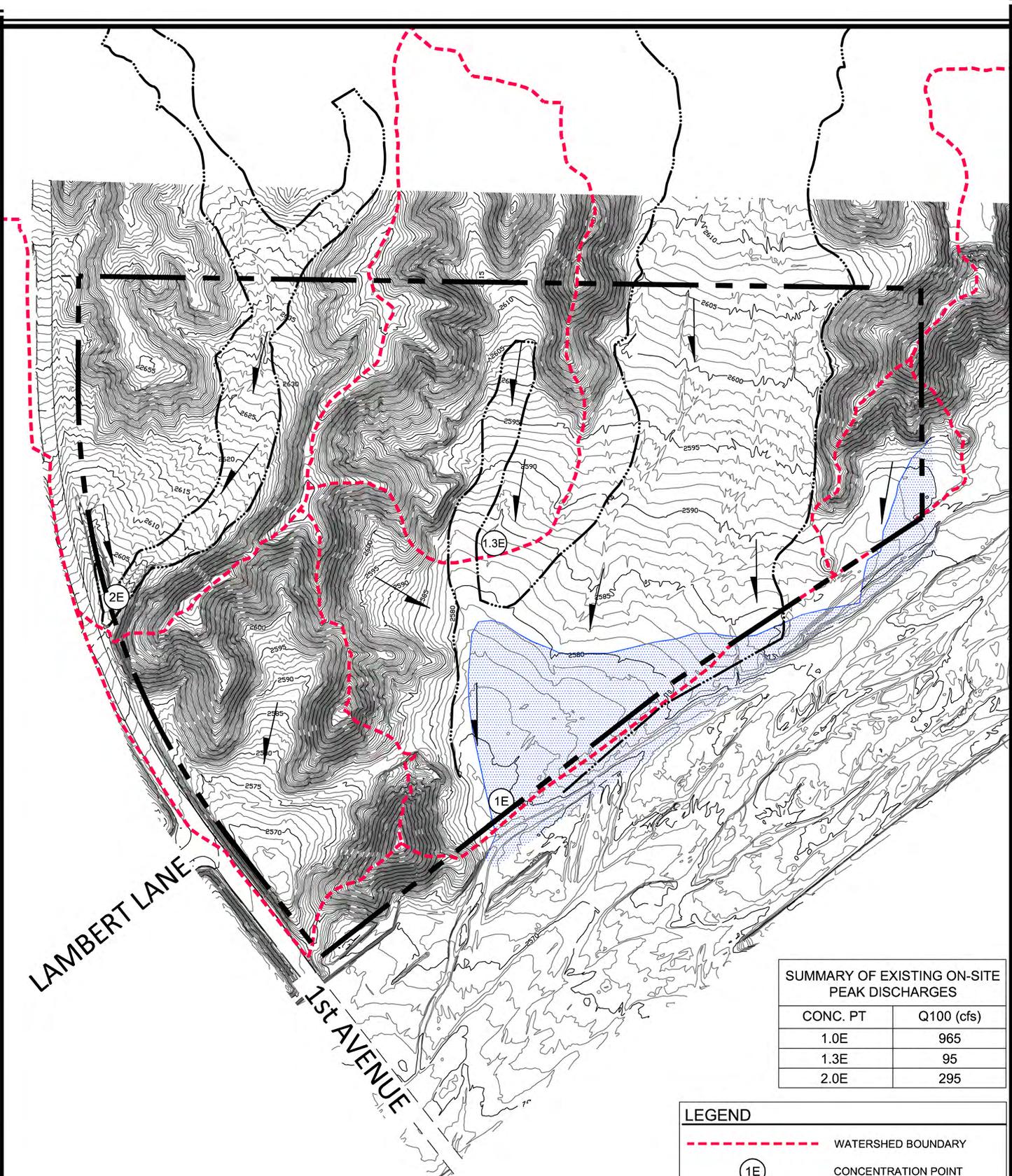
The onsite drainage generally is conveyed in a southerly direction as shallow sheet flow to the receiving waters of the Canada del Oro Wash and drains at a slope of 1.0 to 5.0 percent. The contours of the land are generally parallel with the Canada del Oro Wash with minimal channelization of the flow. The onsite flow is characterized by braids that are discontinuous and alternate between defined braids and sheet flow. There are no onsite drainage facilities.

Portions of the subject property are located within Special Flood Hazard Areas (SFHA) as identified by the Federal Emergency Management Agency (FEMA). The floodplain limits for the Canada del Oro Wash extend into the site near the southern property line (please refer to *Exhibit H: Onsite Hydrology* for the location of flood limits). Base flood elevations have been established by FEMA along the Canada del Oro Wash.

5. **Downstream Drainage Conditions**

The Canada del Oro Wash downstream of the subject property has been channelized with soil cement bank protection to allow for development to occur along its banks. Also downstream of the subject property is the bridge that carries 1st Avenue over the Canada del Oro Wash.





LAMBERT LANE

1st AVENUE

SUMMARY OF EXISTING ON-SITE PEAK DISCHARGES	
CONC. PT	Q100 (cfs)
1.0E	965
1.3E	95
2.0E	295

LEGEND	
	WATERSHED BOUNDARY
	CONCENTRATION POINT
	FLOW DIRECTION
	PROPERTY BOUNDARY
	100-YR FLOODPLAIN
	FEMA 100-YR FLOODPLAIN

I-D. Vegetation

1. Vegetative communities and associations on the site.

According to the SWReGAP Provisional Digital Land Cover data in Pima County Mapguide, the majority of site (approximately 95%) consists of Sonora Palo Verde-Mixed Cacti Desert Scrub, and the remainder of the site consists of Sonora-Mojave Creosote bush-White Bursage Desert Scrub.

2. Significant cacti and groups of trees and Federally listed threatened and endangered species.

There are no Federally listed threatened and endangered species on site. There are pockets of areas on the site, such as on north facing ridges and areas adjacent to washes, that contain groupings of mesquite and palo verde trees. There are no ironwood trees on the site, nor are there any saguaro cacti.

3. Vegetative densities by approximate percentage of plant cover.

As determined by field reconnaissance and analysis of aerial photographs, the subject property is characterized by a moderate amount of vegetation. Three washes traverse the site from north to south, and drain into the Canada Del Oro Wash. The density of the vegetation on site gradually diminishes with distance from the washes.

I-E. Wildlife

1. Arizona Game and Fish Department (AZGFD) Online Environmental Review

- a. In lieu of a letter from AZGFD, we utilized the Arizona Game and Fish Department (AZGFD) Online Environmental Tool Print-out. There is one Federal and State listed endangered species potentially having habitat within three miles of the subject property. The species is the Lesser long-nosed bat (*Leptonycteris curasoae yerbabuena*). The United States Fish and Wildlife Service (USFWS) completed a 5-year review of the Lesser long-nosed bat in 2007, and found higher population numbers than expected and a generally stable-to-increasing trend. The USFWS recommended down listing the species from endangered to threatened in the study.

Currently, the United States Fish and Wildlife Service is considering reclassifying the Lesser long-nosed bat from endangered to threatened due to substantial scientific and commercial information readily available to the agency. The agency's determination is expected to be published in August, 2014.

- b. According to Arizona Game and Fish Department data, there are no high densities of a given species' population or an unusually high diversity of species on the subject property.

- c. Aquatic or riparian ecosystems. There are no aquatic or riparian ecosystems on the site.

I-F. Viewsheds

1. Viewsheds onto and across the site from adjacent properties that may be blocked by development of the site.

Long distance views of the Catalina Mountains will not be obscured by this development. Near distance views of ridges on this site will largely remain intact since the majority of the ridges will not be developed. Photographs of the site were taken from several locations surrounding the site. See *Exhibit I: Viewsheds* for viewsheds onto and across the site from adjacent properties.

2. Areas of high visibility from adjacent off-site locations.

From 1st Avenue: The western portion of the site is visible. The eastern portion of site is not visible due to intervening ridge.

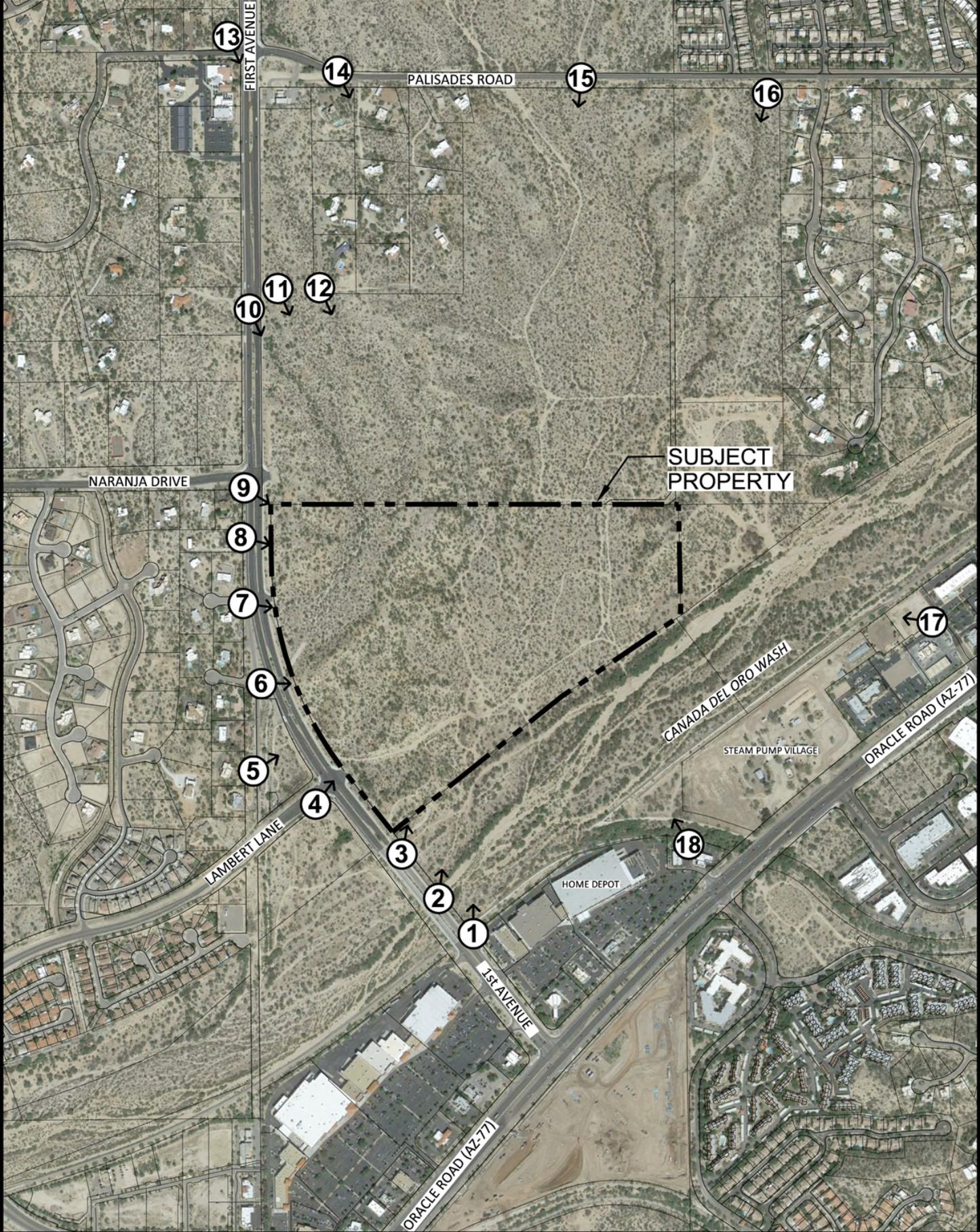
From North: Portions of the site are visible, and other portions are not visible due to the existing ridges.

From 1st Ave Bridge: The eastern portion of the site is visible to those in cars traveling across the bridge and pedestrians.

From South: From Oracle Road, there are vantage points where one can see the site, but with limited views.

The areas of high visibility were determined by field observation, topography, and aerial photograph reconnaissance.

See *Exhibit J: High Visibility Areas*.



①



②



③



4



5



6



7



8



9



10



11



12



13



14



15



16

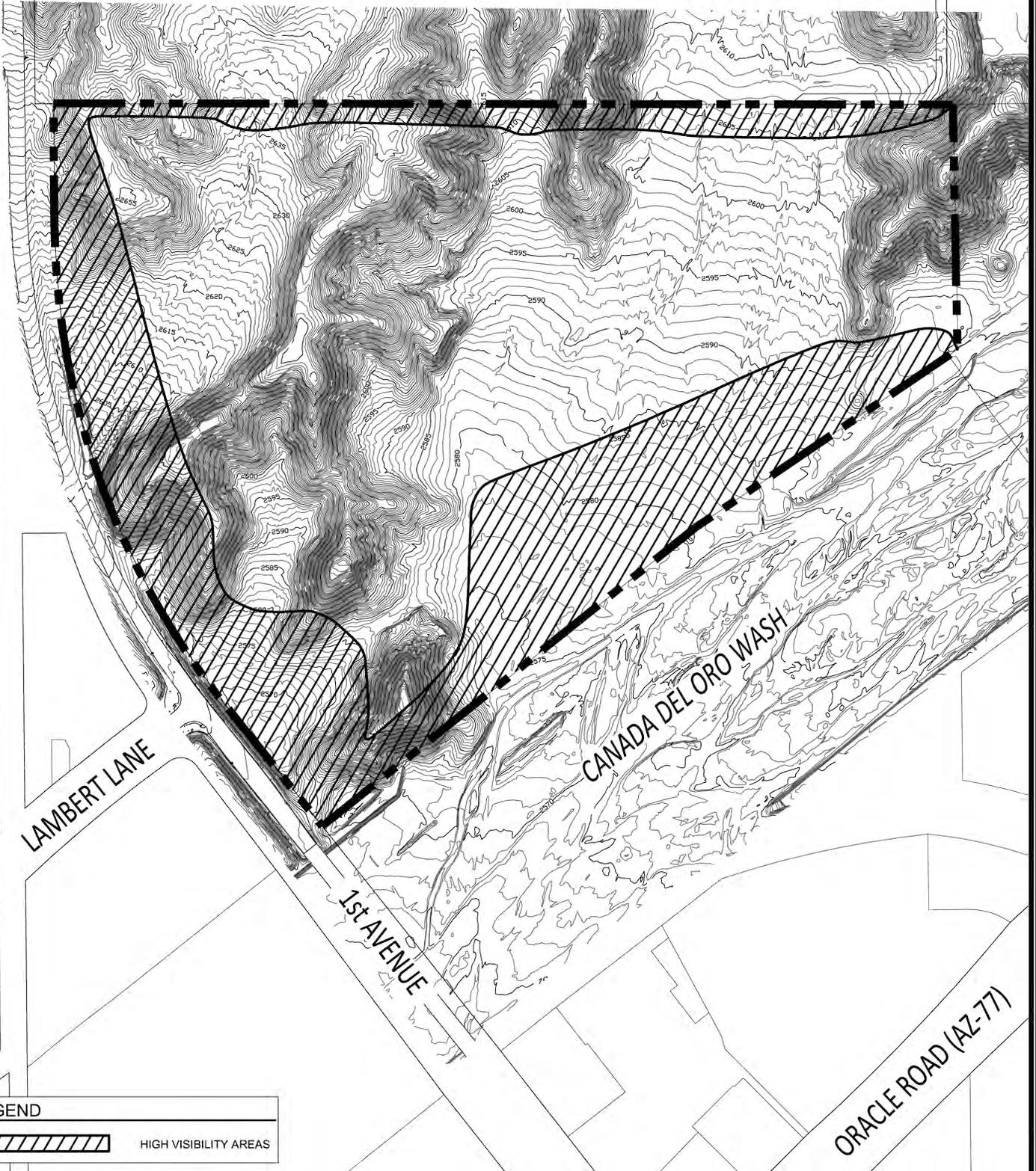


17



18





LEGEND

 HIGH VISIBILITY AREAS

I-G. Traffic

1. All existing and proposed off-site streets between the development and the nearest arterial streets.

Primary access to the subject property will be from the intersection of 1st Avenue and Lambert Lane. A secondary access point will be from 1st Avenue, approximately a quarter-mile north of the primary access point. Other arterial streets within one-mile of the subject property include Naranja Drive, Pusch View Lane, Tangerine Road, and Oracle Road. Roads adjacent to and within one-mile distance from the subject property are generally in excellent condition.

Please refer to *Exhibit K: Traffic*.

2. All arterial streets within one mile of the project site.

Road	Existing ROW	Ultimate ROW	Travel Lanes	Capacity	Speed Limit	ADT	Surface Conditions	Scheduled Improvements
1st Avenue	125' - 200'	150'	4	35,820	45 MPH	15,931 – 24,466	Generally Excellent	None Scheduled
Oracle Road	225' – 375'	200'	6	59,900	50 MPH	25,541	Generally Excellent	None Scheduled
Lambert Lane	150'	150'	2	15,930	45 MPH	12,162	Generally Excellent	None Scheduled
Naranja Drive	150'	150'	2	15,930	45 MPH	4,010	Generally Excellent	Funding Identified for 2018
Tangerine Road	200' – 650'	300'	4	35,820	45 MPH	10,543	Generally Excellent	None Scheduled
Pusch View Lane	135' – 330'	150'	4	35,820	35 – 45 MPH	5,926	Generally Excellent	None Scheduled

The following is the ADT for two additional road segments:

- Oracle Road south of 1st Avenue: 46,000 ADT (2008 PAG Data).
- Tangerine Road between La Canada Drive and 1st Avenue: 17,641 ADT (2013 PAG Data).

3. Existing and proposed intersections on arterials within one mile of the site, most likely to be used by traffic from this site.

Arterial intersections within one mile of the site that will likely carry traffic generated by this development include 1st Avenue and Lambert Lane, 1st Avenue and Naranja Drive, 1st Avenue and Oracle Road, and 1st Avenue and Tangerine Road. Please refer to *Exhibit K: Traffic*.

4. Existing bicycle and pedestrian ways adjacent to the site and their connections with streets, parks, and schools.

According to a review of the conditions of the area, there are paved bicycle lanes with striped shoulders along 1st Avenue and Naranja Drive, both which are adjacent to the site.

There are multiple bicycle facilities within one mile of the site, which are classified as follows:

- East of 1st Avenue, along Tangerine Road (striped shoulder and paved shared use path).
- West of 1st Avenue, along Tangerine Road (striped shoulder and paved shared use path).
- 1st Avenue (signed bike route with on-street bike lane and paved shared use path).
- Naranja Drive (striped shoulder).
- Palisades (striped shoulder).
- Lambert Lane (striped shoulder and paved shared use path).
- Pusch View Lane (signed bike route with on-street bike lane).
- Oracle Road (striped shoulder).
- Canada del Oro Wash (paved shared use path).

The bicycle lanes and paved shared use paths described above are interconnected and provide multi-modal transportation accessibility around the subject property.

I-H. Recreation and Trails

1. Trails, parks, and recreation areas within one mile of the site.

Paved shared-use paths exist along 1st Avenue, Lambert Lane, and the south side of the Canada del Oro Wash. Bicycle lanes with striped shoulders within one mile of the site also exist along 1st Avenue, Pusch View Lane, Lambert Lane, Naranja Drive, Palisades Road, Rancho Vistoso Boulevard, Naranja Drive, and Oracle Road.

A mountain bike trail is located immediately adjacent to the Steam Pump Ranch recreational facility, located southeast of the site and across the Canada del Oro Wash.

Catalina State Park, the Coronado National Forest, and Steam Pump Ranch are located within one mile of the site.

Oro Valley Trail #328 (as shown in the Oro Valley Trails Task Force Report), is located in the eastern portion of the site and connects to the Canada del Oro Wash.

Refer to *Exhibit L: Recreation and Trails*.

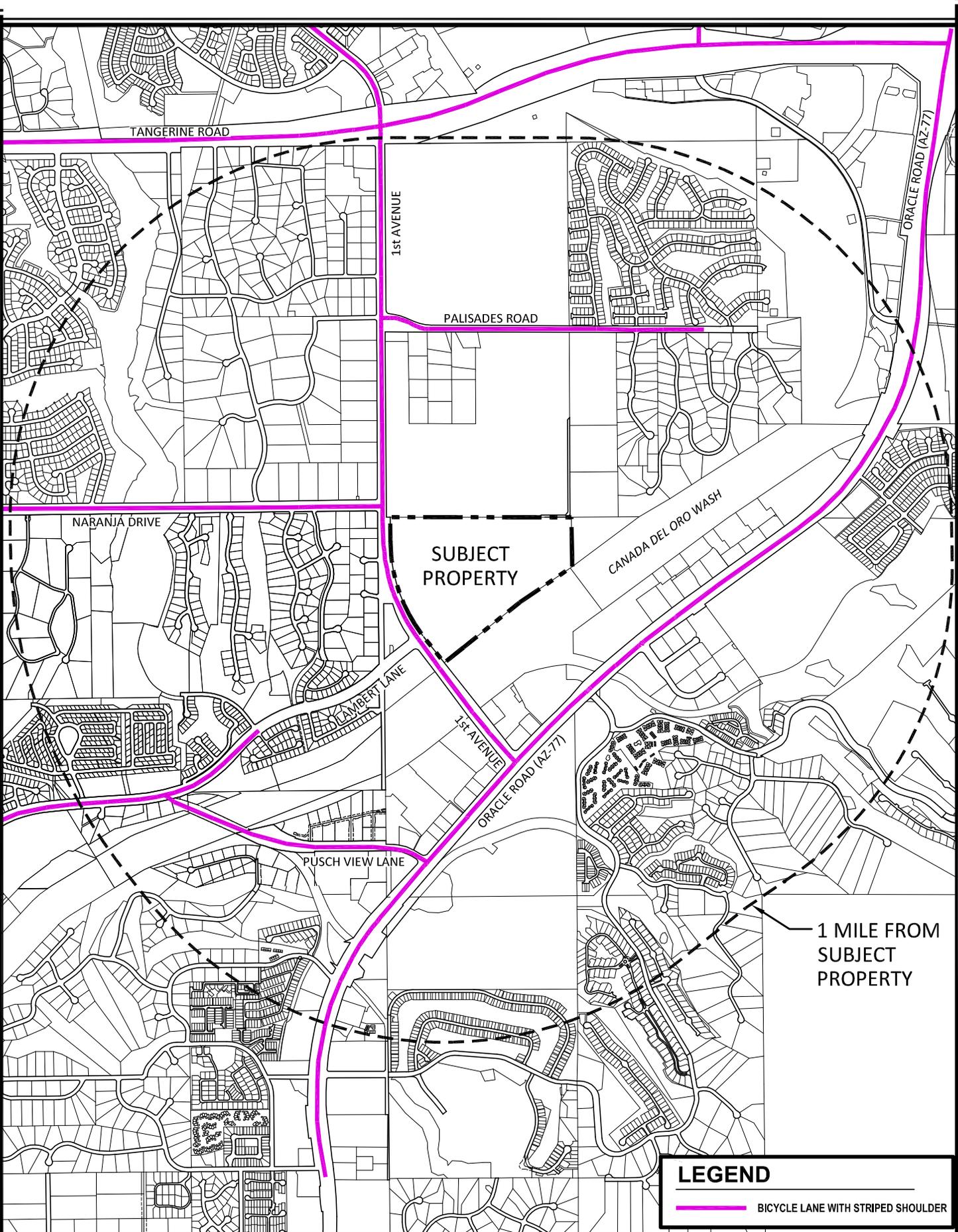
2. State the size and type of the parks and recreation area identified.

Catalina State Park consists of approximately 5,500 acres. The park features active and passive recreational areas, camping, equestrian facilities, hiking trails and restrooms.

The Santa Catalina District of the Coronado National Forest consists of approximately 155,000 acres (including the approximately 57,000 acre Pusch Ridge Wilderness Area). This recreational area features active and passive recreational areas, including trails, camping, fishing and equestrian activities.

The Canada Del Oro Riverfront Park consists of approximately 30 acres and is located just over one mile from the site. This park features active and passive recreational areas, ball fields, walking paths and restrooms.

Steam Pump Ranch recreational facility consists of approximately 15 acres and represents the history of Oro Valley's settlement. Steam Pump Ranch features trails, ramadas, and restrooms, and is a hub for community activities such as the weekly Oro Valley Heirloom Farmers Market. This recreational facility is typically open only for special uses and events (such as the farmers market) and reservations.



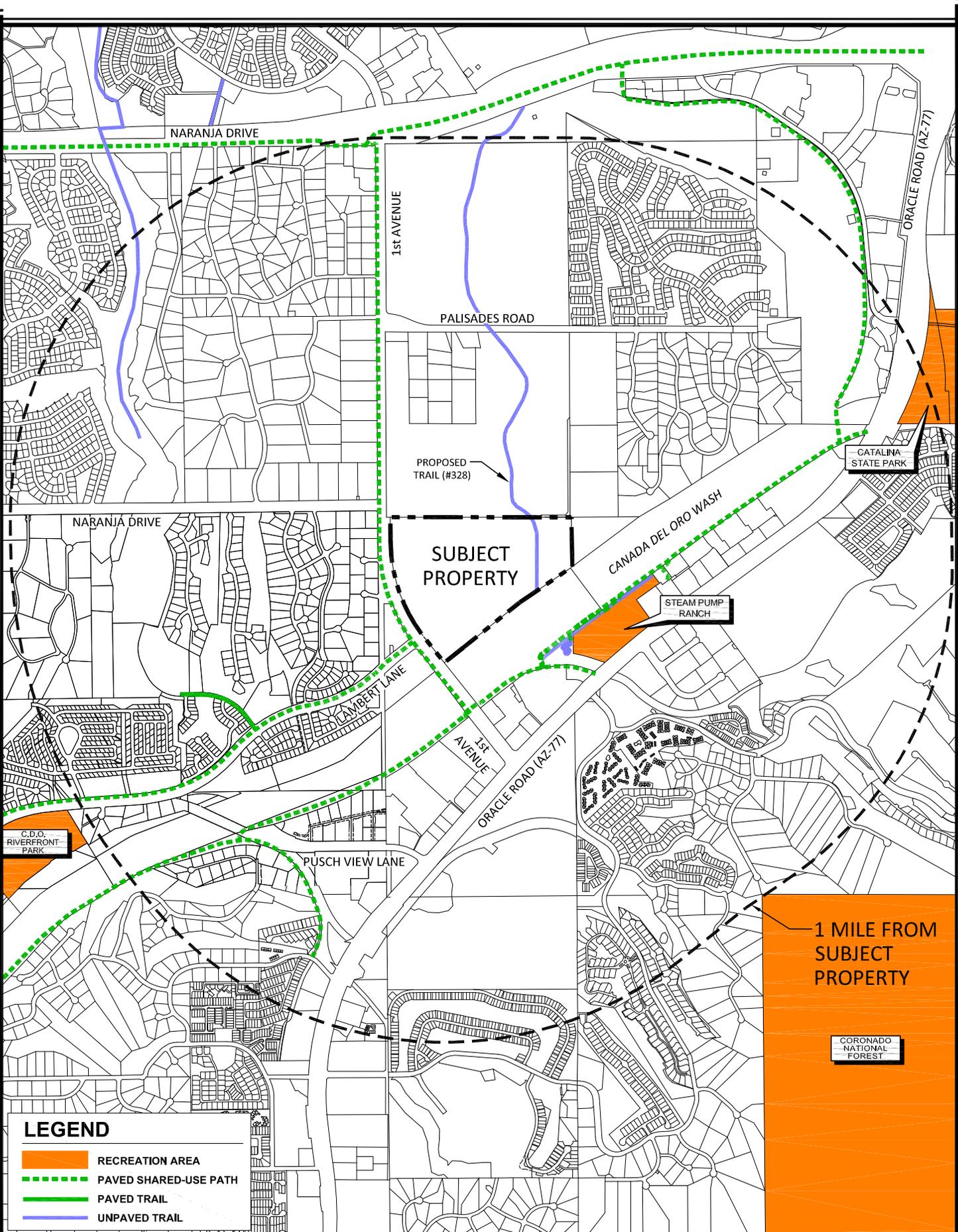
SUBJECT
PROPERTY

1 MILE FROM
SUBJECT
PROPERTY

LEGEND

 BICYCLE LANE WITH STRIPED SHOULDER





LEGEND

	RECREATION AREA
	PAVED SHARED-USE PATH
	PAVED TRAIL
	UNPAVED TRAIL

1 MILE FROM SUBJECT PROPERTY

CORONADO NATIONAL FOREST



I-I. Cultural/Archaeological/Historic Resources

The previously completed archaeological survey for this site was updated in October of 2014 to determine if there are any significant cultural resources present on the site that might be adversely impacted by construction. The only cultural resources on the site consist of four areas with artifact scatters. Two of these sites have been assigned numbers with the Arizona State Museum (ASM) and the two new sites will be assigned site numbers. However, since these sites do not have the potential to yield meaningful information beyond their recording with ASM, no further studies are recommended. Of course, as required by State law, if human skeletal remains or funerary objects are discovered, the ASM should be contacted immediately.

I-J. Schools

1. Map all existing and proposed public schools within one mile of the site.

The site is located in the Amphitheater School District Number 10. There are no existing or proposed public schools within one mile of the site.

2. Describe or map the location of all existing and proposed public schools serving the site, if not within a one-mile radius of the site.

No schools will be serving this development due to the senior demographics (minimum age of 62 years old).

I-K. Water

1. Name, address, and contact person for water service provider.

Contact Information: Mark Moore, Oro Valley Water Utility located at 11000 N. La Canada Drive, Oro Valley, AZ 85737

2. If not within a defined water service area, explain how domestic water supply will be provided and address adequacy for future uses on the site.

The subject property is located within the defined water service area for Oro Valley Water Utility, and will be served by Oro Valley Water Utility. See *Exhibit M: Existing Wet Utility Locations* for the location of water utility infrastructure.

I-L. Sewers

The subject property contains an 18-inch, a 12-inch, and an 8-inch sewer line. All sewer lines are numbered as G-89-23. These are public sewer lines owned and maintained by Pima County Regional Wastewater Reclamation Department. See *Exhibit M: Existing Wet Utility Locations* for the location of sewer utility infrastructure.

Refer to *Exhibit M: Existing Wet Utility Locations*.

I-M. Environmentally Sensitive Lands Ordinance (ESLO)

According to the Town's Environmentally Sensitive Lands map, the subject property contains two environmentally sensitive land categories. Approximately 15.0 acres of the site is designated as a Critical Resource Area (CRA) (95% open space requirement), with the remaining approximately 64.5 acres of the site designated as a Resource Management Area Tier 2 (25% open space requirement).

Refer to *Exhibit N: Environmentally Sensitive Lands Map*.

Note: It should be noted that the property owner has submitted an application concurrent with this PAD application to request an amendment to the configuration of the CRA on this site. Please refer to the separate application and to *Exhibit T: Proposed ESL Map Amendment*.

I-N. McHarg Composite Map

Refer to *Exhibit O: Composite Map #1*.

I-M. Environmentally Sensitive Lands Ordinance (ESLO)

According to the Town's Environmentally Sensitive Lands map, the subject property contains two environmentally sensitive land categories. Approximately 15.0 acres of the site is designated as a Critical Resource Area (CRA) (95% open space requirement), with the remaining approximately 64.5 acres of the site designated as a Resource Management Area Tier 2 (25% open space requirement).

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I-N. McHarg Composite Map

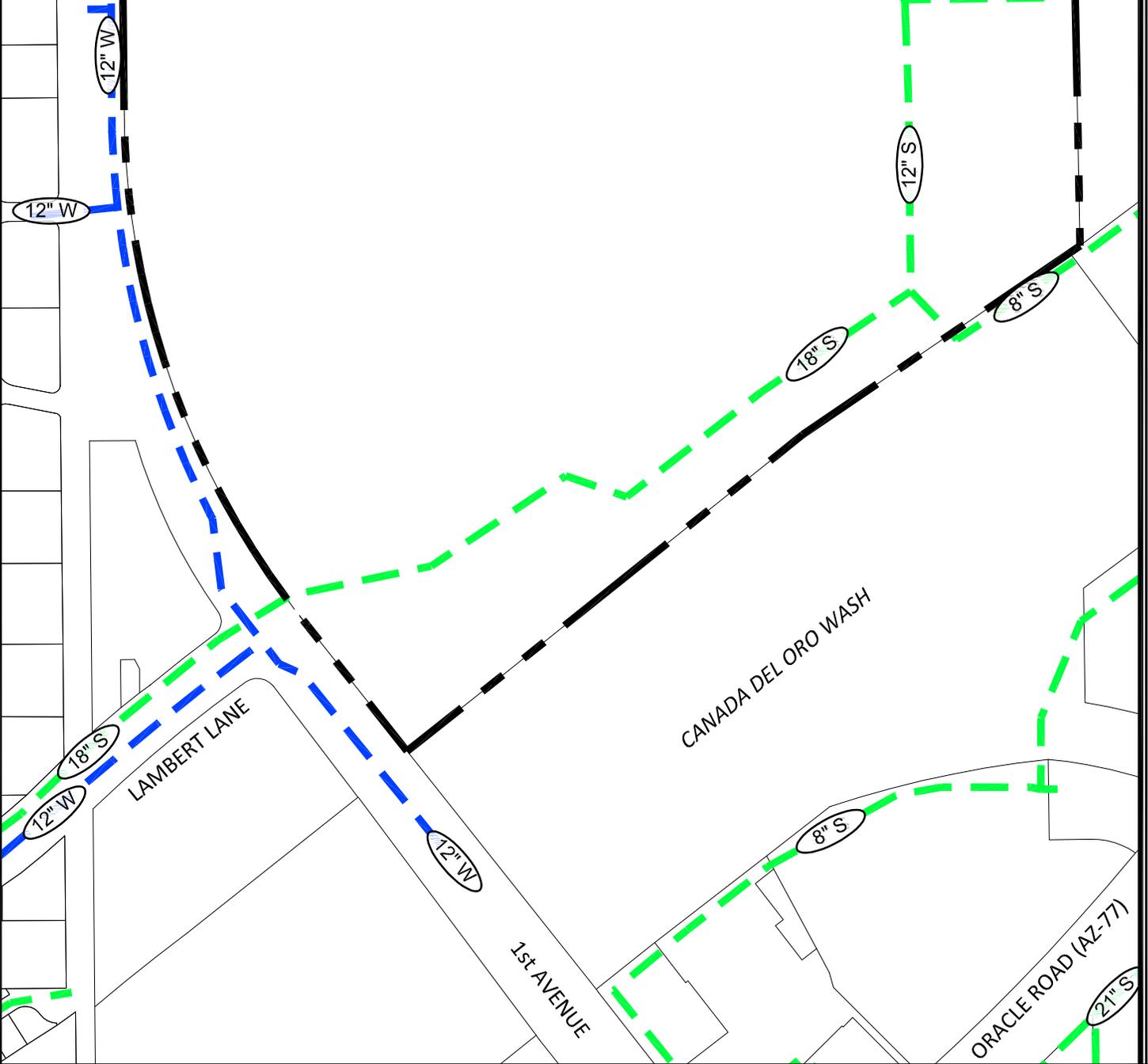
Refer to *Exhibit O: Composite Map #1*.

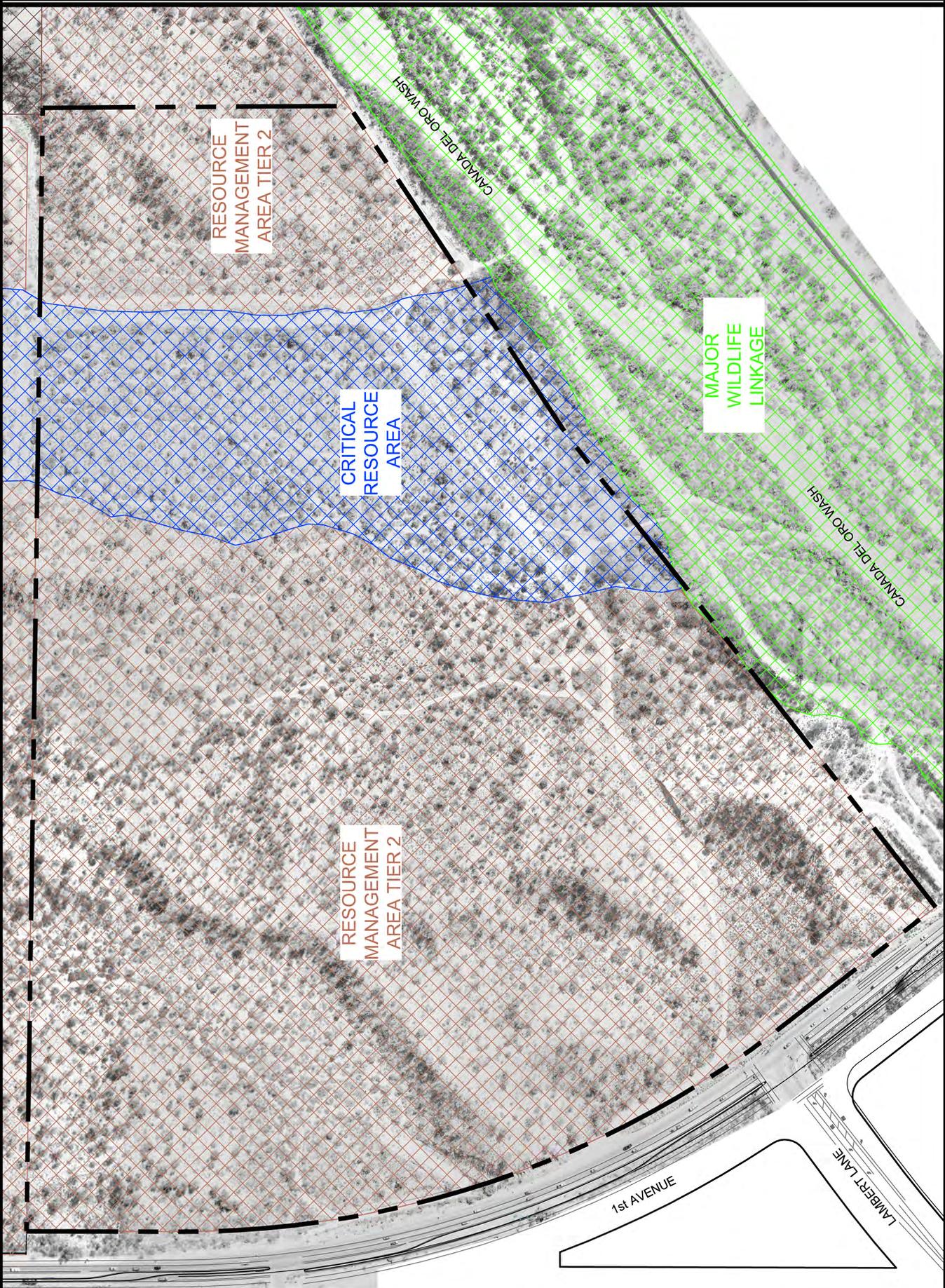
LEGEND

-  EXISTING WATER
-  EXISTING SEWER

NARANJA DR.

SUBJECT PROPERTY



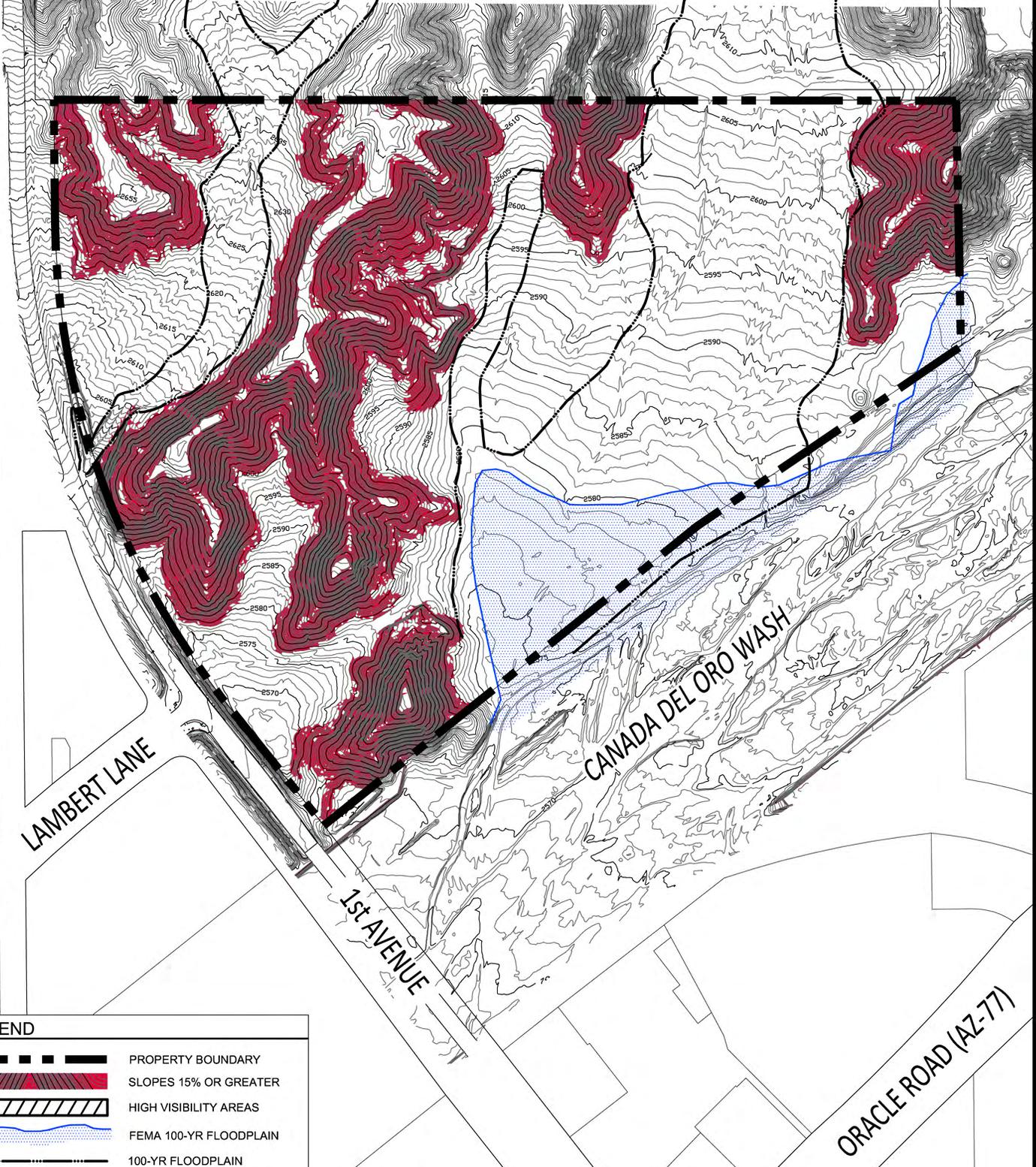


10.23.2014
 Aerial Photo Date = 1988
 WLB No. 18 057-Y-002

EXHIBIT N
ENVIRONMENTALLY SENSITIVE LANDS MAP



L:\18\057Y-002_Rooney_Z La Posada\IPAD Amendment\ExhibitN - ESLO.dwg Plotter: Oct. 31, 2014



LEGEND	
	PROPERTY BOUNDARY
	SLOPES 15% OR GREATER
	HIGH VISIBILITY AREAS
	FEMA 100-YR FLOODPLAIN
	100-YR FLOODPLAIN

PART II - LAND USE PROPOSAL

II-A. Project Overview

1. Project Narrative

The Project

Nakoma Sky is a proposed continuing care retirement community (CCRC). It is proposed by the owners of the existing La Posada continuing care retirement community in Green Valley, Arizona. A CCRC is defined as follows:

A CCRC is a residential alternative for older adults (usually age 65 and older) that provides flexible housing options, a coordinated system of services and amenities, and a continuum of care that addresses the varying health and wellness needs of residents as they grow older. The emphasis of the CCRC model is to enable residents to avoid having to move - except, perhaps, to another level of care within the community - if their needs change and they require health care and supervision. Remaining within the community allows the residents to continue their existing relationships with a spouse and friends, avoid the stress of a move, and receive health care, should it be needed, in an environment they know and trust.

La Posada is an award winning not-for-profit 501(c)(3) organization that has been providing homes and services for seniors 62 years and older on a beautiful 100-acre campus in Green Valley since 1987. La Posada plans to build a new innovative senior living campus in Oro Valley to help residents live well according to each person's definition and interests while additionally providing amenities that will connect to the broader Oro Valley community including parks, gardens, a cultural arts building, a coffee shop, resale shop, and an intergenerational adult day care and pre-school.

The campus, when built out, will have the potential for up to 400 units and will be constructed in phases over an extended period of time. La Posada expects to employ approximately 225 individuals with jobs ranging from professional management, fitness and wellness staff, sous chef/ restaurant skills, landscapers, caregivers, servers, etc. Swaback Partners (project architect) and The WLB Group, in association with La Posada, are working to create a land use and design to maximize the beautiful views of the mountains and to preserve much of the natural land forms of the site. Underground parking for apartment residents will help to preserve much of the natural environment, in addition to strategic locations for parking areas on the property.

The residents and the La Posada organization plans to be a significant partner in the Oro Valley community. A recent Eller School of University of Arizona study showed that La Posada in Green Valley provides an economic impact to our region of nearly \$53 M annually. It is expected that a similar impact would be created by a campus in Oro Valley. A recent marketing study by a national consultant also demonstrated that there is a significant amount of growing need for La Posada's services in Oro Valley and nearby communities.

This PAD will allow the project to be designed in a cohesive and coordinated manner. Master planning provides for a superior product for the following reasons:

- Land uses can be arranged in manner that locates compatible uses in proximity to one another.
- Utilities can be brought to site in a coordinated and phased manner.
- Parks and recreational facilities can be planned and integrated into the project.
- It provides the opportunity to establish a unified architectural and landscape theme.
- This PAD allows for simple administration and regulation of the project by the Town of Oro Valley. All of the development regulations and standards are clearly identified within this document, and where the Oro Valley Code presides, this PAD clearly indicates the applicable Oro Valley Code section.

2. General Plan Compliance

a. General Plan Compliance

This project is in conformance with the Town of Oro Valley General Plan. The land use designation on the property is Master Planned Community (MPC) and this PAD request conforms to this land use designation.

The following is a list of development strategies employed by this project that make it compatible with the various policies and criteria found in the elements of the Oro Valley General Plan:

Land Use Element:

- The project contains varied types and intensities of development.
- The site analysis information contained in Part I of this PAD supports the land use proposals contained in the PAD.
- This project provides a mix of senior housing types, ranging from apartments to detached housing units.
- The PAD clusters development such that it protects the environmentally sensitive area of the site in conformance with the Oro Valley Zoning Code.
- A wide range of activities are provided in activity center areas – the core area, or Multiple Use District for the project, provides such activities as follows: recreation complex, spa and wellness center, arts and crafts area, outdoor pool terrace, multi-purpose room, modest performing arts center, daycare, outdoor dining and community park.

- The project provides a wide range of recreational facilities and links to open space, as well as a connection to a future linear park along the Canada del Oro Wash.

Transportation Element:

- Streets are curvilinear in nature.
- Safe pedestrian access is provided within the PAD to the community park.
- Sidewalks and other pedestrian paths are incorporated into the site.
- All streets meet public design standards.

Economic Development Element:

- The project will have a favorable fiscal impact on the community and the economy.

Open Space/Recreation Element:

- Pedestrian paths and bicycle lanes on streets are provided, and a non-motorized trail easement will be provided on the property to allow pedestrian and equestrian users to continue to access the Canada del Oro Wash.
- Open space facilities provide the opportunity to connect to a future trail along the proposed Canada del Oro Wash bank protection.
- The project provides handicapped accessibility.

Natural Resources Conservation Element:

- Regulated washes and their associated vegetation will be preserved to the greatest degree possible in their natural condition.
- Only plant materials as approved by this PAD will be used on the project.
- Environmentally sensitive materials will be used where feasible in areas where erosion protection is required.
- The Critical Resource Area (as amended) will be preserved in accordance with the Oro Valley Zoning Code.

Cultural/Historic Element:

- The site has been surveyed for archaeological resources and there are none that inhibit development of this site.

b. Special Area Policy

There is a Special Area Policy in the General Plan that was written for the previously contemplated traditional single family residential project on this property. The Special Area Policy reads as follows:

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

A clarification of this General Plan Special Area Policy is being requested concurrent with this PAD, indicating that this Special Area Policy does not apply to this project for the following reason:

This Special Area Policy was written to limit the density of the traditional residential project previously proposed by Pepper Viner Homes 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 Nakoma Sky continuing care retirement community, and would only apply if the property were to be developed as a traditional residential community.

3. Proposed Land Uses and PAD Districts

This PAD establishes its own zoning districts based on underlying zoning districts from the Oro Valley Zoning Code. One of the reasons for this PAD is that the Oro Valley Zoning Code does not contain a zoning district that allows for the intended use of the property as a continuing care retirement community. As such, this PAD establishes the following zoning districts:

- **Multiple Use District – Core** (underlying OVZC zoning district is R-6 Multi-Family Residential District).
- **Commercial, Medical and Service District – Northwest and Southwest** (underlying OVZC zoning district is C-N Neighborhood Commercial District).
- **Independent Living District** (underlying OVZC zoning district is R-4 Townhouse Residential District).
- **Open Space District** (underlying OVZC zoning district is Parks and Open Space District).

The table on the following page compares the requested PAD development standards with the underlying zoning districts.

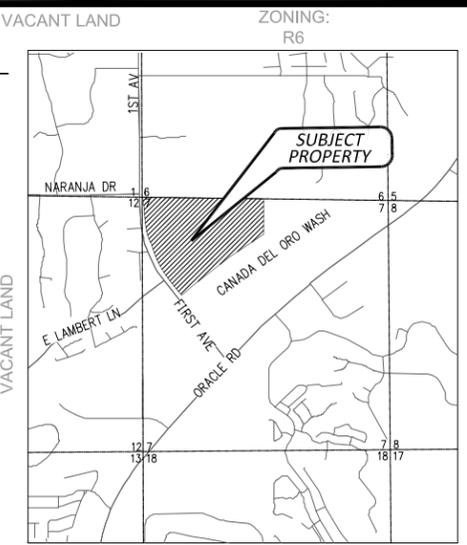
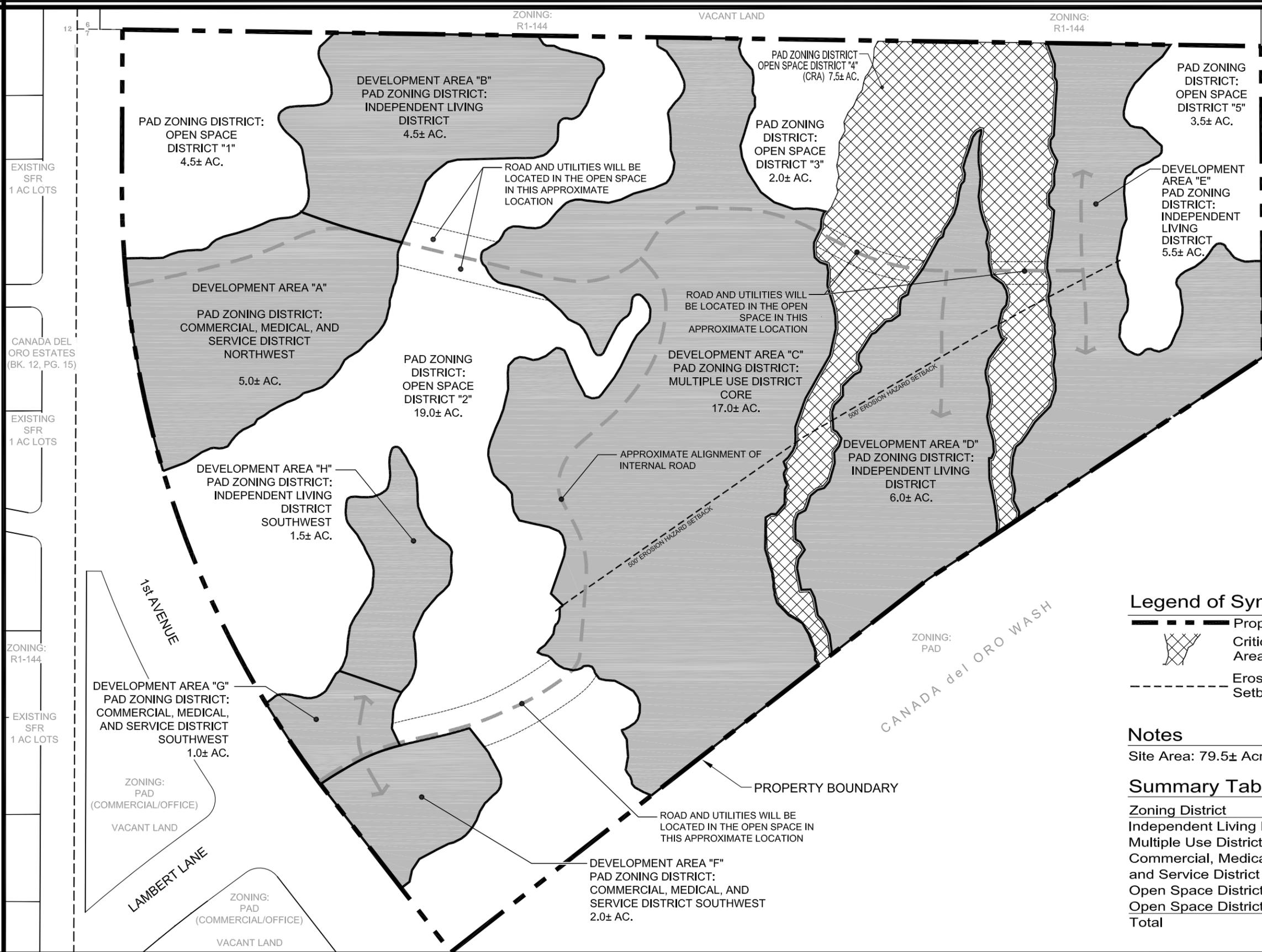
Zoning District Comparison Table

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	SETBACKS			MAXIMUM BUILDING HEIGHT	MINIMUM DISTANCE BETWEEN BUILDINGS	MINIMUM OPEN SPACE	MAXIMUM FLOOR AREA RATIO
Underlying: R-4	(1)	None	(2)			25' or 2 stories	10'	10%	N/A
PAD: Independent Living District	(1)	None	Per Section II-A.5 of this PAD			25' or 2 stories	10'	30% (over entire PAD)**	N/A
Underlying: C-N	N/A	N/A	F 20'	R 0 - 50'	S 0 - 50'	25' or 2 stories	N/A	25%	0.25
PAD: Commercial, Medical and Service	N/A	N/A	F 20'	R 0 - 50'	S 0 - 50'	36'* (2 stories)	10'	30% (over entire PAD)**	0.35
Underlying: R-6	N/A	N/A	F 20'	R 0 - 50'	S 0 - 50'	25' or 2 stories	N/A	25%	0.25
PAD: Multiple Use District	N/A	N/A	None			36' (2 stories) and 75'*	N/A	30% (over entire PAD)**	None

- (1) The minimum gross land area per dwelling unit shall be five thousand four hundred fifty (5,450) square feet.
- (2) Wherever an R-4 development abuts an R-1 District or an alley abutting R-1 Districts, the following shall apply:
- A setback of not less than 30 feet shall be maintained for single-story structures.
 - An additional depth of 10 feet shall be provided for each additional story.
 - Wherever an R-4 development abuts any district other than R-1, or abuts an alley adjacent to such other district, a setback not less than 10 feet in depth shall be maintained.
 - No building or part thereof shall be erected or altered in this district that is nearer a dedicated street or private street than 20 feet, except that the average setback from any dedicated street shall be at least 25 feet.

*Refer to the development standards in Section II-A.5 for the specific locations on the site where each building height is permitted. 75' is permitted only in Development Area "C" as shown on *Exhibit P*.

**The 30% open space is over the entirety of the property, and not per the individual zoning districts.



LOCATION MAP
 A PORTION OF SECTION 7,
 TOWNSHIP 12 SOUTH, RANGE 14 EAST,
 GLA & SALT RIVER MERIDIAN
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 3" = 1 MILE

Legend of Symbols

- Property Boundary
- Critical Resource Area (Proposed)
- Erosion Hazard Setback (500')

Notes

Site Area: 79.5± Acres

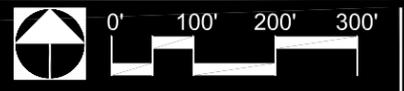
Summary Table

Zoning District	Acreage	% of Site
Independent Living District	16.0±	20.1±%
Multiple Use District	17.0±	21.4±%
Commercial, Medical, and Service District	9.5±	12.0±%
Open Space District (non-CRA)	29.5±	37.1±%
Open Space District (CRA)	7.5±	9.4±%
Total	79.5±	100.0±%



Exhibit P: PAD Zoning Districts

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4. Permitted Uses

- a. This section of the PAD outlines the permitted uses for the property. Please refer to *Exhibit P: PAD Zoning Districts* for the location of the PAD Zoning Districts and the Development Areas to which are referred in the table below. In the table below, “P” means the use is permitted in that zoning district. All other uses permitted under the base zoning districts (R-4, R-6 and C-N) are permitted by right.

Table of Permitted Uses

Use	Independent Living District (Development Areas B, D, E & H)	Commercial, Medical and Service (Development Area A)	Commercial, Medical and Service (Development Areas F & G)	Multiple Use District (Development Areas C)	Open Space District
Antique Store			P		
Apartment for Senior Living (62 years and older)				P	
Art Gallery			P	P	
Assisted Living	P	P		P	
Bakery			P		
Bicycle Shop			P		
Book Store			P		
Camera Store			P		
Candy Shop			P		
Children’s Museum		P	P	P	
Coffee Shop			P	P	
Condominium	P	P	P	P	
Craft Shop			P		
Day Care			P	P	
Day Nursery			P	P	
Dining Facilities (1)	P	P	P	P	
Duplex/Multiple Dwelling for Senior Living (62 years and older)	P	P	P	P	
Florist			P		
General Merchandising			P		
Gift/Hobby Shop			P		
Health Spa/Fitness Center			P	P	
Ice Cream Shop			P		
Improved Open Space	P	P	P	P	P
Mail Service		P	P	P	
Memory Care	P	P		P	

Use	Independent Living District (Development Areas B, D, E & H)	Commercial, Medical and Service (Development Area A)	Commercial, Medical and Service (Development Areas F & G)	Multiple Use District - Core (Development Area C)	Open Space District
Multiple Dwelling Unit for Senior Living (62 years and older)	P	P	P	P	
Natural Undisturbed Open Space	P	P	P	P	P
Office and Administration	P	P	P	P	
Optician			P		
Parking (at, below and above grade) in conjunction with and only to serve other permitted uses)	P	P	P	P	P
Parks, Trails & Recreational Facilities	P	P	P	P	P
Physician / Nurse Practitioner	P	P	P	P	
Recreational Facilities, Active and Passive	P	P	P	P	P
Residential Dwelling (Attached or Detached) for Senior Living (62 years and older)	P	P	P	P	
Restaurant (1)		P	P	P	
Roads/Streets	P	P	P	P	P (2)
Sales/Welcome Center			P	P	
Shoe Repair			P		
Theater			P	P	
Townhouse for Senior Living (62 years and older)	P	P	P	P	
Trails & Walking Paths	P	P	P	P	P
Utilities and Associated Facilities Necessary to Serve the Project	P	P	P	P	P
Video Store			P		
Wellness Center/Spa/Fitness Pavilion		P	P	P	

- (1) A dining facility is a place within a building where food is served and a restaurant is an establishment where the primary business is serving food to the public. The specific location of restaurants on the site will be determined during the site plan process.
- (2) Roads/streets are permitted in open space where necessary to provide connection to the Development Areas or to utility facilities.

5. Development Standards

- The following are the development standards for each of the PAD Zoning Districts.

Multiple Use District (Core)

- a. Minimum Site Building Setbacks:
 - Adjacent to Northern Boundary of Site: 20 feet.
 - Adjacent to Canada del Oro Wash: 50 feet.
- b. Minimum Distance Between Buildings: 10 feet.
- c. Building Height Limitations:
 - 75 feet (five stories) with an additional 10 feet for architectural features permitted on a maximum of 25% of the building area.
 - 36 feet (two stories) for all other buildings in this district.
 - 15 feet above the 36-foot maximum building height described above for an uninhabitable architectural feature.
 - Building height shall mean the vertical distance measured from finished grade found along the outside walls of a building to the highest point of the building, excluding architectural features.
- d. Minimum Interior Setback Requirements: None.
- e. Floor Area Limits: None.

Independent Living District

- a. Minimum Site Building Setbacks:
 - Adjacent to 1st Avenue: 50 feet.
 - Adjacent to Northern Boundary of Site: 20 feet.*
 - Adjacent to Eastern Boundary of Site: 20 feet.
 - Adjacent to Canada del Oro Wash: 50 feet.

*Development Area B as shown on *Exhibit P: PAD Zoning Districts* will provide a 32-foot building setback along its northern boundary to match the building setback of the residential lot located on the property to the north of this site.

- b. Minimum Distance Between buildings: 10 feet.
- c. Minimum Distance Between Residential Structure and Commercial Structure: 50 feet.
- d. Building Height Limitations: 25 feet (two stories). Building height shall mean the vertical distance measured from finished grade found along the outside walls of a building to the highest point of the building, excluding architectural features.
- e. Minimum Interior Setback Requirements: None.
- f. Minimum Lot Area: None.

Commercial, Medical and Service District (Northwest and Southwest)

- a. Minimum Site Building Setbacks:
 - Adjacent to 1st Avenue: 50 feet.
 - Adjacent to Canada del Oro Wash: 50 feet.
- b. Minimum Distance Between Buildings: 10 feet.
- c. Building Height Limitations:
 - 30 feet (two stories) for residential buildings.
 - 25 feet (one story) for any building in Development Area A (as shown on *Exhibit P: PAD Zoning Districts*) that is located within 150 feet of the western boundary of this PAD.
 - 36 feet (two stories) for non-residential buildings.
 - Building height shall mean the vertical distance measured from finished grade found along the outside walls of a building to the highest point of the building, excluding architectural features.
- d. Minimum Interior Setback Requirements: None.
- e. Floor Area Limits: 0.35.

Open Space District

- A minimum of 30% of the gross site area shall be reserved as open space.

6. Units

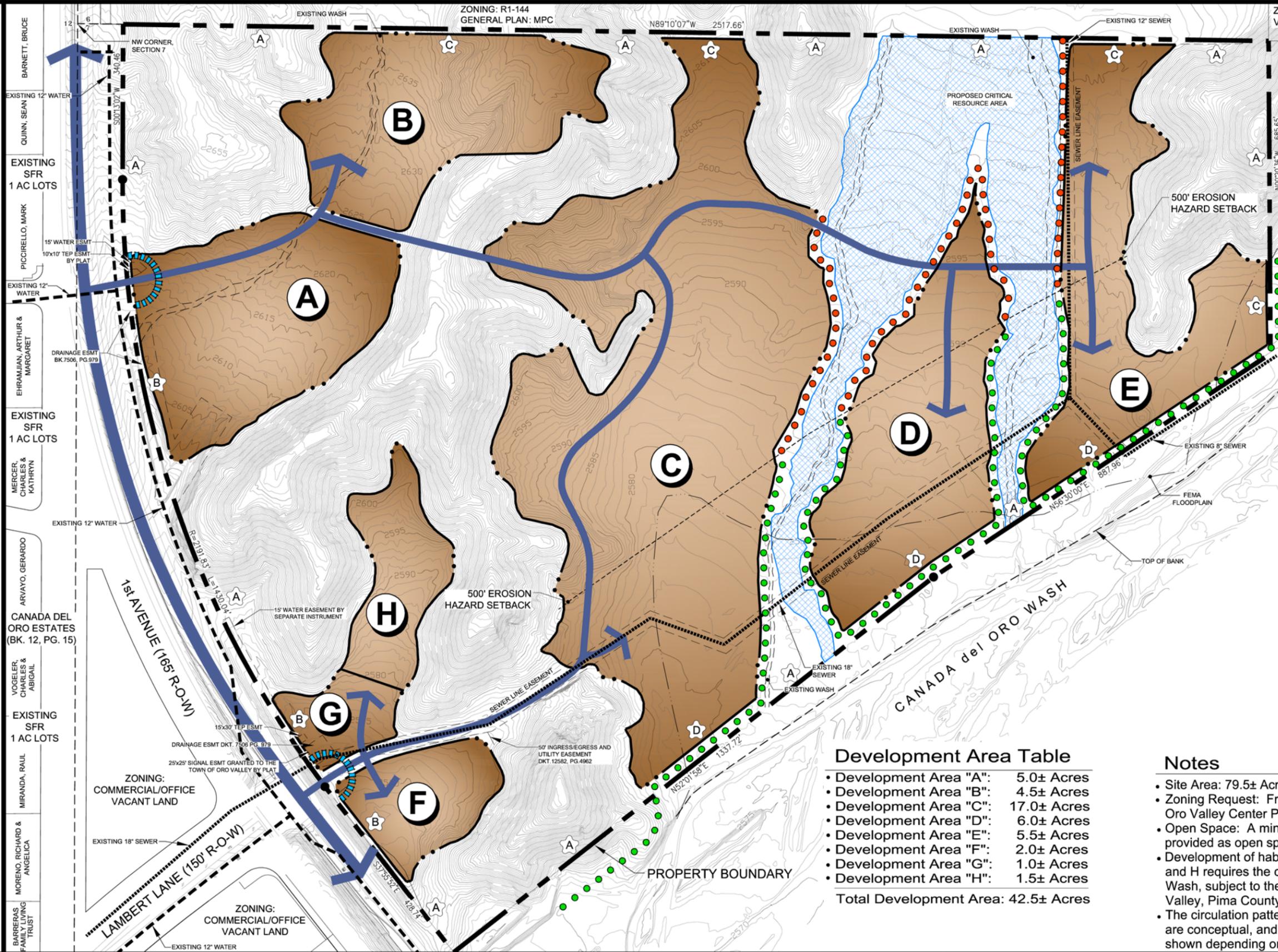
- Maximum number of units: 400 units. A unit is defined as a building, or a portion of a building, designed or used as living quarters, including bathroom facilities and that may or may not include kitchen facilities, sleeping and living areas.

7. Tentative Development Plan

The Tentative Development Plan (TDP) for this project is being presented in a two-pronged manner, described as follows:

The first part involves *Exhibit Q: Development Areas* which is presented in “bubble” diagram format. The “bubbles” represent the proposed development areas on the site. Each development area has been assigned a letter and an approximate acreage has been provided for each area as well. These development areas were identified based on the site analysis performed for this property. This exhibit shows surveyed property boundaries and dimensions, internal circulation, natural open space areas, adjacent public right-of-way and adjoining vacant and developed properties. It should be noted that the following modifications to this plan are permitted without an amendment to the PAD: modifications to the internal circulation system and the boundaries of the Development Area boundaries.

The Tentative Development Plan (TDP) for the project is shown on *Exhibit R*. It should be noted that as planning of the property continues, the final site plan (or plans) to be shown on 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) and provided that future plans conform with the intent, development standards and regulations established herein, no amendment to this PAD will be required to allow such plans.



LOCATION MAP
 A PORTION OF SECTION 7,
 TOWNSHIP 12 SOUTH, RANGE 14 EAST,
 GILA & SALT RIVER MERIDIAN
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
 SCALE: 3" = 1 MILE

- Legend of Symbols**
- Property Boundary
 - Development Area Boundary
 - Proposed Tributary Wash Bank Protection
 - Proposed Canada del Oro Wash Bank Protection
 - Point of Ingress / Egress
 - 40' Natural Buffer Yard
 - 15' Enhanced Buffer Yard
 - 15' Natural Buffer Yard
 - 50' Open Space Area with 10' Enhanced Buffer Yard
 - Proposed Critical Resource Area (7.5± Ac.)
 - Existing Water Line
 - Existing Sewer Line
 - Internal Vehicular Circulation

Development Area Table

• Development Area "A":	5.0± Acres
• Development Area "B":	4.5± Acres
• Development Area "C":	17.0± Acres
• Development Area "D":	6.0± Acres
• Development Area "E":	5.5± Acres
• Development Area "F":	2.0± Acres
• Development Area "G":	1.0± Acres
• Development Area "H":	1.5± Acres

Total Development Area: 42.5± Acres

Notes

- Site Area: 79.5± Acres.
- Zoning Request: From Rooney Ranch Oro Valley Center PAD to La Posada at Rooney Ranch PAD.
- Open Space: A minimum of 30% of the gross site area will be provided as open space.
- Development of habitable structures in Development Areas F, G, and H requires the construction of bank protection along the CDO Wash, subject to the review and approval of the Town of Oro Valley, Pima County Flood Control District, and FEMA.
- The circulation patterns and development area boundaries shown are conceptual, and may ultimately be different from that which is shown depending on the final configuration of the site.



Exhibit Q: Development Areas

12.19.2014
 CONTOUR INTERVAL = 1 FOOT
 WLB No. 181057-Y-002





EXHIBIT R: TENTATIVE DEVELOPMENT PLAN

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 PickUp 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 (11th level + 11^{2nd} 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 (55 +/-)
- 31 Guest House

Notes:
 1) This Tentative Development Plan (TDP) designates a parking garage beneath the apartment building. If surface parking is to be used on this site instead of, or in addition to, the parking garage, then those surface parking areas will be as shown on Exhibit DD. The use of surface parking rather than or in addition to the parking garage will not require an amendment to this PAD.
 2) Modifications to this Tentative Development Plan (TDP) shall be in accordance with Section II-W: General PAD Administration of this PAD.

8. Architectural Design Criteria

The architectural design criteria for the project is as shown in the representative imagery contained in the appendices to this document.

The architectural design criteria will also be in accordance with the Design Standards for the Town of Oro Valley (Addendum A, Adopted by Ordinance #11-20 on July 6, 2011).

9. Landscape Design Criteria

Landscape design shall be per section 27.6 of the Oro Valley Zoning Code (including native plant salvage, landscaping, water harvesting and irrigation standards) with the exception that all plants from the Arizona Department of Water Resources Low Water Use Drought Tolerant Plant List for the Tucson Active Management Area be permitted for use in this PAD, except that no palms are permitted. Plants from the Oro Valley Zoning Code Addendum C: Approved Native Plant List are also permitted in this PAD, and may be used anywhere within the PAD.

In addition to this, landscape design shall be in accordance with the Design Standards for the Town of Oro Valley (Addendum A, Adopted by Ordinance #11-20 on July 6, 2011).

The following are some of the landscape design criteria that are listed in the Design Standards and that will apply to this PAD:

- Existing natural landscaping and habitat shall be preserved to the greatest extent possible by the following: (1) encouraging clustering of buildings to preserve sensitive areas and maximize open space, and (2) identification of specimen plants and incorporating into landscape plans.
- Landscaping shall be considered an integral element of the project when site planning.
- Landscaping shall be provided to highlight the built environment.
- Landscaping shall be used to help define pedestrian circulation.
- Landscaping shall be used to accentuate building and project entrances.
- Landscaping and hardscaping shall be provided at intersections to create focal points in the development.
- Trees and plant materials shall be used to maximize shade for pedestrians.

- Landscaping shall be designed to provide shade for pedestrians, automobiles and western facing structural elements.
- Undesirable views shall be screened with plant materials.
- Landscaping shall be used in plazas and courtyards to create a sense of enclosure in seating and gathering areas, where appropriate.

10. General Design Criteria

The Design Standards for the Town of Oro Valley (Addendum A, Adopted by Ordinance #11-20 on July 6, 2011) contain standards specific to continuing care retirement communities and this project will adhere to them. They are as follows:

- Paved, lighted, Americans with Disability Act of 2010 (ADA)-accessible walkways shall be provided between all common facilities and residential buildings.
- Shaded seating areas shall be provided along walkways with a minimum of two adequately separated seating areas provided along any walkway over 400 feet in length.
- ADA accessibility shall be provided to all buildings and facilities.
- An accessible route meeting the 2010 ADA Standards for Accessible Design shall be provided through the project and connecting with the 1st Avenue right-of-way.
- A transit stop on 1st Avenue will be provided in accordance with the Oro Valley Zoning Code.
- This PAD shall comply with the Town of Oro Valley Design Standards, Addendum A (Adopted by Ordinance #11-20 on July 6, 2011).

Also, the Site Planning standards contained within the Design Standards for the Town of Oro Valley shall apply to this site.

II-B. Existing land Uses

1. Zoning boundaries and existing land uses.

Refer to *Exhibit P: PAD Zoning Districts*.

2. Effect of the proposed development on existing land uses on and off-site.

The proposed development essentially has no effect on existing onsite land uses since the land is currently vacant. However, the development of the site will curtail the previously-mentioned illegal use of the property. This project, through the proposed development standards herein, has mitigated any negative impacts on existing off-site uses.

II-C. Environmentally Sensitive Lands

1. Map and identify all ESL Conservation Categories and Environmentally Sensitive Open Space (ESOS).

Refer to *Exhibit S: ESOS*.

2. ESOS Table

Environmentally Sensitive Open Space (ESOS) Table			
ESOS Category	Total Area Existing on Site	Required ESOS on Site	Provided ESOS on Site
Critical Resource Area (CRA)*	7.5+/- ac.	7.1+/- ac.	7.1+/- ac (95% of CRA)
Resource Management Area (RMA) Tier 2**	72.0+/- ac.	18.0+/- ac.	27.8+/- ac (38% of RMA)
Totals	79.5+/- ac.	25.1+/- ac.	34.9+/- ac. (44% of entire site)

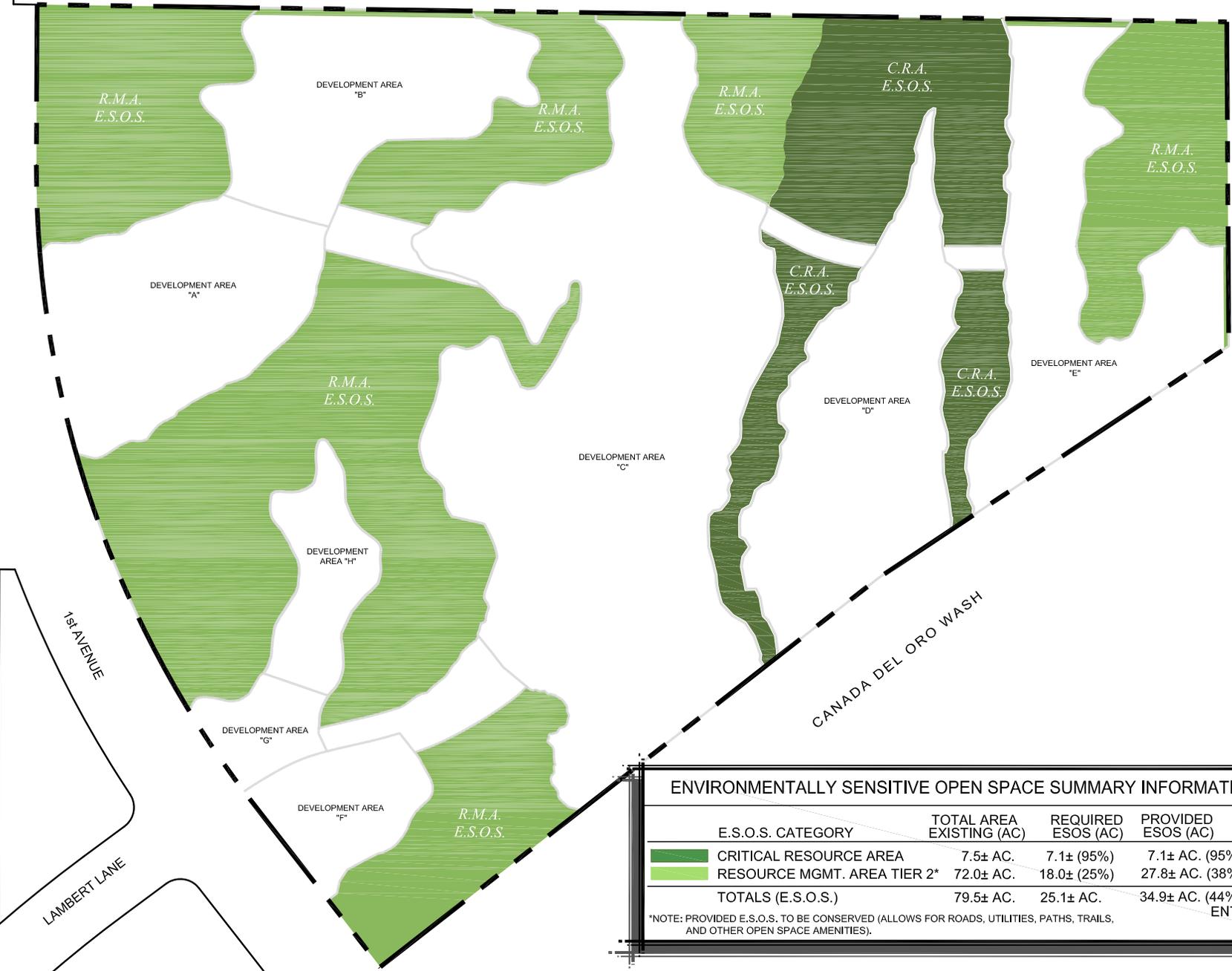
*CRA requires 95% conserved open space.

**RMA Tier 2 requires 25% conserved open space.

As previously mentioned, an application has been submitted concurrent with this PAD application to amend the configuration of the CRA on the property. The portion of the property currently designated as CRA has been analyzed by RECON Environmental, Inc. to determine if the CRA area should be modified based on a ground level biological assessment of the site. The results of their analysis indicate that the CRA should be reconfigured as shown on *Exhibit T: Proposed ESL Map Amendment* to more accurately reflect the biological resources of the site.

Please refer to the separately submitted Recon Environmental, Inc. report for additional information.

50



ENVIRONMENTALLY SENSITIVE OPEN SPACE SUMMARY INFORMATION

E.S.O.S. CATEGORY	TOTAL AREA EXISTING (AC)	REQUIRED ESOS (AC)	PROVIDED ESOS (AC)
CRITICAL RESOURCE AREA	7.5± AC.	7.1± (95%)	7.1± AC. (95% OF C.R.A.)
RESOURCE MGMT. AREA TIER 2*	72.0± AC.	18.0± (25%)	27.8± AC. (38% OF R.M.A.)
TOTALS (E.S.O.S.)	79.5± AC.	25.1± AC.	34.9± AC. (44% OF ENTIRE SITE)

*NOTE: PROVIDED E.S.O.S. TO BE CONSERVED (ALLOWS FOR ROADS, UTILITIES, PATHS, TRAILS, AND OTHER OPEN SPACE AMENITIES).



**EXHIBIT S
ESOS**

12.17.2014
WLB No. 181057-Y-002



51

1st AVENUE

LAMBERT LANE

PROPOSED
CRITICAL
RESOURCE
AREA

RESOURCE
MANAGEMENT
AREA TIER 2

RESOURCE
MANAGEMENT
AREA TIER 2

PROPOSED
RESOURCE
MANAGEMENT
AREA TIER 2

MAJOR
WILDLIFE
LINKAGE

CANADA DEL ORO WASH

CANADA DEL ORO WASH

II-D. Topography

1. How the TDP responds to topographic characteristics described in Part I.

This project respects the existing topography of the site and conforms with the Hillside Area Category of ESLO. Refer to below table for the total areas of slope and the corresponding disturbance percentages per slope category.

Slope Categories (per ESLO)	% of Site	Area (Ac.)	% of Allowed Disturbance Per ESLO Table 27.10-4	Allowable Disturbance Area (Ac.)
0% to 15%	64.1%	51.0±	100%	51.0±
15% to 18%	3.3%	2.6±	40%	1.1±
18% to 20%	2.4%	1.9±	30%	0.6±
20% to 25%	6.2%	4.9±	20%	1.0±
25% to 33%	10.6%	8.4±	5%	0.4±
33%+	13.4%	10.7±	4%	0.4±
		79.5±	Total Allowable Disturbance*	54.4±

*To determine the total allowable disturbance area of the subject property based only on slopes, the area of each slope category was multiplied by the respective percentage of allowable disturbance using the values listed in Slope Density and Disturbance Limits Table of the ESLO (Table 27.10-4). The sum of each of the slope categories' allowable disturbance areas results in the total allowable site disturbance area of approximately 54.4 acres (based only on regulated slopes and not additional development constraints on-site).

This project will grade approximately 44.6 acres of the site. Since this is less than the 54.4 acres that are allowed to be graded based on slope analysis, this site will be disturbed in accordance with the Hillside Area Category of ESLO. Refer to *Exhibit U: Hillside Conservation Areas*.

2. Any areas of encroachment of building, lots, driveways, etc. onto slopes of 15% or greater. An explanation as to why this is necessary.

This project will encroach on slopes in accordance with the allowances of the Hillside Area Category of ESLO. This encroachment is necessary to allow for the following development components of the project:

- A street connection between Development Areas A/B and C as shown on *Exhibit Q: Development Areas* and *Exhibit R: Tentative Development Plan*.
- A potential street connection to the north through the Kai property to allow for another vehicular access point to connect with a signalized intersection (1st Avenue and Naranja Drive). It should be noted that this connection is not shown on the plans in this document because an agreement to construct this street connection could not be reached with the property owner to the north of the subject property.

If an agreement can be reached in the future, then this street connection is permitted, provided it meets the standards of this PAD and the Town of Oro Valley.

- The main entry road into the project from the intersection of 1st Avenue and Lambert Lane.
- Development Areas F and G will be filled, or partially filled, in order to bring their elevation to at or near the adjacent grade of 1st Avenue.
- The potential installation of a sewer line along the western boundary of the property (this will be done with consideration of the equestrian use in this area and will be coordinated with Nancy Ellis or other individual at the Town of Oro Valley).
- The edges of Development Areas A, B, C, E, F, G and H will encroach into slopes as allowable under the Hillside Area Category of ESLO. This encroachment shall be in accordance with the Hillside Area Category of ESLO. This encroachment allows for increased development area on this site that contains slopes, surface drainage and other site constraints that limit the area that may be developed.
- The installation of other utilities may encroach on slopes, with the exact location to be determined during the site plan process.

3. New average cross-slope, calculations, and values if allowances are to be made under Hillside District Regulations.

The area of the subject property proposed to be graded is approximately 44.6 acres. The cross-slope of this proposed grading area is approximately 6.8%. The average cross-slope was calculated as follows:

$$\frac{(1)(L)(0.0023)}{A} = \frac{(1')(134,226')(0.0023)}{44.6 \text{ ac.}} = 6.9\%$$

4. Map perimeter of the area used in the new cross slope calculations (if done in item 3 above) and label areas to be left natural.

Refer to *Exhibit V: Areas to be Disturbed/Graded*.

5. Describe and state percentage of total site and map all areas to be disturbed, graded, and/or revegetated.

Approximately 44.6 acres of this site will be graded or disturbed. The final limits of grading will be determined during the CSP, FSP and site improvement plan preparation. Refer to *Exhibit V: Areas to be Disturbed/Graded*.

6. Map the extent of grading on the site.

Refer to *Exhibit V: Areas to be Disturbed/Graded*.

7. Grading Standards

This PAD proposes the following grading standards:

a. OVZC Section 27.9 shall apply as will the Flexible Disturbance provisions in the Environmentally Sensitive Lands Ordinance (Section 27.10.D.3.g.v.g of the Oro Valley Zoning Code).

b. The Design Standards for the Town of Oro Valley (Addendum A, Adopted by Ordinance #11-20 on July 6, 2011) contain standards specific to grading and this project will adhere to them. The standards below, as well as those in the Design Standards, shall apply to this property:

- The general idea of the grading concept is to utilize contour grading and landscaping techniques in the creation of cut slopes to achieve appearances that emulate natural, undisturbed slopes.
- All exposed disturbed areas will be re-vegetated with plant material and treated to create a natural appearance.
- Tops and toes of slopes shall be rounded to smoothly transition with the natural grades.
- In situations where cut or fill slopes are greater than 5 feet in height and exceed 100 feet in length, the contours of the slope will be manipulated and curved in an undulating fashion in order to reflect the natural terrain.
- Vegetation in the bottom of the fill areas will be salvaged and reused on re-sculptured cut embankments and along rights of way.
- Cut slopes will be sculpted and re-vegetated to emulate naturally existing slopes.
- Seeding and erosion control techniques shall be employed, such as wood fiber hydromulch, drilled seed with straw mulch and jute matting.
- Where possible, shielded cuts will be utilized.

LEGEND



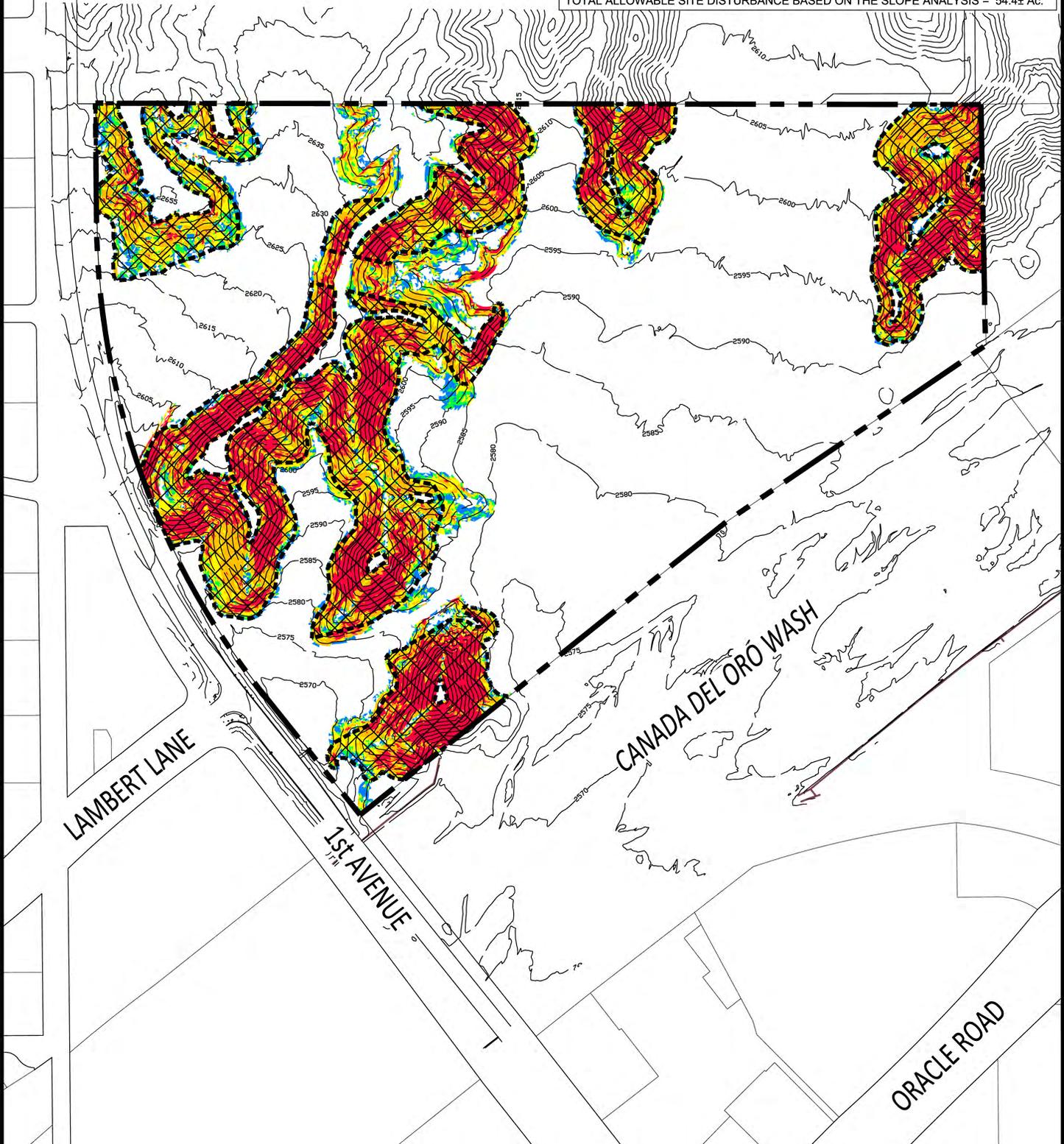
APPROXIMATE AREAS OF SLOPES
 ≥ 15% TO REMAIN UNDISTURBED
 (23.5± AC.)

NOTE: ROADS, UTILITIES, PATHS, TRAILS, AND
 OTHER OPEN SPACE AMENITIES ARE PERMITTED
 IN THE HILLSIDE CONSERVATION AREAS.

SLOPE LEGEND

SLOPE CATEGORIES	% OF SITE	AREA OF SITE (AC.)	% OF ALLOWED DISTURBANCE PER ESLO TABLE 27.10-4 OF THE TOWN OF ORO VALLEY ZONING CODE	ALLOWABLE DISTURBANCE AREA (AC.)
0% - 15%	64.1%	51.0± Ac.	100%	51.0± Ac.
15% - 18%	3.3%	2.6± Ac.	40%	1.1± Ac.
18% - 20%	2.4%	1.9± Ac.	30%	0.6± Ac.
20% - 25%	6.2%	4.9± Ac.	20%	1.0± Ac.
25% - 33%	10.6%	8.4± Ac.	5%	0.4± Ac.
33%+	13.4%	10.7± Ac.	4%	0.4± Ac.

TOTAL ALLOWABLE SITE DISTURBANCE BASED ON THE SLOPE ANALYSIS = 54.4± AC.

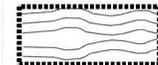


56

15 AVENUE

LAMBERT LANE

LEGEND



APPROXIMATE AREA TO BE DISTURBED/GRADED.
(44.6± AC.)



AREAS TO REMAIN UNDISTURBED (EXCEPT FOR
ROADS, UTILITIES, PATHS, TRAILS, AND OTHER
OPEN SPACE AMENITIES). (27.8± AC.)



PROPOSED CRITICAL RESOURCE AREA (CRA) TO BE
CONSERVED IN ACCORDANCE WITH SECTION 27.10
OF THE ORO VALLEY ZONING CODE. (7.1± AC.)

II-E. Cultural Resources

- 1. What measures will be used for protection of all cultural and historic resources on the site.**

The previously completed archaeological survey for this site was updated in October of 2014 to determine if there are any significant cultural resources present on the site that might be adversely impacted by construction. The only cultural resources on the site consist of four areas with artifact scatters. Two of these sites have been assigned numbers with the Arizona State Museum (ASM) and the two new sites will be assigned site numbers. However, since these sites do not have the potential to yield meaningful information beyond their recording with ASM, no further studies are recommended. Of course, as required by State law, if human skeletal remains or funerary objects are discovered, the ASM should be contacted immediately.

II-F. Hydrology

- 1. A description of how the TDP responds to hydrological characteristics described in Part I.**

The primary design components for the project drainage structures will be the requirement of the facilities to convey offsite drainage through the project site, constructed channels or stormdrain pipes and onsite detention basins will convey onsite stormwater runoff to the downstream project boundaries.

Habitable structures will have the finished floor elevations set to be one foot above the established base flood elevations of adjacent floodplains. The remaining land use will be set at grade so as not to impede or restrict the existing drainage patterns. All structures will be placed such that the flow will not be blocked or obstructed.

This project will comply with the drainage requirements set forth by the Town of Oro Valley. This project is located within a critical basin. Although the project site has been designated in a critical basin, the Town of Oro Valley may waive any detention requirements associated with the critical basin upon the approval of a detention waiver request. The approval of detention waiver is at the discretion of the Town Engineer at the time of the waiver request and proper documentation must be submitted. This PAD does not provide approval of a detention waiver for this project. The detention waiver request would be based on the location of the project and its adjacency to the Canada Del Oro Wash. As such, the site does not impact any other downstream developments, so the stormwater runoff can be directed directly into the Canada Del Oro Wash without harmful impact to downstream properties. Therefore, site development will mimic the existing conditions by discharging all the storm water flows into their natural watercourses through hydraulic structures. The project will also comply with all water-harvesting requirements per Section 27.6 of the Oro Valley Zoning Code.

2. Information and substantiation for encroachment/modification of drainage patterns.

- Modification of Federal Emergency Management Agency (FEMA) Floodplain: The owner of this property will prepare and process (in conjunction with the Town of Oro Valley) a CLOMR and then a LOMR to remove those portions of Development Areas C, D and E from the 100-year floodplain of the Canada del Oro Wash and the associated Special Flood Hazard Area (SFHA). Bank protection would be constructed to protect these development areas. Development of habitable structures in areas associated with the Special Flood Hazard Area (SFHA) will not be permitted unless bank protection is constructed in accordance with federal and local requirements. Development of non-habitable structures is permitted in areas associated with the Special Flood Hazard Area (SFHA) in the event that bank protection is not constructed.
- While the goal of the project is to retain the existing washes in their natural condition to the greatest extent possible, the project will encroach on the 100-year floodplains in accordance with Town floodplain and drainage regulations. Per the Town of Oro Valley Floodplain Management Ordinance, 100-year water surface elevations cannot be raised more than one foot, assuming that both sides of the floodplain are within the property boundary. If both sides of the floodplain are not within the property, then the allowable increase in the water surface elevation is 0.1 foot.
- In accordance with Town floodplain and drainage regulations, the project will reconfigure flows entering the central portion of the site from the north as well as flows entering the northwestern portion of the site from the north. This will increase the development areas of the site without negatively impacting surface flows across the property.

The following requirements of the Town of Oro Valley Stormwater Utility shall apply to this PAD:

- A Town of Oro Valley Floodplain Use Permit (FPUP) will be required for the proposed improvements.
- A single CLOMR shall be required for the full subject reach containing Special Flood Hazard Area (SFHA) encroachments. If desired, the property owner may complete the LOMR process with separate LOMR submittals for separate encroachments along the subject reach.
- Due to an intergovernmental agreement between the Pima County Regional Flood Control District (PCRFCDD) and the Town of Oro Valley, the bank protection plans are to be reviewed and approved by the PCRFCDD.
- The proposed bank protection along the Canada Del Oro Wash is subject to the standards of the PCRFCDD.

- The proposed bank protection improvements along the Canada Del Oro Wash require a fifty (50) foot top width to be reserved along the bank for the purpose of a future linear park. A multi-use path will be constructed within this 50 feet per the review and approval of the Town of Oro Valley and the PCRFC, which includes the specific paved width of the path.
- Maintenance access shall be provided to and along the entire length of the proposed bank protection along the Canada Del Oro Wash. Bank protection improvements along the tributaries adjacent to Development Areas C, D and E are not to be dedicated to or maintained by the PCRFC. The Town of Oro Valley will identify requirements for bank protection along these tributaries (and others) in subsequent reviews during the site plan process.
- Hydraulic analysis shall be conducted to ensure that there is zero rise in water surface elevations resulting from the proposed improvements and to ensure that the flood control levee on the opposite embankment continues to meet minimum FEMA certification requirements.
- The builder/owner shall obtain special written permission to conduct work on Pima County property.
- Soil cement bank protection along the Canada del Oro Wash will be constructed per the requirements of the Town of Oro Valley and the PCRFC.

3. A map of potential drainage impacts to off-site land uses upstream and downstream.

There will be no impacts to off-site land uses upstream and downstream of the site. The modification of flows on the site will not result in water backing onto the adjacent property to the north, and flows entering the Canada del Oro Wash will conform to Town of Oro Valley floodplain and drainage regulations.

4. A description and map of engineering and design features to be used to mitigate drainage and erosion problems.

Site development will occur in a manner that will allow the runoff to generally maintain their existing general drainage patterns. The buildings will be situated in such a way as to allow for positive flow between structures. The maximum increase in the existing water surface elevations due to encroachment is limited to one (1) foot where the owner of the land performing the development owns both sides of the floodplain and no more than 0.1 foot where only one side is owned. The conveyance of runoff through the proposed development will be accomplished by a system of natural washes, pipes, concrete box culverts, channels, catch basins, sidewalk scuppers, and water harvesting basins. All hydraulic structures, constructed drainage channels, and water harvesting basins will be calculated in conjunction with the FSP and improvement plans. Rip rap aprons may be used to control erosion at culvert, channel, or basin outlets. Vegetation may also be used to enhance drainage channels.

A complete hydraulic and hydrologic drainage report, prepared by a professional engineer, will be submitted with the FSP for this project.

Erosion protection will be provided as per the requirements of Town Code.

The property owner is responsible for coordination with the Army Corps of Engineers (ACOE) with regard to any 404 wash issues.

5. **A description of how the TDP conforms to area plans, basin management plans, and Town policies.**

The design and management of all hydraulic structures and facilities will be in compliance with the Town of Oro Valley drainage standards and policies. The development will not adversely impact the parcels up and downstream of the site.

II-G. Vegetation

1. **Provide an explanation of how the TDP responds to vegetative characteristics described in Part I, including a discussion of the vegetation to be transplanted.**

This project will conform with the Native Plant Preservation, Salvage and Mitigation requirements of Section 27.6 of the Town of Oro Valley Zoning Code. The most significant vegetation on this site is located on the ridges and in the washes that are located in areas of the site that have been designated as open space. This vegetation will be preserved in place. The owner will take every opportunity possible to salvage significant, healthy trees and use them in the landscaped areas, project entries and other areas on the site where appropriate.

II-H. Wildlife

1. By retaining significant amounts of open space within this site, the native animal populations will be able to traverse the property and continue their foraging and migration patterns. By maintaining, to the maximum extent possible, washes in their natural condition, wildlife will be able to travel within these wash corridors and reach the Canada del Oro Wash and other points beyond. The planting of new and different varieties of vegetation will provide habitat for a wide range of bird species.

II-I. Viewsheds

1. **Describe and map how TDP mitigates impacts to views and vistas from off-site.**

The area in which the proposed community is located offers outstanding views of the north side of the Santa Catalina Mountains and Pusch Ridge. The development of this proposed community will not block or disturb in a significant manner the existing views of the mountains as seen from adjacent properties. Refer to *Appendix E: Pre and Post Development Viewsheds*.

2. Describe and map how TDP mitigates impacts to areas of high visibility.

The images shown in *Appendix E* illustrate the visual impact of the proposed community, graphically measuring the current setting against the proposed development condition.

The subject property is visible in limited areas from Oracle Road, and in particular from the area in the vicinity of Home Depot located at Oracle Road and La Reserve Drive. Due to limited visibility and due to its distance from Oracle Road, the subject property in its developed condition will not detract from the visual experience as motorists travel on Oracle Road. This is illustrated in *Appendix E: Pre and Post Development Viewsheds*.

The subject property, particularly the portion on the west side of the ridges, is also visible from 1st Avenue, as evidenced in *Appendix E: Pre and Post Development Viewsheds*. The post-developed condition of the subject property does not impede any views as seen from 1st Avenue.

3. Provide drawings and narrative explaining methods for roadway construction in a manner compatible with the natural terrain and document scarring to be mitigated at the completion of construction.

The interior roads will be constructed as shown in *Exhibits W.1, W.2 and W.3: Street Sections*. These road sections were all developed based on standard Oro Valley street sections. Roads will follow as much as possible the natural contours of the site, and road grades will be as per the Oro Valley Code and Subdivision Street Standards. One of the street sections proposes a sidewalk only on one side. This section would be used in the following areas: where cuts and fills are required and disturbance should be limited to protect the natural resources of the site; where the street passes through the CRA area in order to limit CRA disturbance; and where lots are only on one side of a street.

4. Oracle Road Scenic Corridor Overlay District (ORSCOD).

Although the subject property is located approximately one-quarter mile from the nearest portion of the Oracle Road right-of-way, the subject property is still subject to the Oracle Road Scenic Corridor Overlay District (ORSCOD). This overlay district was established to regulate development primarily within 100 feet of Oracle Road, and the primary intention of the district was to protect views from the roadway as well as control access. The architecture of the buildings on this site will be very attractive and will complement the surrounding terrain. Oracle Road was located in the center of the former Rooney Ranch PAD, and the entire Rooney Ranch PAD fell under the ORSCOD regulations at the time of the PAD conception. Since that time, the subject property (Nakoma Sky) has been effectively separated from the rest of the Rooney Ranch PAD through a PAD amendment in 2005.

However, the property still remains on the existing ORSCOD map. Therefore, the subject property is still subject to the ORSCOD regulations while the intention was to only regulate lands in close proximity to Oracle Road.

The original ORSCOD ordinance has been replaced with the ORSCOD requirements in the Scenic Resources Category of the Environmentally Sensitive Lands Ordinance (ESLO), but remains substantially the same as before.

In response to the requirements of the Scenic Resources Category, refer to the following sections of the PAD for more information. Section II-A.1 through Section II-A.7 describes the proposed uses and accessory uses for the site. The Tentative Development Plan (TDP) shows the approximate locations of proposed uses. To review the proposed architectural theme and designs, refer to Section II-A.8 through Section II-A.10. These sections provide the design criteria that will guide the appearance and materials of the structures. Refer to *Appendices A, B and C* to review conceptual designs, as well as *Appendix E: Pre and Post Development Viewsheds* to visualize how the development will impact views from the surrounding area.

In summary, this development will be in compliance with the Oracle Road Scenic Corridor Overlay District provisions for the following reasons. The proposed development will not negatively affect the surrounding views, especially of the prominent Catalina Mountains east of the subject property (refer to *Appendix B* to see visualizations). Additionally, this development does not directly access Oracle Road, and will not disturb access management controls for Oracle Road.

II-J. Traffic

1. Traffic analysis report.

A Traffic Impact Analysis has been prepared for this project. Please refer to the separately submitted document entitled “Rooney Ranch Parcel Z” Traffic Impact Analysis. The conclusions of the report are as follows:

- The level of service (LOS) of 1st Avenue will be at acceptable levels with the project.
- The two access points will need to be analyzed as the project develops.
- With the initial phase of development, right turn lanes will not be warranted for the north bound right turns in the project access drives off 1st Avenue. However, as the project develops, there will reach a point when right turn lanes may be warranted. Traffic impact analysis reports will be prepared and submitted with each CSP that is submitted for this project. Once it is determined by these future traffic impact analysis reports that the right turn lanes are warranted, they will be installed by the owner.
- The driveway spacing and corner clearances for the driveways and nearby intersections meet Pima County and Oro Valley standards.
- Storage lengths on all approaches will need to be analyzed as the project develops and lengthened if required.
- Roadway design should conform to meet the standards of Oro Valley. This includes ensuring that sight distance requirements are met.
- All new traffic markings and signs, on site and off site, shall comply with the *Manual on Uniform Traffic Control Devices* and Oro Valley requirements.

The developer will be financially responsible for providing any additional project-related improvements as necessary at the intersection of East Lambert Lane and North 1st Avenue and at the northern entry point to the project from 1st Avenue.

2. A description of on-site street rights-of-way, including typical roadway section, and indicate proposed ownership.

The streets for this project will be consistent with the street sections contained in *Exhibit W.1 and Exhibit W.2 Street Sections*. The location of the different street sections proposed for this project are shown on *Exhibit W.3*. Other roadway sections may be used on this project subject to the review and approval of the Town Engineer. Interior vehicular access will be via private streets/access lanes to be owned and maintained by La Posada. No public ownership or maintenance of streets is proposed for this project.

3. A description of any proposed bicycle and pedestrian pathways within the development and indicate whether they are connected to external pathways, arterial streets, parks and schools.

A network of pedestrian and bicycle paths is proposed for this project, and will consist of the following:

- Pedestrian paths that will connect with sidewalks on 1st Avenue.
- Pedestrian paths and sidewalks on-site that provide the ability to walk within and between all the development parcels as shown on the TDP.
- Natural paths to be constructed in the proposed park area to be constructed in the southern portion of the site.
- Natural paths that will allow for access into the Canada del Oro Wash.
- Bicycle lanes located within on-site streets/access lanes.
- Shared use paths will be provided on one side of the internal streets.

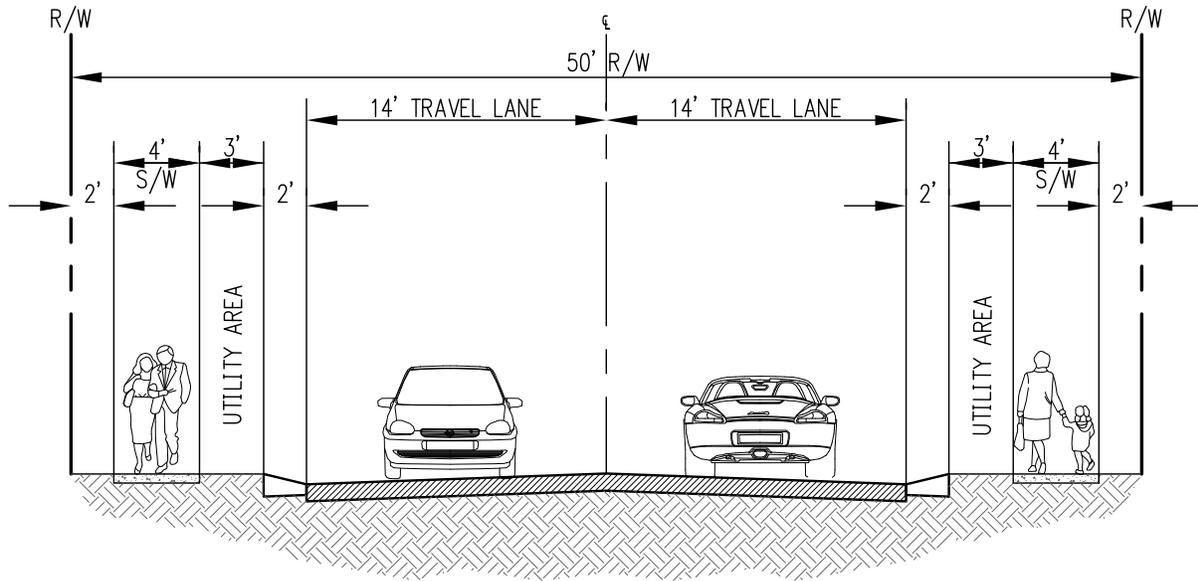
4. Other.

This project will use golf carts for the transportation of residents on the property. The golf carts will use on the on-site streets. Parking areas will be provided for golf carts.

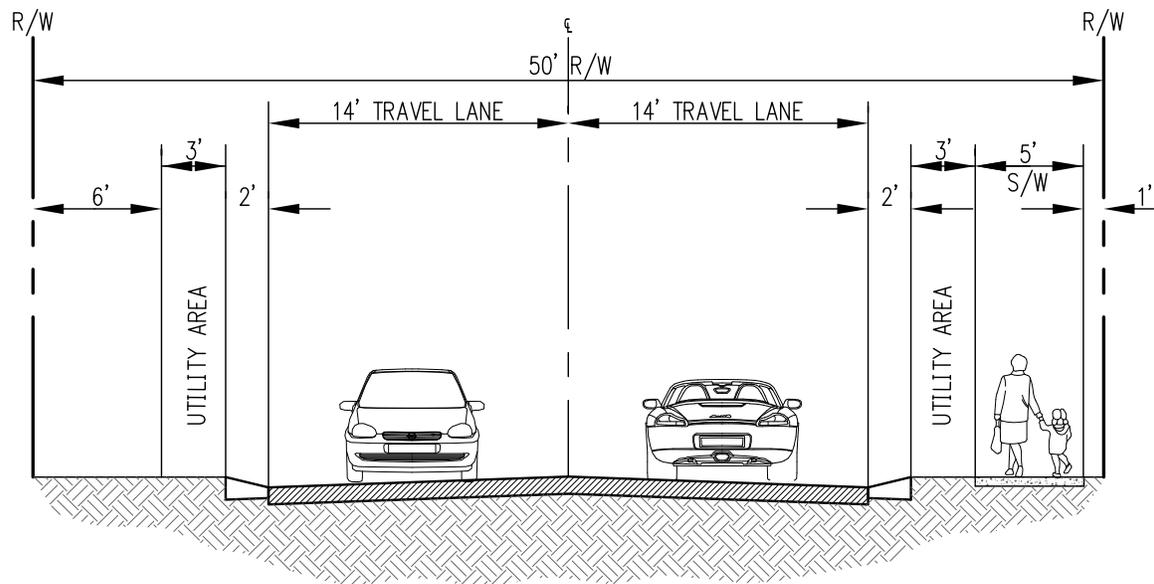
At a minimum, AASHTO SU-30 design maneuverability shall be provided in all areas of the project.

Vertical curb shall be required for all street sections with an adjacent sidewalk. However, ribbon curb may be used in lieu of vertical curb provided that a minimum of six feet is provided between the travel lane and sidewalk, subject to the review and approval of the Town Engineer.

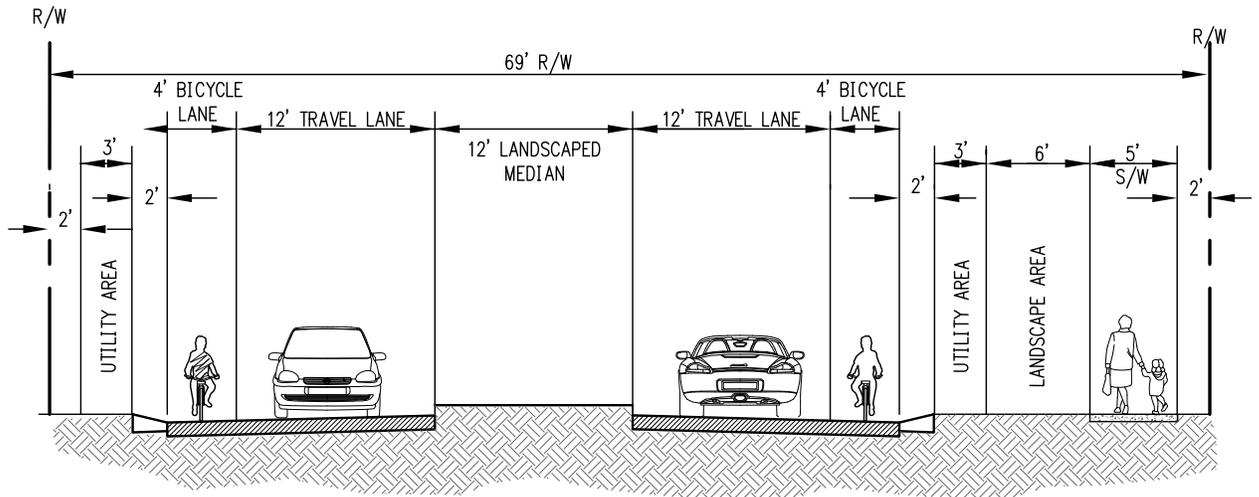
The use of sidewalk on one side of the street is permitted in areas where appropriate (such as, but not limited to, areas of environmental sensitivity or on streets where lots are only located on one side of the street), subject to review and final approval by the Town Engineer during the site plan process.



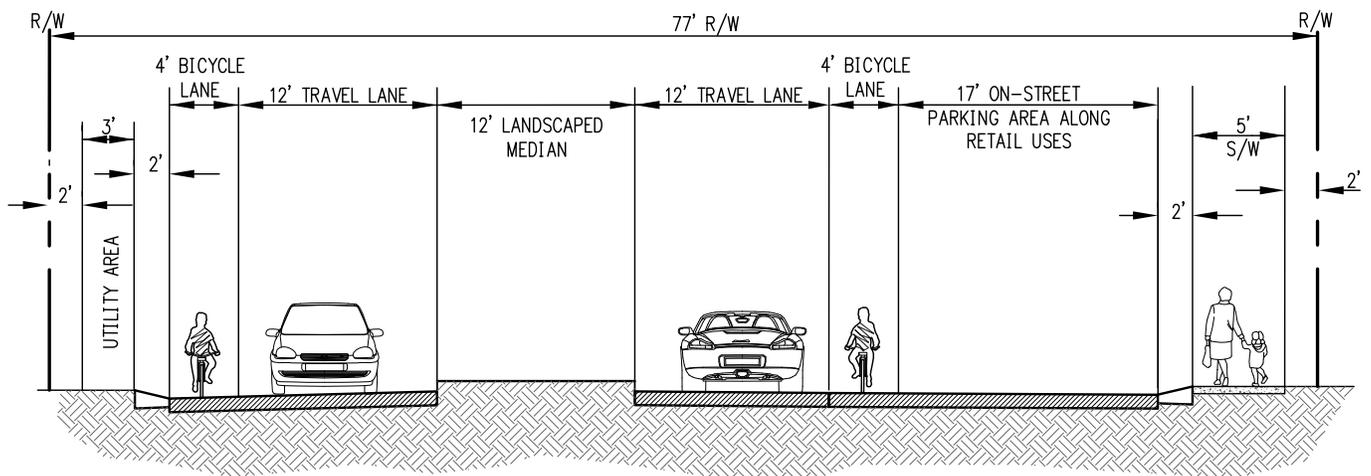
SECTION A: STANDARD STREET SECTION



SECTION B: STREET SECTION IN ENVIRONMENTALLY SENSITIVE AREA



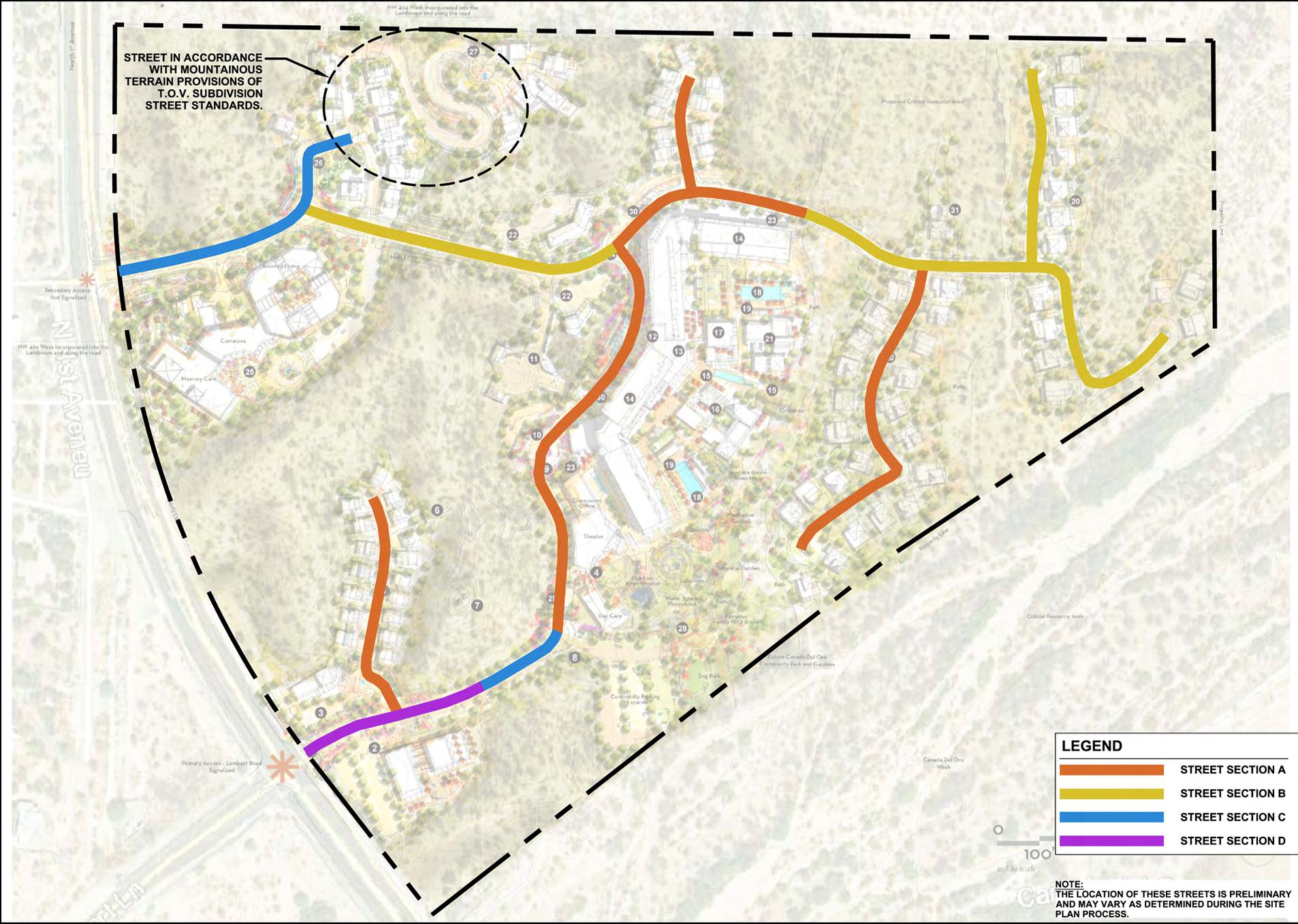
SECTION C: STREET SECTION WITH LANDSCAPED MEDIAN



SECTION D: STREET SECTION ADJACENT TO RETAIL USES

STREET IN ACCORDANCE WITH MOUNTAINOUS TERRAIN PROVISIONS OF T.O.V. SUBDIVISION STREET STANDARDS.

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LEGEND	
	STREET SECTION A
	STREET SECTION B
	STREET SECTION C
	STREET SECTION D



NOTE:
THE LOCATION OF THESE STREETS IS PRELIMINARY AND MAY VARY AS DETERMINED DURING THE SITE PLAN PROCESS.

II-K. Recreation and Trails

1. How the development will facilitate access to off-site trails and how access will be maintained.

This project will maintain access to existing trails in the following manner:

- The Palisades Splits, located to the north of the subject property, contain single-family residential lots and some of the owners of these lots have horses. These property owners ride their horses from their lots and access the Canada del Oro Wash by riding through the eastern portion of the subject property. As such, a trail easement will be provided in the eastern portion of the site to allow for continued access to the Canada del Oro Wash. This trail easement will coincide with Trail #328 as shown in the Oro Valley Trails Task Force Report. A permanent, non-motorized public recreation easement shall be dedicated to the Town of Oro Valley for Trail #328 and the Town of Oro Valley will be responsible for maintenance of this trail. The owner will work with the Town of Oro Valley Parks and Recreation Department on the alignment and width of this trail and easement.
- This project will connect its internal paths and trails with the sidewalk and bicycle lanes that are located with the 1st Avenue right-of-way. This connection will also allow future residents to access the multi-use path that is located on the southeastern side of the Canada del Oro Wash. Residents can reach this path via foot by using the sidewalk that is located adjacent to 1st Avenue which then provides connection to the river path.
- If bank protection is constructed on this site, the owner will develop a multi-use path along the top of the bank protection on this property. Trails that are developed on the site will be connected to this multi-use path.

3. Describe the proposed ownership of natural and modified open space within the development.

A minimum of 30% of the gross site area shall be provided as open space, consisting of both undisturbed natural open space and improved open space. The natural and modified open space within this project will be owned and maintained by La Posada.

4. Park.

This project will provide a park, intended for use by the residents of the project and for the public. The exact amenities in the park, and those to be made available to the public, will be determined at the Conceptual Site Plan (CSP) stage and will be based on input that will be sought from members of the community of Oro Valley. The owner will also meet with the Oro Valley Parks and Recreation Advisory Board (PRAB) to seek their consultation and input on the types of recreational facilities in the park that may be most appropriate for public use.

La Posada makes it a practice to establish their own process where they engage the community members to determine the types of recreational facilities and amenities are desired. They will hold one meeting with Town of Oro Valley officials at the time of the initial CSP submittal to discuss the park and determine the types of recreational facilities and amenities that will be made available to the general public. There will be on-site parking for the park and this parking area will have spaces that are designated for campus and public use. The exact number will be determined at the CSP stage. This park will provide a paved connection to the Canada del Oro Wash. The park may contain some or all of the following amenities: gardens, small outdoor amphitheater, sitting areas, gazebo, ramadas and barbecue areas, dog park, and vehicle and bicycle parking.

5. Recreational Facilities and Amenities.

This project proposes to provide an extensive system of recreational facilities and amenities for its residents. Facilities will be handicapped accessible, where appropriate. It is an important part of the health and wellness of this continuing care retirement community. There will be a variety of recreational facilities and amenities, both active and passive, situated throughout the community. Recreational facilities and amenities will be owned and maintained by La Posada and will include the following:

- Walking paths, trails and sidewalks, shaded where possible, throughout the site, connecting all the Development Areas (where appropriate and considering such physical site elements as topography, washes or other environmentally sensitive areas).
- Sitting areas, some shaded, within each of the Development Areas as identified on *Exhibit Q: Development Areas*.
- Pools and spas.
- Gardens.
- Landscaped plazas and courtyards.
- Putting green.
- Pedestrian and cyclist amenities along the interior paths and sidewalks.
- Fitness center.
- Shared use paths, where appropriate.
- Natural turf (limited to a maximum of 15% of the total park area).
- Labyrinth.
- Columbarium.
- Splash pad.

The recreational amenities and facilities provided within this project shall meet the standards of Section 26.5 Provision of Recreational Area of the Oro Valley Zoning Code. Representative imagery for the park is shown in the appendices of this document. The project, however, will not be limited to the number of recreational amenities and facilities as described in Section 26.5.D.2.c of the Oro Valley Zoning Code.

NAKOMA SKY

PATH & TRAILS NETWORK

Exhibit X



LEGEND

- 1ST AVE. STREET SIDE WALKS
- CAMPUS DESERT PARKWAY PATH (LOOP .5 mi.)
- MOUNTAIN VIEW HOMES LINK
- SOUTH TRAIL CONNECTION (LOOP .25 mi.)
- COMMUNITY PARK
- WALKABILITY RADIUS

NOTE: Bike lane incorporated into the Desert Parkway.



II-L. Schools

The demographic makeup of this development consist of residents who are 62 years and older. As such, this development will not generate any students and will have no effect on the number of students attending the various schools within the school district.

II-M. Water

1. Indicate additional domestic water demand that this rezoning will generate.

The subject property is within the service area of Oro Valley Water Utility, and for its domestic and fire flow demands will be served by the existing 12" line located along 1st Avenue.

2. Indicate water service capacity and current demand (percentage of existing capacity) from applicable water company.

This project will meet all of the requirements of the Town of Oro Valley Water. The Water Utility indicates that it has the water capacity to serve this project.

3. Water Conservation.

The owners of this project will consult with the Oro Valley Water Conservation Specialist to discuss water conservation measures that may be feasible and appropriate for this project. This project may employ the use of the following water conservation measures and others that may be recommended by the Oro Valley Water Conservation Specialist:

- Grading of areas onsite to direct water to landscape areas.
- Rain water harvesting.
- Restrictions on natural turf to no more than 15% of the total park area.
- Where appropriate, artificial turf will be used.
- The potential collection of water from roofs and possible collection in tanks or cisterns.
- The use of low flow plumbing fixtures.
- The potential use of greywater (from wash basins, showers and baths) to provide irrigation for landscape areas.
- Recreational amenities that use water, such as water splash playground, shall recycle and filter water.
- Reclaimed water may be used on this site, if such a time arrives when a reclaimed water line would be installed in 1st Avenue. At the time of the writing of this PAD, no reclaimed water lines were located in the vicinity of the site.

II-N. Wastewater

Wastewater service will be provided by the Pima County Regional Wastewater Reclamation Department. Gravity sewer lines will be constructed on site to convey wastewater into the 18-

inch PVC public sewer main that exists within the site. The design of all sewer infrastructure will be in conformance with the design standards of the Pima County Regional Wastewater Reclamation Department.

II-O. Buffer Yards

1. Map of buffer areas, if used, and techniques used to mitigate sound, visibility, exterior lighting, and traffic impacts.

This project will provide the following buffers:

Western Portion of the Site: Minimum 40-foot natural buffers where open space abuts the western property line. In areas where the proposed Development Parcels are located adjacent to the western boundary of the site, a 15-foot enhanced landscape buffer will be installed. Refer to *Exhibit Z: Buffer Yards* for the proposed buffer yards along 1st Avenue.

Northern Portion of the Site: Minimum 40-foot natural buffers where open space is located adjacent to the northern boundary. A 15-foot natural buffer will be provided in areas where a Development Parcel is adjacent to the northern property line. The property to the north is planned as a traditional single-family residential development. The layout of that project is such that there is only one residential lot that lies adjacent to the northern boundary of this project. The 15-foot natural bufferyard, coupled with a 32-foot building setback from the north property line will provide an adequate buffer between this site and the proposed residential community to the north.

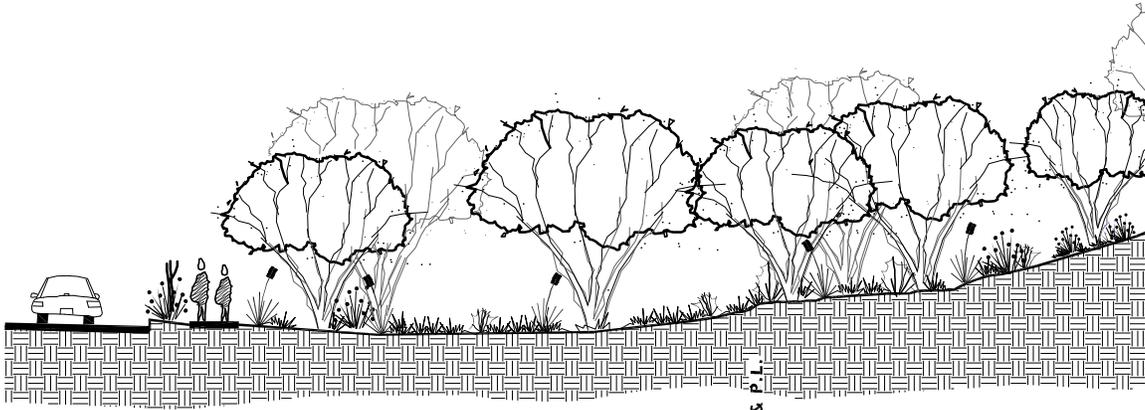
Eastern Portion of the Site: The natural topography of the site will serve as a buffer in this portion of the site. The eastern boundary of the site lies adjacent to property owned by Pima County and it will not be developed, other than for perhaps flood control improvements related to the Canada del Oro Wash. A minimum 40-foot natural buffer will be provided where open space is located adjacent to the eastern boundary. A 15-foot natural buffer will be provided along the eastern boundary of the site adjacent to the areas that will be developed with residential uses.

Southern Portion of the Site: The presence of the Canada del Oro Wash adjacent to the southern boundary of the site provides a natural buffer. The property across the wash consist of existing commercial uses and the loading areas of those commercial uses back onto the wash. As such, there is not need for buffering. However, if bank protection is constructed along the Canada del Oro Wash, then a 50-foot open space area will be provided which will include a 10-foot enhanced landscape buffer to be provided in this area where development is proposed. A minimum 50-foot natural buffer will be provided where open space is located adjacent to the southern boundary. This 50-foot natural buffer will include a trail or multi-use path.

See *Exhibit Y: 1st Avenue Buffer Yard Cross-Sections* and *Exhibit Z: Buffer Yards*.

II-P. Signs

A Master Sign Program will be developed for the project and will comply with Chapter 28 of the Oro Valley Zoning Code. The Master Sign Program will be submitted and approved prior to obtaining any sign permits for the property. Representative images for monuments and signage is shown in *Appendix C* of this document.

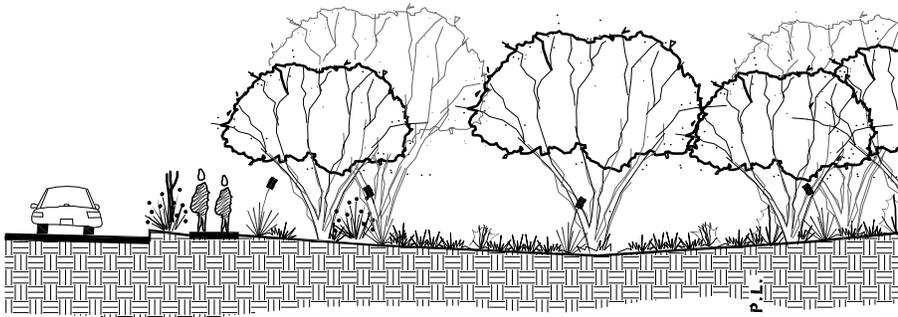


Existing 1st Avenue Road, Sidewalk, and Landscaping

40' Natural Buffer Yard

Subject Property

Section A: 40' Natural Buffer Yard



Existing 1st Avenue Road, Sidewalk, and Landscaping

15' Enhanced Buffer Yard

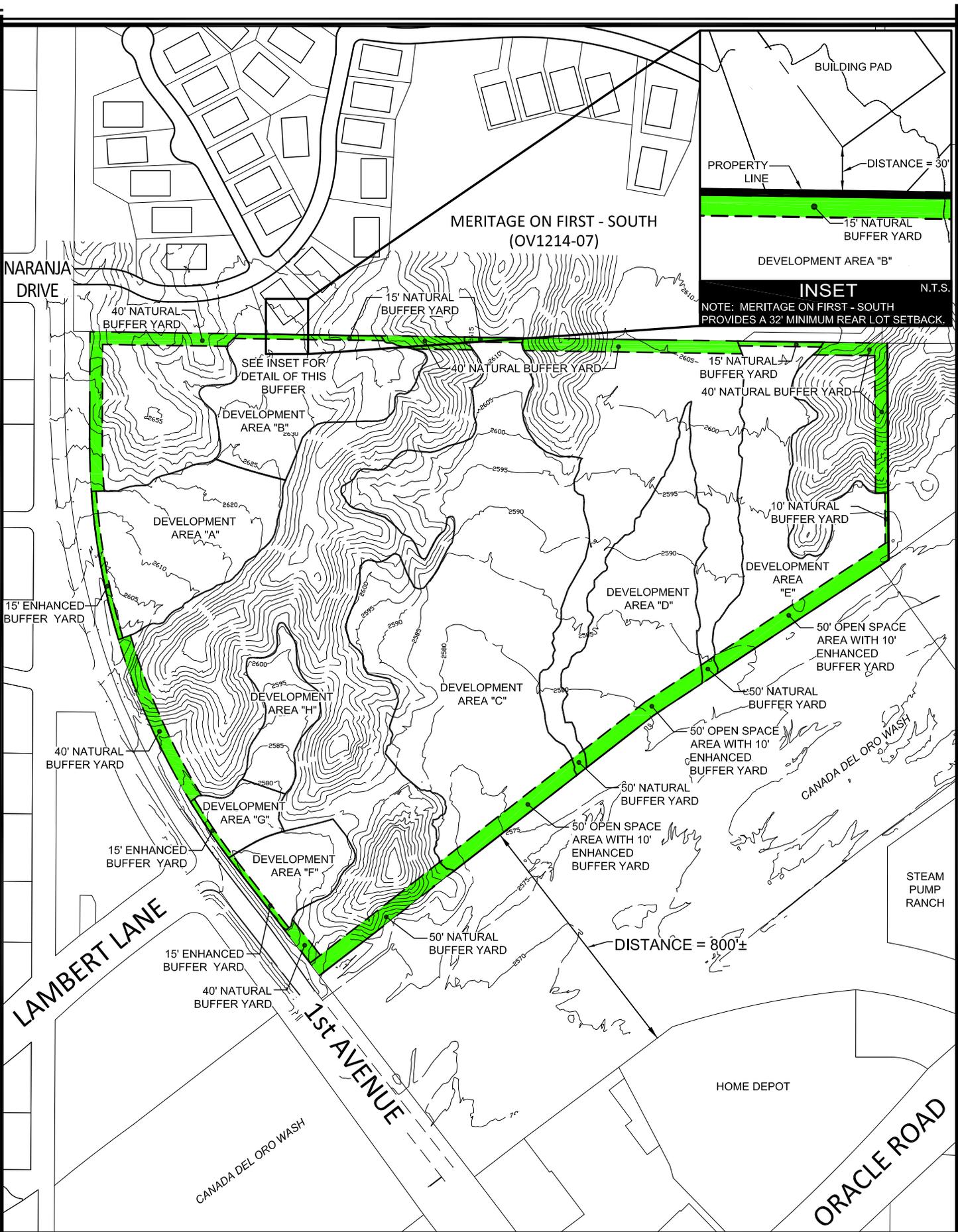
Subject Property

Proposed Plants Per 100 Lineal Feet:

- 4 Trees
- 4 Shrubs or Cactus
- 8 Accents or Cactus

Section B: 15' Enhanced Buffer Yard

NOTE:
REFER TO EXHIBIT R: TDP FOR
PROPOSED LOCATIONS OF
BUFFER YARDS ALONG 1st
AVENUE.



BUILDING PAD

PROPERTY LINE

DISTANCE = 30'

15' NATURAL BUFFER YARD

DEVELOPMENT AREA "B"

INSET N.T.S.

NOTE: MERITAGE ON FIRST - SOUTH PROVIDES A 32' MINIMUM REAR LOT SETBACK.

NARANJA DRIVE

MERITAGE ON FIRST - SOUTH (OV1214-07)

LAMBERT LANE

1st AVENUE

ORACLE ROAD

CANADA DEL ORO WASH

CANADA DEL ORO WASH

STEAM PUMP RANCH

HOME DEPOT

II-Q. Lighting

Lighting shall be in conformance with Section 27.5 Outdoor Lighting of the Oro Valley Zoning Code.

II-R. Parking

The parking standards in the Design Standards for the Town of Oro Valley (Addendum A, Adopted by Ordinance #11-20 on July 6, 2011) shall apply to this project.

The following are the specific minimum parking requirements for this project:

- Commercial/Retail: Minimum 1 space per 500 square feet of building area.
- Professional office: Minimum 1 space per 500 square feet of building area.
- Detached residential unit: Minimum of 1 space per unit to be contained within garage or on driveway. Minimum 1 space per every four units for guest parking (guest parking is permitted on driveways).
- Attached residential unit: Minimum of 1 space per unit to be contained within garage or on driveway. Minimum 1 space per every four units for guest parking (guest parking is permitted on driveways).
- Apartment unit: Minimum of 1 space per unit.
- Long term care facility and assisted living facility: Minimum 0.25 per bed or unit and 2 spaces per every three employees.
- Community park: Minimum 5 spaces per acre.
- Shared parking shall be permitted as per the Oro Valley Zoning Code.

II-S. Water Features

A limited use of water features is allowed on this property. Prior to the installation of any water feature, plans and specifications shall be submitted to the Planning and Zoning Administrator for review and approval. The intent of this review is not to approve or deny the water feature itself. The intent is to assess the water usage and if it constitutes a limited and careful use of water. If it does, then the water feature shall be approved.

The imagery contained in the appendices to this document represent the design intent and aspirations for incorporating water features into the overall design setting for the project. All such water features will be designed with the upmost sensitivity to water conservation and will focus on sound and visual features with minimal pool areas. All water feature designs will be engineered to rely on re-circulation systems and other associated techniques that minimize water usage.

II-T. Noise

All uses on the site shall be regulated by the noise regulations contained within Chapter 25 of the Oro Valley Zoning Code.

II-U. Landscaping and Native Plant Preservation

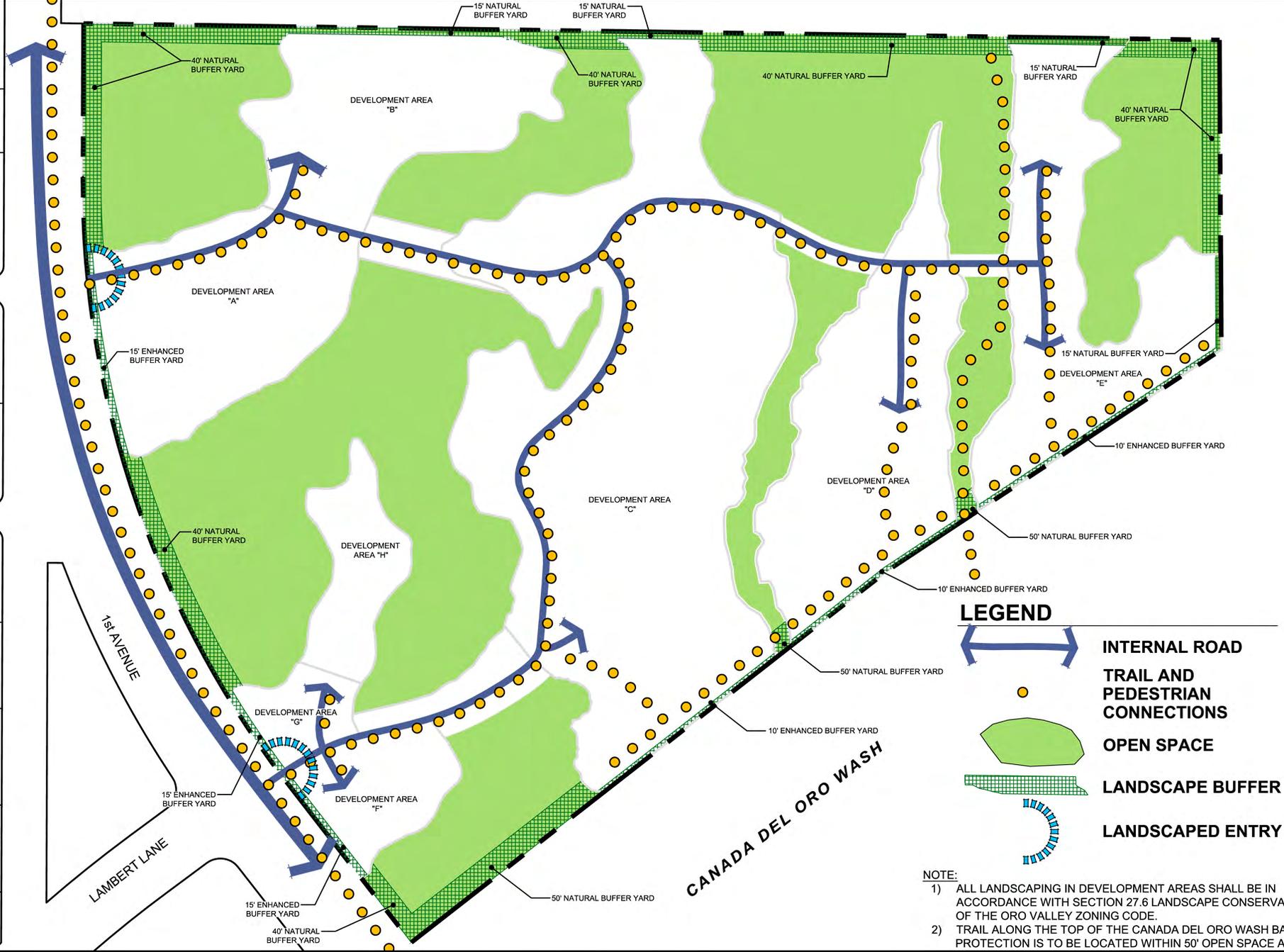
This project shall conform to Section 27.6 Landscape Conservation of the Oro Valley Zoning Code, with the exception that all plants from the Arizona Department of Water Resources Low Water Use Drought Tolerant Plant List for the Tucson Active Management Area be permitted for use in this PAD, except that no palms are permitted. Plants from the Oro Valley Zoning Code Addendum C: Approved Native Plant List are also permitted in this PAD, and may be used anywhere within the PAD.

Refer to *Exhibit AA: Landscape Concept Plan*.

II-V. Energy

Where aesthetically appropriate and functionally viable, solar energy collection devices are encouraged.

78



LEGEND

- INTERNAL ROAD
- TRAIL AND PEDESTRIAN CONNECTIONS
- OPEN SPACE
- LANDSCAPE BUFFER
- LANDSCAPED ENTRY

NOTE:

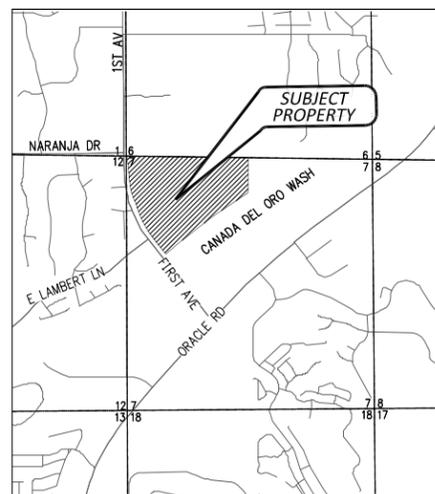
- 1) ALL LANDSCAPING IN DEVELOPMENT AREAS SHALL BE IN ACCORDANCE WITH SECTION 27.6 LANDSCAPE CONSERVATION OF THE ORO VALLEY ZONING CODE.
- 2) TRAIL ALONG THE TOP OF THE CANADA DEL ORO WASH BANK PROTECTION IS TO BE LOCATED WITHIN 50' OPEN SPACE AREA.



EXHIBIT AA LANDSCAPE CONCEPT PLAN

12.19.2014
WLB No. 181057-Y-002

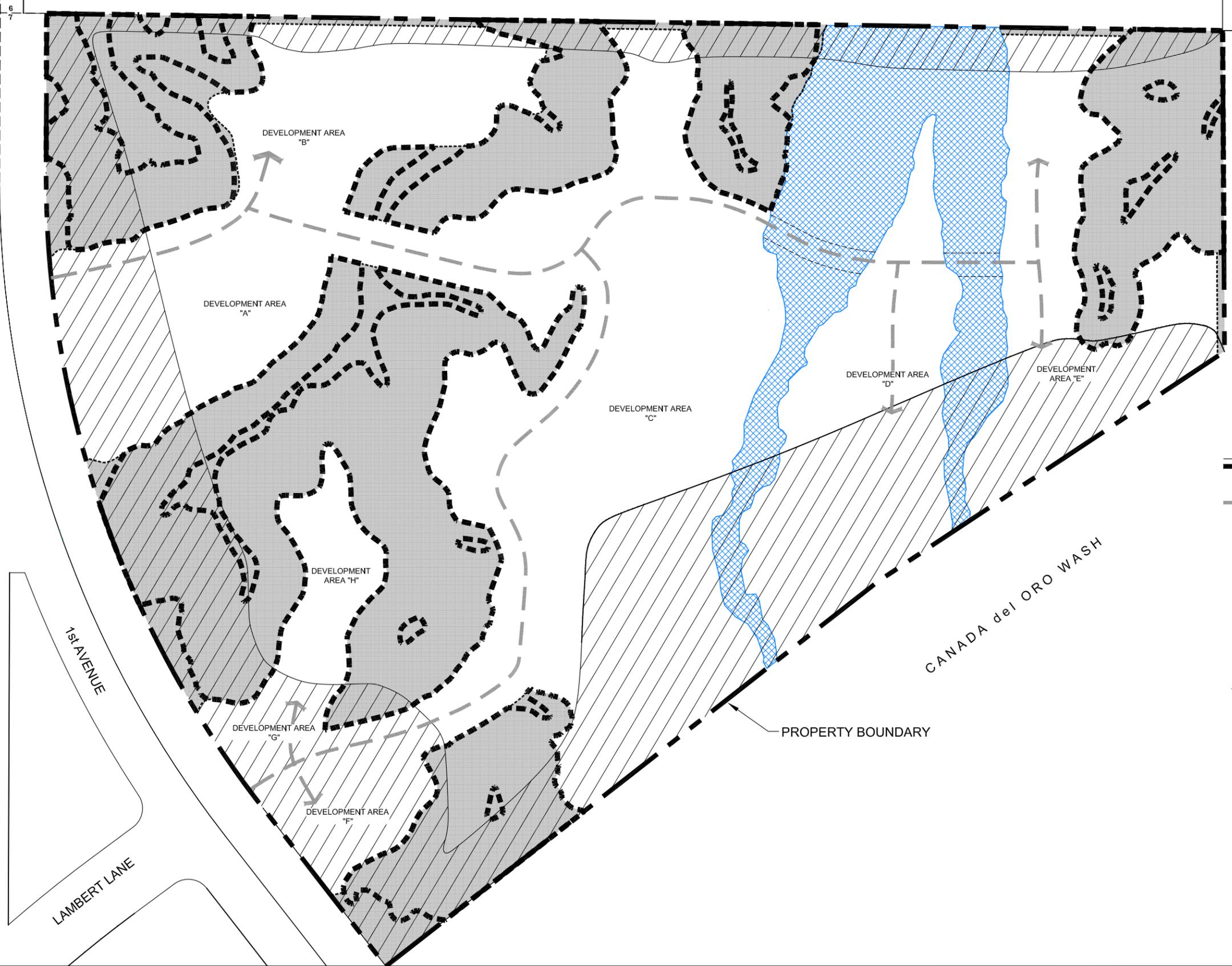




LOCATION MAP
 A PORTION OF SECTION 7,
 TOWNSHIP 12 SOUTH, RANGE 14 EAST,
 GILA & SALT RIVER MERIDIAN
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 3" = 1 MILE

- Legend of Symbols**
- Property Boundary
 - Internal Roadway
 - Proposed Critical Resource Area (to be conserved except for roads, paths, trails, and other open space amenities as permitted by Oro Valley Zoning Code).
 - E.S.L. Hillside Conservation Areas
 - Areas to Remain Undisturbed / Ungraded
 - Areas to be Disturbed / Graded (including highly visible areas)
 - Highly Visible Areas from Off-Site



II-V. Phasing

The primary intent of building the project in phases is to relate infrastructure requirements to site development, market demand and project financing. It is anticipated that the project will be constructed in phases and the area that is anticipated to be constructed in the first phase is shown on *Exhibit CC: Phase 1 Area*. Only the infrastructure that is required to serve the development areas in this first phase would be constructed. As the development areas are constructed, the roads, utilities, recreational elements, etc. would be simultaneously built.

II-W. General PAD Administration

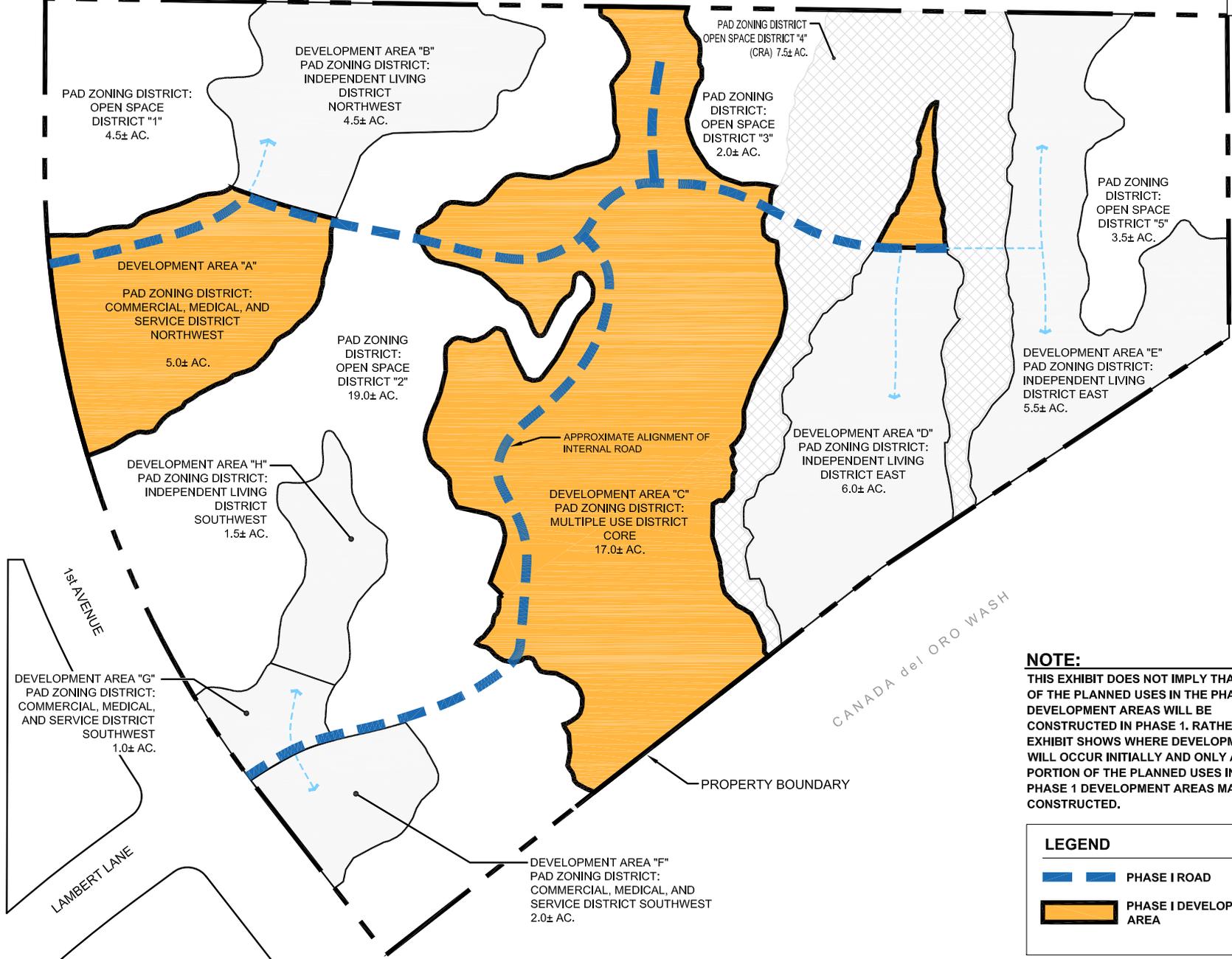
1. This PAD is the controlling document for the development of this project. Any existing or future Town of Oro Valley ordinances or regulations (including any design guidelines) that conflict with this PAD shall either not apply or shall be interpreted to allow the PAD regulations to govern.
2. Any proposed changes to this PAD and Tentative Development Plan (TDP) shall be submitted to the Planning and Zoning Administrator, who shall review the item and ascertain whether or not the change is significant. If any change proposed is determined by the Planning and Development Administrator to be not significant, then the Planning and Development Administrator has the authority to approve such a change on his/her own and will approve this change in written correspondence. If a change is determined to be significant by the Planning and Development Administrator, the proposed change shall be submitted for reconsideration by both the Planning Commission and Town Council.

A significant change shall be determined by, but not limited to, the following criteria:

- a. Any change to the permitted use or uses. Permitted uses shall mean the primary and alternative uses as set forth in the Tentative Development Plan, this PAD and conditions attached to the approved rezoning.
- b. Any change to the development standards or zoning conditions relating to building heights, setbacks, open space requirements, any reduction in open space, parking standards (as defined herein), floor area ratios and density.
- c. Any change to the Tentative Development Plan (TDP) associated with this rezoning which would vary any material terms or conditions of the rezoning, which would modify any proposed density standards, any kinds of street or land improvements proposed, affecting the standards and layout for vehicular circulation, signs and nuisance controls intended for the development.
- d. Nothing in this section shall be deemed to authorize the Planning and Zoning Administrator to modify or approve any aspects of development reserved to the Conceptual Design Review Board pursuant to Section 22.5 of the Oro Valley Zoning Code.

3. Administrative Interpretations. On occasion, it may be necessary to request an interpretation from the Planning and Development Administrator related to the language contained within this PUD. These circumstances may relate to the interpretation of the project intent, permitted uses, development standards or any other language contained within this PAD. The Planning and Development Administrator shall have the authority to make interpretations of the intent of this PAD and the language contained herein. Any such interpretations shall be provided by the Planning and Development Administrator in written form upon the request of the owner, developer or its assigns.

4. Where the PAD document is silent, the Oro Valley Zoning Code shall prevail.



NOTE:
THIS EXHIBIT DOES NOT IMPLY THAT ALL OF THE PLANNED USES IN THE PHASE 1 DEVELOPMENT AREAS WILL BE CONSTRUCTED IN PHASE 1. RATHER, THIS EXHIBIT SHOWS WHERE DEVELOPMENT WILL OCCUR INITIALLY AND ONLY A PORTION OF THE PLANNED USES IN THE PHASE 1 DEVELOPMENT AREAS MAY BE CONSTRUCTED.

LEGEND

-  PHASE I ROAD
-  PHASE I DEVELOPMENT AREA

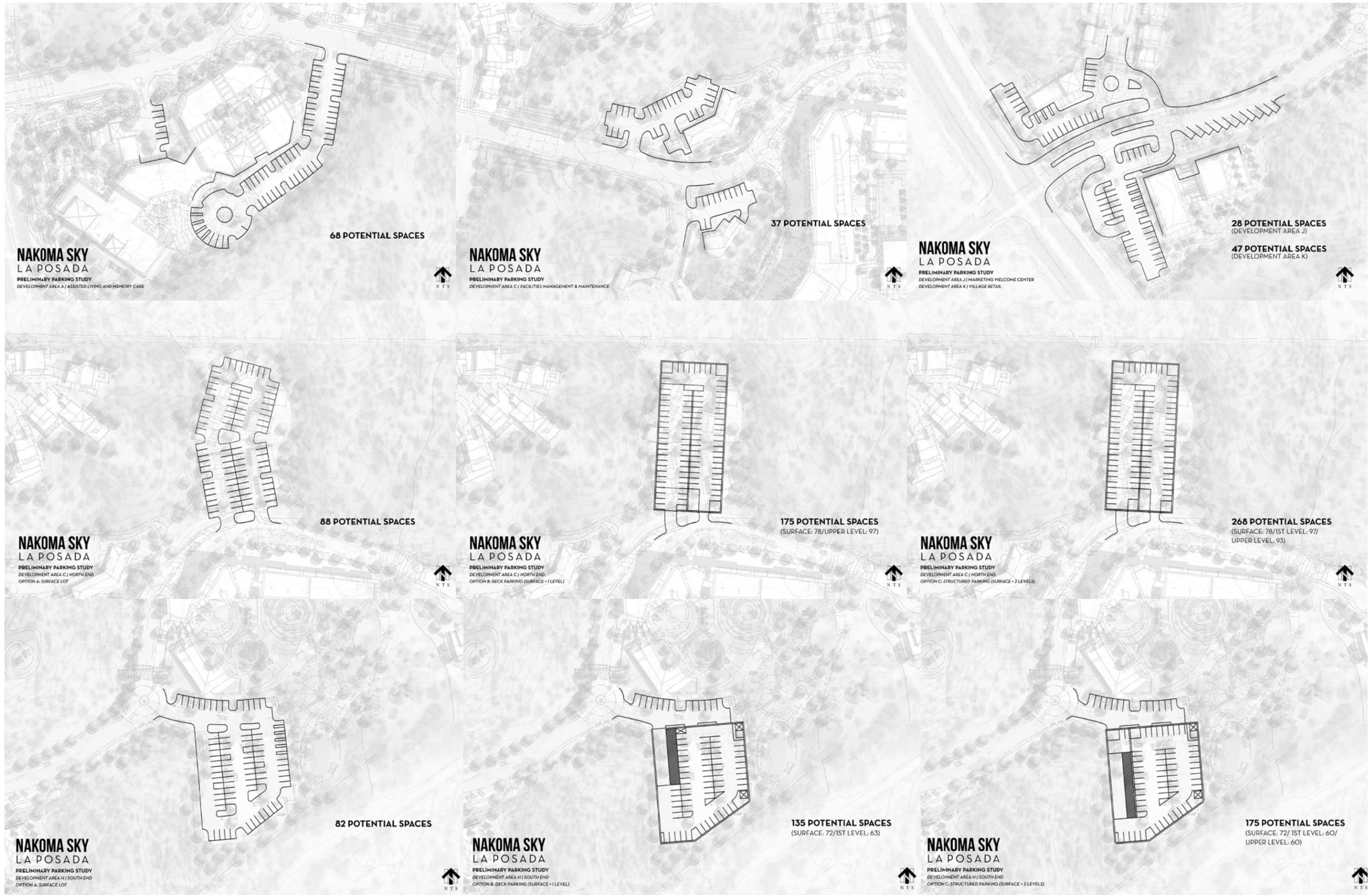
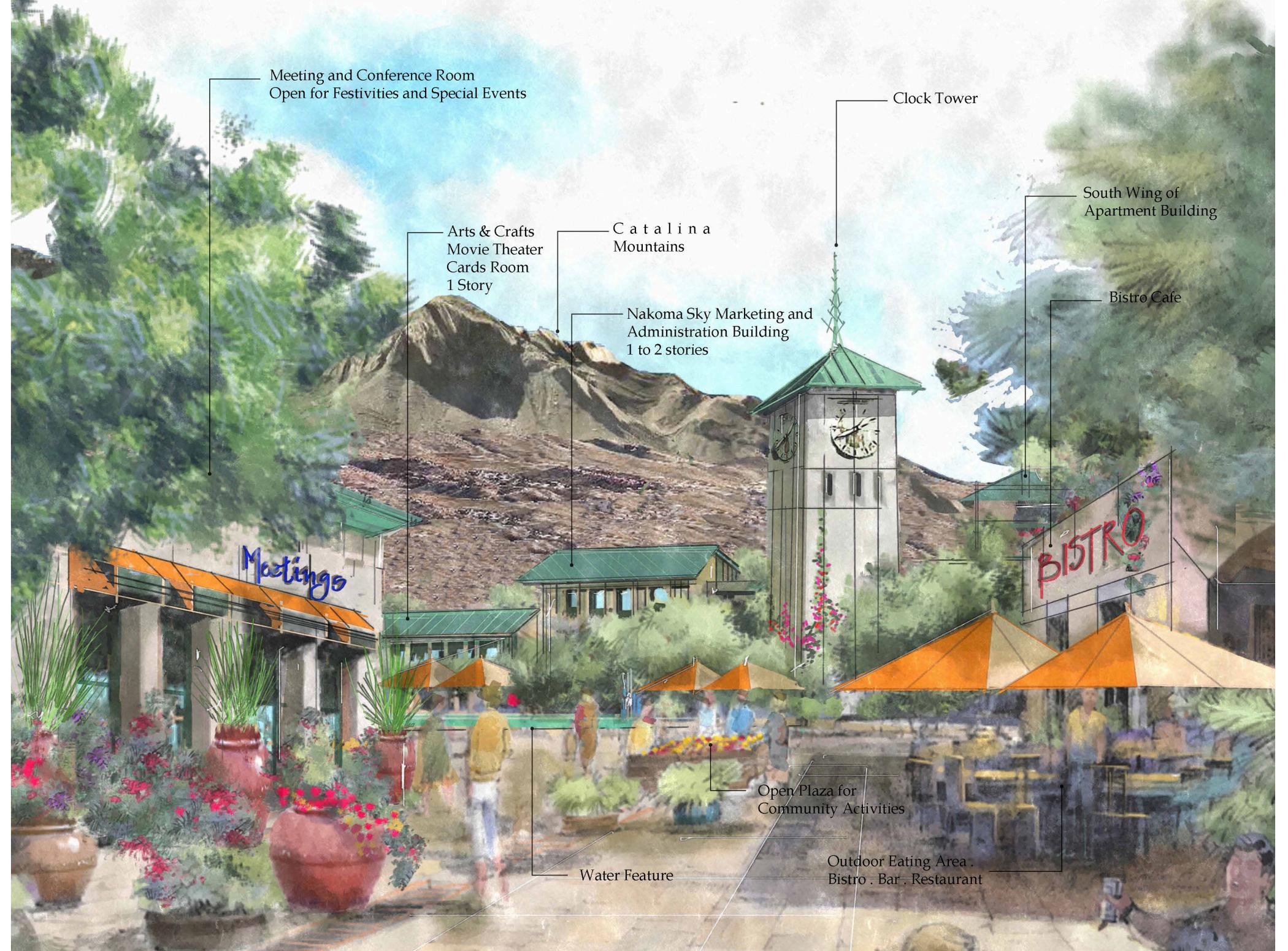


EXHIBIT DD: OPTIONAL SURFACE PARKING LOCATIONS

APPENDIX A

Representative Site Perspectives and Elevations

Note: The representative site perspectives and elevations in this appendix are intended to provide an illustration of the character and flavor of the various constructed elements of the project. The final constructed elements may not look exactly like the images contained herein.



Meeting and Conference Room
Open for Festivities and Special Events

Clock Tower

South Wing of
Apartment Building

Arts & Crafts
Movie Theater
Cards Room
1 Story

Catalina
Mountains

Nakoma Sky Marketing and
Administration Building
1 to 2 stories

Bistro Cafe

Meetings

BISTRO

Open Plaza for
Community Activities

Water Feature

Outdoor Eating Area .
Bistro . Bar . Restaurant

Village Plaza between the Bistro Cafe and Meeting Conference Room - Looking South



Access to Marketing Center

Office and Community Multi-use

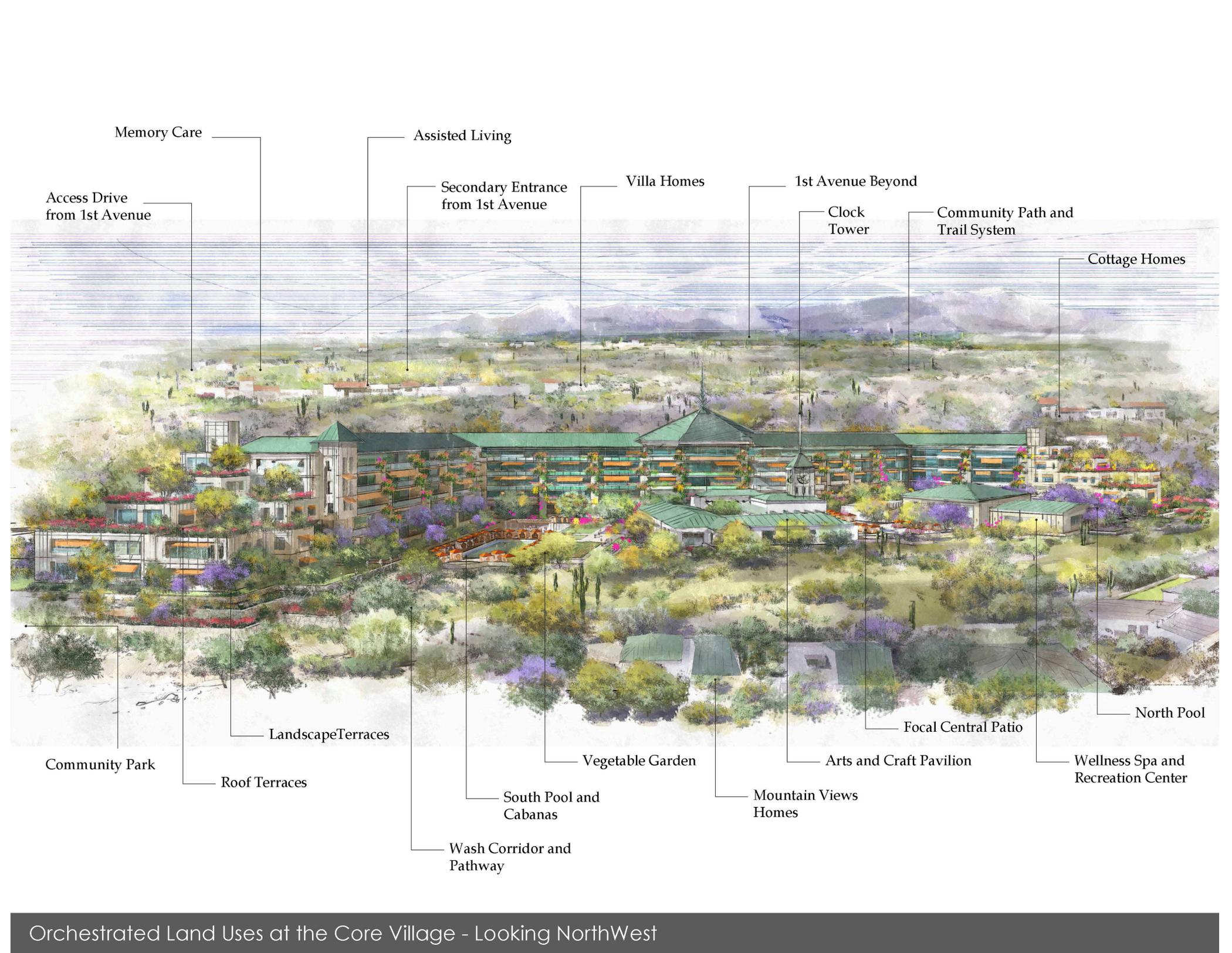
Open Space Nakoma Sky Outdoor Seating Area

Retail, and Cafe

Catalina Mountains

Access from 1st Avenue

Looking East From Marketing Center to the Village Retail Cafe - Main Entrance Road



Memory Care

Assisted Living

Access Drive
from 1st Avenue

Secondary Entrance
from 1st Avenue

Villa Homes

1st Avenue Beyond

Clock
Tower

Community Path and
Trail System

Cottage Homes

Community Park

Landscape Terraces

Roof Terraces

Vegetable Garden

Focal Central Patio

North Pool

South Pool and
Cabanas

Mountain Views
Homes

Arts and Craft Pavilion

Wellness Spa and
Recreation Center

Wash Corridor and
Pathway





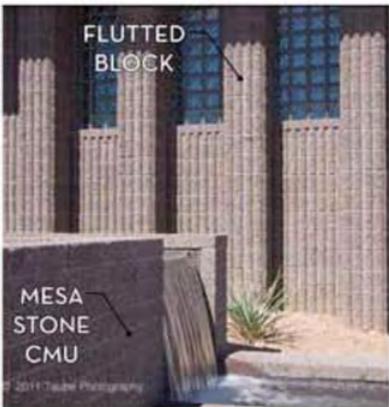
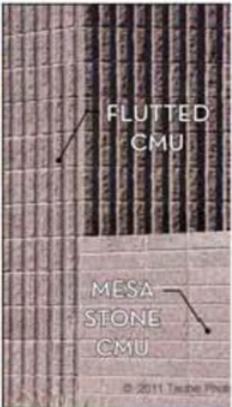
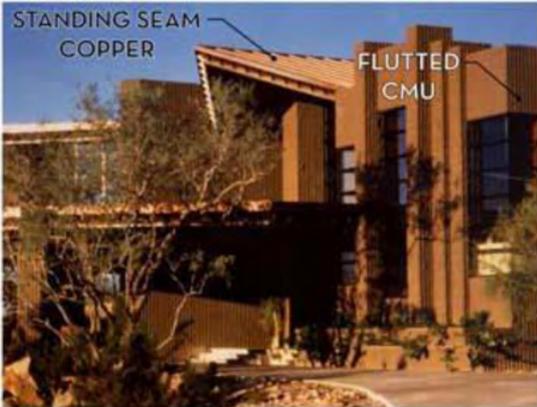
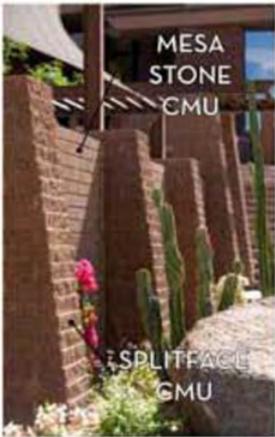
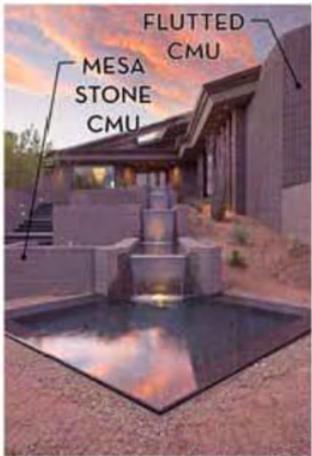
APPENDIX B

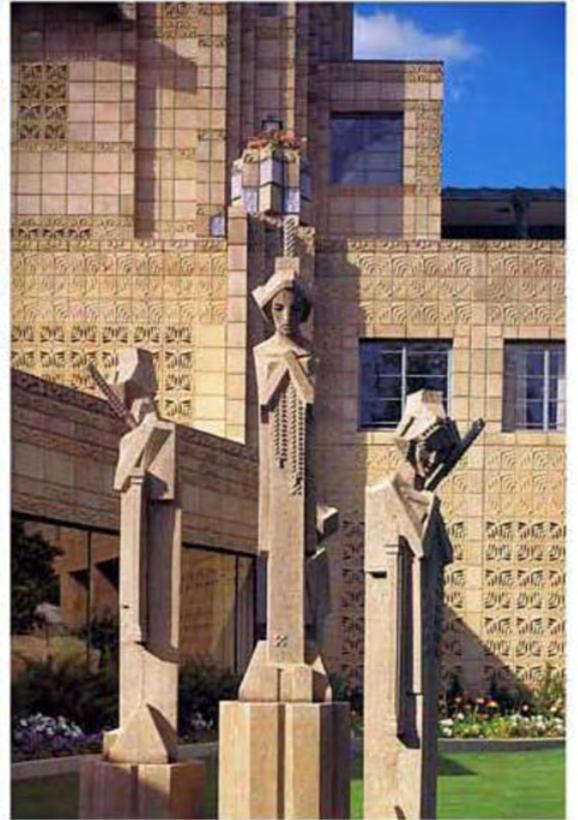
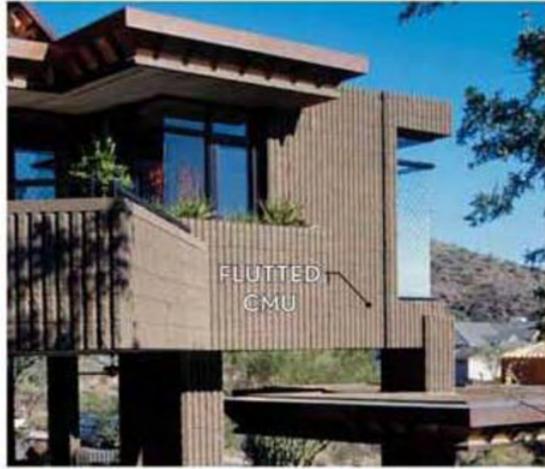
Representative Building and Roof Materials

Note: The representative building and roof materials in this appendix are intended to provide an illustration of the character and flavor of the various constructed elements of the project. The final constructed elements may not look exactly like the images contained herein.

EXTERIOR MATERIALS

WILL INCLUDE MASONRY VENEER AND STUCCO





METAL STANDING SEAM ROOFS AND FLAT ROOFS WITH PARAPETS



APPENDIX C

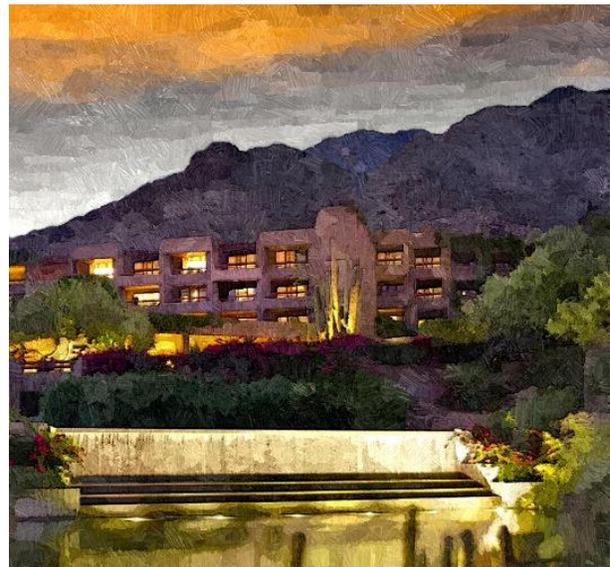
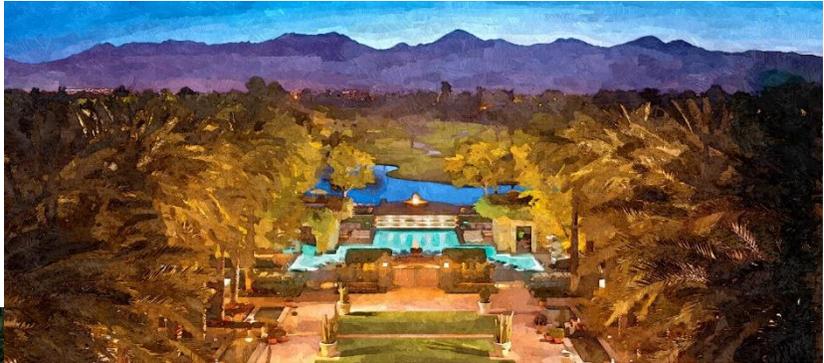
Representative Site Imagery

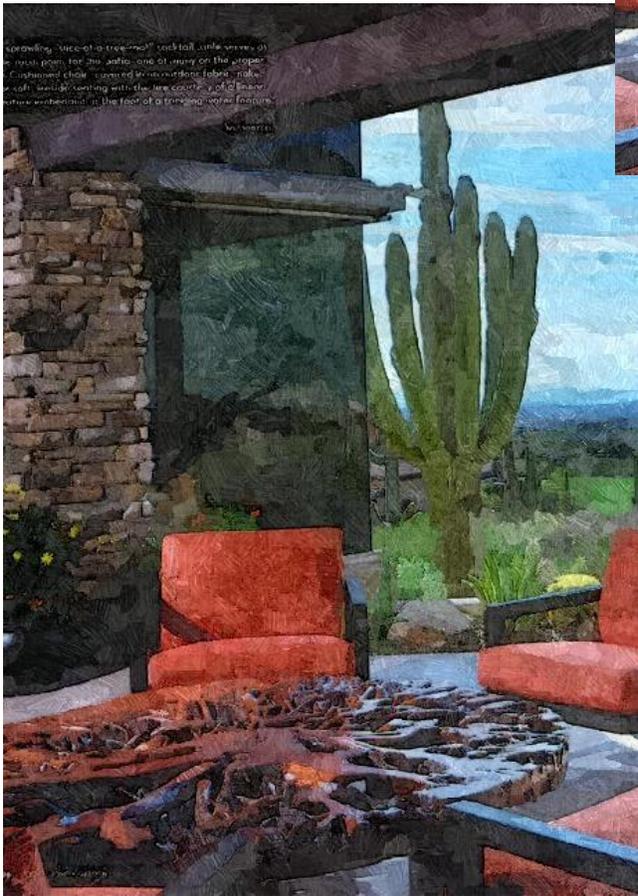
- **Architectural and Architectural Finishes Imagery**
- **Monuments and Signage Imagery**
- **Park Design Imagery**
- **Water Feature Imagery**

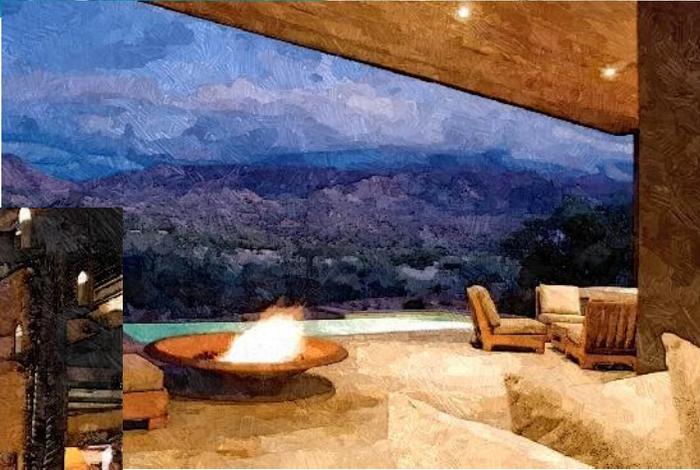
Note: The representative site imagery in this appendix is intended to supplement the imagery shown in Appendices A and B and provide additional illustration of the character and flavor of the various constructed elements of the project. The final constructed elements may not look exactly like the images contained herein.

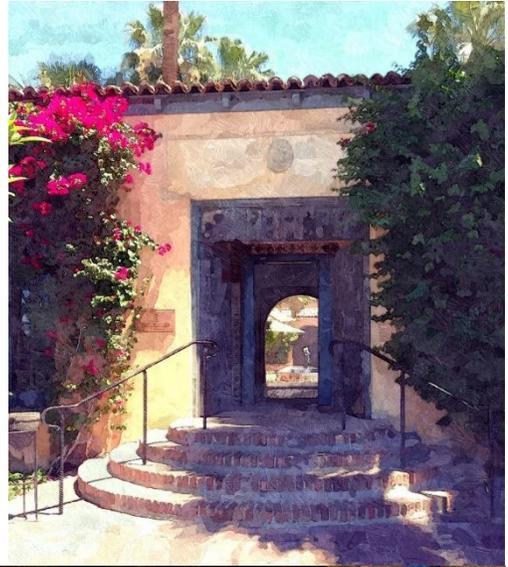
Architectural and Architectural Finishes Imagery

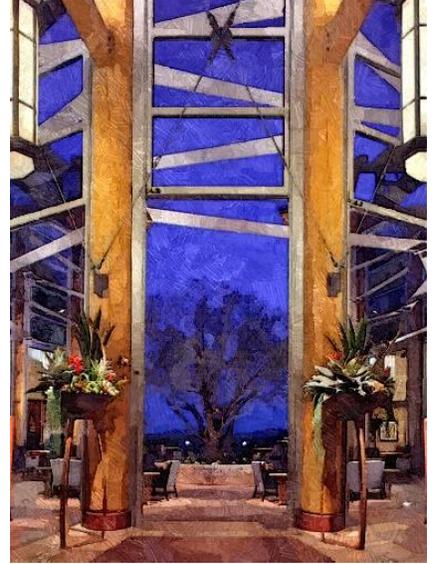
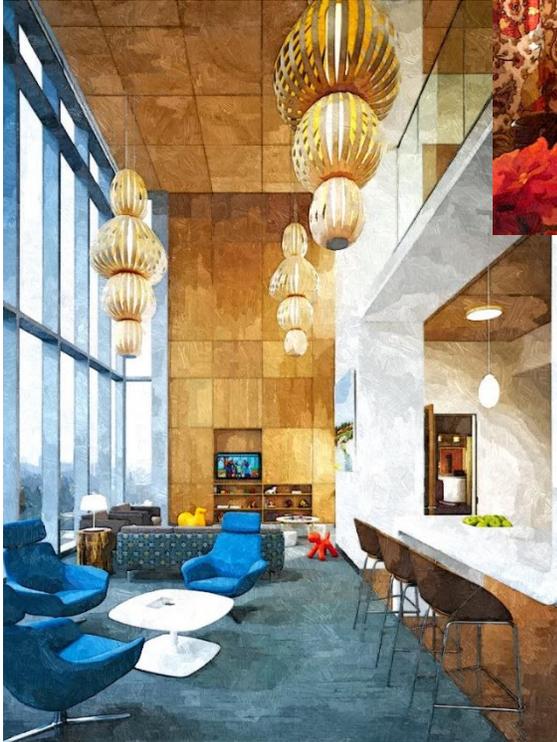
ARCHITECTURAL AND ARCHITECTURAL FINISHES IMAGERY

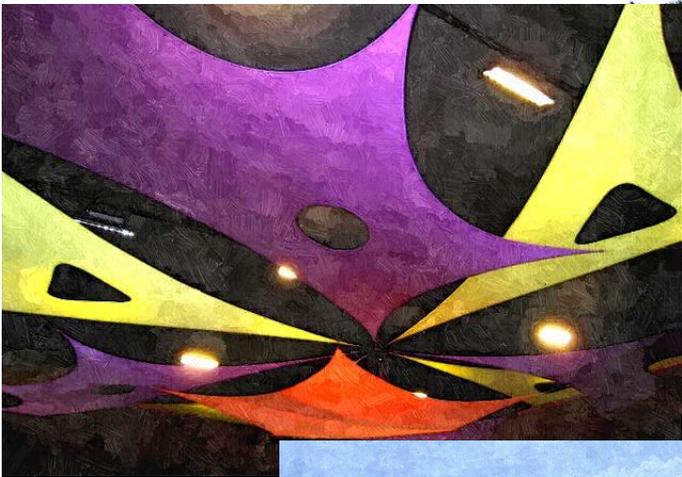
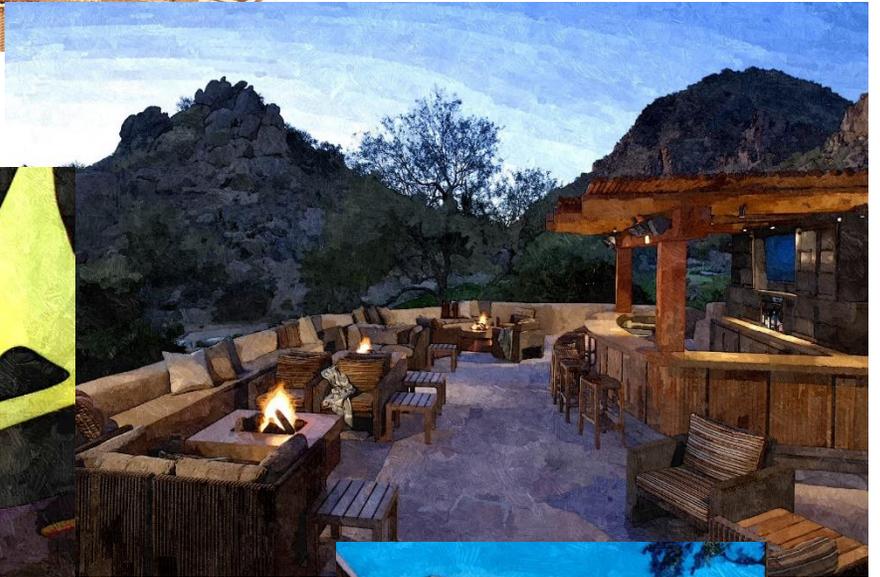
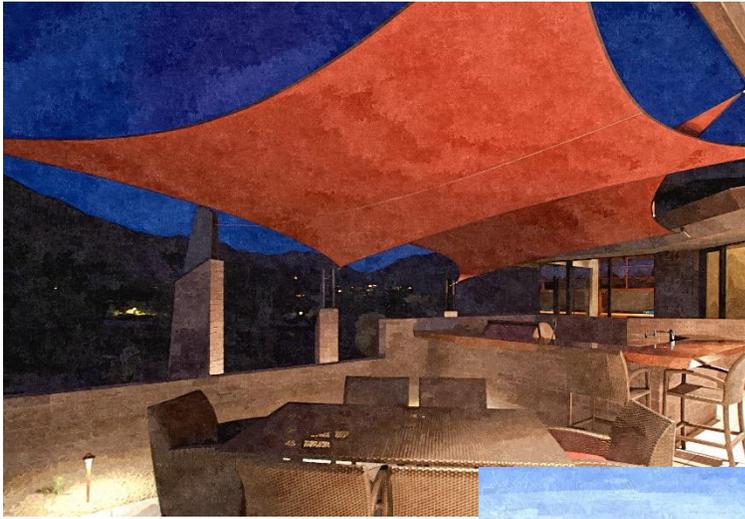










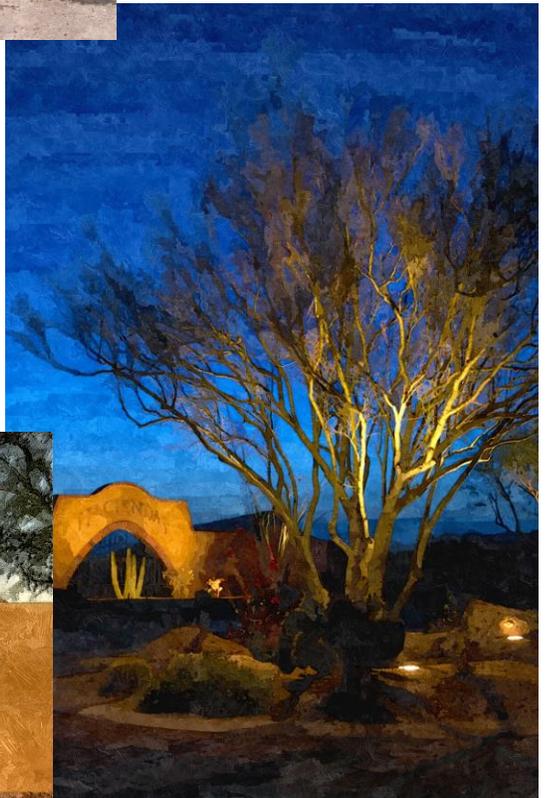
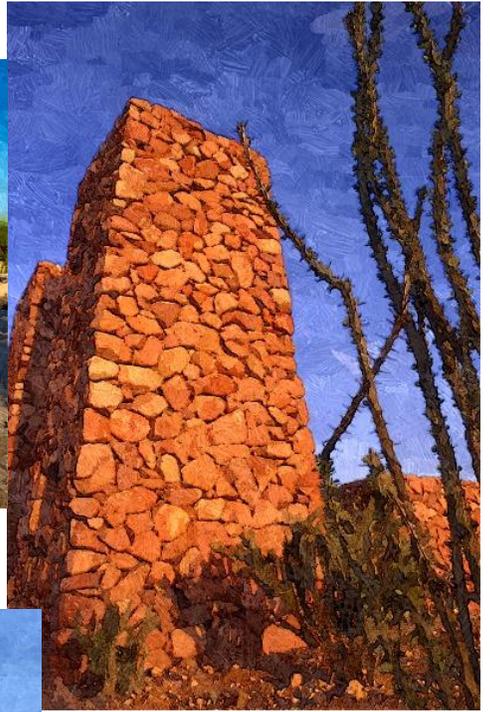




Monuments and Signage Imagery

MONUMENTS AND
SIGNAGE IMAGERY





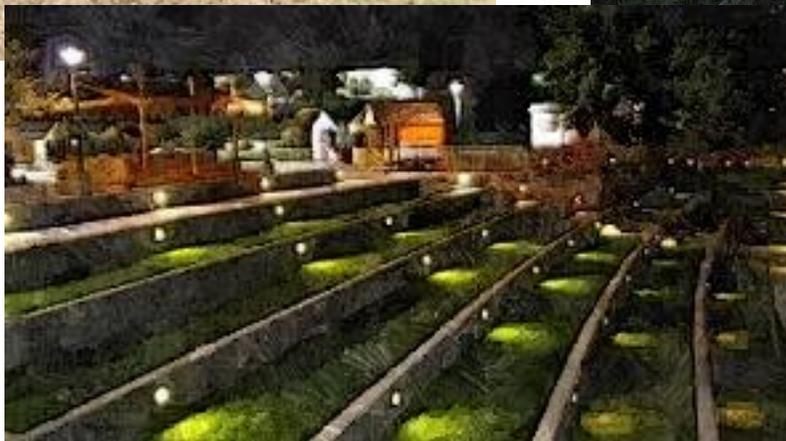
Park Design Imagery

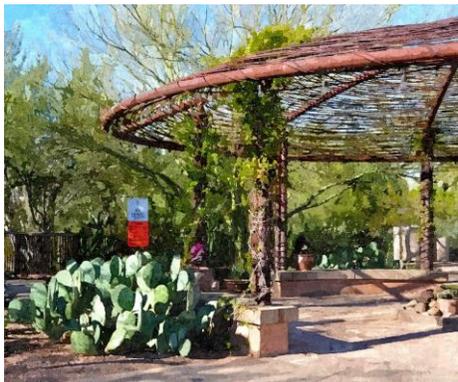
PARK DESIGN IMAGERY





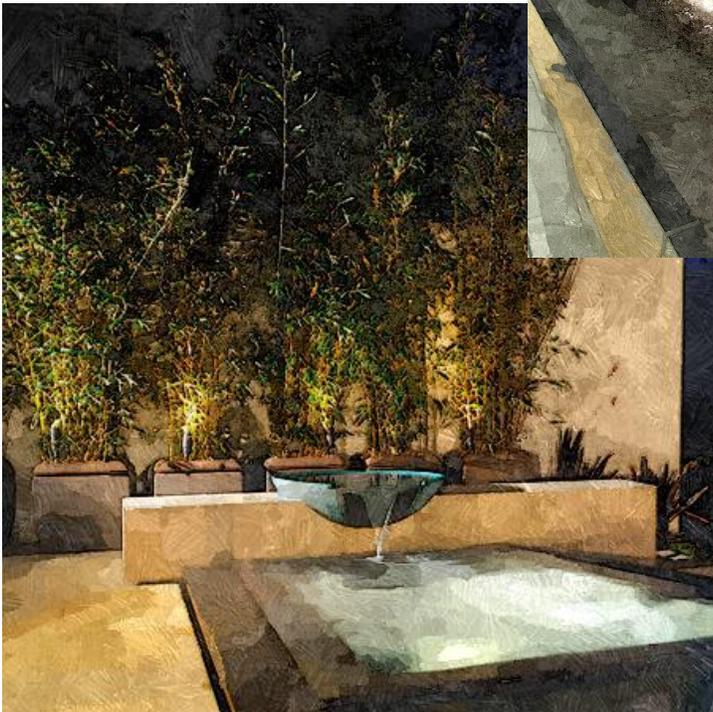
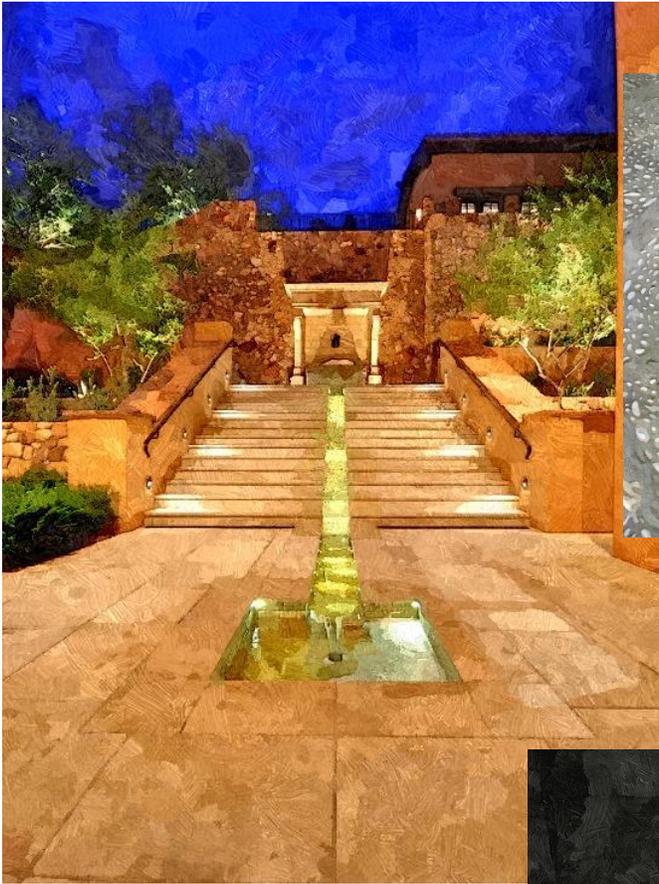


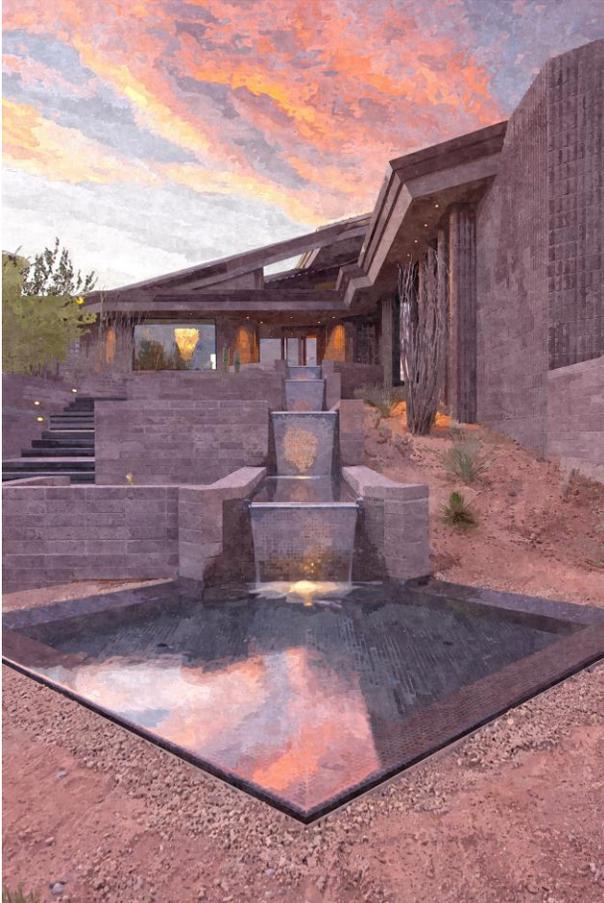




Water Feature Imagery

WATER FEATURE IMAGERY





APPENDIX D

Building Height Exhibit



N 1st Avenue

LEGEND

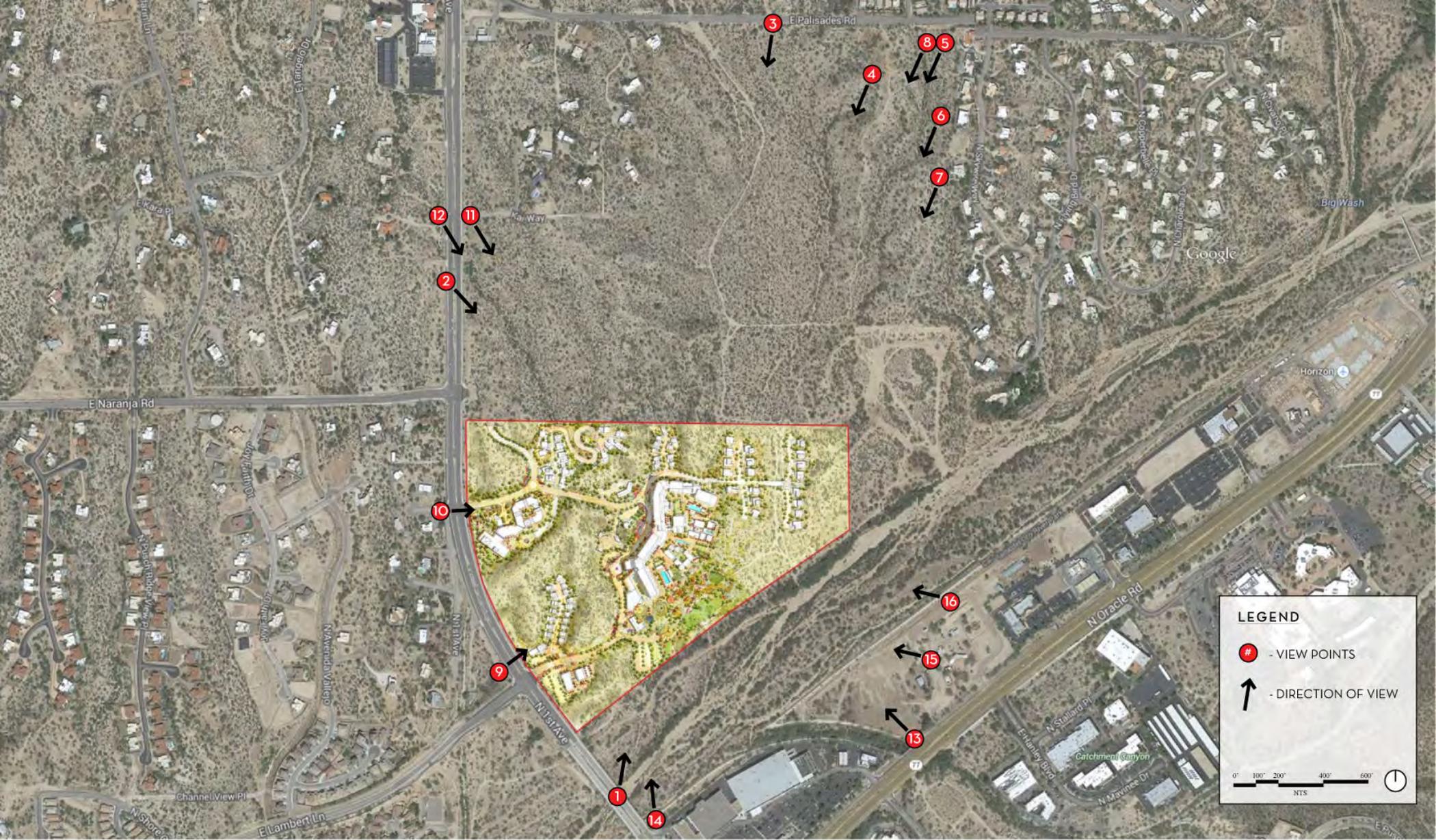
-  1st Level
-  2nd Level
-  3rd Level
-  5th Level


NTS

Cajón del Oro River

APPENDIX E

Pre and Post Development Viewsheds



La Posada
Reference Map



View #1 Existing

La Posada
Model Visual Simulation

See reference map.



Community Village Retail

Residential Apartments Core Village

Mountain View Homes

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #1 Proposed

La Posada
Model Visual Simulation

See reference map.



View #2 Existing

La Posada
Model Visual Simulation

See reference map.



Residential Villas
• screened behind the landscape

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #2 Proposed

La Posada
Model Visual Simulation

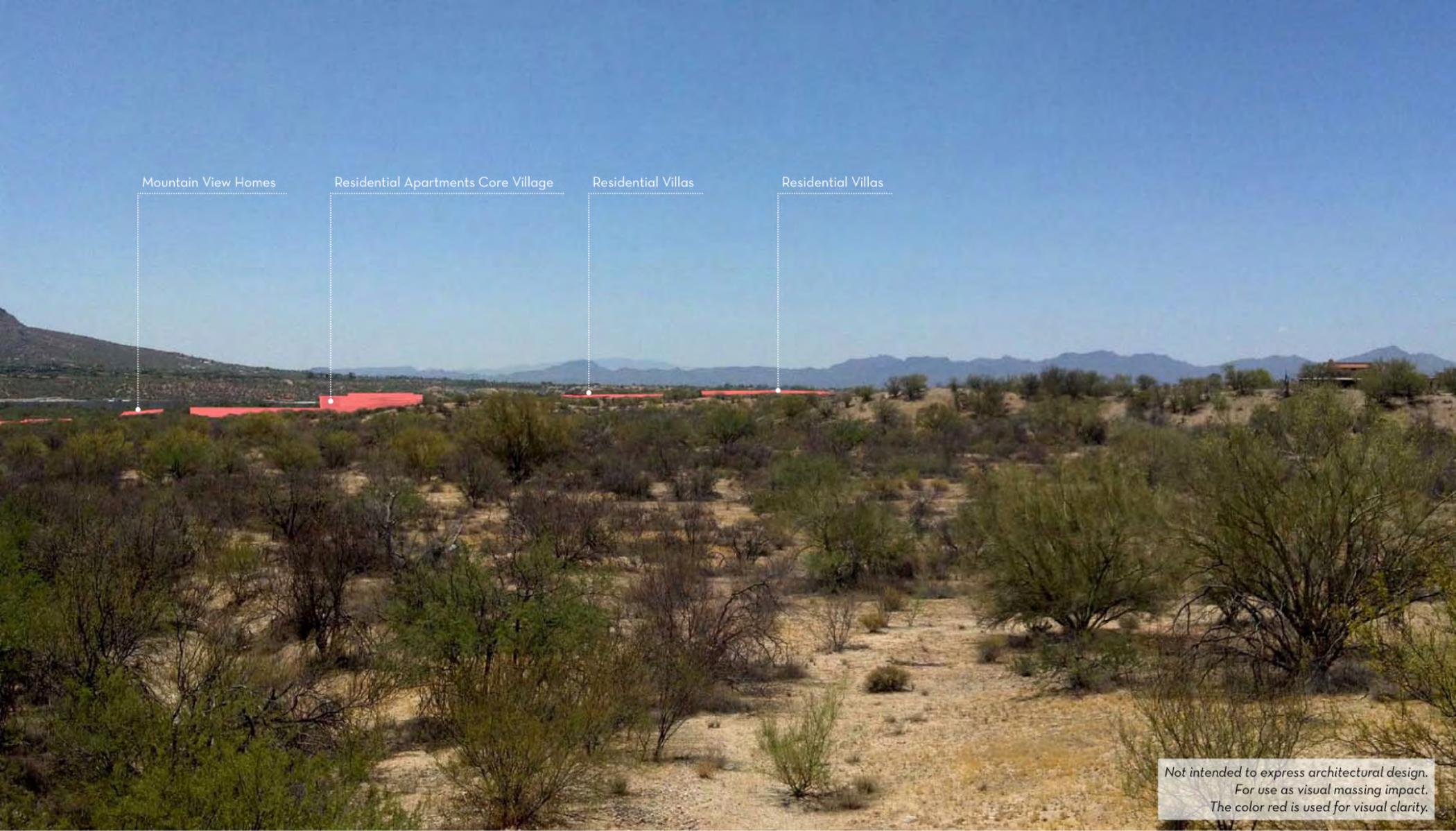
See reference map.



View #3 Existing

La Posada
Model Visual Simulation

See reference map.



Mountain View Homes

Residential Apartments Core Village

Residential Villas

Residential Villas

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #3 Proposed

La Posada
Model Visual Simulation

See reference map.



View #4 Existing

La Posada
Model Visual Simulation

See reference map.



Mountain View Homes

- top portion of the homes

Residential Apartments Core Village

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #4 Proposed

La Posada
Model Visual Simulation

See reference map.



View #5 Existing

La Posada
Model Visual Simulation

See reference map.



Mountain View Homes
• top portion of the homes

Residential Apartments Core Village

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #5 Proposed

La Posada
Model Visual Simulation

See reference map.



View #6 Existing

La Posada
Model Visual Simulation

See reference map.



Residential Apartments Core Village

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #6 Proposed

La Posada
Model Visual Simulation

See reference map.



View #7 Existing

La Posada
Model Visual Simulation

See reference map.



Residential Apartments Core Village

Residential Villas

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #7 Proposed

La Posada
Model Visual Simulation

See reference map.



View #8 Existing

La Posada
Model Visual Simulation

See reference map.



Mountain View Homes

Residential Apartments Core Village

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #8 Proposed

La Posada
Model Visual Simulation

See reference map.



View #9 Existing

La Posada
Model Visual Simulation

See reference map.



*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #9 Proposed

La Posada
Model Visual Simulation

See reference map.



View #10 Existing

La Posada
Model Visual Simulation

See reference map.



Assisted Living & Memory Care

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #10 Proposed

La Posada
Model Visual Simulation

See reference map.



View #11 Existing

La Posada
Model Visual Simulation

See reference map.



Residential Estate
Mountain Views

Residential Apartments Core Village

Residential Villas

Assisted Living & Memory Care

*Not intended to express architectural design.
For use as visual massing impact.
The color red is used for visual clarity.*

View #11 Proposed

La Posada
Model Visual Simulation

See reference map.



View #12 Existing

La Posada
Model Visual Simulation

See reference map.



Residential Hill Villas

View #12 Proposed

La Posada
Model Visual Simulation

See reference map.



View #13 Existing

La Posada
Model Visual Simulation

See reference map.



View #13 Proposed

La Posada
Model Visual Simulation

See reference map.



View #14 Existing

La Posada
Model Visual Simulation

See reference map.



Residential Hill Villas

Residential Apartments Core Village

View #14 Proposed

La Posada
Model Visual Simulation

See reference map.



View #15 Existing

La Posada
Model Visual Simulation

See reference map.



Residential Apartments Core Village

View #15 Proposed

La Posada
Model Visual Simulation

See reference map.



View #16 Existing

La Posada
Model Visual Simulation

See reference map.



Cottages

Residential Apartments Core Village

Cottages

Residential Mountain View Estates

View #16 Proposed

La Posada
Model Visual Simulation

See reference map.

APPENDIX F

Tentative Development Plan (24" x 36")

APPENDIX G

ESL Flexible Development Standards

ESL Incentives Request:

ZONING INCENTIVES (SECTION 27.10(F)(2)(C)(III))

*	(a) Building Setbacks
*	(b) Landscape Buffer Yards
*	(c) Minimum Lot Size
*	(d) Off-Street Parking
*	(e) Building Height
--	(f) Open Space
--	(g) Mixed Use
--	(h) Modified Review Process
--	(i) Recreation Area Credit
--	(j) Native Vegetation Preservation

*Items a thru e are being addressed in this PAD as permitted by Section 24.4 of the Oro Valley Zoning Code.

Items f thru j are incentives that either do not apply to this PAD or are not being requested at this time.