

ORDINANCE NO. (O)15-07

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, APPROVING A REZONING REQUEST BY STACEY WEAKS OF NORRIS DESIGN FOR A 16.3 ACRE PROPERTY LOCATED NEAR THE NORTHWEST CORNER OF TANGERINE ROAD AND LA CANADA DRIVE TO BE REZONED FROM R1-144 TO R1-7 WITH CONDITIONS AND ALLOWING A FLEXIBLE DESIGN OPTION FOR A MODIFIED REVIEW PROCESS

WHEREAS, Stacey Weak's of Norris Design (the "Applicant"), applied for a rezoning from R1-144 to R1-7 for a property located near the northwest corner of Tangerine Road and La Canada Drive, also known as Miller Ranch, see map of property as depicted on Exhibit "A" attached hereto; and

WHEREAS, the gross site of the proposed rezoning is 16.3 acres; and

WHEREAS, the current zoning of R1-144 allows one lot per 144,000 square feet; and

WHEREAS, the Applicant wishes to change the zoning to R1-7 to develop a 37 lot single-family residential subdivision with a minimum lot size of 10,000 sq. ft. along the west boundary and 8,000 sq. ft. along the east boundary; and

WHEREAS, the Application also requests a flexible design option enabled by the Environmentally Sensitive Lands regulations: 1) modified review process; and

WHEREAS, the Applicant's request for rezoning complies with the OVZCR; and

WHEREAS, the Applicant's request for rezoning complies with the applicable General Plan requirements; and

WHEREAS, on February 3, 2015, the Planning & Zoning Commission recommended denial for rezoning the property from R1-144 to R1-7 and one flexible design option; and

WHEREAS, the Town Council has duly considered the Applicant's request for rezoning of a 16.3 acre property located near the northwest corner of Tangerine Road and La Canada Drive.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that the rezoning and flexible design option requested by Stacey Weak's of Norris Design to a property located near the northwest corner of Tangerine Road and La Canada Drive is hereby approved with the conditions attached hereto as Exhibit "B".

NOW THEREFORE BE IT FURTHER ORDAINED that:

1. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.
2. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona on this 4th day of March, 2015.

TOWN OF ORO VALLEY

Dr. Satish I. Hiremath, Mayor

APPROVED AS TO FORM:

ATTEST:

Julie K. Bower, Town Clerk

Tobin Sidles, Legal Services Director

Date: _____

Date: _____

EXHIBIT "A"

MAP OF PROPERTY



EXHIBIT “B”

CONDITIONS OF APPROVAL

Applicant’s Conditions

1. Homes along the west property line as depicted in Exhibit “B-1” shall be restricted to eighteen (18’) in height, 1-story.
2. The proposed trees shown in the western landscape buffer yard on the Conceptual Landscape Plan as depicted in Exhibit “B-2” shall consist of 36” box or greater Velvet Mesquites trees.

Planning Conditions

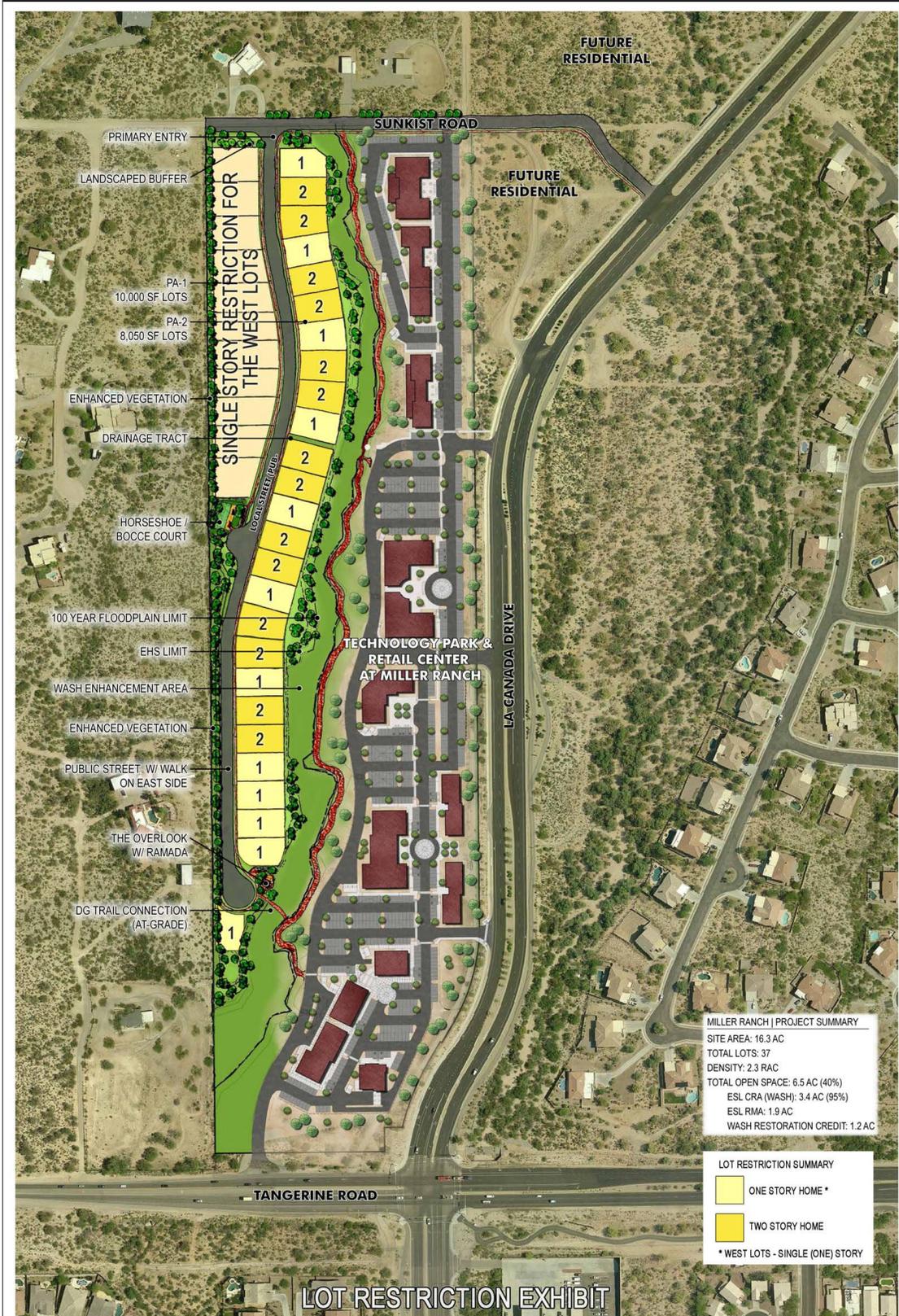
3. The applicant shall provide landscaping, screen wall or berm or other acceptable method along the north right of way line of Sunkist Road to shield vehicle headlight pollution into the adjacent property to the north as shown in Exhibit “B-3.”

Engineering Conditions

4. During the Site Plan Process, modifications to the alignment of Sunkist Road may be required to provide adequate clear-zones and drainage access within the right-of-way.
5. Sunkist Road shall be constructed from La Canada Drive to the western property line of the development prior to final inspection for any residence. Sunkist Road improvements shall include construction of sidewalk along the south side of the street for the entire length of the improved Sunkist Road.

EXHIBIT "B-1"

1-story Lot Restriction



Note: Graphic is for illustrative Purpose Only.

EXHIBIT “B-2”

Location of Mature Mesquite Trees

EXHIBIT "B-3"

Screening along Sunkist Road

