

Attachment 4
General Plan Goals and Policies
Town Council
June 17, 2015

General Plan Goals and Policies.

Policy 1.1 To preserve Oro Valley's natural Sonoran Desert environment and the scenic resources that are an important part of the community's quality of life.

Policy 1.1.2 The Town shall continue to consider development impacts on natural rolling terrain and emphasize low-density developments in these areas. This will include evaluating areas with slopes of 15 percent and greater for development compatibility and safety, with the possibility of preserving them as natural open space.

Policy 11.2.9 The Town shall require project designs that:

- place development in areas not defined as key habitat when possible;
- provide deed restrictions regarding treatment of identified habitats and natural open space on private property;
- minimize adverse impacts to these habitats;
- provide for connectivity between on- and off-site essential and key habitat areas; and,
- are designed to reduce overall habitat impacts.

Policy 11.2.11 The Town shall protect and enhance contiguous areas of key habitats rather than small, segmented remainder parcels.

The project proposes a two hundred (200±) square foot encroachment into a conservation easement and an eight (8±) square foot encroachment into the no build area. The area has been largely disturbed by landscaping and mechanical equipment and does not include slopes of fifteen (15) percent. The applicant proposes to add an additional four hundred eighty (480±) square feet to the conservation easement. This additional area abuts the no build area, and provides better connectivity to the larger open space area in the development.

The applicant's proposal meets these General Plan Policies.