

Attachment 12
Mattamy Homes
General Plan Amendment/PAD Amendment Analysis

General Plan Amendment Evaluation Criteria Analysis, Section 22.2.D.3

General Plan Amendments are evaluated for consistency with the General Plan Amendment criteria in the Zoning Code. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's response to each of the criteria is provided in the Attachment indicated and is followed by staff's analysis of each criterion:

1. The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.

Applicant's response – See Page 3 of Attachment 2

Staff Comment:

The revised Moore Road alignment has affected the land use pattern within Rancho Vistoso Neighborhood 5. The loop road will allow for the preservation of a broader, more significant open space network and the associated wildlife corridors throughout Big Wash. The applicant's proposed trade will result in more contiguous open space with a better defined edge that will contribute to the viability of wildlife movement within the open space network.

2. The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

Applicant's response – See Page 3 of Attachment 2

Staff Comment:

The applicant's proposal will contribute to the overall socio-economic betterment of the community by providing recreational amenities to support this area.

Furthermore, the proposed open space trade achieves environmental compatibility by preserving more contiguous, undisturbed open space which contributes to the betterment of this area.

3. The proposed change reflects market demand which leads to viability and general community acceptance.

Applicant's response – See Page 3 of Attachment 2

Staff Comment:

The General Plan states the Town “reasonably” wishes to be satisfied that market demand exists for the land uses proposed in the application.

As of 2013, the Town was approximately 80% built out for single family residential developments. This has resulted in a significant amount of development demand throughout the Town. Recent medium density residential development within the area includes the Eagles Rest (75 lots), Maracay at Vistoso development (+/- 290 residential units) and the Vistoso Reserve (28 units) by Lennar immediately north of the subject property. This recent development demonstrates existing market demand for medium density residential units within the area.

- 4. The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development process.**

Applicant’s response – See Page 4 of Attachment 2

Staff Comment:

The proposed open space trade will result in a contiguous open space network connected to the larger open space network encompassing Big Wash. The open space area will serve as an additional buffer between the applicant’s proposed subdivision and future development to the east along the revised Moore Road alignment. The applicant’s proposal will not adversely impact the community and provides for an appropriate mitigation of impacts.

General Plan Conformance Analysis

The following section provides analysis relative to the consistency of the applicants request with the General Plan Vision and key General Plan Goals and Policies. Excerpts from the General Plan are shown in italics, followed by staff comment.

General Plan Vision

To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley’s lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town’s future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

The applicant’s open space trade request proposes to trade a fragmented, disconnected and previously disturbed open space area for an area that is undisturbed and will be more contiguous with the existing open space network. The open space

trade will not only result in a more valuable and viable natural environment, but it will also create a better subdivision design. The proposed rezoning will maintain the highest standard for environmental integrity for the additional open space and improve community amenities within the area. The applicant's request is consistent with the General Plan Vision.

General Plan Goals and Policies.

Policy 1.1.1 The Town shall promote clustering of development to protect environmentally sensitive areas and to preserve significant, passive use, natural open space within residential neighborhoods.

Policy 11.1.8 The Town shall use natural open space preservation as one criterion in considering land use rezoning proposals. Developments shall utilize natural open space to comply with requirements for landscaped areas and buffer areas.

The applicant's request is to trade fragmented and disconnected areas which have been previously disturbed for open space areas in a natural state and are better connected with the larger open space network.

The additional proposed open space will buffer the proposed residential from future higher density residential along Moore Road.

The applicant's proposal meets these General Plan Policies.