PAD Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER: OV914-006 Miller Ranch

MEETING DATE: February 3, 2015

AGENDA ITEM: 2

STAFF CONTACT: Rosevelt Arellano, Planner
rarellano@orovalleyaz.gov (520) 229-4817

Applicant: Stacey Weaks, Norris Design

Request: Rezoning from R1-144 to R1-7 and two ESL flexible design options: 1) Modified review process 2) Reduced front lot setback

Location: Near the northwest corner of Tangerine Road and La Canada Drive

Recommendation: Approval with conditions

SUMMARY:

The applicant proposes to rezone a 16.3-acre property from R1-144 to R1-7 to develop a residential subdivision, located near the northwest corner of Tangerine Road and La Canada Drive. The request includes two flexible design options enabled by the Environmentally Sensitive Lands regulations: 1) modified review process and 2) reduced front building setbacks from 20' to 10'.

The Tentative Development Plan (Attachment 2) proposes the following:

- 37 lots with a minimum lot size of 10,000 sq. ft. along the west boundary and 8,000 sq. ft. along the east boundary
- Density: 2.3 homes per acre
  Use: Detached single-family homes
- Building height: 25',1 and 2-story
- Open space along eastern and southern boundaries abutting future tech park
- 14' wide landscape buffer yard along western boundary abutting rural lots
- Passive and active recreation areas
- One access point on Sunkist Road (north)

BACKGROUND:

Site Conditions

- 16.3 acres

- Property is vacant

Land Use Context

The existing land use and zoning designations for the property and the surrounding area are summarized below and depicted on Attachments 3 and 4.

	LAND USE	ZONING DESIGNATION
SUBJECT PROPERTY	Vacant	R1-144 (Large Lot Residential)
NORTH	Single-family residential 3-plus acre lots	Pima County Suburban Ranch (Large Lot Residential)
WEST	Single-family residential 3-plus acre lots	Pima County Suburban Ranch and R1-144 (Large Lot Residential)
EAST	Vacant (future technology park)	T-P and C-1 (Technology Park and Neighborhood Commercial)
SOUTH	Vacant (future technology park)	C-1 (Neighborhood Commercial)

Approvals-To-Date

In 2014, a Major General Plan Amendment was approved for Medium Density Residential (2.1 – 5.0 du/ac.) with a maximum of 2.5 homes per acre.

Proposed Zoning District

The applicant proposes to rezone the property to R1-7 to develop a 37 lot single-family residential subdivision on 16.3 acres.

DISCUSSION / ANALYSIS:

Rezoning Analysis

Rezoning applications are reviewed for conformance with the Zoning Code and General Plan.

Zoning Code Analysis

Rezoning applications are reviewed for conformance with specific development standards of the proposed zoning district. The applicant is proposing to rezone the property to R1-7 which permits medium density detached single-family residential developments.

The proposed Tentative Development Plan (TDP) conforms to the development standards of the R1-7 zoning district. Please note, additional zoning and engineering standards will be

addressed during the Final Design Review process. The following standards are notable for this proposal:

1. *Site Access:* The TDP depicts one access point on Sunkist Road which is located on the north side of the property. The following is a list of pros and cons for this access point.

   Pros
   - Sunkist Road is a public roadway which allows left turn and right turn movement from La Canada Drive to the property.
   - Sunkist Road was already planned to be improved as part of an adjacent subdivision.
   - Does not mix residential and commercial traffic as previously proposed during the General Plan process.
   - Improving Sunkist Road will create legal access for those motorists currently using an unimproved access point onto La Canada Drive.

   Cons
   - The proposed access will create vehicle headlight pollution into the adjoining property to the north. A condition has been added requiring adequate screening for vehicle headlights. This condition requires a wall, berm and / or landscaping to be installed on the north side of Sunkist at the project entry to shield lights from vehicles exiting the development.
   - The improvement of Sunkist Road will create additional traffic from this subdivision, which can change the rural characteristics of the surrounding area.

2. *Building Height:* Building heights are limited to twenty-five (25') and two-stories.

3. *Neighborhood Compatibility:* The proposed R1-7 zoning is in compliance with the Medium Density Residential designation on the General Plan Map and would serve as an appropriate land use transition from lower intensity residential land uses to the east and future technology park to the west.

   The proposed site design includes larger lots (10,000 sq. ft.) abutting rural lots to the west, and smaller lots (8,000 sq. ft.) abutting open space and a future technology park to the east as represented during the Major General Plan Amendment case. This helps transition the proposed residential development to the lower densities to the north and west.

Flexible Design Options

The Environmentally Sensitive Lands requirements enable the use of incentives, or flexible design options, for conservation subdivision design, subject to Town Council approval. The intent of the incentives is to encourage the preservation of additional natural open space while ensuring the applicant is able to develop the same number of lots as permitted under the base zoning district. The flexible design options are available to property when ESOS is applied to twenty-five (25%) or more of the property. The applicant's proposal provides approximately

forty (40%) percent ESOS. A discussion of the flexible design options requested by the applicant is provided below:

1. *Modified Review Process:* The Environmentally Sensitive Lands (ESL) zoning regulations provide for a modified review process at Town Council's discretion for rezoning applications. If enabled, it allows for administrative review and approval of a site plan, provided it conforms to the rezoning-related Tentative Development Plan. This provision and other incentives are intended as an additional benefit for conserving open space.

   The applicant has requested use of the modified review process and this request will be considered by Town Council in conjunction with this rezoning case. The recommendation section of this report includes a recommendation to Town Council on the use of this modified review process. This process heightens the importance of the review and consideration of the Tentative Development Plan (TDP) during the Planning and Zoning Commission's public hearing.

2. *Front Setback Reduction:* The TDP depicts a Conservation Subdivision Design utilizing a building setback reduction incentive. As a result of the reduced setback, the applicant is requesting the following building setback reduction:

   - Front setback reduction from 20' to 10'

   The reduced setback shall not result in on-lot driveway lengths that are less than twenty (20') feet, per Section 27.10.F.2.iii.a.2 and therefore the use of side entry or staggered garage setbacks may be required to meet this standard.

Environmentally Sensitive Lands (ESL)

Conservation Categories (Biologically Based)

The riparian area traversing the site is designated Critical Resource Area (CRA) on the Town's Environmentally Sensitive Lands Planning Map. This area requires ninety-five (95%) percent Environmentally Sensitive Open Space (ESOS) conservation. The project conserves ninety-five (95%) percent of the Critical Resource Area as ESOS, consistent with the minimum requirement. The remainder of the site is designated Resource Management Area Tier 2 and requires twenty-five (25%) percent ESOS conservation. In combination with a proposed wash restoration credit of fifteen (15%) percent, the project conserves twenty-five (25%) percent of this conservation category as ESOS.

Conservation Categories (Non-biologically Based)

The applicant has submitted a letter from the Arizona State Museum (ASM) indicating that the property has been surveyed and no cultural resources have been identified on the site.

General Plan Analysis

The proposed density of 2.26 homes per acre is below the density maximum of 2.5 homes per acre established under the Major General Plan Amendment case in 2014.

The applicant's proposal has been reviewed for conformance with the Vision, Goals and Policies of the General Plan. The most notable goals and policies are shown in italics followed by staff commentary, are discussed below:

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.*

Staff Commentary: The Vision Statement from the General Plan emphasizes the need to carefully balance land use decisions which respond to current conditions, against the long term impact to the community. The proposed rezoning to R1-7 will provide for nearby housing for employees within the adjacent technology park and other nearby employment areas, which supports the socio-economic goals expressed in the Vision Statement.

General Plan Policies

The application has been reviewed against notable General Plan goals and policies as follows:

> *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 with residential neighborhoods.*

Staff Commentary: The proposed TDP utilizes the Conservation Subdivision Design incentive which enables a front setback reduction and the conservation of the adjacent wash. The applicant's proposal is in conformance with the General Plan Policy.

> *Policy 1.1.3 The Town shall continue to avoid development encroachment into washes, riparian areas, designated natural open space and environmentally sensitive lands.*

Staff Commentary: The applicant's proposal seeks to protect and restore the adjacent wash located along the eastern and southern boundaries. The proposed TDP meets the ESL regulations by conserving ninety five (95%) percent of the Critical Resource Areas (wash corridors), and twenty five (25%) percent of the Resource Management Area (balance of the property) in natural open space. The applicant's proposal is in conformance with the General Plan Policy.

> *Policy 7.1.1 The Town shall continue to strive to protect the integrity and aesthetic context of existing neighborhoods through the use of appropriate*

buffers or other means of land use transition between incompatible uses.

Staff Commentary: Transition between the rural residential area and the future technology park is needed. Residential development of the property will provide a compatible land use transition between the planned employment/commercial uses to the south and east and the rural residential uses to the north and west.

Engineering

The Site Analysis addresses issues related to drainage and traffic as follows:

Drainage:

- The proposed development will be designed so that post-developed drainage conditions are consistent with pre-developed conditions in accordance with Town requirements.
- The project will comply with the requirements of the Town of Oro Valley Drainage Criteria.

Traffic:

- A traffic impact analysis was provided with the Site Analysis to evaluate the effect of additional traffic on surrounding roadways.
- One point of ingress/egress is proposed onto La Canada Drive.
- The proposed access is achieved through the improvement of Sunkist Road from the property frontage of the development to La Canada Dr.
- There is an existing median opening and left turn lane at the intersection of La Canada Drive and Sunkist Road.
- The anticipated volume of traffic generated by this development is low and therefore will not have a noticeable impact on the surrounding roadway network.
- If the rezoning request is successful, the final analysis of drainage and traffic impacts will be evaluated during the site plan review process.

PUBLIC PARTICIPATION:

Summary of Public Notice

Public notice has been provided:

- Notification of all property owners within 600 feet and extended area
- Homeowners Association mailing
- Advertisement in The Daily Territorial newspaper
- Post on property
- Post at Town Hall and on website

Neighborhood Meetings

Two neighborhood meeting were held on July 28th and October 29th. At the first meeting, 3 residents attended the meeting and 8 residents attended the second meeting. A copy of the neighborhood meeting summary notes are included as Attachment 5.

RECOMMENDATION:

Based on the finding that the proposed rezoning is consistent with the General Plan, it is recommended that the Planning and Zoning Commission take the following action:

Recommend to Town Council approval of the rezoning and ESL Flexible Design Options, subject to the conditions in Attachment 1.

SUGGESTED MOTIONS:

I move to recommend approval of the Miller Ranch Rezoning from R1-144 to R1-7, including the use of ESL's Flexible Design Options for a modified review process and front setback reduction from 20' to 10', based on the finding that the request is consistent with the General Plan, subject to the conditions in Attachment 1.

OR

I move to recommend denial of the Miller Ranch Rezoning from R1-144 to R1-7, based on the finding that the request is not consistent with the General Plan, specifically _____.

ATTACHMENTS:

1. Conditions of Approval
2. Applicant Submittal
3. Location Map
4. Zoning Map
5. Neighborhood Meeting Summary Notes

Bayer Vella, Planning Division Manager

Miller Ranch Rezoning
OV 914-006
Conditions of Approval
Attachment 1

Planning Conditions

1. 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.

Engineering Conditions

1. 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.

2. 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.