AGENDA
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
November 4, 2015
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

REGULAR SESSION AT OR AFTER 5:00 PM

CALL TO ORDER

ROLL CALL

EXECUTIVE SESSION - Pursuant to A.R.S. Section 38-431.03 (A) (7), discussion regarding the purchase or lease of real property near the area of Magee and Oracle Roads

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

UPCOMING MEETING ANNOUNCEMENTS

COUNCIL REPORTS

DEPARTMENT REPORTS

The Mayor and Council may consider and/or take action on the items listed below:

ORDER OF BUSINESS: MAYOR WILL REVIEW THE ORDER OF THE MEETING

INFORMATIONAL ITEMS

1. FY 2015-2016 1st Quarter Public Safety Providers Reports

2. Letter of Appreciation - Oro Valley Police Department

CALL TO AUDIENCE – At this time, any member of the public is allowed to address the Mayor and Town Council on any issue ***not listed on today's agenda.*** Pursuant to the Arizona Open Meeting Law, individual Council Members may ask Town Staff to review the matter, ask that the matter be placed on a future agenda, or respond to criticism made by speakers. However, the Mayor and Council may not discuss or take legal action on matters raised during "Call to Audience." In order to speak during "Call to Audience" please specify what you wish to discuss when completing the blue speaker card.

PRESENTATIONS

1. Presentation by Arts and Culture Ambassadors

2. Proclamation - American Diabetes Month, November 2015

3. Presentation of certificates to graduates of the Community Academy – Local Governance 101 class

CONSENT AGENDA
(Consideration and/or possible action)

A. Minutes - October 21, 2015

B. Consent for the Town Manager to take the necessary actions to complete the acquisition of real property near the area of Magee and Oracle Roads

REGULAR AGENDA

1. PUBLIC HEARING: THE *YOUR VOICE, OUR FUTURE* PROJECT AND REQUEST TO TENTATIVELY ADOPT THE *YOUR VOICE, OUR FUTURE* 90% PLAN

2. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED FRY'S FUEL CENTER LOCATED WITHIN THE ROONEY RANCH SHOPPING CENTER NEAR THE SOUTHWEST CORNER OF ORACLE ROAD AND 1ST AVENUE

    1. ORDINANCE NO. (O)15-15, ADOPTING A PLANNED AREA DEVELOPMENT TEXT AMENDMENT TO REVISE LOCATIONAL REQUIREMENTS FOR FUEL CENTERS WITHIN THE ROONEY RANCH PAD
    2. CONDITIONAL USE PERMIT FOR A PROPOSED FUEL CENTER WITHIN THE ROONEY RANCH SHOPPING CENTER, OV815-002
    3. CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN FOR A PROPOSED FRY'S FUEL CENTER WITHIN THE ROONEY RANCH SHOPPING CENTER
    4. CONCEPTUAL ARCHITECTURE FOR A PROPOSED FRY'S FUEL CENTER WITHIN THE ROONEY RANCH SHOPPING CENTER

3. PUBLIC HEARING: ORDINANCE NO. (O)15-14, PROVIDING FOR AMENDMENTS TO THE NAKOMA SKY PLANNED AREA DEVELOPMENT (PAD). THE PROPOSED AMENDMENTS INCLUDE ADOPTION OF A REVISED TENTATIVE DEVELOPMENT PLAN AND CHANGES TO THE ARCHITECTURAL CONCEPT FOR THE PLANNED SENIOR CARE FACILITY ON 77 ACRES LOCATED AT THE SOUTHEAST CORNER OF 1ST AVENUE AND NARANJA DRIVE

CALL TO AUDIENCE – At this time, any member of the public is allowed to address the Mayor and Town Council on any issue ***not listed on today's agenda.*** Pursuant to the Arizona Open Meeting Law, individual Council Members may ask Town Staff to review the matter, ask that the matter be placed on a future agenda, or respond to criticism made by speakers. However, the Mayor and Council may not discuss or take legal action on matters raised during "Call to Audience." In order to speak during "Call to Audience" please specify what you wish to discuss when completing the blue speaker card.

FUTURE AGENDA ITEMS (The Council may bring forth general topics for future meeting agendas. Council may not discuss, deliberate or take any action on the topics presented pursuant to ARS 38-431.02H)

ADJOURNMENT

POSTED: 10/28/15 at 5:00 p.m. by mrs

When possible, a packet of agenda materials as listed above is available for public inspection at least 24 hours prior to the Council meeting in the office of the Town Clerk between the hours of 8:00 a.m. – 5:00p.m.

The Town of Oro Valley complies with the Americans with Disabilities Act (ADA). If any person with a disability needs any type of accommodation, please notify the Town Clerk's Office at least five days prior to the Council meeting at 229-4700.

INSTRUCTIONS TO SPEAKERS

Members of the public have the right to speak during any posted public hearing. However, those items not listed as a public hearing are for consideration and action by the Town Council during the course of their business meeting. Members of the public may be allowed to speak on these topics at the discretion of the Chair.

If you wish to address the Town Council on any item(s) on this agenda, please complete a speaker card located on the Agenda table at the back of the room and give it to the Town Clerk. **Please indicate on the speaker card which item number and topic you wish to speak on, or if you wish to speak during "Call to Audience", please specify what you wish to discuss when completing the blue speaker card.**

Please step forward to the podium when the Mayor announces the item(s) on the agenda which you are interested in addressing.

1. For the record, please state your name and whether or not you are a Town resident.
2. Speak only on the issue currently being discussed by Council. Please organize your speech, you will only be allowed to address the Council once regarding the topic being discussed.
3. Please limit your comments to 3 minutes.
4. During "Call to Audience" you may address the Council on any issue you wish.
5. Any member of the public speaking must speak in a courteous and respectful manner to those present.

Thank you for your cooperation.

Town Council Regular Session **Item # 1.**

Meeting Date: 11/04/2015

Submitted By: Arinda Asper, Town Manager's Office

Information

Subject

FY 2015-2016 1st Quarter Public Safety Providers Reports

Attachments

OVPD Quarterly Reports

GRFD Quarterly Reports

MVFD Quarterly Reports

	Fiscal Year 2015/2016 1st Quarter		
	Jul-Sep 2013	Jul-Sep 2014	Jul-Sep 2015
Total Calls	4216	4565	4267
Commercial Veh Enforcement	26	69	**
Residential Burglaries	17	13	13
Non-Residential Burglaries	5	3	2
All Burglary Attempts	3	3	1
Thefts	151	181	95
Vehicle Thefts	9	4	3
Recovered Stolen Vehicles	2	2	3
Attempted Vehicle Thefts	3	0	1
DUI Arrests	33	43	61
Liquor Laws	6	11	10
Drug Offenses	24	29	41
Homicides	0	0	0
Robbery	1	1	4
Assault	43	33	25
Total Arrests	389	402	410
Assigned Cases	225	246	190
Alarms (Residential)	232	229	234
Alarms (Business)	138	130	173
K9 Searches	60	166	128
First Aid Calls	635	651	640
Fatal Accidents*	0	1	0
Accidents*	103	122	147
Citations (Traffic)**	1273	1162	**
Written Warnings/Repair Orders**	1707	1315	**
Public Assists***	278	213	202
Reserve Man Hours	36	23	81
Business Checks***	2181	1392	1035
Drug Task Force Arrest	7	7	12
CVAP Dark House Cks	4762	6687	6432
CVAP Public Assists	188	223	249
CVAP Total Hours	3202.5	3875	3285

*"Fatal Accidents" & "Accidents" categories now include DUI-related fatal accidents & accidents. Numbers subject to fluctuate slightly due to reclassification.

**"Written Warnings/Repair Orders" category now replaces "Warnings" and "Repair Orders" categories. Previous year totals updated to reflect the change. Traffic data delayed for data entry backlog.

***"Business checks" now a separate category from "Dark House Checks". Public Assist totals no longer include CVAP numbers.

Commercial Veh Enforcement numbers for September unavailable at this time. August CMV numbers updated.

ORO VALLEY POLICE DEPARTMENT
July through September 2015

Priority 1	# of calls	%
Total Response Time		
Goal: Total Response under 5 minutes 90% of the time		
Under 5 minutes	34	74%
Over 5 minutes	12	26%
Total Calls	46	

Average Overall Response Time 3:44

Priority 2	# of calls	%
Total Response Time		
Goal: Total Response under 8 minutes 90% of the time		
Under 8 minutes	192	82%
Over 8 minutes	42	18%
Total Calls	234	

Average Overall Response Time 5:24

Priority 3	# of calls	%
Total Response Time		
Goal: Total Response under 15 minutes 90% of the time		
Under 15 minutes	921	93%
Over 15 minutes	65	7%
Total Calls	986	

Average Overall Response Time 7:54

Priority 4	# of calls	%
Total Response Time		
Goal: Total Response under 30 minutes 90% of the time		
Under 30 minutes	2146	98%
Over 30 minutes	36	2%
Total Calls	2182	

Average Overall Response Time 7:51

Golder Ranch Fire District - Oro Valley
Call Summary
1st Quarter FY 2015-2016 (July - September 2015)

Sun City Station 374	# of calls	%
Dispatch to At Scene <5:00 minutes -EMS	176	75%
Dispatch to At Scene <6:00 minutes -FIRE	0	0%
Average Dispatch to At Scene Time	**4:27**	

Woodburne Station 375	# of calls	%
Dispatch to At Scene <5:00 minutes -EMS	515	58%
Dispatch to At Scene <6:00 minutes -FIRE	2	100%
Average Dispatch to At Scene Time	**5:04**	

Lambert Station 376	# of calls	%
Dispatch to At Scene <5:00 minutes -EMS	197	67%
Dispatch to At Scene <6:00 minutes -FIRE	0	0%
Average Dispatch to At Scene Time	**4:50**	

Oracle Rd. Station 377	# of calls	%
Dispatch to At Scene <5:00 minutes -EMS	225	74%
Dispatch to At Scene <6:00 minutes -FIRE	2	50%
Average Dispatch to At Scene Time	**4:30**	

Average Total All Oro Valley Stations	# of calls	%
Dispatch to At Scene <5:00 minutes -EMS	1113	69%
Dispatch to At Scene <6:00 minutes -FIRE	4	75%
Average Dispatch to At Scene Time	**4:37**	

Average Total All Oro Valley Stations -2nd Fire Unit	# of calls	%
2nd Fire Unit Dispatch to At Scene <8:00 minutes -FIRE	3	66%
Average Dispatch to At Scene Time for 2nd Fire Unit	**6:47**	

Golder Ranch Fire District – Oro Valley
Detailed Fire Response Report
1St Quarter FY 2015-2016 (July - September 2015)

Date	Call#	Type	Disp. Time	Unit	Respond	On-scene	Total Resp. Time
7/14/15	18388	BUILD	19:35:01	EN374	19:36:35	19:40:30	**5:29**
St.375				EN376	19:35:19	19:40:35	**5:34**
Reported as smoke coming from a room in a church. Unit's on-scene report that someone was using a smoke machine. NEGATIVE INCIDENT							

Date	Call #	Type	Disp. time	Unit	Respond	On-scene	Total Resp. Time
7/31/15	19954	BUILD	19:00:13	EN377	19:02:06	19:04:39	**4:26**
St.377				LD375	19:01:37	19:06:50	**6:37**
Reported as a light that exploded on the ceiling. It was found to be faulty lighting ballast. NEGATIVE INCIDENT							

Date	Call #	Type	Disp. time	Unit	Respond	On-scene	Total Resp. Time
8/1/15	20052	APTS	22:59:28	EN377	22:01:02	22:06:53	**7:25**
St.377				EN376	22:01:04	22:07:55	**8:27**
Smoke alarms sounding inside an apartment with a light haze of smoke. Upon investigation it was discovered to be a malfunctioning AC unit. NEGATIVE INCIDENT							

Date	Call #	Type	Disp. time	Unit	Respond	On-scene	Total Resp. Time
8/13/15	21098	HOUSE	10:02:06	EN374	10:02:23	10:07:40	**5:34**
St.375							
An electrical outlet on the outside of house is sparking and smoking that is also filling inside. EN374 on scene with nothing showing –remainder of units may continue in at code 2. Electrical short confined to outside AC unit with no extension into home. NEGATIVE INCIDENT.							

Golder Ranch - Oro Valley Call Load Breakdown

July - September 2015 ***Final Type Reference***

1st Quarter FY 2015-2016

CALL TYPE	Sun City	Woodburne	Lambert	Oracle		TOTAL
Aircraft						
Brush / Vegetation	1	1		1		3
Building						
Electrical / Motor		1				1
Fires - All Other		3	1	1		5
Gas Leak	2			1		3
Hazmat						
Trash / Rubish						
Unauthorized Burning		1				1
Vehicle						
Total Fire Calls	**3**	**6**	**1**	**3**		**13**
Animal Problem				1		1
Animal Rescue						
Assist -Other	19	49	38	15		121
Battery Change	12	19	7	15		53
Bee Swarm		1	2			3
Defective Appliance				1		1
Invalid Assist	34	26	22	14		96
Snake	77	149	102	105		433
Lockout		2	2	3		7
Fire Now Out				3		3
Total Service Calls	**142**	**246**	**173**	**157**		**718**
Alarms (Fire, Smoke. CO)	14	11	8	5		38
Cancelled / Negative Incident	8	15	10	14		47
Smoke / Odor Investagation	2	6	4	3		15
Total Good Intent Calls	**24**	**32**	**22**	**22**		**100**
Motor Vehicle Accident	3	19	20	20		62
Rescue (high, trench, water)						
All Other EMS Incidents	173	496	177	205		1051
Total EMS Type Calls	**176**	**515**	**197**	**225**		**1113**
TOTAL ALL CALLS	**345**	**799**	**393**	**407**		**1944**

Golder Ranch Fire District - 1st Quarter FY 2015-2016 (Jul - Sep 2015) - Oro Valley Summary Report

All GRFD Oro Valley Stations	Time	#of Calls	Adopted Standard %	Actual %	Description of Variance
Dispatch to At Scene - FIRE	< 6:00	4	90%	75%	
Time to achieve Adopted Standard of 90%	7:25				
Average Dispatch to At Scene Time	5:38				

Dispatch to At Scene - EMS	< 5:00	1113	90%	69%	Distance
Time to achieve Adopted Standard of 90%	6:37				Gated community
					Delayed due to attending a drill with OVPD
					Patients moved their cars from dispatched loc.
					Traffic congestion
					Apartment complex
					Speed bumps
					Construction zone
					Locked gate
					Address is located at the top of steep grade
Average Dispatch to At Scene Time	4:37				

2nd Fire Unit Dispatch to At Scene	< 8:00	3	90%	66%	
Time to achieve Adopted Standard of 90%	8:27				
Average Dispatch to At Scene Time	6:47				

Mountain Vista Fire District - Oro Valley
Call Summary
First Quarter Jul-Sep FY15-16

Station 610 (Magee Rd.)	# of calls	%
Dispatch to At Scene <6:00 minutes -EMS	58	90%
Dispatch to At Scene <6:00 minutes -FIRE	3	100%
Average Dispatch to At Scene Time	**4:21**	

Station 620 (Shannon Rd.)	# of calls	%
Dispatch to At Scene <6:00 minutes -EMS	2	50%
Dispatch to At Scene <6:00 minutes -FIRE	0	n/a
Average Dispatch to At Scene Time	**5:27**	

Average Total All Oro Valley Stations	# of calls	%
Dispatch to At Scene <6:00 minutes -EMS	60	88%
Dispatch to At Scene <6:00 minutes -FIRE	3	100%
Average Dispatch to At Scene Time	**4:23**	

Average Total All Oro Valley Stations -2nd Fire Unit	# of calls	%
2nd Fire Unit Dispatch to At Scene <8:00 minutes -FIRE	0	n/a
Average Dispatch to At Scene Time for 2nd Fire Unit	**n/a**	

Mountain Vista Fire District – Oro Valley
Detailed Fire Response Report
First Quarter Jul-Sep FY15-16

Date	Call#	Type	Disp. Time	Unit	Respond	On-scene	Total Resp. Time
07/05/2015	N151860016	FUNK	5:39:55	EN610	5:41:57	5:45:39	0:05:44
St. 610							

Dumpster behind Platinum Fitness was smoldering. Engine 610 extinguished with a hose line. There were fireworks littering the ground around the dumpster. OVPD was on scene.

Date	Call#	Type	Disp. Time	Unit	Respond	On-scene	Total Resp. Time
07/09/2015	N152250060	FO	14:09:15	EN610	14:10:15	14:14:44	0:05:29
St. 610							

Engine 610 was dispatched to a reported "fire now out"; after reading the update E-610 upgraded to code 3. Resident stated a light bulb in the ceiling caught a box on fire. Engine 610 scanned the entire room with the thermal imaging camera and found no extensions. The ceiling area near the light bulb fixture was cool to the touch. Ignition source was found to be the light bulb being too close to ordinary combustibles. Engine 610 advised the resident to seek an electrician ASAP to disconnect the fixture and cap off wires. Resident stated that the his handyman would handle.

Date	Call#	Type	Disp. Time	Unit	Respond	On-scene	Total Resp. Time
08/13/2015	N152250060	WIRE	14:09:15	EN610	14:10:15	14:14:44	0:05:29
St. 610							

E610 dispatched for a wire down, found OVPD on scene with a small metal wire hanging from the bottom utility line (appeared to be a cable or phone line and not a power line) to the street. This wire was coiled around the main line originally. OVPD requested that the hanging line be cut off so no one would be able to reach it. Engine 610 cut the line with insulated cutters. Per OVPD, no further assistance was needed.

Mountain Vista Fire District - Oro Valley Call Load Breakdown

July-September FY15-16	1st QTR
CALL TYPE	**MVFD**
Aircraft	
Brush / Vegetation	
Building	1
Electrical / Motor	1
Fires - All Other	
Gas Leak	
Hazmat	
Trash / Rubish	1
Unauthorized Burning	
Vehicle	
Total Fire Calls	**3**
Animal Problem	
Animal Rescue	
Assist -Other	
Battery Change	
Bee Swarm	
Defective Appliance	
Invalid Assist	
Snake	
Lockout	
Fire Now Out	
Total Service Calls	**0**
Alarms (Fire, Smoke. CO)	
Cancelled / Negative Incident	
Smoke / Odor Investagation	
Total Good Intent Calls	**0**
Motor Vehicle Accident	1
Rescue (high, trench, water)	
All Other EMS Incidents	59
Total EMS Type Calls	**60**
TOTAL ALL CALLS	**63**

Mountain Vista Fire District - First Quarter FY15-16 - Oro Valley Report Summary

All MVFD Oro Valley Stations	Time	#of Calls	Adopted Standard %	Actual %	Description of Variance
Dispatch to At Scene - FIRE	< 6:00	3	90%	100%	
Time to achieve Adopted Standard of 90%					
Average Dispatch to At Scene Time		5:15			

Dispatch to At Scene - EMS	< 6:00	60	90%	88%	Two delays due to weather.
Time to achieve Adopted Standard of 90%					
Average Dispatch to At Scene Time		4:20			

2nd Fire Unit Dispatch to At Scene	< 8:00	0	90%	n/a	
Time to achieve Adopted Standard of 90%					
Average Dispatch to At Scene Time	n/a				

Town Council Regular Session **Item # 2.**

Meeting Date: 11/04/2015

Submitted By: Catherine Hendrix, Police Department

Information

Subject

Letter of Appreciation - Oro Valley Police Department

Attachments

October Appreciation Letters

Received by
OCT 12 2015
Oro Valley Police Dept.

October 8, 2015

Daniel G. Sharp
Chief of Police
Oro Valley Police Department
11000 N La Canada Drive
Oro Valley, AZ 85737

Excellence in service

Dear Chief Sharp,
This letter is to inform you of my positive experience with the Oro Valley Police Department. On September 24, 2015 I went to Oro Valley's main police station to file a report and spoke with an officer of an issue I was having. My case, [redacted], took a few days to resolve and I was very satisfied with the service provided by your officers. I researched your mission statement and core values and would like to acknowledge three officers for providing excellent service and following through on your core values.

The Oro Valley Police Department is committed to these Values

- Fairness
We believe every individual must be treated with dignity and respect. The foundation of professional service is based upon fair and equal treatment of all people.
- Integrity
We adhere to the highest moral and ethical standards. We are consistent in, and accountable for, all of our actions.
- Excellence
We are committed to quality of performance using teamwork - to achieve comprehensive and common goals.

Officers Bott, Fletcher and Kaser treated me with dignity and respect. They listened to my concerns and I was treated fairly. All three officers where consistent in the advice given to me on how to handle my situation. Their teamwork was comprehensive and met my goals to resolve my issue.

In conclusion I am writing this letter so you will let these officers know I genuinely appreciate the time they spent on my case. Please consider entering this letter into their personnel files as a "commendation."

Sincerely,

Ray Dashiell

Ray Dashiell

Ray Dashiell
[redacted]

Received by
OCT 20 2015
Oro Valley Police Dept.

10/11/15

Dear Oro Valley Police Dept.:

We wanted to say a sincere thank you to your dept. for all you do in making the community of Oro Valley such a safe place to live.

This area has quite often been listed as one of the best cities in the US to live & retire in and that is due to many factors, including our wonderful police officers.

We had an officer come in our neighborhood & remind a child riding his bike to put their helmet on, several times we have seen patrol cars drive through our little neighborhood in the evening, just two examples of the type of policing you rarely see in other cities!

We also wanted to say thank you for not allowing the homeless to be on all the street corners like you see in Tucson. While sympathetic to their plight, (& we give much to charities that help people), allowing them to beg on every corner isn't the answer, In fact, in previous areas we lived in home burglaries were affected by this.

We are really thankful to live in such a beautiful & safe place. Just wanted to thank you for a job well done in a time when police are not always respected and have a very difficult job to do, please know many people feel the way we do.

When we do retire, we hope to live here or in a community as nice as this.

Regards,

James & Jill Lacher

[redacted]

Town Council Regular Session **Item # 1.**

Meeting Date: 11/04/2015

Presentation by Arts and Culture Ambassadors

Information

Subject

Presentation by Arts and Culture Ambassadors

Summary

Town Council Regular Session **Item # 2.**

Meeting Date: 11/04/2015

Proclamation - American Diabetes Month, November 2015

Information

Subject

Proclamation - American Diabetes Month, November 2015

Summary

Attachments

Proclamation

Office of the Mayor

Oro Valley, Arizona

Proclamation

AMERICAN DIABETES MONTH
NOVEMBER 2015

WHEREAS, in the United States, nearly 30 million people – including 692,311 people in Arizona – have diabetes, a serious disease with potentially life-threatening complications such as heart disease, stroke, blindness, kidney disease and amputation; and

WHEREAS, an additional 86 million people in the United States are at risk for developing type 2 diabetes; and

WHEREAS, recent estimates project that as many as one in three American adults will have diabetes by 2050 if current trends continue; and

WHEREAS, an increase in community awareness is necessary to put a stop to the diabetes epidemic.

NOW, THEREFORE, I, Dr. Satish I. Hiremath, Mayor of Oro Valley, do hereby proclaim November 2015 to be American Diabetes Month in Oro Valley. I encourage all Americans to recognize American Diabetes Month and be part of the American Diabetes Association's Stop Diabetes movement to confront, fight and, most importantly, change the future of this deadly disease.

Dated this 4th day of November, 2015

ATTEST:

Dr. Satish I. Hiremath, Mayor

Julie K. Bower, Town Clerk

Town Council Regular Session **Item # 3.**

Meeting Date: 11/04/2015

Presentation of certificates to graduates of the Community Academy – Local Governance 101 class.

Information

Subject

Presentation of certificates to graduates of the Community Academy – Local Governance 101 class

Summary

The purpose of this presentation is to recognize the graduates of the Town's Community Academy – Local Governance 101 class. This year's Community Academy focused on the Town's development process related to land use and design applications.

The classes covered a variety of topics, including:

- Oro Valley history
- Development trends and challenges
- Your Voice Our Future project
- Development review process
- Site plan and architecture design

The Community Academy provides an opportunity to learn more about the Town and serves to inform, educate, and engage residents to be active participants in building and sustaining their community. The 19 members of the graduating class are listed below:

Deborah Bingle
Pete Brown
Molly Dreisinger
Laura Hamilton
Patti Higgins
Cheryl Klett
Fred Root
Carrie Shockley
Richard Tracy
Jim Wilde
Joy Brown
Dave Chapman
Ted Dreisinger
Douglas Higgins
Laura King
Gene Klett
Henry Sheetz
Jenni Sunshine
Barbara Wilde

Community Academy classes will be brought to each Board and Commission in the spring.

Town Council Regular Session **Item # A.**

Meeting Date: 11/04/2015

Requested by: Julie Bower **Submitted By:** Mike Standish, Town Clerk's Office

Department: Town Clerk's Office

Information

SUBJECT:

Minutes - October 21, 2015

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

N/A

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to (approve, approve with the following changes) the October 21, 2015 minutes.

Attachments

10/21/15 Draft Minutes

MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
October 21, 2015
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE

REGULAR SESSION AT OR AFTER 5:00 PM

CALL TO ORDER

Mayor Hiremath called the meeting to order at 5:00 p.m.

ROLL CALL

PRESENT: Satish Hiremath, Mayor
Lou Waters, Vice Mayor
Brendan Burns, Councilmember
Joe Hornat, Councilmember
Mary Snider, Councilmember
Mike Zinkin, Councilmember

ABSENT: Bill Garner, Councilmember

EXECUTIVE SESSION

MOTION: A motion was made by Councilmember Snider and seconded by Councilmember Zinkin to go into Executive Session at 5:01 p.m. pursuant to A.R.S. Section 38-431.03 (A)(7), discussion regarding the purchase or lease of real property near the area of Magee and Oracle Roads.

MOTION carried, 6-0.

Mayor Hiremath said the following staff members would join Council in Executive Session: Town Manager Greg Caton, Town Attorney Bill Sullivan, Legal Services Director Tobin Sidles, Police Chief Danny Sharp, Police Commander Aaron Lesuer and Town Clerk Julie Bower.

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Mayor Hiremath called the meeting to order at 6:00 p.m.

ROLL CALL

DRAFT

PRESENT: Satish Hiremath, Mayor
Lou Waters, Vice Mayor
Brendan Burns, Councilmember
Bill Garner, Councilmember
Joe Hornat, Councilmember
Mary Snider, Councilmember
Mike Zinkin, Councilmember

PLEDGE OF ALLEGIANCE

Mayor Hiremath led the audience in the Pledge of Allegiance.

SINGING OF THE NATIONAL ANTHEM - ALIYAH DOUGLAS

Councilmember Snider recognized Aliyah Douglas, 6th grader at Wilson K-8, for her academic and musical achievements and community service.

UPCOMING MEETING ANNOUNCEMENTS

Communications Administrator Misti Nowak announced the upcoming Town meetings and events.

COUNCIL REPORTS

Vice Mayor Waters attended a meeting of the Sonoran and Southern Arizona Mayors on October 16 at Casino Del Sol at which they discussed trade, investment tourism and cooperation opportunities.

Councilmember Snider reported that a Veterans Fair would be held on Monday, October 26, from 1:00 to 4:00 p.m. at the Sun City Activity Center and the event would offer an opportunity to learn about benefits available to veterans.

Councilmember Zinkin discussed what a business pro forma was and said that he had not seen a business pro forma statement prepared by the Town regarding the Oro Valley Pusch X9 golf course.

Town Manager Greg Caton said no dollars had been spent at the Pusch X9 golf course.

DEPARTMENT REPORTS

No reports were received.

ORDER OF BUSINESS

Mayor Hiremath reviewed the order of business and said the agenda would stand as posted.

DRAFT

INFORMATIONAL ITEMS

CALL TO AUDIENCE

Oro Valley resident Jack Stinnett discussed the recent Community and Recreation Center golf course losses.

PRESENTATIONS

1. Proclamation - Cities and Towns Week, October 18-24, 2015

Mayor Hiremath proclaimed October 18-24, 2015 as Arizona Cities and Towns Week.

2. Proclamation - 9th Annual Edward Jones Bag-A-Thon, October 1 - November 7, 2015

Mayor Hiremath proclaimed October 1 - November 7, 2015 as the 9th Annual Edward Jones Bag-A-Thon.

Interfaith Community Services representatives Daniel Stoltzfus and Deborah Carr and Edward Jones representative Peggy Jones, accepted the proclamation from Mayor Hiremath.

CONSENT AGENDA

A. Minutes - October 7, 2015

B. Resolution No. (R)15-66, authorizing the execution and delivery of an agreement, a trust agreement, a placement agent agreement and an obligation purchase agreement; approving the sale, execution and delivery of excise tax revenue refunding obligations, series 2015, evidencing a proportionate interest of the owners thereof in an agreement between the Town of Oro Valley, Arizona and a trustee; authorizing and ratifying the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and declaring an emergency

MOTION: A motion was made by Councilmember Zinkin and seconded by Vice Mayor Waters to approve Consent Agenda items (A)-(B).

MOTION carried, 7-0.

REGULAR AGENDA

1. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING AN

DRAFT

APPLICATION FOR A SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR BENVENUTI RISTORANTE, LOCATED AT 12152 N. RANCHO VISTOSO BLVD. #C-160

Town Clerk Julie Bower presented item #1.

Mayor Hiremath opened the public hearing.

No comments were received.

Mayor Hiremath closed the public hearing.

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Snider to recommend approval of the issuance of a Series 12 Liquor License to the Arizona Department of Liquor Licenses and Control for Jeffrey Kubinski for Benvenuti Ristorante, located at 12152 N. Rancho Vistoso Blvd. #C-160.

MOTION carried, 7-0.

2. UPDATE REGARDING WORK OF THE YOUR VOICE, OUR FUTURE PROJECT AND PROGRESS MADE TOWARDS TENTATIVE ADOPTION OF A DRAFT GENERAL PLAN

Elisa Hamblin, Long Range Principal Planner, presented the Your Voice, Our Future project and outlined the following:

-The General Plan
-The Public Participation Plan
-Project Schedule
-Media Coverage & Publicity
-Where We've Been: Phase 1
-Survey Methods
-Survey Results
-Oro Valley's Vision
-Vision & Guiding Principles
-Where We've Been: Phase 2
-Committee Challenges
-Committee Work
-Review Drafts

Bill Adler, Oro Valley resident and Your Voice, Our Future, Development Committee Member, gave an overview of a True Community Process and discussed the following:

-A True Community Process
    -Guiding Principles
    -Goal

-Policies
-Master Planned Community (MPC)

Tom Gribb, Oro Valley resident and Your Voice, Our Future, Community Committee Member, gave an overview of the Community Goals and Policies and outlined the following:

-Community Goals
-Economy
-Complete Community
-Town Services, Buildings and Facilities
-Vision and Guiding Principles
-Community Actions

Bob Swope, Oro Valley resident and Your Voice, Our Future, Environment Committee Member, gave an overview of the Environment Committee and discussed the following:

-Environment
-Vision & Guiding Principles
-Environment Goals and Policies
-Sonoran Desert Resources
-Water Resources
-Cultural Resources
-Clean Environment
-Environment Actions

Mike Schoeppach, Oro Valley resident and Your Voice, Our Future, Development Committee Member, presented the following:

-Development Goals and Policies
-Development Goals
-Land Use and Design
-Development, Growth Areas and Special Planning Areas
-Infrastructure
-Development Actions
-Land Use and Design
-Infrastructure
-Transportation
-Development
-Vision and Guiding Principles
-Land Use Map

Ms. Hamblin presented and discussed the following:

-Getting to Work: Actions
-Amending the Plan

DRAFT

-Amendments Can Change
-New Amendment Process
-Evaluation Criteria
-What's Next
-Phase III: Do it! Make it so!
-Next Meeting
-Public Hearing, November 4

Discussion ensued amongst Council, staff and General Plan Update committee members regarding the 90% Your Voice, Our Future General Plan Update project.

3. *REQUEST TO CONSIDER THE SITE PLAN AND ARCHITECTURE APPROVED BY ADMINISTRATIVE DECISION AS ENABLED WITHIN THE TOWN'S ECONOMIC EXPANSION ZONE FOR THE VENTANA ROCHE MODULAR BUILDING PROPOSED AT THE SOUTHWEST CORNER OF VISTOSO VILLAGE AND INNOVATION PARK DRIVES

Councilmember Zinkin presented item #3.

Discussion ensued amongst Council and staff regarding the request to consider the site plan and architecture approved by administrative decision for the proposed Ventana Roche modular building.

MOTION: A motion was made by Councilmember Zinkin and seconded by Vice Mayor Waters not to review the administrative approval of Ventana Roche's site plan and architecture for a second 29,000 modular building and continue the process enabled by EEZ.

MOTION carried, 7-0.

FUTURE AGENDA ITEMS

Councilmember Zinkin requested a future agenda item, to be placed on a January, 2016 Council agenda, to discuss and possibly direct staff to review the Economic Expansion Zone (EEZ) and define temporary buildings, seconded by Councilmember Burns.

CALL TO AUDIENCE

No comments were received.

ADJOURNMENT

MOTION: A motion was made by Councilmember Snider and seconded by Councilmember Zinkin to adjourn the meeting at 7:38 p.m.

MOTION carried, 7-0.

DRAFT

Prepared by:

_____
Michael Standish, CMC
Deputy Town Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular session of the Town of Oro Valley Council of Oro Valley, Arizona held on the 21st day of October, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2015.

_____
Julie K. Bower, MMC
Town Clerk

DRAFT

Town Council Regular Session **Item # B.**

Meeting Date: 11/04/2015

Requested by: Julie Bower **Submitted By:** Julie Bower, Town Clerk's Office

Department: Town Clerk's Office

Information

SUBJECT:

Consent for the Town Manager to take the necessary actions to complete the acquisition of real property near the area of Magee and Oracle Roads

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

SUGGESTED MOTION:

I MOVE to give consent for the Town Manager to take the necessary actions to complete the acquisition of real property near the area of Magee and Oracle Roads

---

Town Council Regular Session **Item # 1.**

Meeting Date: 11/04/2015
Requested by: Bayer Vella
Submitted By: Elisa Hamblin, Development Infrastructure Services
Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: THE *YOUR VOICE, OUR FUTURE* PROJECT AND REQUEST TO TENTATIVELY ADOPT THE *YOUR VOICE, OUR FUTURE* 90% PLAN

RECOMMENDATION:

On October 21, 2015, the Planning and Zoning Commission forwarded a recommendation for tentative adoption of the *Your Voice, Our Future* 90% Plan to the Town Council.

EXECUTIVE SUMMARY:

The *Your Voice, Our Future* project has reached a critical juncture. During Phase 1, the community was asked to identify key values and a vision for the future. Now at the end of Phase 2, the community has built a draft plan of action based on those values and vision.

The Town Council is being asked to endorse the work of the *Your Voice* committees and tentatively adopt the *Your Voice, Our Future* 90% Plan. A tentative adoption at this juncture serves two purposes: to act within the 10-year legally required time frame for a general plan and also to allow for final improvements of the plan over the next year prior to the public vote.

BACKGROUND OR DETAILED INFORMATION:

The *Your Voice, Our Future* project set out to build a community plan for Oro Valley which will determine priorities and decision-making over the next 10 years. The project has been guided by a Public Participation Plan, which outlines methods, strategies and directions on how to engage the community in the planning process.

In Phase 1 - "Let's talk," the community was asked to identify key values and future directions through surveys and community outreach efforts. The result was the community's Vision and Guiding Principles. In Phase 2 - "Let's think," three resident committees worked together to use the Vision and Guiding Principles to build the plan. Through numerous meetings and revisions, the committees created 25 goals, 77 policies and 163 actions to direct the community's future.

Now at the end of Phase 2, the *Your Voice* committees have sent the plan to the Planning and Zoning Commission for recommendation and the Town Council for tentative adoption. The Planning and Zoning Commission reviewed the 90% Plan at a study session in September and at two public hearing on October 6th and October 20th. At the first public hearing, a few minor items were raised by a member of the Commission and staff was directed to explore them with the appropriate *Your Voice* committees. The two items under consideration required significant coordination with the Planning and Zoning Commission and the *Your Voice* committee members. In each case the Community Committee and

Development Sub-Committee were asked to re-examine specific items and decide the appropriateness of making a change at this juncture. After deliberation and consideration, two modifications were approved by the committees and presented to the Planning and Zoning Commission. The work was approached in this manner to ensure the committees and community's work was honored throughout.

On October 20, 2015, the Planning and Zoning Commission forwarded a unanimous recommendation for tentative adoption to the Town Council, which includes one condition and two modifications as found in Attachment 2.

At the October 21, 2015 Town Council Regular Session, the Town Council was presented with the 90% Plan. The Council Communication from that meeting includes more detailed project information and can be found in Attachment 3. At that meeting, several *Your Voice c*ommittee members presented with the assistance of project staff. Each committee member was selected by their committees to represent the groups' work. Their presentation related their experience with the process and the topics addressed by each group. A brief discussion with members of the Town Council, staff and committee members followed.

A tentative adoption of the 90% Draft Plan at this juncture serves two purposes. Action in November 2015 will fall within the 10-year legally required time frame for Town Council action on the overall general plan, as the last plan was adopted in November 2005. This approach also allows for final improvements of the plan over the next year prior to the public vote.

In Phase 3 - "Do it! Make it so," the plan will be presented to the community. Through various outreach and engagement methods, they will be given the chance to learn about the project and the content of the plan. The 100% version of the plan will then be compiled and brought back to the Planning and Zoning Commission for recommendation and the Town Council for adoption in late summer 2016, before being presented to the voters in November 2016.

FISCAL IMPACT:

At this juncture, the 90% Plan does not have an immediate fiscal impact. As a result of this plan, detailed planning on specific topics will be required in the future.

SUGGESTED MOTION:

I MOVE to endorse the *Your Voice, Our Future* 90% Plan as written in Attachment 1 with the condition and modifications as written in Attachment 2.

Attachments

YVOF_90%Plan_Attach1

YVOF_Cond_Attach2

YVOF_TC102115Materials_Attach3

ATTACHMENT 1

OUR FUTURE

YOUR VOICE

GENERAL PLAN FOR THE TOWN OF ORO VALLEY, ARIZONA

RECOMMENDED DRAFT: SEPTEMBER 2015

(90% COMPLETION)

Planning Oro Valley Together

ORO VALLEY ARIZONA

FOUNDED 1974

YourVoiceOV.com
YourVoiceOV@orovalleyaz.gov | 520.229.4800

Town of Oro Valley, Arizona
11000 North La Cañada Drive | Oro Valley, Arizona 85737

THANK YOU!

The Town of Oro Valley wishes to recognize all the residents who participated and generously offered their time and expertise as part of this project – it wouldn't have been possible without them!

Community Committee (Dec. 2014 - Mar. 2015)
Hannah Arellano
Sue Bishop
Jennifer Bott
Don Bristow
Dick Eggerding
Thomas Gribb
Charles Huang
Marilyn Lane
Doug McKee
David Perry
Pete Schwarz
Brianne Spaeth
Laura Wheelwright
Joseph Winfield
Cathy Workman

Environment Committee (Sep. - Dec. 2014)
Robyn Basken
Helen Dankwerth
Rick Davis
Michael DeSantis
Jack Evert
Tim Falter
Ellen Guyer
Robert Milkey
John Scheuring
Casey Streuber
Pat Spoerl
Robert Swope
Frederick Wayand

Development Committee (Jan. - Apr. 2015)
Bill Adler
Anne Breen
Diane Bristow
Mary Caswell
Don Cox
Kit Donley
Barry Gillaspie
Steve Huffman
Bill Leedy
Stephen Roach
Michael Schoeppach
ShoYoung Shin
John Spiker
Mike Stankiewicz
Brooke Trentlage

Volunteers (Community Outreach)
Bill Adler
Joyce Cao
Mary Caswell
Don Chatfield
Allison Cooper
Don Cox
Helen Dankwerth
Dick Eggerding
Ellen Guyer
Stephen Roach
Bill Rodman
Michael Schoeppach
(Additional names to be added)

Communications Advisory Committee (Aug - Sep. 2013)
Bill Adler
David Atler
Joyce Cao
Allison Cooper
Helen Dankwerth
Ellen Guyer
David Perry
Michael Schoeppach
Tristan Schrader
Michael Szolowicz

General Plan Scoping Committee (Jan. - Mar. 2013)
Bill Adler
David Atler
Don Cox
Helen Dankwerth
Dick Eggerding
Ellen Guyer
Hal Linton
Stephen Roach
Bill Rodman
Dino Sakellar
John Scheuring
Michael Schoeppach
Robert Swope
Clifton Wickstrom

Town Council
Joe Hornat
Mike Zinkin
Mayor Satish I. Hiremath, D.D.S.
Vice Mayor Lou Waters
Brendan Burns
William Garner
Mary Snider

***Your Voice* Oversight Committee:**
Joe Hornat
Mike Zinkin

Planning and Zoning Commission
Chair William Rodman
Melanie Barrett
Don Cox
Thomas Drzazgowski
Greg Hitt
Charlie Hurt
Bill Leedy
Frank Pitts

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together

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Foreword

We, the residents of Oro Valley, Arizona, have inspired and created this ***Your Voice, Our Future*** General Plan for the future of the community. When voters approve it, this Plan will guide Oro Valley residents, stakeholders, staff, and elected and appointed officials in making the decisions that affect us all.

Your Voice, Our Future contains shared goals, and the policies and actions to reach those goals. Many of the actions will move forward through careful planning and use of existing resources. Some actions will move forward when funds become available. The community needs to have conversations about funding in order to meet the shared goals outlined here.

Your Voice, Our Future was created from many voices coming together with a clear vision for the future. It will be up to all of us to make it "live."

Final Community Approval
Your Voice, Our Future

Voter Ratification
Nov. 2016
Proposition #

Residents Getting to Work (*Your Voice* Committees and other public meetings)

2013: Sep. 26
2014: Jan. 11, 18; Feb. 1; Aug. 27; Sep. 12, 15, 23; Oct. 3, 8, 22; Nov. 4, 17; Dec. 4, 9, 16, 18
2015: Jan. 8, 14, 22, 28; Feb. 2, 5, 12, 17, 19, 23, 25; Mar. 2, 5, 10, 12, 19, 25; Apr. 8; May 7; Aug. 18
2016: TBD

Briefings, Hearings and Actions: Mayor and Council

Public Participation Plan – May 1, 2013
Survey Data – Nov. 20, 2013
Vision and Guiding Principles – May 7, 2014
Readiness of Draft Plan for public vote – Nov. 4, 2015

Briefings, Hearings and Actions: Planning and Zoning Commission

Public Participation Plan – Apr. 2, 2013
Survey Data and Project Update – Dec. 3, 2013
Vision and Guiding Principles – Apr. 10, 2014
Project Update – Feb. 3, 2015
Readiness of Draft Plan for public vote – Sep. 15, Oct. 6, Oct. 20, 2015

The ***Your Voice*** team also had a presence at numerous other community events and meetings. For a summary of public participation efforts, please see Appendix 8.5.

1. INTRODUCTION

1.1. ORO VALLEY, ARIZONA

Oro Valley, with its scenic natural environment and spectacular views, has been a desirable place to live since prehistoric times. Today, we are a thriving community of more than 41,000 residents with a reputation as a friendly and safe place to live, raise a family and retire. We know first rate economic and lifestyle opportunities, educational facilities and abundant outdoor recreation areas will continue to attract people seeking a high quality of life. In addition, visitors come to experience the unique Sonoran Desert and to enjoy Oro Valley's active lifestyle, resorts and cultural offerings. Oro Valley's reputation as a regional center for the biotech industry draws employees and businesses. All of this presents our community with many decisions that must be made to determine what it will look and feel like to live, work, play and do business here in the future.

1.2. WHY PLAN?

We, the residents of Oro Valley, treasure this unique place. There is a strong community feeling and great appreciation for the beautiful environment in which we all live. Planning has always been important, but as the Oro Valley community continues to grow in size and diversity, planning for our shared future is more important than ever.

Arizona state law requires all cities, towns and counties in Arizona to have an updated General Plan every 10 years that is approved by voters. This Plan is to be used as a guide in making decisions, both immediate and in the future, about such things as community improvements, land use and services.

Oro Valley has changed since the last General Plan in 2005. The population has changed significantly and there is no longer a "typical" Oro Valley resident. Oro Valley's new Plan, named the ***Your Voice, Our Future*** project, helps us understand these changes and move forward making the best decisions we can as a community. The Plan was created by committees made up of residents, with abundant input from across the community. It clearly outlines what is important to us, in order to set shared goals and make good decisions.

1.3. CREATING THE PLAN

From the start, the *Your Voice, Our Future* project has been a community effort. A Public Participation Plan was created in May 2013 to make sure that residents had many different ways to have a voice in the process. As a result, creating this Plan has involved everyone, including families and youth. Resident volunteers carried the process out into the community. Because the support of residents is so important to the success of this Plan and our community, our efforts as a community have gone far beyond what the state requires for public participation.

The Public Participation Plan followed these must-do's that were created by Oro Valley residents to address community-wide values and needs:

- Be open, honest and transparent and include everyone.
- Make sure involvement is convenient for residents.
- Make plans and decisions that are important to the voters.
- Include all groups within the community.
- Monitor progress and success and make changes when necessary.
- Show public's impact in decisions about the document.

Everything about the *Your Voice, Our Future* project was made to be clear and open and to show the potential for Oro Valley's quality of life. It was designed to answer the question *"Why should this matter to me?"* Social media tools, small group gatherings in convenient locations and several types of surveys were used to get as many contributions from residents as possible. Throughout the public involvement process, residents were encouraged to come together to face challenges with confidence and a common sense of purpose.

Public Participation

Because the *Your Voice, Our Future* project was directly developed by residents, it isn't possible to name the hundreds of people who volunteered to be a part of the project. Whether participants attended meetings, filled out surveys or visited the YourVoiceOV.com website, the project has truly benefited from everyone who supported it. This 2015 Plan includes our shared vision and direction to ensure the future of this special community. Information about meetings, events and outreach methods can be found in Appendix 8.5 of this document.

The three-year, *Your Voice, Our Future* project includes the following key phases:

Phase 1 – Let's talk!

September 2013 – May 2014

Oro Valley residents and stakeholders established priorities through open conversations. Many events and outreach efforts provided the opportunity to discuss, debate and listen to one another to gain common understanding. The aim was to bring many voices together.

The results were formed into a big-picture vision statement about Oro Valley's future. It answers the question, *"What should Oro Valley be like in 10 years and beyond?"* The Vision is further defined through twelve Guiding Principles that illustrate what matters most to our community.

The community's Vision and Guiding Principles were endorsed by the Town Council on May 7, 2014 and set the stage to build a long-range plan of action.

Phase 2 – Let's think!

June 2014 – November 2015

Residents and stakeholders came together to create specific goals and polices for the future. The aim was to understand our community's concerns and aspirations; clarify goals and policies; and address needs, preferences and trends. The product is a draft Plan which includes goals, policies and actions reflecting our community values and aspirations from Phase 1. *Editor's note: this section will be edited upon completion of this phase.*

Phase 3 – Do it! Make it so!

December 2015 – November 2016

The draft of *Your Voice, Our Future* will be presented to the community. The aim is to show how the document, created by Oro Valley residents, reflects our community's direction and to spark additional discussion. The draft will be modified to ensure community acceptance and sound planning. Voters will be encouraged to participate in an election on the *Your Voice, Our Future* General Plan in November of 2016. *Editor's note: this section will be edited upon completion of this phase.*

VISION AND GUIDING PRINCIPLES

The Vision and Guiding Principles serve as the foundation for the rest of the Plan. They represent the desires of our community as comprehensively and inclusively as possible. During the ***Your Voice*** Committee process, community members frequently had to balance multiple desires which sometimes contradicted one another. Overall, the goals, policies and actions contained in this Plan represent the best effort to follow the Vision and Guiding Principles while **balancing priorities** for the overall betterment of our community.

ORO VALLEY'S VISION FOR THE FUTURE

Oro Valley strives to be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will keep its friendly, small-town character, while increasing services, employment and recreation. The Town's lifestyle continues to be defined by a strong sense of community, a high regard for public safety and an extraordinary natural environment and scenic views.

Focus on community safety and maintain low crime

- Low crime
- Safe streets, neighborhoods and schools
- Quick emergency response times and one-on-one interactions with residents
- Crime prevention programs
- Disaster planning and homeland security preparedness

Preserve the scenic beauty and environment

- Desert and mountain views
- Desert climate and environment
- Wildlife and vegetation
- Open space

Keep the unique community identity as a special place

- Small-town feel
- Nice place to live
- Quiet, delightful, laid back and peaceful
- Friendly and neighborly people
- Clean and well kept
- Forward-thinking
- Built environment sets OV apart

Create a complete community with a broad range of shopping, dining and places to gather

- Increase shopping opportunities, services and restaurants
- Provide more services nearby
- Good place to open a business
- Downtown or central gathering area

Minimize traffic and increase ways to get around Town

- Improve traffic flow on Oracle Road and develop alternate routes
- Maintain good roads
- Provide more sidewalks and bike lanes
- Increase public transportation

Manage how we grow and maintain high design standards

- Keep small-town feel
- Concern about rapid growth
- Current rate of growth is "about right"
- Increase commercial services and employment opportunities
- Grow by adding new areas to Town limits
- Quality of built environment sets OV apart

Joe A Tyler, Leaves Unfolding
Oro Valley Public Library

Oro Valley Aquatic Center

Tohono Chul Park

Grow the number of high quality employment opportunities

- Health and medical research industries
- Educational institutions
- Research/technical parks
- Visitor and tourist attractions
- Light industry
- Professional office complexes

Keep Oro Valley a family-friendly community

- Low crime and safe
- Parks, hiking, recreation and swimming pool access
- Good schools
- Family entertainment
- Activities for all ages
- Opportunities to interact with all ages
- Attract young professionals

Support and build on high quality of schools

- Quality education and high-performing schools
- Family, community and governmental support for education and schools

Provide more parks, recreation and cultural opportunities for all ages

- Opportunities to gather as a community such as festivals and cultural events
- Outdoor recreation such as hiking, walking and biking paths
- The arts
- Extras like multi-use fields, dog parks, skate park, play equipment, ramadas, BMX track, tennis courts and basketball courts

Promote conservation of natural resources

- Energy-efficient building and construction practices
- Green building
- Renewable energy
- Water conservation

Maintain financial stability

- Manage finances wisely
- Strive for a diversified and stable revenue base
- Minimize the financial burden on taxpayers
- Plan for adequate funding of government services desired by the community

Growing Smarter/Plus Framework

The State of Arizona, through its Growing Smarter/Plus legislation, requires towns to adopt a General Plan. The overall purpose of the act is to help Arizona communities plan for growth, protect open space, and manage growth-related issues. The Plan must involve a comprehensive public participation effort. Updates are also required every 10 years. As the last General Plan for Oro Valley was adopted in 2005, the ***Your Voice, Our Future*** project serves as the required update.

In addition to the overall purpose and public participation requirements of Growing Smarter/Plus, the state also outlines elements that must be covered in the Plan. The required elements are based on the population of the community. These requirements are outlined below.

The topics and sections in this Plan are interrelated in the same way that elements of our lives are interrelated. Information may cross over into multiple sections and seem repetitive. Instead, overlapping goals and issues are evidence of how careful and comprehensive the process has been and of how well aspects of our community blend together.

The people of Oro Valley value excellence, especially when it comes to making decisions about our quality of life. That's why we have exceeded what Arizona requires in terms of involving residents and getting feedback. This Plan includes elements that the state does not, because they are important to us. Together, we have made this very much our own Plan. Even so, all required state elements have been fulfilled and are outlined in section 8.4. (state Requirements).

STATE ELEMENT	REQUIRED?	CHAPTER	SECTION
Housing	No	Community	Complete Community
Recreation	No	Community	Complete Community
Public Buildings	No	Community	Town Services, Buildings and Facilities
Public Services and Facilities	No	Community	Town Services, Buildings and Facilities
Safety	No	Community	Town Services, Buildings and Facilities
Conservation	No	Environment	Sonoran Desert Resources
Environmental Planning	Yes	Environment	Sonoran Desert Resources
Open Space	Yes	Environment	Sonoran Desert Resources
Water Resources	Yes	Environment	Water Resources
Energy	No	Environment Development	Clean Environment Land Use and Design
Land Use	Yes	Development	Land Use and Design
Cost of Development	Yes	Development	Development, Growth Areas & Special Areas
Growth Area	Yes	Development	Development, Growth Areas & Special Areas
Bicycling	No	Development	Infrastructure
Circulation	Yes	Development	Infrastructure

1.4. HOW TO USE THE PLAN

The *Your Voice, Our Future* Plan will officially guide and inform stakeholders, town staff, and elected and appointed officials. However, it is designed to be user-friendly and understandable to the people of our community who created it. *Your Voice, Our Future* is organized into three main chapters of primary importance to our community:

1. COMMUNITY
2. ENVIRONMENT
3. DEVELOPMENT

Each of these main chapters contains the following sections:

- Introduction
- Relationship with other chapters
- Learning from the community
- Goals of the chapter
- Topic-specific policies (3-4 sections)

The goals and policies of each chapter will be used as a foundation for decision making over the next 10 years. After the broad descriptions in the first five chapters, a chapter called "Getting to Work" outlines action items in multiple, separate categories under the three main section headings: Community, Environment and Development. These clearly numbered action items are the steps for putting the goals and policies into action. For more information see section 7.3 (Implementing the Plan).

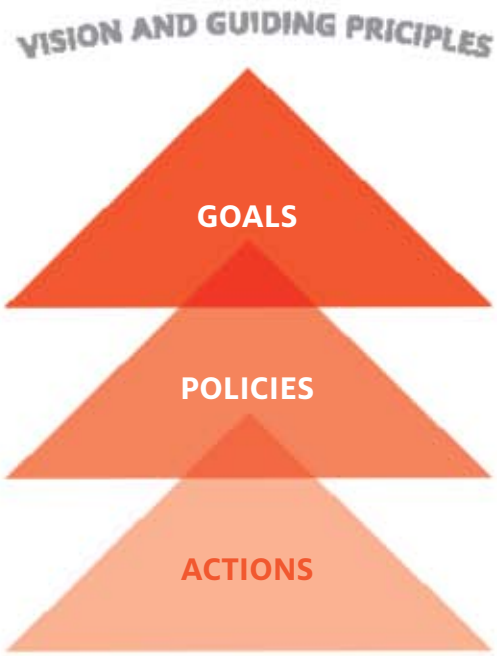
What's the difference between a goal, policy or action?

The community's Vision and Guiding Principles are the foundation to build the goals, policies and actions. The Vision and Guiding Principles provide the highest level view, while the other pieces provide a midlevel look (goals) down to the specific follow-up items (actions).

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

Policy: Identifies a direction or path to help achieve the goals.

Action: Indicates the specific actions to take in order to fulfill the policies.



Bruce LaFountain, The Spirit Within, SW corner of E. Rancho Vistoso Blvd. and Oracle Rd.

2. ***Your Voice, Our Future*** Goals

The ***Your Voice, Our Future*** project outlines a shared future towards which the community is working. It answers the question *"What do we strive for?"*

Project goals are listed in order of the appearance of topics in this document. The goals also have a strong relationship to each other and are included together here in order to make that clear.

Simon Donovan, Untitled. Oro Valley Marketplace.

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

Community Goals

A. Long-term financial and economic stability and sustainability.

B. A robust local economy and job market that provide opportunities for quality employment, build on Oro Valley's assets and encourage high-quality growth.

C. A strong sector of targeted industries, including bioscience and aerospace, which provide opportunities for synergy and growth.

D. A community with a wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents.

E. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected and serves the community's needs.

F. Diverse, enriching and quality education opportunities, arts and culture experiences and amenities accessible to all residents.

G. High-quality and well-maintained Town assets, including streets, infrastructure and facilities.

H. Increased opportunities for residents to provide meaningful input on Town decisions and planning.

I. Safety during emergencies and from the threats of natural and man-made hazards, whether at home, work or at other activities.

J. A safe community with low crime, safe neighborhoods and positive relationships between law enforcement and community members.

Environment Goals

K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

L. A high-quality, safe and reliable water supply that meets long-term needs for the community while considering the natural environment.

M. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage.

N. High environmental quality including meeting or exceeding all federal and state standards for air and water quality in cooperation with other local jurisdictions.

O. Responsible use of energy and water resources for the current and future benefit of the community.

P. Efficient and responsible management of trash and recyclable material for the current and future benefit of the community.

Development Goals

Q. A built environment that creatively integrates landscape, architecture, open space and conservation elements to increase the sense of place, community interaction and quality of life.

R. An integrated and connected transportation network that enhances mobility for people and goods.

S. Diverse transportation choices that are safe, user-friendly, efficient and accessible and that maintain the lifestyle of residents, and support employees, visitors and the local economy.

T. Sustainable and innovative public services and utilities that serve the current and future needs of the community.

U. Conservation of natural and cultural resources through effective land use and transportation planning, design, construction and management.

V. Neighborhoods that include access and effective transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs.

W. Full recovery of the costs of services that serve new development.

X. Effective transitions between differing land uses and intensities in the community.

Y. Development opportunities and a diverse transportation network that balance support for a growing economy with conservation of open space, water and natural resources and energy consumption.

3. COMMUNITY

3.1. INTRODUCTION

A strong sense of community is essential to our sense of belonging, opportunities to prosper and our shared common purpose. In Oro Valley, this sense of community attracts diverse residents, visitors, employers and employees who work together to realize shared goals.

Oro Valley Aquatic Center

First and foremost, Oro Valley is committed to preserving a safe environment for its residents. In 2014, it was named one of America's 10 Safest Suburbs by Movoto Real Estate. Important parts of community safety are continued efforts to prepare for natural disasters or utility failures and recovery. Emergency services are also being upgraded. Oro Valley wants to ensure the community is familiar with these plans and services in the event they are ever needed.

In 2013, Oro Valley was named "Best Place to Raise Kids in Arizona" by Bloomberg Businessweek. This aligns with Oro Valley's emphasis on developing "complete neighborhoods" that encourage physical activity and serve as community resources. Complete neighborhoods include:

- Parks and other outdoor spaces
- Recreational facilities
- Access to quality housing
- Safe and varied transportation options
- Desirable features like art experiences and libraries

Oro Valley, with our talented and well-educated workforce, attracts and supports a diverse blend of businesses. This leads to job creation and boosts the local economy. Healthcare, biosciences and high-tech industries are thriving in our community. Smaller tourism, retail, education, and service industries are also important. The community must continue to attract economic development, while keeping in mind the goal to preserve its healthy environment and lifestyle. Supporting the workforce as well as attracting workers with families is vital to continued economic growth.

Information on existing conditions related to the topics of this chapter can be found in a companion document, the ***Your Voice, Our Future*** Background Report, as described in Appendix 8.3.

3.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter contains issues important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Community chapter's relationship to other chapters.

COMMUNITY - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the community section with other sections.

	ECONOMY	COMPLETE COMMUNITY	TOWN SERVICES, BUILDINGS AND FACILITIES
COMMUNITY			
Economy		✔	✔
Complete Community	✔		
Town Services, Buildings and Facilities	✔		
ENVIRONMENT			
Sonoran Desert Resources			
Water Resources		✔	✔
Cultural Resources	✔		
Clean Environment		✔	✔
DEVELOPMENT			
Land Use and Design	✔	✔	✔
Development, Growth Areas and Special Planning Areas	✔		
Infrastructure	✔	✔	✔

3.3. LEARNING FROM THE COMMUNITY

Phase 1 of the ***Your Voice, Our Future*** project included extensive and innovative outreach to residents and a tremendous effort to gather input from all segments of the Oro Valley community. The result was the Vision and Guiding Principles that serve as the foundation of ***Your Voice, Our Future.*** During Phase 2, three committees divided up the three main categories of the Plan and developed goals, policies and actions for each. Their hard work will guide Oro Valley decisions for the next 10 years.

The Community committee, that built the Community chapter, was made up of 15 residents who met six times from December 2014 to March 2015. They reviewed background information, brainstormed ideas and offered their contributions to shape the Plan.

Working from the community's Vision and Guiding Principles, this group developed broad community goals, as well as specific policies and actions. They looked at three areas: the economy; creating a complete community; and services, buildings and facilities. Their work is represented in each section of this chapter.

Many of the actions will move forward through careful planning and will use existing resources, while others may wait until funds become available. The community will be continuously engaged in conversations about funding.

3.4. COMMUNITY GOALS

Following is a list of goals that support the achievement of the long-term vision for the community.

The people of Oro Valley strive for:

A. Long-term financial and economic stability and sustainability for Town government.

B. A robust local economy and job market which provide opportunities for quality employment, build on Oro Valley's assets and encourage high-quality growth.

C. A strong sector of targeted industries, including bioscience and aerospace, which provides opportunities for synergy and growth.

D. A community with a wide range of services, amenities, shopping and dining opportunities and housing types which meet the needs of current and future residents.

E. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected, integrated and serves the community's needs.

F. Diverse, enriching and quality education opportunities, arts and culture experiences and amenities accessible to all residents.

G. High-quality and well-maintained Town assets, including streets, infrastructure and facilities.

H. Increased opportunities for residents to provide meaningful input on Town decisions and planning.

I. Safety during emergencies and from the threats of natural and man-made hazards, whether at home, work, or at other activities.

J. A safe community with low crime, safe neighborhoods and positive relationships between law enforcement and community members.

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

3.5. ECONOMY FOCUS

Discussion

This section addresses community goals related to economic development and Oro Valley's financial situation. The people of Oro Valley have expressed a desire for a strong local economy that supports tourism, cultural offerings and education. Additionally, we desire financial stability for Oro Valley's government as part of the overall economic health of the community.

Policies

E.1. Develop a diversified and robust economic base to support long-term economic stability.

E.2. Establish programs, strategies, investments and financial incentives that advance the Town's economic prosperity.

E.3. Promote Oro Valley as an ideal destination for economic activity, tourism, shopping, cultural attractions, research and development.

E.4. Support the Oro Valley workforce and residents through education and training programs and needed services and amenities.

E.5. Support annexations that are economically beneficial to the Town while also considering the impacts to residents and the social, aesthetic and environmental quality of the Town.

E.6. Maintain financial stability for Town operations, programs and services.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

ECONOMY - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the Economy section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community	CC.8., CC.15.	21
	Town Services, Buildings and Facilities	TS.7.	27
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources		
	Cultural Resources	CR.1., CR.2.	36
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.7.	41
	Development, Growth Areas and Special Planning Areas	DG.1., DG.2.	53
	Infrastructure	I.4., I.5.	56

3.6. COMPLETE COMMUNITY FOCUS

Discussion

This section addresses community goals related to the creation of a complete community. A complete community is one that serves the needs of residents on a day-to-day basis and gives people a sense of connection. It also provides opportunities for community involvement, healthy lifestyles and lifelong learning. Oro Valley's parks and trails systems are a very important part of the Town. Maps showing these systems can be found on pages 23-24.

Policies

Healthy Lifestyles

CC.1. Promote the overall physical and social health of the community.

CC.2. Provide appropriate park facilities and services for residents of all ages in the community.

CC.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.

CC.4. Provide public open space and park space where there is an existing park shortage or a need to preserve open space, natural areas or scenic views.

CC.5. Cooperate with other jurisdictions, agencies and organizations to develop joint-use and multiuse facilities that benefit and address the recreational and social needs of a multigenerational community.

Neighborhoods

CC.6. Promote the creation of unique community gathering places that are inviting, walkable, attractive and vibrant and offer commercial, entertainment or cultural activity.

CC.7. Support the development of diverse housing types within the community.

CC.8. Foster development of complete neighborhoods with easy access to transportation and employment options, and commercial areas that offer amenities and services for residents' daily needs.

CC.9. Promote community interaction by planning for public land uses, such as parks, schools and other civic uses to act as the focus of neighborhoods.

CC.10. Support the development of a range of public activities that foster a sense of community and create common places to gather.

Lifelong Learning

CC.11. Provide access to arts, library and cultural amenities to benefit the entire community including residents, businesses and visitors.

CC.12. Continue to integrate public art into the design of Town parks, the public rights-of-way and other suitable locations.

CC.13. Support existing arts, culture and performance venues and the creation of new arts and cultural exhibition space within the Town.

CC.14. Encourage quality public spaces, public art and activities that celebrate the history of Oro Valley and help build a sense of community.

CC.15. Promote higher and continuing education opportunities in Oro Valley.

CC.16. Participate in cooperative efforts of local, state and federal educational programs to ensure that the community's education needs are met and is of high quality.

CC.17. Support the Oro Valley Public Library as a central attraction and resource in the community.

CC.18. Cultivate community leaders by providing engagement opportunities for all age groups.

CC.19. Provide ongoing and easy access to Town information and resources.

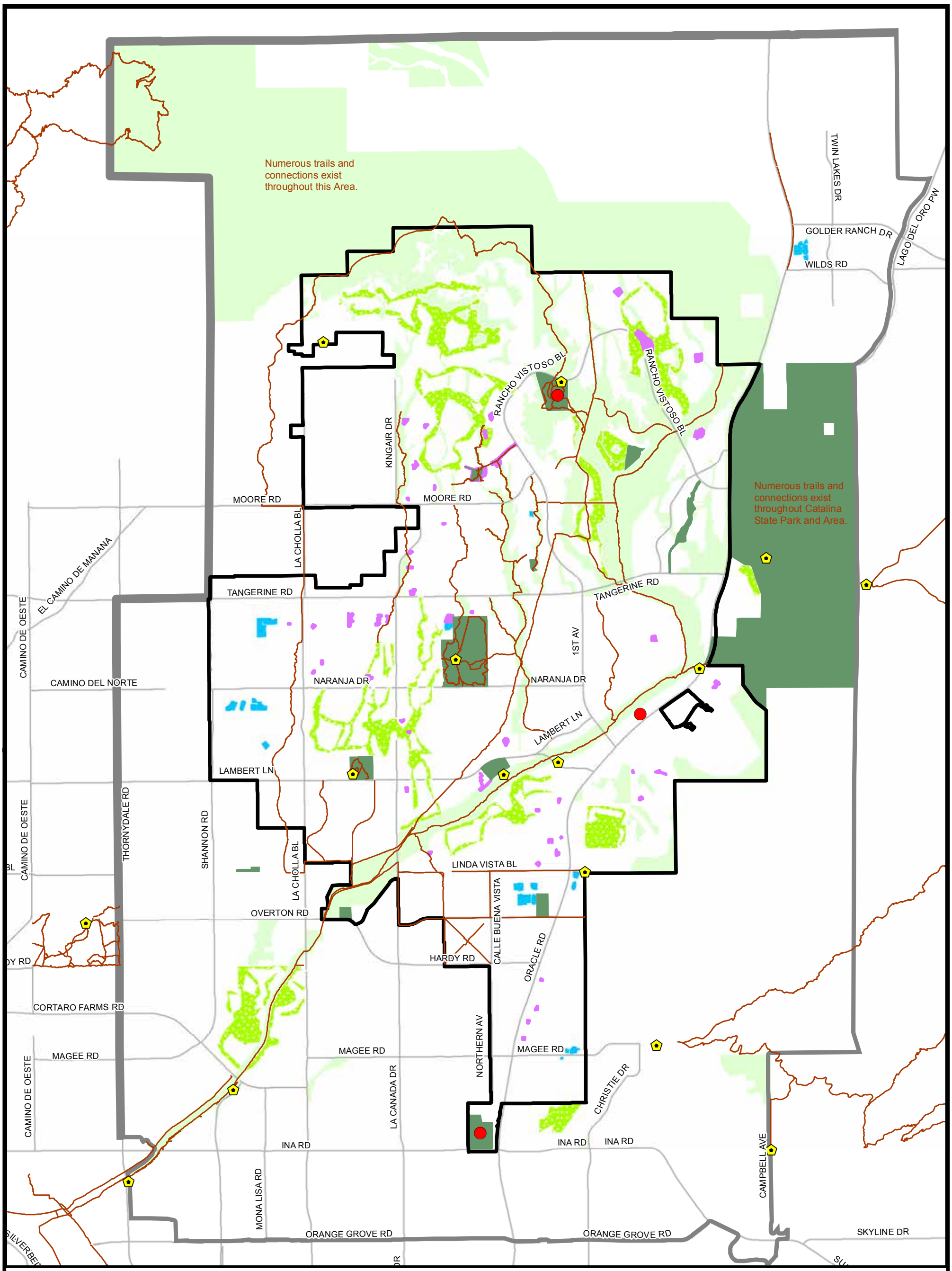
Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

COMPLETE COMMUNITY - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Complete Community chapter with other chapters.

		POLICY #	PAGE #
COMMUNITY	Economy	E.4.	20
	Complete Community		
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources	SD.1., SD.2., SD.6.	33
	Water Resources		
	Cultural Resources	CR.2., CR.3.	36
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.7., LU.9.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.7., I.10.	56



Parks & Recreation Map

- Trailhead
- Cultural Resource
- Trail
- Open Space
- Public Park
- Semi-public Parks & Recreation
- Golf Course
- Public School Field
- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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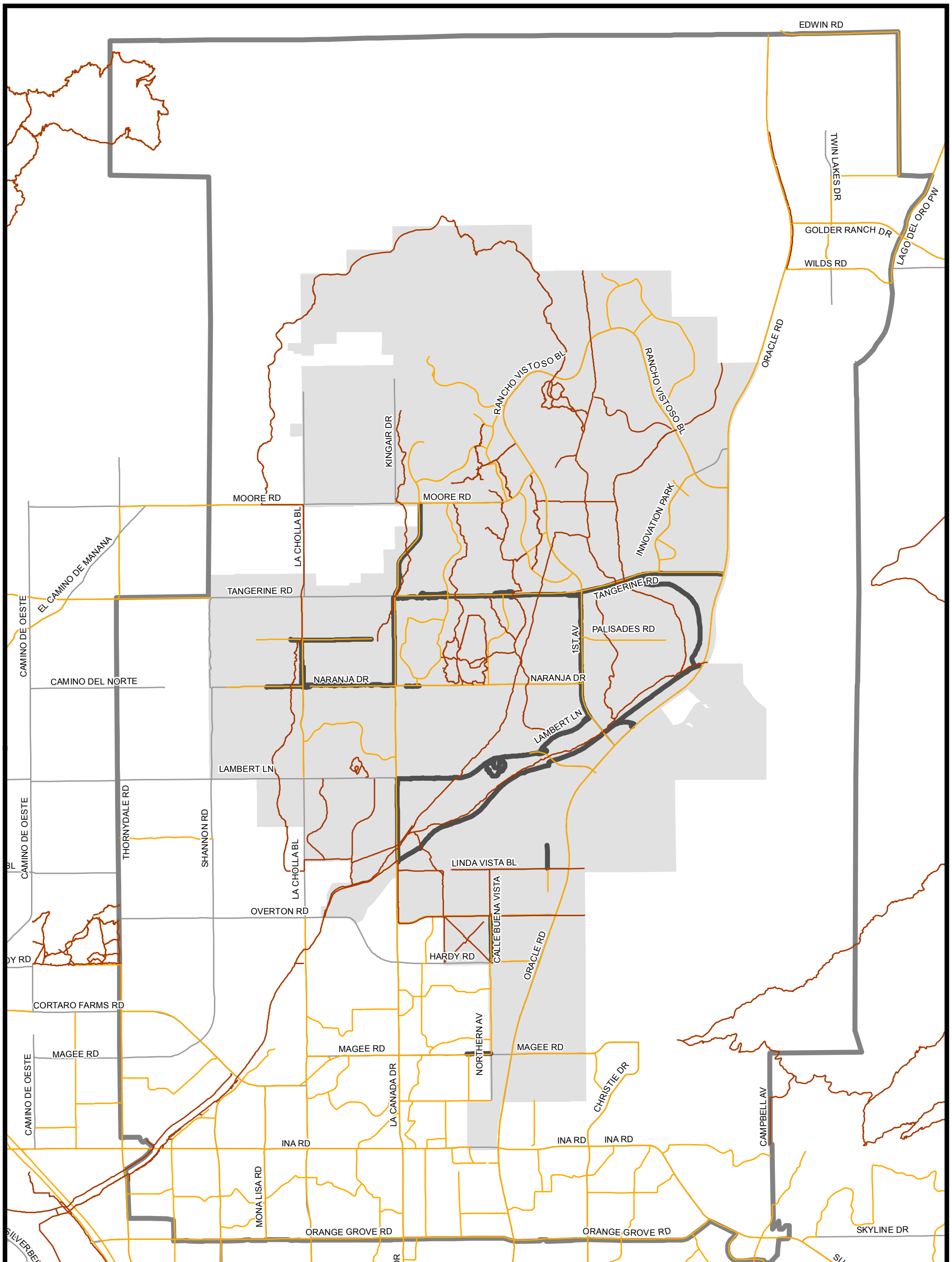
August 2015



Bicycle Routes and Trails Map

- Trail
- Bike Route
- Paved Shared Use Path
- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

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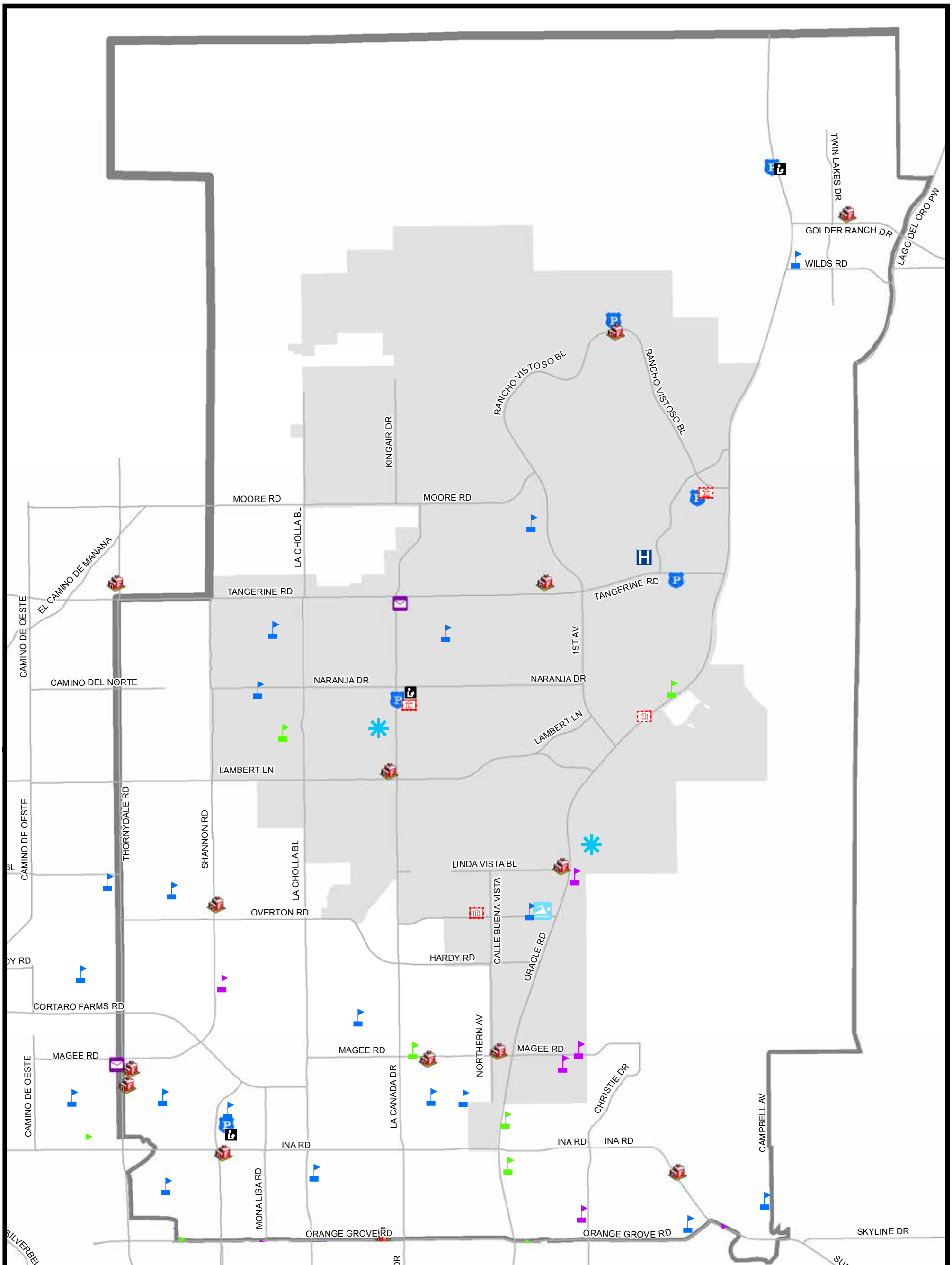
August 2015



Public Facilities Map

- Government Building
- Police Station
- Fire Station
- Aquatic Center
- Oro Valley Community and Recreation Center
- Hospital
- Library
- Post Office

Schools

- Public
- Charter
- Private

- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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August 2015

3.7. TOWN SERVICES, BUILDINGS AND FACILITIES FOCUS

Discussion

This section addresses community goals related to Town services, buildings and facilities. Oro Valley is well known for its safe environment and high-quality services. The residents of Oro Valley have expressed a strong desire to maintain safety and services in the community, while also looking to the future and establishing education and response programs and emergency planning. Additionally, our community desires to maintain and improve Oro Valley's physical assets, buildings and facilities. A map of Oro Valley's public facilities can be found on the preceding page.

Policies

TS.1. Provide effective public safety education, preparation and emergency services for emergencies and natural disasters.

TS.2. Provide effective public safety services to respond to and recover from emergencies and natural disasters.

TS.3. Protect vulnerable populations (e.g., children, seniors and those with disabilities) and provide for the security of community members through community and police support.

TS.4. Continue emergency preparedness planning to address utility shortages, outages or disruptions.

TS.5. Coordinate community safety and land use planning in order to reduce sources of conflict and nuisance crime through design, regulation and management.

TS.6. Coordinate land use and public facility planning to appropriately locate public facilities in safe locations that can effectively respond to emergencies.

TS.7. Plan for, manage and maintain Oro Valley's assets, including streets, infrastructure and facilities to ensure long-term value to the community.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

TOWN SERVICES, BUILDINGS AND FACILITIES - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the Town Services, Buildings and Facilities section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.6.	20
	Complete Community		
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources	WR.1.	35
	Cultural Resources		
	Clean Environment	CE.1., CE.2., CE.4	37
DEVELOPMENT	Land Use and Design	LU.2., LU.4., LU.6.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.1., I.2., I.3., I.4., I.7., I.8., I.12.	56

4. ENVIRONMENT

4.1. INTRODUCTION

Oro Valley's greatest assets are its natural environment, resources and beauty. Our community enjoys scenic views in nearly every direction. By day, mountaintops tower to the east and to the north. At night, the dark sky is full of stars with little light pollution. Wildlife corridors enhanced by native vegetation cross the area. Cultural resources are abundant, with more than 185 archaeological sites identified. Because the natural environment of Oro Valley is so unique, we place high value on using water and energy resources wisely and promote efforts to keep our air clean.

Oro Valley's exceptionally rich wildlife and vegetation are a big part of the region's appeal. The area is crisscrossed with washes and arroyos that are dry most of the year, but are essential for handling the large volumes of water that flow through the area during the region's rainy seasons. When dry, the washes and arroyos provide vital wildlife habitat and serve as natural buffers to development.

We cherish Oro Valley's open space that serves to focus development in areas where it is planned and encouraged. The rolling terrain is an attractive landscape that offers opportunities for creativity in planning, conservation and development. Including native trees to shade roadways and walkways that connect natural areas will ensure the healthy lifestyle valued by our community.

Other important parts of Oro Valley's environment are the range of cultural resources from prehistoric villages to historic archaeological sites. Preservation and maintenance of these resources is key to retaining the region's character and heritage and ensuring that they are maintained for the education and experience of future generations.

While protecting the natural environment, our community also encourages sustainable growth and development in the Planning Area. Since Oro Valley is in the Sonoran Desert, water policies that are long term and focus on conservation and regional planning are a priority.

Sustainable practices include those that:

- Promote greater energy independence
- Encourage renewable energy programs
- Encourage use of transit
- Reduce air pollution

Information on existing conditions related to the topics of this chapter can be found in a companion document, the Y***our Voice, Our Future*** Background Report, as described in Appendix 8.3.

4.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter contains topics important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Environment chapter's relationship to other chapters.

ENVIRONMENT - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the environment section with other sections.

	SONORAN DESERT RESOURCES	WATER RESOURCES	CULTURAL RESOURCES	CLEAN ENVIRONMENT
COMMUNITY				
Economy			✔	
Complete Community	✔		✔	
Town Services, Buildings and Facilities		✔		✔
ENVIRONMENT				
Sonoran Desert Resources		✔		✔
Water Resources	✔			✔
Cultural Resources				
Clean Environment	✔	✔		
DEVELOPMENT				
Land Use and Design	✔	✔	✔	✔
Development, Growth Areas and Special Planning Areas				
Infrastructure	✔			✔

4.3. LEARNING FROM THE COMMUNITY

Phase 1 of the ***Your Voice, Our Future*** project included extensive and innovative outreach to residents and a tremendous effort to gather input from all segments of the Oro Valley community. The result was the Vision and Guiding Principles that serve as the foundation of ***Your Voice, Our Future.*** During Phase 2, three committees divided up the three main categories of the Plan and developed goals, policies and actions for each. Their hard work will guide Oro Valley decisions for the next 10 years.

The Environment committee, that built the Environment chapter, was made up of 13 residents who met seven times from September to December of 2014. They reviewed background information, brainstormed ideas and offered their contributions to shape the Plan.

Working from the community's Vision and Guiding Principles, this group developed broad environmental goals, as well as specific policies and actions, related to the Sonoran Desert, water and cultural resources, and a clean environment. Their work is represented in each section of this chapter.

Many of the actions will move forward through careful planning and will use existing resources, while others may wait until funds become available. The community will be continuously engaged in conversations about funding.

4.4. ENVIRONMENT GOALS

Following is a list of goals that support the achievement of the long-term vision for the environment.

The people of Oro Valley strive for:

K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

L. A high-quality, safe and reliable water supply that meets long-term needs for the community while considering and the natural environment.

M. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage.

N. High environmental quality, including meeting or exceeding all federal and state standards for air and water quality in cooperation with other local jurisdictions.

O. Responsible use of energy and water resources for the current and future benefit of the community.

P. Efficient and responsible management of trash and recyclable material for the current and future benefit of the community.

Sheriff John Nelson, Sutherland Wash Rock Art District, 1915

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

4.5. SONORAN DESERT RESOURCES FOCUS

Discussion

This section addresses environment goals related to open space, natural resources and views. Oro Valley highly values the Sonoran Desert and strives to conserve and protect its resources. Additionally, the community desires to connect open spaces to establish an environment enjoyable for all.

Policies

SD.1. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents and visitors while recognizing our place in the larger ecosystem.

SD.2. Protect and provide connections between contiguous environmentally sensitive lands within the Town, including key habitat areas and significant natural resource areas.

SD.3. Conserve Oro Valley's natural resources in a comprehensive manner.

SD.4. Protect and conserve healthy native vegetation during the development process.

SD.5. Provide information to the public, including businesses and developers, on means to protect and conserve resources.

SD.6. Protect scenic corridors, public park and trail view sheds, and the distinctive visual character and visual appeal of Oro Valley.

SD.7. Enhance, protect, create and restore native biological habitats, especially along washes, groundwater basins, recharge areas and wildlife corridors, in order to benefit native plant and wildlife habitat and species movement, minimize the negative impacts of invasive species and provide protection from flood risk.

SD.8. Encourage development project designs that connect wildlife habitat areas, avoid disturbing significant wildlife habitat and minimize the overall impacts on wildlife habitat areas.

SD.9. Provide for the safe movement of wildlife near man-made features which may potentially disconnect wildlife corridors.

SD.10. Strive to protect the public and environment from the threats and risks of stormwater surges and potential negative impacts of contaminants from runoff.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

SONORAN DESERT RESOURCES - POLICY INTEGRATION TABLE

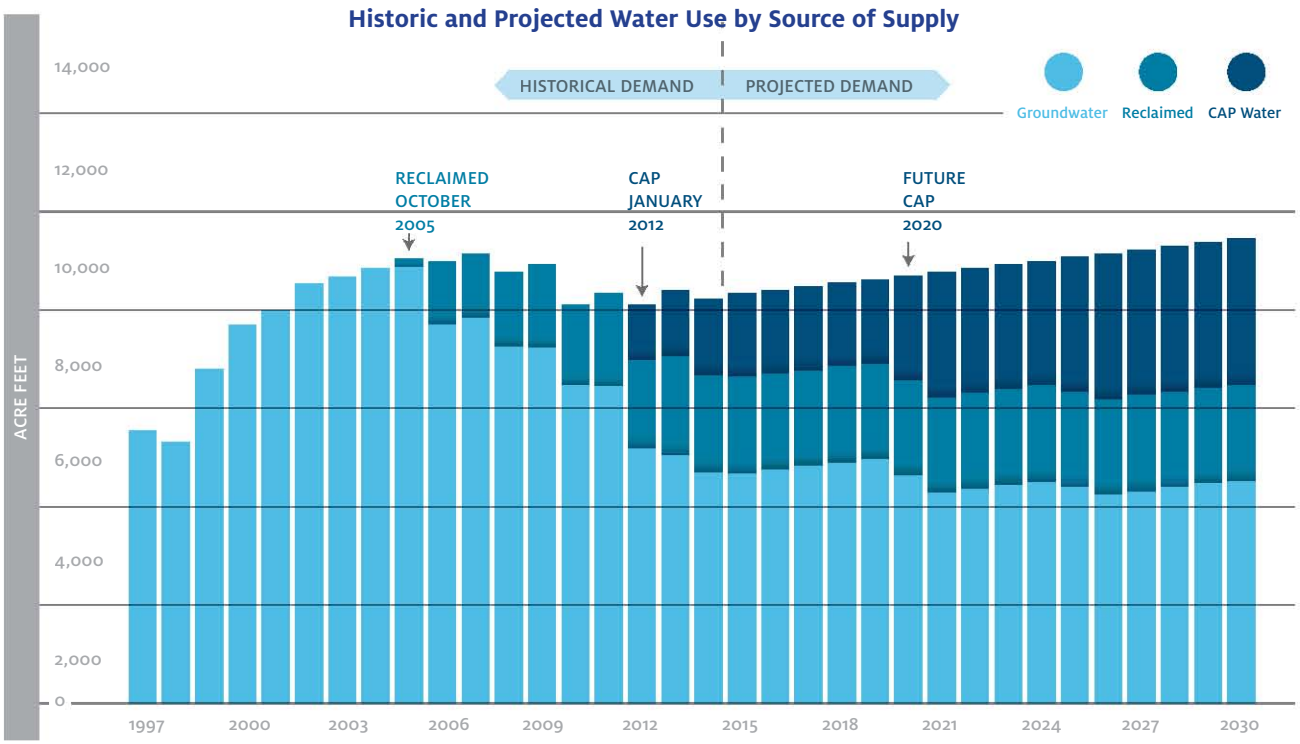
The following table depicts overlap between the policies of the Sonoran Desert Resources section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community	CC.3., CC.4.	21
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources	WR.4.	35
	Cultural Resources		
	Clean Environment	CE.2.	37
DEVELOPMENT	Land Use and Design	LU.1., LU.2.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.6.	56

4.6. WATER RESOURCES FOCUS

Discussion

This section addresses environment goals related to Oro Valley's water resources. Topics include supply, conservation, quality, sustainability, protection and groundwater recharge. Due to Oro Valley's location in a desert climate, water is a valued resource. Oro Valley carefully plans for future water use and, when growth is projected, evaluates available water supplies.



Oro Valley Water Utility

Policies

WR.1. Ensure the long-term water resource supply and groundwater conservation for present and future Water Utility customers.

WR.2. Ensure water quality for Water Utility customers that meets or exceeds federal and state regulatory requirements.

WR.3. Utilize alternative water sources, such as Central Arizona Project water and effluent, and conservation techniques to attain sustainable groundwater production rates and reduce groundwater level declines.

WR.4. Protect aquifer recharge areas and wellheads, especially those used to provide public water supplies.

Policy: Identifies a direction or path to help achieve the goals.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

WATER RESOURCES - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Water Resources section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community		
	Town Services, Buildings and Facilities	TS.7.	27
ENVIRONMENT	Sonoran Desert Resources	SD.7.	33
	Water Resources		
	Cultural Resources		
	Clean Environment	C.E.1.	37
DEVELOPMENT	Land Use and Design	LU.2.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure		

4.7. CULTURAL RESOURCES FOCUS

Discussion

This section addresses environment goals to preserve cultural resources. Cultural resources are the physical evidence of past human activity that have scientific, historic and cultural value. Cultural resources may also be places that are important to living people, such as locations where Native Americans conduct traditional activities. They include prehistoric and historic sites, buildings, objects, features, structures and locations. Cultural resources are non-renewable. Once destroyed, they cannot be returned to their original state.

Policies

CR.1. Identify, preserve and interpret significant cultural resources within Oro Valley and the larger planning area.

CR.2. Provide appropriate public access to and education about Oro Valley's cultural resources in order to enrich the sense of community.

CR.3. Build and maintain partnerships with federal, tribal, state and local agencies and community organizations to preserve or rehabilitate and to celebrate culturally significant Town structures, records and places.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

Angela Mia De la Vega, Family Ride. Cañada del Oro River Park Path, behind Steam Pump Village

CULTURAL RESOURCES - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Cultural Resources section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.3.	20
	Complete Community	CC.9., CC.10., CC.11., CC.13.	21
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources		
	Cultural Resources		
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.1.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure		

Oro Valley Town Hall

4.8. CLEAN ENVIRONMENT FOCUS

Discussion

This section addresses environment goals related to creating and maintaining a clean environment. The Oro Valley community strives to positively impact the environment and lead by example through education and other efforts. These include promoting energy efficiency, water conservation, recycling, reducing air pollution and other efforts that will ultimately make Oro Valley cleaner and healthier. These efforts may start small, with the participation of only our community, but with cooperation from other communities and partners, they could result in a much larger regional impact.

Policies

CE.1. Lead by example in energy efficiency, water conservation, recycling, alternative fuel and solar projects in municipal facilities and operations.

CE.2. Encourage pollution prevention, waste minimization and recycling in all sectors of municipal, business, institutional and residential operations throughout the Town.

CE.3. Lead efforts which contribute to regional reduction in air pollution and greenhouse gas emissions.

CE.4. Increase energy savings through increased education and gains in efficiency, conservation and use of renewable resources throughout the community.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

CLEAN ENVIRONMENT - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Clean Environment section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community		
	Town Services, Buildings and Facilities	TS.7.	27
ENVIRONMENT	Sonoran Desert Resources	SD.10.	33
	Water Resources	WR.3.	35
	Cultural Resources		
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.2.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.6., I.13.	56

Konried Muench, Mystery of Discovery, Ventana Medical Systems, Inc.

5. DEVELOPMENT

5.1. INTRODUCTION

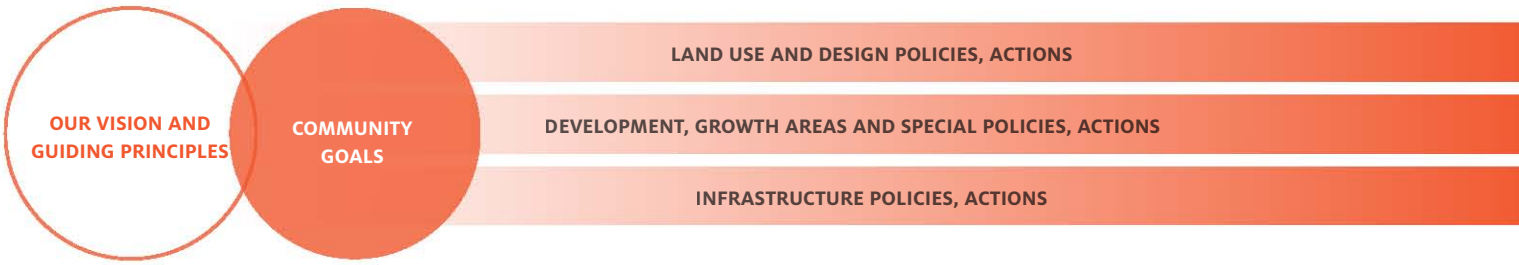
The people of Oro Valley highly value the scenic and natural environment. We also recognize that as the area's population increases, development is also likely to increase. Since this may result in pressure to build on more sensitive areas, our community promotes and supports future land use that is in harmony with the region's native setting and character. Achieving harmony will require coordinating sustainability principles, development guidelines and the needs of current and future residents.

Balancing our valued natural environment with the need for new residential and commercial development will be accomplished with abundant input from residents, as well as developers and businesses. With new development and population growth, service and facility needs are likely to increase. This will result in the need to determine how to pay for them and how to recover those new costs. Thoughtful conversation and planning will allow for accomplishing our goals, leading to a high quality of life and a sustainable future for Oro Valley.

The community encourages developers to:

- Create complete neighborhoods where facilities are connected to each other and residents have access to parks and open space.
- Use design and construction methods that conserve energy and protect air and water quality.
- Plan for energy efficient and environmentally sensitive development that will promote economic opportunities and employment.

Lastly, we value having a variety of transportation options, both within our community and connecting with the wider region that will provide easy access and efficient mobility.



Information on existing conditions related to the topics of this chapter can be found in a companion document, the *Your Voice, Our Future* Background Report, as described in Appendix 8.3.

5.2. RELATIONSHIP WITH OTHER CHAPTERS

Each chapter contains goals and policies important to the Oro Valley community. Because these topics are important and complex, they appear in the policies of multiple chapters. The table below describes the Development chapter's relationship to other chapters.

DEVELOPMENT - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the development section with other sections.

	LAND USE AND DESIGN	DEVELOPMENT, GROWTH AREAS AND SPECIAL PLANNING AREAS	INFRASTRUCTURE
COMMUNITY			
Economy	✔	✔	✔
Complete Community	✔		✔
Town Services, Buildings and Facilities	✔		✔
ENVIRONMENT			
Sonoran Desert Resources	✔		✔
Water Resources	✔		
Cultural Resources	✔		
Clean Environment	✔		
DEVELOPMENT			
Land Use and Design			✔
Development, Growth Areas and Special Planning Areas			
Infrastructure	✔		

5.3. LEARNING FROM THE COMMUNITY

Phase 1 of the ***Your Voice, Our Future*** project included extensive and innovative outreach to residents and a tremendous effort to gather input from all segments of the Oro Valley community. The result was the Vision and Guiding Principles that serve as the foundation of ***Your Voice, Our Future.*** During Phase 2, three committees divided up the three main categories of the Plan and developed goals, policies and actions for each. Their hard work will guide Oro Valley decisions for the next 10 years.

The Development committee, that built the Development chapter, was made up of 15 residents who met eight times from January to April of 2015. They reviewed background information, brainstormed ideas and offered their contributions to shape the Plan.

Working from the community's Vision and Guiding Principles, this group developed broad development goals, as well as specific policies and actions, related to land use, design, development, growth areas and infrastructure. Their work is represented in each section of this chapter.

Many of the actions will move forward through careful planning and will use existing resources, while others may wait until funds become available. The community will be continuously engaged in conversations about funding.

5.4. DEVELOPMENT GOALS

Following is a list of goals that support the achievement of the long-term vision for development in Oro Valley.

The people of Oro Valley strive for:

Q. A built environment that creatively integrates landscape, architecture, open space and conservation elements to increase the sense of place, community interaction and quality of life.

R. An integrated and connected transportation network that enhances mobility for people and goods.

S. Diverse transportation choices that are safe, user-friendly, efficient and accessible and that maintain the lifestyle of residents, and support employees, visitors and the local economy.

T. Sustainable and innovative public services and utilities which serve the current and future needs of the community.

U. Conservation of natural and cultural resources through effective land use and transportation planning, design, construction and management.

V. Neighborhoods that include access and effective transitions to open space, recreation and schools and that are supported by shopping and services which meet daily needs.

W. Full recovery of the costs of services that serve new development.

X. Effective transitions between differing land uses and intensities in the community.

Y. Development opportunities and a transportation network that balance support for a growing economy with conservation of open space, water and natural resources and energy consumption.

Goal: The desired result or the envisioned future. A goal answers the question: *"What do we strive for?"*

5.5. LAND USE AND DESIGN FOCUS

Discussion

This section addresses topics related to the use of land and design. These topics are critical to the many qualities of the community, including how it looks, feels and functions. The Oro Valley community recognizes the importance of natural, scenic and cultural resource conservation in sustaining Oro Valley's identity as a desired place to live, work and visit. Our community also values strong neighborhoods and a planned built environment that contribute to a high quality of life. Policies addressing land use and design will shape and determine the future development of Oro Valley.

Policies

Conservation of Natural Resources

LU.1. Promote land use development practices and programs that conserve and minimize impacts to natural and cultural resources.

LU.2. Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas.

LU.3. Reduce heat absorption by buildings, parking surfaces and in outdoor public areas.

LU.4. Promote outdoor lighting that enhances safety and circulation, and beautifies landscapes while minimizing impacts to adjacent properties or reduces public enjoyment of the night sky.

Neighborhoods and Quality of Life

LU.5. Provide diverse land uses which meet the Town's overall needs and effectively transition in scale and density adjacent to neighborhoods.

LU.6. Improve the small-town character, design and safety of the built environment.

Planned Built Environment

LU.7. Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.

LU.8. Encourage the development of master planned communities which include suitable residential and commercial uses.

LU.9. Promote the design of cohesive developments that enhance and promote the pedestrian experience.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

LAND USE AND DESIGN - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Land Use and Design section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.4.	20
	Complete Community	CC.1., CC.8., CC.9.	21
	Town Services, Buildings and Facilities	TS.5., TS.6.	27
ENVIRONMENT	Sonoran Desert Resources	SD.3.	33
	Water Resources	WR.1.	35
	Cultural Resources	CR.1.	36
	Clean Environment	CE.1.	37
DEVELOPMENT	Land Use and Design		
	Development, Growth Areas and Special Planning Areas		
	Infrastructure	I.7., I.8., I.10.	56

5.6. LAND USE MAP

The Land Use Map for this Plan shows the proposed general uses of land within Oro Valley. It is the official Oro Valley policy on how land is distributed or set aside for different uses. This designation of land uses is shown on the General Plan Land Use Map by using various colors and patterns, each showing a specific category or type of land use. The boundary lines between land use areas are shown as precisely as possible, and generally follow property lines, washes and/or roads.

The General Plan Land Use Map offers broad guidance on the use of land, while Oro Valley's Zoning Map shows land use areas covered by ordinances and is much more detailed. Ultimately, the Zoning Code and Map regulates the development of land. That means the General Plan Land Use Map should not be used for determining the official amount of development anticipated on a property.

The Land Use Map in this Plan was revised from the previous version with the help of the ***Your Voice, Our Future*** Development Committee. The committee reviewed the map and evaluated a few individual property requests. Most of the designations on the map remain the same. A small number of additional changes were made to accurately reflect existing development.

Land Use Standards

On the next pages are brief explanations of Oro Valley's land use designations. Land use designations describe what kind of development is intended for an area as well as the anticipated uses in each designation. These land use designations should be referenced in conjunction with the Land Use Map, which guides development potential.

Part of what describes a land use designation, and what can be built on land of a certain designation, is either the residential density or the commercial building intensity. Residential density is the number of homes per acre. Commercial building intensity is the ratio of building square footage to property square footage. Both residential density and commercial building intensity are measures of how concentrated development can be on a site. Generally, higher density or intensity results in more infrastructure ready to address traffic, sewer, and other impacts.

To better understand land use designations, this section explains how residential density and commercial building intensity are calculated.

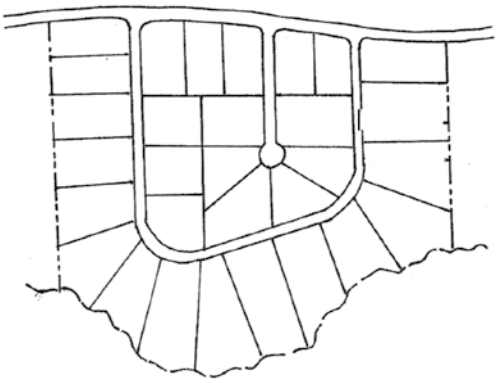
Residential Density

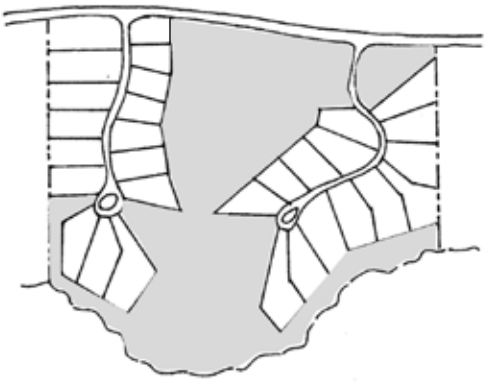
Residential density is the allowable range of dwelling units (or homes) per acre. This establishes the appropriate number of homes for a future residential development. The residential density range is determined by:

Acreage of property	X	Homes per acre (low end)	=	Minimum number of homes
Acreage of property	X	Homes per acre (high end)	=	Maximum number of homes

For example, below is a 100 acre property designated Rural Low Density (0 – 0.3 homes per acre). This property would yield a maximum of 30 homes. These 30 homes could be distributed evenly across the 100 acres on 3.3 acre lots (see image below to the left), or lot sizes may be smaller (see image below to the right). Both developments have the same residential density.

100 Acres	X	0.3 homes per acre (high end)	=	Maximum 30 homes





Residential density ranges are used to align the development of an area with the anticipated population. Residential population density estimates the number of people per acre in a residential development. It is calculated by multiplying the maximum number of homes per acre by the average number of people per home. The average for this plan is assumed to be 2.4 people per home, based on US Census estimates through 2013.

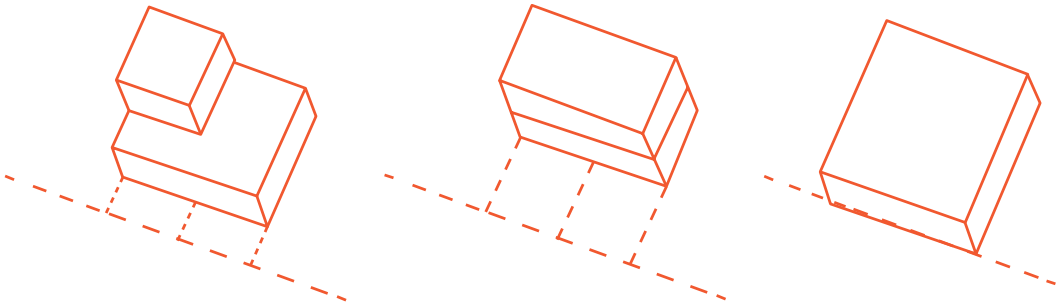
Commercial Building Intensity

Commercial building intensity is the maximum allowable floor-area ratio or FAR. This is the ratio of total building square footage on a property relative to the property square footage. This serves to establish the appropriate building size for a future commercial development.

The diagram below shows how buildings of one and two stories could be developed on a given lot with an FAR of 1.00. For example, on a 10,000 square foot lot, an FAR of 1.00 would allow 10,000 square feet of building floor area to be built, regardless of the number of stories. The building could be built with two stories of 5,000 square feet each, or one story of 10,000 square feet.

10,000 building square footage : 10,000 property square footage FAR 1 : 1 or 1.0

If this same 10,000 square foot lot had an FAR of 0.50, then 5,000 square feet of floor area could be built. An FAR of 0.25 would allow 2,500 square feet.



Various Building Configurations Representing an FAR of 1.00

Land Use Designations

The Land Use Map of this Plan includes 18 land use designations to depict the types of land uses that will be allowed in Oro Valley. These designations are policy recommendations only and may not reflect the actual zoning designation of a property. No decisions regarding land use purchases or future construction should be based solely on these designations. For information regarding the most current zoning entitlements on a property, refer to the official Zoning Map and the Zoning Code available at the Town Clerk's Office or website.

A brief description of the intent of each of the land use designations appearing on the Land Use Map is provided below. Note that emergency service uses (e.g. police and fire) may be permitted under all designations with appropriate review.
** See land use density and intensity standards description (page 43).*

Rural Low-Density Residential (R-LDR, 0-0.3 Dwelling Units per Acre, DU/AC)

This land use designation represents areas where single-family homes on large lots are intended. The lot sizes in this land use designation allow for substantial setbacks between individual homes in order to maintain a rural character and greatly retain the natural environment.

Homes in this land use designation can range up to of 0.3 DU/AC, an average of number of homes per acre. For example, a development 100 acres in size may have a maximum of 30 homes (see table below).

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	0.0 to 0.3 DU/AC	0 to 30

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

Low-Density Residential (LDR1, 0.4-1.2 DU/AC)

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.

Homes in this land use designation can range from 0.4 to 1.2 DU/AC, an average of number of homes per acre. For example, a development 100 acres in size may have 40 to 120 homes (see table below).

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	0.4 to 1.2 DU/AC	40 to 120

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

Low-Density Residential (LDR2, 1.3-2.0 DU/AC)

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.

Homes in this land use designation can range from 1.3 to 2.0 DU/AC, an average of number of homes per acre. For example, a development 100 acres in size may have 130 to 200 homes (see table below).

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	1.3 to 2.0 DU/AC	130 to 200

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

Medium Density Residential (MDR, 2.1-5.0 DU/AC)

This land use designation represents areas where single-family home, townhouse or patio home development is appropriate. The lot sizes in this land use designation allow for setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should be located close to schools, shopping and employment.

Homes in this land use designation can range from 2.1 to 5.0 DU/AC, an average of number of homes per acre. For example, a development 100 acres in size may have 210 to 500 homes.

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	2.1 to 5.0 DU/AC	210 to 500

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

High-Density Residential (HDR, 5.1+ DU/AC)

This land use designation represents areas where single-family home, mobile or manufactured housing (within the existing Highlands subdivision), townhouse, patio home and apartment development is appropriate. The lot sizes in this land use designation allow for relatively small setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should have major roadway (arterial) access near shopping and employment opportunities.

Homes in this land use designation can range upwards from 5.1, an average of number of homes per acre. For example, a development 100 acres in size may have 210 to 500 homes.

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	5.1+ DU/AC	510+

The development may have homes spread evenly across the 100 acres on larger lots or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre*.

Master Planned Community (MPC)

This land use designation represents areas where large developments with a mix of uses is planned and developed in a comprehensive manner with a unified design theme. Developments in this land use designation generally provide a range of uses including a variety of housing options, shopping and employment opportunities and recreational amenities with a safe and efficient network for automobiles, bicyclists and pedestrians.

Developments in this land use designation typically utilize Special Area Policies to customize the design and ensure compatibility with the surrounding environment. Any Land Use Map amendment proposal for this land use designation requires the submittal of a concept plan that must include, at a minimum, the specific types of land uses and transportation network.

Resort and Golf Course (RGC)

This designation represents areas where resorts, country clubs and golf courses are appropriate. Resorts may include hotel accommodations, restaurants, health clubs and recreational facilities. Country clubs do not include hotel accommodations. Golf course may include specific ancillary golf-related activities such as clubhouses, driving ranges, storage yards and short-term residential.

Neighborhood Commercial and Office (NCO, MAXIMUM Floor Area Ratio 0.30)

This land use designation represents commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores, and professional offices. Residential development may be included on a case by case basis.

Nonresidential development in this land use designation has a maximum FAR of 0.30. For example, a property with 10,000 square feet (sf) of land to use could have a total of 3,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.30	3,000 sf	1,500 sf	1,000 sf

Community/Regional Commercial (CRC, MAXIMUM Floor Area Ratio 0.40)

This land use designation represents commercial areas located at the intersections of major roadways (arterials). Uses intended to serve the larger metropolitan area are appropriate, such as general retail, department stores and large-scale commercial uses (such as big box stores).

Nonresidential development in this land use designation has a maximum FAR of 0.40. For example, a property with 10,000 square feet (sf) of land to use could have a total of 4,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.40	4,000 sf	2,000 sf	1,333 sf

Commerce/Office Park (COP, MAXIMUM Floor Area Ratio 0.50)

This land use designation represents areas where commercial, office, and/or light manufacturing is appropriate. These uses generally occur in a business park-type environment with clustered buildings and inward focused activity. Commerce parks often include a mix of light industrial, professional office, office/showroom, office/warehouse, retail services and related uses.

Nonresidential development in this land use designation has a maximum FAR of 0.50. For example, a property with 10,000 square feet (sf) of land to use could have a total of 5,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.50	5,000 sf	2,500 sf	1,666 sf

Public/Semi-Public (PSP, MAXIMUM Floor Area Ratio 0.50)

This land use designation represents areas where public or semi-public uses are most appropriate, which include churches, police/fire substations, Town facilities, and hospitals. Note that emergency service uses (e.g. police and fire) may be permitted under all designations with appropriate review.

Nonresidential development in this land use designation has a maximum FAR of 0.50. For example, a property with 10,000 square feet (sf) of land to use could have a total of 5,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.50	5,000 sf	2,500 sf	1,666 sf

Schools (SCH, MAXIMUM Floor Area Ratio 0.50)

This land use designation represents areas where schools, both public and private, are appropriate. Schools are places of general instruction where grades K-12 are taught, and junior and four-year colleges and universities. Public schools by state law are exempt and can be located in any land use designation.

Nonresidential development in this land use designation has a maximum FAR of 0.30. For example, a property with 10,000 square feet (sf) of land to use could have a total of 3,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1, 2, and 3-story building is listed in the table below.

Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.50	5,000 sf	2,500 sf	1,666 sf

Park (PARK)

This land use designation represents areas that have been developed or are intended to be developed as recreational facilities.

Open Space (OS)

This land use designation represents areas that are natural open space which have been preserved through zoning, conservation easements or public ownership.

National Forest (NF)

This land use designation only applies to the Coronado National Forest. Only non-motorized and non-mechanized recreational use is permitted.

The following three designations apply only to the Arroyo Grande Planning Area:

Master Planned Community (60% Open Space)

This land use designation refers to areas where large multi-use developments should be planned and developed in a comprehensive manner. A range of density may be allowed, but this designation allocates 60% acreage dedicated to open space.

Village Center (VC)

The purpose of the Village Center (VC) area is to establish a "town center" that will serve as a focal point for the Arroyo Grande Planning Area. The VC area will offer a variety of office, retail, service, educational, medical and public facilities integrated with medium- to high-density housing. The Village Center should include a centrally-located public plaza, green or square that provides a venue for community events and reinforces a sense of place.

Riparian

The designated riparian areas are intended to be managed and maintained as open space. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Roadway crossings must be designed to allow for safe wildlife movement. It is intended that all riparian designated areas will be preserved and protected by conservation easements or other legal means.

Land Use Designations and Zoning

The table below correlates land use and zoning designations. This is of general applicability and is provided here for informational purposes. The Environmentally Sensitive Lands and other zoning regulations may limit or impact actual development and accompanying lot sizes. This table should not be viewed as limiting or regulating development.

Land Use Designations		Related Zoning Designations
R-LDR	Rural Low-Density Residential (0-0.3 DU/AC)	R1-300 Single-Family Residential R1-144 Single-Family Residential
LDR1	Low-Density Residential (0.4-1.2 DU/AC)	R1-144 Single-Family Residential R1-72 Single-Family Residential R1-43 Single-Family Residential R1-36 Single-Family Residential
LDR2	Low-Density Residential (1.3-2.0 DU/AC)	R1-36 Single-Family Residential
MDR	Medium-Density Residential (2.1-5.0 DU/AC)	R1-20 Single-Family Residential R1-10 Single-Family Residential R-4 Townhouse Residential
HDR	High-Density Residential (5.1+ DU/AC)	R1-7 Single-Family Residential SDH-6 Site Delivered Housing R-4 Townhouse Residential R-4R Resort R-S Residential Service R-6 Multi-Family Residential
MPC	Master Planned Community	Multiple zoning designations may apply
RGC	Resort and Golf Course	Multiple zoning designations may apply
NCO	Neighborhood Commercial and Office	R-S Residential Service R-6 Multi-Family Residential C-N Neighborhood Commercial C-1 Commercial
CRC	Community/Regional Commercial	C-1 Commercial C-2 Commercial
COP	Commerce/Office Park	T-P Technological Park
PSP	Public/Semi-Public	Multiple zoning designation may apply
SCH	Schools	PS Private Schools
PARK	Parks	POS Parks and Open Space
OS	Open Space	POS Parks and Open Space
NF	National Forest	None – outside Town limits

Other zoning designations that may apply to multiple land use categories, or do not offer a direct correlation include:

Planned Area Districts

PRD = Planned Residential District
PAD = Planned Area District

Public facilities are permitted in any designation.

Supplementary Districts

TRCOD = Tangerine Corridor Overlay District
HDZ = Hillside Development Zone
ORSCOD = Oracle Road Scenic Corridor Overlay District
GCOZ = Golf Course Overlay Zone
RHOD = Riparian Habitat Protection Overlay District
AEZ = Airport Environs Zone
EEZ = Economic Expansion Zone

Land Use Map Boundaries

The General Plan Land Use Map includes land use designations, as described previously, as well as general boundaries.

Town Limits

The limits of the Town of Oro Valley are depicted on the Land Use Map. The actual Town is much smaller than the overall Planning Area. Ultimately, areas within the Town are under the control of Town regulations, including land use and zoning. Areas outside of the Town limits are subject to the regulations of their governing body, typically Pima County.

Planning Area

The Planning Area includes the areas within the Town limits as well as land outside the Town's current limits. The Planning Area also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as land within other jurisdictions or national forest land that the Town has no plans to annex. The Planning Area does not necessarily indicate an intention for annexation, but rather the interface with Town decision-making. Some of these areas may ultimately be annexed.

Urban Services Boundary

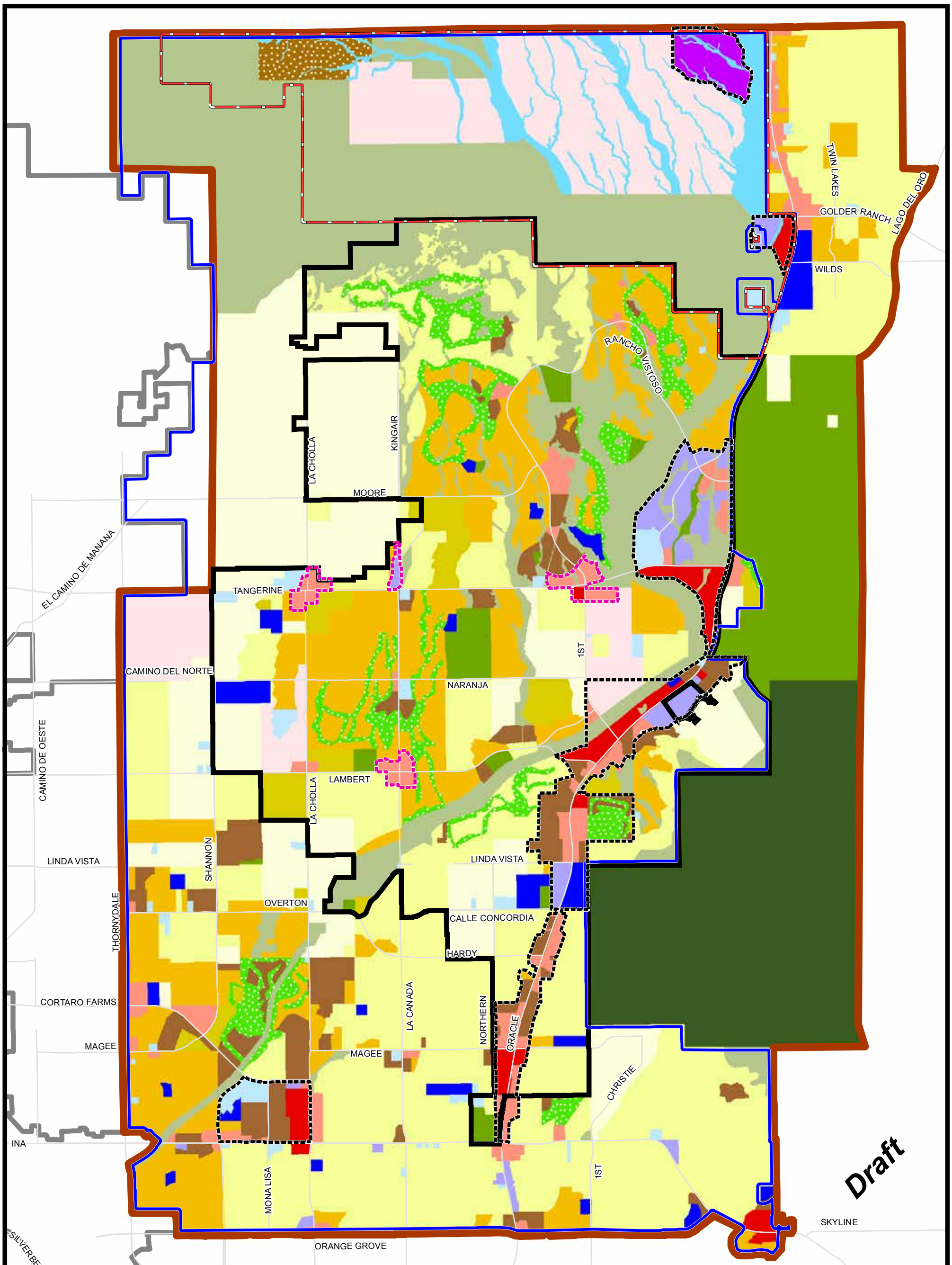
The Land Use Map delineates an Urban Services Boundary (USB) around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside of the USB. These areas should not receive any increase in density or land use intensity beyond what currently exists.

Land Use Map

The Land Use Map designates land within the Town according to the 18 designations described previously and summarized in table below.

Land Use Designations and Acreage Distribution

		TOWN LIMITS		PLANNING AREA	
Designation	Label	Acres	% of Total	Acres	% of Total
Rural Low Density Residential (0 - 0.3 DU/AC)	RLDR	3038.2	13.5	7251.4	11.5
Low Density Residential (0.4 - 1.2 DU/AC)	LDR1	4514.7	20.1	14650.5	23.2
Low Density Residential (1.3 - 2.0 DU/AC)	LDR2	787.2	3.5	981.0	1.6
Medium Density Residential (2.1 - 5 DU/AC)	LDR1	4064.2	18.1	6894.8	10.9
High Density Residential (5+ DU/AC)	HDR	957.1	4.3	2128.6	3.4
Master Planned Community	MPC	579.8	2.6	3904.5	6.2
Resort / Golf Course	RGC	1504.0	6.7	1847.4	2.9
Neighborhood Commercial / Office	NCO	873.9	3.9	1565.0	2.5
Community / Regional Commercial	CRC	418.8	1.9	662.7	1.1
Commerce / Office Park	COP	461.1	2.1	659.7	1.0
Public / Semi-Public	PSP	281.3	1.3	602.9	1.0
School	SCH	381.3	1.7	717.6	1.1
Park	PARK	513.2	2.3	3365.1	5.3
Open Space	OS	4074.0	18.1	10820.3	17.1
National Forest	NF	19.8	0.1	5401.7	8.6
Master Planned Community (60% Open Space)		0.0	0.0	326.1	0.5
Village Center	V	0.0	0.0	262.2	0.4
Riparian		0.0	0.0	1131.4	1.8
Total					



Town of Oro Valley Land Use

- Rural Low Density Residential (0 - 0.3 DU/AC)
- Low Density Residential (0.4 - 1.2 DU/AC)
- Low Density Residential (1.3 - 2.0 DU/AC)
- Medium Density Residential (2.1 - 5 DU/AC)
- High Density Residential (5+ DU/AC)
- Master Planned Community
- Master Planned Community (60% Open Space)
- Neighborhood Commercial / Office
- Community / Regional Commercial
- Commerce / Office Park
- Village Center
- Public / Semi-Public
- School
- Resort / Golf Course
- Open Space
- Park
- National Forest
- Riparian
- Tier 1 Growth Area
- Tier 2 Growth Area
- Urban Service Boundary
- Arroyo Grande Planning Area
- Oro Valley Town Limit
- General Plan Planning Area
- Marana Limit

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

This map is for illustration purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained on this map is accurate. For more information, please contact Town of Oro Valley Planning and Zoning staff.

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August 2015

Matthew Moutafis, The Spirit of Oro Valley, Steam Pump Village

5.7. DEVELOPMENT, GROWTH AREAS AND SPECIAL PLANNING AREAS FOCUS

Discussion

This section addresses goals related to development, growth and special areas. These topics are related in that they impact future growth in the community. Together they provide a big picture of recovering costs with new development and where growth may be concentrated or expected in the future.

Policies

DG.1. Require new development to pay its share toward the cost of additional public facility and service needs generated by new development, while balancing public and private interests in cost allocation.

DG.2. Continue to identify additional revenue sources that may provide supplemental revenues to ensure that infrastructure and services are maintained.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

DEVELOPMENT, GROWTH AREAS AND SPECIAL PLANNING AREAS - POLICY INTEGRATION TABLE
The following table depicts overlap between the policies of the Development, Growth Areas and Special Planning Areas focus section with other sections.

		POLICY #	PAGE #
COMMUNITY	Economy	E.6.	20
	Complete Community		
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources		
	Cultural Resources		
	Clean Environment		
DEVELOPMENT	Land Use and Design		
	Development, Growth Areas and Special Planning Areas		
	Infrastructure		

Growth Areas

As required by state statute, growth areas are areas "that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses." In other words, these areas are open for a range of more intensive development.

In recognition of the growth and development of Oro Valley, a two-tier system is proposed for all growth areas. These areas are represented on the Plan's Land Use Map.

Tier I Growth Areas are major commercial areas that serve the greater Oro Valley community and nearby counties and towns, and include:

- Oracle Road Corridor, from Orange Grove to the north end of Innovation Park
- Foothills Mall Area
- Arroyo Grande Village Center
- Arroyo Grande Office and Commercial

Tier II Growth Areas are neighborhood-focused commercial areas, supported by a variety of residential areas. These areas are intended to serve the immediate needs of residents, while limiting impact, and include the intersections of:

- First Avenue/Rancho Vistoso and Tangerine Roads
- La Cañada Drive and Tangerine Road
- La Cholla Boulevard and Tangerine Road
- La Cañada Drive and Lambert Lane

All Growth Areas should:

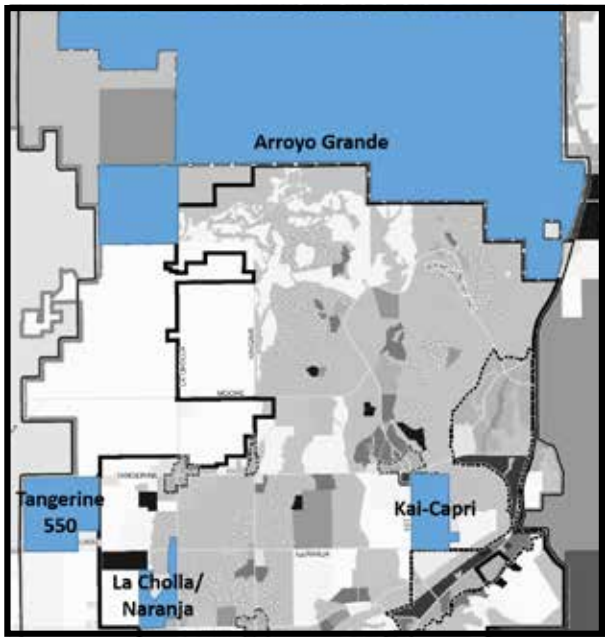
- Make automobile, transit and other types of transportation more efficient, make infrastructure expansion more economical and provide for a sensible pattern of land development.
- Conserve significant natural resources and open space areas in the growth area.
- Promote the public and private construction of timely and financially-sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

Special Areas

Special areas are properties that have received specific planning. This may be due to their size, location or other factors that increase their importance to the community. Special areas are generally environmentally sensitive or infill developments surrounded by existing neighborhoods.

These conditions often require a higher degree of refinement to ensure development that is compatible and sensitive with the area. Extra time is needed to develop consensus with neighbors through a series of neighborhood meetings.

The four existing special areas include: Arroyo Grande, Kai-Capri, La Cholla/Naranja and Tangerine 550 and are shown on the accompanying map. A brief description is included for each. All of the areas, with the exception of Tangerine 550, have special policies that have been adopted. These policies were adopted as part of previous General Plan Amendment processes and were agreed upon by stakeholders.



The four special areas are shown on the map for reference

Typically special area policies address concerns such as setbacks, building heights, screening and traffic management. These issues are then refined during the rezoning process. Existing special area policies can be found in Appendix 8.6. In the future, additional special planning areas may be identified and any changes that may be needed may be addressed through the process outlined in Chapter 7 of this Plan.

Much of the undeveloped land near Oro Valley is state trust land, which is managed by the Arizona State Land Department (ASLD). State trust land is managed to generate revenue for the public schools and other public institutions. The mission of ASLD includes optimizing economic return, consistent with sound stewardship, conservation and business management principles. State trust land is typically either leased for its highest and best use or sold to the highest bidder at public auction. State trust land near Oro Valley currently includes the Tangerine 550 area and the Arroyo Grande area.

ARROYO GRANDE

The Arroyo Grande Planning Area has unique land use designations and special policies developed through an extensive stakeholder process in 2007-2008 (See Appendix 8.6.1). The Arizona State Land Department (ASLD) also approved a concept plan for the Arroyo Grande area in 2007 which is not consistent with the ***Your Voice, Our Future*** General Plan. Further revisions related to Arroyo Grande will be addressed at a future time in partnership with ASLD. This would involve more public outreach that may include public forums and media coverage. Shared goals include balancing development with preserving open space. Future action is to begin negotiations with the state to pursue the annexation of the Arroyo Grande area.

KAI-CAPRI

The Kai-Capri area is located to the east of First Avenue, roughly from Tangerine Road to the Canyon del Oro Wash. It has been discussed in the community for a number of years. The previous General Plan from 2005 identified a number of special area plan policies, which are included without any changes in Appendix 8.6.2 of this document. This property has not been fully developed but will likely be finalized for development in the coming years.

LA CHOLLA/NARANJA

La Cholla/Naranja is a large area of approximately 194 acres at the southwest and northwest corners of La Cholla Boulevard and Naranja Drive. These two (2) separate requests were master planned as a single development. The area was under review as part of a General Plan amendment process in 2014-2015. Uses on the site were identified in a concept plan and include neighborhood commercial and office; low, medium and high density residential; and park uses (See Appendix 8.6.3).

TANGERINE 550

The area commonly referred to as Tangerine 550 (bounded by Tangerine Road, Thornydale Road, Camino del Norte and Shannon Road) is currently outside the Town of Oro Valley limits. However, this 550 acre section of land is currently being explored for annexation into the Town in cooperation with the Arizona State Land Department. The Land Use Map notes this area as "Master-Planned Community." It is anticipated that any changes to the land uses in this area will be completed in a cooperative public process.

5.8. INFRASTRUCTURE FOCUS

Discussion

This section addresses development goals relating to the community's infrastructure, including community services, utilities and transportation. These topics relate to how people use services and move around town. Together, in conjunction with land use, they determine the physical form of the community. A map of transit routes in Oro Valley can be found on page 60.

Policies

Community Services/Utilities

I.1. Accommodate community services and utilities that meet the larger community needs and goals.

I.2. Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process, to the extent reasonably possible.

I.3. Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed.

I.4. Accommodate growth in the community through long-range planning for services, utilities and other infrastructure.

I.5. Provide opportunities for high-quality telecommunication and broadband services to be located within the Town in order to support economic development, residential and business needs and community-wide goals.

I.6. Provide for safety, efficiency and environmentally sensitive design in stormwater systems.

Transportation/Circulation

I.7. Develop a safe, convenient and efficient multimodal transportation network that integrates amenities, provides access to services and destinations and links places where people live, work, shop and play.

I.8. Enhance the Town's community identity and character through roadway design that differentiates neighborhoods, key streets and important intersections.

I.9. Facilitate regional bikeway planning efforts to ensure that the Town's bikeway system is safe and connects with the neighboring communities and the regional bikeway system.

I.10. Foster opportunities for walking, biking and mass transit to places where people live, work, shop and play.

I.11. Promote a safe, integrated and comprehensive transit system that increases public access to mass transit and improves community mobility.

I.12. Support Oro Valley Transit Services in their goals to continue to build a positive, professional, and customer-responsive division that acts as the leading proponent and advocate for mobility.

I.13. Create opportunities for infrastructure that support electric, biofuel and CNG vehicles.

Action items directly relating to the implementation of these policies can be found in Chapter 6.

Policy: Identifies a direction or path to help achieve the goals.

INFRASTRUCTURE - POLICY INTEGRATION TABLE

The following table depicts overlap between the policies of the Infrastructure section with other sections.

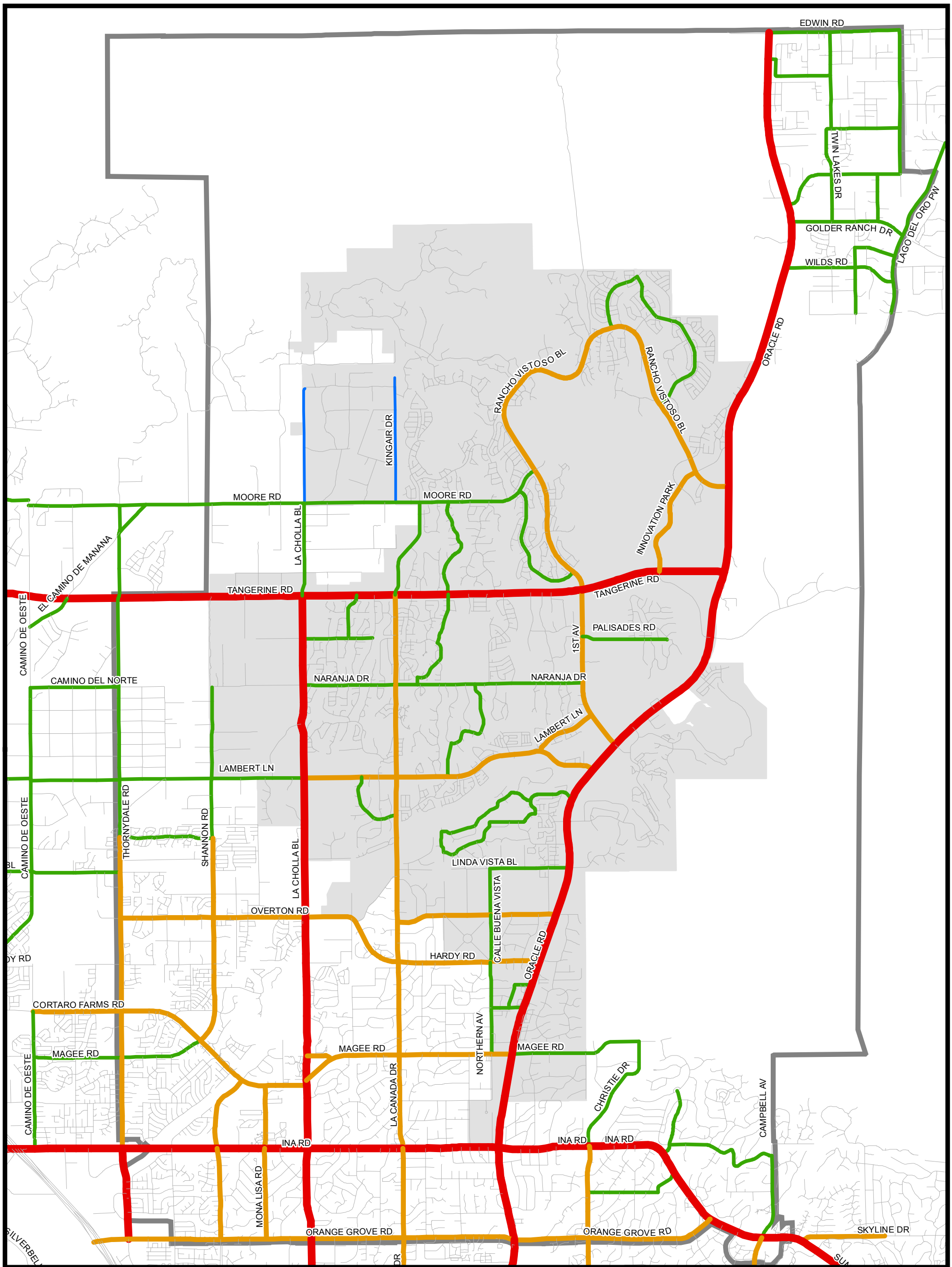
		POLICY #	PAGE #
COMMUNITY	Economy	E.2.	20
	Complete Community	CC.6., CC.8.	21
	Town Services, Buildings and Facilities	TS.7.	27
ENVIRONMENT	Sonoran Desert Resources	SD.10.	33
	Water Resources		
	Cultural Resources		
	Clean Environment		
DEVELOPMENT	Land Use and Design	LU.7. , LU.9.	41
	Development, Growth Areas and Special Planning Areas		
	Infrastructure		

Sun City Welcome Center

The Circulation Map depicts four roadway classifications: major arterial, minor arterial, collector (major and minor), and local. Each of these classifications is designated by the Arizona Department of Transportation based on the number of lanes, the average daily traffic (ADT) volume and the roadway's accessibility and mobility. Each classification covers a variety of functional and physical characteristics. The Circulation Map Classifications and Standards table below outlines the basic character of each classification in Oro Valley. Detailed cross-sections for each classification are shown in Oro Valley's Subdivisions Street Standards and Policies Manual.

Circulation Map Classifications and Standards

Street Classification	Service Function	Bike Facilities	Access	Medians	On-Street Parking	Sidewalks	Rights-of-Way
Major Arterial	Higher speeds, regional access.	Curbed bike route. Multi-Use Lane and/or Shared Use Path.	Access suburban centers.	Yes	None	None	150 – 300 ft.
Minor Arterial	Moderate speeds and trip lengths.	Curbed bike route. Multi-Use Lane and/or Shared Use Path.	Intra-community continuity.	Yes	None	Both sides on curbed streets.	75 – 150 ft.
Collector	Distribute trips from arterials to destination.	Curbed bike route. Multi-Use Lane.	May penetrate residential neighborhoods.	No	None	Both sides on curbed streets.	50 – 150 ft.
Local	Low speeds, through traffic discouraged.		Direct access, lowest traffic mobility.	No	One or both sides.	Both sides on curbed streets.	50 – 60 ft.



Circulation Map

Roads Functional Classification

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Street

- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County and the Arizona Department of Transportation

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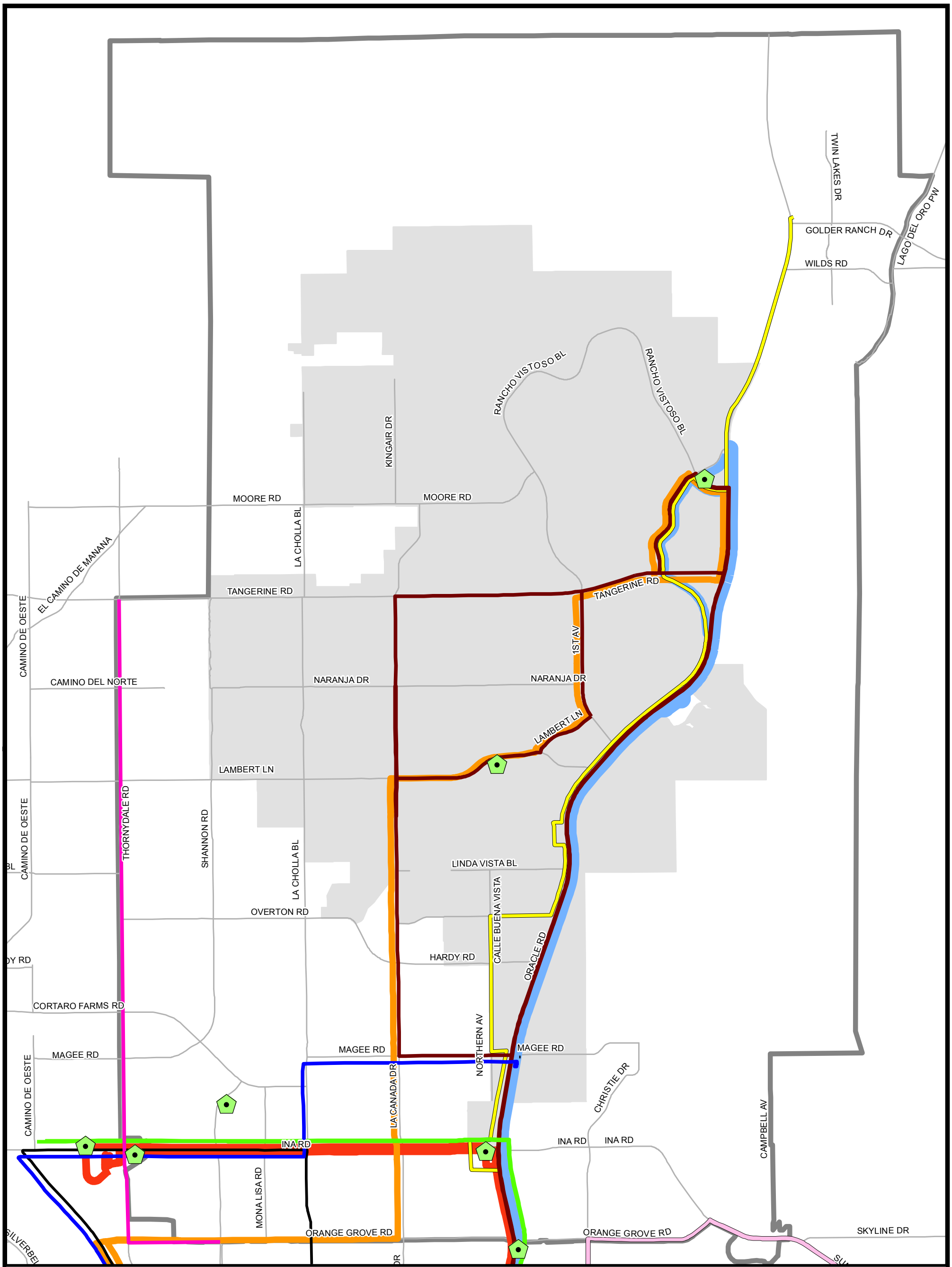

Transit Map

- Park & Ride
- Route 16: Oracle/12th Ave
- Route 102: Ina Road Express
- Route 103: Oldfather Express
- Route 105: Sunrise Express
- Route 107: Oro Valley Express
- Route 202: AeroPark Ina Express
- Route 203: Aeropark Oro Valley Express
- Route 312: Oro Valley Express
- Route 401: N. Oracle/Catalina
- Route 412: Thornydale/River

- Oro Valley Town Limit
- General Plan Planning Area

Draft

0 0.5 1 2 Miles

Source: This map was made with data from the Town of Oro Valley, Pima County.

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August 2015

6. GETTING TO WORK

6.1. PLANNING FOR ACTION

Your Voice, Our Future is different from previous Plans because the actions were created along with the goals and policies. This was intended to help bridge the gap between dreams and reality and set a concrete course of action. During the discussion and writing of this document, the ***Your Voice, Our Future*** committees identified specific actions they would like to see taken. These actions will ultimately fulfill the policies and goals.

It is anticipated that most of these actions will be addressed during the 10-year lifespan of the Plan. Many of the actions will move forward through careful planning and will use existing resources. Some actions will move forward when funds become available. The community will continuously be included in conversations about funding.

After the committees created the actions, a timeframe for completion and the Oro Valley departments that will complete them were determined. The information is intended to be somewhat flexible as priorities for each action may shift based on department work plans and resources. Every attempt will be made to be responsive and fair in carrying out the actions.

Although much responsibility for action lies with the Town, members of the Oro Valley community also have a shared role in making the Plan become a reality. The success of the community's vision depends on many people working together in the future.

6.2. *YOUR VOICE, OUR FUTURE* ACTIONS

The best plans cannot turn into reality without identified actions. Following is a list of all the ***Your Voice, Our Future*** actions. They are organized by topics related to chapters 3-5 of this Plan. Each action identifies which policies it covers, as well as a timeframe and responsible department. Responsible Oro Valley departments and other agencies are noted with the acronyms below:

- DIS: Development and Infrastructure Services
- F: Finance
- GRFD: Golder Ranch Fire District
- HR: Human Resources
- IT: Information Technology
- LS: Legal Services
- PC: Pima County
- PD: Police Department
- P&R: Parks and Recreation
- TC: Town Clerk
- TM: Town Manager's Office (Communications, Constituent Services, Economic Development)
- WU: Water Utility

The timeframe for completing actions is noted within following categories:

Ongoing: work that has been started or is continually maintained
Annual: work as part of a yearly process
Short: work to be completed within the 2 year timeframe after adoption of the ***Your Voice, Our Future*** General Plan
Medium: work to be completed within the 1-5 year timeframe after adoption of the ***Your Voice, Our Future*** General Plan
Long: work to be completed within the 4-10 year timeframe after adoption of the ***Your Voice, Our Future*** General Plan

Actions Related to Community (Chapter 3)

ECONOMIC DEVELOPMENT

No.	Actions	Policies Implemented	Timeframe	Responsibility
1	Maintain and periodically update the Town's strategies for economic development as part of the strategic planning process, which includes public input.	E.2.	Ongoing	TM
2	Utilize the Town's economic development programs to pursue and support uses and businesses that diversify and expand the local tax base, increase local employment and decrease the amount of tax dollars leaving the community.	E.2.	Ongoing	TM
3	Develop strategies to promote economic development that: • Support and retain existing businesses within the community and provide opportunities for synergy. • Promote and support Oro Valley core industries including tourism, aerospace, healthcare, bioscience and suppliers, clean light manufacturing and business services. • Attract start-up opportunities and jobs in a full range of businesses. • Explore opportunities for the development of a business incubator program. • Attract renewable energy technology research, manufacturers and installation industries. • Attract commercial, industrial and business park employment centers. • Support new and emerging technologies.	E.1., E.3.	Short Short Medium Short Medium Short Medium	TM
4	Evaluate and increase the community's economic opportunities while balancing community needs and desires through planning and analysis measures that: • Highlight deficiencies and barriers to economic development in growth areas and commercial corridors. • Change the Zoning Code such that economic opportunity both increases and remains equitable to the surrounding community. • Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas.	E.2., LU.5., LU.7.	Short Short Medium	TM DIS DIS
5	Develop strategies and resources to promote Oro Valley, by identifying and highlighting key assets such as: • Public safety, natural beauty, public art, infrastructure and sense of community. • Its ideal location for outdoor recreation and sports tourism. • Its community gathering places as premier destinations for retail, restaurants, entertainment and public art.	E.3., CC.6.	Medium	TM

6	Create private and public sector partnerships and programs for use, beautification, art displays or publicity on underutilized or vacant employment and retail centers.	E.2., CC.14.	Medium	DIS, TM
7	Develop strategies that promote a range of retail options, including regional-serving, neighborhood-serving and pedestrian-oriented, at appropriate locations.	E.3.	Medium	DIS, TM
8	Develop partnerships with Pima Community College, community organizations and local businesses in order to: • Identify needs for workforce training for a range of industries, such as biotechnology, technical education, trades, aerospace and clean energy technologies. • Identify needs for higher education in the community. • Connect skilled workers with targeted employment sectors.	E.4.	Short Short Ongoing	TM
9	Develop partnerships with local organizations and businesses in order to: • Identify needs for businesses which provide quality, accessible childcare, preschool, special needs and adult/elder care options. • Support and promote the success of working families.	E.4.	Medium	DIS, TM

COMPLETE COMMUNITY

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Places and Events			
10	Develop a plan for designating areas in Oro Valley that serve as the community's gathering places and are envisioned to: • Reflect the character of the Town. • Include such amenities as sidewalk cafes, outdoor seating and desert landscaping. • Emphasize the pedestrian experience.	CC.6.	Medium	DIS, P&R

11	Update existing Town programs, plans and regulations to create or expand Oro Valley's community gathering places, such as: • Capital improvement plans to include the construction of public and transportation amenities. • Transportation plans to include bike, pedestrian and accessible design. • Development and zoning regulations to include new designations, such as mixed-use zoning.	CC.6.	Medium	DIS, P&R
12	Develop public/private partnerships in order to create synergy and achieve common goals and desired improvements for Oro Valley's community gathering places.	CC.6.	Medium	DIS, P&R, TM
13	Promote the creation of public spaces throughout the community that encourage social, educational, and community interactions and enhance the pedestrian and bicycle experience for individuals of all needs by: • Creating development review strategies for commercial and retail areas that encourage public spaces. • Integrating public spaces into park and neighborhood design.	CC.1., CC.2., CC.9.	Medium	DIS, P&R, TM
14	Develop strategies to increase opportunities for recreational and community events by: • Collaborating with local school districts and schools for shared use of facilities. • Planning for sports tournaments, culinary events, festivals or fairs. • Connecting event and entertainment locations. • Streamlining the planning and approval process that may include designating suitable locations, expediting permitting or making a central calendar available.	CC.5., CC.10.	Short	P&R, TM P&R, TM P&R DIS,TM
Health				
15	Develop strategies that support Oro Valley's existing and future needs related to senior living, including development of a senior care zoning code.	E.1.	Short	DIS
16	Create a program that promotes accessible, convenient and age-friendly design of public and private facilities, services and programs.	LU.7.	Medium	DIS
17	Integrate public education about the benefits of physical activity into existing Town programs.	CC.1.	Short	P&R, PD, GRFD
18	Create programs that improve community health in partnership with local hospitals and health centers.	CC.1	Short	P&R, TM

Education and Engagement

19	Provide for Oro Valley's future education needs by developing collaborative measures with: • Colleges and universities to explore growth opportunities and attract new campuses. • Local school districts to determine how to best serve school-aged children.	CC.15., CC.16.	Long	TM
20	Create partnerships with higher education institutions and museums to share programs and cultural resources.	CC.15.	Short	P&R, TM
21	Explore the feasibility of offering guest speaker events in public facilities.	CC.15.	Short	P&R, TM
22	Continue to report on the adequacy of current and future school capacity when evaluating significant residential land use requests.	CC.16.	Ongoing	DIS
23	Continue support of the Oro Valley Public Library by: • Supporting the Friends of the Oro Valley Public Library and their efforts in promoting library facilities and resources. • Identifying collaboration measures and continuing service needs for the community. • Taking an active role in library planning with the County.	CC.17.	Ongoing Short	TM
24	Develop strategies to continue and increase volunteer opportunities in Town services and programs.	CC.18.	Ongoing	DIS, P&R, PD, TM
25	Create mentorship and internship programs in cooperation with local businesses, schools and the Chamber of Commerce.	CC.18.	Short	Support of TM
26	Promote youth civic engagement and involvement by: • Continuing the Town's Youth Advisory Council. • Exploring new programs that facilitate student-government interactions and shared learning. • Continuing youth public safety programs. • Collaborating with service clubs to further existing youth programs.	CC.18.	Ongoing Short Ongoing Ongoing	P&R, PD, TM, GRFD
27	Explore options for creating a Town Senior Advisory Council to direct priorities for senior services in the community.	CC.18.	Long	TM
28	Continue to provide Town information through the Town's website, publications, social media and local media.	CC.19.	Ongoing	DIS, P&R, PD, TM
29	Incorporate best practices into communications strategies and provide continual improvements to the Town's website.	CC.19.	Ongoing	TM

Arts and Culture

30	Continue support of the Town's Public Art Program by: • Maintaining funding and program support. • Developing an inventory and maintenance program,including training for staff on correct maintenance procedures.	CC.11., CC.14.	Ongoing Medium	DIS, F, TM
31	Integrate public art into Town parks and trails system by: • Including it in the design of the Naranja Park Master Plan. • Acting on measures identified in the Parks Master Plan.	CC.12.	Medium Ongoing	P&R, TM
32	Utilize and maintain appropriate Master Operating Agreements with arts and culture entities such as the Southern Arizona Arts & Cultural Alliance.	CC.11.	Ongoing	TM
33	Assemble a team tasked with pursing grants and alternative funding options as a means to continue and expand public art programs.	CC.11.	Short	F, TM
34	Develop strategies to expand outreach and information regarding public art offerings.	CC.12.	Short	TM
35	Develop a plan to create exhibit areas for cultural artifacts and documents through public and private partnerships in order to educate the public on local history.	CC.11., CR.2.	Medium	TM
36	Develop a plan identifying potential future investment strategies and suitable locations for additional cultural facilities including amphitheaters, performing arts facilities, instruction space, galleries and other facilities based on community needs and feasibility.	CC.13.	Medium	DIS, F, P&R, TM
37	Develop cooperative agreements with public school districts, private and charter schools to share school facilities for arts, recreation and education purposes.	CC.13.	Short	P&R, TM
38	Develop a strategy, including potential financial incentives, to encourage a public or private entity to build or remodel an indoor auditorium to accommodate performing arts based on community needs and feasibility.	CC.13.	Medium	F, P&R, TM

Parks and Recreation

39	Evaluate and address the Town's community park system conditions and needs by: • Creating an inventory and maintenance plan for existing parks and open space in the community. • Identifying target locations for needed community recreational amenities. • Periodically reviewing and updating the Parks Master Plan. • Developing and integrating strategies that address park shortages, preservation needs and safety upgrades into the Parks Master Plan.	CC.2., CC.4., LU.7.	Short Ongoing Medium Medium	P&R

40	Study and plan for revenue and funding needs for parks, recreation and trails by: • Identifying potential revenue sources. • Increasing public awareness of the cost to acquire, build and maintain public parks, trails and recreational facilities and to provide programs. • Developing and administering public outreach efforts that gauge public support of future funding options to support park improvements.	CC.2.	Medium	F, P&R, TM
41	Utilize public/private partnerships and volunteerism programs to maintain and enhance open space and park and recreation facilities.	CC.2.	Ongoing	DIS, P&R
42	Continue to support the Town's multigenerational and multiuse community center so that it meets the identified needs of residents.	CC.2.	Ongoing	P&R
43	Study and evaluate the feasibility of the development of additional and improved public recreation or community education facilities in the community.	CC.5.	Long	P&R, TM
44	Develop a strategy to acquire property for larger recreational and community use of sufficient size and location that access can be shared equitably by multiple neighborhoods and all residents.	CC.5.	Long	DIS, F, P&R
45	Review opportunities to repurpose land for small and neighborhood parks by acquiring land or partnering with local stakeholders and agencies.	CC.5.	Long	DIS, F, P&R
46	Plan for future trail needs in the community by developing and adopting a trails plan that: • Establishes long-term strategies for trail development, linkages, management and upkeep in cooperation with other local jurisdictions. • Links neighborhoods, open space, environmentally sensitive lands and natural resources. • Integrates with the Parks Master Plan and is periodically updated.	CC.3., SD.1.	Medium	DIS, P&R
47	Create procedures, including public and private contributions, for integrating signs into parks, trailheads, trails and linear bicycle paths and near natural areas that: • Inform users of site information and regulations. • Educate users about local history and ecology.	CC.14., SD.1.	Short	DIS, P&R
48	Explore opportunities to integrate family-friendly amenities into the trail system, such as areas for play, rest, water, shade and learning.	SD.1.	Long	DIS, P&R

PUBLIC FACILITIES AND SERVICES

No.	Actions	Policies Implemented	Timeframe	Responsibility
49	Plan strategically for Town operations, programs and services by: • Studying alternative revenue sources. • Measuring short-and long-term needs. • Setting appropriate guidelines and financial resources for staff time and resources. • Developing an annual reporting system that evaluates potential efficiencies. • Pursuing grants to implement conservation measures. • Developing public and private partnerships.	E.6., TS.7., CE.1.	Ongoing Annual Ongoing Ongoing Medium Ongoing	DIS, F, TM
50	Develop a plan for long-term municipal facilities that considers overall community needs and growth and that addresses parking, facility expansion, satellite offices, central offices, maintenance and fueling facilities and operations.	TS.7.	Medium	DIS, TM
51	Ensure the provision and replacement of public facilities and services to the Oro Valley community by: • Periodically evaluating and updating the efficiency, equity, and legality of existing and potential funding mechanisms to - Provide public facilities and services to new and existing development. - Recover the cost of public facilities and services to new development. • Exploring the use of improvement districts for the replacement/ upgrade of public facilities and services in areas of existing development.	E.6., DG.1., DG.2.	Ongoing Medium	DIS, F, TM

SAFETY

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Safety Planning			
52	Plan for the safety and security of the community by developing, implementing and periodically updating strategies and plans for: • Mass evacuation. • Post-disaster recovery. • Flooding. • Wildland-urban interface. • Drought response. • Climate change. • Response readiness which includes local and regional coordination.	TS.1., TS.2.	Ongoing Ongoing Ongoing Ongoing Long Ongoing	DIS, PD, GRFD, WU
53	Plan for emergency preparedness and emergency response by: • Creating public safety partnerships with: - Identified private sector safety responders. - All emergency responders and utility providers. • Expanding public safety awareness and emergency training programs by working with various service providers. • Providing ongoing training to applicable Town staff on the adopted hazard mitigation plan and its requirements.	TS.2., TS.4.	Medium	DIS, PD, GRFD
54	Create a coordinated plan with agencies and emergency service providers regarding community emergency service locations which: • Allow for appropriate response. • Are in safe and resilient locations protected from flood and fire risk.	TS.6.	Short	DIS, PD, GRFD
55	Continue the use of Crime Prevention through Environmental Design (CPTED) principles in the development review process and the design and engineering of community assets and facilities.	TS.5.	Ongoing	DIS, PD
	Safety Education			
56	Educate the community about public safety by developing, implementing and periodically updating programs and outreach measures that prepare the community on: • How to take care of themselves and neighbors during times of emergency, including energy shortages and outages. • Fire safety. • Floods. • How to shelter in place. • Cyber security. • Fraud protection. • Child safety and elder abuse issues.	TS.1., TS.3., TS.4.	Medium, Ongoing	DIS, PD, GRFD

57	Seek funding opportunities and partnerships to ensure continued emergency preparedness outreach efforts.	TS.4.	Ongoing	DIS, PD, GRFD
58	Provide community policing and a high visibility public safety presence on roadways to help provide safe transportation options.	I.7.	Ongoing	PD
59	Continue to develop and implement programs, such as Neighborhood Watch and Citizen and Teen Academies, which support community policing as a means to further public safety in the community.	TS.1.	Ongoing	PD
Safe Development				
60	Continue Town programs that limit risk associated with construction dust and the spread of diseases.	CC.1.	Ongoing	DIS
61	Require the inclusion of evacuation routes and development and density standards for new development that adjoins forest land and open space in order to minimize impacts from nearby potential wildfire areas.	TS.1.	Short	DIS
62	Develop strategies to protect human life and property from natural hazards including steep and unstable slopes and soils, floods and erosion hazards.	TS.5.	Medium	DIS
63	Address safety issues, including stormwater, in reviewing school and development site plans during the development review process.	TS.5.	Short, Ongoing	DIS

Actions Related to Environment (Chapter 4)

SONORAN DESERT RESOURCES

No.	Actions	Policies Implemented	Timeframe	Responsibility
Use of Land				
64	Create public use agreements for natural resource areas with residents, homeowners associations, commercial property owners, public agencies and developers as part of future development requirements.	SD.1.	Ongoing	DIS, P&R

65	Provide training and resources to Town employees, board members and volunteers in coordination with community programs in order to protect natural resources.	SD.3.	Annual	DIS
Environmentally Sensitive Lands				
66	Maintain the Environmentally Sensitive Lands Ordinance (ESLO) by: • Evaluating and appropriately updating the ESLO for effectiveness at least every 10 years. • Updating design guidelines and standards to incorporate best practices on site and building design related to environmental conservation.	SD.2., SD.8.	Medium	DIS
67	Protect and buffer environmentally sensitive lands from encroachment of incompatible uses and the associated flood risk and degraded habitat that may result by: • Developing a plan that buffers environmentally sensitive lands and designated open space. • Reviewing and amending the Zoning Code as needed.	SD.2., SD.8.	Medium, Ongoing	DIS
68	Connect environmentally sensitive lands, which include wildlife and plant habitats, riparian areas and significant natural resource areas by: • Identifying preservation and connection strategies between environmentally sensitive lands, including Tortolita Mountain Park, Arroyo Grande, Catalina State Park and Coronado National Forest, in cooperation with other agencies and jurisdictions. • Developing a plan that connects environmentally sensitive lands as development occurs. • Creating development review strategies that require new development to link adjacent or contained environmentally sensitive lands together.	SD.2., SD.8.	Long	DIS and partnerships with Pima County, Marana, the Forest Service and the Arizona State Land Department
69	Protect significant biological resources, including key wildlife and plant habitats and special-status species, to prevent their loss or degradation by: • Maintaining a current and accurate database of significant biological resources, including maps of their locations. • Monitoring and managing public use of significant biological resources. • Inventorying degraded areas that contain remnants of significant biological resources as defined on the Environmentally Sensitive Lands Map. • Actively pursuing opportunities to restore identified degraded areas.	SD.1.,SD.2., SD.8.	Short Ongoing Medium Ongoing	DIS

70	Protect natural open space, including land contours, elevations, floodplains, riparian habitats and ridgelines by: • Developing and implementing a program for the proactive acquisition, management and maintenance of public, natural open space in cooperation with other agencies and Pima County. • Developing new and improving existing land use regulations that discourage unnecessary spread of development by promoting infill. • Continuing to manage development and allow for compact development and flexible design options, including clustering, transfer of development rights or other techniques.	SD.1., LU.1.	Medium Short Ongoing	DIS

Night Sky and Scenic Views

71	Conserve scenic views of the ridgelines, hillsides, peaks and foothills of the Santa Catalina, Tortolita, and more distant mountain ranges that contribute to the Town's valued scenic character by: • Monitoring and revising scenic resource regulations as needed to enhance community-wide goals. • Developing land use regulations that require development proposals to maintain and/or enhance the quality of views to and from public parks. • Continuing to place a high priority on the conservation of views from defined scenic view corridors, as identified in the Environmentally Sensitive Lands Ordinance and supported by the General Plan during development review.	SD.6.	Ongoing Medium Ongoing	DIS
72	Maintain and improve night sky visibility by: • Adhering to regional dark-skies initiatives. • Updating regulations to incorporate new technologies and best practices that minimize light pollution.	SD.3, LU.4.	Ongoing Short	DIS

Wildlife & Vegetation

73	Protect wildlife and wildlife routes within the community by: • Identifying preferred wildlife routes. • Developing roadway design standards that allow for wildlife to move below, above or across roadways. • Incorporating appropriate spacing and wildlife friendly fencing into roadway design and construction. • Ensure that any recreational trail density is appropriate to wildlife needs in natural areas.	SD.9.	Medium	DIS and partnerships with Pima County
74	Develop and implement the Town's Tree Master Plan, which considers the benefits of trees in relation to overall community welfare, while making plans for infrastructure, facilities, new development and the conservation of Oro Valley's scenic views.	SD.3.	Medium	DIS, P&R

75	Periodically review and update the Town's Save-A-Plant program in order to protect healthy, native vegetation.	SD.4.	Medium	DIS
76	Evaluate the effectiveness and provide appropriate support to programs or groups which strive to reduce invasive species and the replanting of native species.	SD.7.	Ongoing	DIS
77	Develop measures that encourage private property owners to assist in invasive species removal.	SD.7.	Short	DIS
78	Maintain a landscape plant palette that includes drought-tolerant and native Sonoran Desert plants and: • Require its use in all new landscape plans. • Make it available for general public use. • Continue Town programs that encourage its use.	SD.8., LU.2.	Short Ongoing	DIS

Tohono Chul Park

WATER RESOURCES

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Water Conservation			
79	Provide and expand opportunities for public education and advocacy regarding water conservation, alternative water use, stormwater management and best practices for building and landscape design and retrofits, including low impact development and green infrastructure.	WR.1, LU.2.	Short	DIS, WU
80	Periodically review and update a drought response plan as a means to address future Central Arizona Project water and groundwater shortages.	WR.1,	Medium	WU

81	Protect water resources by: • Coordinating with appropriate water utilities, jurisdictions and public agencies. • Continuing water-quality monitoring and sampling. • Continuing long-term planning efforts.	WR.1, LU.2.	Ongoing	DIS, WU
Diverse Resources				
82	Reduce dependence, use and diminishing of the groundwater supply by: • Continuing use of Central Arizona Project water. • Exploring the expanded use of stormwater harvesting and recharge areas.	WR.1., WR.3.	Ongoing Medium	WU
83	Expand infrastructure and facilities that provide for a diverse water supply portfolio, including Central Arizona Project water and the use of reclaimed water for irrigation and other purposes.	WR.1.	Long	WU
84	Develop plans, create partnerships and, where appropriate, incentives that increase use of alternative water sources for potable and non-potable uses, including: • Passive and active stormwater harvesting. • Graywater. • Treated wastewater effluent. • Central Arizona Project water. • Reclaimed water.	WR.1., WR.3.	Long Ongoing	WU
Utility Operation				
85	Create programs that utilize Advanced Metering Infrastructure (AMI) technology across user groups that encourage self-monitoring and facilitate improved water management practices through early leak detection.	WR.1.	Short	WU
86	Continue conservation pricing through a tiered rate structure for water customers.	WR.1.	Ongoing	WU
87	Support the continued utilization of water impact fees.	WR.1.	Ongoing	WU
88	Explore the feasibility, value and public interest in fluoridation of Oro Valley's water supply.	WR.1.	Short	WU
Infrastructure				
89	Provide resources for water course management including: • Channelizing to minimize safety threats. • Maintenance to avoid clogging caused by impediments.	SD.10.	Long Ongoing	DIS
90	Design wash crossings to pass the design flow safely and with minimal physical, traffic or environmental impacts.	I.6.	Medium	DIS

91	Evaluate and rehabilitate or enhance as appropriate, any drainage systems, water detention and retention facilities and other infiltration areas existing within the project area of a capital improvement project.	I.6.	Ongoing	DIS, WU
92	Continue maintenance for publicly owned retention basins and stormwater facilities.	I.6.	Ongoing	DIS
Stormwater Management				
93	Put in place plans, resources and requirements to manage stormwater runoff in order to: • Reduce soil erosion. • Increase infiltration into the groundwater.	SD.7., I.6.	Short	DIS
94	Continue support and provide resources for programs that manage vegetation as a means to support stormwater management.	SD.10.	Ongoing	DIS
95	Continue to support planning for and implementation of the Town's Stormwater Management Plan.	I.6.	Ongoing	DIS
96	Monitor and enforce stormwater controls to prevent aquifer pollution and the erosion or siltation of washes.	SD.10.	Ongoing	DIS
97	Develop and implement a public education program regarding ways to minimize negative environmental impacts of stormwater caused by development.	SD.10.	Short	DIS
98	Study options and provide opportunities for development or redevelopment to design for, capture and manage stormwater in facilities having multiple benefits, such as stormwater management, recreation, wildlife habitat and groundwater recharge.	LU.1.	Medium	DIS, WU
99	Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage and associated ecological systems.	I.6.	Short	DIS
100	Evaluate stormwater management policies, practices and work programs and align with water conservation strategies when appropriate.	I.6.	Medium	DIS, WU

CULTURAL RESOURCES

No.	Actions	Policies Implemented	Timeframe	Responsibility
Preservation				
101	Preserve and share significant cultural resources of Oro Valley with the community by: • Identifying significant cultural resources, including people, events, places and activities in an inventory that is periodically updated. • Collecting oral histories from key persons related to Oro Valley's history. • Preserving Town of Oro Valley historical records and documents to maintain a chronology of Town development and milestone events. • Requiring that interpretive elements related to cultural resource sites be planned for in public use areas and private developments during the development review process. • Creating and executing a plan for the placement of interpretive elements related to cultural resource sites in existing and planned Town facilities and properties with the assistance of outside funding.	CR.1., CR.2., CR.3.	Medium	DIS, P&R
102	Explore potential agreements with public and private entities, including partnerships with library and education institutions, to ensure appropriate use and preservation of cultural resources for future generations.	CR.3.	Short	P&R
103	Raise community awareness and support of local cultural resources by: • Developing collaborative work programs with community organizations and groups to provide information, education and events increasing the awareness of the history of the Town. • Creating engaging and informative parks and recreational programs and activities.	CC.14., CR.2.	Medium Ongoing	P&R
Management				
104	Implement, monitor and oversee the Town's current and future cultural resource plans by: • Implementing the Cultural Resources Management Plan. • Implementing the Steam Pump Ranch Master Plan in conformance with easement agreements with Pima County. • Exploring a potential agreement with Pima County to implement the Interpretive Plan for Honey Bee Village Archaeological Preserve and obtain appropriate public access. • Exploring adaptive rehabilitation of historic properties for public use.	E.3., CR.1., CR.2., CR.3.	Medium	P&R

105	Pursue grants and other funding, including dedicated Town funding, to provide for the protection and preservation of cultural resources in the community.	CR.1.	Ongoing	P&R
106	When opportunity exists, acquire properties of significant cultural resource value that enhance the history of Oro Valley.	CR.1.	Ongoing	P&R
107	Continue to provide Town resources to maintain certified local government status with the State of Arizona Historic Preservation Office.	CR.3.	Ongoing	P&R
108	Avoid, minimize or mitigate as appropriate the potential effect of development projects on significant prehistoric and historic sites during the Town's planning and design processes by: • Requiring the preparation of cultural resources assessments by a qualified archaeologist or historian for new development projects. • Consulting with the State Historic Preservation Office or other appropriate agencies as needed.	CR.1.	Short	DIS, P&R

CLEAN ENVIRONMENT

No.	Actions	Policies Implemented	Timeframe	Responsibility
	Waste Disposal			
109	Provide and support safe and convenient waste disposal options for the community by: • Implementing programs that demonstrate best practices in recycling, waste minimization and disposal programs. • Exploring the creation of a Town-wide recycling program for municipal, commercial and residential uses. • Collaborating with the private sector to offer recycling stations and clean composting sites throughout the Town. • Establish hazardous waste collection and storage facilities in Oro Valley. • Continuing support and expanding public outreach for public education regarding proper medication disposal and the Town's Dispose-A-Med program.	CE.1., CE.2.	Short Medium Medium Medium Ongoing	DIS, PD, TM
	Sustainable Practices and Outreach			
110	Promote sustainable practices in the private sector by: • Developing an Oro Valley awards program to recognize these practices. • Establishing development incentives for projects demonstrating an exemplary commitment to sustainability. • Partnering with local businesses to create incentives for the education, purchase and/or installation of resource conservation products.	CE.2., CE.5.	Medium	DIS, WU

111	Develop and implement strategies and programs which: • Promote conservation of resources, especially water, in public spaces, art or activities. • Demonstrate best practices in air quality improvement, sustainable operations and energy efficiency.	CC.14., CE.1.	Medium	DIS, WU
112	Identify, promote and increase community awareness of natural, water and cultural resources by: • Developing a program that educates the public on these resources and best practices for their protection and conservation. • Exploring the development of a public space that educates the community on Sonoran Desert Resources and their conservation.	SD.3., SD.5.	Short	DIS, P&R, WU

Energy

113	Promote energy efficiency by: • Reviewing, identifying and addressing Town policies and ordinances that enhance renewable energy production, efficiency and conservation. • Conducting an assessment of emerging renewable technologies for potential application in the community. • Adopting the most up-to-date International Code Council (ICC) Energy Conservation Code in concert with regional jurisdictions and stakeholders.	CE.5.	Medium	DIS
114	Support the use of alternative energy to reduce emissions and air pollution and to enhance environmental quality by: • Creating programs that incentivize and reduce barriers to the use of clean alternative energy in business, institutional and residential settings. • Exploring opportunities to encourage private industry to develop and maintain convenient alternative fuel stations.	CE.5., I.13.	Medium	DIS, TM
115	Create energy efficiencies in Town operations by: • Providing an annual energy report card to track energy usage in relation to energy plans and savings. • Implementing measures to increase efficiencies of Water Utility equipment. • Investigating the feasibility of converting Town vehicles and negotiating agreements with other large fleet organizations to utilize "green fuel."	WR.2., CE.1. CE.4.	Annual Medium Medium	DIS, WU
116	Create programs that increase awareness about energy usage in order to reduce consumption of energy, water and electrical resources.	CE.4.	Medium	DIS, WU
117	Work collaboratively with regional partners to create and maintain web-based information portals such as Solar One Stop, uniform renewable energy standards, inspection procedures and submittal requirements, and provide for electronic permitting.	CE.4.	Medium	DIS, IT

Sustainable Design

118	Utilize sustainable landscape solutions and irrigation standards which: • Include the use of native vegetation appropriate to varying sites. • Minimize energy demands of development. • Consider view conservation.	WR.4., CE.4.	Short	DIS, WU
119	Create programs to enhance air quality by: • Controlling construction dust and exploring the requirement of reclaimed water use to do so. • Encouraging the use of natural gas, multimodal transportation, rideshares and renewable resources.	CE.3., CE.4.	Long	DIS
120	Pursue sustainability and environmental conservation in development by: • Integrating new green infrastructure and low impact development techniques into development regulations where appropriate. • Periodically updating existing low impact development regulations. • Including sustainable and environmental development practices in Town development review.	LU.1.	Short	DIS
121	Require the most energy efficient roofing materials practicable, based on performance, to be used in new commercial and residential construction.	CE.4.	Long	DIS
122	Remove regulatory barriers and develop programs which recognize model green building efforts in the community and promote green building for new construction.	LU.1.	Short	DIS
123	Update existing and develop new building codes and design standards for development that: • Encourage the passive and active solar orientation of lots. • Reduce heating and cooling demands of buildings. • Create comfortable outdoor public areas by shading walkways in parking lots and near buildings with landscaping or constructed features. • Minimize blocking or reflecting sun on adjacent public spaces or buildings.	LU.3.	Long	DIS

Chris Navarro, Eagle Against the Sun, Palisades of Oro Valley

Actions Related to Development (Chapter 5)

LAND USE AND DESIGN

No.	Actions	Policies Implemented	Timeframe	Responsibility
Character/Compatibility				
124	Continue to support the intent of the Airport Environs Zone at the La Cholla Airpark, which specifically limits adjacent building heights, in order to continue the viability of the area and the comfort of nearby residents.	LU.5.	Ongoing	DIS
125	Maintain the unique character of Oro Valley by studying and updating: • Signage regulations to emphasize identification and direction over advertising goods or services to maintain compatibility and minimal intrusiveness. • Site design standards. • Land use regulations that define and incorporate effective compatibility standards. • Regulations which enable a variety of architectural colors and textures, especially for commercial, that integrate with the community and don't emphasize sameness.	LU.5., LU.6.	Medium	DIS
126	Develop requirements for neighborhood retail and office use designs to respect nearby residential scale and character.	LU.6.	Short	DIS
127	Develop design standards for campus-type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme.	LU.6.	Medium	DIS
128	Develop detailed planning for designated neighborhood-scale growth areas at prominent intersections.	LU.7.	Long	DIS
Development Standards				
129	Create development standards, policies and provisions and make available in appropriate locations for: • Transit-oriented development. • Walkable neighborhoods and commercial areas. • Mixed-use zoning. • Form-based code.	LU.5., LU.7., LU.8., LU.9.	Long	DIS

Master Planning

130	Update development regulations of Master Plan communities to: • Incorporate land uses consistent with surrounding development and residential acceptance. • Respect Planned Area development standards and seek to harmonize differentiating design requirements between existing and new development. • Design coordinate driveways, parking, readily-accessible open space, landscape amenities and proper infrastructure improvements. • Serve the needs of a mix of resident ages and backgrounds.	LU.8.	Medium	DIS
131	Continue to encourage the coordinated development of vacant and adjoining areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities.	LU.8.	Ongoing	DIS

Growth

132	Plan for the growth of the community through annexations by: • Creating an annexation strategy that reflects sound financial planning. • Continuing support of staff in technical review and analysis of annexation proposals.	E.5., I.4.	Long	DIS, F, TM
133	Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.	I.4.	Long	TM
134	Hold periodic "energy summits" by bringing together providers, key landowners, businesses and Town staff to identify and resolve issues and discuss plans for future growth.	I.4.	Long	DIS, TM

Housing

135	Respond to and plan for the present and future housing needs of the community, while considering changes in demographics and overall growth by: • Conducting a housing inventory. • Developing a housing plan, that addresses the needs of a diverse community. • Developing zoning strategies that implement the housing plan.	CC.7.	Medium	DIS

INFRASTRUCTURE

No.	Actions	Policies Implemented	Timeframe	Responsibility
136	Identify and facilitate the timely replacement and upgrade of aging infrastructure by: • Integrating long-term accounting of capital replacement costs into the Capital Improvement Program. • Identifying and seeking funding options. • Developing cooperative relationships with Town departments, outside agencies and utility providers.	I.3.	Annual	DIS, F, WU
137	Develop a plan for new development and infrastructure that: • Identifies funding methods and techniques. • Defines public and private cost responsibilities.	DG.1.	Medium	DIS, F
138	Develop criteria with other agencies and providers for the responsible siting of utilities, infrastructure and other public facilities while considering their placement: • Underground to protect visual character. • In open spaces only when necessary and with special consideration.	I.1., I.2.	Medium	DIS, WU
139	Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners.	I.4.	Ongoing	DIS
140	Make strategic public investments as part of the Capital Improvement Program that support desirable economic development.	E.2.	Long	DIS, F, TM
141	Coordinate infrastructure expansion and future utility services in Innovation Park and other key employment and commerce sites.	E.2.	Ongoing	DIS
142	Increase opportunities for telecommunications and broadband services in the community by: • Identifying community needs and suitable providers. • Assessing suitable locations and the impact on current infrastructure.	I.5.	Long	DIS, IT, TM
143	Provide the community up-to-date information through the Town's website about proposals for utility installations, including new booster or transmission facilities.	I.1.	Ongoing	DIS, TM

TRANSPORTATION/CIRCULATION

No.	Actions	Policies Implemented	Timeframe	Responsibility
Transportation Planning				
144	Develop plans and strategies that increase transportation options and the ability to travel by means other than the automobile for all community members by: • Investigating inclusion of bike lanes, sidewalks or multiuse lanes along collectors and arterials. • Coordinating efforts between the Town's land use, police department, engineering and transportation divisions.	E.4., CC.1., CC.8., CC.17., I.10.	Short	DIS, P&R, PD
145	Create a plan that coordinates the land use and transportation planning for growth areas with planning for transit and commercial corridors, in coordination with other jurisdictions and agencies.	LU.7.	Medium	DIS
146	Re-examine Zoning Code parking ratios as part of overall transportation planning in areas where transportation options other than the automobile are available.	I.10.	Short	DIS
147	Create a complete streets design manual that takes into account means to calm traffic, traffic safety, neighborhood aesthetics, stormwater management, access management, public health, safety and community vitality.	I.8.	Short	DIS

Street Function

148	Complete long-range planning for the roadway network that addresses: • Proper capacity (20-year traffic volume projection) to serve traffic generated by the land uses depicted on the General Plan Land Use Map. • Future transportation needs, access and development on major roadways. • Fostering alternative routes to Oracle Road in order to alleviate congestion.	LU.7., I.7., I.8.	Medium	DIS
149	Define measures and identify available funding that provide for the continued proactive maintenance of a street system of the highest quality.	TS.7.	Medium	DIS, F
150	Coordinate with the state to develop detailed planning for Oracle Road that identifies partnerships, funding options and agreements in order to allow for: • Diverse development. • An upgraded transportation experience for all users, including pedestrians and bicyclists. • An upgraded visual quality.	SD.6., LU.7, I.10.	Medium	DIS
151	Re-evaluate roadway design standards, especially for arterial and collector roads, to include methods for: • Easy detection, response and clearing of traffic incidents. • Reducing fuel consumption, congestion and the number of vehicle starts and stops. • Improving the attractiveness of roadways, including public art, landscaping and decorative light poles. • Including landscaped medians with only native vegetation, water harvesting and no permanent irrigation on four-lane or larger roadways.	I.7., I.8.	Medium	DIS

Multimodal

152	Develop partnerships with businesses and other regional partners to more efficiently and effectively provide mobility options, encourage people to use multimodal transportation methods, reduce trips and participate in bike and pedestrian safety courses.	I.7., I.8.	Short	DIS, P&R
153	Create requirements for new development and redevelopment to incorporate transit, pedestrian and non-motorized transportation measures during the development review process.	I.10.	Medium	DIS, P&R

Bicycle and Pedestrian

154	Collaborate with Pima County, Marana and Tucson to enact consistent standards and design guidelines for pedestrian and bicycle facilities that will provide for a safe and sensible network.	I.9.	Medium	DIS, P&R
155	Develop a plan to eliminate gaps and barriers and provide consistent connections in the pedestrian and bikeway systems.	I.10.	Short	DIS, P&R
156	Assist in the completion and funding of the regional bike and pedestrian "loop" system through intergovernmental agreements and collaboration.	I.9.	Ongoing	DIS, F, P&R
157	Pursue the certification of Oro Valley as an exemplary, bike-friendly community.	I.9.	Short	DIS, P&R
158	Require private development to provide bicycle amenities and trail system connection by updating the zoning code.	I.10.	Medium	DIS, P&R
159	Encourage walkability and safe routes to destinations through the community by: • Integrating a comprehensive sidewalk system into existing and future transportation plans. • Developing an assessment process for walkability standards to be used during development review. • Identifying locations where pedestrian facilities and connections need to be upgraded along major roadways. • Building pedestrian facilities that connect residential with nearby services and amenities. • Evaluating Town programs and creating opportunities for collaboration with community organizations and local agencies to increase walking opportunities for school children.	CC.1., CC.3., CC.8., I.8.	Short Short Short Ongoing Short	DIS, PD

Transit

160	Develop a plan for future transit needs that includes: • Safe, attractive, efficient transit shelters that enhance the community's character. • Pullouts for buses. • Efficient transit routes which allow for coordination of trips to common destinations and regional connections.	I.11.	Medium	DIS
161	Continue partnerships with other transportation providers to preserve and protect the mobility of seniors and people of all abilities.	I.11.	Ongoing	DIS
162	Provide public education that expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles.	I.12.	Short	DIS
163	Monitor and modify existing transit service as needed to respond to community needs and changes.	I.12.	Ongoing	DIS

7. PLAN ADMINISTRATION

7.1. INTENT OF THE PLAN

Oro Valley intends ***Your Voice, Our Future*** to be followed and consistently applied. If changes in the community cause a need for the Plan to be changed, such changes must be made through the process outlined in this Plan.

Responsibility for following ***Your Voice, Our Future*** is shared by residents, Oro Valley staff, the Planning and Zoning Commission and the Town Council. This section outlines the process for changing (updating and amending) the Plan.

7.2. UPDATING THE PLAN

The adoption of ***Your Voice, Our Future,*** or parts of it, fall under Arizona Revised Statutes (ARS) 9-461.06L. Once the Town Council approves the Plan draft as being ready for community vote, residents will vote for or against adoption.

7.3. IMPLEMENTING THE PLAN

Your Voice, Our Future, voted on by the residents of Oro Valley, will be put into action over the next 10 years through the action items listed in Chapter 6: Getting to Work. Priorities for each year will be determined in a Strategic Plan for that year. In strategic plans Oro Valley can identify the most pressing issues or items and optimize resources to meet them, while also keeping long-term goals in mind. In addition, yearly strategic plans allow for re-evaluating items based on changing conditions or unexpected events.

Your Voice, Our Future actions are implemented through the overall Planning Work Plan and other department work plans, which are periodically adopted by the Town. Departments identified in ***Your Voice, Our Future*** will have specific time frames in which to carry out action items. Projects are either completed using staff resources or funded through the annual budget and/or Capital Improvements Program (CIP).

By state law, once ***Your Voice, Our Future*** is adopted, yearly project reports will be required, outlining the progress on action items. These reports, with that year's Strategic Plan, are submitted to the Town Council as part of monitoring progress of ***Your Voice, Our Future.*** Following work plans will then be coordinated to secure funding through the Fiscal Year Budget and CIP, or by finding outside resources.

7.4. AMENDING THE PLAN

Every year applications typically are made to the Town of Oro Valley for amendments to the General Plan. These requests most often concern changes to the Town's Land Use Map and generate a significant amount of interest within the community. This section outlines new standards for types of amendments, the criteria to be used when judging the applications and the process entailed.

7.4.1. GENERAL PLAN AMENDMENT THRESHOLDS

Type 1 Amendments

Type 1 Amendments involve significant changes to the Town's General Plan. They include changes on parcels to different land use types that are most impactful. Such amendments may include changes from large lot residential to commercial use or decreases in open space.

Type 1 Amendments are defined as major General Plan amendments in state law and involve a substantial alteration of the Town's land use mixture or balance. Type 1 Amendments require more extensive neighborhood meetings, public hearings and a higher level of concurrence by Town Council for approval.

A Type 1 Amendment shall be required for any of the following substantial alterations to the General Plan:

1. Any text changes to a goal, policy or action that alters the intent or purpose of any element, goal, policy or action of the General Plan.
2. Any change to the Land Use Plan as follows:
   - **a.** Affecting 40 acres or more and classified as a Type 1 Amendment on the General Plan Amendment Matrix below. The General Plan Amendment Matrix below includes all land use amendment scenarios and specifies the type of amendment required. Generally, a Type 1 Amendment is required when a request involves 40 acres or more and a two-step increase in land use categories. For example, a 50-acre property proposed for amendment from Low Density 1 to Medium Density would require a Type 1 Amendment.
   - **b.** Increasing the amount of High Density Residential, regardless of acreage.
   - **c.** Increasing the amount of Master Planned Community, regardless of acreage.
   - **d.** Decreasing neighborhood commercial office, community regional commercial or commerce office park land use designations, regardless of acreage.
   - **e.** Decreasing the amount of designated Open Space regardless of acreage.
   - **f.** Planning Area Boundary changes.
   - **g.** Amendments for properties outside the Urban Services Boundary.

General Plan Amendment Matrix

To be used in determining type of amendment, in conjunction with 2.a. above.

	Proposed Designation (Change To)												
Existing	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	NCO	CRC	COP	PSP & SCH*	PARK	OS
R-LDR	none	2	1	1	1	1	1	1	1	1	1	2	2
LDR1	2	none	2	1	1	1	1	1	1	1	1	2	2
LDR2	2	2	none	2	1	1	1	1	1	1	1	2	2
MDR	2	2	2	none	1	1	1	1	1	1	1	2	2
HDR	2	2	2	2	none	1	1	1	1	1	2	2	2
MPC	1	1	1	1	1	none	1	1	1	2	2	2	2
RGC	1	1	1	1	1	1	none	2	1	2	2	2	2
NCO	1	1	1	1	1	1	2	none	1	2	2	2	2
CRC	1	1	1	1	1	1	2	2	none	2	1	2	2
COP	1	1	1	1	1	1	2	2	2	none	1	2	2
PSP & SCH*	2	2	2	2	1	1	2	2	2	2	none	2	2
PARK	1	1	1	1	1	1	1	1	1	1	1	none	2
OS	1	1	1	1	1	1	1	1	1	1	1	1	none

*Public Schools are not subject to the amendment process

Designation Key

R-LDR	Rural Low Density Residential (0 - 0.3 homes per acre)
LDR1	Low Density Residential 1 (0.4 - 1.2 homes per acre)
LDR2	Low Density Residential 2 (1.3 - 2.0 homes per acre)
MDR	Medium Density Residential (2.1 - 5.0 homes per acre)
HDR	High Density Residential (5.1+ homes per acre)
MPC	Master Planned Community
RGC	Resort and Golf Course
NCO	Neighborhood Commercial and Office
CRC	Community/Regional Commercial
COP	Commerce/Office Park
PSP	Public/Semi Public
SCH	Schools
PARK	Parks
OS	Open Space

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan and do not represent a substantial alteration of the Town's land use mixture or balance. Type 2 Amendments are not intended to be major General Plan amendments as provided by state law.

Type 2 Amendments involve a review process with ample public outreach, neighborhood meetings and public hearings related to the amendment.

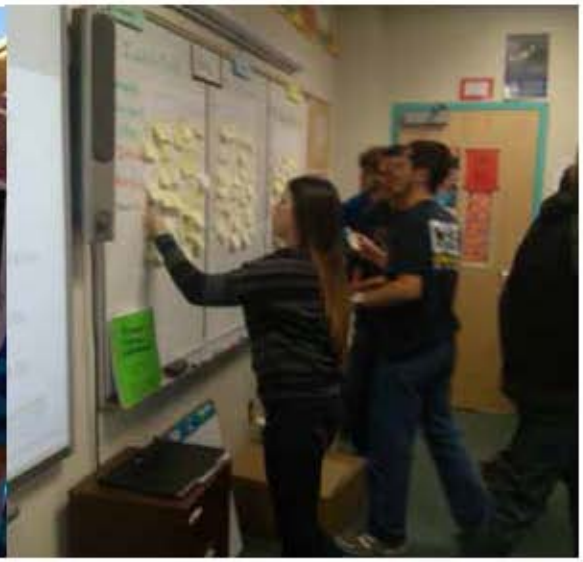
A Type 2 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a goal, policy or action that does not alter the intent or purpose of any element, goal, policy or action of the General Plan.
2. Any amendment not meeting the criteria for a Type 1 Amendment.
3. Amendments to the Urban Services Boundary.
4. Open Space trades resulting in no net loss of open space and that meet the Town's environmental objectives.
5. The Planning and Zoning Administrator may reclassify a Type 2 Amendment to a Type 1 Amendment based on the following findings:
   a. High visibility of the property by a significant portion of the community, beyond visibility by adjacent property owners. Areas of high visibility include, but are not limited to locations along major thoroughfares, at major gateways into the community such as town limits and properties that are highly visible due to elevation.
   b. The physical characteristics of the site such as environmental constraints, access or topography will likely result in significant environmental or grading impacts to the property.
   c. The proposed density or type of development would create a significant and abrupt transition in land use in comparison with the adjacent area and development context. The change may impact the surrounding development character or signal an overall change to the future of the area.

Exceptions

The following shall not require a formal amendment to the General Plan and may be reviewed administratively:

1. All scriveners' errors will be subject to administrative approval. Scriveners' errors are unintentional clerical mistakes made during the drafting, publishing, and copying process.
2. Public schools are not subject to the amendment process.
3. The Planning and Zoning Administrator shall have the authority to administer and interpret the provisions of the General Plan. Requests for interpretations may be filed by an applicant or an aggrieved party owning property within the required notification area for General Plan amendments. Information on interpretations shall be identified in all related staff reports for the Planning and Zoning Commission and Town Council.



7.4.2. GENERAL PLAN AMENDMENT EVALUATION CRITERIA

General Plan amendment evaluation criteria provide a tool for the Town to judge the merits of a specific amendment request. The criteria identifies broad themes from the General Plan that an amendment should address, as well as specific development related issues that will be evaluated by the Town in relation to the amendment request. The intent of this criteria is to gather information that forms the basis for Town decision-making on amendment requests. The criteria is purposely written using broad language to enable review of applications based on the full breadth of General Plan topics. The ultimate decision regarding compliance of the criteria will be made by Town Council. Mitigation as needed may be incorporated as special area policies by Town Council, or addressed in subsequent zoning and development processes.

The review and analysis shall include the following criteria:

1. On balance, the request is consistent with the vision, goals and policies of the General Plan as demonstrated by adherence to all the following criteria. The request shall not:
   a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.
   b. Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.
   c. Impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts is provided to the Town for review.
   d. Impact the natural beauty and environmental resources without suitable mitigation.
2. The applicant has implemented effective public outreach efforts to identify neighborhood concerns and has responded by incorporating measures to avoid or minimize development impacts to the extent reasonably possible, as well as to mitigate unavoidable adverse impacts.
3. All non-residential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with goals and policies related to economic development and financial stability.

It shall be the responsibility of an applicant to submit information, studies and analysis that will enable all participants to adequately assess the request in relation to the criteria.

Joe A. Tyler, Untitled. Cañada del Oro River Park Path, N La Cañada Dr. and W Tangerine Rd.

7.4.3. GENERAL PLAN AMENDMENT PROCESS

As the General Plan provides primary guidance for future decision-making, the procedures for amendment include significant public outreach that provide for meaningful public involvement in the amendment process. Part of this public involvement includes neighborhood meetings. These meetings are intended to inform and educate residents. Town staff assist in building consensus between applicants and neighbors. The specific procedures for amendment to the General Plan are codified in the Oro Valley Zoning Code Revised (OVZCR).

Type 1 Amendments

Type 1 Amendments involve significant property changes to different land use types. Type 1 Amendments must be heard before Town Council during the same calendar year the original amendment request is made and may only be approved through a two-thirds majority vote. As these amendments have the potential for greater impact to the surrounding area and the community as a whole, the Zoning Code establishes an enhanced process of public outreach as described below.

Type 1 Amendments may only be filed during a single limited-duration period of the year.

- The Town will provide a program which increases public awareness and information regarding amendments
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements which exceed the state's legal requirements
- Notice to adjacent communities, regional planning groups and state agencies for comment
- Enhanced public hearing requirements

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan, but still include a substantial public outreach process as described below. Also of note, Type 2 Amendments may be approved by Town Council with a simple majority vote.

- Type 2 Amendments may be filed any time during the calendar year
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements that exceed the state's legal requirements
- Public hearings before the Planning and Zoning Commission and Town Council

10 Year Updates

State law requires that a comprehensive update of the General Plan be undertaken at least once every 10 years. Changing conditions may warrant a comprehensive update or amendments to portions of the Plan on a more frequent basis as determined by Town Council.

8. APPENDICES

8.1. TOWN STAFF

***Your Voice, Our Future* Project Team:**

Nora Campbell, Planner

Greg Caton, Town Manager

Danielle Driscoll, Office Assistant

Elisa Hamblin, Long Range Principal Planner

Paul Keesler, Development and Infrastructure Services Director

Misti Nowak, Communications Administrator

Teresa Shin, Office Assistant

Bayer Vella, Planning Manager

With additional assistance from:

Abdo Abdelrasoul, GIS Analyst

Joe Andrews, Chief Civil Deputy Town Attorney

Rosevelt Arellano, Senior Planner

Sue Bunnin, Court Administrator

Chris Cornelison, Assistant to the Town Manager

Chad Daines, Principal Planner

Lynanne Dellerman, Recreation/Cultural Resource Manager

Kristy Diaz-Trahan, Parks and Recreation Director

Nancy Ellis, Multimodal Planner

James Gardner, Parks Manager

Amanda Jacobs, Economic Development Manager

Robert Kirshman, Planner

Stacey Lemos, Finance Director

Chris Olson, Lieutenant, Special Operations

Aimee Ramsey, Development and Infrastructure Services Assistant Director

Jose Rodriguez, Engineering Manager

Philip Saletta, Water Utility Director

Pia Salonga, Marketing and Communications Specialist

Michael Spaeth, Senior Planner

Larry Stevens, Deputy Chief of Police

Mike Todnem, Stormwater Manager

Phil Trenary, Operations Manager

8.2. GLOSSARY

A

Action: An action indicates the specific actions, procedures, programs, or techniques to take in order to fulfill the policies. Actions also specify primary responsibility for carrying out the action and a timeframe for its accomplishment.

Aggregate: Natural aggregates are particulate materials consisting of crushed stone, sand and gravel, typically mined from riverbeds. Aggregates are primarily used in construction, agriculture and industry.

Annexation: Annexation is the process by which a city or town extends and increases its corporate limits. The process is closely governed by Arizona State Law (A.R.S. § 9-471).

Average Daily Traffic: The average traffic volume on a roadway segment under average weekday conditions.

B

Boards and Commissions:

- BOA – Board of Adjustment
- CDRB – Conceptual Design Review Board
- HPC – Historic Preservation Commission
- PRAB – Parks & Recreation Advisory Board
- P&Z – Planning and Zoning Commission
- SWUC – Storm Water Utility Commission
- WUC – Water Utility Commission

C

Central Arizona Project (CAP): CAP is designed to bring approximately 1.5 million acre-feet of potable Colorado River water per year from Lake Havasu to Pima, Pinal and Maricopa Counties via a 336-mile system of aqueducts, tunnels, pumping plants and pipelines. CAP supplies the Town of Oro Valley with a water allocation of 10,305 acre-feet per year.

Community Gathering Places: Community gathering places are public and private spaces where people are able and encouraged to congregate. They are designated areas which are the result of detailed planning and that serve as the focus of the community.

Contiguous: In close proximity; neighboring; adjoining; near in succession; in actual close contact; touching at a point or along a boundary; bounded or traversed by.

Cultural Resource: Cultural resources are the physical evidence of past human activities and accomplishments of people, including prehistoric and historic sites, buildings, objects, features, structures, and locations with scientific, historic and cultural value. Cultural resources may also be places that are important to living people. Cultural resources are finite and non-renewable resources.

D

District:

- **Special Improvement District:** A special improvement district is an area of existing development for which the replacement or upgrading of public facilities and services is designated.
- **Zoning District:** A specific area of a city or county that has proscribed land use requirements, such as land use type and development standards (e.g., minimum lot size, set-backs, building design, landscaping). The districts may also be known as zones or areas.

Dwelling Unit Per Acre (DU/AC): The number of residential units on an acre of land, which is generally used to regulate population density.

E

Effluent: Effluent is water that has been collected in a sanitary sewer for subsequent treatment in a regulated facility.

F

Floor-Area Ratio (FAR): A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, a floor-area ratio of 0.25 applied to a one-acre (43,560 sq. ft.) lot, with no other requirements (e.g., setbacks), would allow a gross building with 10,890 sq. ft.

Form-Based Code (FBC): Form-based code is a land development regulation that uses physical form as the organizing principle. FBC does not designate land use or property use. Instead, FBC provides specific standards for building design, sidewalk experience, streetscapes and open spaces.

Functional Classification: Functional classification is a system to describe the various types of roadways by their primary purpose. Classifications typically describe not only the number of lanes, but also the types of access permitted to the roadway and the average daily traffic volume. Oro Valley roadway designations are major arterial, minor arterial, collector (major and minor) and local streets.

G

Gathering Place: Unique designated areas within the Town which offer an attractive and vibrant atmosphere designed to attract residents and visitors alike. *Further definition for these gathering places will be completed through additional planning by the Town.*

General Plan: A municipal or county planning document consisting of text policies and corresponding maps that is general, comprehensive and long range in nature. The State of Arizona requires municipalities and counties in Arizona to have a General Plan, with certain required elements, depending upon the size and growth rate of the municipality or county. A General Plan may also be known as a "comprehensive plan," "master plan," "city plan" or "county plan."

Goal: A goal is the desired result or the envisioned future. Goals are not quantifiable, time-dependent, or suggestive of specific actions for achievement. Goals answer the question *"what do we strive for?"* and often refer to one or more aspects of the community's Vision and Guiding Principles.

Graywater: Graywater is generally waste water from clothes washers, bathtubs, showers and bath sinks used for flood or drip irrigation of outdoor plants as a means of water conservation and recycling.

Green Infrastructure (GI): An adaptable term used to describe an array of products, technologies, and practices that use natural systems or engineered process that mimic natural systems to enhance overall environmental quality and provide utility services including capturing, cleaning, and infiltrating stormwater; creating wildlife habitat; shading and cooling streets and buildings; and calming traffic.

Growing Smarter: Legislation enacted by the State of Arizona in 1998 modifying existing General Plan requirements and placing additional General Plan requirements on Arizona municipalities and counties. The General Plan requirements vary by population size and/or population growth rate.

Growing Smarter/Plus: Additional legislation enacted by the State of Arizona in 2000 that modifies and supplements the Growing Smarter legislation.

Growth Area: An area deemed suitable for infrastructure expansion, improvements designed to support a variety of land uses and, if appropriate, planned multimodal transportation.

I

Incubator Space: An incubator space is any provision of resources designed to accelerate the growth and success of entrepreneurial companies such as physical space, common services, networking support and coaching.

L

Land Use Designation: The allowed type and intensity of development specified in a General Plan. Typically, the land use designation is defined in the text and shown graphically on a land use map. Designations may specify residential uses (e.g., low density residential) and non-residential uses (e.g., parks/open space, commercial), with each specifying land use intensity standards.

Land Use Intensity Standards: Standards of population density and building intensity for each land use designation. Standards of building intensity for residential uses are stated in this General Plan in terms of the allowable range of dwelling units per acre. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit. Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs).

Low Impact Development (LID): Low impact development is an approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

M

Mixed-Use: Mixed-use development (or redevelopment) is that which blends residential, commercial, public space, institutional, and where appropriate, industrial uses in close proximity. It strives to create a more wholesome and livable community, and create spaces where residents can live, work and play.

Multimodal: Multimodal refers to the use of multiple modes of transportation to complete a trip. These modes may include walking, bicycling, riding transit, or driving.

O

Open Space: Open space is any area of natural open space or lightly disturbed open space that has been preserved through zoning, conservation easements or public ownership.

P

Planning Area: The planning area is the geographic area covered by the General Plan. For a municipality, the planning area typically includes the municipality's limits (incorporated boundary) as well as areas that influence the growth and development of the municipality.

Policy: Policies identify the direction or path that the Town shall take to achieve the goals. When policies are followed and consistently applied, they work to implement the community's vision for the future.

R

Recharge: Recharge is the process of adding water to an aquifer.

Reclaimed Water: Reclaimed water is effluent that is treated to remove solids and impurities, then used to irrigate plants, recharge groundwater aquifers, and meet commercial and industrial needs.

Roadway Standards: For each roadway classification, there are standards prescribing the preferred right-of-way width, number of lanes, lane widths, medians, landscaped areas, bike lanes and multimodal paths.

S

Safe Yield: Safe yield is the long-term balancing of groundwater withdrawals with the amount of water naturally and artificially recharged to Active Management Area aquifers.

Scenic Corridors: A scenic corridor is a transportation corridor that has significant scenic views of mountain ranges, foothills, prominent ridges and riparian areas. Town Council has recognized the Oracle Road Scenic Corridor Overlay District and Tangerine Road Corridor Overlay District, which protect significant scenic views by limiting building design, scale, landscape, site development, etc.

Sports Tourism: Sports tourism encourages both local and outside individuals and groups to attend and participate in sporting events. Sports tourism in Oro Valley should be promoted with continual consideration of residents' parks and recreation needs.

Stakeholder: A stakeholder is a person or organization that has an interest or concern in the community and is impacted by and cares about how it turns out.

Stormwater: Stormwater refers to the runoff water generated when precipitation from rain over land or impervious surfaces that does not percolate quickly into the ground. As stormwater flows over land or impervious surfaces, it can accumulate debris, chemicals, sediments, or other pollutants that degrade the water quality if untreated.

T

Transit-Oriented Development (TOD): Transit-oriented development is community development (or redevelopment) that involves a mixture of housing, office, retail, public space or other amenities integrated into a walkable neighborhood located within a half-mile of public transportation.

Type 1 Amendment: According to the state's Growing Smarter/Plus statutes [ARS §9-461.06.G], "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. Each community's general plan defines what constitutes a "major amendment," called a "Type 1 Amendment" by the Town of Oro Valley.

Type 2 Amendment: A Type 2 Amendment is defined as any text or map change that does not meet the criteria for a Type 1 Amendment.

U

Urban Services Boundary (USB): The Land Use Map delineates an Urban Services Boundary around most of the Planning Area. The area outside of the USB indicates land that should not receive any increase in density or land use intensity over what currently exists because urban infrastructure has not yet been extended into these areas and is not planned for the foreseeable future.

Z

Zoning/Zoning Code: The formal regulations for the administration and implementation of the General Plan that divide a city or county into zones specifying allowable uses and building restrictions within the zones.

Zoning District: A specific area of a city or county that has proscribed land use requirements, such as land use type and development standards (e.g., minimum lot size, set-backs, building design, landscaping). The districts may also be known as zones or areas.

8.3. OTHER RELATED WORK

In order to complete the first two phases of work on the ***Your Voice, Our Future*** project, a number of documents were produced. They are summarized below. Full versions of each document or report can be obtained from the Town of Oro Valley website (www.orovalleyaz.gov) or by contacting project staff at YourVoiceOV@orovalleyaz.gov.

Public Participation Plan (2013)

On May 1, 2013, the Oro Valley Town Council adopted the Public Participation Plan (PPP) to encourage community participation in the ***Your Voice, Our Future*** project. The PPP was designed to support the Town's primary goal of developing a community- and consensus-based, defensible and voter-ratified General Plan. The adopted PPP identifies the process to reaffirm or adjust the current General Plan Vision, Guiding Principles, goals and policies so that the update will resonate with the community and be broadly endorsed by voters. The PPP outlines the steps Town staff will take to encourage and solicit community involvement in the update process.

Project Phone Survey (2013)

The Town of Oro Valley conducted a survey that measured community attitudes and opinions related to the Town's future in the fall of 2013. The statistically-valid phone survey sampled a demographic mix of respondents based on 2010 Census data. In addition to asking questions about current needs and attitudes, the survey was also designed to compare results of a similar survey effort in 2002, to help gauge longstanding trends or changes. This survey is just one of the many methods used as part of the ***Your Voice, Our Future*** project to garner community input.

Comparative Survey Findings Master Project Report (2014)

As part of the overall outreach efforts for the ***Your Voice, Our Future*** project, a number of survey methods were used. These include phone, community events, online and paper versions of the survey. The Comparative Survey Findings Report outlines the methodology and outcomes for each of these survey methods. It highlights similarities, differences and offers an overview of the findings.

Background Report (2014)

The ***Your Voice, Our Future*** Background Report is a compilation of information representing the areas of consideration for the General Plan Update Process. This report helps inform interested parties about the existing conditions and identified needs for the Town over the coming decade. This was the first step in informing the policies and directions that will guide public and private actions impacting the Town.

Workbooks (2014 – 2015)

Three resident committees were formed in Phase 2 of the ***Your Voice, Our Future*** project and were tasked with drafting goals, policies and actions for the community's Plan. Three workbooks were created that outlined ideas for the committees to work with. Revisions were made to each workbook following each committee meeting.

8.4. STATE REQUIREMENTS

Growing Smarter Legislation - The State of Arizona has been working for nearly a decade to actively manage growth and preserve open space. Since 1973, most cities, towns and counties have been required to develop plans for communities looking at issues such as land use, circulation, housing, public services and facilities, and conservation, rehabilitation, and redevelopment. As growth rates significantly increased in the 1990s, a critical mass of political support emerged to provide more tools to assist in responding to the consequences of rapid growth. In 1998, the Arizona Legislature passed the Growing Smarter Act, which clarified and strengthened planning elements in the required plans of municipalities and counties and added four new elements, namely: Open Space, Growth Areas, Environmental Planning, and Cost of Development. In 2000, the Legislature passed Growing Smarter Plus to further enhance land use planning statutes in Arizona.

The purpose of the Growing Smarter Act is to more effectively plan for the impacts of population growth by:

- Creating a more meaningful and predictable land planning process.
- Increasing citizen involvement in the land planning process.
- Directing the acquisition and preservation of additional open space areas.
- Establishing a process to plan for and analyze future growth.
- Ultimately, the goal of the act is for future development in the state to occur in a more rational, efficient and environmentally sensitive manner that furthers the best interest of the state's citizens.

A few new requirements enacted by Growing Smarter/Plus include:

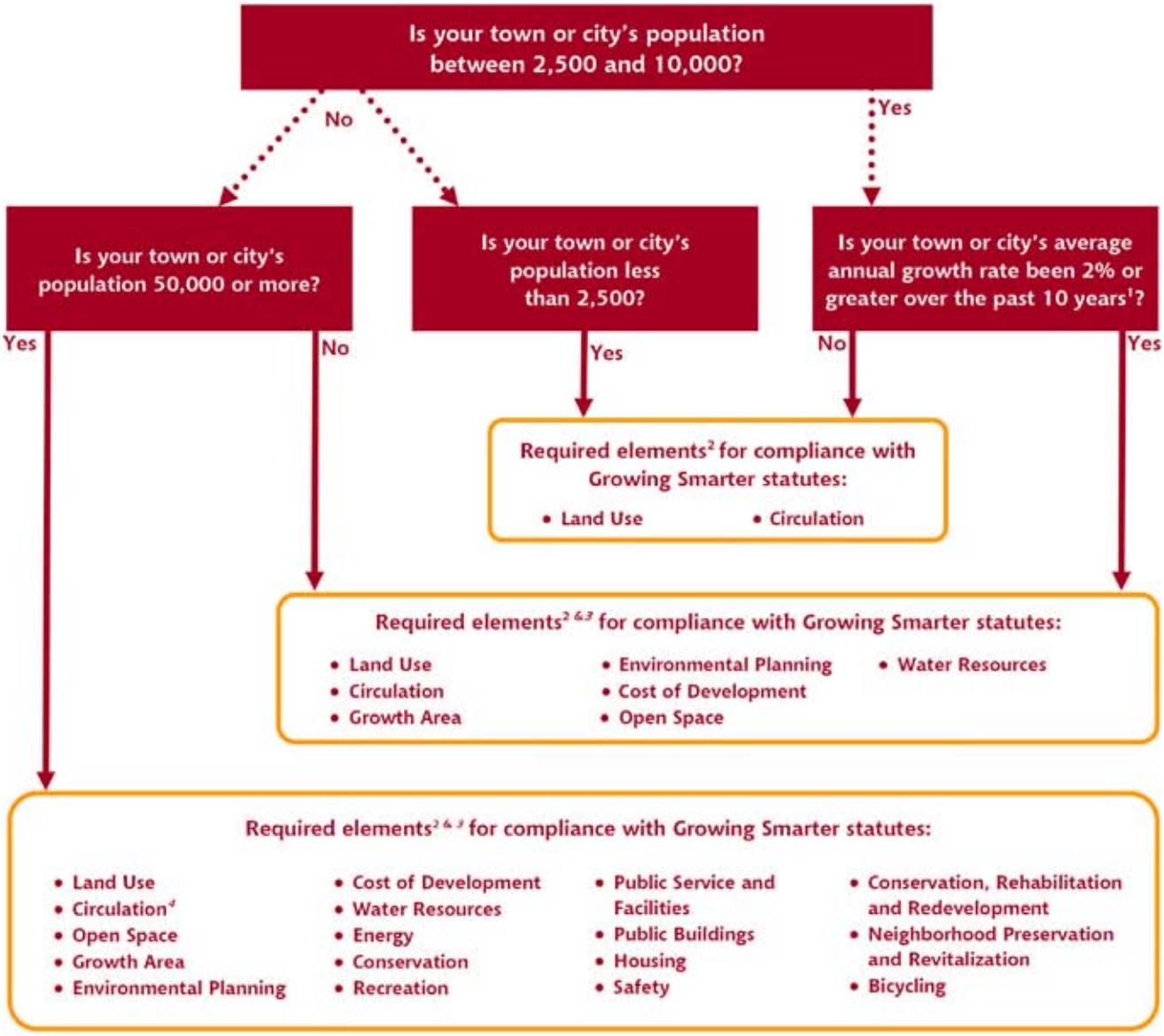
- Requires larger and fast-growing cities to obtain voter approval of their general plans at least once every 10 years and include a water resources element in their plans.
- Requires mandatory rezoning conformance with general and comprehensive plans.
- Requires more effective public participation in the planning process.
- Requires cities and counties to exchange plans, coordinate with regional planning agencies, and encourages comments between entities prior to adoption to encourage regional coordination.
- Requires full disclosure to property buyers of the lack of available services and facilities.
- Requires land-owner permission for plan designation and rezoning of private property to open space.
- Authorizes cities and counties to designate service area limits beyond which services and infrastructure are not provided at public expense.
- Permits counties to impose development fees consistent with municipal development fee statutes.
- Allows cities to create infill incentive districts and plans that could include expedited process incentives.

The following table outlines which sections of this General Plan conform to the state's required elements.

GENERAL PLAN	STATE REQUIRED ELEMENTS														
	LAND USE	CIRCULATION	OPEN SPACE	GROWTH AREA	ENVIRONMENTAL PLANNING	COST OF DEVELOPMENT	WATER RESOURCES	CONSERVATION	RECREATION	PUBLIC SERVICES AND FACILITIES	PUBLIC BUILDINGS	SAFETY	BICYCLING	ENERGY	NEIGHBORHOOD PRESERVATION & REVITALIZATION
Community Goals										x					
Economy	x		x	x											
Complete Community			x					x	x			x			x
Town Services, Buildings, & Facilities										x	x	x		x	x
Environment Goals	x		x				x	x						x	
Sonoran Desert Resources	x	x	x	x	x			x				x			
Water Resources					x		x	x				x		x	
Cultural Resources			x												
Clean Environment					x			x						x	
Development Goals	x			x	x										
Land Use and Design	x		x	x	x			x							
Development, Growth Areas & Special Areas						x									
Infrastructure		x		x	x	x		x				x	x		x

Figure 16-1: Growing Smarter Statutes Flowchart for Municipalities

Growing Smarter statutes for Towns & Cities
General Plan Elements



[1] Average annual growth rates determined using the most current U.S. Decennial Census (1990 and 2000 estimates)
[2] Prior to the preparation and adoption of an updated or amended Plan, the governing body must adopt written procedures to provide effective, early and continuous public participation from all segments of the population
[3] The legislative body shall submit each new adopted General Plan to the voters for ratification at an election. If a majority of the voters fail to approve the new plan, the current plan remains in effect until a new plan is approved. See A.R.S. §9-461.06(L).
[4] Includes more detail than the generalized Circulation Element for smaller cities and towns

Prepared by the Arizona Department of Commerce
Office of Smart Growth
Last update January 28, 2009

Arizona Department of Commerce
The center for economic advancement

8.4.1. COMMUNITY CHAPTER STATE REQUIREMENTS

Economy Focus

There are no requirements by the Arizona State Statutes for general plans that directly pertain to economic development or economic conditions.

Complete Community Focus

This section covers the recreation element as identified by the Arizona State Statutes for general plans.

The recreation element, optional for the Town of Oro Valley, must show:

- A comprehensive system of areas and public sites for recreation, including the following list, and their locations and proposed development, if practicable: natural reservations, parks, parkways and scenic drives, beaches, playgrounds and playfields, open space, bicycle routes, other recreation areas.

This section adheres to these requirements by providing a comprehensive map of recreational areas and resources listed above.

Town Services, Buildings and Facilities Focus

This section covers the public services and facilities element, the public buildings element and the safety element as identified by the Arizona State Statutes for general plans.

The public services and facilities element, optional for the Town of Oro Valley, consists of:

- General plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them.

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that ensure the creation, review, and update of public services and facilities general plans.

Oro Valley Police Department

- OVPD Department Strategic Plan, adopted in 2013 by Oro Valley Mayor and Council, identifies four focus areas where the Town and the Police Department must direct their attention to address community needs and the Department mission, and the accompanying action-oriented goals and strategies to convey desired outcomes.
- Police Beats Map (2013) outlines the four Oro Valley Police Beat areas and locates Oro Valley government buildings, including fire and police stations, the hospital, schools and library.

Fire and Life safety is provided by Golder Ranch Fire District and Mountain Vista Fire District.

- Golder Ranch Fire District Standards of Coverage for Emergency Response, published in 2012, assesses community risk, time and on-scene performance expectations, and standards and policies to meet those performance expectations.

Sewage

- Pima County Regional Wastewater Reclamation Department Strategic Plan, adopted in 2014, identifies goals, and key performance indicators to drive success across six dimensions (pillars) of the organization and across three core business systems.

Refuse Disposal

- Refuse disposal is not provided by the Town of Oro Valley. However, there are several trash service providers that operate within the Town and are options for residents and HOAs: Republic Services, Waste Management and Right Away Disposal.
- Hazardous waste service is provided by the City of Tucson and Pima County Household Hazardous Waste Program. The Household Hazardous Waste Program Annual Report, adopted in 2013, outlines different functions of the program, an expense/revenue summary and how to participate in the program.

Drainage

- Stormwater management is provided by the Town of Oro Valley Development and Infrastructure Services, Stormwater Division. The Town of Oro Valley 2012/2013 Annual Stormwater Report, Stormwater Utility Ordinance and Zoning Code outline stormwater management requirements and design techniques of development.
- Drainage criteria and guidelines are created and enforced by the Oro Valley Development and Infrastructure Services Department, Engineering Division. The Town of Oro Valley Drainage Criteria Manual, Subdivision Streets Standards and Policy Manual, and Oro Valley Town and Zoning Code guide drainage management techniques.
- The Town coordinates with Pima County Regional Flood Control District on regional floodplain management and flood control planning activities.

Local Utilities

- Electricity service is provided by Tucson Electric Power and Trico Electric Cooperative.
- Gas service is provided by Southwest Gas.
- Water service is provided by the Oro Valley Water Utility, Metro Water District and Tucson Water.
- Water Utility, owned and operated by Oro Valley, focuses on the protection of public health and safety through protection and efficient delivery of quality water, and increasing water conservation through water audits, education, incentives, and cooperative relationships that deal with current issues and research. Water Utility plans and documents include the Oro Valley Water Utility Commission Annual Report 2014, Water Rates Analysis Reports, Oro Valley Water Utility Development Impact Fees Study, and High Water Use Action Plan Guide.
- Metro Water District's Long Range Water Resources Plan, adopted in February 2015, outlines the District's strategy to manage its water resources for the next 50 years, meet customers' needs, and continue financial and planning evaluation.
- Tucson Water's 2012 Update to Water Plan: 2000-2050, adopted in December 2013, discusses the challenges and opportunities to ensure a secure water future for the community and critical decisions the community and utility must make to ensure high quality water while protecting the environment and quality of life.
- Rights-of-way are managed by the Oro Valley Development and Infrastructure Services Department, Engineering Division. The Town of Oro Valley Subdivision Streets Standards and Policy Manual, Oro Valley Town and Zoning Code, ADOT Stored Specifications, and City of Tucson/Pima County Standard Specifications and Detail for Public Improvement Guide right-of-way design.
- Easements are managed by the Oro Valley Development and Infrastructure Services Department under guidance from the Oro Valley Town and Zoning Code.

The public buildings element, optional for the Town of Oro Valley, consists of:

- Locations of civic and community centers, public schools, libraries, police and fire stations, and other public buildings.

This section adheres to these requirements by providing a comprehensive map of the public buildings listed above.

The safety element, optional for the Town of Oro Valley, must provide:

- For the protection of the community from natural and artificial hazards, features necessary for such protection as:
  - Evacuation routes
  - Peak load water supply requirements
  - Minimum road widths according to function
  - Clearances around structures
  - Geologic hazard mapping in areas of known geologic hazards

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that:

- Educate citizens about how to prepare for and how to prevent natural disasters, fires, wildfires, homeland security,

utility shortages, child and elder safety and abuse.
- Plan for post-disaster recovery and resilience.
- Develop, implement, and periodically update evacuation strategies for the Town and requirements for new development.
- Provide effective public safety services through public and private partnerships.

Relevant reference materials include:
- Stormwater management is provided by the Town of Oro Valley Development and Infrastructure Services, Stormwater Division. The Town of Oro Valley 2012/2013 Annual Stormwater Report, Stormwater Utility Ordinance and Town and Zoning Code outline the utility plans and requirements of development that contribute to the safety of residents.
- Oro Valley Town and Zoning Code provides capacity and design requirements for structure and road features that contribute to the safety of residents and references to additional design resources.

8.4.2. ENVIRONMENT CHAPTER STATE REQUIREMENTS

Sonoran Desert Resources Focus

This section covers the open space, conservation and environmental planning elements as required by the Arizona State Statutes for the creation of general plans. The requirements for each of these elements, as well as how this Plan meets those requirements, is included here for information purposes.

The open space element, required for the Town of Oro Valley, must provide:
- A comprehensive inventory of open spaces, recreational resources and access points
- Analysis of forecasted needs and policies to manage and protect open space areas and resources
- Implementation strategies to acquire additional open spaces
- Policies and strategies that promote a regional system of integrated open space and recreational resources

This section adheres to these requirements by providing a comprehensive map of open spaces and recreational resources and through policies and strategies that:
- Manage recreational resources and significant open space
- Protect natural resource areas and habitats
- Connect habitats through wildlife corridors
- Connect open space through acquisition and family-friendly trail systems
- Promote a regional system of integrated open space by partnering with all groups from property owners and HOA's to public agencies and neighboring jurisdictions

Analysis of forecasted needs:
As Oro Valley quickly approaches build-out, it is essential that the Town continues to protect existing open space and natural resources and to acquire additional open space areas to fulfill the community's value of the natural environment. The conservation element, optional for the Town of Oro Valley, must include:
- Plans for the conservation, development, and utilization of natural resources

And may include:
- Reclamation of land
- Flood control
- Prevention and control of water pollution
- Regulation of land use in stream channels
- Prevention, control and correction of soil erosion
- Protection of watersheds

This section adheres to these requirements by implementing policies and strategies that:

- Conserve natural resources comprehensively.
- Promote responsible use and active protection of natural resources through trails and community education.
- Monitor and manage natural resource use to prevent degradation.
- Create connections between natural resources.
- Maintain and enhance natural resources through specific programs that address all natural resources described by the state.

The environmental planning element, required for the Town of Oro Valley, requires:

- Analysis, policies and strategies that address anticipated effects of proposed development within the General Plan on air quality, water quality, and natural resources.
- Policies that have community-wide applicability.
- Policies and strategies shall not require additional environmental impact statements or analysis beyond state and federal requirements.

This section adheres to these requirements by implementing policies and strategies that:

- Protect, buffer, enhance, and connect environmentally sensitive lands and wildlife habitats as development occurs.
- Protect, conserve, and encourage use of healthy native vegetation during development.
- Protect scenic corridors through different organizations and regulations.

Water Resources Focus

This section covers the water resources element as required by the Arizona State Statutes for general plans.

The water resources element, required for the Town of Oro Valley, must address:

- The known legally and physically available surface water, groundwater and effluent supplies.
- The demand for water that will result from future growth projected in the General Plan, added to existing uses.
- An analysis of how the demand for water that will result from future growth projected in the General Plan will be served by the water supplies identified or a plan to obtain additional necessary water supplies.

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that:

- Ensure the long-term water resource supply and conservation for present and future water utility customers by building CAP water for recharge.
- Expand supply and use of alternative water sources (reclaimed, CAP, rainwater, gray water, etc) for potable and non-potable uses through expanded infrastructure, incentives and partnerships.
- Ensure water quality for safety and security of water resources; and increase efficiency of water use and associated energy use. The Town of Oro Valley has a Designation of Assured Water Supply from the Arizona Department of Water Resources. In order to achieve a Designation of Assured Water Supply, the Town was required to provide evidence that:
- Its water supplies will be physically, continuously and legally available for 100 years (projected water level depth will not fall more than 1,000 feet below the surface and back up supplies exist for any anticipated shortages).
- The Town has the financial capacity to build the necessary infrastructure to provide water to current and future customers of the Oro Valley Water Utility.
- The water supply meets water quality standards.
- The projected water use is consistent with the management goal and plan of the Tucson Active Management Area; this involves water conservation requirements and demonstration of renewable water supplies for new development, as well as achieving safe yield in the larger Tucson Active Management Area by 2025.

As of December 2014, existing demand was 9,764 acre feet per year with projected future demand in 2025 estimated at 11,144 acre feet per year. To meet this demand, the Town will rely on the following water resources:

Groundwater

- The Town's Designation of Assured Water Supply certifies that the Town may pump 13,384 acre-feet of water from its aquifer every year. This is the maximum limit allowed, not the actual amount expected, to be withdrawn every year. For example, in 2014 a total of 5,612 acre-feet was withdrawn from the aquifer.

Reclaimed water

- The Town has rights to all its effluent, which can be treated and delivered as reclaimed water. The Town has an intergovernmental agreement with the City of Tucson to treat and return a maximum of 4,000 acre-feet of reclaimed water per year. However, of this amount, 2,227 acre-feet is designated as reclaimed water under the Town's assured water supply. For calendar year 2014, the Town delivered 2,206 acre-feet of reclaimed water.

Central Arizona Project water

- The Town has an allocation of 10,305 acre-feet per year of Central Arizona Project water. As of December 2014, through an intergovernmental agreement with the City of Tucson, 2,000 acre-feet of this allocation is being delivered to the Town's customers each year. With additional infrastructure, the Town can deliver up to its full allocation to customers in the future. As of December 2014, the remaining 8,305 acre-feet of the Town's Central Arizona Project water allocation is recharged which results in accumulation of long-term storage credits or the right to recover water.

The Town has assets that can be used to meet regulatory costs associated with pumping groundwater. As of December 2014, the Town had 11,348 acre-feet of long-term storage credits. The Town also has a groundwater allowance account established by the Arizona Department of Water Resources. The balance in the groundwater allowance account as of December 2014 was 14,150 acre-feet.

Cultural Resources Focus

There are no requirements by the Arizona State Statutes for general plans that directly pertain to cultural resource conservation.

Clean Environment Focus

This section covers the energy element as identified by the Arizona State Statutes for general plans.

The energy element, optional for the Town of Oro Valley, includes:

- Policies that encourage and provide incentives for efficient use of energy.
- Policies and practices that provide for greater use of renewable energy sources.

This section adheres to these requirements by implementing policies and strategies that:

- Demonstrate best practices in sustainable operations and energy efficiency.
- Educate the public in efficient energy use and products and alternative energy sources though partnerships.
- Incentivize the purchase/installation of resource conservation products.
- Incentivize exemplary projects committed to sustainability.
- Investigate converting town vehicles to run on alternative fuel.
- Encourage use of alternative fuel, multimodal transportation and ride shares.
- Explore existing and emerging renewable technologies, landscape solutions, and building materials to implement in Oro Valley.

8.4.3. DEVELOPMENT CHAPTER STATE REQUIREMENTS

Land Use and Design Focus

This section covers the land use element as identified by the Arizona State Statutes for general plans.

The land use element, required for the Town of Oro Valley, must provide:

- A map of the proposed distribution, location and extent of various land uses appropriate to the municipality.
- A description of the population density and building intensity standards recommended for the land use categories covered by the plan.
- Programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
- Consideration of air quality and access to incident solar energy for all general categories of land use.
- Policies that maintain a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted or amended.
- Include sources of currently identified aggregates.

This section adheres to these requirements by providing a comprehensive land use map, description of the land uses of the Town of Oro Valley (found in the following section), and through policies and strategies that discourage unnecessary sprawl in order to conserve the natural environment and topography, encourage diverse land uses that meet the Town's overall needs and offer transitions between uses, and encourage mixed use areas. No aggregates have been identified in the Town of Oro Valley, and therefore, no policies related to aggregates have been included in the Land Use Element.

Development, Growth Areas and Special Areas Focus

This section covers the cost of development and growth areas elements as identified by the Arizona State Statutes for general plans.

The cost of development element, required for the Town of Oro Valley, must provide:

- Policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs and generated by new development, with appropriate exceptions when in the public interest.
- Identification of various mechanisms allowed by law that can be used to fund and finance additional public services necessary to serve the development.
- Policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

This section adheres to these requirements through policies and strategies that require new development to contribute fairly to the cost of additional public facilities and services generated by the development; define and balance public and private interests and responsibilities in cost allocation; identify additional revenue sources for infrastructure and service maintenance; and upgrade, evaluate and update the efficiency, equity and legality of existing and potential funding mechanisms.

The growth areas element, required for the Town of Oro Valley, must provide policies that:

- Identify those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses.
- Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

This section adheres to these requirements by providing growth area designation on the Land Use Map, and through policies and strategies that:

- Encourage conservation of open space by various means.
- Support transportation planning efforts of connections between modes and between residential and nearby service and amenity areas.
- Promote growth areas and transit and commercial corridors through coordination between land use and transportation and with other jurisdictions and agencies.

Infrastructure Focus

This section covers the circulation and bicycling element as identified by the Arizona State Statutes for general plans.

The circulation element, required for the Town of Oro Valley, must provide:

- The general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan.

And may also include:

- Recommendations concerning parking facilities and other matters as may be related to the improvement of circulation of traffic.

This section adheres to these requirements through a comprehensive circulation map, and through policies and strategies that:

- Support the expansion of circulation and transportation infrastructure to foster multimodal transit and connections between places people live, work, shop and play.
- Encourage re-examination of Zoning Code parking ratios.

The bicycling element, optional for the Town of Oro Valley, must provide:

- Proposed bicycle facilities such as bicycle routes, bicycle parking areas and designated bicycle street crossing areas.

This section adheres to these requirements through policies and strategies that:

- Facilitate regional bikeway planning efforts and assist in completion and funding of "The Loop" system of Pima County.
- Expand bicycle facilities in the Town.
- Collaborate with other municipalities and agencies to enact consistent standards and design guidelines for pedestrian and bicycle facilities to build a safe and sensible network.

8.5. PUBLIC ENGAGEMENT PROCESS

8.5.1. OVERVIEW

The State of Arizona requires that during the General Plan update process, public participation be thorough. ARS § 9-461.06 requires that municipalities' "governing bodies shall adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic, and economic areas of the municipality." Furthermore, the procedures shall provide for:

a) The broad dissemination of proposals and alternatives
b) The opportunity for written comments
c) Public hearings after effective notice
d) Open discussions, communications programs and information services
e) Consideration of public comments.

Furthermore, the Town of Oro Valley recognizes the importance of public participation in the creation of an updated General Plan as the most effective means to create a community-driven document, built on the values of residents, and address the future of Oro Valley. In order to fulfill the requirements of the state and equitably engage the community, the public participation process was designed to provide the community and stakeholders with diverse and meaningful opportunities for engagement. It specifically targeted the Town's new demographics (specifically families and youth) and included a variety of ways to consult and collaborate with them. Understanding what stakeholders' concerns are and the aspirations they hold for themselves and their community was essential to the success of the update. The Public Participation Plan was developed to support the Town's primary goal of developing a community- and consensus-based, defensible and voter-ratified General Plan update. On April 2, 2013, the Planning & Zoning Commission voted to recommend approval of the Public Participation Plan to the Oro Valley Town Council. The Public Participation Plan was formally adopted by the Town Council on May 1, 2013.

The Public Participation Plan was outlined in three phases: Phase 1, identify issues and build a shared community Vision and Guiding Principles; Phase 2, build a draft through citizen-committee and Town department review and adopt the resulting plan; Phase 3, engage the public with the updated plan for voter-ratification.

8.5.2. PUBLIC PARTICIPATION PLAN

All key building blocks to develop this Public Participation Plan were reviewed by a General Plan Scoping Committee (GPSC) The GPSC was a 16-member team composed of residents currently serving on Town boards, commissions and Town Council.

The Committee was charged with three primary tasks:

- Estimate the extent of General Plan update needed
- Review public participation methods and techniques
- Identify recommended public participation methods and techniques for review by the Planning & Zoning Commission and Town Council

Over the course of five meetings, the GPSC helped develop and review:

- Community changes since adoption of the current General Plan
- Relevancy of the current General Plan and specific elements
- Public participation lessons learned from the 2005 General Plan effort
- Lists of key stakeholders and project participants
- Future public participation "must-do's"
- Three public participation approaches (base, intermediate and comprehensive) and associated budgets
- A recommended public participation approach and budget

Gordley Group, a local public relations and involvement firm, helped to refine Public Participation Plan elements. From this base of community and professional guidance, staff drafted the Public Participation Plan with proven techniques to engage the public, as well as new outreach efforts in an attempt to reach and inform more of the community.

The Public Participation Plan:

- Is open, transparent, accountable, inclusive, collaborative and ethical
- Ensures involvement opportunities are convenient for residents
- Promotes sustainable decisions that resonate with the voting community
- Seeks and facilitates involvement of all demographics
- Will be assessed on an ongoing basis to ensure bestpractices
- Includes how the public's involvement helps to shape the decisions made for the General Plan

Additional Guiding Principles:

- Learn from the past—focus on:
  - Residents
  - Targeted voter outreach
  - Adequate community testing of principles and concepts
  - Diversified viewpoints and better committee membership selection
  - Earning voter ratification
- Residents' quality of life
  - To overcome the challenge that the General Plan is merely a dry technical planning tool, present it as a tool to guide and define the community's quality of life, focusing on issues with which residents can easily identify
  - Draw participants and votes by asking—and answering—the question: *"Why is this important to me?"*
- Key objectives
  - Provide practical, clear and compelling information that directly relates the General Plan to residents' lives
  - Use public-friendly, easy-to-understand, engaging, inviting and visionary methods, techniques and social media tools
  - Report positive, tangible results from the current General Plan to build upon success
  - Speak to specific and positive outcomes in the proposed General Plan
  - Reach the broad community of voters to identify and test multiple opinions
  - Seeks active involvement from typically under-represented populations such as families and youth
  - Keep participants informed throughout the process in open and direct ways
  - Maintain a consistent outreach focus throughout the implementation
  - Go to the community; do not solely rely on the public to attend large forums

During the course of Phases 1 and 2, a comprehensive outreach log was maintained that identified events, media and other means of engaging the public. The outreach log will continue to be updated until prospective voter ratification in fall 2016.

8.5.3. PHASE 1 – ISSUE IDENTIFICATION, VISION AND GUIDING PRINCIPLES

September 2014 to March 2014

The objective of the public participation process of Phase 1 was identification, development and testing of a community Vision and Guiding Principles. This entailed significant community outreach through large event meetings, community events, web and social media presence, surveys (events, online, newspaper and phone), local news media, and water bill inserts. Targeted participation involved small event meetings with community members, community groups, stakeholders, and local and regional agencies. Community participation involved large event meetings, web and social media presence, and surveys.

Phase 1 yielded:

- 60 community events
- 2,606 Post-it® note comments
- 886 youth (14-18) reached
- 1,964 online visitors
  - 116 ideas posted online
  - 282 comments from YourVoiceOV.com
- 18 appearances in print media and five print releases
- 577 completed surveys

The surveys were conducted through four methods: YourVoiceOV.com surveys, NW Explorer printed surveys, phone surveys, and informal Post-it note comments. These surveys questioned what residents value in Oro Valley, what the community lacks, and how they'd like to see their community improve and grow. From these findings, the primary interests and values of the residents were determined and statistically verified by the phone survey results. The primary interests and values of the community were directly translated into the Vision and Guiding Principles of the General Plan update so that the foundation of the update would be community-owned and community-driven.

The product of Phase 1 was the Vision and Guiding Principles that work together to illustrate things that "matter most" to the community and guide the General Plan update process. The Vision and Guiding Principles were endorsed by Town Council on May 7, 2014 and used as the foundation of the new General Plan.

8.5.4. PHASE 2 – DRAFT AND COMMITTEE REVIEW

March 2014 to November 2015

The purpose of Phase 2 of the Public Participation Plan was to build upon the Vision and Guiding Principles with goals, policies, and actions to create a General Plan that improves the quality of life of residents and guides the growth of Oro Valley over the next 10 years.

First, the General Plan update was drafted through a committee process. Participants for the three ***Your Voice*** Committees were recruited through an open application process. Through an in-depth evaluation procedure, applications were reviewed, and 15 applicants were placed on committees. The three topic-specific ***Your Voice*** Committees were formed from passionate, knowledgeable, diverse residents of Oro Valley.

The three ***Your Voice, Our Future*** Committees included Community, Environment, and Development and worked within the foundation of the Vision and Guiding Principles. The committees met a total of 25 times to review goal and policy proposals related to their topics, determine policy intent and debate the best courses of action. The committees' work molded the goals, policies and actions that built a community-owned, action-oriented draft plan.

After the conclusion of the committee work, the "60% Draft Plan" will be made available to the community and stakeholders for a state mandated 60-day review period. The plan will be distributed to Town departments, required local agencies, other interested groups and the Oro Valley community. Based on comments received, the plan will be revised. The subsequent "90% Draft Plan" will then go through public hearings by the Planning & Zoning Commission for review and recommendation to Town Council. In November 2015, Town Council will review the draft plan for revision or adoption.

8.5.5. PHASE 3 – FINAL DRAFT AND ADOPTION

December 2015 to November 2016

Phase 3 will present the final ***Your Voice, Our Future*** General Plan update to the public through an outreach and education campaign.

8.5.6. RATIFICATION BY VOTERS

The Phase 3 public outreach and education campaign will end with the November 2016 vote by Oro Valley citizens on the updated General Plan.

8.6 SPECIAL AREA PLAN POLICIES

8.6.1. ARROYO GRANDE

The Town of Oro Valley values the unique characteristics of the property owned by the Arizona State Land Department, otherwise known as the Arroyo Grande Planning Area, and seeks to increase the value of this property for its owners and future generations through resource conservation, progressive planning, regulation and management. Development proposals must demonstrate substantial adherence to high standards and the principles of new urbanism, resource conservation and sustainability.

The Arroyo Grande Plan provides an opportunity to incorporate a sustainable development model that includes a mix of housing types and densities, employment centers, and commercial services in balance with environmental preservation. This community will provide opportunities for alternate modes of transportation and a jobs/housing balance that will reduce impacts on the existing roadway system.

The Arroyo Grande planning process was a unique collaborative process that included the Arizona State Land Department, Pima County, the Town of Oro Valley, and other community stakeholders. Working together, they developed the proposed Land Use Map and policies. Input from the community as well as technical experts, in particular from scientific and environmental perspectives, was critical to the development of the plan.

The Arizona State Land Commissioner agreed to an unprecedented 68% open space designation in the Arroyo Grande Planning Area (the Planning Area). However, this open space allotment is not consistent with the 2007 Arizona State Land Department approved Arroyo Grande Plan Area's Conceptual Land Use Table. Primary goals of the Plan include preservation of a critical wildlife linkage between the Tortolita and the Santa Catalina mountains, preservation of natural riparian areas throughout the Planning Area, and to preserve significant archaeological resources in place.

Land Use and Zoning

1. With the exception of parcels with frontage on Oracle Road and that area designated RLDR, the entire Arroyo Grande area should be master planned prior to any zoning entitlements in the Planning Area. It is anticipated that the Commerce/Office Park (COP) and Community/Regional Commercial (C/CR) designated areas with Oracle Road frontage will be developed first. Therefore, most of the special area policies described below apply to the rest of the Arroyo Grande Planning Area.
2. Zoning in conformance with this Plan should be in the form of a PAD (Planned Area Development). The PAD will include zoning provisions for cluster development, Village Center regulations. The Town of Oro Valley's Environmentally Sensitive Lands Code amendment must be adopted prior to zoning entitlements.
3. Permitted non-residential land uses should be determined with a goal of providing significant employment opportunities within the Planning Area, particularly for local residents. The intent is to create a jobs/housing balance of one job for every three dwelling units in the Planning Area.
4. To further the goal of a jobs/housing balance and to create a vibrant, diverse community, development will emphasize a diversity of housing types and densities.
5. Development should be clustered, where feasible within the RLDR and the 50% MPC areas, to minimize the cost of needed infrastructure and to preserve large areas of contiguous, natural open space and to avoid site specific sensitive resources.

6. There is a potential for one "floating resort site" identified in the northern part of the Planning Area. It will promote eco-tourism and will be located and developed in a manner that protects views of the Tortolita Mountains, and otherwise preserves large contiguous areas of natural open space. If the resort is developed in the proposed area, in close proximity to the Tortolita Mountain Park, a funding mechanism such as an enhancement fee charged to resort guests will be established to support conservation.

7. A minimum of 600 acres of COP land use designation will be established as a part of this General Plan amendment. It may be designated in part on the Oracle Road frontage and in part adjacent to the Village Center (VC). The 260-acre VC and 61-acre C/CR designations will remain unchanged. Twenty (20) years from adoption of zoning in conformance with this General Plan amendment, undeveloped COP designated lands may be reverted to MPC zoning at the request of the ASLD.

8. Phasing of commercial and employment centers, as they relate to employment, should be established, in conjunction with residential development as a part of zoning entitlements. The intent of maintaining the jobs/housing balance of a minimum of one job per three households, and provision for commercial uses to serve the area will be evaluated and encouraged with each phase.

9. Residential development densities in Master Planned Community (MPC) will transition from generally low density to high density moving away from the wildlife linkage open space corridor, as long as the MPC target dwelling unit numbers are maintained overall.

10. The purpose of the Village Center (VC) area is to establish a "town center" that will serve as a focal point for the Planning Area. The VC area will offer a variety of office, retail, service, educational, medical and public facilities integrated with medium to high density housing. The Village Center should include a centrally located public plaza, green, or square that provides a venue for community events and reinforces a sense of place for the Arroyo Grande area. Mixed-use developments, including live/work space, are encouraged in the VC. The VC will serve as the cornerstone to this community built on the principles of new urbanism. As a part of the approved PAD, a phasing plan should assure that residential densities in the VC are adequate to support the town center.

11. Design guidelines will be developed for Arroyo Grande as a part of the PAD. The Village Center guidelines may be based on form-based codes in order to encourage a cohesive, unified development theme that promotes community identity and sense of place.

12. The Village Center should include a regional commercial center to serve the Planning Area and surrounding areas. Commercial uses on Oracle Road will serve both the existing residents and the Planning Area, and provide services to employees and businesses in the employment center.

Sustainability and Energy Conservation

1. Sustainable development principles and practices will be a keystone of this project and building design that may include renewable energy production, water harvesting and graywater use, passive solar orientation, water conservation practices, and energy conservation measures.

2. All commercial structures and all residential dwellings 3,000 square feet or larger in size will be constructed and certified to Environmental Protection Agency Energy Star standards.

3. Sustainable design, such as LEED-ND, will be considered for implementation when the program is available.

4. All commercial and residential buildings will incorporate water conservation technologies, including low-flow plumbing fixtures, appliances and landscaping.

5. Large residential subdivisions, or combinations of smaller subdivisions, will provide community pools to discourage proliferation of private pools on single-family lots.

Open Space and Natural Resources

1. 68.4% of the entire Planning Area will be managed and maintained as Natural Open Space (NOS). No disturbances will be allowed unless approved by the Oro Valley Town Council. The only allowable disturbance in the NOS linkage area (green on the Conceptual Plan Map) will be for: access roads for utilities, trailheads, and to connect the employment and commercial center on Oracle Road to the MPC 1 area; utility crossings; trails; and trailheads.
2. It is the intent of this Plan that the NOS area that is the "wildlife linkage" will become part of the Tortolita Mountain Park and remain as NOS in perpetuity. All parties recognize that state trust lands may not be sold or otherwise disposed of until ASLD has complied with the Enabling Act and other applicable laws, including appraisal, approval by the Board of Land Appeals, and public auction. As part of the Pre-Annexation Development Agreement, ASLD will develop information on how lands within the Plan will be valued.
3. NOS is intended to preserve wildlife movement and landscape connectivity between Tortolita Mountain Park and Catalina State Park, as well as to preserve archaeological resources. Consistency with these goals will be assured at development review phase. The NOS will need to be acquired according to state law that governs the Arizona State Land Department in order to become part of the Tortolita Mountain Park.
4. The designated riparian areas (blue on the Conceptual Plan Map) will be managed and maintained as NOS and will otherwise comply with the Town of Oro Valley's Riparian Ordinance, as amended. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Specific delineation of the riparian areas will be based on the Oro Valley Environmentally Sensitive Lands - Riparian data layer. Roadway crossings must be designed to allow for safe wildlife movement, consistent with the methodology recommended in the Arizona Missing Linkages; Tucson-Tortolita-Santa Catalina Mountains Linkages Report.
5. A minimum of 50% of the MPC Area 4, in the northwest corner of the Planning Area, will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis; each development unit (Subdivision Plat or Block Plat) will provide a minimum of 50% project level NOS. Each individual development will be designed according to cluster development principles in order to consolidate the development footprint and to (1) preserve finite and non-renewable cultural resources by preserving in place; (2) conserve sensitive on-site biological resources; and (3) maintain a landscape permeable to the movements of biological resources by providing connectivity between the Planning Area's NOS and areas north into Pinal County.
6. A minimum of 80% of the RLDR (Rural Low Density Residential) area will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis; each development unit (subdivision plat or block plat) will provide a minimum of 80% project level NOS. Project level development will be designed according to cluster development principles in order to (1) consolidate sensitive on-site biological resources; and, (2) maintain a landscape permeable to the movements of biological resources. Project level NOS will, to the maximum extent possible, be configured in a consolidated, uninterrupted pattern, which connects to other on-site and off-site areas.
7. Within those areas designated as MPC, COP, or VC, a total of 434 acres of floating NOS will be designated for the preservation in place of finite, non-renewable cultural and archaeological resources, or, if not needed for this purpose, will be utilized to further the preservation of NOS.
8. No development may utilize groundwater in a manner that diminishes or otherwise compromises the quantity or quality of groundwater available to support the significant riparian areas contained in the Honey Bee and Big Wash washes.
9. NOS will be unlighted and protected from lighting in nearby developed areas as proscribed in the Oro Valley Zoning Code.
10. Invasive plant species management will be incorporated into all plans for development.
11. It is intended that all areas designated as NOS or riparian areas will be preserved and protected by conservation easements, or other legal means.
12. Oro Valley will work in collaboration with to support Pima County in developing, managing and funding a management plan to protect biological and cultural resources.

Cultural Resource Conservation

These policies address the protection of archaeological and historical sites, as well as the Pima County Designated Priority Cultural Resource Complex known as Indian Town, located within the Planning Area. These policies are intended to preserve finite and non-renewable archaeological sites, historic sites, and traditional cultural places in order to protect their cultural, educational, scientific, recreational, aesthetic and spiritual values.

1. The entirety of the Planning Area must be surveyed for cultural resources and any sites encountered must be recorded with the Arizona State Museum.
2. All cultural resource preservation areas will be monitored through the Arizona Site Stewards Program and others to help ensure the protection of these areas and the preservation of these sites' inherent cultural values.
3. Cultural resources within open space and riparian areas will be preserved in place and managed and maintained as natural open space.
4. Archaeological and historical sites determined to be of exceptional importance should be avoided and protected in place.
5. Where avoidance of individual sites cannot be achieved and an impact to the resource will occur, a plan to mitigate the impacts through site data recovery and documentation, analyses, report preparation, and curation must be developed and then reviewed and approved by the State Historic Preservation Office and implemented prior to any ground disturbance.

Water Supply

1. Future development of the project will require a detailed, comprehensive strategy to address water resource availability for the projected demands and water conservation for the project. The strategy will incorporate the findings and recommendations of the hydrology study requirement for the Planning Area and address opportunities for the use of effluent as a renewable water resource, native plant landscaping, groundwater recharge and minimizing impact to existing private exempt wells in the vicinity of the project. The water resource strategy will be developed for the Planning Area so that it will not impact the Town of Oro Valley's ability to meet current and projected water demands of customers within the existing water service area.
2. Prior to development, a Master Water Management Plan will be completed identifying: current and projected water use demand, fire flow requirements, on-site/off-site water facility location and sizing, loops and proposed connection points to existing water systems, easements and common areas.
3. Consistent with standard Town practice, water infrastructure and access to serve the area must be provided at no cost to the Town. Water infrastructure necessary to serve the Planning Area will be dedicated and conveyed to the Town of Oro Valley acting through its Water Utility.
4. A Water Conservation Plan will be drafted to define policies and standards that require the use of best available technology for all development. A water conservation program should be implemented for all uses. Interior and exterior water conservation practices for residential and non-restricted uses will include the use of low water use fixture units, low water use landscaping and community water-based recreation centers.
5. The Town of Oro Valley has been designated by the Arizona Department of Water Resources as an assured water provider in the Tucson AMA and the annual volume of water that is physically, continuously, and legally available under the Town's designation is not sufficient to serve all of the proposed development in the Planning Area. Prior to land disposition studies will be conducted to determine available water supply in the Planning Area, including groundwater, redundant well sites, the current Town supply, and CAP allocation. If the projected needs of the development are greater than the available water supply, either development will not occur past the adequate supply of available water or additional water supply must be made available.
6. All future development in Arroyo Grande will be served by Oro Valley Water Utility on a first come–first served basis. This will be based on available renewable water supply such as CAP Water that is allocated to the Town. Determination of availability of renewable water supply for the Arroyo Grande area will not include water to be allocated to areas currently within the Oro Valley Water Service Area.

7. If it is determined that renewable water is not available for a proposed development within the Arroyo Grande Area, the developer will be required to convey to the Town sufficient additional renewable water supply to serve the demands of the development in addition to payment of water impact fees. Any conveyance will be "wet" water and not "paper" water transfers.

Transportation and Circulation

1. A master transportation / traffic impact study should be completed during the master planning/PAD process and will encompass all of Arroyo Grande. The owner or its agents arrange for the study in cooperation with the Town and will select and award a contract to a mutually agreed upon professional traffic engineering / transportation planning consultant licensed in the State of Arizona. This study will review and analyze this development from a multimodal transportation point of view, including transit. ADOT must play an integral part of the scoping and review process for this study.
2. The developer will be responsible for the planning, design and construction/improvement of the roadway network in the Planning Area, and will offset the traffic impact to the existing area highway network caused by the Arroyo Grande Development.
3. All infrastructure needed to support each phase of development should be funded and constructed by the developer, and accepted by the Town prior to the first certificate of occupancy for that phase.
4. Transit options should be made available to the community and may include demand response, circulator services, fixed routes, express routes and high capacity transit alternatives on Oracle Road.
5. Arroyo Grande will have a safe, effective, and convenient system of multimodal transportation. All parts of the community will be linked together and accessible to the residents.
6. The Commerce/Office Park area adjacent to Oracle Road should be linked to the interior of the Planning Area as sufficient residential development areas to the northwest develop.
7. Future development of the project will require the following:
    - Designing the transportation system so as to accommodate and facilitate the new-urbanist, sustainable, and mixed-use character of the development
    - Provision for mass transit
    - Providing connectivity for alternate modes of transportation by pedestrians and bicyclists
    - Cross-connection and multiuse trails to provide a multimodal connection with adjacent developments and thus reduce Vehicle Miles Traveled (VMT) within the Planning Area
    - Staged capacity improvements, for example, adequate lanes for through and turning movements to accommodate anticipated traffic volumes
    - A roadway network that avoids deleterious impacts on the natural and constructed drainage network and wildlife movements, provides all-weather access, and avoids disruption of the roadway network by stormwater
    - Any roads crossing a riparian area will be elevated allowing for wildlife and hydrological movement underneath the roadway

Hydrology

1. A master hydrological/drainage study should be completed during the master planning/planned area development phase of this project and will encompass all of Arroyo Grande. The owner or its agents will arrange for the study in consultation with the Town and will select and award a contract to a professional engineering/hydrological consultant that is licensed in the State of Arizona. Pima County Regional Flood Control District must play an integral part in the scoping and review process for this study.
2. Hydrological and drainage design and construction should incorporate techniques that preserve and enhance the natural conditions and character of each watershed.

3. Flood control systems must be provided that protect all developed areas from the impacts of the 100-year flood event.
4. Where required, all-weather crossings must be designed and constructed that will allow unrestricted passage during the 100-year flood event for all arterial, collector and local streets.

Sanitary Sewer Facilities

1. Developers should provide sanitary sewer facilities for the conveyance and/or treatment of sewage from all planned developments.

Parks, Trails and Access

1. Prior to development, a Public Trails Master Plan should be detailed within the Arroyo Grande planning area consistent with the Tortolita Mountain Park Master Plan, the Eastern Pima County Trail System Master Plan, Pima Regional Trail System Master Plan and the Town of Oro Valley's Parks and Trails Plan.
2. The developer should construct a multiuse trail system that provides trailheads and linkages with open space, active recreation areas and schools.
3. Land within development areas should be set aside for parks and other recreational facilities based on established standards.

Public Facilities, Services and Schools

1. The subject area, upon annexation into the Town of Oro Valley, will be provided with a full range of urban level services including schools, fire and police protection, water, transportation facilities/services, and recreational services and facilities. The location of facilities and infrastructure will be fully assessed based on established standards as part of infrastructure studies specific plan(s) formulation pursuant to the goals, objectives and policies for the Planning Area, and will be timed to provide for phased development that can be fully financed by the developer as required in responding to changes in market conditions.
2. A parcel or parcels of land may be required for a centralized Town Operations Center that must include Public Works, Water Utility, Parks and Recreation, Transit, Police and other departments, if necessary.
3. Fire protection will be provided by the Golder Ranch Fire District.
4. The number and locations of schools will be coordinated with Amphitheater School District.
5. The Oro Valley Zoning Code Revised will apply.

Financial Sustainability Policies

1. The Town of Oro Valley expects that new development within the Arroyo Grande area will pay for and provide the necessary infrastructure to meet the needs of that new development.
2. It is expected that existing Town residents should not be burdened with additional costs, fees or taxes to subsidize the provision of Town services to the new development in the Arroyo Grande area.
3. Prior to development approval, an economic impact study will be conducted to determine the costs of service and infrastructure necessary to support the new development and the revenue-generating impact of that development to ensure that the new development is paying its fair share and does not require subsidization from existing residents.
4. It is the Town's policy to carefully consider the use of Community Facility Districts (CFDs) as a funding mechanism to finance the construction, operation and maintenance of public infrastructure within the boundaries of the community facilities district. A CFD is the legal equivalent of the establishment of an entirely new municipal/taxing district entity within the boundaries of the Town. If used, CFDs will provide an enhanced level of public infrastructure amenities and/or municipal services. The Town will conduct a detailed cost/benefit analysis to determine the viability of any proposed CFD within the Arroyo Grande area.

5. Should a CFD be approved for the provision of infrastructure and services within Arroyo Grande that would be funded by property assessments/taxes within the district boundaries, the Town's development impact fee ordinance provides for credits for infrastructure provided in this manner.

8.6.2. KAI-CAPRI

These policies apply to the area shown on the map on page 55, which includes the approximately 10-acre Steam Pump Ranch Estates property in the southeast corner of the area.

General

1. Transfers of residential densities are permitted and encouraged in the area. Primary receiving areas are: (1) the graded area in the north central portion of the site; and (2) areas adjacent to Rooney Ranch no more than 660 feet north of the south boundary and no farther east than the east edge of Palisades splits. Units should be transferred off the following areas: (1) SRAs, (2) areas along North First Avenue (especially the area between the road and the Palisades splits parcels), and (3) the area southeast and visible from Palisades splits parcels.
2. Transfers of densities from SRAs that are not riparian areas (including 50-foot buffers), floodplains, or 25 percent slopes may be calculated at up to 1.0 units per acre. Transfers of densities off the other SRA, or building within any SRA, should be at no more than 0.4 units per acre.
3. Primitive trails, with public access easements, shall be provided unless otherwise prohibited by law. These will be within the existing wash areas, will connect to the open space area adjacent to the north boundary of the site, and will provide a connection from the Palisades splits area southeasterly to the wash.
4. Any change to the General Plan that would allow more than 1.0 units per acre, overall, on the residential area on the property shall be treated as a major amendment. As currently mapped, the maximum number of residential units on the Kai-Capri Property is 255; and up to 10 are allowed on the Steam Pump Ranch Estates property. Any change of the commercial area to residential uses shall be treated as a major amendment.
5. The Oro Valley Zoning Code Revised will apply.

Neighborhood Commercial/Office (NCO)

1. Must be developed for commercial and office uses as part of an overall master plan that includes planning for the MPC property to the south.
2. Any building within 200 feet of North First Avenue shall not be higher than 25 feet as measured from the finished grade of North First Avenue, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. A minimum of 40% of the North First Avenue frontage to a depth of 300 feet must be maintained as a view corridor and not used for building purposes.
4. The commercial areas shall not extend, on North First Avenue, to the south of the Evergreen (Walgreen's) development.

Master Planned Community

1. Must be developed for residential uses as part of an overall master plan that includes planning for the NCO property to the north.
2. No building within 200 feet of North First Avenue, or within 150 feet of Palisades Road or existing development shall be higher than 18 feet, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. There shall be no development in the 100-year floodplain, riparian areas or on any slopes of 25% or more, excluding roadway and utilities.

4. The only housing type permitted is single-family detached residence.
5. Mass grading for residential uses is allowed only in disturbed areas. Any mass grading shall require the approval of the Planning and Zoning Administrator.
6. No buildings shall be constructed within 100 feet of the east property line adjacent to existing residential areas.

8.6.3. LA CHOLLA/NARANJA

The La Cholla/Naranja Conceptual Master Plan Map can be found on page 124.

Northwest

1. Planning unit boundaries are shown graphically. The actual boundaries extend to the centerline of adjacent rights-of-way or property boundaries as depicted on the Long Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process.
2. Lands outside the Critical Resource Areas shall be considered Resource Management Area Tier 2.
3. At the time of rezoning, a Master Plan shall be prepared through the use of a Planned Area Development (PAD) zoning for the entire site, including:
   a. A Master Land Use Plan, which will formalize the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process, and which will correspond to descriptions of the various land use categories proposed in the PAD.
   b. A Master Traffic Impact Analysis (TIA), which will outline roadway improvements that are anticipated to be necessary as the PAD develops. The Master TIA shall be updated with each individual Conceptual Site Plan proposed within the PAD, determining which, if any, roadway improvements are necessary to mitigate each development's impacts. The TIA shall identify and substantiate traffic control methods to minimize or mitigate potential traffic impacts to Cañada Hills Drive, which is a private roadway. The ultimate alignment of subdivision access roads and use of proposed traffic control methods are entirely subject to Town Engineer review and approval.
   c. A Master Recreation & Trails Plan, which will schematically show bicycle and pedestrian circulation within the PAD. The Plan will also include schematic programming for the different recreational area nodes shown on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process.
   d. A Master Environmentally Sensitive Open Space (ESOS) Plan showing the placement of required open space within the entire future Planned Area Development area. ESOS within Resource Management Areas shall be located along adjacent Critical Resource Areas to the greatest extent practical, outside of Neighborhood Commercial – Office parcels.
   e. A Master Utilities Plan, which will show anticipated trunk utility extensions needed throughout the PAD.
4. The total maximum of permitted units is 500 for all areas designated as residential (including townhomes). The Neighborhood Commercial - Office properties at La Cholla and Naranja shall have a backup designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The backup designation of MDR may only be utilized once the remainder of the Master Planned Community residential parcels have been developed.
5. No apartments shall be permitted.
6. No senior care facilities shall be permitted, unless operated in conjunction with the expansion of the Casas Church.
7. No crematoriums shall be permitted.
8. Gun and ammunition sales shall not constitute the primary use within a business within the development.
9. For the northwest corner of La Cholla and Naranja Drives designated as Neighborhood Commercial - Office, all C-N uses enabled in Town zoning are permitted, except as provided below:

a. Supermarkets, car washes, gas stations, auto service centers and convenience stores such as Circle K, 7-11 or similar are prohibited.

b. Drive-thru uses and other convenience uses subject to approval of a Conditional Use Permit.

c. Back-up designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 30 units.

d. Maximum building height shall be limited to 24 feet.

e. Packaged alcohol sales shall not constitute the primary use within a business.

10. For the southwest corner of La Cholla and Naranja Drives designated as Neighborhood Commercial - Office, all C-1 uses enabled in Town zoning are permitted, except as provided below:

a. Broadcasting station, fabric store, medical marijuana dispensary, video store, appliance repair, laundromat, car washes, auto service centers, convenience stores such as Circle K, 7-11 or similar, theater, or a major communications facility are prohibited.

b. Drive-thru uses and other convenience uses are subject to approval of a Conditional Use Permit.

c. Back-up designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 40 units.

d. Packaged alcohol sales shall not constitute the primary use within a business.

e. Dry cleaners limited to drop-off/pick up only, are permitted.

11. A 200 foot natural open space buffer shall be provided on the west boundary adjacent to existing residential areas as shown on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process. No trails shall be provided within this buffer area.

12. Homes shall be restricted to single story, not to exceed 20 feet in height along the west and south as denoted on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process. Expansions of the Casas Church campus in these areas shall be restricted to 25 feet in height.

13. Areas designated Medium Density Residential shall include perimeter buffer yards with enhanced vegetation (density and size) to screen lots along arterial roadways. Sizable native vegetation that is required to be transplanted, as specified in the zoning code, shall be placed in buffer yards.

14. The park areas within the Master Plan shall count toward the recreation area acreage required by Town Code for residential development within the Master Plan. The park areas shall be improved by the developer with a commensurate level of amenities as required by the Zoning Code.

15. The development shall substantially conform to the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process.

16. These Special Area Policies represent agreed upon elements as part of the General Plan amendment to be reflected in the required Planned Area Development zoning. These Special Area Policies should not be construed as the complete list of standards and requirements applicable to the Planned Area Development. Additional development standards and requirements will be comprehensively addressed during the subsequent rezoning process.

17. Areas designated Low Density Residential shall include a perimeter buffer yard with enhanced vegetation (density and size) along the entire eastern edge of the 200 foot natural open space area adjacent to existing residences. Sizable native vegetation that is required to be transplanted as specified in the Zoning Code shall be placed in that eastern edge buffer yard. The intent of this enhanced buffer yard is to fill in any significant gaps in the native tree canopy within the 200 foot natural open space area, as viewed from the existing residences to the west. The enhanced buffer yard shall meet the Town's 10 foot Bufferyard 'A' requirements.

18. Grading permits for the development shall not be issued until the contract for the Regional Transportation Authority's widening of La Cholla Boulevard has been awarded to a contractor.

19. The 53 acre Medium Density Residential parcel on the north side of Lambert Lane shall be restricted to a maximum density of three homes per acre, requires a minimum lot size of 6,600 square feet and requires a minimum of 10,000 square foot lots along the north side of Lambert Lane with a minimum of 15 feet between homes.

Southwest

1. Planning unit boundaries are shown graphically. The actual boundaries extend to the center line of adjacent rights-of-way or property boundaries as depicted on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan Amendment process.
2. Lands outside the Critical Resource Areas shall be considered Resource Management Area Tier 2.
3. At the time of rezoning, a Master Plan shall be prepared through the use of a Planned Area Development (PAD) zoning for the entire site, including:
   a. A Master Land Use Plan, which will formalize the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process, and which will correspond to descriptions of the various land use categories proposed in the PAD.
   b. A Master Traffic Impact Analysis (TIA), which will outline roadway improvements that are anticipated to be necessary as the PAD develops. The Master TIA shall be updated with each individual Conceptual Site Plan proposed within the PAD, determining which, if any, roadway improvements are necessary to mitigate each development's impacts. The TIA shall identify and substantiate traffic control methods to minimize or mitigate potential traffic impacts to Cañada Hills Drive, which is a private roadway. The ultimate alignment of subdivision access roads and use of proposed traffic control methods are entirely subject to Town Engineer review and approval.
   c. A Master Recreation & Trails Plan, which will schematically show bicycle and pedestrian circulation within the PAD. The Plan will also include schematic programming for the different recreational area nodes shown on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process.
   d. A Master Environmentally Sensitive Open Space (ESOS) Plan showing the placement of required open space within the entire future Planned Area Development area. ESOS within Resource Management Areas shall be located along adjacent Critical Resource Areas to the greatest extent practical, outside of Neighborhood Commercial – Office parcels.
   e. A Master Utilities Plan, which will show anticipated trunk utility extensions needed throughout the PAD.
4. The total maximum of permitted units is 500 for all areas designated as residential (including townhomes). The Neighborhood Commercial - Office properties at La Cholla and Naranja shall have a backup designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The backup designation of MDR may only be utilized once the remainder of the Master Planned Community residential parcels have been developed.
5. No apartments shall be permitted.
6. No senior care facilities shall be permitted, unless operated in conjunction with the expansion of the Casas Church.
7. No crematoriums shall be permitted.
8. Gun and ammunition sales shall not constitute the primary use within a business within the development.
9. For the northwest corner of La Cholla and Naranja Drives designated as Neighborhood Commercial - Office, all C-N uses enabled in Town zoning are permitted, except as provided below:
   a. Supermarkets, car washes, gas stations, auto service centers and convenience stores such as Circle K, 7-11 or similar are prohibited.
   b. Drive-thru uses and other convenience uses subject to approval of a Conditional Use Permit.
   c. Backup designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 30 units.
   d. Maximum building height shall be limited to 24 feet.
   e. Packaged alcohol sales shall not constitute the primary use within a business.

10. For the southwest corner of La Cholla and Naranja Drives designated as Neighborhood Commercial - Office, all C-1 uses enabled in Town zoning are permitted, except as provided below:

    a. Broadcasting station, fabric store, medical marijuana dispensary, video store, appliance repair, laundromat, car washes, auto service centers, convenience stores such as Circle K, 7-11 or similar, theater, or a major communications facility are prohibited.

    b. Drive-thru uses and other convenience uses are subject to approval of a Conditional Use Permit.

    c. Back-up designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 40 units.

    d. Packaged alcohol sales shall not constitute the primary use within a business.

    e. Dry cleaners limited to drop-off/pick up only, are permitted.

11. A 200 foot natural open space buffer shall be provided on the west boundary adjacent to existing residential areas as shown on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process. No trails shall be provided within this buffer area.

12. Homes shall be restricted to single story, not to exceed 20 feet in height along the west and south as denoted on the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process. Expansions of the Casas Church campus in these areas shall be restricted to 25 feet in height.

13. Areas designated Medium Density Residential shall include perimeter buffer yards with enhanced vegetation (density and size) to screen lots along arterial roadways. Sizable native vegetation that is required to be transplanted, as specified in the zoning code, shall be placed in buffer yards.

14. The park areas within the Master Plan shall count toward the recreation area acreage required by Town Code for residential development within the Master Plan. The park areas shall be improved by the developer with a commensurate level of amenities as required by the Zoning Code.

15. The development shall substantially conform to the Long Range Conceptual Master Plan dated April 22, 2015 and approved during the General Plan amendment process.

16. These Special Area Policies represent agreed upon elements as part of the General Plan amendment to be reflected in the required Planned Area Development zoning. These Special Area Policies should not be construed as the complete list of standards and requirements applicable to the Planned Area Development. Additional development standards and requirements will be comprehensively addressed during the subsequent rezoning process.

17. Areas designated Low Density Residential shall include a perimeter buffer yard with enhanced vegetation (density and size) along the entire eastern edge of the 200 foot natural open space area adjacent to existing residences. Sizable native vegetation that is required to be transplanted as specified in the Zoning Code shall be placed in that eastern edge Bufferyard. The intent of this enhanced Bufferyard is to fill in any significant gaps in the native tree canopy within the 200 foot natural open space area, as viewed from the existing residences to the west. The enhanced buffer yard shall meet the Town's 10 foot Bufferyard 'A' requirements.

18. Grading permits for the development shall not be issued until the contract for the Regional Transportation Authority's widening of La Cholla Boulevard has been awarded to a contractor.

19. Traffic shall not be allowed to cross La Cholla Boulevard directly from the development to Cañada Hills Drive.

20. The 53 acre Medium Density Residential parcel on the north side of Lambert Lane shall be restricted to a maximum density of three homes per acre, requires a minimum lot size of 6,600 square feet and requires a minimum of 10,000 square foot lots along the north side of Lambert Lane with a minimum of 15 feet between homes.

The La Cholla/Naranja Conceptual Master Plan Map can be found on page 124.

Saguaros Viejos
AREA REMOVED FROM
LA CHOLLA BLVD.
La Cholla Estates
Nbhd. Comm. / Office (C-N) 6.2± Ac.
NARANJA DR.
Ironwood Ridge High School
Neighborhood Commercial / Office (C-1) 11.8± Ac.
Canada Hills
Meritage on Naranja
Rec. Area 2.1± Ac.
MDR, or HDR (max. 12 d.u./ac.; No Apartments) 13.5± Ac.
Low Density Residential 23.5± Ac.
Cesas Campus Expansion MDR, or HDR (max. 12 d.u./ac.; No Apartments) 19.1± Ac.
Canada Hills
Single-Story within 300' of Perimeter
200' Open Space Buffer
Low Density Residential or Cesas Campus Expansion 19.3± Ac.
Rec. Area 3.5± Ac.
Rec. Area 3.8± Ac.
MDR 53.4± Ac.
Single-Story Only
Neighborhood Commercial / Office (C-1) 8.0± Ac.
Low Density Residential 28.2± Ac.
Single-Story within 300' of Perimeter
Existing Neighborhood Commercial / Office
LAMBERT LN.

Planning Oro Valley Together

YourVoiceOV.com
YourVoiceOV@orovalleyaz.gov | 520.229.4800

Town of Oro Valley, Arizona
11000 North La Cañada Drive | Oro Valley, Arizona 85737

ATTACHMENT 2

Your Voice, Our Future
90% Draft Plan
Conditions and Modifications

Conditions

1. Administrative changes shall be permitted that improve the clarity of the plan, including typographical errors, formatting and minor text edits. All other modifications to the plan, except those identified in number 2 and 3, shall be included after community review and final drafting to reach the 100% plan version.

Modifications

2. Amend Action 41, on page 67 to read:

   41. Address the adequacy of Town parks and recreation programs and facilities by:
   - Periodically assessing the availability of recreation opportunities for all residents within the Town.
   - Enhancing and maintaining open space, park and recreation facilities and programs through existing and new resources, private and public recreation providers, partnerships, volunteers and others as appropriate.
   - Considering the affordability and availability of existing and future parks and recreation programs to residents.

3. Amend Criteria 1, on page 90 to read:

   On balance, the request is consistent with the vision, guiding principles, goals and policies of the General Plan as demonstrated by adherence to all the following criteria. The request shall not:

   (with existing sub-bullets to remain unchanged)

ATTACHMENT 3

Town Council Regular Session **Item # 2.**

Meeting Date: 10/21/2015
Requested by: Bayer Vella
Submitted By: Elisa Hamblin, Development Infrastructure Services
Department: Development Infrastructure Services

Information

SUBJECT:

UPDATE REGARDING WORK OF THE YOUR VOICE, OUR FUTURE PROJECT AND PROGRESS MADE TOWARDS TENTATIVE ADOPTION OF A DRAFT GENERAL PLAN

RECOMMENDATION:

On October 20, 2015, the Planning and Zoning Commission will forward a recommendation to the Town Council on tentative adoption of the 90% Draft Plan.

EXECUTIVE SUMMARY:

The purpose of this agenda item is to review the progress of the *Your Voice, Our Future* project, and to discuss the latest plan draft. Under the guidance of the three resident committees and with the input of community members and stakeholders, the Recommended Draft (90% Completion) (Attachment 1) is now ready for review.

The plan will also be discussed at a public hearing, scheduled for the November 4 Town Council meeting. At that time, Town Council will be asked to endorse the *Your Voice c*ommittee work and tentatively adopt the 90% Draft Plan.

BACKGROUND OR DETAILED INFORMATION:

Discussion

The *Your Voice, Our Future* project launched in September 2013 with the goal of updating the Town's long-range community plan, also known as a general plan. From the beginning, this project has aimed to be guided by and acted upon by members of the community. A Public Participation Plan outlined robust methods for engaging a broad cross-section of the community. Phase 1 - "Let's talk," utilized various tools to reach people at home as well as where they work, shop and recreate. The result was the Vision and Guiding Principles which served as the foundation for Phase 2.

As part of Phase 2 - “Let’s think,” the *Your Voice c*ommittees, comprised of residents, built the community’s plan. They shaped goals and policies, resulting in a plan of action that reflects the community’s voice. All of the committee work was completed within the context of the community’s Vision and Guiding Principles.

The work of the *Your Voice c*ommittees has resulted in the Recommended Draft Plan (90% Completion). This plan includes many topic areas and includes goals, policies and actions, which will impact many aspects of the community. The plan was formally discussed at public hearings of the Planning & Zoning Commission in October. A public hearing will also be held at the Town Council meeting on November 4.

The plan will be presented to the community as part of a public education campaign in 2016, with final recommendation from the Planning and Zoning Commission, and final adoption from the Town Council scheduled for early fall 2016. The final plan will then be presented to voters for ratification in November 2016.

Background

Phase 1 "Let's talk"

Before any work began on the *Your Voice, Our Future* project, a plan for how to engage and reach members of the community was crafted. The Public Participation Plan (PPP) was reviewed by the Planning and Zoning Commission and Town Council in the spring 2013. This plan for community outreach, developed by Town residents, was formally adopted by the Town Council on May 1, 2013.

The PPP has served as the "To do" list throughout the first two phases of the project. Directives in the PPP range from "provide practical, clear and compelling information that directly relates the General Plan to residents' lives" to "go to the community; do not solely rely on the public to attend large forums."

The PPP also includes specific outreach methods and lists of community stakeholders to include in the effort. In order to routinely assess and report on the efforts in reaching the community, a progress report of outreach efforts during Phase 2 is included with this item (Attachment 2). This progress report includes a full range of efforts as part of this phase, including emails, meetings, events, advertisements and other methods that have proven successful in engaging the community with the plan. A similar progress report was provided to the Town Council at the end of Phase 1.

In order to maximize participation, four different survey methods were employed over Phase 1 "Let's Talk," which included telephone, event, online and paper surveys. The results of all of the community's voices were formed into a big picture statement or vision about Oro Valley's future. It answers the question, "What should Oro Valley be like in 10 years and beyond?" The Vision is further defined through 12 Guiding Principles. They both work together to illustrate the things that matter most to the majority of participants. In essence, the Vision and Guiding Principles created a framework, developed by residents, for staff and the *Your Voice* committees to use in Phase 2.

Phase 2 "Let's think"

Participants for the three *Your Voice* committees were recruited through an open application process and

were placed on committees based on their experience, background and a need for balance. The committee members have cooperatively worked within the framework of the Vision and Guiding Principles.

The *Your Voice* Environment Committee was the first group to meet (September through December 2014). This group was to review goal and policy proposals related to: open space and natural resources conservation, water resources, archaeological and historic resources, environmental planning, and sustainability/energy.

The *Your Voice* Community Committee was the second group to meet (December 2014 through March 2015). This group was to review goal and policy proposals related to: economic development, public facilities, services and safety, arts and culture, and parks and recreation.

The *Your Voice* Development Committee was the third and final group to meet (January through April 2015). This group was to review goal and policy proposals related to: land use, community design, cost of development, growth areas, infrastructure and transportation. They also reviewed the future land use map and made suggested revisions. Additionally, a sub-committee was formed to review the thresholds, criteria and process for General Plan amendment requests.

During their meetings, committee members reviewed background information, discussed various issues, and made recommendations. They completed their work by using a workbook designed for the needs of their respective committee. All three workbooks were initially grouped together to form the first draft of the plan (30% Completion). The committees then met to review this version.

Two 'All-Committee' meetings were held jointly with members from all three committees. The first meeting was held in May. With direction from that review, the project team compiled a "Public Review Draft" (60% Completion) for community and stakeholder review. A state-required 60-day review period was held over the summer, including the required distribution and review by the Planning & Zoning Commission. The second All-Committee meeting was held in August, where they deliberated on over 150 individual topics brought forward during the summer review period.

The purpose of both of the All-Committee meetings was to allow open dialogue and problem-solving on all aspects of the plan. They were set up for discussion on large issues requiring the input of all committee members first. During the second half of each meeting, the committees were divided up to discuss issues relevant for their specific topic area. The overall aim of these meetings was to get final direction on the compilation of the plan, which represents the work of three committees.

The project is now at the end of Phase 2, with the result of the *Your Voice* Committees work being the Recommended Draft (90% Completion). This draft version is now before the Town Council for review and tentative adoption.

Next Steps
Following Town Council action in November, an extensive public outreach and awareness campaign will commence as part of Phase 3 of the project. Planning for this phase will be focused on identifying effective ways to further raise awareness of the *Your Voice, Our Future* plan draft.

After the majority of public outreach has concluded in the first half of 2016, the Final Plan (100% Completion) will return to the Planning and Zoning Commission for final recommendation, then to the Town Council for final adoption. This will likely occur in early fall of 2016. All of the efforts of Phase 3 will lead to the public vote in November 2016.

Conclusion
Considerable progress has been made; however, there is still more work to be done. The project is at an important milestone, where the culmination of work by committee, community and Town board and commission members has come together in the Recommended Draft.

The *Your Voice, Our Future* Plan will be successful if there is a strong alignment between the community-inspired Vision and Guiding Principles, the work of the *Your Voice* committees and the work of the Planning and Zoning Commission and Town Council. This alignment is necessary to build a community-owned General Plan, reach a successful vote and proceed with measures to address the actions and implementation of the plan thereafter.

The action requested by Town Council in November is within the 10 year time frame as required by state law. In the fall 2016, the plan will proceed with final recommendation and adoption before being presented to voters for ratification in November 2016.

FISCAL IMPACT:
At this juncture, the 90% Draft Plan does not have an immediate fiscal impact. As a result of the this plan, detailed planning on specific topics will be required in the future.

SUGGESTED MOTION:
No action is requested at this time. The purpose of this meeting is to review project progress and to discuss the *Your Voice, Our Future* Recommended Draft (90% Completion) with the Town Council. At the upcoming November 4 meeting, action to tentatively adopt the plan will be requested.

Attachments

YVOF_90%Plan

YVOF_ProgressRpt

PUBLIC PARTICIPATION PLAN PROGRESS REPORT
PHASE 2 ACTIVITY, JUNE 2014 – OCTOBER 2015

INTRODUCTION

The Public Participation Plan (PPP) for the ***Your Voice, Our Future*** Project was adopted by Oro Valley Town Council on May 1, 2013. As part of the update process for the Town's General Plan, the Public Participation Plan has a few purposes.

The Public Participation Plan Guiding Principles:

- Is open, transparent, accountable, inclusive, collaborative and ethical
- Ensures involvement opportunities are convenient for residents
- Promotes sustainable decisions that resonate with the voting community
- Seeks and facilitates involvement of all demographics
- Will be assessed on an ongoing basis to ensure best practices
- Includes how the public's involvement helps to shape the decisions made for the General Plan

Additionally,
"This Public Participation Plan was designed to support the Town's primary goal of developing a **community- and consensus-based, defensible and voter-ratified General Plan update**. To accomplish that, the update must represent a shared community vision and guiding principles, and the public participation must be **inclusive, educational and far-reaching**" (p.5).

PURPOSE

This Progress Report is designed to provide an update of activities related to the Public Participation Plan (PPP) for the second phase of the ***Your Voice*** Project starting with the *Your Voice* Committees' work through the presentation of the project's "Recommended Draft" (90% Completion) to the Town's Planning and Zoning Commission in September 2015. The PPP outlines the goal of providing periodic status updates on progress and results and this report is the second in a series of such updates.

METHODS

The approved PPP includes an outline of communications methods and techniques which "are designed to reach a broad spectrum of the community and educate them about the process, garner meaningful input and, ultimately, obtain voter ratification" (p. 8). In addition to the communication methods outlined in the PPP, the plan also includes an attachment identifying community stakeholders, as well as a flowchart outlining the timing for each communication method.

During the course of Phase 2 a comprehensive outreach log was maintained which identified events, media and other means of engaging the public. Following is the public participation flowchart, which has been modified to show efforts from this phase. It has been populated with information from the outreach log and also indicates which stakeholders identified in the PPP were reached.

PUBLIC PARTICIPATION FLOWCHART: PHASE 2 – DRAFT AND COMMITTEE REVIEW (JUNE 2014 – OCTOBER 2015)

METHOD	DRAFT AND COMMITTEE REVIEW	STAKEHOLDERS REACHED
Targeted Participation		
Committees & Boards		
Environment Committee	Emails – Sep 11, Oct 1, Oct 15, Oct 29, Nov 10, Nov 26, Dec 9, Dec 22 (2014); Jan 5 (2015) Meetings – Sep 23, Oct 8, Oct 22, Nov 4, Nov 17, Dec 4, Dec 16 (2014)	Residents
Community Committee	Emails – Oct 20, Nov 24, Dec 30 (2014); Jan 15, Jan 29, Feb 5, Feb 6, Feb 12, Feb 19, Feb 26, Mar 5, Mar 17, Mar 23, Sep 18 (2015) Mailing – Dec 3, Dec 23 (2014) Meetings – Dec 18 (2014); Jan 8, Jan 22, Feb 5, Feb 19, Mar 5 (2015)	Residents
Development Committee	Emails – Jan 21, Feb 5, Feb 18, Mar 6, Mar 17, Mar 23, Apr 2, Apr 17, Aug 28, Sep 18 (2015) Mailing – Jan 6, Jan 21 (2015) Meetings – Jan 14, Jan 28, Feb 12, Feb 25, Mar 12, Mar 19, Mar 25, April 8 (2015)	Residents
Joint Meeting of Committee Reps	All-Committee Emails – Jun 3, Jun 4, Aug 29, Sep 3, Sep 26, Oct 8, Nov 8, Dec 19 (2014); Jan 20, Apr 3, Apr 10, Apr 15, Apr 16, Apr 22, May 4, May 20, Jul 1, Jul 15, Aug 13, Aug 26, Sep 2, Sep 10, Sep 18, Oct 6 (2015) All-Committee Mailing – Jun 3, Jun 4 (2014); Apr 13, Aug 26 (2015) All-Committee Orientation – Aug 27, Sep 15 (2014) All-Committee Meetings – May 7, May 29, Aug 18 (2015)	Residents
Small Event Meetings		
Leadership Interviews (major employers)	*Not targeted for this phase*	*N/A*
One on Ones with Stakeholders	Meeting: Southern Arizona Home Builders Association (SAHBA) and Metropolitan Pima Alliance (MPA): Jul 7, Aug 17 (2015) Emails: Jun 10, Aug 3, Aug 5 (2015)	Building Industry Interests: Metropolitan Pima Alliance (MPA), Southern Arizona Homebuilders Association (SAHBA)
HOA Meeting Participation Series	*Not targeted for this phase*	*N/A*
Community Conversation on Your Corner	*Not targeted for this phase*	*N/A*

Town Department Review Meetings	Group Emails: Jun 27, Jul 17, Aug 14, Aug 21, Sep 10, Sep 18, Sep 23, Nov 21 (2014); Jan 20, Jan 26, Apr 17, May 5, May 21, May 28, Jun 10, Aug 12, Sep 14 (2015)	Regulatory and Planning Agencies: Local
Stakeholder Mtgs. – Gov. & Schools	"Stakeholder Review Draft" Mailing – Jun 1, Aug 26 (2015) Emails – Federal, State, Regional, Local – Jun 2, Jun 3 (2015) Meetings – Town of Marana: Jun 17 (2015) Pima County Development Services: Jun 29 (2015)	Regulatory and Planning Agencies: Federal, State, Regional, Local
Stakeholder Mtgs. – Community Groups	Presentations: Chamber of Commerce Meetings: Oct 14 (2014); Jun 18 (2015) City-County Communication & Marketing Association Annual Conference: Sep 4 (2014) Coldwell Banker Residential Brokerage: Oct 14 (2014); Jun 9 (2015) Metropolitan Pima Alliance (MPA): May 5, Jun 23 (2015) Pima Community College – Chancellor and Cabinet Meeting : Oct 7 (2014) Information: Chamber of Commerce: Jul 24, Aug 8 (2014)	Business Interests: Oro Valley Chamber of Commerce, Coldwell Banker Residential Brokerage, Metropolitan Pima Alliance (MPA); Other: Pima Community College
Stakeholder Mtgs. – AZ State Land Dept	Arizona State Land Department: Dec 22 (2014), Oct 7 (2015)	Regulatory and Planning Agencies: State
Stakeholder Mtgs. – Developers/Landowners	Developers Forum Event: Dec 9 (2014) Emails: Nov 7, Nov 24, Dec 19, Dec 23 (2014) Land Owners and Developers Open House Mailing and emails to property owners: Feb 2, Apr 2, Apr 3, Apr 6 (2015) Emails to Building Industry Interests: Feb 6, Feb 26 (2015) Event: Feb 23 (2015) Email to Open House attendees: Feb 26 (2015)	Building Industry Interests: Metropolitan Pima Alliance (MPA), Tucson Realtors Association, Southern Arizona Homebuilders Association (SAHBA), Land Speculators Other: Owners of vacant land – large and small
Boards & Commissions Workshops	Planning & Zoning: Feb 3, May 5, Jun 2, Jul 10 (2015) Town Council: Jun 25, Jun 30 (2015) Youth Advisory: Jun 22 (2015) Conceptual Design Review: Jun 9, Jul 14 (2015) Board of Adjustment: Jul 29 (2015) Historic Preservation: Jun 1 (2015)	Regulatory and Planning Agencies: Local; Other: Oro Valley Citizen Advisory Boards and Commissions

	Water Utility: Jun 8, Jul 13 (2015) Stormwater Utility: Jun 4 (2015) Parks & Rec Advisory: May 26, Jun 30 (2015)	
PZ Commission Study Session	Jun 2, Sep 15 (2015)	Regulatory and Planning Agencies: Local
Focus Group on Land Use	Development Sub-Committee – Emails: Jan 30, Feb 10, Feb 27, Mar 6, Mar 17, Jul 22, Aug 5 (2015) Meetings: Feb 2, Feb 17, Mar 2, Mar 10, Aug 6 (2015)	Residents
Focus Group on Economic Development	Economic Development Forum Emails: Sep 12, Sep 26, Oct 8 (2014) Event: Oct 3 (2014)	Residents; Business Interests: Oro Valley Chamber of Commerce, Coldwell Banker Residential Brokerage, Oro Valley Hospital, Tucson Regional Economic Opportunities (TREO), El Conquistador Resort, Small Business Owners; Building Industry Interests: Metropolitan Pima Alliance (MPA), Southern Arizona Home Builders Association (SAHBA), Land Speculators; Arts and Cultural Interests: Southern Arizona Arts & Culture Alliance (SAACA), Tohono Chul; Schools: Casas Christian K-8, Pima Community College Northwest Campus; Other
Youth Values Institute	*Not targeted for this phase*	*N/A*
School/Classroom Participation	*Not targeted for this phase*	*N/A*

Exercises		
Neighborhood Gatherings	*Not targeted for this phase*	*N/A*
Community Participation		
Large Event Meetings		
Town Hall I: Project Kick-Off & Future Search	*Not targeted for this phase*	*N/A*
Open House	Proposed Land Use Change Open Houses Mailing: Jun 22, Jun 24, Aug 28 (2015) Public Sign: Jun 30 (2015) Events: Jul 13, Jul 15, Jul 16 (2015) Emails: Aug 31 (2015)	Residents, Owners of vacant land – large and small
Public Hearings	Planning and Zoning Commission: Oct 6, Oct 20 (2015) Town Council: [upcoming: Nov 4 (2015)]	Residents
Community Events		
Annual HOA Forum	*Not targeted for this phase*	*N/A*
State of the Town	Booth and mention in Mayor's speech: Sep 12 (2014)	Various
School Functions & Parents Associations	*Not targeted for this phase*	*N/A*
Aquatic Center, Parks & Sporting Events	*Not targeted for this phase*	*N/A*
SACCA & TSO Events	*Not targeted for this phase*	*N/A*
Town Holiday Events	*Not targeted for this phase*	*N/A*
TOV Volunteer Dinner	Event: Dec 11 (2014)	Residents
Web and Social Media		
Facebook	Oct 21, Nov 2, Nov 12 (2014), Jan 6, Jan 17, Jan 18, Jan 20, Jan 25, Jan 30, Feb 3, Feb 10, Feb 11, Feb 13, Feb 17, Feb 19, Feb 23, Mar 4, Mar 7, Mar 8, Mar 17, Mar 24, Apr 6, Apr 16, Apr 27, Jun 8, Jun 30 (2015)	Various
Twitter	*No longer in use by YVOF*	*N/A*
Town Website (orovalleyaz.gov)	*Ongoing presence* News postings: Oct 8, Nov 12, Dec 23 (2014); Jan 28, Feb 6, Mar 5, Apr 16, Jul 24, Aug 5, Aug 13, Aug 27, Sep 16, Sep 22 (2015)	Various
Mobile app	Mobile access available to YourVoiceOV.com	Residents
YourVoiceOV.com	*Ongoing presence* Web Announcements: Jun 27, Aug 8, Sep 25, Oct 14, Nov 12, Dec 23 (2014); Jan 15, Jan 28, Mar 5, Apr 16, May 18, Jul 24, Aug 5, Aug 13, Sep 16, Sep 22 (2015)	Various

	Topic Questions: Aug 7, Sep 15, Oct 1, Oct 20, Oct 29, Nov 10, Nov 24, Nov 26, Dec 9, Dec 22, Dec 30 (2014); Jan 5, Jan 15, Jan 21, Jan 29, Jan 30, Feb 11, Feb 12, Feb 17, Feb 19, Feb 25, Mar 2, Mar 5, Mar 10, Mar 12, Mar 19, Mar 25, Apr 8, Apr 29, May 5 (2015) Idea Submissions: Sep 3, Sep 22, Nov 25 (2014); Jan 15, Mar 5, May 21 (2015) Instant Polls: Nov 22, Nov 25 (2014); Jan 14, Jan 15, Mar 12, May 21 (2015) Photo Shares: Jan 14, May 21 (2015) Announcement Emails (YourVoiceOV.com users): Jun 27, Aug 8, Sep 25, Nov 12, Dec 23 (2014); Jan 5, Jan 28, Mar 5, Apr 16 (2015)	
Surveys		
YourVoiceOV.com	*Not targeted for this phase*	*N/A*
Survey Published in NW Explorer	*Not targeted for this phase*	*N/A*
Informal Event Surveys & Comment Forms	*Not targeted for this phase*	*N/A*
Phone Surveys	*Not targeted for this phase*	*N/A*
Local News Media		
NW Explorer – Advertising Space	Aug 20, Dec 10 (2014), Jan 28, Feb 19, April 15, Jun 3, Jun 24, Sep 9, Sep 30, Oct 14 (2015)	Various
NW Explorer – Quarterly Article	Oct 15 (2014)	Various
Vista Articles	Jun 4, Oct 8, Dec 1 (2014); Feb 25, Apr 13, Jun 23, Aug 17 (2015)	Various
News Release	Media Releases: Sep 24, Nov 12, Dec 11 (2014); Jun 8, Jun 30, Sep 16, Sep 24 (2015) Talk of the Town: Jun 3, Sep 3 (2014), Jul 6, Aug 16, October 6 (2015) Media Coverage – Explorer: Sep 11 (2014)	*N/A*
Letter to Editor Response	*Not targeted for this phase*	*N/A*
Articles (or Ads) in HOA Newsletters	Emails: Jun 4, Jun 19, Sep 17 (2015) Rancho Vistoso Newsletter: Jul 1, [upcoming: Fall issue] (2015)	Residents; Homeowners Associations: Rancho Vistoso
Water Bill Inserts	Now included in Vista publication.	*N/A*
Postcards to Advertise Website & YourVoiceOV.com	*Not targeted for this phase*	*N/A*
Voter Education Postcard	*Not targeted for this phase*	*N/A*
Ballot Vote	*Not targeted for this phase*	*N/A*
Tools & Techniques		
Communication Strategy #1: This is important!	*Not targeted for this phase*	*N/A*

Communication Strategy #2: Participate!	In addition to the specifics already included, numerous project flyers, fact sheets, executive summaries, cover letters, and plan copies (30%, 60% and 90%) were distributed at numerous events throughout this phase. Announcement Emails (all contacts): Sep 26 (2014); Mar 5, May 18, Jun 2, Jun 29, Jul 24, Sep 16, Sep 24 (2015)	Various
Communication Strategy #3: Vote!	*Not targeted for this phase*	*N/A*
Community Speakers Bureau	*Not targeted for this phase*	*N/A*
Leadership Bureau	*Not targeted for this phase*	*N/A*
Traveling Mobile Display	*Not targeted for this phase*	*N/A*
Technical Reports (baseline information)	Background Report published and distributed to *Your Voice* Committees this phase.	Residents

Town Council Regular Session **Item # 2.**

Meeting Date: 11/04/2015
Requested by: Bayer Vella
Submitted By: Michael Spaeth, Development Infrastructure Services
Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED FRY'S FUEL CENTER LOCATED WITHIN THE ROONEY RANCH SHOPPING CENTER NEAR THE SOUTHWEST CORNER OF ORACLE ROAD AND 1ST AVENUE

1. ORDINANCE NO. (O)15-15, ADOPTING A PLANNED AREA DEVELOPMENT TEXT AMENDMENT TO REVISE LOCATIONAL REQUIREMENTS FOR FUEL CENTERS WITHIN THE ROONEY RANCH PAD
2. CONDITIONAL USE PERMIT FOR A PROPOSED FUEL CENTER WITHIN THE ROONEY RANCH SHOPPING CENTER, OV815-002
3. CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN FOR A PROPOSED FRY'S FUEL CENTER WITHIN THE ROONEY RANCH SHOPPING CENTER
4. CONCEPTUAL ARCHITECTURE FOR A PROPOSED FRY'S FUEL CENTER WITHIN THE ROONEY RANCH SHOPPING CENTER

RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the following items:

1. Planned Area Development Amendment (Attachment 1, Exhibit "A")
2. Conditional Use Permit, subject to the conditions listed in Attachment 2

The Conceptual Design Review Board recommends approval of the following items:

3. Conceptual Site Plan and Landscape Plan, subject to the conditions listed in Attachment 3.
4. Conceptual Architecture, subject to the condition listed in Attachment 4.

The applicant's proposals are attached for your reference, as follows:

- Planned Area Development text Amendment (Attachment 1, Exhibit "A")
- Conditional Use Permit (Attachment 5)
- Conceptual Site Plan and Landscape Plan (Attachment 6)
- Conceptual Architecture (Attachment 7)

EXECUTIVE SUMMARY:

The applicant proposes to develop a fuel center within the Rooney Ranch shopping center, located near the southwest corner of Oracle Road and 1st Avenue. One of the foremost concerns with the applicant's request is traffic circulation within the center. As such, it is a primary focus of the applicant's Planned Area Development Amendment, Conditional Use Permit and Conceptual Site Plan requests.

To enable placement of the proposed fuel center in front of the Fry's Grocery store, the applicant has requested a Planned Area Development (PAD) Amendment (Attachment 1, Exhibit A) to the Rooney Ranch PAD to revise locational requirements for fuel centers.

The applicant also requests the Conditional Use Permit (Attachment 5) for the proposed convenience use (fuel center), which is required in the Rooney Ranch PAD.

Further, the applicant requests approval of a Conceptual Site Plan, Landscape Plan (Attachment 6) and Architecture (Attachment 7) for the proposed fuel center.

The Planned Area Development Amendment and Conditional Use Permit requests were considered by the Planning and Zoning Commission on October 6, 2015. The Commission voted to recommend approval of the Planned Area Development Amendment and conditional approval of the Conditional Use Permit. During the meeting, several conditions were added to address pedestrian improvements to the parking field immediately north of the existing grocery store. Many of those conditions have been addressed in the applicant's revised Conceptual Site Plan (Attachment 6). The Planning and Zoning Commission staff report and draft minutes are provided as Attachments 8 and 9, respectively.

The Conceptual Site Plan, Landscape Plan and Architecture were considered by the Conceptual Design Review Board on October 13, 2015. The Board voted to recommend conditional approval of the requests. The Conceptual Design Review Board staff report and draft minutes are provided as Attachments 10 and 11, respectively. During the meeting, the Board also approved the applicant's request for an Alternative Parking Ratio to reduce the number of required parking spaces.

BACKGROUND OR DETAILED INFORMATION:

The applicant's proposal is to develop a fuel center within the existing Rooney Ranch shopping center. For projects proposed in existing shopping centers, traffic circulation is always a primary concern. As one of the busiest shopping centers in Oro Valley, the applicant’s proposal is no exception. A brief summary of the existing traffic network within the center is provided below as it is integral to each of the applicant's requests.

Currently the shopping center utilizes two types of drives summarized below:

1. *Access drive* adjacent to the in-line store fronts allowing customer’s convenient access to stores. This access drive is an area where motorists' expect to have to slow down and necessarily incorporates traffic calming measures to slow travel and avoid pedestrian conflicts.
2. *Ring road,* or a road purposefully separated away from the in-line storefronts, which serves as an alternative to the access drive and allows for faster, more efficient traffic circulation within the center.

Traffic within the shopping center has long been challenging, and the ring road was the intentional solution to alleviate some of the issues. Furthermore, the ring road provides direct access to a signalized intersection which serves as the primary opportunity for vehicles to exit the shopping center northbound on 1st Avenue. It was imperative during staff review of the applicant's requests that the ring road not be impacted by the proposed fuel center. The applicant has revised the site plan to maintain the ring road

access and minimize the fuel center's impact on the existing traffic within the center.

The proposed fuel center is expected to have a minor impact on the existing level of traffic within the shopping center. A traffic impact analysis was conducted for the proposed fuel center and determined 50% of the expected traffic will be generated from customers who are already within the Rooney Ranch shopping center, the remainder of which will come from outside the shopping center. An exhibit in Attachment 12 has been provided to demonstrate the anticipated traffic.

The proposed fuel center will displace approximately 43 parking spaces. The nearby parking fields, primarily the parking field located immediately north of the existing grocery store, are expected to be utilized more by customers. The need for pedestrian improvements in the north parking field was a focus of discussion during the Planning and Zoning Commission hearing. Several conditions were added to make the parking field more customer friendly, many of which have subsequently been addressed by the applicant in the revised Conceptual Site Plan (Attachment 6).

To avoid duplicative information, a summary of each request is provided below. For detailed background information on each of the applicant's requests, please refer to the Planning and Zoning Commission and Conceptual Design Review Board staff reports in Attachments 8 and 10, respectively.

Planned Area Development Amendment

The Rooney Ranch Planned Area Development (PAD) allows a maximum of two fuel centers that must be located near one another, no more than 500 feet apart. Currently, one fuel center (Shell station) exists on the northwest corner of Oracle Road and Pusch View Lane. The applicant's request is to revise locational requirements for fuel centers within the PAD to allow for the development of a Fry's fuel center near the existing Fry's grocery store, approximately 1/4-mile away.

The original design for the PAD was to group similar convenience uses that have the potential for greater impacts on surrounding properties. The downside to this approach is that by grouping similar high traffic uses near one another, traffic will be more concentrated in one area with the potential for more conflicts and congestion. The applicant's proposal will allow for adequate separation between the two high traffic uses and reduce the potential for traffic congestion.

The Planning and Zoning Commission considered the applicant's amendment request and has recommended approval.

Conditional Use Permit

The proposed fuel center is classified as a convenience use in the Rooney Ranch PAD and requires a Conditional Use Permit (CUP). The proposed fuel center consists of the following:

- 7 fuel pumps
- 5,418 sq. ft. canopy
- 176 sq. ft. kiosk
- Pedestrian connections

Again, the primary focus regarding the applicant's proposed CUP is mitigating traffic impacts. Staff worked extensively with the applicant to revise the site plan to maintain the existing ring road layout. The proposal is consistent with the Conditional Use Permit Review Criteria, subject to the conditions listed in Attachment 2.

The Planning and Zoning Commission considered the applicant's CUP request and has recommended conditional approval. As discussed previously, during the meeting the discussion focused on the need for pedestrian improvements in the parking field immediately north of the existing grocery store. This parking field is expected to be utilized by more customers as a result of the displaced parking spaces from the fuel center and the need to make it more customer friendly was identified. Several conditions were

added to improve the parking field, including widening the sidewalk and adding a cart corral for convenience. The applicant has addressed several of the conditions in the revised Conceptual Site Plan (Attachment 6). The Planning and Zoning Commission staff report and draft minutes are included in Attachments 8 and 9, respectively.

Conceptual Site Plan and Landscape Plan

The potential for traffic impacts within the Rooney Ranch shopping center is the primary focus with respect to the proposed Conceptual Site Plan. Both the access road and ring road discussed previously, serve a distinct and important role in maintaining efficient traffic flow throughout the shopping center. The applicant revised the site plan to maintain the ring road and minimize any potential impacts on traffic within the center.

As discussed above, the Planning and Zoning Commission discussed the need for pedestrian improvements in the parking field immediately north of the existing grocery store. A number of conditions (Attachment 10) had been added to the applicant's Conceptual Site Plan application to make the parking field more customer friendly. Several of the conditions are listed below:

- Providing vehicle wheelstops to make the sidewalk adjacent to the building more accessible;
- Providing a cart corral for customer convenience
- Providing 3 ADA accessible parking spaces
- Providing an ADA accessible sidewalk connecting to the existing sidewalk along 1st Avenue.

The applicant has subsequently addressed many of the conditions in the revised Conceptual Site Plan (Attachment 6).

In conjunction with the proposed Conceptual Site Plan, the applicant requested approval of an alternative parking ratio. The applicant’s request was to reduce the required number of parking spaces for the Fry’s Grocery store parcel. The request will have a minimal impact as several adjacent parking fields that are regularly underutilized can be used as part of the shared parking within the center. The Conceptual Design Review Board approved the requested Alternative Parking Ratio.

The applicant’s proposed Conceptual Landscape Plan (Attachment 6) utilizes existing landscaping in the buffer yard adjacent to 1st Avenue and will incorporate additional landscaping along the periphery of the site to help screen the fuel center. All new landscaping will be consistent with the Rooney Ranch PAD and match the existing plant palette within the center.

The Conceptual Design Review Board considered the applicant's requests and has recommended approval of the Conceptual Site Plan and Landscape Plan.

Conceptual Architecture

The Conceptual Architecture (Attachment 7) for the proposed fuel center was tailored to this site and incorporates the mission style architecture of the center. Staff worked with the applicant to incorporate numerous architectural details found on the existing Fry’s Grocery store including the red tile roof, architectural medallions and paint color scheme. A condition of approval has been included in Attachment 4, requiring the Conceptual Architecture revise the column design to match the existing columns on the main Fry's Grocery store.

The Conceptual Design Review Board has recommended conditional approval of the Conceptual Architecture. The Conceptual Design Review Board staff report and draft minutes are included in Attachments 10 and 11, respectively.

FISCAL IMPACT:

Should the fuel center be constructed, the Town would receive 4% construction sales tax revenues from the project, as well as plan review fees, building permit fees and development impact fees. While the Town does not have a local gasoline tax, it would also be reasonable to assume an increase in retail sales tax for taxable grocery items generated by Fry's from increased customer traffic using the fuel center.

SUGGESTED MOTION:

Agenda Item 1

I MOVE to adopt Ordinance No. (O)15-15, approving the Planned Area Development text Amendment to the Rooney Ranch Planned Area Development.

OR

I MOVE to deny the Planned Area Development text Amendment, based on a finding that _____.

Agenda Item 2

I MOVE to approve the Conditional Use Permit for the proposed fuel center, finding that the request is consistent with the Conditional Use Permit Review Criteria.

OR

I MOVE to deny the Conditional Use Permit for the proposed convenience use (fuel center), based on a finding that _____.

Agenda Item 3

I MOVE to approve the Conceptual Site Plan and Landscape Plan for the proposed fuel center, finding that the request is consistent with the Rooney Ranch PAD and Design Principals and Standards of the Zoning Code.

OR

I MOVE to deny the Conceptual Site Plan and Landscape Plan for the proposed fuel center, based on a finding that _____.

Agenda Item 4

I MOVE to approve the Conceptual Architecture for the proposed fuel center, finding that the request is consistent with the Rooney Ranch PAD and Design Principals and Standards of the Zoning Code.

OR

I MOVE to deny the Conceptual Architecture for the proposed fuel center, based on a finding that _____.

Attachments

(O)15-15 Fry's

ATTACHMENT 2 - CONDITIONS OF APPROVAL (CUP)

ATTACHMENT 3 - CONDITIONS OF APPROVAL (CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN)

ATTACHMENT 4 - CONDITIONS OF APPROVAL (CONCEPTUAL ARCHITECTURE)
ATTACHMENT 5 - CONDITIONAL USE PERMIT PROPOSAL
ATTACHMENT 6 - CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN
ATTACHMENT 7 - CONCEPTUAL ARCHITECTURE
ATTACHMENT 8 - PLANNING AND ZONING COMMISSION STAFF REPORT
ATTACHMENT 9 - OCTOBER 6, 2015 DRAFT PZC MINUTES
ATTACHMENT 10 - CONCEPTUAL DESIGN REVIEW BOARD STAFF REPORT
ATTACHMENT 11 - OCTOBER 13, 2015 DRAFT CDRB MINUTES
ATTACHMENT 12 - FUEL CENTER TRAFFIC

ORDINANCE NO. (O)15-15

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, APPROVING AN AMENDMENT REQUEST TO THE ROONEY RANCH PLANNED AREA DEVELOPMENT TO REVISE LOCATIONAL REQUIREMENTS FOR FUEL CENTERS, LOCATED WEST OF ORACLE ROAD BETWEEN PUSCH VIEW LANE AND 1ST AVENUE

WHEREAS, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

WHEREAS, the applicant, Kroger Company, has requested an amendment to the Rooney Ranch Planned Area Development to revise locational requirements for fuel centers as included in Exhibit "A", attached hereto; and,

WHEREAS, the applicant's request is consistent with the General Plan; and

WHEREAS, on October 6, 2015, the Planning and Zoning Commission recommended approval of the proposed amendment to the Rooney Ranch Planned Area Development to revise locational requirements for fuel centers as included in Exhibit "A".

WHEREAS, Mayor and Council duly considered the proposed amendment to the Rooney Ranch Planned Area Development to revise locational requirements for fuel centers as included in Exhibit "A", attached hereto and incorporated herein by reference, at a public hearing on November 4, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley that:

SECTION 1. The Mayor and Council hereby approve the amendment to the Rooney Ranch Planned Area Development to revise locational requirements for fuel centers as included in Exhibit "A".

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

TOWN OF ORO VALLEY

_____

Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Julie K. Bower, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT “A”

Attachment 2
Conditions of Approval
Fry's Fuel Center
Conditional Use Permit
OV815-002

1. The landscape island between the fuel center and the ring road shall be extended to reduce the width of the access points into the fueling area. Mountable curb can be provided to accommodate the turning movements for the fuel truck.
2. Notwithstanding an extension to the current allowance for the outdoor display of goods, all outdoor dispensers must be removed no later than February 1, 2016.

Attachment 3
Condition of Approval
Fry's Fuel Center
Conceptual Site Plan and Landscape Plan
OV1215-12

1. The landscape island between the fuel center and the ring road shall be extended to reduce the width of the access points into the fueling area. Mountable curb can be provided to accommodate the turning movements for the fuel truck.
2. Provide an ADA compliant sidewalk connection to the existing sidewalk on First Avenue in an area north of the existing grocery store.
3. Provide a "no u-turn" sign in the landscape median oriented toward the parking field on the north side of the grocery store.

Attachment 4
Conditions of Approval
Fry's Fuel Center
Conceptual Architecture
OV1215-12

1. The proposed stone columns adjacent to the fuel dispensers, shall be revised to match the existing columns on the Fry's Grocery store.

SEG
SUSTAINABILITY ENGINEERING GROUP

"LEED®ing and Developing Smart Projects"

March 25, 2015
Revised: August 6, 2015

Town of Oro Valley
Development & Infrastructure Services Department
11000 N. La Canada Drive
Oro Valley, AZ 85737

RECEIVED
AUG 10 2015
BY: _____

Re: Project Narrative for Conditional Use Permit
Fry's New Fuel Center #18

I. INTRODUCTION

Fry's is proposing a new seven (7) dispenser fuel center located at 10661 N. Oracle Road (the "Property"). Fry's Food Stores requests approval of a Town of Oro Valley, (the "Town") Conditional Use Permit, ("CUP") for the fuel center under the "Tier II Convenience Uses" requirements established in §25.1.G.b. of the Oro Valley Zoning Code and additional stipulations set forth in the Rooney Ranch PAD.

The subject property is located on the SWC of N 1st Avenue and N Oracle Road; specifically at 10661 N. Oracle Road. The specific project location is adjacent to N 1st Avenue, in the southeast portion of the subject parcel with APN 220-09-0230. It is situated within the existing parking area in the apron between the two main drive aisles extending from N 1st Avenue.

The adjacent properties are also commercial uses, predominantly retail, including but not limited to Starbuck's, The Home Depot, PetSmart, Sally Beauty Supply, OfficeMax, Target, Fry's Foods, and other shopping amenities. BMO Harris Bank is located adjacent to the building site to the SE.

Based on the adjacent land uses, business types, and overall existing conditions of the locale, the subject property is deemed to be an appropriate location for the proposed fuel center. A Conditional Use Permit is being requested should the proposal be found to satisfy any and all design and use requirements for compliance.

II. GENERAL INFORMATION

The fuel center will include seven (7) fuel dispensers, 5,418 s.f. canopy, and a 176 s.f. employee kiosk. The fuel center design includes emergency shut-offs for pumps, fuel tank ventilation, emergency vehicle ingress/egress, and additional parking (incl. accessible parking). The hours of operations for the center will be as follows:

1. ***Hours of Operation:***
   - ***Employee manned from 5:00 am-11:00 pm***
   - ***Pay at the pump is available 24 hours***
2. ***Number of Employees:***

- ***2 employees and shifts will vary***

3. ***Activities:***

   -Process: Dispensing of petroleum fuel products

   -Materials: Petroleum fuels (Regular, Mid-Grade, and Premium Unleaded gasoline, and Diesel Fuel)

In addition to fuel dispensing, small consumer items will be available for purchase at the employee kiosk.

III. SITE IMPROVEMENTS

The proposed center is located in an existing Fry's Foods development. The improvements required include additional pedestrian connectivity, parking reconfiguration, landscape island expansion along driveways, and additional landscape plantings. All off-site and appropriate landscaping along the right of way have been constructed.

- A pedestrian pathway will connect to the public right of way at 1st Avenue. The path will be 5' wide, except it shall be 6' wide around the fuel center kiosk.
- A 5' wide non-ADA sidewalk is proposed along the westerly side of the store front entrance from 1st Avenue.
- Inverted U-shaped bicycle racks, providing space for two (2) bicycles. Racks will be located adjacent to the kiosk.
- Parking southerly of the center will be restriped at 90 degrees, with a two-way 24' drive aisle.
- Landscape islands will be expanded to appropriately guide traffic along driveways from N 1st Avenue.
- All landscape island improvements will include additional landscape plantings to maintain streetscape consistency and legibility.

IV. CONDITIONAL USE COMPATIBILITY

Conditional uses, as opposed to those permitted by right, are such that they may be appropriate under some conditions within a given zoning district, and or may be inappropriate under others.

In the case of a CUP for a "Gas Station" Tier II Convenience Use, §25.1.G.b. of the Oro Valley Zoning Code establishes the criteria utilized by Planning staff to determine the appropriateness of a proposed conditional use.

The granting of a CUP will not be materially detrimental to the public health, safety or welfare. To reach this conclusion, the Planning Commission and City Council consider:

1.

i. Damage or Nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response: This project will provide no unusual or detrimental impacts on public health, safety, or welfare. Noise will be minimal, which is consistent with the use. No smoke, dust, vibration or odor issues are anticipated for this use. Odor associated with fuel delivery operations is eliminated through the use of Stage I Vapor Recovery techniques. Lighting will be directed away from surrounding areas and meet code requirements.

ii. Hazards to persons and property from possible explosion, contamination, fire or flood.

Response: Typical safety guidelines and techniques associated with fuel center operations will be implemented to minimize risk of hazards to persons. An existing fire hydrant is located directly to the NW of the fuel center, an emergency shut-off button is located on the kiosk with access from all fuel dispensers, and the site has been designed to adequately allow emergency vehicle ingress/egress.

iii. Hazard occasioned by unusual volume or character of traffic.

Response: No unusual traffic volumes or characteristics are anticipated. The site is designed with safe access and on-site circulation. Fry's fuel centers are designed to be a supplemental service for existing customers and food store patrons. As such, they provide convenience and additional value to the patron as a "one-stop-shop", reducing the need for additional vehicle trips and vehicle miles traveled.

Based on a recent trip generation statement, approximately 50% of the possible trips generated will be patrons of the commercial development. This creates local convenience for residents and reduces loads on road facilities by minimizing the need for unnecessary daily trips to additional amenities and services.

No alterations will be made to the existing and previously approved curb returns at the 1st Avenue Road entrances. Appropriate design measures have been taken to accommodate the WB-50 fuel distribution truck that will service the fuel center.

The subject property is located along N Oracle Road where Pima County has designated as a State Route. As such, the road is designed to convey significant trip traffic and enjoy excess capacity.

On-site traffic circulation intent will be maintained. The existing northern most drive aisle (two-way) providing access between the two 1st Avenue entrances is being relocated south of the proposed fuel center. This new PAAL provides a 24' wide two-way unrestricted drive aisle. Fueling operations will occur adjacent to, but out of the PAAL with no encroachment into the PAAL. Delivery vehicles for this center will be accomplished with WB-50 sized trucks to ensure safe maneuverability throughout the site. This new PAAL location provides improved movements into the north-south drives, extending the access points further from the entrance/1st Ave intersection.

2. That the characteristics of the use proposed in such use permit are reasonably compatible with the types of use permitted in the surrounding area.

   Response: The Rooney Ranch Area D is designated for commercial uses. The use proposed is included as a conditional use, and as such, is congruent with the PAD design and applicable policies. The commercial development is comprised of a myriad of retailers and service providers ranging from banks to pet stores. Issuance of the requested CUP for kiosk fuel center activities enriches the diversity of retail services in the area, further promoting the center as a robust commercial node.

V. CRITERIA FOR GAS STATION

§25.1.G.b.i of the Oro Valley Zoning Code specifies specific use requirements for the Gas Station land use and are listed below:

Gas stations and/or Automotive Service

a. A minimum building site of thirty-six thousand (36,000) sq. ft. is required and lot frontage is to be not less than two hundred (200) feet, except that kiosk gas stations may be located on an existing or proposed pad within a shopping center.

   Response: The proposed fuel center is a kiosk gas station. As such the aforementioned minimum standards do not apply; however, the Fry's site is recorded as 301,395.9 sf while the building location's limits of construction are 39,975 sf. The frontage of the parcel is ±405' in length.

b. Vehicle queuing is prohibited in the required setbacks.

   Response: The proposed design allows for vehicle stacking that does not encroach onto the setback areas. 36' feet is the design standard for stacking distance from the canopy edge.

c. All on-site activities, except those to be performed at the fuel pumps, are to be performed within a completely enclosed building.

Response: All transactions occur at the kiosk excluding those completed at the fuel pumps. This includes the sale of convenience goods only, typically associated with a kiosk use. These convenience goods are located in enclosed, lockable, merchandise units placed on the west side of the kiosk and are not visible from Oracle Road. This outdoor sales component does not include a large variety of retail items typically associated with convenience store uses.

d. All restroom entrances shall be screened from view of adjacent properties or street rights-of-way by a decorative wall.

Response: The proposed design includes bathroom facilities with restricted access. It is proposed that the level of use may only require a landscape buffer to provide adequate cover from the right of way on 1st Avenue. The facilities are not visible from the N Oracle Road frontage.

e. No outside storage of and no sale, lease or rental of trailers, trucks or similar equipment shall be permitted, except as may be specifically allowed in that zone.

Response: No trailer, trucks, or similar equipment will be stored, rented, or sold on site.

f. All entrances to service bays shall be screened or face away from street frontage.

Response: No automotive bays are included in the design.

g. Canopies shall not be located closer than ten (10) feet from property line of the project. Design of the canopy shall architecturally match the design of the main building. The maximum height of the canopy shall not exceed eighteen (18) feet or the height of the nearest structure, whichever is more restrictive.

Response: At its closest point, the canopy is located 40.14' from the property line abutting 1st Avenue. All architectural elements and queues will be taken from the existing Fry's building design. The canopy designed height is the maximum 18'-0"; it is more restrictive than the height of the nearest building.

VI. CONCLUSION

A CUP for the proposed fuel center is required to perform gas station related activities on the subject property. Limited retail sales of small consumer items such as beverages and snack items will accompany fuel sales.

The existing zoning of the subject property and adjacent commercial areas permit uses of greater intensity without a CUP. It can be determined that the proposed use is low impact in relationship to nearby business activities.

Please let me know if I can be of any assistance or if you have any question about the proposed project.

Sincerely,

Ali Fakih
ali@azseg.com
C: 480.516.5514

REVISED DEVELOPMENT PLAN
FRY'S NEW FUEL CENTER #18
0V1215-12

GENERAL NOTES

1. GROSS DEVELOPMENT AREA : ±301,396 SF (6.92 ACRES)
2. GROSS FLOOR AREA: 62,225 SF
3. FLOOR AREA RATIO (FAR): 20.6%
4. LOT COVERAGE: 67,643/301,396 = 22.4%
5. GROSS AREA OF ALL IMPERVIOUS SURFACES
   BUILDINGS: 70,985 SF
   ASPHALT: 218,428 SF
   HARDSCAPE: 11,983 SF
6. TOTAL MILES OF NEW PUBLIC STREETS IS N/A
7. TOTAL MILES OF NEW PRIVATE STREETS IS N/A
8. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.

PLANNING GENERAL NOTES

1. MAXIMUM ALLOWED BUILDING HEIGHT= 25' WITHIN 100' OF 1ST AVE.
   PROPOSED BUILDING HEIGHT= 18'-0" (CANOPY), 13'-0" (KIOSK)
2. THIS PROJECT IS LOCATED WITHIN AND MEETS ALL DESIGN CRITERIA OF THE ORACLE ROAD SCENIC CORRIDOR OVERLAY DISTRICT.
3. TOTAL AMOUNT OF OPEN SPACE: REQUIRED: 15% (MINIMUM)
   PROVIDED: 8.4%
4. BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT: 2:1(H)	10'	34.95'
WEST:	10'	
EAST:	10'	
REAR:	10'	

5. LANDSCAPE BUFFER YARD:

	REQUIRED	PROPOSED
FRONT:	30'*	3.75' (ft)
SIDE:	0'	0'
REAR:	0'	0'

6. EXISTING ZONING IS PAD (C-2).
7. ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
8. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

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2. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO SITE.
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4. TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
5. THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENTS EXISTING SYSTEM.

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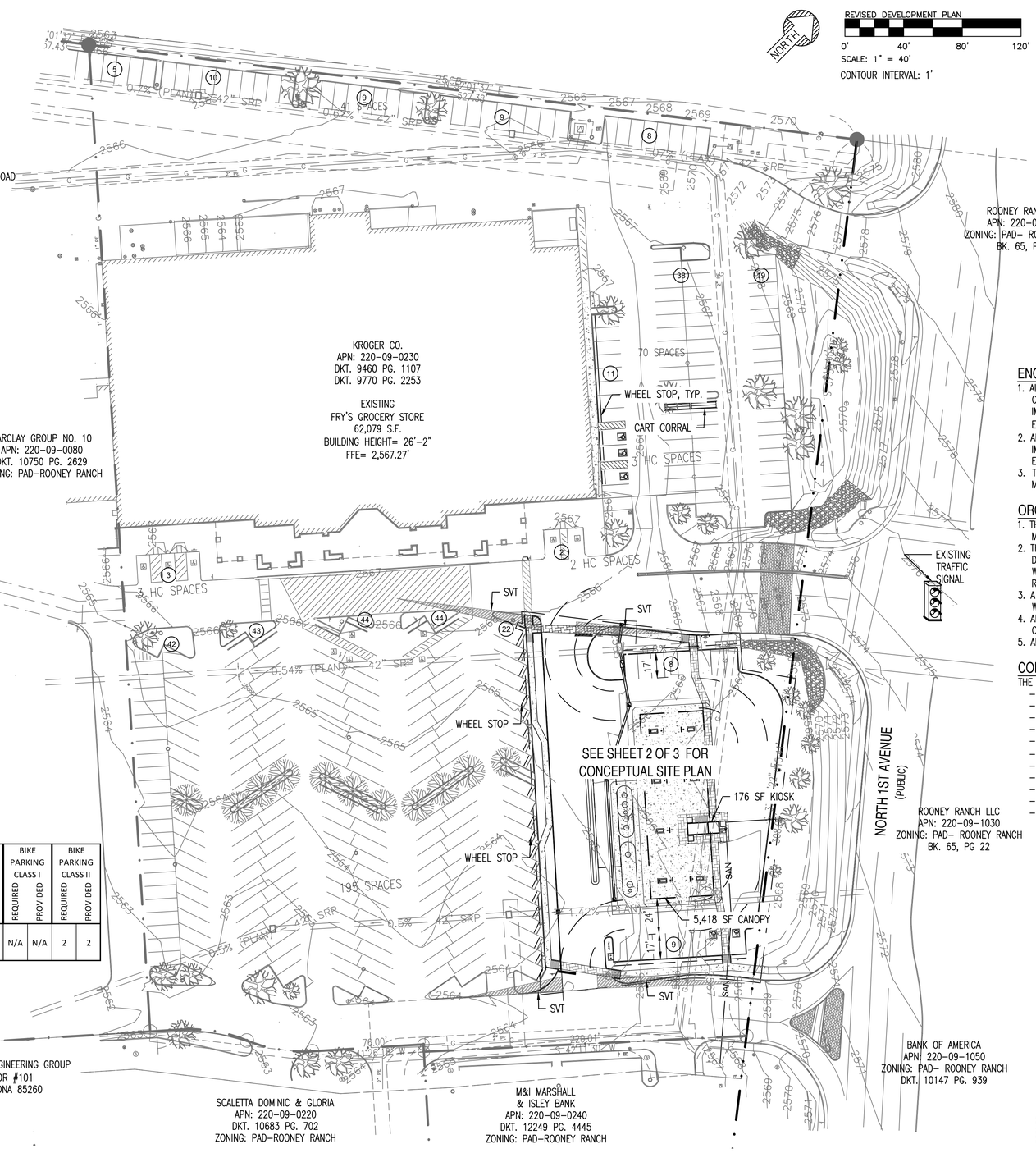
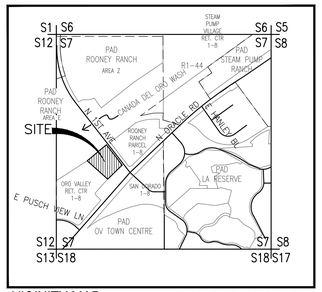
APN	PROPOSED USE	SQUARE FOOTAGE	PARKING RATIO	TOTAL PARKING		TOTAL HANDICAP PARKING		LOADING ZONE RATIO	TOTAL LOADING ZONES		BIKE PARKING CLASS I		BIKE PARKING CLASS II	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
220-09-0230	RETAIL/FUEL DISPENSING	62,255 SF	*3.72/1000	250	326	8	15	3:50,000-99,999 SF	3	3	N/A	N/A	2	2





VICINITY MAP

T12S, R14E, SECTION 7

SCALE: 3"=1 MI.

EXISTING LEGEND:

- R.O.W.
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING FIRE HYDRANT

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3. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE FOR THIS PROJECT BEGINS.
4. ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
5. ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.

CODES AND STANDARDS

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- 2005 NATIONAL ELECTRICAL CODE
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DEVELOPER

FRY'S FOOD STORES OF ARIZONA
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623-907-7188
ATTN: DAVE HILL
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PROPERTY OWNER

APN: 220-09-0230
KROGER CO
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CINCINNATI, OH 45202-1411
DAVE.HILL@FRYSFOODS.COM

APPLICANT

SUSTAINABILITY ENGINEERING GROUP
8280 E GELDING DR #101
SCOTTSDALE, ARIZONA 85260
480-588-7226
ATTN. ALI FAKIH
ALI@AZSEG.COM

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 45621
ALI SAMIH FAKIH
Date Signed 9-4-15
ARIZONA, U.S.A.

EXPIRES 12-31-15

PREPARED UNDER THE DIRECT SUPERVISION OF ALI FAKIH, P.E. ARIZONA REGISTRATION NO. 45621 ESIGNED ON BEHALF OF SUSTAINABILITY ENGINEERING GROUP, LLC.

REVISED DEVELOPMENT PLAN

FRY'S NEW FUEL CENTER #18
CASE NO.:OV1215-12
ORO VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S,
R14E, G&SRB&M, TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA
SCALE:1:40
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: OV815-002; OV915-002
SHEET 1 OF 2 (TOTAL PAGES)

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW. AZSEG.COM TEL. 480.588.7226

FRY'S FOOD & DRUG STORES
Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg A
Tolleson, AZ 85353
Phone (602) 907-1964
Fax (602) 907-1974

Kroger
The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80239
Phone (303) 715-5917
Fax (303) 715-5905

PROJECT: FRY'S NEW FUEL CENTER #18

LOCATION: 10661 N. ORACLE RD, ORO VALLEY, AZ 85737

DRAWN: CASTELLO
DESIGNED: CASTELLO
CHECKED: COUNSELL
PROJ. MGR.: FAKIH

DATE: 10/19/2015

ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.:	DATE:
1.	
2.	
3.	
4.	

JOB NO.:

SHEET TITLE: REVISED DEVELOPMENT PLAN

SHEET NO.: 1 OF 2

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0V1215-12

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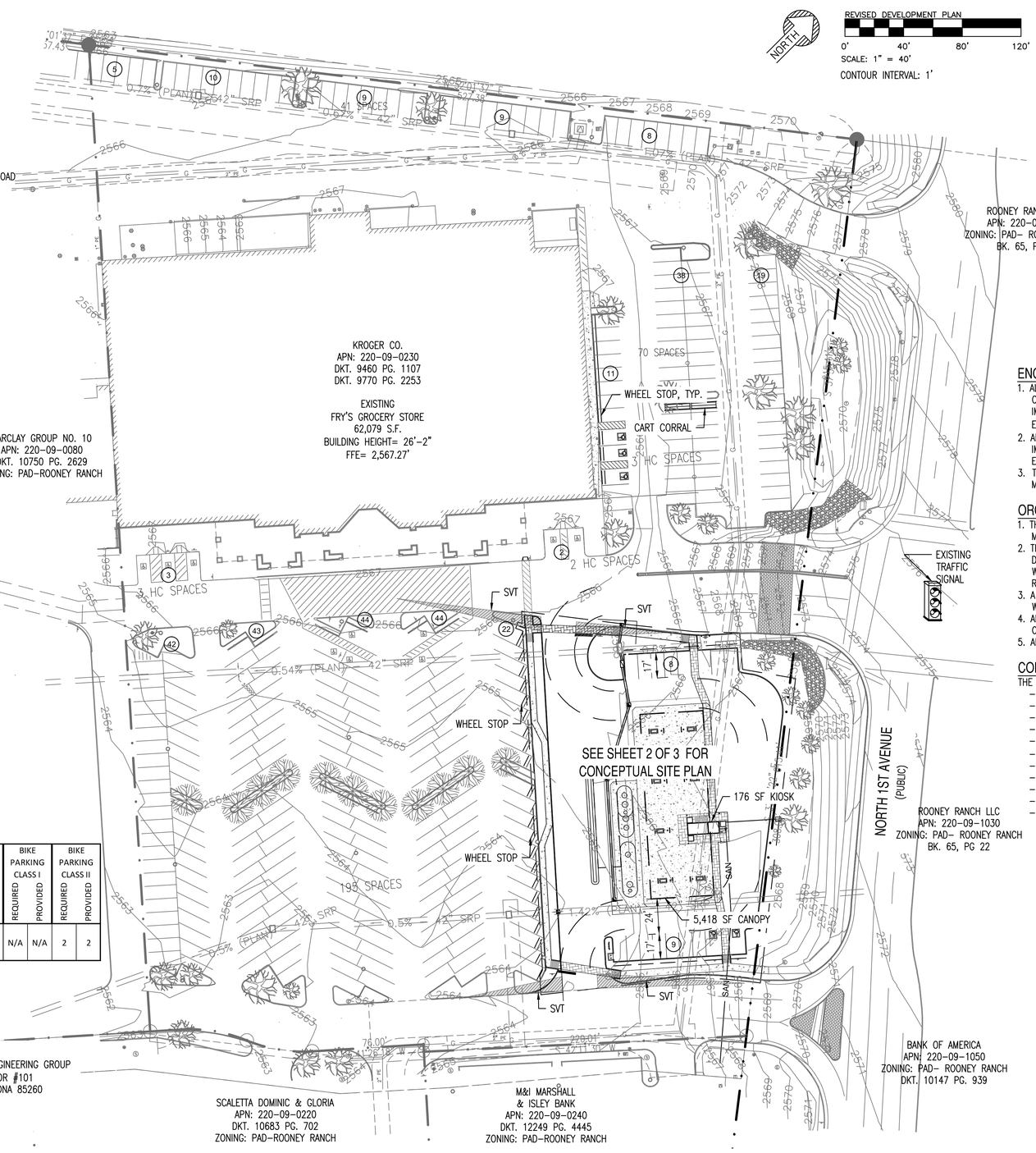

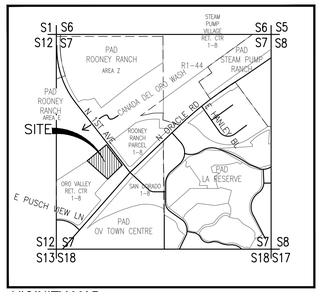

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T12S, R14E, SECTION 7

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 45621
ALI SAMIH FAKIH
Date Signed 9-4-15
ARIZONA, U.S.A.

EXPIRES 12-31-15

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SCALE:1:40
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: OV815-002; OV915-002
SHEET 1 OF 2 (TOTAL PAGES)

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW. AZSEG.COM TEL. 480.588.7226

FRY'S FOOD & DRUG STORES
Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg A
Tolleson, AZ 85353
Phone (602) 907-1964
Fax (602) 907-1974

Kroger
The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80239
Phone (303) 715-5917
Fax (303) 715-5905

PROJECT: FRY'S NEW FUEL CENTER #18

LOCATION: 10661 N. ORACLE RD, ORO VALLEY, AZ 85737

DRAWN: CASTELLO
DESIGNED: CASTELLO
CHECKED: COUNSELL
PROJ. MGR.: FAKIH

DATE: 10/19/2015

ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.:	DATE:
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JOB NO.:

SHEET TITLE: REVISED DEVELOPMENT PLAN

SHEET NO.: 1 OF 2

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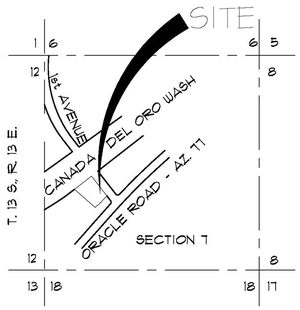
Conceptual Landscape Plan
Fry's Fuel Center #18
OV1215-12



LOCATION MAP 3" = 1 MILE

A PORTION OF SECTION 7, T. 13 S., R. 14 E., G. & S. R. M., PIMA COUNTY, ARIZONA

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME		SIZE	QTY.	COMMENTS
TREES					
	Prosopis hybrid	Thornless Mesquite	2" Caliper	15	As Per Plan Dense Canopy
	Existing Canopy Tree		Varies	-	To Be Protected In Place When Possible
ACCENTS					
	Hesperaloe parviflora	Red Yucca	5-Gal	40	As Per Plan
SHRUBS					
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	41	As Per Plan
	Caesalpinia pulcherrima	Red Bird of Paradise	5-Gal	7	As Per Plan
GROUNDCOVERS					
	Lantana 'New Gold'	New Gold Lantana	1-Gal	70	As Per Plan
MISCELLANEOUS					
	Decomposed Granite In All Planting Areas 2" Depth (Typ.). Size & Color To Match Existing				

TOWN OF ORO VALLEY GENERAL NOTES

A. ALL LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.

B. MITIGATION OF SURVEYED PLANTS IN NATIVE PLANT PRESERVATION PLANS WILL BE INCORPORATED INTO LANDSCAPE DESIGN.

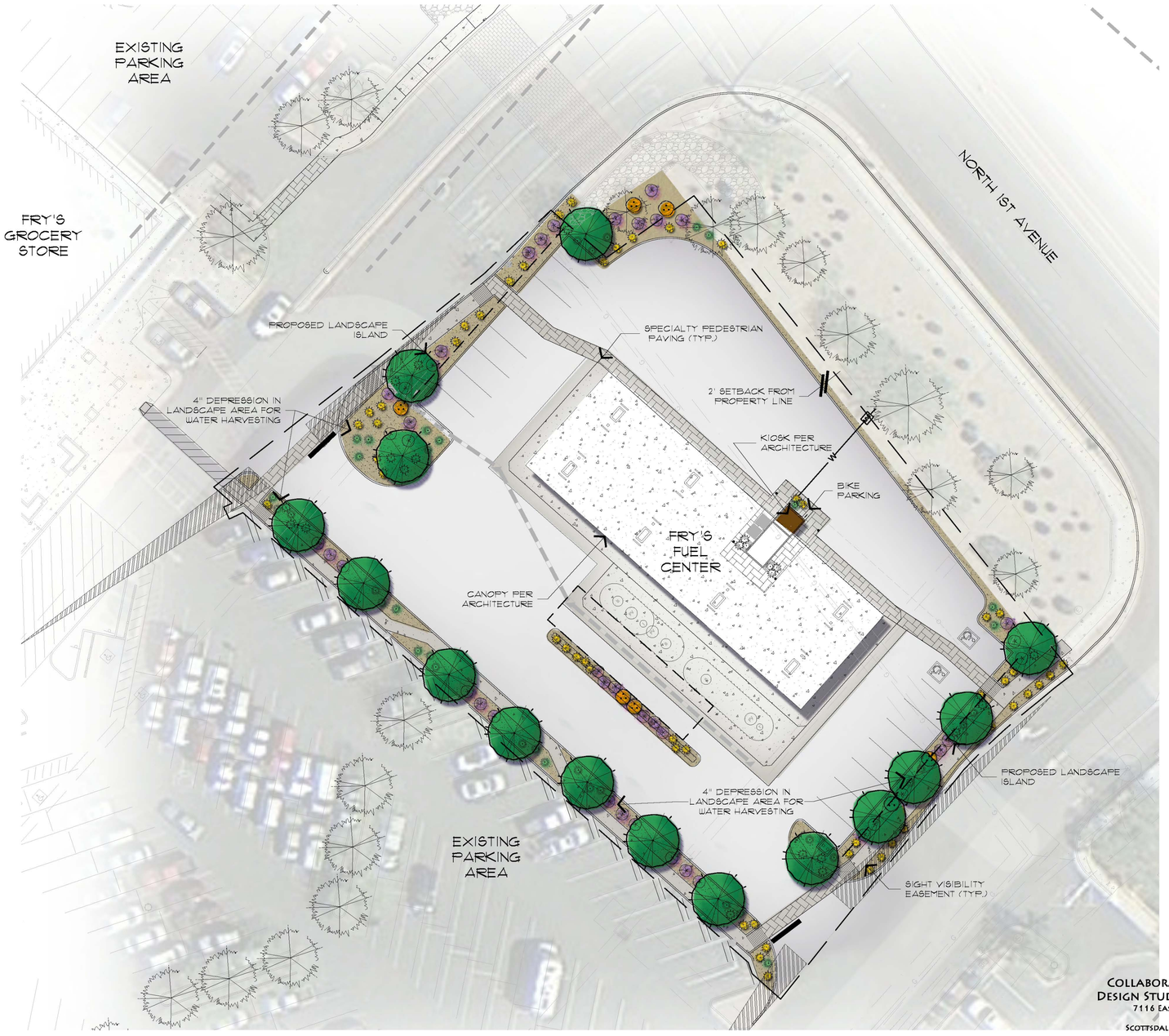
C. ALL TREE AND SHRUB LOCATIONS ARE PRELIMINARY.

CONCEPTUAL GENERAL NOTES

1. ALL LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE
2. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER TOWN CODES.
3. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
4. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
5. ALL PLANT MATERIAL SHALL BE INSTALLED PER TOWN REQUIREMENTS.
6. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

SITE RESOURCE INVENTORY NARRATIVE

THE PROPOSED COMMERCIAL DEVELOPMENT WOULD REQUIRE THE REMOVAL/DEMOLITION OF 9 EXISTING TREES. THE PROPOSED LANDSCAPE DESIGN INCORPORATES 9 NATIVE TREES (MESQUITES) ALONG WITH OVER 90 UNDERSTORY SHRUBS, ACCENTS AND GROUNDCOVERS (MORE THAN 10:1 VS THE 5:1 REQUIRED BY THE MITIGATION OF SIGNIFICANT VEGETATION MATRIX -TABLE27-1 IN SECTION 27.6.B OF THE ZONING CODE.) NONE OF THE EXISTING TREE SPECIMENS CAN BE SALVAGED BASED ON EXISTING FIELD CONDITIONS.



COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012

NORTH

0 10 20 40 60

SCALE: 1" = 20'-0"

Registered Landscape Architect
CERTIFICATE NO. 46487
MATTHEW PAUL DRAGER
Date Signed 10/09/2015
ARIZONA, U.S.A.

EXPIRES 06/30/2016

CONCEPTUAL LANDSCAPE PLAN
FRY'S NEW FUEL CENTER #18
CASE NO.:OV1215-12
ORO VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S,
R14E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1"=20'-0"
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: OV815-002; OV915-002
SHEET 1 OF 1 (TOTAL PAGES)

SEG SUSTAINABILITY ENGINEERING GROUP
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Denver, CO 80238
Phone: (303) 715-5917
Fax: (303) 715-5805

PROJECT
FRY'S NEW FUEL CENTER #18

LOCATION
10661 N. ORACLE RD
ORO VALLEY, AZ 85737

DRAWN	SH
DESIGNED	SH
CHECKED	PV / MD
PROJ. MGR.	FAKIH

DATE: 10/9/2015

ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.:	DATE:
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JOB NO.: 140718

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

SHEET NO.: L1.1

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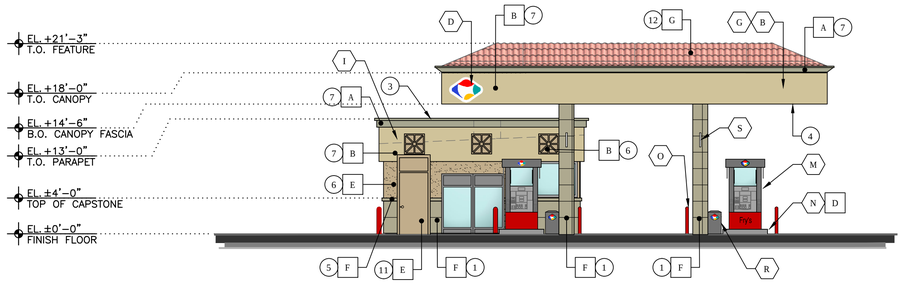
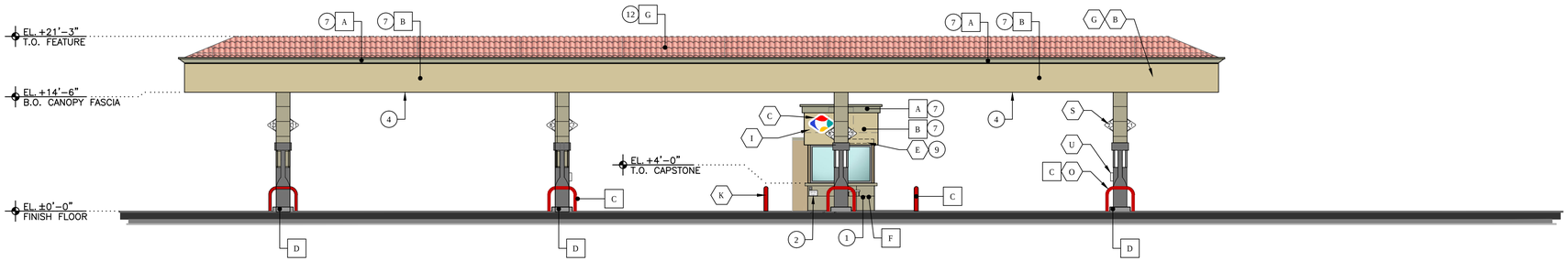
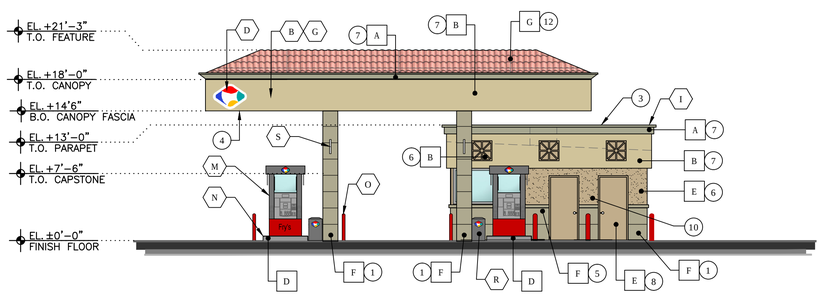


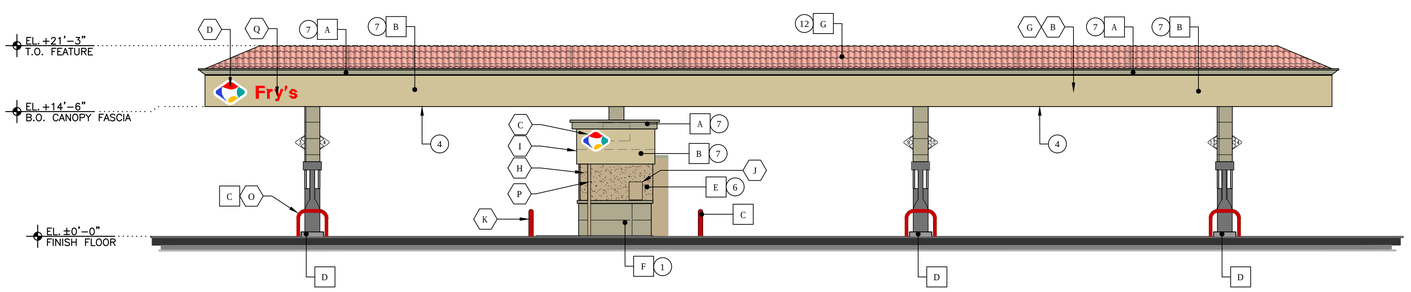
1 A2.0 **WEST ELEVATION**
SCALE 1/8"=1'-0"



2 A2.0 **SOUTH ELEVATION**
SCALE 1/8"=1'-0"



3 A2.0 **EAST ELEVATION**
SCALE 1/8"=1'-0"



4 A2.0 **NORTH ELEVATION**
SCALE 1/8"=1'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR AND PAINT SAMPLES TO FRY'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
B. PREMANUFACTURED CANOPY AND KIOSK PROVIDED BY OTHERS.
C. ALL ONSITE SIGNAGE UNDER SEPARATE PERMIT.
D. FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBLE GUIDELINES.

KEYED NOTES:

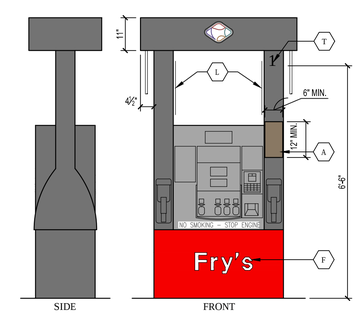
1. LOOKS LIKE CAST STONE.
2. EMERGENCY STOP SWITCH.
3. PARAPET AT KIOSK TO BE TALL ENOUGH TO COMPLETELY CONCEAL ROOF MOUNTED MECHANICAL EQUIPMENT.
4. CANOPY LIGHTS SHALL BE FLUSH OR RECESSED.
5. 4" CAPSTONE .
6. EIFS FINISH.
7. TEXCOTE FINISH OVER (ACM) PANEL.
8. H.M DOOR AND FRAME.
9. PROVIDE MIN.12" HIGH W/2" STROKE BUILDING ADDRESS IN CONTRASTING COLOR TO WALL.
10. PROVIDE 4" MIN.NO SMOKING SIGNAGE
11. FIRE RISER ENCLOSURE.
12. LOOKS LIKE TERRA COTTA CLAY TILE.

COLOR/FINISH LEGEND: X

A	DUNN EDWARDS DE6250 "FAIRBANK GREEN"
B	DUNN EDWARDS DEC745 "CHAPPARAL"
C	MATCH COLOR SHERWIN WILLIAMS 4081 "SAFETY RED"
D	MATCH COLOR SHERWIN WILLIAMS 4107 "GRAPHITE"
E	DUNN EDWARDS 6136 "TERRACOTTA SAND"
F	STONE BASE TO MATCH EXISTING STORE
G	CLAY TILE TO MATCH EXISTING STORE
H	DUNN EDWARDS 6251 "GREEN SCENE"

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	STATIC WARNING DECAL (MIN. 12" H X 6" W)		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
B	CANOPY		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
C	LOGO - NON-ILLUMINATED (28" H x 37 1/2" W)		DUALITE		OWNER	SIGN INSTALLER
D	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
E	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
F	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
G	CANOPY FASCIA	PER SCHED.	MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
H	KIOSK - PREFABRICATED	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
I	KIOSK FASCIA	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
J	ELECTRICAL DISCONNECTS				GENERAL CONTRACTOR	GENERAL CONTRACTOR
K	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
L	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
M	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
N	ISLAND FORMS - G.C. TO PAINT	GRAPHITE SW4107	OPW		OWNER	GENERAL CONTRACTOR
O	U-SHAPED BOLLARD - G.C. TO PAINT, 3'-0" IN HEIGHT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
P	3"x2" DOWNSPOUT - PAINT TO MATCH WALL		SAGEBRUSH		KIOSK FABRICATOR	KIOSK FABRICATOR
Q	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
R	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
S	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
T	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
U	FIRE EXTINGUISHER				OWNER	GENERAL CONTRACTOR



5 A2.0 **DISPENSER ELEVATION**
SCALE: 1/2"=1'-0"

PRELIMINARY, NOT RELEASED FOR CONSTRUCTION OR RECORD

SUSTAINABILITY ENGINEERING GROUP
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10251 East 51st Street, Suite A
Denver, CO 80239
Phone (303) 715-5917
Fax (303) 715-5905

PROJECT
FRY'S #18 NEW FUEL CENTER

LOCATION
10661 N. ORACLE ROAD
ORO VALLEY, AZ 85737

DRAWN	CASTELLO
DESIGNED	CASTELLO
CHECKED	COUNSELL
PROJ. MGR.	FAKIH

DATE: 9/17/2015
ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.:	DATE:
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JOB NO.: 140718

SHEET TITLE:
FUEL CANOPY / KIOSK EXTERIOR ELEVATIONS

SHEET NO.: A2.00

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Planned Area Development Amendment and CUP
Planning and Zoning Commission Staff Report

NAME: Fry's Fuel Center

CASE NUMBER: OV915-002; OV815-002

MEETING DATE: October 6, 2015

AGENDA ITEM: **2a: OV915-002; 2b: OV815-002**

STAFF CONTACT: Michael Spaeth, Senior Planner
mspaeth@orovalleyaz.gov (520) 229-4812

Applicant: Sustainability Engineering Group, Ali Fakih

Request: Planned Area Development Amendment and a Conditional Use Permit to develop a gasoline station in the Oro Valley Retail Center, Rooney Ranch Area D.

Location: Oro Valley Retail Center located on the southwest corner of Oracle Road and North First Avenue in Rooney Ranch Area D.

Recommendation: Approve the applicant's request, subject to the condition listed in Attachment 1.

SUMMARY:

The applicant requests a Planned Area Development (PAD) Amendment (Item 2a) to the Rooney Ranch PAD to revise locational requirements regarding gasoline stations (Attachment 2) and a Conditional Use Permit (Item 2b) to permit a convenience use (Attachment 3). The purpose of the request is to develop a fuel center on the Fry's Grocery Store parcel located on the southwest corner of Oracle Road and North First Avenue (Attachment 4). The primary focus regarding the proposed fuel center is traffic circulation within the existing shopping center, an emphasis for both requests.

Item 2a – Planned Are Development Amendment

The PAD allows a maximum of two gasoline stations that must be located near one another, no more than 500 feet apart. Currently, one gasoline station exists on the northwest corner of Oracle Road and Pusch View Lane (Attachment 5). The applicant's request is to revise locational requirements for gasoline stations within the PAD to allow for the development of a Fry's fuel center on the Fry's grocery store parcel, approximately 1,400 feet from the existing Shell gasoline station on the northwest corner of Pusch View Lane and Oracle Road.

The original design for the PAD was to group similar convenience uses that have the potential for greater impacts on surrounding properties. There is a downside to this approach. By grouping similar high traffic uses near one another, traffic will be more concentrated in one area of the PAD with the potential for more conflicts and congestion.

The proposed location for the fuel center is situated between an existing grocery store and an existing bank, near the intersection of two primary roadways. As such, the location will have a negligible impact on surrounding properties and will spread out the higher traffic automobile uses within the center and improve traffic circulation.

Item 2b – Conditional Use Permit

The second request is for a Conditional Use Permit (CUP) to develop a convenience use fuel center within the Oro Valley Retail Center located in Rooney Ranch Area D. The subject property encompasses approximately 7 acres and has an existing 63,000 sq. ft. Fry's grocery store (see Attachment 4).

The proposed fuel center requires a CUP within the Rooney Ranch Planned Area Development. The proposed use consists of a 5,418 sq. ft. canopy, 176 sq. ft. kiosk, 7 fuel pumps and associated parking, all of which will be designed to be consistent with the architectural theme in the center. The applicant has revised the site plan to maintain the existing ring road layout within the larger center to facilitate traffic circulation. The proposal is consistent with the Conditional Use Permit Review Criteria, subject to the conditions listed in Attachment 1. The applicant's proposal is included as Attachment 3.

BACKGROUND/DETAILED INFORMATION:

The Existing Land Use, General Plan and Zoning for the property and the surrounding area is summarized below and depicted in Attachments 6 and 7 and 8 respectively.

Land Use and Zoning

	EXISTING LAND USE	GENERAL PLAN	ZONING
SUBJECT PROPERTY	Oro Valley Retail Center; Fry's Grocery Store	Community/Regional Commercial	Rooney Ranch PAD
NORTH	Oro Valley Retail Center; Home Depot	Community/Regional Commercial	Rooney Ranch PAD
SOUTH	Oro Valley Retail Center; Target	Community/Regional Commercial	Rooney Ranch PAD
EAST	San Dorado commercial; CVS	Neighborhood Commercial/Office	Oro Valley Town Centre PAD
WEST	Canada del Oro Wash	Open Space	Rooney Ranch PAD

Approvals to Date

- 1989: The subject property was annexed into the Town with translational zoning of R1-144.
- 1989: Town Council approved a rezoning from R1-144 to PAD

Request Details

Item 2a – Planned Area Development Amendment

The Rooney Ranch PAD allows a maximum of two gasoline stations that must be no more than 500 feet apart. Currently, one gasoline station exists on the northwest corner of Oracle Road and Pusch View Lane (see Attachment 5). The applicants request is to revise specific criteria regarding the location of gasoline stations within the PAD.

The shopping center utilizes a typical commercial shopping center design, with in-line stores situated along the rear of the site with multiple high traffic pads closer to the street. The convenience use pads are intentionally located away from the in-line stores to provide adequate separation. Furthermore, the center incorporates a ring road concept to improve internal traffic circulation. The applicant's request will be consistent with the existing layout within the center and will maintain efficient traffic circulation.

Item 2b – Conditional Use Permit

The proposed fuel center (Attachment 4) consists of a 5,418 sq. ft. canopy, 176 sq. ft. kiosk, 7 fuel pumps and associated parking. The regular business operations of the proposed use include the storage and sales of gasoline, and sales of small consumer items available for purchase at the kiosk. Additional site details are listed below:

- Maximum building height of 18'.
- Incorporates the existing ring road within the center into the design to maintain traffic circulation.
- Parking for 16 vehicles.
- Includes multiple additions to the existing pedestrian circulation network within the center, filling in gaps and improving walkability throughout the site.

DISCUSSION/ANALYSIS:

Item 2a – Planned Area Development Amendment

The original design for the shopping center envisioned grouping similar uses near one another, specifically high traffic convenience uses which could have greater impacts on surrounding properties. By grouping the high traffic uses near one another, the potential for traffic conflicts and congestion is increased.

The applicant's request to allow development of a fuel center on the Fry's grocery store parcel will have a negligible impact on surrounding properties near the intersection of Oracle Road and North First Avenue and improve traffic circulation within the center by providing added separation between high traffic uses.

General Plan Conformance Analysis

The applicant's request is in conformance with the Town of Oro Valley General Plan Vision, Goals and Policies and Future Land Use Map. A discussion of the requests' conformance is provided in Attachment 9.

Item 2b – Conditional Use Permit

Conditional Use Permit Analysis

The Conditional Use Permit Review Criteria contained in Section 22.5 provide the primary guidance for evaluating CUP's. CUP's may be granted based on consideration of the following criteria shown in italics, followed by staff commentary:

That the granting of such conditional use permit will not be materially detrimental to public health, safety, or welfare. In arriving at this determination, the factors which shall be considered shall include the following:

Damage or nuisance arising from noise, odor, dust, vibration or illumination;

> The proposed fuel center operations may contribute minimally to existing noise, odor or vibration, in the form of gasoline truck deliveries and gasoline sales. The site is located within an existing commercial center the regularly receives truck deliveries. The proposed use will contribute to the existing illumination impacts of the center and will be required to comply with the Town of Oro Valley Outdoor Lighting standards and regulations. The proposed use meets this criteria.

Hazard to persons and property from possible explosion, contamination, fire or flood;

> The proposed use will store and sell potentially hazardous gasoline. The fuel center will require a review and approval from Golder Ranch Fire District and be required to meet all State and Federal requirements. The fuel center storage tanks will be underground and will be required to incorporate mandatory emergency shut off valves. The proposed use meets this criteria.

Hazard occasioned by unusual volume or character of traffic.

> As discussed previously, traffic circulation has been a primary focus of the proposed use. The existing traffic pattern within the center utilizes a ring road concept to improve traffic circulation and minimize potential traffic conflicts. Staff has worked with the applicant to ensure the ring road concept is maintained as part of the fuel center design.

The applicant removed a row of parking and incorporated landscaped islands on both sides of the ring road to ensure adequate separation between the fuel center traffic and ring road traffic. A condition has been added to Attachment 1 increasing the length of the landscape island to further reduce the potential for traffic conflicts.

Additionally, the fuel pump orientation will ensure no vehicles will obstruct the ring road travel lanes. The proposed fuel center meets this criteria.

That the characteristics of the use proposed in such use permit are reasonably compatible with types of uses permitted in the surrounding area.

The surrounding area is characterized by two major roadways (Oracle Road and North First Avenue) and numerous regional commercial shopping centers. The proposed fuel center will be located within one of the busiest shopping centers in Oro Valley, Rooney Ranch Area D, which regularly receives truck traffic and a significant number of daily trips. The proposed fuel center is of a similar character as the existing shopping within the area and is consistent with this criteria.

Zoning Code Analysis

The applicant's proposed fuel center has also been reviewed for conformance with the broader requirements of the Zoning Code. A discussion of the specific sections of the Zoning Code relevant to the applicants request are provided below.

Circulation

The existing traffic circulation pattern within the Oro Valley Retail Center (Target Shopping Center) utilizes a ring road layout to reduce potential traffic conflicts and improve circulation. The only means for vehicles exiting the shopping center to head north on North First Avenue is the signaled intersection that is currently accessed via the existing ring road (see Attachment 3). Staff has worked with the applicant to ensure the proposed fuel center maintains this ring road layout and does not impact the existing circulation. The site plan incorporates two landscape islands that will preserve the ring road access to the signaled intersection.

Additionally, staff had concerns regarding potential traffic conflicts between the ring road traffic and the fuel center traffic. As a result, the landscape island between the fuel center and the ring road was added and will provide additional separation further improving traffic circulation within the area. A condition has been added to Attachment 1 requiring the landscape island be extended as far as possible to further reduce potential points of conflict.

Convenience Uses

The Zoning Code classifies fuel centers as Tier II convenience uses and establishes specific criteria for the development of these types' of uses. Specific criteria relative to the development of the fuel center are listed in italics below, followed by staff commentary.

Convenience uses shall be ancillary to and located in shopping centers...

The proposed site for the fuel center is within the existing Oro Valley Retail Center and will be located within the Fry's Grocery Store parcel. The fuel center will clearly be ancillary to the grocery store use and is consistent with this criteria.

All convenience uses shall be accessed through a common driveway serving the center...

As discussed previously, the existing center utilizes a ring road layout to facilitate traffic circulation. The applicant has revised the proposed fuel center layout to maintain this ring road and will be accessed via the common drive within the shopping center. The proposed fuel center is consistent with this criteria.

Kiosk gas stations may be located on an existing or proposed pad within a shopping center.

The fuel center is proposed to be located within the existing Fry's Grocery Store parcel and is consistent with this requirement. The proposed fuel center is consistent with this criteria.

Canopies shall not be located closer than ten (10) feet from a property line of the project. Design of the canopy shall be architecturally match the design of the main building. The maximum height of the canopy shall not exceed eighteen (18) feet...

The proposed canopy will have a setback of approximately 35 feet and be limited to a building height of 18 feet. The design of the canopy will be consistent with the existing mission architectural theme of the center. The proposed fuel center is consistent with this criteria.

Outdoor Storage

Generally, the Zoning Code prohibits outdoor storage and activities for non-residential uses. Specifically:

1. *Outdoor storage containers are not permitted*
2. *Outdoor display of goods, outdoor sales or temporary outdoor storage is not permitted.*

However, on January 15, 2014, the Town Council extended the temporary use of outdoor displays until February 1, 2016. The temporary extension permits the fuel center to have outdoor displays of goods on one building façade that do not constitute a public hazard to

pedestrian or vehicular traffic. The fuel center has proposed outdoor storage activities to the west façade and is consistent with this requirement.

Engineering

The proposed fuel center use will not increase the chance of flooding or cause a negative impact to the proposed drainage design of the overall commercial site. The final design will be required to be in conformance with the Town of Oro Valley Drainage Criteria Manual.

The traffic circulation and vehicle queuing design for the fuel center is compatible with the commercial center, which includes a mix of retail uses. Staff worked extensively with the applicant to design a site with efficient traffic circulation patterns that provide appropriate separation between pedestrians and vehicles. The site design provides sufficient vehicle queuing and maneuvering for normal operations.

In addition, the site design provides adequate access entering and exiting the site to multiple driveway locations, including the signalized intersection at 1st Avenue. A traffic impact analysis was prepared for this site and which determined the surrounding roadway network can accommodate the slight increase in traffic generated by this site. The majority of traffic that will utilize this site is internal capture, which is traffic that is already visiting the shopping center or passing through the surrounding roadway network and stops for fuel as a convenience based on location. The surrounding streets, First Avenue and Oracle Road are fully improved with signalized intersections and auxiliary turn lanes along both frontages of the Rooney Ranch Shopping Center. Additional offsite improvements are not required as a part of this project.

PUBLIC PARTICIPATION:

Summary of Public Notice

Notice to the public was provided consistent with Town-adopted noticing procedures, which includes the following:

- Letter to all property owners within 600 feet
- Posting at Town Hall
- All registered HOAs

Neighborhood Meetings

A neighborhood meeting was held on March 26, 2015 with approximately 3 residents and interested parties in attendance. Notable discussion topics included anticipated operations, traffic and pedestrian connectivity. A copy of the neighborhood meeting summary has been included as Attachment 10.
To date, staff has not received any correspondence regarding the proposed fuel center.

RECOMMENDATION:

Based on the following findings:

- The applicant's text amendment will permit the proposed fuel center in a location that will improve traffic circulation within the center by providing additional separation between high traffic automobile uses
- The proposed use will be consistent with the existing commercial uses in the Oro Valley Retail Center and have a negligible impact on the surrounding area.
- The proposed use will not be materially detrimental to the public health, safety or welfare and is consistent with the Conditional Use Permit Review Criteria.
- The proposed site plan maintains the existing ring road traffic pattern and will provide additional pedestrian connectivity within the center.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the Town Council of the requested Planned Area Development Amendment, OV915-002 and the requested Conditional Use Permit, OV815-002, subject to the condition listed in Attachment 1.

SUGGESTED MOTIONS:

Item 2a – Planned Area Development Amendment

I move to recommend approval of the Planned Area Development Amendment for the Fry's Fuel Center, based on the findings in the staff report.

OR

I move to recommend denial of the Planned Area Development Amendment for the Fry's Fuel Center finding that _____.

Item 2b – Conditional Use Permit

I move to recommend approval of the Conditional Use Permit for the Fry's Fuel Center, subject to the condition listed in Attachment 1, based on the findings that the proposed use is consistent with the Conditional Use Permit Review Criteria.

OR

I move to recommend denial of the Conditional Use Permit for the Fry's Fuel Center finding that _____.

ATTACHMENTS:

1. Condition of Approval
2. PAD Amendment proposal
3. Conditional Use Permit proposal
4. Conceptual Site Plan
5. Rooney Ranch Gas Station Exhibit
6. Subject Property
7. General Plan Land Use Map
8. Zoning Map
9. General Plan Conformance Analysis
10. Neighborhood Meeting Summary

Bayer Vella, Planning Manager

Attachment 1
Conditions of Approval
Fry's Fuel Center
Conditional Use Permit
OV815-002

1. The landscape island between the fuel center and the ring road shall be extended to reduce the width of the access points into the fueling area. Mountable curb can be provided to accommodate the turning movements for the fuel truck.
2. Notwithstanding an extension to the current allowance for the outdoor display of goods, all outdoor dispensers must be removed no later than February 1, 2016.

Site Analysis

Rooney Ranch PAD Text Amendment

Fry's New Fuel Center #18
10661 N. Oracle Road
Oro Valley, AZ 85737

Prepared on March 24, 2015
Revised: May 6, 2015

By
Sustainability Engineering Group

MAY 7 2015

ATTACHMENT 2

PART I - Inventory & Analysis

a. Existing Land Uses

The existing land use context in the area is predominantly commercial uses. Multiple types of retail and service outlets operate out of the Oro Valley Retail Center, including BMO Harris Bank, Starbucks, The Home Depot, Fry's Foods, PetSmart, Target, Planet Fitness, Burger King, Pizza Hut and a myriad of other businesses. The Center offers a diverse range of retail amenities in a relatively small acreage. The north side of N Oracle Road, on either side of 1st Avenue, is dedicated to commercial activity. The south side of N Oracle Road has smaller-scale commercial development, including a Panera restaurant, as well as a residential community further north and east (approximately 600' south of the road). The north side of the site is Canada del Oro River, and residential development beyond that.

b. Topography

The site is an engineered surface generally graded to drain to the south and west. There are no unusual geographic features on site or in the immediate vicinity. The site is not considered as a part of the Environmentally Sensitive Lands or Hillside categories. The nearest significant geographic feature is the Canada del Oro River behind the Oro Valley Retail Center. Refer to **Exhibit "A"** for topography map.

c. Hydrology

The proposed site is located on a previously graded surface, requiring prior approval from the Town of Oro Valley. Surfaces and retention basins have been engineered to the appropriate standards.

As defined by the Flood Insurance Rate Map (FIRM) for Pima County, Arizona, and incorporated areas, Panel number 1089 of 4750, as shown on Map Number 04019C1089L dated June 16, 2011, this site is designated as **Zone "X" shaded**. As such, it is determined to be outside the 100-year flood hazard zone. Zone "X" shaded is defined as a moderate flood hazard area laying between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from the 100 year flood). Refer to **Exhibit "B"** for FEMA flood map.

d. Traffic

The subject site is serviced by N Oracle Road and N 1st Avenue. Oracle Road is a north-south State Highway (SR 77) and is operated and maintained by Arizona Department of Transportation. Adjacent to the Rooney Ranch Center, Oracle Road is a 6-lane divided highway that provides three lanes in each direction. Per ADOT 2013 counts it maintains

20,300 vehicles per day from Tangerine Road to just south of the Rooney Ranch Center where volumes increase to 27,200. The speed limit is 50 mph.
1st Avenue crosses the Sutherland Wash to the west of Oracle Road. It is nominally an arterial facility providing two through lanes in either direction over the wash and has a speed limit of 45 mph. Volumes for 1st Avenue between 2010 and 2012 are approximately 24,000 vehicles per day. Refer to the Enhanced Trip Generation Statement prepared by CivTech dated March 23, 2015 for additional information.

e. Recreation & Trails
Paralleling the Sutherland Wash is the Canada del Oro River Park and The Loop Hard Surface Trail, which extends from the south of the subject property and north to the Canada del Oro Park. The trail also connects to the 1StAvenue trail that crosses over the Wash into the residential development as well as continues along 1st Avenue. All aforementioned trails permit pedestrian, equestrian, bike, and dog activities. Refer to **Exhibit "C"** for trails map.

f. Water
Per ALTA survey, all water services are available to the proposed project site. Bluestake information will be required to confirm locations and connection specifics. A 12" PVC located approximately 11.17' from the existing back of curb at the northeast side of the subject property exists for the commercial center use

g. Sewer
Two sewer pipes exist along the northwest and southeast sides of the property. The closer pipe (SE) is approximately 200' from the proposed kiosk location. Refer to Exhibit "D" for sewer and water locations.

PART II – Project Proposal

a. Project Overview
The subject property is located on the SWC of N 1st Avenue and N Oracle Road; specifically at 10661 N. Oracle Road. The specific building location is adjacent to N 1st Avenue, in the northeast portion of the subject parcel (APN 220-09-0230). It is situated within the existing parking field in the apron between the two main drive aisles extending from N 1st Avenue.

The adjacent properties are also commercial uses, predominantly retail, including but not limited to Starbuck's, The Home Depot, PetSmart, Sally Beauty Supply, OfficeMax, Target, Fry's Foods, and other shopping amenities. BMO Harris Bank is located adjacent to the building site to the SE.

Fry's is proposing a new seven (7) dispenser fuel center location at 10661 N. Oracle Road (the "Property"). Fry's Food Store requests approval of a PAD amendment to the text of the Rooney Ranch PAD in the Town of Oro Valley. This is the second gas station

in the commercial area; the other being the Shell/Giant station at the NWC of N Oracle Road and E Pusch View Lane. Per the Rooney Ranch PAD "Area D" stipulations, a maximum of two (2) service stations are allowed. The proposed fuel center would be approximately 1,400 feet from the existing service station, exceeding the stipulated 500' maximum distance.

The purpose of this submittal is to amend the text of the Rooney Ranch Planned Area Development with regards to "Area D" and specifically the spatial requirements for "Convenience Uses". The current text allows for convenience uses in clusters. Per staff comments, this is interpreted as convenience uses being within 500' of each other to create the type of clusters provided for in the original PAD text.

A text amendment to the Rooney Ranch Planned Area Development is requested as to remove cluster type development from Area D of the PAD as the existing conditions do not reflect this requirement. Specific text changes are as follows:

- Note: All text from **Rooney Ranch Oro Valley Center Planned Area Development District #6**

- §II.B.II.7 Convenience Use, Part B states the following:

  "The PAD Plan designates the areas where automotive, restaurant, and other convenience classified uses exist. All face either on Oracle Road or North First Avenue, although all do not necessarily sit between and access directly to two dedicated streets. The PAD document in effect designates and commits to comprehensively planned clusters of convenience uses and their allowance is part of the plan's approval. The clusters may also include more than one gasoline station (within 500 feet of each other) as part of an automotive related cluster.

  Amend text to read: "The PAD Plan designates the areas where automotive, restaurant, and other convenience classified uses exist. All face either on Oracle Road or North First Avenue, although all do not necessarily sit between and access directly to two dedicated streets. The PAD document in effect designates and commits to comprehensively planned clusters of convenience uses and their allowance is part of the plan's approval. The clusters may also include more than one gasoline station ~~(within 500 feet of each other)~~ as part of an automotive related cluster.

- §II.C. "Area D" Primary Uses states:

  "Uses shall be derived from those permitted under C-1, of the Oro Valley Zoning Code Revised, except that a hotel/motel shall be permitted, and convenience uses,, including clustering. Restaurant convenience uses, as defined in the OVZCR, shall be limited to four in number, with or without "drive-in or drive-through" features, and shall be integrated one with another structurally and/or with a unified traffic plan.

Service stations shall be limited to a maximum of two. The other uses will be complementary auto uses exclusive of automobile sales or rental."

Amended text to read: Uses shall be derived from those permitted under C-1, of the Oro Valley Zoning Code Revised, except that a hotel/motel shall be permitted, and convenience uses. ~~including clustering~~. Restaurant convenience uses, as defined in the OVZCR, shall be limited to four in number, with or without "drive-in or drive-through" features, and shall be integrated one with another structurally and/or with a unified traffic plan. Service stations shall be limited to a maximum of two. The other uses will be complementary auto uses exclusive of automobile sales or rental.

This project will establish a second service station convenience use (two allowed) for this development. An existing Shell gas station is located in the southeast corner approximately 1,400 feet from this proposed fuel center.

Based on the adjacent land uses, business types, traffic facilities, and overall existing conditions of the locale, the subject property is deemed to be an appropriate location for the proposed fuel center. As the proposed fuel center is not a full-service gas station like the existing Giant/Shell at the south corner of the development, and is considered a kiosk fuel center, the text amendment would prove to enhance the quality of services and retail amenities to Fry's customers and the community at large.

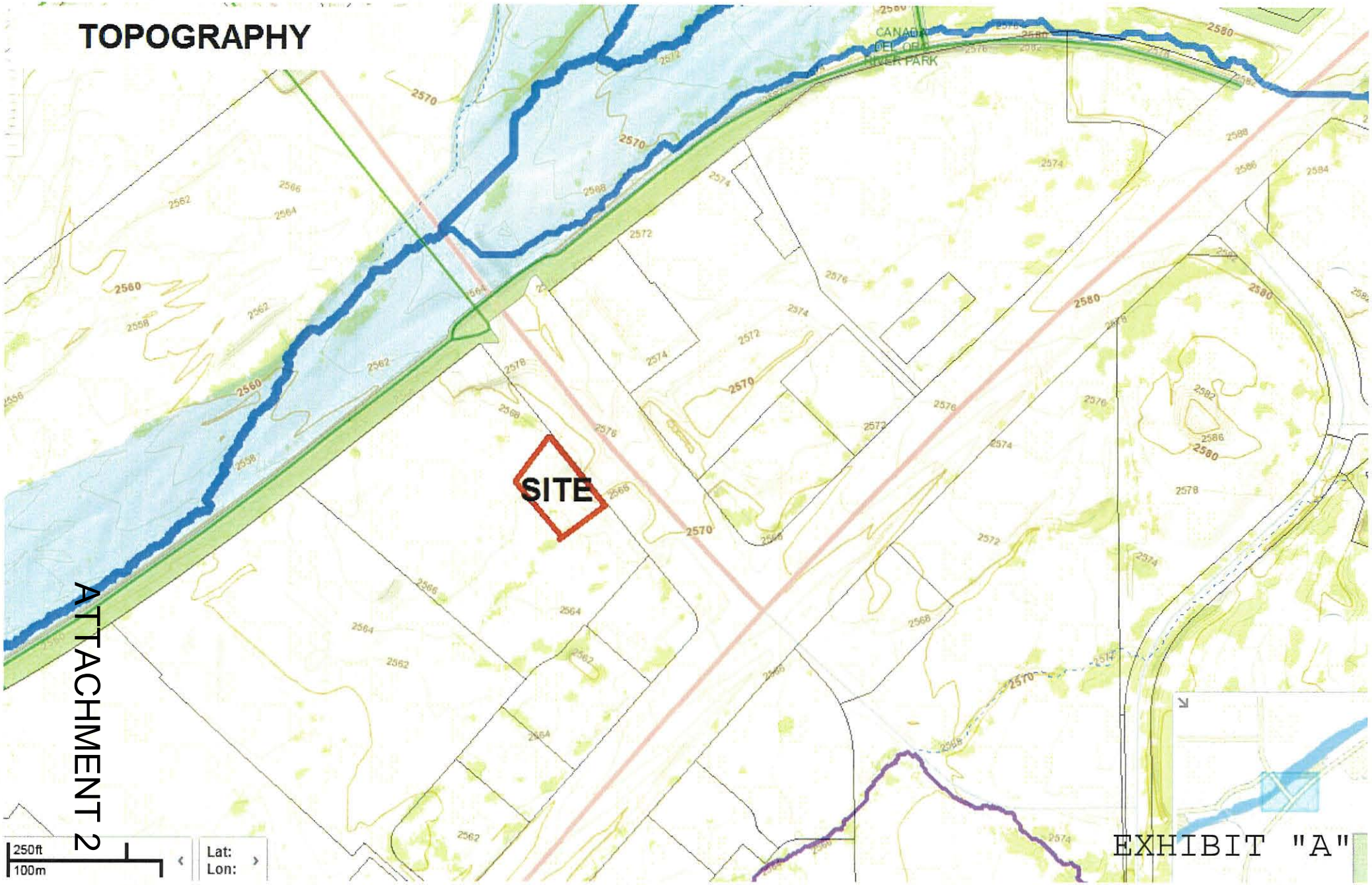
Please let me know if I can be of any assistance or if you have any question about the proposed project.

Sincerely,

Ali Fakih
ali@azseg.com
C: 480.516.5514

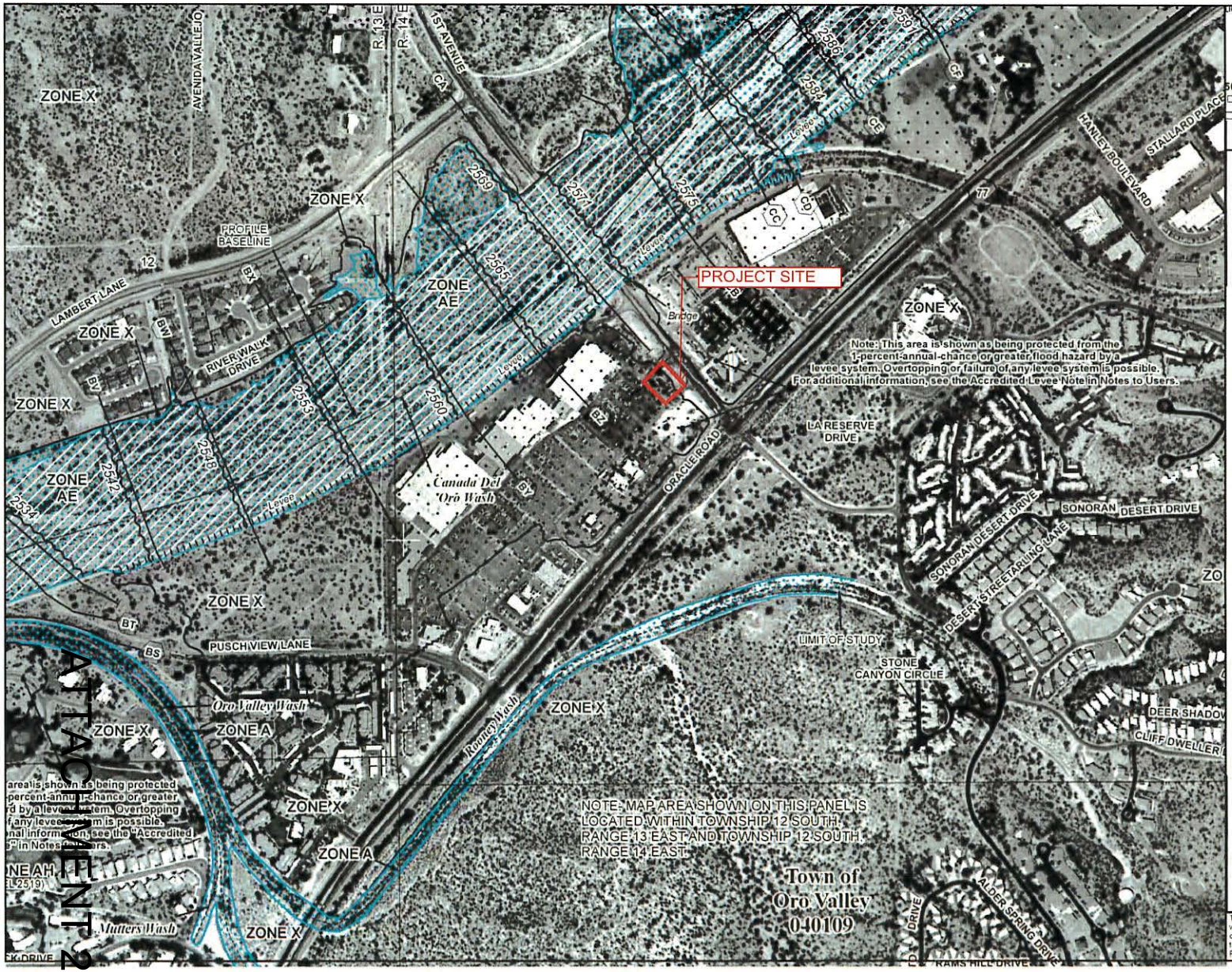
ATTACHMENT 2

TOPOGRAPHY



ATTACHMENT 2

EXHIBIT "A"



ional Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

50 0 500 1000 FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1089L

FIRM

FLOOD INSURANCE RATE MAP

PIMA COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 1089 OF 4750

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
ORO VALLEY, TOWN OF	040109	1089	L
PIMA COUNTY	040073	1089	L

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 04019C1089L

MAP REVISED JUNE 16, 2011

Federal Emergency Management Agency

EXHIBIT "B"

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

ATTACHMENT 2

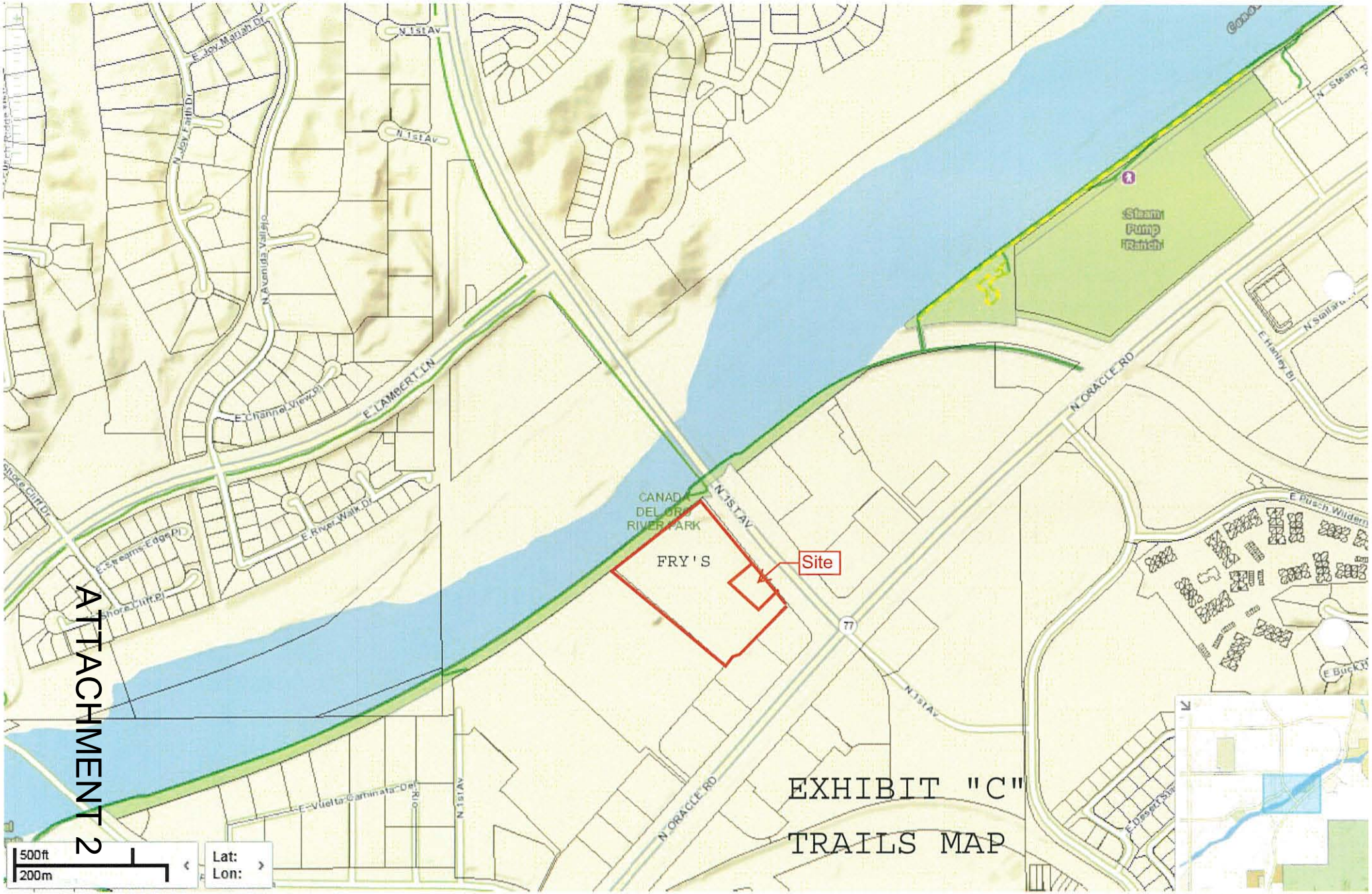
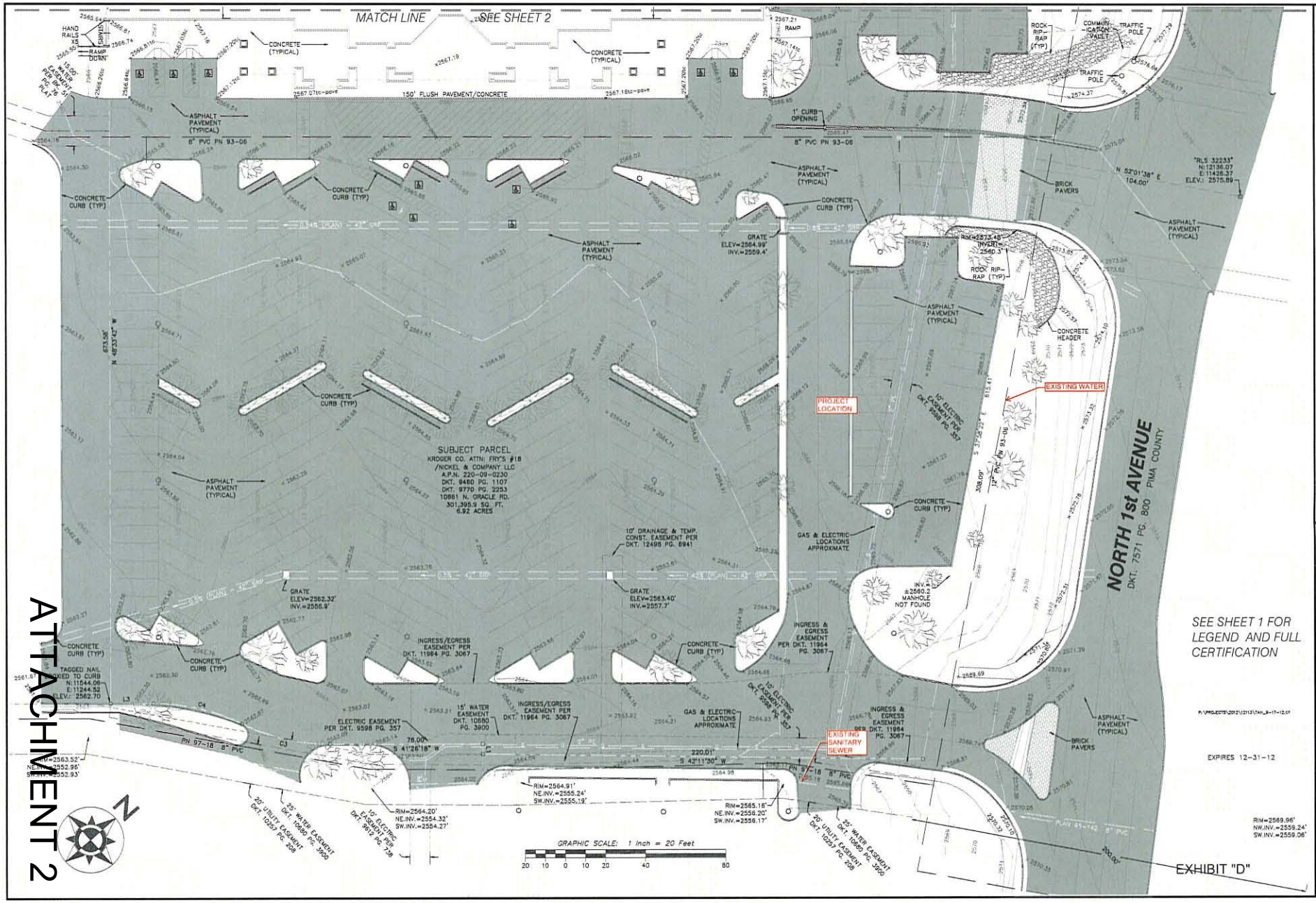


EXHIBIT "C"

TRAILS MAP

ATTACHMENT 2



SEE SHEET 1 FOR LEGEND AND FULL CERTIFICATION

P:\PROJECTS\2012\2113\TAH_9-17-12.DT

EXPIRES 12-31-12

ATTACHMENT 2

A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF PARCEL 220-09-0230
LOCATED IN THE NORTH HALF OF THE SOUTHWEST 1/4 OF
SECTION 7, T. 12 S., R. 14 E., G. & S. R. M., PIMA COUNTY, ARIZONA

POLARIS LAND SURVEYING, I
3528 N.FLOWING WELLS RD.
TUCSON, ARIZONA 85705
TEL: (520) 322-6400
FAX: (520) 322-6401

SURVEY: BR/JF/C DATE: 9-12-12
CAD: JOB/TH REVISION: DATE:
CHECKED: TH REVISION: DATE:
JOB No.: 12113
SHEET 3 of 3

SEG
SUSTAINABILITY ENGINEERING GROUP

"LEED®ing and Developing Smart Projects"

March 25, 2015
Revised: August 6, 2015

Town of Oro Valley
Development & Infrastructure Services Department
11000 N. La Canada Drive
Oro Valley, AZ 85737

RECEIVED
AUG 10 2015
BY: _____

Re: Project Narrative for Conditional Use Permit
Fry's New Fuel Center #18

I. INTRODUCTION

Fry's is proposing a new seven (7) dispenser fuel center located at 10661 N. Oracle Road (the "Property"). Fry's Food Stores requests approval of a Town of Oro Valley, (the "Town") Conditional Use Permit, ("CUP") for the fuel center under the "Tier II Convenience Uses" requirements established in §25.1.G.b. of the Oro Valley Zoning Code and additional stipulations set forth in the Rooney Ranch PAD.

The subject property is located on the SWC of N 1st Avenue and N Oracle Road; specifically at 10661 N. Oracle Road. The specific project location is adjacent to N 1st Avenue, in the southeast portion of the subject parcel with APN 220-09-0230. It is situated within the existing parking area in the apron between the two main drive aisles extending from N 1st Avenue.

The adjacent properties are also commercial uses, predominantly retail, including but not limited to Starbuck's, The Home Depot, PetSmart, Sally Beauty Supply, OfficeMax, Target, Fry's Foods, and other shopping amenities. BMO Harris Bank is located adjacent to the building site to the SE.

Based on the adjacent land uses, business types, and overall existing conditions of the locale, the subject property is deemed to be an appropriate location for the proposed fuel center. A Conditional Use Permit is being requested should the proposal be found to satisfy any and all design and use requirements for compliance.

II. GENERAL INFORMATION

The fuel center will include seven (7) fuel dispensers, 5,418 s.f. canopy, and a 176 s.f. employee kiosk. The fuel center design includes emergency shut-offs for pumps, fuel tank ventilation, emergency vehicle ingress/egress, and additional parking (incl. accessible parking). The hours of operations for the center will be as follows:

1. ***Hours of Operation:***
   - ***Employee manned from 5:00 am-11:00 pm***
   - ***Pay at the pump is available 24 hours***
2. ***Number of Employees:***

- ***2 employees and shifts will vary***

3. ***Activities:***

   -Process: Dispensing of petroleum fuel products

   -Materials: Petroleum fuels (Regular, Mid-Grade, and Premium Unleaded gasoline, and Diesel Fuel)

In addition to fuel dispensing, small consumer items will be available for purchase at the employee kiosk.

III. SITE IMPROVEMENTS

The proposed center is located in an existing Fry's Foods development. The improvements required include additional pedestrian connectivity, parking reconfiguration, landscape island expansion along driveways, and additional landscape plantings. All off-site and appropriate landscaping along the right of way have been constructed.

- A pedestrian pathway will connect to the public right of way at 1st Avenue. The path will be 5' wide, except it shall be 6' wide around the fuel center kiosk.
- A 5' wide non-ADA sidewalk is proposed along the westerly side of the store front entrance from 1st Avenue.
- Inverted U-shaped bicycle racks, providing space for two (2) bicycles. Racks will be located adjacent to the kiosk.
- Parking southerly of the center will be restriped at 90 degrees, with a two-way 24' drive aisle.
- Landscape islands will be expanded to appropriately guide traffic along driveways from N 1st Avenue.
- All landscape island improvements will include additional landscape plantings to maintain streetscape consistency and legibility.

IV. CONDITIONAL USE COMPATIBILITY

Conditional uses, as opposed to those permitted by right, are such that they may be appropriate under some conditions within a given zoning district, and or may be inappropriate under others.

In the case of a CUP for a "Gas Station" Tier II Convenience Use, §25.1.G.b. of the Oro Valley Zoning Code establishes the criteria utilized by Planning staff to determine the appropriateness of a proposed conditional use.

The granting of a CUP will not be materially detrimental to the public health, safety or welfare. To reach this conclusion, the Planning Commission and City Council consider:

1.

i. Damage or Nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response: This project will provide no unusual or detrimental impacts on public health, safety, or welfare. Noise will be minimal, which is consistent with the use. No smoke, dust, vibration or odor issues are anticipated for this use. Odor associated with fuel delivery operations is eliminated through the use of Stage I Vapor Recovery techniques. Lighting will be directed away from surrounding areas and meet code requirements.

ii. Hazards to persons and property from possible explosion, contamination, fire or flood.

Response: Typical safety guidelines and techniques associated with fuel center operations will be implemented to minimize risk of hazards to persons. An existing fire hydrant is located directly to the NW of the fuel center, an emergency shut-off button is located on the kiosk with access from all fuel dispensers, and the site has been designed to adequately allow emergency vehicle ingress/egress.

iii. Hazard occasioned by unusual volume or character of traffic.

Response: No unusual traffic volumes or characteristics are anticipated. The site is designed with safe access and on-site circulation. Fry's fuel centers are designed to be a supplemental service for existing customers and food store patrons. As such, they provide convenience and additional value to the patron as a "one-stop-shop", reducing the need for additional vehicle trips and vehicle miles traveled.

Based on a recent trip generation statement, approximately 50% of the possible trips generated will be patrons of the commercial development. This creates local convenience for residents and reduces loads on road facilities by minimizing the need for unnecessary daily trips to additional amenities and services.

No alterations will be made to the existing and previously approved curb returns at the 1st Avenue Road entrances. Appropriate design measures have been taken to accommodate the WB-50 fuel distribution truck that will service the fuel center.

The subject property is located along N Oracle Road where Pima County has designated as a State Route. As such, the road is designed to convey significant trip traffic and enjoy excess capacity.

c. All on-site activities, except those to be performed at the fuel pumps, are to be performed within a completely enclosed building.

Response: All transactions occur at the kiosk excluding those completed at the fuel pumps. This includes the sale of convenience goods only, typically associated with a kiosk use. These convenience goods are located in enclosed, lockable, merchandise units placed on the west side of the kiosk and are not visible from Oracle Road. This outdoor sales component does not include a large variety of retail items typically associated with convenience store uses.

d. All restroom entrances shall be screened from view of adjacent properties or street rights-of-way by a decorative wall.

Response: The proposed design includes bathroom facilities with restricted access. It is proposed that the level of use may only require a landscape buffer to provide adequate cover from the right of way on 1st Avenue. The facilities are not visible from the N Oracle Road frontage.

e. No outside storage of and no sale, lease or rental of trailers, trucks or similar equipment shall be permitted, except as may be specifically allowed in that zone.

Response: No trailer, trucks, or similar equipment will be stored, rented, or sold on site.

f. All entrances to service bays shall be screened or face away from street frontage.

Response: No automotive bays are included in the design.

g. Canopies shall not be located closer than ten (10) feet from property line of the project. Design of the canopy shall architecturally match the design of the main building. The maximum height of the canopy shall not exceed eighteen (18) feet or the height of the nearest structure, whichever is more restrictive.

Response: At its closest point, the canopy is located 40.14' from the property line abutting 1st Avenue. All architectural elements and queues will be taken from the existing Fry's building design. The canopy designed height is the maximum 18'-0"; it is more restrictive than the height of the nearest building.

VI. CONCLUSION

A CUP for the proposed fuel center is required to perform gas station related activities on the subject property. Limited retail sales of small consumer items such as beverages and snack items will accompany fuel sales.

The existing zoning of the subject property and adjacent commercial areas permit uses of greater intensity without a CUP. It can be determined that the proposed use is low impact in relationship to nearby business activities.

Please let me know if I can be of any assistance or if you have any question about the proposed project.

Sincerely,

Ali Fakih
ali@azseg.com
C: 480.516.5514

ATTACHMENT 3

4

CONCEPTUAL SITE PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

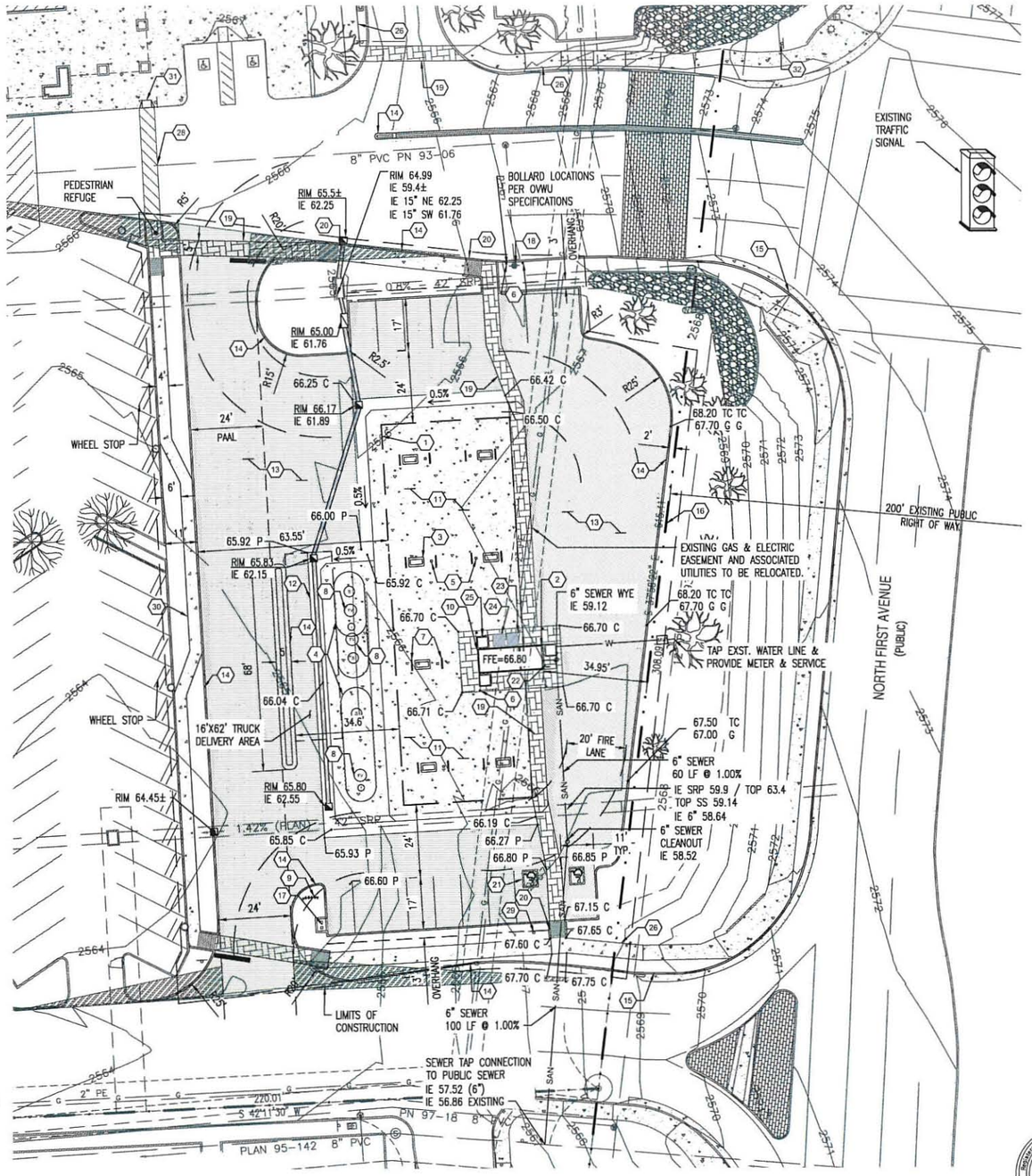
NORTH

EXISTING LEGEND:

- SET NAIL IN PAVEMENT TAGGED "RLS 35543"
- SET 1/2" REBAR TAGGED "RLS 35543"
- FOUND MONUMENT AS NOTED
- FOUND 2" BRASS CAP STAMPED AS NOTED
- FOUND 2" BRASS CAP, PUNCH ONLY
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC MANHOLE
- LIGHT STANDARD, CONC. BASE
- HANDICAP PARKING SPACE
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION VALVE
- WATER METER/SERVICE
- BACKFLOW VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- GREASE MANHOLE
- STORM SEWER MANHOLE
- GAS METER
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- R.O.W.
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- TELEPHONE MANHOLE
- MAIL BOX
- SIGN
- BOLLARD
- METAL RAIL/GATE
- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- ELECTRIC LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- PALO VERDE TREE
- MESQUITE TREE
- ASPHALT PAVEMENT
- BRICK PAVERS
- CONCRETE
- ROCK RIP RAP

PROPOSED LEGEND:

- PRECAST PLANTING POT
- 6" VERTICAL CURB
- STORM SEWER
- CATCH BASIN
- ENVIRONMENTAL STRUCTURE
- SIGN
- HD ASPHALT PAVEMENT
- STAMPED COLORED CONCRETE WALK



KEY NOTES

1. PROPOSED 43' X 126' CANOPY (5,418 S.F.)
2. PROPOSED 8' X 22' KIOSK (176 S.F.)
3. PROPOSED DISPENSER ISLAND (TYP. 7)
4. PROPOSED DOUBLE WALL UNDERGROUND STORAGE TANK (1 ~ 20,000 GAL. REGULAR UNLEADED) & (1 ~ 18,000 GAL. TWO COMPARTMENT PREMIUM (8,000 GAL)/DIESEL (10,000 GAL.).
5. CANOPY COLUMN (TYP. 7)
6. PROPOSED 6" PIPE BOLLARD (TYP. 8)
7. PROPOSED INVERTED U-SHAPED STEEL PIPE GUARD POST (TYP. 14)
8. PROPOSED FILL MANWAY ON TANKS (TYP. 3)
9. PROPOSED TANK VENT RISER
10. PROPOSED EMERGENCY SHUT-OFF SWITCH MOUNTED ON KIOSK, WITH DISTINCTLY LABELED SIGN READING "EMERGENCY FUEL SHUTDOWN DEVICE"
11. PROPOSED 6" THICK CONCRETE SLAB UNDER CANOPY WITH 2' CHAMFER CORNERS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL
12. PROPOSED 8" THICK CONCRETE SLAB OVER TANKS WITH 2' CHAMFER CORNERS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL
13. HEAVY DUTY ASPHALT PAVEMENT
14. NEW 6" VERTICAL CURB
15. EXISTING CURB/GUTTER AND SIDEWALK
16. PROPERTY LINE
17. NEW AIR UNIT.
18. EXISTING FIRE HYDRANT – INSTALL PROTECTIVE BOLLARDS PER OVWU REQUIREMENTS
19. STAMPED INTEGRATED COLOR CONCRETE WALKWAY
20. ADA RAMP
21. ADA PARKING WITH SYMBOL OF ACCESSIBILITY SIGNS (TYP.)
22. INVERTED U-SHAPED BICYCLE RACK (2 SPACES)
23. 4' REACH-IN ENERGY/HYDRATION COOLER – BY VENDOR
24. 46 C.F. ICE MERCHANDISER
25. PRE-CAST PLANTING POT (TYP. 3)
26. NEW 5' CONCRETE SIDEWALK
28. RELOCATE PEDESTRIAN CROSSWALK 4" STRIPING AT 45°
29. ACCESSIBLE PARKING SIGN
30. NEW 4' CONCRETE SIDEWALK
31. CONSTRUCT NEW HANDICAP RAMP
32. SIGN: "NOTICE: THIS SIDEWALK IS NOT ADA COMPLIANT"

NOTES

1. TRASH RECEPTACLES WILL BE LOCATED AT THE FUELING AREA UNDER THE CANOPY AND AT THE KIOSK. TRASH FROM THESE RECEPTACLES WILL BE COLLECTED ON A REGULAR BASIS BY THE KIOSK ATTENDANT AND DISPOSED OF IN THE MAIN TRASH COLLECTION AREA FOR THE GROCERY STORE.

CERTIFICATE NO. 45621 ALI SAMIH FAKIH REGISTERED PROFESSIONAL ENGINEER ARIZONA, U.S.A. Date Signed 9-4-15

EXPIRES 12-31-15

PREPARED UNDER THE DIRECT SUPERVISION OF ALI FAKIH, P.E. CERTIFICATE NO. 45621 FOR AND ON BEHALF OF SUSTAINABILITY ENGINEERING GROUP, LLC.

CONCEPTUAL SITE PLAN

FRY'S NEW FUEL CENTER #18
CASE NO.:OV1215-12
ORO VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S, R14E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE:1:40
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: OV815-002; OV915-002
SHEET 2 OF 2 (TOTAL PAGES)

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW. AZSEG.COM TEL. 480.588.7226

Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg A
Tolleson, AZ 85353
Phone (602) 507-5784
Fax (602) 907-1974

The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80239
Phone (303) 715-5917
Fax (303) 715-5905

PROJECT: FRY'S NEW FUEL CENTER #18

LOCATION: 10661 N. ORACLE RD ORO VALLEY, AZ 85737

DRAWN: CASTELLO
DESIGNED: CASTELLO
CHECKED: COUNSELL
PROJ. MGR: FAKIH

DATE: 9/8/2015

ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.:

SHEET TITLE: CONCEPTUAL SITE PLAN

SHEET NO.: 2 OF 2

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ATTACHMENT 4

ORO VALLEY ARIZONA
FOUNDED 1974

SUBJECT PROPERTY MAP

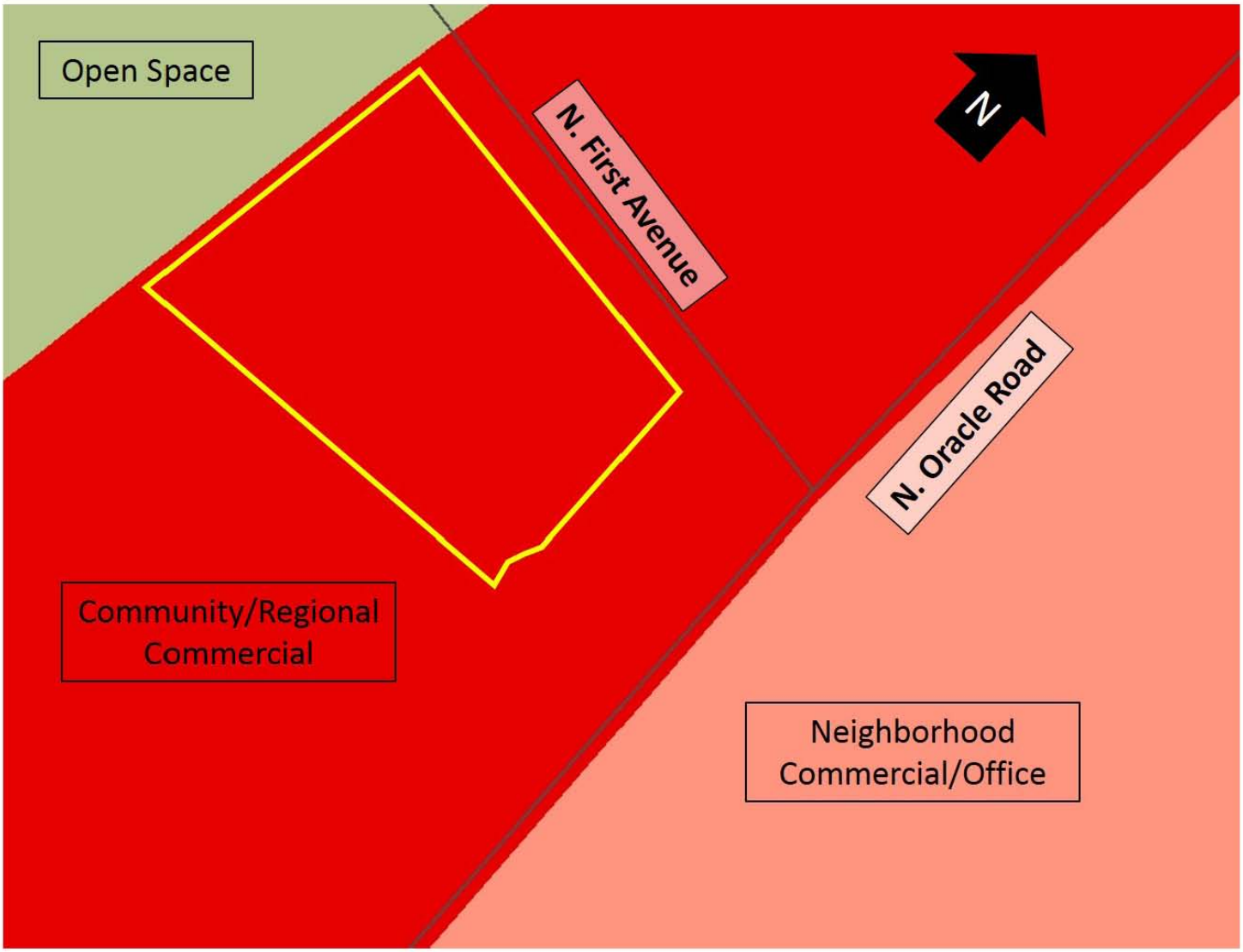
FRY'S FUEL CENTER
(OV915-002; OV815-002)

Attachment 6

ROONEY RANCH GAS STATION

FRY'S FUEL CENTER
(OV915-002; OV815-002)

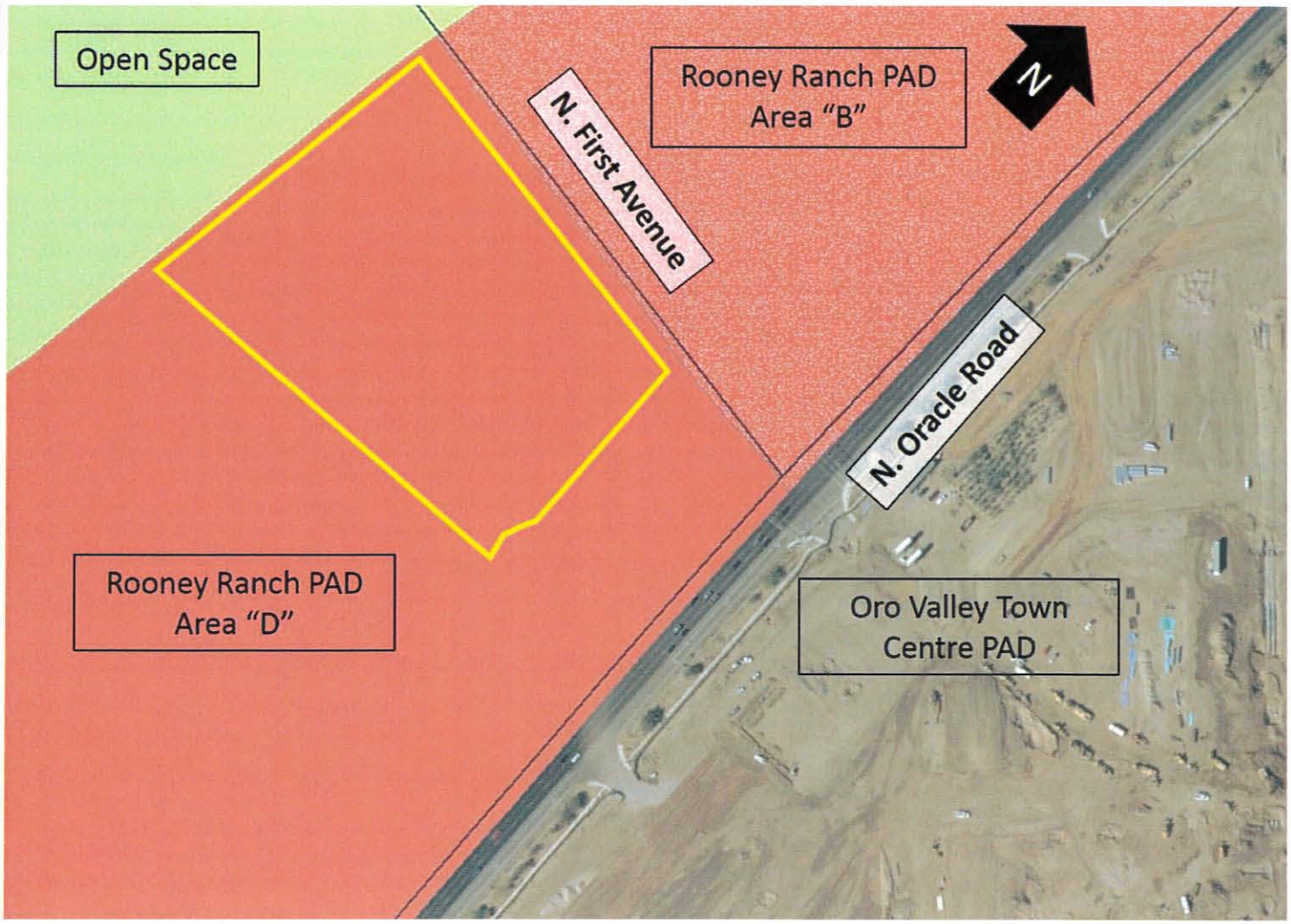
Attachment 5



GENERAL PLAN MAP

FRY'S FUEL CENTER
(OV915-002; OV815-002)

Attachment 7



ZONING MAP

FRY'S FUEL CENTER
(OV915-002; OV815-002)

Attachment 8

Attachment 9
General Plan Conformance Analysis
Fry's Fuel Center
OV915-002

General Plan Conformance Analysis

The subject property is designated as Community/Regional Commercial on the General Plan Future Land Use Map.
The Community/Regional Commercial General Plan land use designation is defined as:

"Commercial areas at the intersections of principal arterials. Uses…can be sited to serve regions of the metropolitan area"

The applicant's proposal will provide additional commercial activity in one of the largest commercial shopping nodes in the Town located at the intersection of two principal arterials, Oracle Road and North First Avenue. The applicant's proposed use is consistent with the Community/Regional Commercial General Plan land use designation.

General Plan Analysis

Planned Area Development Amendment applications are also evaluated for consistency with the Vision, Goals and Policies of the General Plan. The following section provides analysis relative to the consistency of the rezoning 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.

As discussed previously, the location for the proposed fuel center is within an existing commercial shopping center. The proposed fuel center will be compatible with the existing uses in the surrounding area, provide additional economic opportunity for residents of Oro Valley and provide services to support the needs of the community. The proposed rezoning is consistent with the General Plan Vision.

General Plan Goals and Policies.

Policy 1.3.4 *The Town shall encourage clustering of commercial developments at specific nodes…*

The location for the proposed fuel center is within an existing commercial shopping center that serves as one of the primary shopping nodes in Oro Valley which is conveniently located at the intersection of two principal roadways. The proposed fuel center will further concentrate economic activity at this commercial node. The applicant's proposal meets this General Plan Policy.

Goal 3.1 *The Town shall ensure long-term financial and economic sustainability…*

The proposed gasoline station will be located within one of the primary commercial nodes located in the Town. The proposed facility will provide additional services to meet the needs of the community and contribute to the economic sustainability of the Town. The applicant's request is consistent with this General Plan Goal.

Policy 5.1.3 *The Town shall continue to identify and correct existing and potential traffic hazards.*

The shopping center currently employs a ring road concept to facilitate safe traffic movement within the center. The proposed plan will preserve the ring road and allow traffic to move safely and efficiently throughout the center as well as provide convenient access to the signalized intersection on North First Avenue. The applicant's proposal is consistent with this General Plan policy.

Neighborhood Meeting Summary
Rooney Ranch Area D
Proposed Fry's Fuel Center
March 26, 2015
6:00 – 7:30 PM
Desert Springs Gracious Retirement Living Facility, 33 Lambert Lane

1. Introductions and Welcome

Meeting Facilitator and project manager Michael Spaeth, Senior Planner, introduced Town staff. Approximately four residents and interested parties attended the meeting including Council Member Joe Hornat and Planning and Zoning Commissioner Charlie Hurt.

2. Staff Presentation

Michael Spaeth, Senior Planner, provided a brief presentation that included:

- Overview of the subject property
- Applicant's request
- Required approvals
- Existing zoning of the property, including development standards
- Review tools
- Review process
- Public participation opportunities

3. Applicant Presentation

Ali Fakih from the Sustainability Engineering Goup., provided a brief presentation detailing the applicant's proposal, which included:

- Overview of project
- Proposed operation

Michael Spaeth opened the floor for questions and discussion. Several questions were asked including:

- Anticipated operations
- Impacts on the existing traffic circulation within the center.
- Pedestrian connectivity

Mr. Spaeth closed the meeting, thanked everyone for their attendance and encouraged everyone to contact staff with any additional thoughts, comments or concerns.

ATTACHMENT 10

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
October 6, 2015
CHURCH OF THE NAZARENE
500 WEST CALLE CONCORDIA

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Rodman called the October 6, 2015 Regular Session of the Oro Valley Planning and Zoning Commission to order at 6:00 PM.

ROLL CALL

PRESENT:

Bill Rodman, Chairman
Bill Leedy, Vice-Chairman
Charlie Hurt, Commissioner
Melanie Barrett, Commissioner
Tom Drazazgowski, Commissioner

EXCUSED:

Greg Hitt, Commissioner
Frank Pitts, Commissioner

ALSO PRESENT:

Tobin Sidles, Director of Legal
Bayer Vella, Planning Manager
Paul Keesler, Development and Infrastructure Services Director and Town Engineer

CALL TO AUDIENCE

There were no speaker requests.

COUNCIL LIAISON COMMENTS

Council Member Hornat was not present for the meeting.

REGULAR SESSION AGENDA

1. REVIEW AND/OR APPROVAL OF THE SEPTEMBER 1, 2015 REGULAR SESSION MEETING MINUTES AND THE SEPTEMBER 15, 2015 STUDY SESSION MEETING MINUTES

MOTION: A motion was made by Vice-Chairman Leedy and seconded by Commissioner Barrett to approve the September 1, 2015 Regular Session Meeting Minutes and the September 15, 2015 Study Session Meeting Minutes.

MOTION carried, 4-0.

2. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION ON A PROPOSED PLANNED AREA DEVELOPMENT TEXT AMENDMENT AND CONDITIONAL USE PERMIT FOR A PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ORACLE ROAD AND NORTH FIRST AVENUE

A. REQUEST FOR A PLANNED AREA DEVELOPMENT TEXT AMENDMENT REGARDING LOCATIONAL REQUIREMENTS FOR GASOLINE STATIONS IN THE ROONEY RANCH PLANNED AREA DEVELOPMENT, OV915-002

B. REQUEST FOR A CONDITIONAL USE PERMIT FOR A PROPOSED FRY'S FUEL CENTER LOCATED WITHIN THE ORO VALLEY RETAIL CENTER ON THE SOUTHWEST CORNER OF ORACLE ROAD AND NORTH FIRST AVENUE, OV815-002

Michael Spaeth, Senior Planner, provided a presentation that included the following:

- Applicant's Request
- Planned Area Development Amendment
- What is a conditional Use Permit
- Conditional Use Permit Review Criteria
- Conditional Use Permit
- Site Plan
- Summary and Recommendation

Ali Fakih, Sustainability Engineering Group, provided a presentation that included the following:

- Project Description
- Proposed Site Plan
- Fry's Prototype
- First Elevation Rendering
- First Landscape Rendering
- Proposed Landscape

Chairman Rodman opened the public hearing.

Paul Loomis, Oro Valley resident, voiced his concern with Oracle Road becoming comparable to Speedway Boulevard with gas stations and strip malls everywhere. During the last 10 years there has been a lot of discussion about gas

stations in each of the Planned Area Developments (PAD) along First Avenue and Oracle Road. It was limited to 5 gas stations and you still have the opportunity for another gas station at First Avenue and Oracle Road. The potential for clustering with 3 gas stations on the intersection is a concern as well as the lost parking spots in front of the Fry's Grocery Store. Moving the ring road to the south is his final concern.

Donald Bristow, Oro Valley resident, voiced his concerns with First Avenue and Oracle Road being a scenic resource designated area and Oracle Road being a scenic corridor. It deserves special attention and special architectural details. From what he sees here tonight all we are getting is another gas station like what's on La Canada, which is very inappropriate for that location. Fry's has desires to put in a storage chest, which should be included in the conditions of approval which are not allowed. If another gas station is allowed restricting signs should be enforced. Limiting of space around the kiosk is also needed. We need to be sensitive to the conditions and the appearance because it's our strategic corner.

Bill Adler, Oro Valley resident, agrees with the previous speakers, but unfortunately the gas station is a permitted use identified in the Planned Area Development. The points of the previous speakers should be covered in the conditions related to conditional use permits for gas stations. We have allowed the growth on Oracle Road to go way beyond our planning capacity. Your criticism tonight is limited to what is permitted by the Planned Area Development.

Freda Thompson, Oro Valley resident, voiced her concern with the left turn into Fry's. It remains an obstacle because there are so many people walking into the store. With the proposed gas station there would be tremendous car traffic and still a lot of people. We should be looking at our older drivers and the traffic concern should be looked at very closely.

Commissioner Drzazgowski arrived at 6:30 PM.

Barbara Lonier, Oro Valley resident, voiced her concern with the safety, congestion issues and what the finished product is going to look like. Ms. Lonier believes another gas station in the area does not work.

Chairman Rodman closed the public hearing.

Paul Keesler, Development and Infrastructure Services Director and Town Engineer, responded to questions/concerns asked during the public hearing in regards to the intersection, ring road concerns, traffic congestion and pedestrian safety.

Michael Spaeth, responded to non-engineer questions/concerns asked during the public hearing in regards to the following:

- Loss of parking
- Scenic corridor

- Outdoor display
- Conditional Use Permit criteria

MOTION: A motion was made by Commissioner Barrett and seconded by Commissioner Hurt to recommend approval of the Planned Area Development Amendment for the Fry's Fuel Center, based on the findings in the staff report.

MOTION carried, 5-0.

MOTION: A motion was made by Commissioner Barrett and seconded by Vice-Chairman Leedy to recommend approval of the Conditional Use Permit for the Fry's Fuel Center, subject to the condition listed in Attachment 1 as well as cart corrals be added for customers convenience in the additional parking and the side walk be widened if feasible when the traffic study performed.

MOTION carried, 5-0.

3. PUBLIC HEARING: YOUR VOICE, OUR FUTURE GENERAL PLAN, REVIEW OF THE RECOMMENDED DRAFT: SEPTEMBER 2015 (90% COMPLETION)

Elisa Hamblin, Long-Range Principal Planner, provided a presentation that included the following:

- Your Voice, Our Future Project
- The General Plan
- The Public Participation Plan
- Project Schedule
- Media Coverage & Publicity
- Where we've been: Phase I
- Survey Methods
- Survey Results
- Oro Valley's Vision
- Vision & Guiding Principles
- Where we've been: Phase 2
- Committee Challenges
- Committee Work
- Review Drafts
- Committee Work
- Vision and Guiding Principles

Bill Adler, Development Committee Member, presented an overview on the community process which included the following:

- Title Change
- Guiding Principles
- Master Plan

- Find a goal
- Policies

Thomas Gribb, Community Committee Member, presented an overview on the following:

- Goals (Economy, services and complete community)
- Community Goals and Policies
- Community Vision and Guiding Principles

Marilyn Lane, Community Committee Member, presented an overview on the following:

- Community Committee Dec 2014 - Mar 2015
- Agree on what was our goals
- Agree on what was our policies
- Agree on what was our actions
- Community Actions, Page 62 - 70

Bob Swope, Environment Committee, presented an overview on the following:

- Environment Vision & Guiding Principles
- Environment Committee Sep - Dec 2014
- Four Essential Components
- Sonoran Desert Resources
- Water Resources
- Cultural Resources
- Clean Environment
- Environment Actions

Michael Schoppach, Development Committee, presented an overview on the following:

- Development Goals and Policies
- Development Committee Dec 2014 - Mar 2015
- Development Actions
- Land Use and Design
- Infrastructure
- Transportation

Elisa Hamblin, continued her presentation on the following:

- Getting to Work: Actions
- Amending the Plan
- Your Voice, Our Future Plan
- What's next
- Phase III: Do it! Make it so!

- Next Meeting
- Get Involved

Chair Rodman opened the public hearing.

Chair Rodman closed the public hearing with no speaker requests.

PLANNING UPDATE (INFORMAITONAL ONLY)

ADJOURNMENT

MOTION: A motion was made by Vice-Chairman Leedy and seconded by Commissioner Hurt to adjourn the October 6, 2015 Planning and Zoning Commission Meeting Regular Session at 8:05 PM.

MOTION carried, 5-0.

Conceptual Design Package and Alternative Parking Ratio Conceptual Design Review Board Staff Report

NAME: Fry's Fuel Center

CASE NUMBER: OV1215-12

MEETING DATE: October 6, 2015

AGENDA ITEM: **3a (Conceptual Site Plan and Landscape Plan); 3b (Alternative Parking Analysis); 3c (Conceptual Architecture)**

STAFF CONTACT: Michael Spaeth, Senior Planner
mspaeth@orovalleyaz.gov (520) 229-4812

Applicant: Sustainability Engineering Group, Ali Fakih

Request: Conceptual Site Plan, Landscape Plan, Alternative Parking Ratio and Architecture to develop a gasoline station in the Oro Valley Retail Center, Rooney Ranch Area D.

Location: Oro Valley Retail Center located on the southwest corner of Oracle Road and North First Avenue in Rooney Ranch Area D.

Recommendation: Recommend approval of Conceptual Site Plan and Landscape Plan, subject to the condition listed in Attachment 1.

Approve the applicant's request for an Alternative Parking Ratio

Recommend approval of Conceptual Architecture, subject to the condition listed in Attachment 2.

SUMMARY:

The applicant requests approval of a Conceptual Site Plan (CSP), Landscape Plan, Architecture and Alternative Parking Ratio to develop a fuel center in the Rooney Ranch Planned Area Development (PAD), located near the southwest corner of Oracle Road and North First Avenue. A primary focus for projects proposed in existing shopping centers is traffic circulation, especially within heavily trafficked shopping centers like the Rooney Ranch center.

Concurrent with the above requests, the applicant is processing a Conditional Use Permit application to permit the fuel center within the Rooney Ranch PAD. Similarly, a primary focal point for the Conditional Use Permit is traffic and circulation within the center.

The Conceptual Site Plan (Attachment 3) includes a fuel center with 7 dispensers, an employee kiosk and gas canopy. A ring road, or road with fewer encumbrances separated from store entrances to permit more efficient traffic movement, layout is currently utilized within the shopping center and the applicant has revised the proposed site plan to maintain the function of the ring road, thereby minimizing the fuel center's impact on traffic circulation. Side walk connections have been added throughout the site, improving pedestrian connectivity within the shopping center.

The applicant's proposed Landscape Plan (Attachment 4) incorporates landscaping along the periphery of the site that will be consistent with the Rooney Ranch PAD and match the existing plant palette within the center.

In conjunction with the proposed conceptual site plan, the applicant is requesting approval of an alternative parking ratio (Attachment 5). The applicant's request is to reduce the required number of parking spaces for the Fry's Grocery store parcel. The request will have a minimal impact on the existing shared parking within the center, ensuring the shopping center will continue to have a sufficient number of parking spaces.

The proposed architecture (Attachment 6) for the site is of a typical mission style consistent with the existing theme in the center. The design will incorporate numerous architectural details found on the existing Fry's Grocery store including the red tile roof and base tile. Several conditions of approval have been added to Attachment 2 requiring additional architectural detail be incorporated from the existing design theme of the center.

The applicants requests, with the conditions listed in Attachment 1, are consistent with the Rooney Ranch PAD and Town of Oro Valley Zoning Code.

BACKGROUND/DETAILED INFORMATION:

Approvals to Date

- 1989: The subject property was annexed into the Town with translational zoning of R1-144.
- 1989: Town Council approved a rezoning from R1-144 to PAD
- 2015: A Planned Area Development Amendment and Conditional Use Permit are being filled concurrently with this application.

Land Use and Zoning

The Existing Land Use, General Plan and Zoning for the property and the surrounding area is summarized below and depicted in Attachments 7 and 8 and 9 respectively.

	EXISTING LAND USE	GENERAL PLAN	ZONING
SUBJECT PROPERTY	Oro Valley Retail Center; Fry's Grocery Store	Community/Regional Commercial	Rooney Ranch PAD
NORTH	Oro Valley Retail Center; Home Depot	Community/Regional Commercial	Rooney Ranch PAD
SOUTH	Oro Valley Retail Center; Target	Community/Regional Commercial	Rooney Ranch PAD
EAST	San Dorado commercial; CVS	Neighborhood Commercial/Office	Oro Valley Town Centre PAD
WEST	Canada del Oro Wash	Open Space	Rooney Ranch PAD

Request Details

The applicant's request is to develop a fuel center within the existing Rooney Ranch shopping center. For projects proposed in existing shopping centers, traffic circulation is always a primary concern. As one of the busiest shopping centers in Oro Valley, the applicant's proposal is no exception.

The existing layout for the center has in-line shops along the rear and free standing pads situated nearer the street frontage. An access drive adjacent to the in-line shops allows customers to easily access stores, while a ring road is situated away from the store fronts to provide a faster alternative for vehicles to navigate the center. Ring roads have fewer encumbrances (e.g. entrances/exists, stop signs, speed bumps, etc.) and are typically located away from shop entrances.

Along the northern portion of the shopping center adjacent to North First Avenue, the ring road provides direct access to a signalized intersection. The intersection provides the sole opportunity for exiting vehicles to leave northbound on North First Avenue. The applicant has revised the site plan to maintain the ring road access and minimize the fuel center's impact on existing traffic within the center.

Side walk connections have been added throughout the site, vastly improving pedestrian connectivity within this portion of the shopping center. The proposed design incorporates a landscaped island between the ring road and fuel center to provide added separation from vehicles.

Concurrent with the proposed conceptual site plan, the applicant is requesting approval of an alternative parking ratio (Attachment 4). The Zoning Code (Section 27.7.C.2) allows the Conceptual Design Review Board to permit an alternative parking ratio from the parking ratio established in the Zoning Code. The applicant's alternative parking ratio request, including a potential future expansion for the proposed Fry's Grocery store of approximately 12,000 sq. ft., is summarized on the following page:

	Existing	Proposed
Building Size	62,079 (Grocery Store)	74,255 (Grocery Store, Fuel Center, Future Expansion)
Required ratio for Grocery store	6/1000	4/1000
Total	373 spaces	276

The applicant's proposal incorporates landscaping along the periphery of the site that will be consistent with the Rooney Ranch PAD and match the existing plant palette within the center. In working with the applicant, a landscape island was incorporated into the design to further define the separation between the fuel center traffic and ring road traffic and to make the island more visible for motorists. A condition of approval has been added to Attachment requiring an extension of the landscape island between the fuel center and ring road to better define the access points and limit potential conflicts.

The proposed architecture for the site is of a typical mission architectural style consistent with the existing theme in the center. The design will incorporate numerous architectural details found on the existing Fry's Grocery store. Details regarding the proposed gas canopy are provided below:

- Maximum building height of 18'
- Red tile roof to match existing roof design within the center
- Clay tile to match existing tile on Fry's Grocery store
- Paint scheme to match existing Fry's Grocery store.

Several conditions of approval have been added to Attachment 2, requiring additional architectural detail be incorporated from the existing design theme of the center.

DISCUSSION/ANALYSIS:

The applicant is concurrently pursuing a request for a Conditional Use Permit to allow the fuel center within the Rooney Ranch PAD. Similar to the requests in this report, the primary focal point of the Conditional Use Permit request is traffic and circulation within the shopping center.

Rooney Ranch PAD Analysis

The applicant's proposal is consistent with the development standards of the Rooney Ranch PAD.

Conceptual Site Plan, Landscape Plan and Architecture

The applicant's proposal has been reviewed for conformance with the Oro Valley Zoning Code Design Principles and Design Standards, as well as the Rooney Ranch PAD. A detailed analysis of the applications conformance is provided in Attachment 10. As previously discussed, potential traffic impacts have been the primary concern regarding the applicant's proposal. A discussion regarding traffic circulation is provided below.

Circulation

The existing traffic circulation pattern within the Rooney Ranch shopping center (Target Shopping Center) incorporates two types of roads, summarized below:

1. *Access drive* adjacent to the in-line store fronts allowing customer's convenient access to stores. This access drive necessarily incorporates traffic calming measures to limit potential traffic conflicts.
2. *Ring road* purposefully separated away from the in-line storefronts with few to no encumbrances. The ring road serves an alternative to the access drive and allows for faster, more efficient traffic circulation within the center. Traffic within the shopping center has long been challenging, and the ring road was the intentional solution to alleviate some of the issues.

Furthermore, the only means for vehicles exiting the shopping center to head north on North First Avenue is the signaled intersection that is currently accessed via the existing ring road that loops in front of the Fry's grocery store (see Attachment 3). Staff has worked with the applicant to ensure the proposed fuel center maintains this ring road and minimizes any impact to the existing circulation within the center.

Additionally, staff had concerns regarding potential traffic conflicts between the ring road traffic and the fuel center traffic. As a result, a landscape island was incorporated into the design between the fuel center and the ring road to provide additional separation and funnel traffic to reduce potential conflicts. A condition has been added to Attachment 1 requiring the landscape island be extended as far as possible to better define access points and further reduce potential points of conflict.

Alternative Parking Ratio

The Rooney Ranch shopping center has multiple principal uses and utilizes a shared parking concept. Shared parking, or the idea that different types of uses have different parking demands (e.g. different peak hours), allows multiple uses to utilize the same parking spaces as employees or customers are expected to use the spaces at different times of day. The approach reduces the size of parking fields and helps reduce the impact of urban heat islands. The applicant's request will have a minimal impact on the shared parking within the center, ensuring the shopping center will continue to have a sufficient number of parking spaces to meet demand.

Engineering

Traffic

The traffic circulation and vehicle queuing design for the fuel center is compatible with the commercial center, which includes a mix of retail uses. Staff worked extensively with the applicant to design a site with efficient traffic circulation patterns that provide appropriate separation between pedestrians and vehicles.

In addition, the site design provides adequate access entering and exiting the site to multiple driveway locations, including the signalized intersection at North First Avenue. A traffic impact analysis was prepared for this site and the surrounding roadway network can accommodate the slight increase in traffic generated by this site. The majority of traffic that will utilize this site is internal capture, which is traffic that is already visiting the shopping center or passing through the surrounding roadway network and stops for fuel as a convenience based on location.

The surrounding streets, North First Avenue and Oracle Road are fully improved with signalized intersections and auxiliary turn lanes along both frontages of the Rooney Ranch Shopping Center. Additional offsite improvements are not required as a part of this project. The site design provides sufficient vehicle queuing and maneuvering for normal operations.

Drainage

The construction of this project will maintain the existing drainage patterns and will not significantly change the impervious areas of the overall site. The drainage system for the proposed development will be designed to meet the Town's Drainage Criteria Manual and Floodplain Ordinance requirements. Storm water runoff will be conveyed by surface flow and storm drains throughout the development. Post-developed discharges will be required to match existing developed discharges to mimic existing conditions.

Grading

A Type 2 Grading Permit is required to construct the utilities, parking areas, and any other structures requiring grading on the project site. The grading represented within the Conceptual Site Plan conforms to the requirements of the applicable sections of the Town's Zoning Code (Section 27.9) as well as the Town's Subdivision Street Standards.

PUBLIC PARTICIPATION:

Summary of Public Notice

Notice to the public was provided consistent with Town-adopted noticing procedures, which includes the following:

- Letter to all property owners within 600 feet
- Posting at Town Hall
- All registered HOAs

Neighborhood Meeting

A neighborhood meeting was held on March 26, 2015 with approximately 3 residents and interested parties in attendance. Notable discussion topics included anticipated operations, traffic and pedestrian connectivity. A copy of the neighborhood meeting summary has been included as Attachment 11.

To date, staff has not received any correspondence regarding the proposed fuel center.

RECOMMENDATION:

Based on the following findings:

- The proposed fuel center is a compatible use within the existing shopping center
- The site plan has incorporated the existing ring road and will have a minimal impact on the existing traffic pattern.
- The conceptual architecture will be thematically consistent with the existing structures within the center.
- The alternative parking ratio will reduce the size of the existing parking field and reduce the urban heat island effect.

It is recommended that the Conceptual Design Review Board take the following actions:

Recommend approval to the Town Council of the requested Conceptual Site Plan, Landscape Plan, OV1215-12, subject to the condition listed in Attachment 1.

Approve the Alternative Parking Ratio

Recommend approval to the Town Council of the requested Conceptual Architecture, OV1215-12, subject to the condition listed in Attachment 2.

SUGGESTED MOTIONS:

Conceptual Site Plan and Landscape Plan

I move to recommend approval of the Conceptual Site Plan and Landscape Plan for the Fry's Fuel Center, subject to the condition listed in Attachment 1, based on the finding the request is consistent with the Rooney Ranch PAD and Oro Valley Design Principles and Design Standards.

OR

I move to recommend denial of the Conceptual Site Plan and Landscape Plan for the Fry's Fuel Center finding that _____.

Alternative Parking Ratio

I move to approve the Alternative Parking Ratio, based on the finding the request is consistent with the Rooney Ranch PAD and Oro Valley Zoning Code.

OR

I move to deny the Alternative Parking Ratio finding that _____.

Conceptual Architecture

I move to recommend approval of the Conceptual Architecture, subject to the conditions listed in Attachment 2, based on the finding the request is consistent with the Rooney Ranch PAD and Oro Valley Design Principles and Design Standards.

OR

I move to recommend denial of the Conceptual Architecture for the Fry's Fuel Center finding that _____.

ATTACHMENTS:

1. Condition of Approval – Conceptual Site Plan and Landscape Plan
2. Conditions of Approval – Conceptual Architecture
3. Conceptual Site Plan
4. Conceptual Landscape Plan
5. Alternative Parking Ratio Narrative
6. Conceptual Architecture
7. Subject Property
8. General Plan Land Use Map
9. Zoning Map
10. Rooney Ranch PAD and Oro Valley Design Principles and Design Standards Conformance Analysis
11. Neighborhood Meeting Summary

Bayer Vella, Planning Manager

Attachment 1
Condition of Approval
Fry's Fuel Center
Conceptual Site Plan, Landscape Plan
OV1215-12

1. The landscape island between the fuel center and the ring road shall be extended to reduce the width of the access points into the fueling area. Mountable curb can be provided to accommodate the turning movements for the fuel truck.

Attachment 2
Conditions of Approval
Fry's Fuel Center
Conceptual Architecture
OV1215-12

1. The proposed stone columns adjacent to the fuel dispensers, shall be revised to match the existing columns on the Fry's Grocery store.
2. The existing architectural detail on the Fry's Grocery store fascia shall be added to the gas canopy fascia.

REVISED DEVELOPMENT PLAN
FRY'S NEW FUEL CENTER #18
0V1215-12

GENERAL NOTES

1. GROSS DEVELOPMENT AREA : ±301,398 SF (6.92 ACRES)
2. GROSS FLOOR AREA: 62,225 SF
3. FLOOR AREA RATIO (FAR): 20.6%
4. LOT COVERAGE: 67,643/301,398 = 22.4%
5. GROSS AREA OF ALL IMPERVIOUS SURFACES
   BUILDINGS: 70,985 SF
   ASPHALT: 218,428 SF
   HARDSCAPE: 11,983 SF
6. TOTAL MILES OF NEW PUBLIC STREETS IS N/A
7. TOTAL MILES OF NEW PRIVATE STREETS IS N/A
8. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.

PLANNING GENERAL NOTES

1. MAXIMUM ALLOWED BUILDING HEIGHT= 25' WITHIN 100' OF 1ST AVE.
   PROPOSED BUILDING HEIGHT= 18'-0" (CANOPY), 13'-0" (KIOSK)
2. THIS PROJECT IS LOCATED WITHIN AND MEETS ALL DESIGN CRITERIA OF THE ORACLE ROAD SCENIC CORRIDOR OVERLAY DISTRICT.
3. TOTAL AMOUNT OF OPEN SPACE: REQUIRED: 15% (MINIMUM)
   PROVIDED: 8.4%
4. BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT: 2:1(H)	10'	34.95'
WEST:	10'	
EAST:	10'	
REAR:	10'	

5. LANDSCAPE BUFFER YARD:

	REQUIRED	PROPOSED
FRONT:	30'*	3.75' (R)
SIDE:	0'	0'
REAR:	0'	0'

6. EXISTING ZONING IS PAD (C-2).
7. ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
8. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

GENERAL UTILITY GENERAL NOTES

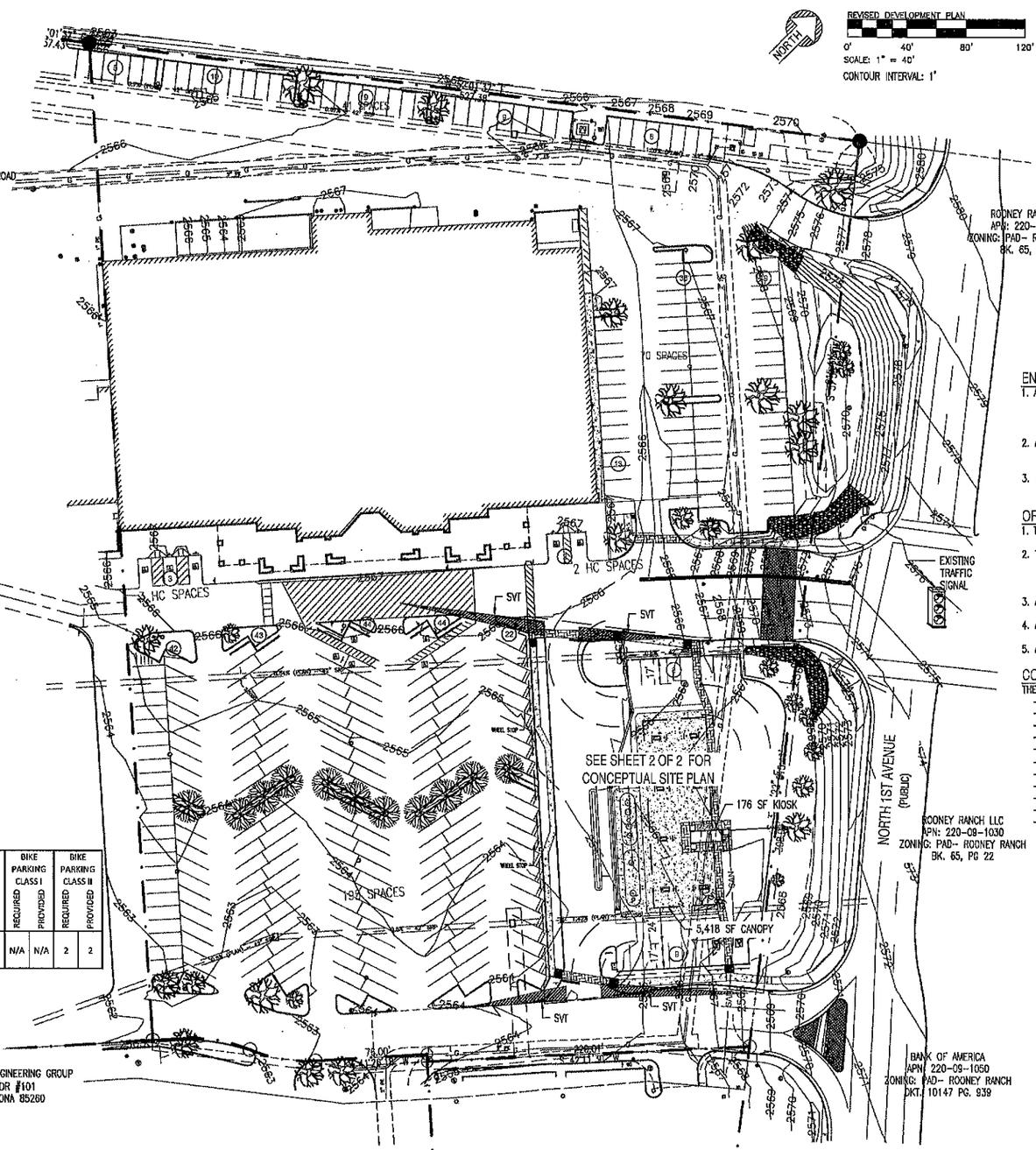
1. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

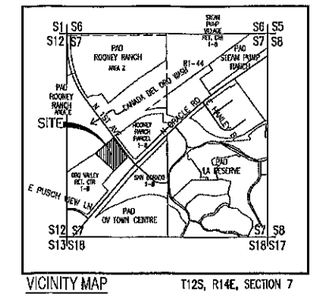
GOLDER RANCH FIRE GENERAL NOTES

1. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
2. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO SITE.
3. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A, B, E, F, H, I, M, R, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE AND TWO-FAMILY DWELLING AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TOW-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED IN THE JURISDICTION.
4. TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
5. THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENTS EXISTING SYSTEM.

*PARKING RATIO REQUESTED BY ALTERNATIVE PARKING ANALYSIS.

APN	PROPOSED USE	SQUARE FOOTAGE	PARKING RATIO	TOTAL PARKING		TOTAL HANDICAP PARKING		LOADING ZONE RATIO	TOTAL LOADING ZONES		BIKE PARKING CLASS I		BIKE PARKING CLASS II	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
220-09-0230	RETAIL/FUEL DISPENSING	62,255 SF	*3.72/1000	250	328	8	12	3:50,000-99,999 SF	3	3	N/A	N/A	2	2





VICINITY MAP — T12S, R14E, SECTION 7
SCALE: 3"=1 MI.

EXISTING LEGEND:

- R.O.W.
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING FIRE HYDRANT

ENGINEERING GENERAL NOTES

1. ALL NEW PUBLIC ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
2. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
3. THE FUEL DELIVERY ROUTE IS DESIGNED FOR A WB-50 TRUCK, DESIGN SPEED = 15 MPH.

ORO VALLEY WATER UTILIY GENERAL NOTES

1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES. ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.
3. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE FOR THIS PROJECT BEGINS.
4. ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
5. ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.

CODES AND STANDARDS

THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:

- 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE
- 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
- 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- 2008 TOWN OF ORO VALLEY POOL CODE
- 2003 PC/COT STANDARD SPECIFICATIONS & DETAILS FOR PUBLIC IMPROVEMENTS
- 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
- 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL.
- TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
- ORO VALLEY TOWN CODE, CURRENT REVISED
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

DEVELOPER
FRY'S FOOD STORES OF ARIZONA
500 S. 99TH AVE.
TOLLESON, ARIZONA 85353
623-907-7188
ATTN: DAVE HILL
DAVE.HILL@FRYSFOODS.COM

PROPERTY OWNER
APN: 220-09-0230
KROGER CO
1014 VINE ST. FL. 7
CINCINNATI, OH 45202-1411
DAVE.HILL@FRYSFOODS.COM

APPLICANT
SUSTAINABILITY ENGINEERING GROUP
8280 E GELDING DR #101
SCOTTSDALE, ARIZONA 85260
480-588-7226
ATTN. ALI FAKIH
ALI@AZSEG.COM

CERTIFICATE OF REGISTRATION
45621
ALI SAMIH FAKIH
Date Signed 9-8-15
ARIZONA, U.S.A.
EXPIRES 12-31-15
PREPARED UNDER THE DIRECT SUPERVISION OF ALI FAKIH, P.E. ARIZONA REGISTRATION NO. 45621 ON BEHALF OF SUSTAINABILITY ENGINEERING GROUP, LLC.

REVISED DEVELOPMENT PLAN
FRY'S NEW FUEL CENTER #18
CASE NO.:OV1215-12
ORO VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S, R14E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE:1:40
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: OV815-002; OV915-002
SHEET 1 OF 2 (TOTAL PAGES)

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226

Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg A
Tolleson, AZ 85353
Phone: (623) 907-7188
Fax: (602) 907-1974

The Kroger Co.
1014 East 51st Street, Suite A
Denver, CO 80216
Phone: (303) 715-2917
Fax: (303) 715-2905

PROJECT: FRY'S NEW FUEL CENTER #18
LOCATION: 10661 N. ORACLE RD, ORO VALLEY, AZ 85737

DRAWN: CASTELLO
DESIGNED: CASTELLO
CHECKED: COUNSELL
PROJ. MGR: FAKIH

DATE: 9/8/2015
ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.:
SHEET TITLE: REVISED DEVELOPMENT PLAN
SHEET NO.: 1 OF 2

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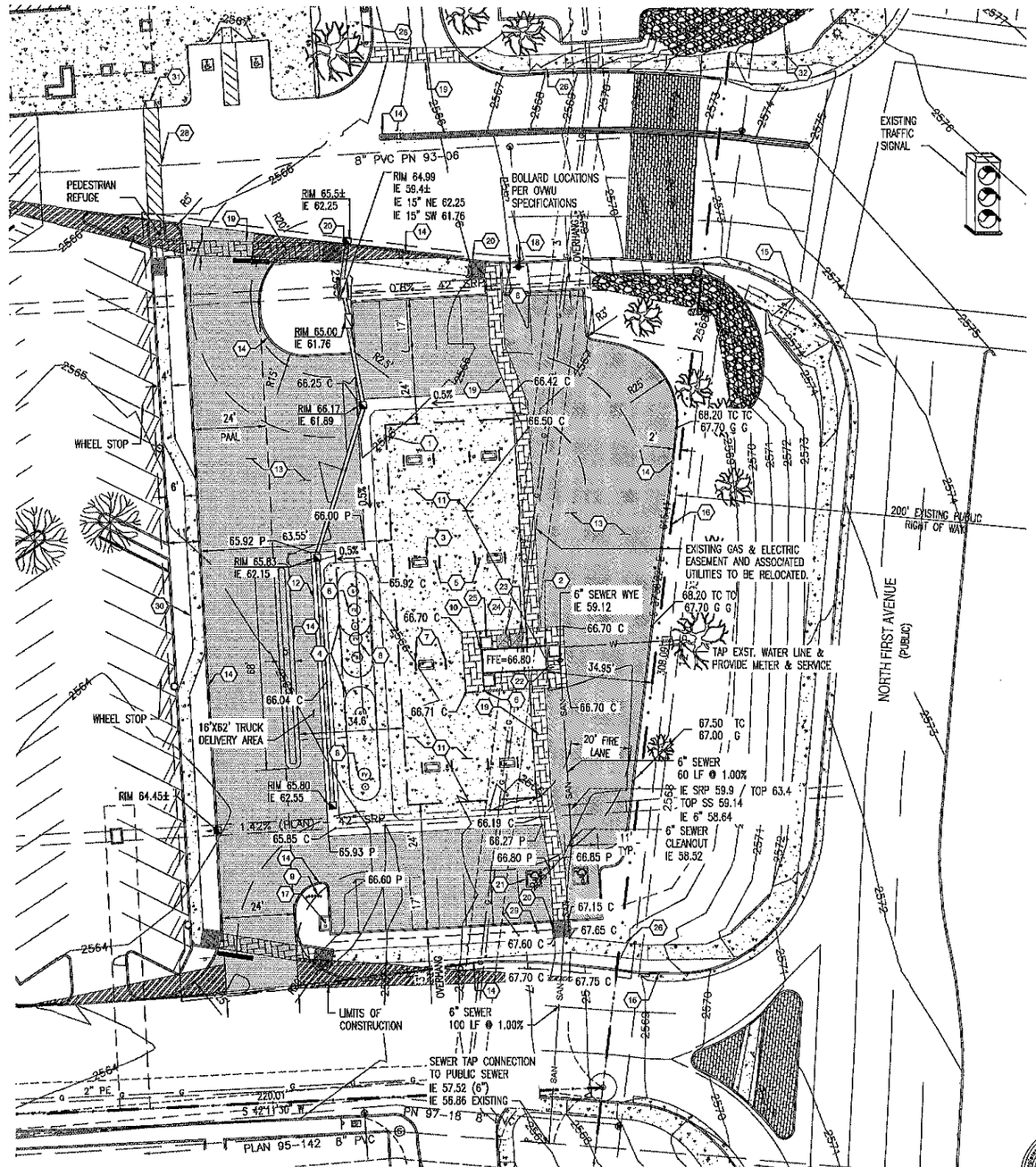
ATTACHMENT 3

CONCEPTUAL SITE PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

NORTH



EXISTING LEGEND:

- SET NAIL IN PAVEMENT TAGGED "RLS 35543"
- SET 1/2" REBAR TAGGED "RLS 35543"
- FOUND MONUMENT AS NOTED
- FOUND 2" BRASS CAP STAMPED AS NOTED
- FOUND 2" BRASS CAP, PUNCH ONLY
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC MANHOLE
- LIGHT STANDARD, CONC. BASE
- HANDICAP PARKING SPACE
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION VALVE
- WATER METER/SERVICE
- BACKFLOW VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- GREASE MANHOLE
- STORM SEWER MANHOLE
- GAS METER
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- MAIL BOX
- SIGN
- BOLLARD
- METAL RAIL/GATE
- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- ELECTRIC LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- PALO VERDE TREE
- MESQUITE TREE
- ASPHALT PAVEMENT
- BRICK PAVERS
- CONCRETE
- ROCK RIP RAP
- R.O.W.
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

PROPOSED LEGEND:

- PRECAST PLANTING POT
- 6" VERTICAL CURB
- STORM SEWER
- CATCH BASIN
- ENVIRONMENTAL STRUCTURE
- SIGN
- HD ASPHALT PAVEMENT
- STAMPED COLORED CONCRETE WALK

NOTES

1. TRASH RECEPTACLES WILL BE LOCATED AT THE FUELING AREA UNDER THE CANOPY AND AT THE KIOSK. TRASH FROM THESE RECEPTACLES WILL BE COLLECTED ON A REGULAR BASIS BY THE KIOSK ATTENDANT AND DISPOSED OF IN THE MAIN TRASH COLLECTION AREA FOR THE GROCERY STORE.

KEY NOTES

1. PROPOSED 43' X 126' CANOPY (5,418 S.F.)
2. PROPOSED 8' X 22' KIOSK (176 S.F.)
3. PROPOSED DISPENSER ISLAND (TYP. 7)
4. PROPOSED DOUBLE WALL UNDERGROUND STORAGE TANK (1 ~ 20,000 GAL. REGULAR UNLEADED) & (1 ~ 18,000 GAL. TWO COMPARTMENT PREMIUM (8,000 GAL.)/DIESEL (10,000 GAL.).
5. CANOPY COLUMN (TYP. 7)
6. PROPOSED 6" PIPE BOLLARD (TYP. 8)
7. PROPOSED INVERTED U-SHAPED STEEL PIPE GUARD POST (TYP. 14)
8. PROPOSED FILL MANWAY ON TANKS (TYP. 3)
9. PROPOSED TANK VENT RISER
10. PROPOSED EMERGENCY SHUT-OFF SWITCH MOUNTED ON KIOSK, WITH DISTINCTLY LABELED SIGN READING "EMERGENCY FUEL SHUTDOWN DEVICE"
11. PROPOSED 6" THICK CONCRETE SLAB UNDER CANOPY WITH 2' CHAMFER CORNERS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL
12. PROPOSED 8" THICK CONCRETE SLAB OVER TANKS WITH 2' CHAMFER CORNERS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL
13. HEAVY DUTY ASPHALT PAVEMENT
14. NEW 6" VERTICAL CURB
15. EXISTING CURB/GUTTER AND SIDEWALK
16. PROPERTY LINE
17. NEW AIR UNIT.
18. EXISTING FIRE HYDRANT – INSTALL PROTECTIVE BOLLARDS PER OVWU REQUIREMENTS
19. STAMPED INTEGRATED COLOR CONCRETE WALKWAY
20. ADA RAMP
21. ADA PARKING WITH SYMBOL OF ACCESSIBILITY SIGNS (TYP.)
22. INVERTED U-SHAPED BICYCLE RACK (2 SPACES)
23. 4' REACH-IN ENERGY/HYDRATION COOLER – BY VENDOR
24. 46 C.F. ICE MERCHANDISER
25. PRE-CAST PLANTING POT (TYP. 3)
26. NEW 5' CONCRETE SIDEWALK
28. RELOCATE PEDESTRIAN CROSSWALK 4" STRIPING AT 45°
29. ACCESSIBLE PARKING SIGN
30. NEW 4' CONCRETE SIDEWALK
31. CONSTRUCT NEW HANDICAP RAMP
32. SIGN: "NOTICE: THIS SIDEWALK IS NOT ADA COMPLIANT"

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 45621 ALI SAMIH FAKIH ARIZONA U.S.A.

EXPIRES 12-31-15

PREPARED UNDER THE DIRECT SUPERVISION OF ALI FAKIH, P.E. ARIZONA REGISTRATION NO. 45621 FOR AND ON BEHALF OF SUSTAINABILITY ENGINEERING GROUP, LLC.

CONCEPTUAL SITE PLAN
FRY'S NEW FUEL CENTER #18
CASE NO.:OV1215-12
ORO VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S, R14E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE:1:40
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: OV815-002; OV915-002
SHEET 2 OF 2 (TOTAL PAGES)

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL: 480.588.7226

Fry's Food Stores of Arizona
500 South 56th Avenue, Bldg A
Tolleson, AZ 85353
Phone: (623) 936-1984
Fax: (602) 917-1974

The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80239
Phone: (303) 371-5917
Fax: (303) 371-5935

PROJECT: FRY'S NEW FUEL CENTER #18

LOCATION: 10561 N. ORACLE RD ORO VALLEY, AZ 85737

DRAWN: CASTELLO
DESIGNED: CASTELLO
CHECKED: COUNSELL
PROJ. MGR.: FAKIH

DATE: 9/8/2015

ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.:	DATE:
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JOB NO.:

SHEET TITLE: CONCEPTUAL SITE PLAN

SHEET NO.: 2 OF 2

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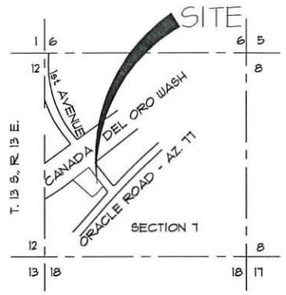
ATTACHMENT 3

Conceptual Landscape Plan
Fry's Fuel Center #18
OV1215-12



LOCATION MAP 3" = 1 MILE

A PORTION OF SECTION 7, T. 13 S., R. 14 E., G. & S. R. M., PIMA COUNTY, ARIZONA

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME		SIZE	QTY.	COMMENTS
	TREES				
	Prosopis hybrid	Thornless Mesquite	2" Caliper	15	As Per Plan Dense Canopy
	Existing Canopy Tree		Varies	-	To Be Protected In Place When Possible
	ACCENTS				
	Hesperaloe parviflora	Red Yucca	5-Gal	39	As Per Plan
	SHRUBS				
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	41	As Per Plan
	Caesalpinia pulcherrima	Red Bird of Paradise	5-Gal	7	As Per Plan
	GROUNDCOVERS				
	Lantana 'New Gold'	New Gold Lantana	1-Gal	64	As Per Plan
	MISCELLANEOUS				
	Decomposed Granite In All Planting Areas 2" Depth (Typ). Size & Color To Match Existing				

TOWN OF ORO VALLEY GENERAL NOTES

A. ALL LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.

B. MITIGATION OF SURVEYED PLANTS IN NATIVE PLANT PRESERVATION PLANS WILL BE INCORPORATED INTO LANDSCAPE DESIGN.

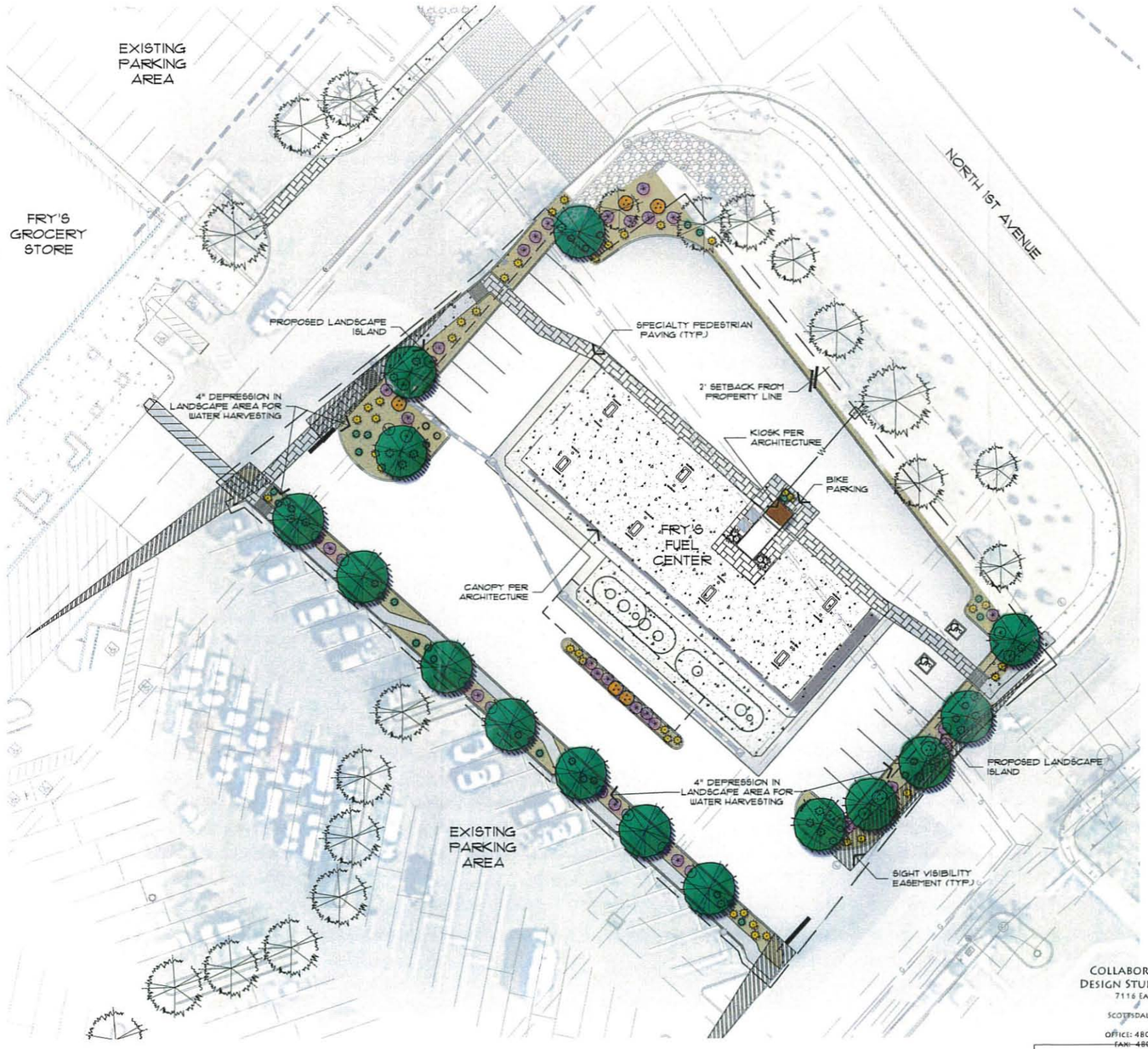
C. ALL TREE AND SHRUB LOCATIONS ARE PRELIMINARY.

CONCEPTUAL GENERAL NOTES

1. ALL LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE
2. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER TOWN CODES.
3. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
4. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
5. ALL PLANT MATERIAL SHALL BE INSTALLED PER TOWN REQUIREMENTS.
6. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

SITE RESOURCE INVENTORY NARRATIVE

THE PROPOSED COMMERCIAL DEVELOPMENT WOULD REQUIRE THE REMOVAL/DEMOLITION OF 9 EXISTING TREES. THE PROPOSED LANDSCAPE DESIGN INCORPORATES 9 NATIVE TREES (MESQUITES) ALONG WITH OVER 90 UNDERSTORY SHRUBS, ACCENTS AND GROUNDCOVERS (MORE THAN 10:1 VS THE 5:1 REQUIRED BY THE MITIGATION OF SIGNIFICANT VEGETATION MATRIX -TABLE27-1 IN SECTION 27.6.B OF THE ZONING CODE). NONE OF THE EXISTING TREE SPECIMENS CAN BE SALVAGED BASED ON EXISTING FIELD CONDITIONS.



COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVE.
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012

NORTH

0 10 20 40 60

SCALE: 1" = 20'-0"

Registered Landscape Architect CERTIFICATE NO. 46487 MATTHEW PAUL FRYER ARIZONA, U.S.A. 06/04/2015

EXPIRES 06/30/2016

CONCEPTUAL LANDSCAPE PLAN
FRY'S NEW FUEL CENTER #18
CASE NO.:OV1215-12
ORO VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S, R14E, G&SRB&M. TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1"=20'-0"
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: OV815002-SPC002
SHEET 01 OF 1 (TOTAL PAGES)

ATTACHMENT 4

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
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Fry's FOOD & DRUG STORES
Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg A
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Phone: (602) 707-2000
Fax (602) 907-1974

Kroger
The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80238
Phone: (303) 715-5917
Fax (303) 715-5905

PROJECT
FRY'S NEW FUEL CENTER #18

LOCATION
10661 N. ORACLE RD
ORO VALLEY, AZ 85737

DRAWN	SH
DESIGNED	SH
CHECKED	PV / MD
PROJ. MGR.	FAKIH

DATE: 9/4/2015

ISSUED FOR: CUP/PAD TEXT AMENDMENT/COR

REVISION NO.:	DATE:
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JOB NO.: 140718

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

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September 4, 2015

Town of Oro Valley
Development & Infrastructure Services Department
11000 N. La Canada Drive
Oro Valley, AZ 85737

RE: **Alternative Parking Analysis**
Parking Considerations for Fry's 18
Cases – Site Plan (OV1215-12); PAD text amendment (OV915-002); CUP (OV815-002)

A. Parking Consideration

On Behalf of Fry's Food Stores, we are requesting reduced parking from that stipulated in the Oro Valley Zoning Ordinance, Section 27.7 Off-Street Parking, Table 27-14: Allowed Parking Spaces. We ask the town of Oro Valley Design Review Board consider required parking based on the Retail use category in keeping with historical parking needs of a Fry's specific use.

Fry's Food Store #18 is currently under consideration for the above referenced case submittals related to a proposed new fuel center planned within the existing parking field of the main store. Additionally, Fry's anticipates an expansion of the existing main store will soon be required to stay competitive and increase efficiency, services and goods that patrons have come to expect. This expansion is conceptualized to be 12,000 s.f. added at the north end of the store

Oro Valley zoning ordinance considers the use as a Grocery Store / Supermarket requiring parking to be established at a ratio of 6 spaces / 1000 s.f. of building area. Based on existing conditions calculations below, this site is parked at current building size requirements and maximizes the available land for the parking field. In effect, this negates any possibility for expansion or new fuel center construction.

The feasibility of the improvements have been based on the assumption that required parking would be based on the "retail" use due to the distribution of grocery, retail, and back room warehousing associated with this type of operation. This use category stipulates parking required at 4 spaces per 1000 square foot of building area and is commonly used in other municipalities for this building type. We have not seen another municipality that requires parking at a rate of 6 spaces / 1000 sf for this combined use and some stipulate maximum spaces allowed above their required number of spaces to minimize the heat island effect and promote water conservation.

Based on years of development, Fry's has determined the optimum parking count required for varied store models / prototype sizes. With this experience, the desired required parking for a

store this size is to be approximately four (4) spaces per 1,000 s.f. of building area. Several stores operate successfully with this parking ratio as evidenced by a sample provided in Section C below and Exhibit A.

B. Fry's Parking Ratio Calculations

The following parking calculations are provided for reference based on probable scenarios for development needs of the Fry's parcel.

1. EXISTING CONDITIONS:

Building Area:	62,079 (per ALTA)
Required Parking:	6 spaces per 1000 s.f. = 62,079 / 1000 * 6 = 373
Existing Parking:	363 std + 10 ADA = 373 spaces (per ALTA)
	360 std + 10 ADA = 370 spaces (per SEG count)

Existing Parking Ratio: 370 / (62,079/1000) = 5.96/1000 s.f.

2. FRY'S FUEL CENTER IMPACT:
   Revised Required Parking:
   - 373 for store + 176 / 1000*4 (retail) = 374 spaces

   - Existing spaces removed or reconfigured = 59 spaces
   - New spaces = 16 spaces
   - Net loss: 43 spaces
   - *New parking count: 370 – 43 = 327 spaces*

   Revised Parking Ratio: 62,079 + 176 s.f. = 62,255 s.f.
   327 spaces / (62,255 s.f. / 1000) = 5.25/1000 s.f.

3. *FRY'S STORE EXPANSION IMPACT WITH FUEL CENTER:*
   Based on future proposed building expansion of 12,000 s.f.; revised Required Parking:
   - *374 for store & Fuel Center + 12,000 / 1000*6 = 446 spaces*

   Based on future proposed building expansion of 12,000 s.f.:
   - Existing space removed = 51 spaces
   - New parking count: 327 – 51 = 276 spaces

   Revised parking Ratio: 62,255 s.f. + 12,000 s.f. = 74,255 s.f.
   276 spaces / (74,255 s.f. / 1000) = 3.72/1000 s.f.

C. Parking Requirement Considerations:

1. KROGER PARKING STANDARDS:
   Based on years of development, Fry's has determined the optimum parking count required for varied store models / prototype sizes. With this experience, the desired required parking for a store this size is to be approximately four (4) spaces per 1,000 s.f. of building area. Several stores operate successfully with this parking ratio as evidenced by a sample provided in Section C.2 below and Exhibit A attached.

2. SIMILAR STORE EXAMPLE PARKING:

STORE	LOCATION	BUILDING AREA (S.F.)	PARKING REQUIRMENT	PARKING REQUIRED	EXISTING PARKING	PARKING RATIO / 1000 s.f.
#114	Peoria, AZ	60,079 retail	90% Net Floor Area @ 1/250 (4/1000)	217	225	3.75
#10	Glendale, AZ	106,624 retail	1/250 s.f.	427	456	4.28
		12,640 restaurant	1/100 s.f.	127	127	10.05
#6	Glendale, AZ	48,131 retail	1/250 s.f.	193	191	3.97

D. Conclusion:

Parking is proposed within reasonable limits based on historical needs of the use (Fry's Grocery Store) and the proposed alternative parking requirement will not cause a negative impact to the health, safety, and welfare of the general public.

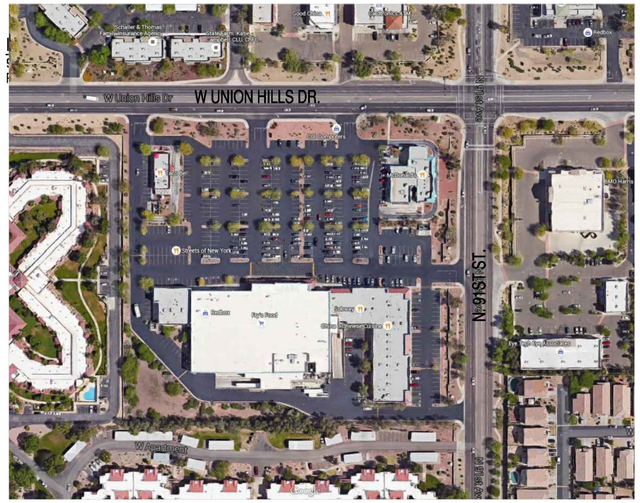
- This request to allow required parking for the subject parcel to be calculated based on a ratio of four (3.72) spaces per 1000 s.f. of building area, in keeping with retail use, is critical to allow future crucially needed expansion of the store.
- The request supports the Towns desire to minimize the visual effect of a sea of parking and serves to promote sustainability by minimizing the heat island effect associated with increased parking surfaces.
- This request also promotes the longevity of Fry's to remain competitive within the retail marketplace.

EXHIBIT A - EXISTING CONDITIONS FRY'S STORES
FRY'S NEW FUEL CENTER #18

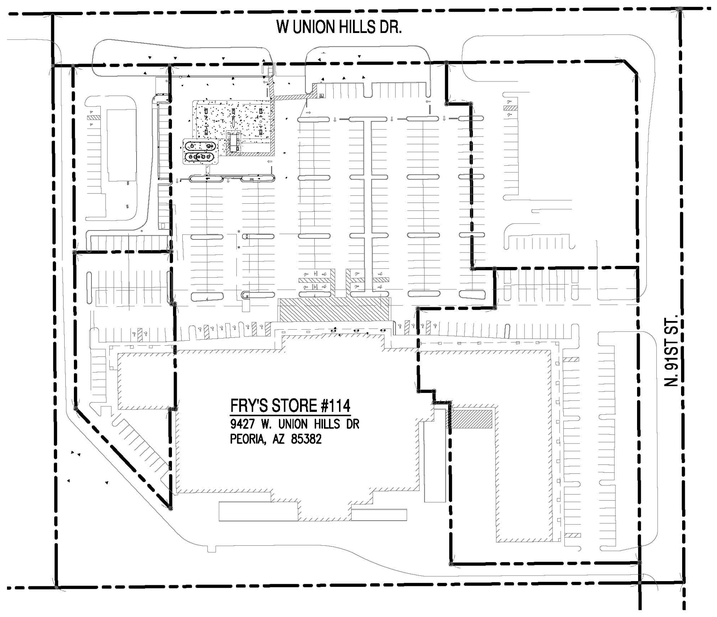
ORO VALLEY CASE NUMBER _____

A DEVELOPMENT IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7,
T. 12 S., R 14 E OF THE G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

FRY'S STORE #114
9427 W. UNION HILLS DR
PEORIA, AZ 85382



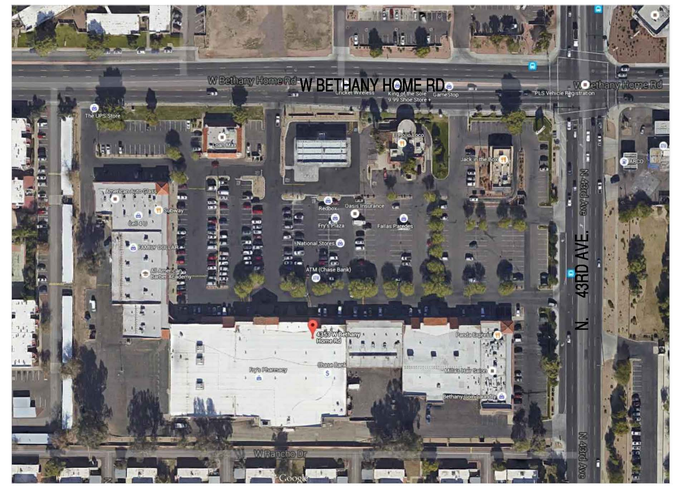
SITE PLAN



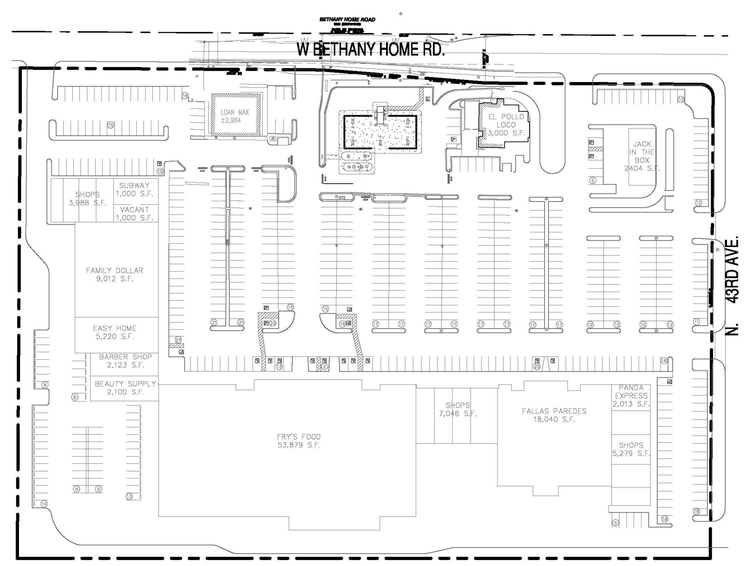
PARKING DATA

FRY'S AREA:	60,079 SF
REQUIRED PARKING:	90% NET FLOOR AREA @ 1 SPACE/250 SF(4/1000SF) = 217 SPACES
PROVIDED PARKING:	225 PARKING SPACES (3.75 SPACES PER 1000 SF)

FRY'S STORE #10
4353 BETHANY HOME RD
GLENDALE, AZ 85301



SITE PLAN

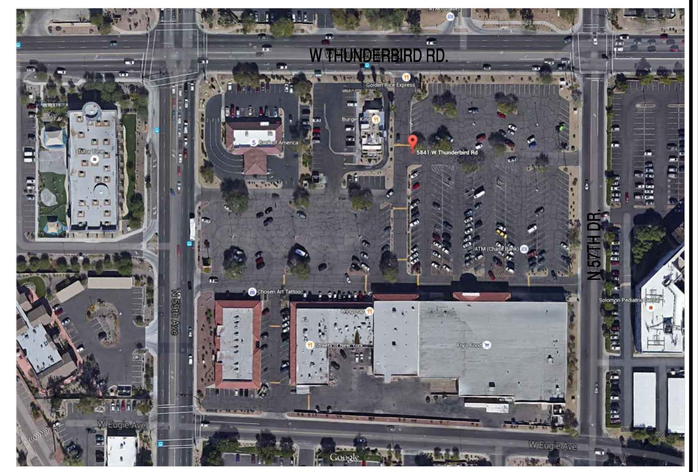


PARKING DATA

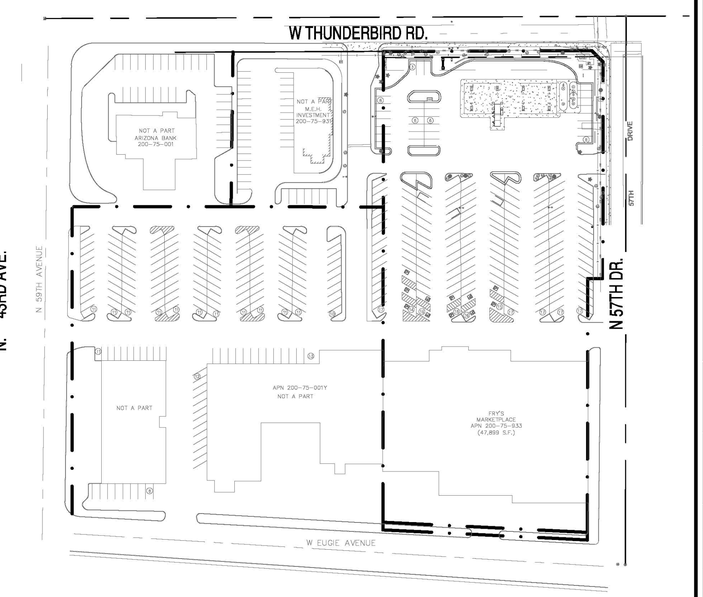
SINGLE-LOT DEVELOPMENT LEASABLE AREA:	119,264 SF (±12,640 SF-BARBER/REST./BEAUTY, ±106,624 SF-RETAIL)
REQUIRED PARKING:	@1/250- RETAIL, 1/100 BARBER/REST./BEAUTY
	427(RETAIL) + 127 (BARBER/REST./BEAUTY)= 554 SPACES
PROVIDED PARKING:	583 PARKING SPACES (4.89 SPACES PER 1000 SF)

*NOTE: THIS PARKING CALCULATION INCLUDES RESTAURANT, BARBER, AND BEAUTY SHOP REQUIREMENTS, WHICH ARE HIGHER THAN THE USUAL RETAIL REQUIREMENT FOR FRY'S MARKETS OR FUEL CENTERS.

FRY'S STORE #6
5841 W. THUNDERBIRD RD
GLENDALE, AZ 85306



SITE PLAN



PARKING DATA

FRY'S AREA:	48,131 SF
REQUIRED PARKING:	@1/250- RETAIL= 193 SPACES
PROVIDED PARKING:	191 PARKING SPACES (3.97 SPACES PER 1000 SF)

TOWN OF ORO VALLEY REFERENCE CASE NO. OV 815-002; OV 915-002

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS DOCUMENT TO ADDRESS ANY SPECIFIC ITEM DOES NOT RELIEVE THE OWNER OR IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

PREPARED UNDER THE DIRECT SUPERVISION OF ALI FAKIR, P.E. ARIZONA REGISTRATION NO. 45621 FOR AND ON BEHALF OF SUSTAINABILITY ENGINEERING GROUP, LLC.

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW. AZSEG.COM TEL. 480.588.7226

Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg A
Tolleson, AZ 85353
Phone (602) 907-1964
Fax (602) 907-1974

The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80239
Phone (303) 715-5917
Fax (303) 715-5905

PROJECT: FRY'S NEW FUEL CENTER #18

LOCATION: 10661 N. ORACLE RD, ORO VALLEY, AZ 85737

DRAWN: CASTELLO
DESIGNED
CHECKED
PROJ. MGR.

DATE: 6/15/2015

ISSUED FOR: C.U.P. & ROONEY RANCH P.A.D. TEXT AMENDMENT/C.D.R.

REVISION NO.:		DATE:
1	TOV COMMENTS	6/15/2015
2		
3		
4		

JOB NO.:

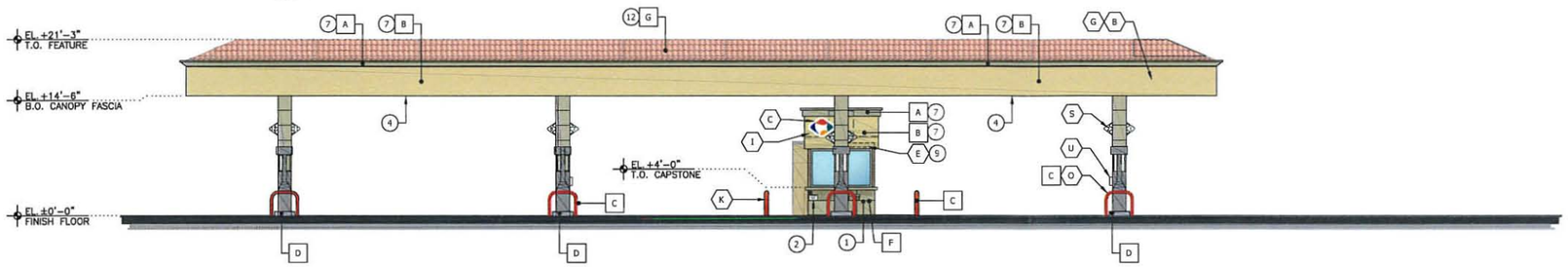
SHEET TITLE: EXISTING CONDITIONS FRY'S STORES

SHEET NO.: EXHIBIT A

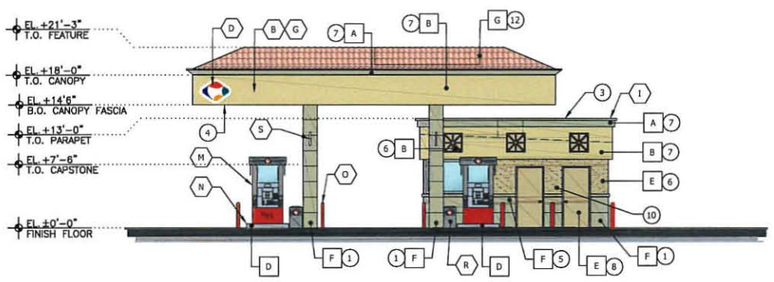
ATTACHMENT 5

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

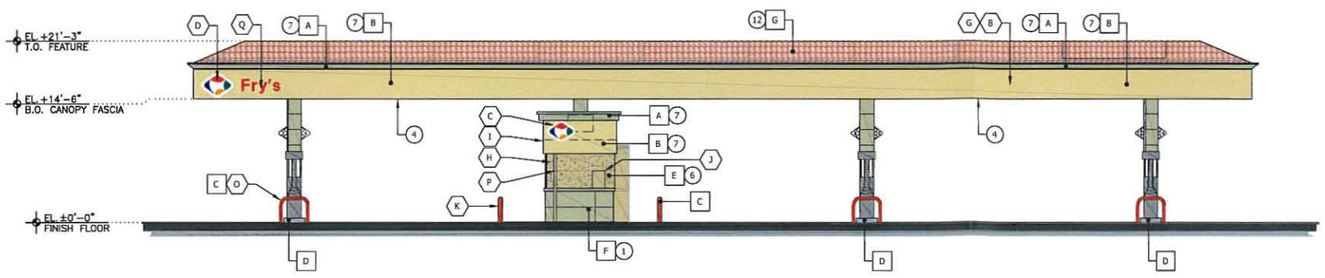
1 A2.0 **WEST ELEVATION**
SCALE 1/8" = 1'-0"



2 A2.0 **SOUTH ELEVATION**
SCALE 1/8" = 1'-0"



3 A2.0 **EAST ELEVATION**
SCALE 1/8" = 1'-0"



4 A2.0 **NORTH ELEVATION**
SCALE 1/8" = 1'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR AND PAINT SAMPLES TO FRY'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
B. PREMANUFACTURED CANOPY AND KIOSK PROVIDED BY OTHERS.
C. ALL ONSITE SIGNAGE UNDER SEPARATE PERMIT.
D. FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBLE GUIDELINES.

KEYED NOTES:

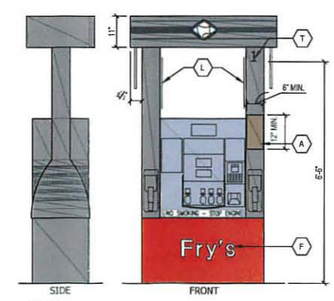
1. LOOKS LIKE CAST STONE.
2. EMERGENCY STOP SWITCH.
3. PARAPET AT KIOSK TO BE TALL ENOUGH TO COMPLETELY CONCEAL ROOF MOUNTED MECHANICAL EQUIPMENT.
4. CANOPY LIGHTS SHALL BE FLUSH OR RECESSED.
5. 4" CAPSTONE .
6. EIFS FINISH.
7. TEXCOTE FINISH OVER (ACM) PANEL.
8. H.M DOOR AND FRAME.
9. PROVIDE MIN.12" HIGH W/2" STROKE BUILDING ADDRESS IN CONTRASTING COLOR TO WALL.
10. PROVIDE 4" MIN.NO SMOKING SIGNAGE
11. FIRE RISER ENCLOSURE.
12. LOOKS LIKE TERRA COTTA CLAY TILE.

COLOR/FINISH LEGEND: X

A		DUNN EDWARDS DE6250 "FAIRBANK GREEN"
B		DUNN EDWARDS DEC745 "CHAPPARAL"
C		MATCH COLOR SHERWIN WILLIAMS 4081 "SAFETY RED"
D		MATCH COLOR SHERWIN WILLIAMS 4107 "GRAPHITE"
E		DUNN EDWARDS 6136 "TERRACOTTA SAND"
F		STONE BASE TO MATCH EXISTING STORE
G		CLAY TILE TO MATCH EXISTING STORE
H		DUNN EDWARDS 6251 "GREEN SCENE"

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	STATIC WARNING DECAL (MIN. 12" H X 6" W)		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
B	CANOPY		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
C	LOGO - NON-ILLUMINATED (28" H x 37 1/2" W)		DUALITE		OWNER	SIGN INSTALLER
D	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
E	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
F	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
G	CANOPY FASCIA	PER SCHED.	MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
H	KIOSK - PREFABRICATED	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
I	KIOSK FASCIA	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
J	ELECTRICAL DISCONNECTS				GENERAL CONTRACTOR	GENERAL CONTRACTOR
K	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
L	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
M	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
N	ISLAND FORMS - G.C. TO PAINT	GRAPHITE SW4107	OPW		OWNER	GENERAL CONTRACTOR
O	U-SHAPED BOLLARD - G.C. TO PAINT, 3'-0" IN HEIGHT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
P	3"x2" DOWNSPOUT - PAINT TO MATCH WALL		SAGEBRUSH		KIOSK FABRICATOR	KIOSK FABRICATOR
Q	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
R	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
S	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
T	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
U	FIRE EXTINGUISHER				OWNER	GENERAL CONTRACTOR



5 A2.0 **DISPENSER ELEVATION**
SCALE: 1/2"=1'-0"

ATTACHMENT 6

PRELIMINARY, NOT RELEASED FOR CONSTRUCTION OR RECORD

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW. AZSEG.COM TEL. 480.588.7226

Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg A
Tolleson, AZ 85353
Phone: (602) 507-5984
Fax: (602) 907-1974

The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80239
Phone: (303) 715-5917
Fax (303) 715-5905

PROJECT: FRY'S #18 NEW FUEL CENTER
LOCATION: 10661 N. ORACLE ROAD ORO VALLEY, AZ 85737

DRAWN: CASTELLO
DESIGNED: CASTELLO
CHECKED: COUNSELL
PROJ. MGR.: FAKIH

DATE: 9/17/2015
ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 140718

SHEET TITLE: FUEL CANOPY / KIOSK EXTERIOR ELEVATIONS

SHEET NO.: A2.00

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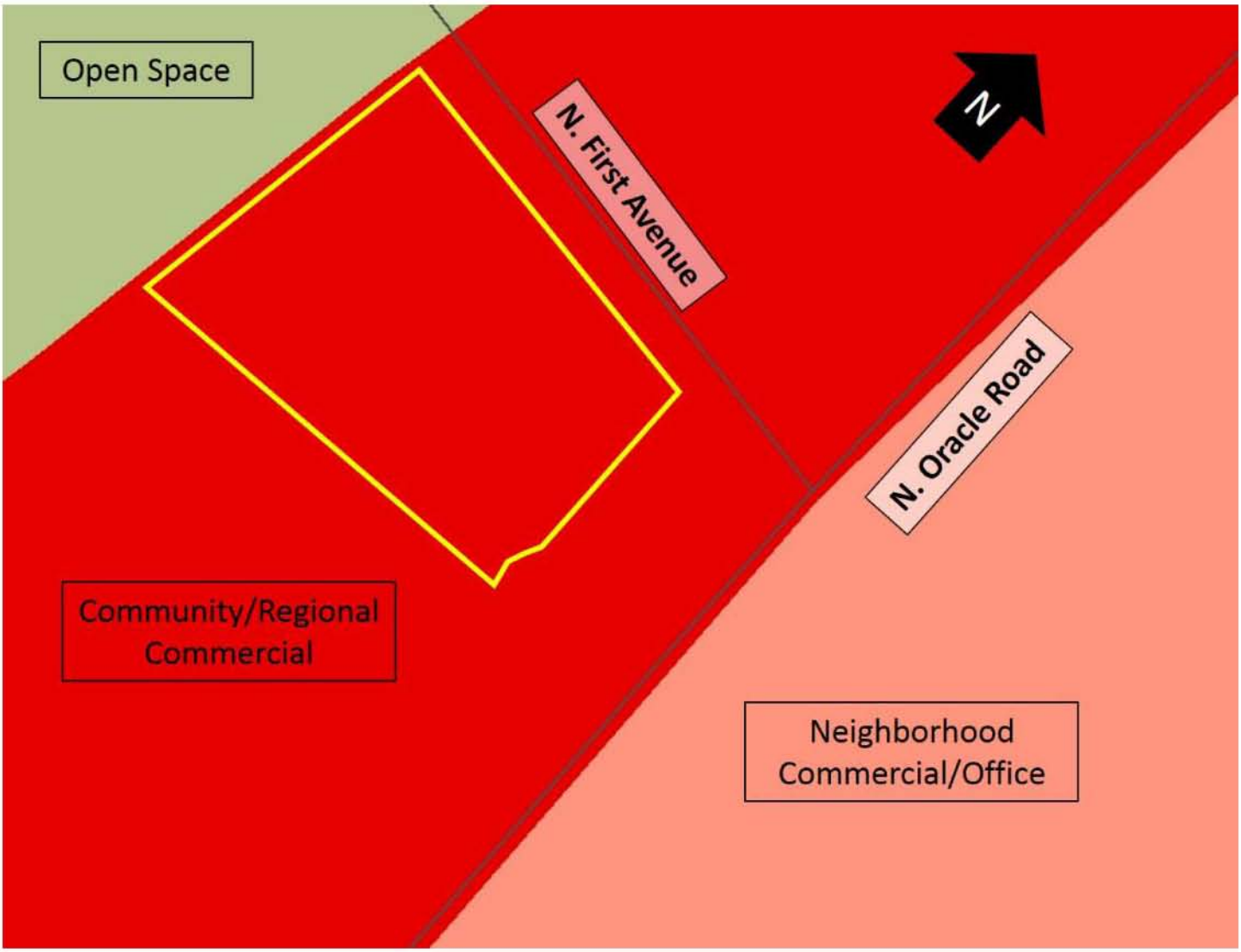
SUBJECT PROPERTY MAP

FRY'S FUEL CENTER
(OV1215-12)

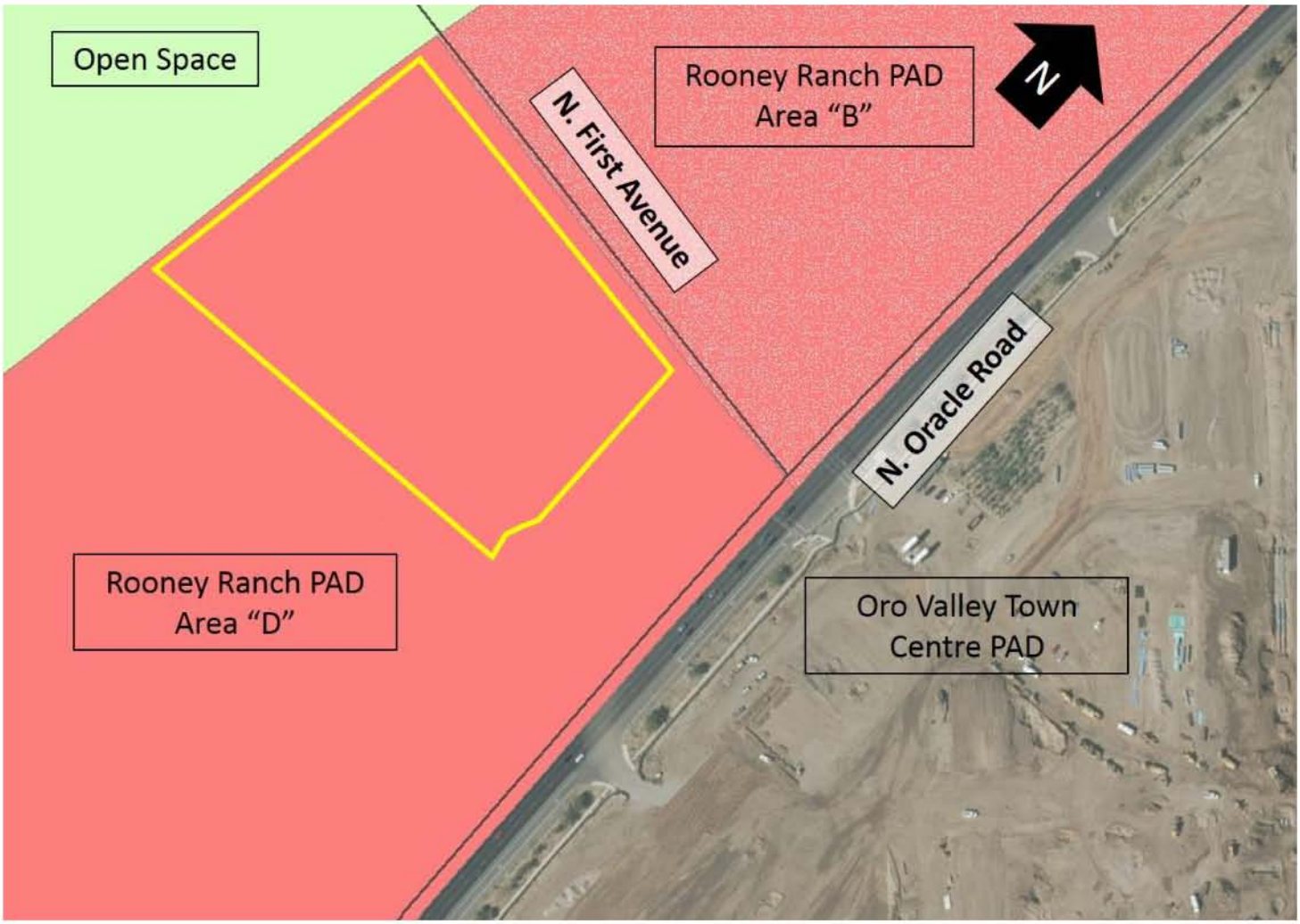
Attachment 7



GENERAL PLAN MAP

FRY'S FUEL CENTER
(OV1215-12)

Attachment 8



ZONING MAP

FRY'S FUEL CENTER
(OV1215-12)

Attachment 9

Attachment 10
Oro Valley Design Principles and Design Standards
Conformance Analysis
Fry's Fuel Center
OV1215-12

Zoning Code Analysis

The applicant's request has also been reviewed for conformance with the applicable sections of the Zoning Code, a summary of which is provided below.

Oro Valley Zoning Code Conceptual Site Design Principles, Section 22.9.D.5.a

The Conceptual Site Plan is in conformance with all applicable Conceptual Design Principles. Following are the Design Principles (*in italics*), followed by staff evaluation of how the design addresses the principles:

Building orientation: the location, orientation and size of structures shall promote a complementary relationship of structures to one another.

Staff Commentary: The proposed fuel center will be located within an existing commercial shopping center, surrounded by similar commercial uses. The gas canopy will be clearly ancillary to the existing, principal uses within the center and will be designed to match architecturally.

The site plan has been revised to incorporate the existing ring road layout to help maintain efficient traffic movement within the center. Near the Fry's Grocery store, the ring road will provide access to the signalized traffic intersection on North First Avenue, which serves as the only access for traffic to travel north on First Avenue.

Drainage/grading: site grading shall minimize impacts on natural grade and landforms and provide for subtle transitions of architectural elements to grade. Significant cuts and fills in relation to natural grade shall be avoided or minimized to the extent practical given property constraints.

Staff Commentary: The proposed fuel center will be located within a fully developed shopping center. The fuel center is anticipated to have a minimal impact on the existing drainage and grading of the center. A full drainage report will be required as part of the Final Design review submittal to verify conformance with the Town's Drainage Criteria Manual. All post-development flow shall be mitigated and released in the same manner and quantity as the existing conditions.

Connectivity: strengthen the usability and connectivity of the pedestrian environment internally and externally by enhancing access to the public street system, transit, adjoining development and pedestrian and bicycle transportation routes. Where appropriate, buildings and uses should provide access to adjacent open space and recreational areas.

Staff Commentary: Staff's primary focus regarding the applicant's proposal has been the potential impact on the existing traffic network within the shopping center. Staff has worked extensively with the applicant to revise the site plan to incorporate the existing ring road concept into the design to maintain efficient traffic circulation within the center.

The site plan incorporates numerous pedestrian paths, many of which are filling "gaps" within the shopping center. The added sidewalks will greatly improve pedestrian circulation, both internally and externally. Multiple connections have been incorporated to reduce the need for customers to walk down the traffic aisle. The

Design Standards Analysis

The proposed Conceptual Site Plan has been reviewed for conformance with the Conceptual Site Design Standards, where the Rooney Ranch PAD is silent. Following are key Design Standards (*in italics*), followed by staff's commentary.

1. *Section 2.1.C.2.a: All parking areas shall allow safe and attractive pedestrian circulation.*

Staff Commentary: The applicant's proposal incorporates multiple pedestrian connections, including filling numerous "gaps" in the pedestrian circulation network, both internally and externally. The pedestrian paths will connect with the larger network along North First Avenue. The proposed landscape island on the south side of the ring road incorporates a meandering sidewalk which will serve as a convenient alternative for pedestrians who are regularly forced to use the parking aisle.

2. *Section 2.1.C.2.e: An on-site perimeter ring road is required… for large-scale retail centers.*

Staff Commentary: Staff has worked extensively with the applicant to revise the site plan to incorporate the existing ring road. The inclusion of the ring road will ensure the proposed fuel center will have a minimal impact on the existing traffic pattern within the center. The ring road will maintain efficient traffic movement throughout the center and maintain convenience access to the signalized intersection at North First Avenue.

3. *Section 2.1.N.1.c: Building design, façade articulation…shall follow an identifiable architectural theme…*

Staff Commentary: The proposed conceptual architecture will incorporate numerous mission style architectural details found elsewhere in the shopping center. Those details include:

- Red tile clay roof shingles
- Similar mission style tile along base of elevations
- Columns
- Matching paint scheme as existing Fry's Grocery store

Neighborhood Meeting Summary
Rooney Ranch Area D
Proposed Fry's Fuel Center
March 26, 2015
6:00 – 7:30 PM
Desert Springs Gracious Retirement Living Facility, 33 Lambert Lane

1. Introductions and Welcome

Meeting Facilitator and project manager Michael Spaeth, Senior Planner, introduced Town staff. Approximately four residents and interested parties attended the meeting including Council Member Joe Hornat and Planning and Zoning Commissioner Charlie Hurt.

2. Staff Presentation

Michael Spaeth, Senior Planner, provided a brief presentation that included:

- Overview of the subject property
- Applicant's request
- Required approvals
- Existing zoning of the property, including development standards
- Review tools
- Review process
- Public participation opportunities

3. Applicant Presentation

Ali Fakih from the Sustainability Engineering Goup., provided a brief presentation detailing the applicant's proposal, which included:

- Overview of project
- Proposed operation

Michael Spaeth opened the floor for questions and discussion. Several questions were asked including:

- Anticipated operations
- Impacts on the existing traffic circulation within the center.
- Pedestrian connectivity

Mr. Spaeth closed the meeting, thanked everyone for their attendance and encouraged everyone to contact staff with any additional thoughts, comments or concerns.

DRAFT MINUTES
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD
REGULAR SESSION
OCTOBER 13, 2015
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chair Eggerding called the Conceptual Design Review Board meeting to order at 6:00 pm.

ROLL CALL

PRESENT: Richard Eggerding, Chairman
Bruce Wyckoff, Vice Chair
Jacob Herrington, Member
Harold Linton, Member

ABSENT: Sarah Chen, Member
Kit Donley, Member
Nathan Basken, Member

ALSO PRESENT: Joe Andrews, Chief Civil Deputy Attorney
Lou Waters, Vice Mayor
Joe Hornat, Council Member

PLEDGE OF ALLEGIANCE

Chair Eggerding led the Board and members of the audience in the Pledge of Allegiance.

CALL TO AUDIENCE

COUNCIL LIAISON COMMENTS

Vice Mayor Lou Waters stated there were no updates at this time.

DRAFT

1. REVIEW AND/OR APPROVAL OF THE SEPTEMBER 8, 2015 REGULAR SESSION MEETING MINUTES

MOTION: A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve

MOTION carried, 4-0.

2. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL PUBLIC ART FOR THE STONE CANYON GOLF CLUBHOUSE LOCATED AT 14320 N. HOHOKAM VILLAGE PLACE, OV1500933

Rosevelt Arellano, Senior Planner, presented a staff report which included the following information:

Proposal: 5 Freestanding Sculptures
Map
Site Map
Public Art Request - "Poetry in Motion"
Public Art Request - 4 Plants
Art Location
Review Tools
Summary/Recommendation
Conditions of Approval

Roger Nelson and Dave Wynart, applicant and artist, were present to answer a variety of questions regarding lighting and materials used on the project.

MOTION: A motion was made by Jacob Herrington, Member and seconded by Bruce Wyckoff, Vice Chair to approve

Member Linton proposed a Friendly Amendment, requiring the applicant to include sight lighting at their cost, should it be decided to include site lighting at the main art work location. The Friendly Amendment was approved.

MOTION carried, 4-0.

DRAFT

3. DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CONCEPTUAL SITE PLAN INCLUDING ALTERNATIVE PARKING RATIO, CONCEPTUAL ARCHITECTURE AND LANDSCAPE PLAN, FOR A FRY'S FUEL CENTER, LOCATED AT THE SOUTHWEST CONRNER OF ORACLE ROAD AND NORTH FIRST AVENUE, OV1215-12

Michael Spaeth, Senior Planner, presented a staff report which included the following information:

Applicant's Request
Conceptual Site Plan
Traffic Map
Shopping Center vs. Fuel Only Traffic
Alternative Parking Ratio
Site Changes
Conceptual Landscape Plan
Conceptual Architecture
Rooney Ranch Architecture
Oracle Road Scenic Corridor Overlay District
Summary and Recommendation
Conditions of Approval - Site Plan
Conditions of Approval - Architecture
Traffic Volumes
Internal Elevations
Conceptual Architecture - 1st
Staff addressed several questions concerning the applicant's request

Ryn Gaston, Site Acquisition Representative, answered questions posed by the Board regarding the size of the fuel delivery truck, and the possibility of blocking handicapped parking spaces and traffic flow.

Ali Faki, Civil Engineer, stated the number of trucks making fuel deliveries depended on the number of gallons sold. Mr. Faki also answered a variety of other questions at the request of Board members.

MOTION: A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve:

DRAFT

A. REQUEST FOR A CONCPETUAL SITE PLAN AND LANDSCAPE PLAN FOR A FRY'S FUEL CENTER LOCATED IN THE ROONEY RANCH SHOPPING CENTER, OV1215-12.

MOTION carried, 3-1 with Harold Linton, Member, opposed.

MOTION: A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve:

B. REQUEST FOR CONCEPTUAL ARCHITECTURE FOR A FRY'S FUEL CENTER LOCATED IN THE ROONEY RANCH SHOPPING CENTER, OV1215-12.

MOTION carried, 3-1 with Harold Linton, Member, opposed.

MOTION: A motion was made by Bruce Wyckoff, Vice Chair and seconded by Jacob Herrington, Member to approve:

C. REQUEST FOR AN ALTERNATIVE PARKING RATIO FOR FRY'S GROCERY STORE LOCATED IN THE ROONEY RANCH SHOPPING CENTER, OV1215-12.

MOTION carried, 3-1 with Harold Linton, Member, opposed.

4. YOUR VOICE OUR FUTURE LIASON UPDATE Chair Eggerding announced the Board members may review the document which was provided by the Your Voice, Our Future Planner, Nora Campbell, at their convenience.

PLANNING UPDATE (INFORMATIONAL ONLY)

Chad Daines, Principal Planner, provided the following updates to Members of the Board:

Upcoming Town Council and Conceptual Design Review Board Meetings

November 10th, The Conceptual Design Review Board will hear a case

regarding the Stone Canyon Casitas Conceptual Site Plan and Conceptual Architecture

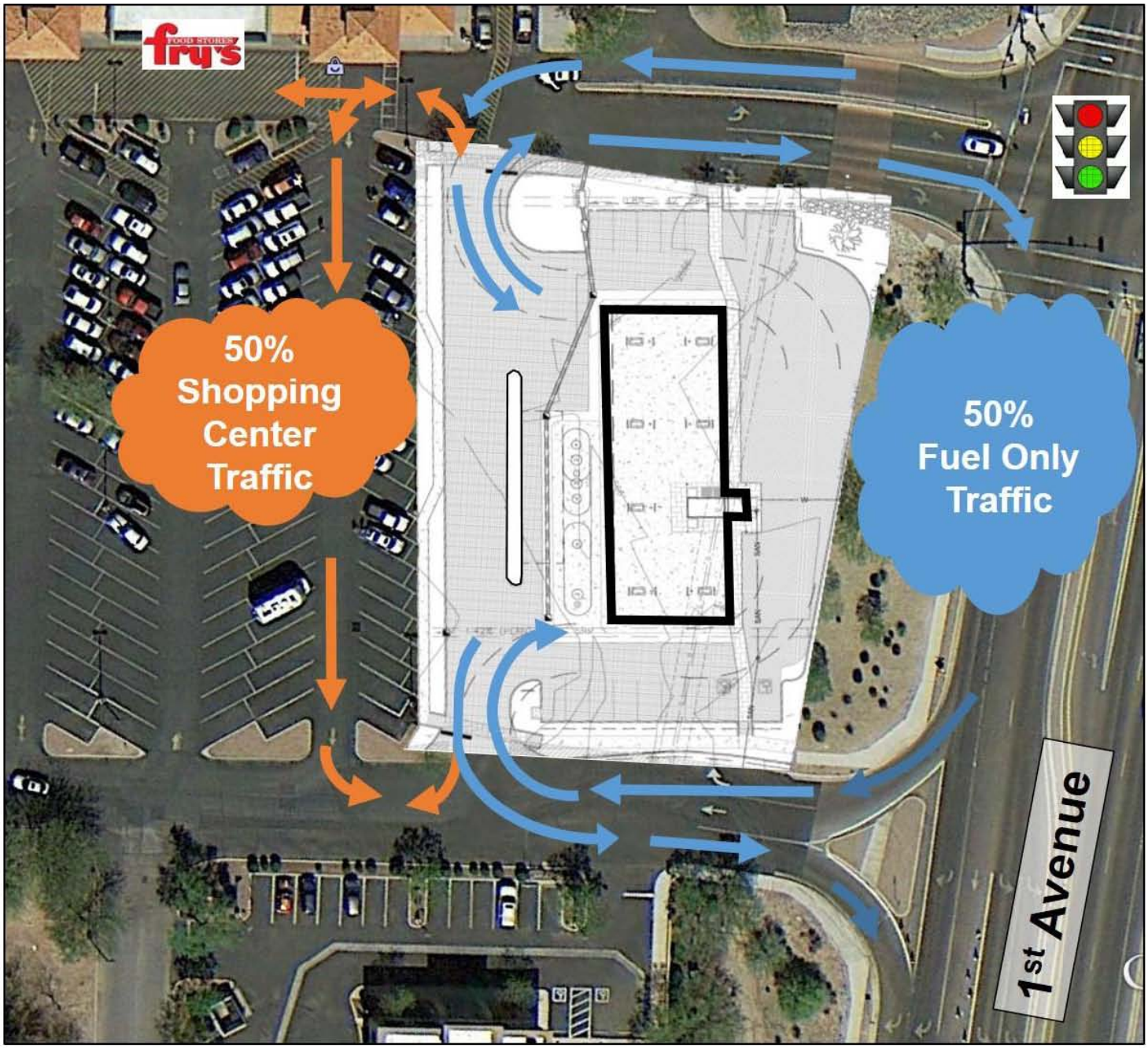
October 21st, Town Council will receive an update regarding the Your Voice, OUr Future Informational Items

November 5th, Town Council will hear Your Voice, Our Future Major General Plan Amendment, Nakoma Sky Revised Rezoning Conditions, Frys Conceptual Site Plan, Conditional Use Permit and Planned Area Development, Community Academy Graduation

There are no upcoming neighborhood meeting at this time

ADJOURNMENT

DRAFT



FUEL CENTER TRAFFIC

FRY'S FUEL CENTER
(OV815-002; OV1215-12)

Attachment 12

Town Council Regular Session **Item # 3.**

Meeting Date: 11/04/2015
Requested by: Bayer Vella
Submitted By: Chad Daines, Development Infrastructure Services
Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: ORDINANCE NO. (O)15-14, PROVIDING FOR AMENDMENTS TO THE NAKOMA SKY PLANNED AREA DEVELOPMENT (PAD). THE PROPOSED AMENDMENTS INCLUDE ADOPTION OF A REVISED TENTATIVE DEVELOPMENT PLAN AND CHANGES TO THE ARCHITECTURAL CONCEPT FOR THE PLANNED SENIOR CARE FACILITY ON 77 ACRES LOCATED AT THE SOUTHEAST CORNER OF 1ST AVENUE AND NARANJA DRIVE

RECOMMENDATION:

The Planning and Zoning Commission has recommended approval, subject to the conditions in the attached ordinance (Attachment 1).

EXECUTIVE SUMMARY:

The Nakoma Sky Planned Area Development (PAD) was approved by Town Council in January 2015 and provided for a multi-use senior care development on more than 77 acres located at the southeast corner of 1st Avenue and Naranja Drive (Attachment 2). Following approval of the rezoning to PAD, the applicant submitted a revised plan which proposed changes to the following:

- Architectural design of the proposed buildings
- Building locations, orientations, heights and massing
- Location and allowance of land uses on the plan
- Additional surface parking areas to serve the development

Based on the provisions of the Zoning Code and the Nakoma Sky PAD, the proposed changes require reconsideration of the rezoning by the Planning and Zoning Commission and Town Council.

The approved Tentative Development Plan is provided as Attachment 3. The changes are depicted on the proposed amended Tentative Development Plan (Attachment 4) and outlined in the applicant's submittal (Attachment 5). The architectural concept approved by Town Council on January 21, 2015, is provided in Attachment 6. The proposed architectural concept is depicted on Attachment 7.

The Planning and Zoning Commission has recommended approval of the proposed amendments, subject to the conditions in the attached ordinance. The Planning and Zoning Commission staff report is provided as Attachment 8 for detailed information and analysis of the proposed changes. Furthermore, the Planning and Zoning Commission meeting minutes are provided on Attachment 9.

BACKGROUND OR DETAILED INFORMATION:

The proposed amendments are summarized below.

Changes in Architecture Elevations and Details

The original rezoning approval included conceptual architectural elevations which represented a specific architectural style and high degree of architectural detail. These elements were intended to reduce the visual massing of the planned five story building. The proposed architecture is a different design (Attachments 5 and 7). Pros and cons relative to the proposed architecture in comparison to the original design are as follows:

Pros
• The design is more sensitive to grade changes with the building being lowered in height and stepped to conform with natural elevations of the site
• The design has reduced the five story portion of the building by 50%
• The design improves roof plane variation by breaking the long linear roof design of the original design in multiple building segments with differing roof planes
• Design meets the Zoning Code Design Principles and Design Standards
• View of increased mass and clustering from First Avenue is similar to previous design

Cons
• The design generally depicts a reduced level of architectural details and elements established by the original rendering
• The extent of reduced building heights at the ends of buildings has been substantially decreased from the original elevation (Attachment 6)
• Architectural features at the corners and the center of the building have been eliminated, although elimination of the central feature reduces building height and impact
• Variation in colors and materials have been reduced
• The extent of terrace landscaping has been reduced
• The mass and clustering from Steam Pump Ranch is increased

In summary, the proposed design is more reflective of a traditional apartment design versus the original resort appearance of the original approval. The Planning and Zoning Commission has recommended conditions requiring refinement and improvement of the building elevations during the design phase of the project to meet or exceed the architectural quality depicted on the originally approved rendering (Attachment 6). The final architecture design is subject to Conceptual Design Review Board and Town Council approval.

Changes in Building Orientation and Massing

The memory care/assisted living facility is proposed to be relocated from 1st Avenue to the main campus area. As a result, building locations, configuration and orientation within the main campus area have been modified. An exhibit showing the planned building heights under the approved plan is provided as Attachment 10. The applicant's revised building height exhibit is provided as Attachment 11 for comparative purposes.

The proposed change involves breaking the original five story building into several buildings and changing the building orientation and massing in the main core area. The proposed changes reduce the amount of fifth story by 50% and lowers the building elevations to more closely reflect changes in the natural site grade. The amount of four story massing has been increased within the main campus core.

The roof plane variation in the proposed design has been improved with longer portions of the building broken into smaller segments and the previous single five story building broken into several buildings of varying heights. However, as previously noted, the revised plan eliminates the extent of reduced building heights depicted on the original approved rendering and now includes only a small portion of building height step downs, primarily at the immediate edges of the building only.

In summary,the scale and massing of buildings is either equivalent or less visually impactful than the scale and massing of the approved elevations as viewed from 1st Avenue and from properties to the north. From several vantage points, most notably from Steam Pump Ranch, building mass has been moderately added to the view shed, but at equivalent or lesser height than the approved elevations. The Planning and Zoning Commission recommended a condition to reestablish the extent of reduced building heights as depicted on Attachment 6.

Relocation of the Memory Care from 1st Avenue to Main Campus Core

The applicant indicates that this change is primarily based on operational efficiency, with having the memory care/assisted living component in proximity of food and other support services located within the main campus core area. The relocation is also related to the presence of drainage conditions along 1st Avenue, which presents difficulties in constructing a large building and parking area. The relocation removes a planned 25 foot high building from 1st Avenue and adds a community open space area, which reduces the visual impact of the project on the area to the west. The planned passive recreational amenities in this area can be effectively designed to incorporate the drainage features into the park design.

Relocation of the Community Park (public portion) to 1st Avenue

The original location of the community park was adjacent to the main campus core area and provided a large centralized open space to serve the residents of the facility as well as the larger community. The rezoning required the developer to enter into a public access agreement to ensure residents of the larger community would have access to the community park, as well as some interior spaces such as meeting rooms and the theater. This agreement has been executed by the applicant and the Town.

The modified plan moves the public portion of the park area to First Avenue. Listed below are pros and cons relating to the proposed change.

Pros
• Conveniently located for public access
• Replaces planned buildings with open space along street frontage and reduces visual impact to neighborhood on the south and west of of First Avenue
• Visible location increases safety
• Proposed change results in increased amount of open space and amenities
• Maintains trail head for access to planned trail access to larger regional trail system

Cons
• Separation of park areas eliminates combined interaction between residents and public
• Reduces amount of open space conveniently located for residents of facility and will require these residents to drive to the community park, should they wish to use these facilities
• Eliminates convenient access for public to indoor meeting rooms and facilities
• Public access to the original park site was better as it will be served from a signalized intersection
• Reduction of public amenities adjacent to future multi-use trail along the CDO wash

The proposed new community park location on 1st Avenue is impacted by the presence of two washes, which traverse the site. As the type of planned amenities in this area are flexible in location and design, the ultimate configuration of the park and parking area can be designed to avoid encroachment into these wash areas. The park location is suitable for the type of amenities proposed. It is common for park sites with passive amenities to be located in areas with minor drainage and floodplains as passive amenities are easily designed around drainage corridors.

To address the concern with reduced amenities near the main campus core, the Planning and Zoning Commission has recommended a condition requiring the community portion of this area south of the

main campus core be expanded and additional amenities be provided in this area near the planned trail head, including barbeques, ramadas, water fountain, walking paths and similar passive recreational elements. This expanded community open space area will maintain the community interaction with the residents of the facility envisioned by the original plan. The Planning and Zoning Commission has recommended a condition requiring amendment to the Public Access Agreement.

Modification of Assisted Living Building on First Avenue to Separate Cottages

This change reduces the planned building mass in this area from a larger building into smaller, separate cottages. As a result, the overall building massing in this area will be reduced and this amendment was supported by the Planning and Zoning Commission.

Landscape and Maintenance Yard near northern boundary

This minor amendment involves a walled landscape and maintenance yard near the northern boundary of the project. The area to the north is planned for open space purposes and the proposed yard location will not negatively impact planned residential lots to the north.

Surface Parking Lot Additions

The revised plan depicts a new 81 space parking area near the front entrance to the residential apartment building without a reduction in underground or under building parking. A condition has been recommended by the Planning and Zoning Commission which allows additional surface parking areas, provided the number of underground/under building parking is not reduced.

PUBLIC PARTICIPATION:

A Neighborhood Meeting on the proposed changes was held August 5, 2015. Over 150 interested parties were in attendance with discussion topics focused on access to facilities, trails, operational aspects, amenities and architectural features. As the meeting was primarily attended by prospective residents of the facility, a considerable portion of the meeting focused on issues unrelated to the proposed changes including unit size, cost of units, contractual questions and timing of development. The summary notes from the neighborhood meeting are provided as Attachment 12. A letter of support and an email of issues from a resident is provided as Attachment 13.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to adopt Ordinance No. (O)15-14, amending the Nakoma Sky Planned Area Development based on the findings that the proposed changes are generally consistent with the overall intent of the original plan, subject to the conditions in Attachment 1.

OR

I MOVE to recommend denial of the request, based on a finding that_____.

Attachments

(O)15-14 Nakoma Sky PAD Amendment

Attachment 2 - Location Map

Attachment 3 - Approved Tentative Development Plan

Attachment 4 - Proposed Amended Tentative Development Plan
Attachment 5 - Applicant Request
Attachment 6 - Approved Architectural Concept
Attachment 7 - Proposed Architectural Concept
Attachment 8 - Planning and Zoning Commission Staff Report
Attachment 9 - Planning and Zoning Commission Minutes
Attachment 10 - Original Building Heights
Attachment 11 - Proposed Building Heights
Attachment 12 - Neighborhood Meeting Summary Notes
Attachment 13 - Resident / Interested Parties Letters and Emails

ORDINANCE NO. (O)15-14

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, APPROVING AN AMENDMENT TO THE NAKOMA SKY PLANNED AREA DEVELOPMENT TO DEVELOP A 400-UNIT SENIOR LIVING AND CARE CAMPUS ON THE 77 ACRES LOCATED SOUTHEAST OF THE 1ST AVENUE AND NARANJA DRIVE INTERSECTION

WHEREAS, the subject property is currently zoned as Nakoma Sky Planned Area Development; and

WHEREAS, the Applicant has requested a Planned Area Development amendment to adopt a revised Tentative Development Plan and revised architectural concept for the development, attached hereto as Exhibit "B"; and

WHEREAS, the Applicant's request for a PAD amendment complies with the Oro Valley Zoning Code Revised and is found to be in conformance with the Town's adopted General Plan including future land use designations; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on September 1, 2015, and voted to recommend approval to the Town Council with conditions, attached hereto as Exhibit "A"; and

WHEREAS, the Town Council has duly considered the Applicant's proposal for the Nakoma Sky Planned Area Development amendment.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that:

Section 1. The Planned Area Development amendment, attached hereto as Exhibit "B" for 77 acres southeast of the 1st Avenue and Naranja Drive intersection to develop a 400-unit senior living and care campus, with conditions is hereby approved.

Section 2. 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.

Section 3. 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 November, 2015.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Julie K. Bower, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT "A"

Planning

1. The PAD document shall be updated to incorporate the applicant's revised submittal dated August 14, 2015 prior to submittal of Conceptual Site Plan.

2. The building height of the apartment building in the campus core (Development Area C) shall step down in building height on the ends of the building to reduce the building mass and reduce the visual impact from the south and east to a greater extent as determined by the Conceptual Design Review Board and Town Council during the design phase of the development.

3. The visual impact of the bulk and mass of the apartment building in the campus core (Development Area C) shall be mitigated through the use of the following:

    a. Varied roof and wall planes, with a heightened emphasis on the roofline of the southern wing of the building.
    b. Differing building and roof materials and textures as shown in Appendix B.
    c. Landscaped terraces on multiple levels of the building shall be increased to provide a more uniform treatment of the building elevation.
    d. Low reflectivity windows.
    e. Several muted earth tone colors.
    f. Architectural features on the building to soften the building façade.
    g. Other measures approved by the Conceptual Design Review Board and Town Council which mitigate the visual impact of the building.

    The extent of mitigation shall be determined by the Conceptual Design Review Board and Town Council in conjunction with the Conceptual Design application.

4. The architectural character and theming of the project shown in Appendices A, B, and C will be enhanced and improved to reflect the design elements listed in Conditions 2, 3 and 5 to an extent determined by the Conceptual Design Review Board and Town Council during the design phase of the development.

5. Consistent roof plane variation, wall plane articulation and architectural treatment is required on all building elevations of every building within the PAD boundary as provided in Section 2.1.D. of Addendum A Design Standards.

6. Parking areas may be modified and added to the Tentative Development Plan, provided the number of underground/under building spaces are not reduced.

7. The recreational facilities and amenities contained within the community park and gardens will be open to the public and the theater, classrooms and other indoor facilities, as appropriate, will be made available for limited public use. An amended Public Access Agreement shall be approved the Town prior to the zoning becoming effective.

8. The last paragraph in Section II-A.7 Tentative Development Plan, shall be amended to read as follows: "Exhibit R Tentative Development Plan is the

hereby adopted as the approved tentative design for the project. Amendments to the Tentative Development Plan shall be subject to Section 22.3.D.2 of the Oro Valley Zoning Code Revised."

9. The use of water features for ornamental purposes in the PAD is prohibited.

10. This development shall comply with the requirements of Section 26.5.B, Section 26.5.C and Section 26.5.D of the Oro Valley Zoning Code. The term dwelling unit in Section 26.5.C. shall include beds, bedrooms and living units for the purpose of calculating the amount of recreational area. All park and recreation area plans shall be reviewed by the Parks Recreational Advisory Board (PRAB) in advance of the normal Conceptual Site Plan process.

11. Pocket parks/informal gathering spaces will be required in each housing node (Development Areas B, C, D, E and H). A shaded seating area including a ramada and associated amenities shall be provided in each park area.

12. A sufficient quantity of trees shall be provided along the shared use path alignments to create a continuous length of canopy that creates the opportunity for shade.

13. All plant materials shall be selected from the Oro Valley Native Plant List (Zoning Code Addendum C). Section II-A.9 shall be amended to reflect this condition.

14. All shared use paths shall be constructed in conformance with *Pima County Regional Trail System Master Plan* standards

15. A shared use path shall be constructed on the top of any constructed bank protection along the Canyon Del Oro Wash. In addition, a shaded seating area and pedestrian/bicycle connection shall be provided at 500-foot intervals along the path.

16. A revised Table of Permitted Uses shall be submitted showing Development Area A as an Independent Living District. The table shall reflect that no independent living uses are permitted in Development Areas F and G.

17. The planned trailhead south of the main campus core shall be expanded to incorporate publicly accessible amenities south of the community parking lot, including, but not limited to drinking fountain, additional public parking, ramadas and walking paths. The size of this community open space and specific amenities shall require Parks and Recreational Advisory Board (PRAB) review in advance of the normal Conceptual Site Plan process ~~approval~~ with the goal of providing community level amenities.

<u>Engineering</u>

1. Bank protection shall be constructed along the Canyon Del Oro Wash and a multi-use path that meets the requirements of the Town of Oro Valley and *Pima County Regional Trail System Master Plan* standards shall be provided. In addition, a 50' wide area shall be reserved along the top of the bank protection

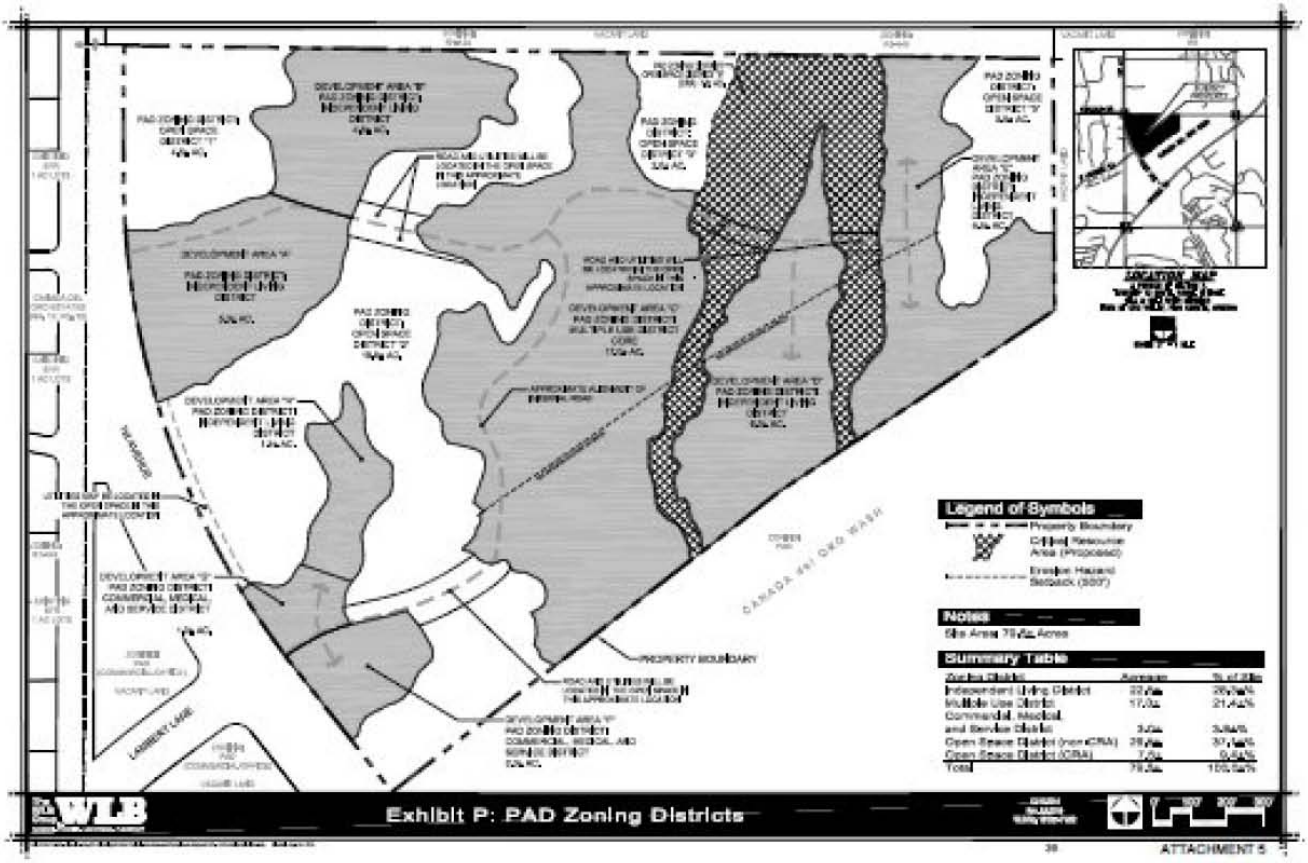
for the purpose of a future linear park. The timing of bank stabilization shall be determined by the Town Engineer based on specific phasing of the development plan.

Oro Valley Water Utility

1. A 100 foot by 100 foot site shall be dedicated to the Water Utility for a future well in a location approved by the Water Utility Director.

EXHIBIT "B"

NAKOMA SKY
ORO VALLEY, ARIZONA
EXHIBIT R: TENTATIVE DEVELOPMENT PLAN
WLB
TalleyAssociates
14 AUGUST 2015
Site Area: +/- 80 Acres
LEGEND


Legend of Symbols
Property Boundary
Critical Resource Area (Proposed)
Erosion Hazard Setback (3007)
Notes
Site Area 79.2± Acres
Summary Table
Zoning District
Acreage
% of Site
Independent Living District
Multiple Use District
Commercial, Medical, and Service District
Open Space District (non eCRA)
Open Space District (eCRA)
Total
PROPERTY BOUNDARY
CANADA del ORO WASH
LAMBERT LANE
WLB
Exhibit P: PAD Zoning Districts
ATTACHMENT 5

Enlarged view of Commons and resort experience

ATTACHMENT 5

Enlarged view of residential wings

ATTACHMENT 5

LOCATION MAP

NAKOMA SKY (OV914-007A)

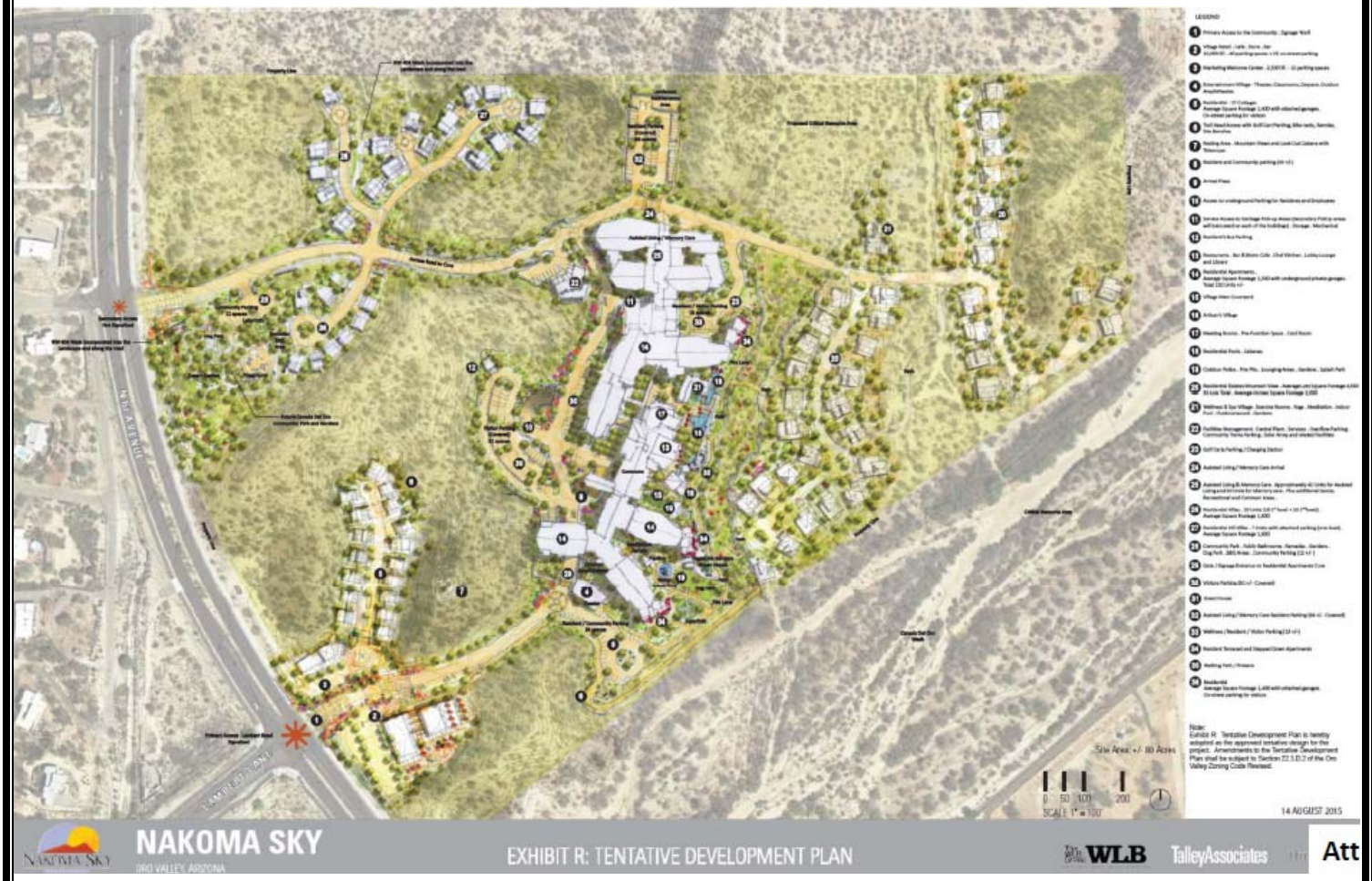
Attachment 2

Attachment 3

APPROVED TENTATIVE DEVELOPMENT PLAN

NAKOMA SKY (OV914-007A)

Attachment 3



PROPOSED AMENDED TENTATIVE DEVELOPMENT PLAN

NAKOMA SKY (OV914-007A)

Attachment 4

NAKOMA SKY
A POSADA LIFE COMMUNITY

Nakoma Sky CCRC

oro valley, arizona

PAD Amendment Request

document prepared by:

The WLB Group Inc WLB

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TalleyAssociates
PLANNING : LANDSCAPE ARCHITECTURE : URBAN DESIGN

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ATTACHMENT 5

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B. Proposed Modifications to the PAD 1
C. Proposed Modified PAD Materials 2
D. Explanation of Modifications to the PAD 3-8

Attachments

1. Revised Exhibit R: Tentative Development Plan (TDP).

2. Revised Exhibit P: PAD Zoning Districts showing the proposed change in zoning district for Development Area A from Commercial, Medical and Service District to Independent Living District.

3. Revised Appendix A showing new representative site perspectives and elevations.

4. Revised Appendix B showing new representative imagery of the building and roof materials.

5. Revised Appendix C showing new representative site imagery (including architecture and finishes, monuments and signage and park design).

6. Revised Appendix D showing the modified building heights.

7. Revised Appendix E showing the revised pre and post development viewsheds.

TOWN OF ORO VALLEY, PLANNING AND ZONING
11000 N. LA CANADA DRIVE, ORO VALLEY AZ 85737
PHONE: (520) 229-4800 FAX: (520) 742-1022
www.townoforovalley.com

APPLICATION FORM

OV Case # (Office Use Only): _____

Application Type: Planned Area Development Amendment

A. Project Manager/Developer

Name: Robert G. Longaker III
Firm: The WLB Group Inc.
Address: 4444 E. Broadway Boulevard
City: Tucson **State:** AZ **Zip:** 85711
Telephone: (520) 881-7480 **Fax:** _____ **Email:** rlongaker@wlbgroup.com

B. Property Owner (s), if more than one owner, attach list

Name: Lisa Israel
Firm: La Posada
Address: 350 East Morningside Road
City: Green Valley **State:** AZ **Zip:** 85614
Telephone: (520) 648-7909 **Fax:** _____ **Email:** lisa@laposadagv.com

C. Subject Property

Parcel/Tax Code: Parcels 220-09-0300 through 220-09-1000, and 220-09-016A
Legal Description/Property Address: Rooney Ranch Area "Z" (Lots 1through 68, and Common Areas "A", "B", and "C") and Rooney Ranch Area "A" (PTN E@ SW4 NW4 ADJ WASH 3.01 AC SEC 7-12-14
Area of property: 79.42 acres
Existing Zoning: Nakoma Sky PAD **Proposed Zoning:** same as existing
Is Proposed Zoning in conformance with General Plan designation? [ ] N/A [ ] Yes [ ] No
General Plan Designation: Master Planned Community (MPC)
Existing Land Use: Vacant **Proposed Land Use:** Continuing Care Retirement Community

D. Previous Applications Relating To This Property

OV8- _____ **OV9-** 88-6, 97-1, 98-6, &03-03 **OV10-** _____

OV11- _____ **OV12-** _____ **OV13-** _____

E. Reason For Request

_____

_____

_____

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

8/13/2015
Date

Signature

ATTACHMENT 5

Narrative

A. Reason for Request

This request for an amendment to portions of the Nakoma Sky PAD is being submitted based on the August 12, 2015 letter we received from Bayer Vella indicating that the revised PAD materials recently submitted do not conform to the Tentative Development Plan (TDP) and rezoning and constitute a significant change. As such, we are formally requesting via this application and narrative that this request be accepted by staff, and then considered by the Planning and Zoning Commission and Town Council.

Thank you in advance for your review and consideration of the materials contained herein. Should you have any questions or require additional information, please contact:

Rob Longaker
The WLB Group, Inc.
4444 East Broadway Boulevard
Tucson, AZ 85711
(520) 881-7480 office
(520) 664-4302 cell
rlongaker@wlbgroup.com

B. Proposed Modifications to the PAD

The following is a list of the items in the Nakoma Sky PAD that have been modified:

1. The Tentative Development Plan (TDP) with the following primary changes (please note that modifications have only occurred to Development Areas A, B and C):

    a. Relocation of the public portion of the community park from Development Area C to Development Area A. (Please note this use is permitted in the Table of Permitted, Uses Section II-A.4 of the Nakoma Sky PAD).

    b. Relocation of the memory care and assisted living facility from Development Area A to Development Area C. (Please note this use is permitted in the Table of Permitted Uses, Section II-A.4 of the Nakoma Sky PAD).

    c. The change in land use of Development Parcel A from assisted living and memory care facility to public community park and residential. This is to be accomplished by changing the PAD zoning district of Development Area A from Commercial, Medical and Service District to Independent Living District.

    d. The addition of a landscape maintenance and equipment area near the north boundary in Development Area C.

    e. A new surface parking lot located near the arrival plaza of the apartment building in Development Area C.

f. A new parking lot located within the public community park in Development Area A.

g. Modifications to the layout of Development Area C (as further explained in Section D of this narrative).

h. Modifications to the road layout in Development Area B. (We understand that this modification, if it had been submitted independently, could have been approved administratively without review by the Planning and Zoning Commission or Town Council.)

2. Revisions to the architectural concepts as shown in the graphics contained in the following appendices:

   a. Appendix A: Representative Site Perspectives and Elevations.

   b. Appendix B: Representative Building and Roof Materials.

   c. Appendix C: Representative Site Imagery (including architecture and architectural finishes, monuments and signage and park design).

   d. Appendix D: Building Height Exhibit.

   e. Appendix E: Pre and Post Development Viewsheds.

C. Proposed Modified PAD Materials

In order to facilitate your review of this request, we have included with this submittal the following modified PAD materials. If this request is approved, these materials would replace those currently contained within the Nakoma Sky PAD.

1. Exhibit R: Tentative Development Plan (TDP) showing the proposed arrangement of land uses.

2. Exhibit P: PAD Zoning Districts showing the proposed change in zoning district for Development Area A from Commercial, Medical and Service District to Independent Living District.

3. Appendix A showing new representative site perspectives and elevations.

4. Appendix B showing new representative imagery of the building and roof materials.

5. Appendix C showing new representative imagery of the architecture and architectural finishes, monuments and signage and park design imagery.

6. Appendix D showing the modified building heights.

7. Appendix E showing the revised pre and post development viewsheds.

D. Explanation of Modifications to the PAD

This section of our submittal provides an explanation for making these modifications to the Nakoma Sky PAD documents listed in Section B of this document. The initial explanation focuses on the overall thought process that served as the foundation and philosophy driving these changes, while the second portion of this section addresses the specific modifications made and accompanying reasons. Please note that the specific site plan modifications requested are as shown on the revised Tentative Development Plan (TDP) contained in this submittal. The text below is offered as a supplement to the TDP and allows the reviewer to more completely understand the rationale and reason for the modifications.

1. Overall Philosophy of Modifications

Architecture and Planning

The architecture for this proposed design draws from the imagery, philosophy of design, and architectural style of Frank Lloyd Wright, said to be America's greatest architect of the twentieth century. In contrast to the architecture of the previously approved PAD which was more of a direct reference to the architecture of the Arizona Biltmore with its more formal style and orientation, the proposed architecture is influenced by Frank Lloyd Wright's later work and the suburban and rural aesthetic of this spectacular site. As is seen in Wright's more organic and relaxed desert architecture which was influenced by the shapes and forms of nature, the proposed design is layered and horizontal with varied roof planes and massing that mimic the hills and topography of the site. It is also organic in plan with apartment wings that metaphorically image the spikes of cactus with the flowering ends of the cactus illustrated in the stair-stepped planted terraces of the units at the end of each wing.

Massing

The massing of the residential apartment building is also respectful of the original design that placed an importance on breaking down the overall scale and stepping the forms of the building down from North to South and from West to East, as well as stepping down the floors from four stories to a single story at the ends of the building. The previous design was a five-story building with only slight terracing at the two ends of the building and a single finish floor elevation. To accomplish the reduction of massing, the proposed design breaks the length of the building into two buildings, one layered behind the other. This opens an area between these two building masses providing a 30 foot-wide courtyard promoting the movement of air for residential enjoyment of the prevalent southwestern breezes. This break in buildings also creates more visual interest, more shadows and microclimates. The separation of these two building masses also allows the building to begin a layered reduction of height from that of a five-story building at the rear, to a four-story building with residential wings that extend to the East and Southeast and allows for a stepping down to a single story at the

building ends. The amount of fifth story has been reduced from the previous design by over 50%. Furthermore, these residential wings that extend as four-story masses are terminated with residential units and landscape terraces which stair-step from three, to two, to one-story massing to an even greater linear extent than the previously approved concept.

Finally, the building massing, including the Commons, the Artisan Village, Wellness Center, Memory Care and Assisted Living, and Theater components are all consistent with the previous design as they are only one and two-story buildings, again providing a layered effect to the building massing and scale. The architecture of these components has an organic quality to its design in form, shape and horizontal and vertical planes expressed as Wright did in so many of his structures.

The functional organization of the client's program is also responsive to the uniqueness of this site. Since the site topography in the core development area drops approximately twenty feet from north to south, this proposed design is respectful of the natural topography and is integrated with the land. The stepping of the ground-floor plane of the building two times allows for a more natural grading of the site and a reduction in overall height of the building as the stepping occurs from north to south. The previous design had the building all at one level and because of that the southeastern end of the building was raised above the natural grade some twenty feet and elevated by a retaining wall of that same size at the base of the building.

The Living Environment

The uniqueness of this living environment is holistic in thought and design centered in the aesthetic of a resort environment, via the concept of connecting the indoors to the outdoors throughout the site by celebrating the spectacular vistas and inviting one to explore the desert landscaped spaces.

From the moment a resident or guest enters the property from North First Avenue the experience is choreographed so there is a heightened sense of expectation and discovery as one winds between the two hills and first encounters Nakoma Sky. Proceeding through a gateway and then under the building, the guest is greeted by a beautifully landscaped courtyard with a shaded and inviting porte cochére, with its stone columns constructed of native stone and an open structure leading to Nakoma Sky's lobby.

Upon entry to the lobby, the individual is greeted by a spectacular view to the mountains through a wall of glass enhanced by a cluster of trees that border an open function lawn. The experience becomes even more engaging as the lobby lounge and library spaces are connected to the outdoors via large panes of glass giving way to covered outdoor terraces with seating and fireplaces designed for the resident or guest to enjoy the amenities and view. The interiors further benefit from the openness and

transparent feel where sunlight enlivens the spaces for social activities or more intimate enjoyment opportunities.

One of the key design features of Nakoma Sky is a linear resort pool which meanders north to south along the desert wash and serves as a central setting and principal focal point where numerous activities such as fitness, yoga, dining, star-gazing, outdoor movie theater, art, special social functions and private dining make use of this venue. In the evening, the environment is totally transformed by the lighted pool, firepots, and entertainment making for a special experience to also be viewed from the residential units and second-floor dining or enjoyed from the adjacent pool-deck terraces.

Another wonderful environment is the Artisan's Village with its circular building forms, designed to promote the importance of art to the entire community. The interior functions of arts and crafts, photography, and a wood-working shop are housed in each of the three cylinders. Adjacent to the Bistro, this architectural element shares a courtyard with a great tree and a shade-structure that invite socialization, events, and dining, all centered on the context of art. The latest in technology will be offered in the creation of art as well as video and sound with the inclusion of a movie panel suspended over the water and viewed from this very special space in the evening.

Purposefully planned, the building layout allows for site amenities to be located in multiple courtyards which provide a choice of settings for the full enjoyment of the property by its guests and residents. In addition to walking paths and hiking trails, there are fire pits, gardens, a labyrinth, an amphitheater, a splash-park for children, art/sculpture, and a pavilion for barbecue and other outdoor events.

The wellness center is planned as a state-of-the-art facility with an indoor six-lane "masters" pool. A spa with treatment rooms, aerobics, lawn yoga, fitness, outdoor Jacuzzi courtyard, and a full wellness program where consultation is available to the entire community is strategically located to take advantage of the outdoor environment with its views to the mountains and desert landscape.

In summary, the proposed design and amendments to the PAD are not significantly different from the previous entitlements and are not only highly respectful of the concept design intent but further enhance the natural aesthetics and living environment for Nakoma Sky and the Town of Oro Valley.

2. Explanation of Specific Modifications to Development Areas A, B and C

This section of the narrative explains the reasons for making the modifications to the Nakoma Sky PAD that are included in this submittal. The following is a description of the changes that are proposed for Development Areas A, B and C. Please note the changes to Development Area C are described first due to the fact that these changes primarily influenced the changes to Development Area A.

Development Area C

The following are the primary changes that have been made to Development Area C and the reasons for making the change:

a. The assisted living and memory care facility has been moved to this area from Development Area A.

   Reason for Modification:

   This was done primarily based on increasing the operational efficiency of the site. Moving the memory care/assisted living component to the core area of the site (where it is a permitted use in the Nakoma Sky PAD) allows for efficiency of operations and continued quality of food to be delivered to the residents of this health care facility. It also provides for easier access to the facility by those living in the independent living apartment units.

b. The apartment building area has been reconfigured in order to create a more functional and pleasing design. The following primary changes have been made to the apartment building and surrounding area:

   - The square footage of fifth floor in the residential apartment building has been reduced by over 50%.
   - The roofline is more varied than the previous design.
   - The building steps down with the natural slope of the property to a greater extent than the previous design.
   - The ends of the building step down from 4 stories to a single story.
   - The building footprint has shifted to the south to allow for the assisted living and memory care facility and to retain the same number of apartment units as previously planned, bearing in mind the reduction of the fifth floor area.
   - The building has been broken down into separate buildings in order to allow for improved architectural design, better air flow and greater visual interest.
   - The parking in the immediate area of the apartment building has been modified to better serve the facility.
   - As discussed in Item a. above, the assisted living and memory care facility has been moved to this area.

   Reason for Modification:

   As explained in the *Overall Philosophy of Modifications* section of this narrative.

   With regard to the site parking, as the site design has continued past the rezoning process, the owner realized that there was a greater need for surface parking to serve this facility. A parking area has been added to the north of the assisted living and memory care facility as permitted by the PAD. Also, a parking area for visitors has been added to an area to the west of the arrival plaza. It should be noted that this parking area is in addition to the parking areas in the approved TDP in the approved Nakoma Sky PAD; it did not decrease the number of underground parking spaces as previously approved. This proposed parking area had been previously

planned as a hardscaped area containing a service access road, area for mechanical equipment and storage and access to the parking garage beneath the apartment building. This proposed use is not a significant departure from the previously proposed use and also eliminates a previously planned access road through an area of slope.

c. Modification of the community park such that a portion is retained in Development Area C and another portion is located in Development Area A.

Reason for Modification:

The modification to the community park area is connected to the modifications to the apartment building footprint, caused by the moving of the assisted living and memory care facility, as well as the reduction of the fifth floor on the apartment building. This caused the building footprint to move to the south, thereby reducing the park area in the southern portion of Development Area C. In order to continue to provide the same amount of park area, as well as provide all the facilities and amenities identified in the Nakoma Sky PAD, we propose two park areas on the site. In fact, this proposed design actually increases the total park area from 4+/- acres to 5+/- acres.

The first area is an approximately 2.5-acre area still contained within Development Area C. It provides for a private park for residents of the project and a public use trail head providing access to the multi-use path and the Canada del Oro Wash.

The second area is an approximately 2.5-acre area located in the western portion of Development Area A and adjacent to North 1st Avenue. This park area will be a public park and will be highly visible and easily accessible from North 1st Avenue. This park is further described in the Development Area A section below.

Please refer to the proposed TDP for an illustration of the amenities to be provided in both park areas.

Development Area A

The following are the primary changes that have been made to Development Area A and the reasons for making the change:

a. A public park consisting of 2.5+/- acres has been located in the western portion of this development area, adjacent to North 1st Avenue.

Reason for Modification:

The changes to this development area have primarily been driven by the proposed changes to Development Area C as previously discussed. The relocation of the assisted living and memory care facility opens this area up to different uses. The community park is a good use for the western portion of this development area due to its accessibility and visibility from North 1st Avenue. The location of this park also allows for separation between the park facilities and amenities that are

only intended for use by Nakoma Sky residents and those that are available for public use. The facilities and amenities proposed for this park are those that are desirable for public use.

This change also serves to reduce the visual impact of this area of the site as viewed from North 1st Avenue as well as the residential properties located across North 1st Avenue in this area. The view will now consist of a park and residential housing units (discussed below) rather than a one and two story assisted living and memory care facility.

b. Residential independent living housing has been added to the eastern portion of this development area and just east of the above described public park.

Reason for Modification:

With the relocation of the assisted living and memory care facility, this area became available for a new use. Residential independent living units are appropriate for this area and consistent with the use that is permitted in Development Area B (also residential independent living). This use is also compatible with the adjacent public park, and also reduces the visual impact of the project as seen from North 1st Avenue and the residential properties just to the west of the development area.

Development Area B

The revised TDP shows a new layout for this development area. The new layout simply consists of a revised local street configuration and location of the individual independent living units such that they are now more compatible with the natural terrain and drainage patterns in the area. The permitted use remains the same, as does the number of units as shown on the TDP in the Nakoma Sky PAD. We understand that this modification, if it had been submitted independently to the Town of Oro Valley for compliance review, could have been approved administratively without review by the Planning and Zoning Commission or Town Council.

Attachments

1. **Exhibit R: Tentative Development Plan (TDP)**

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, Daycare, Outdoor Amphitheater.
5. Residential - 17 Cottages
   Average Square Footage 1,400 with attached garages.
   On-street parking for visitors
6. Trail Head Access with Golf-Cart Parking, Bike racks, Ramdas, Site Benches
7. Resting Area . Mountain Views and Look Out Cabana with Telescope.
8. Resident and Community parking (34 +/-)
9. Arrival Plaza
10. Access to underground Parking for Residents and Employees
11. Service Access to Garbage Pick-up Areas (Secondary PickUp areas will belocated on each of the buildings) . Storage . Mechanical
12. Resident's Bus Parking
13. Restaurants . Bar & Bistro Cafe . Chef Kitchen . Lobby Lounge and Library
14. Residential Apartments .
    Average Square Footage 1,300 with underground private garages.
    Total 220 Units +/-
15. Village Main Courtyard
16. Artisan's Village
17. Meeting Rooms . Pre-Function Space . Card Room
18. Residential Pools . Cabanas
19. Outdoor Patios . Fire Pits . Lounging Areas . Gardens . Splash Park
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 . OutdoorJacuzzi . Gardens
22. Facilities Management . Central Plant . Services . Overflow Parking . Community Trams Parking . Solar Array and related Facilities
23. Golf Carts Parking / Charging Station
24. Assisted Living / Memory Care Arrival
25. Assisted Living & Memory Care . Approximately 42 Units for Assisted Living and 30 Units for Memory care . Plus additional Sevice, Recreational and Common Areas .
26. Residential Villas . 20 Units (10 1st level + 10 2nd level).
    Average Square Footage 1,600
27. Residential Hill Villas . 7 Units with attached parking (one level).
    Average Square Footage 1,600
28. Community Park . Public Bathrooms . Ramadas . Gardens .
    Dog Park . BBQ Areas . Community Parking (12 +/-)
29. Gate / Signage Entrance to Residential Apartments Core
30. Visitors Parking (81 +/- Covered)
31. Guest House
32. Assisted Living / Memory Care Resident Parking (64 +/- Covered)
33. Wellness / Resident / Visitor Parking (13 +/-)
34. Resident Terraced and Stepped Down Apartments
35. Walking Path / Firelane
36. Residential
    Average Square Footage 1,400 with attached garages.
    On-street parking for visitors

Note:
Exhibit R: Tentative Development Plan is hereby adopted as the approved tentative design for the project. Amendments to the Tentative Development Plan shall be subject to Section 22.3.D.2 of the Oro Valley Zoning Code Revised.

14 AUGUST 2015

NAKOMA SKY

ORO VALLEY, ARIZONA

EXHIBIT R: TENTATIVE DEVELOPMENT PLAN

The WLB Group WLB
Engineering • Planning • Surveying • Urban Design • Landscape Architecture

TalleyAssociates

three

ATTACHMENT 5

2. Exhibit P: PAD Zoning Districts

ZONING: R1-144

VACANT LAND

ZONING: R1-144

VACANT LAND

ZONING: R6

EXISTING SFR 1 AC LOTS

CANADA DEL ORO ESTATES (BK. 12, PG. 15)

EXISTING SFR 1 AC LOTS

ZONING: R1-144

EXISTING SFR 1 AC LOTS

PAD ZONING DISTRICT: OPEN SPACE DISTRICT "1" 4.5± AC.

DEVELOPMENT AREA "B" PAD ZONING DISTRICT: INDEPENDENT LIVING DISTRICT 4.5± AC.

ROAD AND UTILITIES WILL BE LOCATED IN THE OPEN SPACE IN THIS APPROXIMATE LOCATION

PAD ZONING DISTRICT OPEN SPACE DISTRICT "4" (CRA) 7.5± AC.

PAD ZONING DISTRICT: OPEN SPACE DISTRICT "3" 2.0± AC.

PAD ZONING DISTRICT: OPEN SPACE DISTRICT "5" 3.5± AC.

DEVELOPMENT AREA "E" PAD ZONING DISTRICT: INDEPENDENT LIVING DISTRICT 5.5± AC.

VACANT LAND

DEVELOPMENT AREA "A"

PAD ZONING DISTRICT: INDEPENDENT LIVING DISTRICT

5.0± AC.

ROAD AND UTILITIES WILL BE LOCATED IN THE OPEN SPACE IN THIS APPROXIMATE LOCATION

DEVELOPMENT AREA "C" PAD ZONING DISTRICT: MULTIPLE USE DISTRICT CORE 17.0± AC.

PAD ZONING DISTRICT: OPEN SPACE DISTRICT "2" 19.0± AC.

500' EROSION HAZARD SETBACK

APPROXIMATE ALIGNMENT OF INTERNAL ROAD

DEVELOPMENT AREA "D" PAD ZONING DISTRICT: INDEPENDENT LIVING DISTRICT 6.0± AC.

DEVELOPMENT AREA "H" PAD ZONING DISTRICT: INDEPENDENT LIVING DISTRICT 1.5± AC.

1st AVENUE

500' EROSION HAZARD SETBACK

UTILITIES MAY BE LOCATED IN THE OPEN SPACE IN THIS APPROXIMATE LOCATION

ZONING: PAD

CANADA del ORO WASH

DEVELOPMENT AREA "G" PAD ZONING DISTRICT: COMMERCIAL, MEDICAL, AND SERVICE DISTRICT

1.0± AC.

ZONING: PAD (COMMERCIAL/OFFICE)

VACANT LAND

PROPERTY BOUNDARY

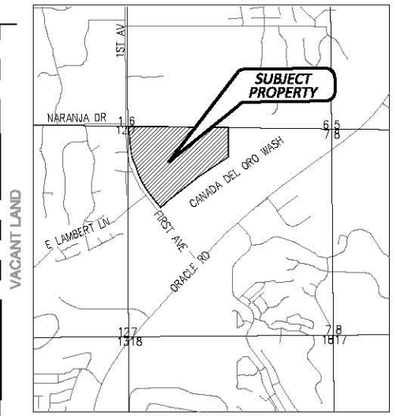
ROAD AND UTILITIES WILL BE LOCATED IN THE OPEN SPACE IN THIS APPROXIMATE LOCATION

LAMBERT LANE

DEVELOPMENT AREA "F" PAD ZONING DISTRICT: COMMERCIAL, MEDICAL, AND SERVICE DISTRICT 2.0± AC.

ZONING: PAD (COMMERCIAL/OFFICE)

VACANT LAND



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

Notes

Site Area: 79.5± Acres

Summary Table

Zoning District	Acreage	% of Site
Independent Living District	22.5±	28.3±%
Multiple Use District	17.0±	21.4±%
Commercial, Medical, and Service District	3.0±	3.8±%
Open Space District (non-CRA)	29.5±	37.1±%
Open Space District (CRA)	7.5±	9.4±%
Total	79.5±	100.0±%

The WLB Group WLB TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF

Exhibit P: PAD Zoning Districts

12.19.2014
Rev. 8.6.2015
WLB No. 181057-Y-002

0' 100' 200' 300'

Q:\181057\Y-003 - Nakoma Sky\01 Planning\06 PAD Compliance Request\Compliance Request ZIP - PAD Zoning Districts.dwg Plotted: Aug. 05, 2015

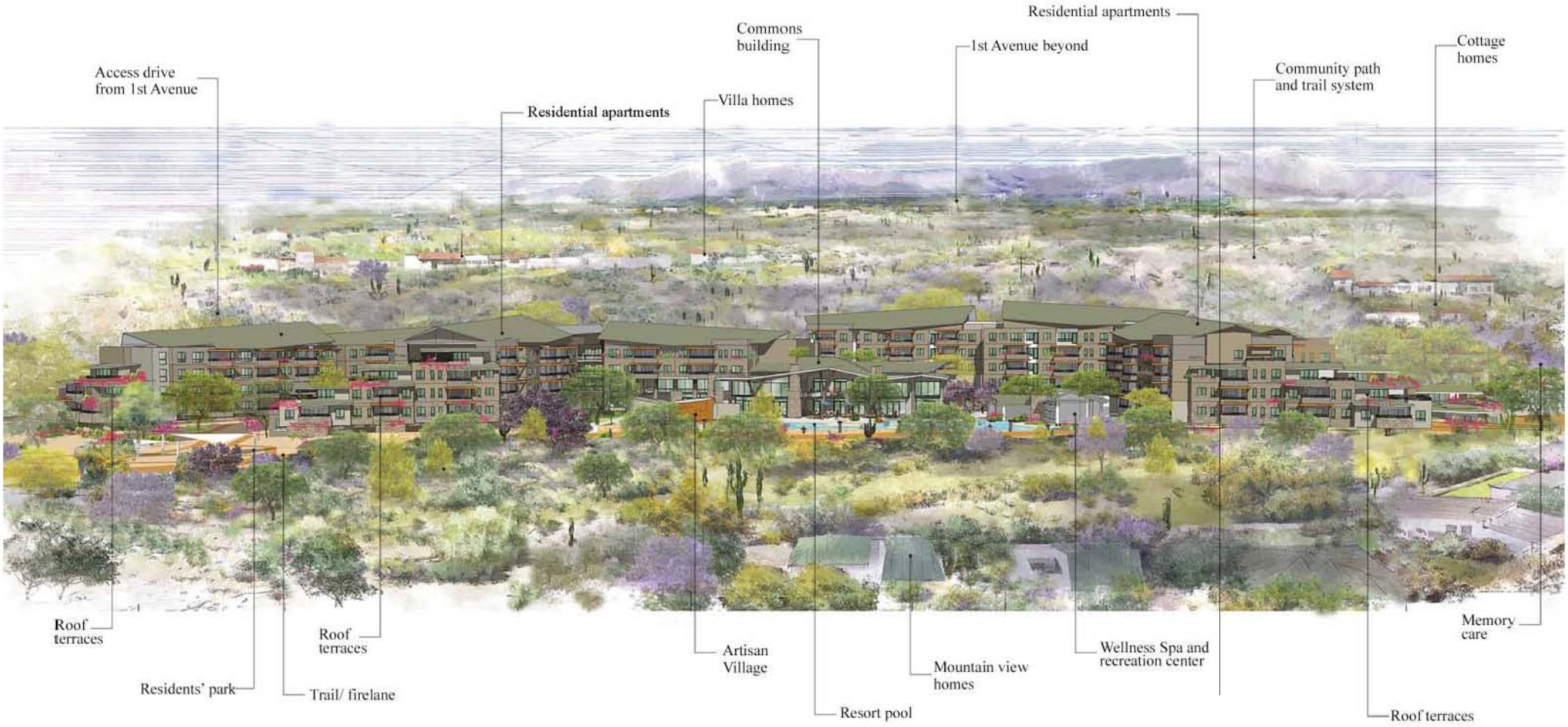
ATTACHMENT 5

3. Appendix A

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.



Aerial Perspective

ATTACHMENT 5

Enlarged view of Commons and resort experience

ATTACHMENT 5

Enlarged view of residential wings

ATTACHMENT 5

View of lobby and bar terrace

ATTACHMENT 5

View of bistro courtyard and artisan's village

ATTACHMENT 5

View of dining and pool experience

ATTACHMENT 5

View of function/event courtyard

ATTACHMENT 5

View from a second floor resident's terrace

ATTACHMENT 5

View from dining terrace

ATTACHMENT 5

4. Appendix B

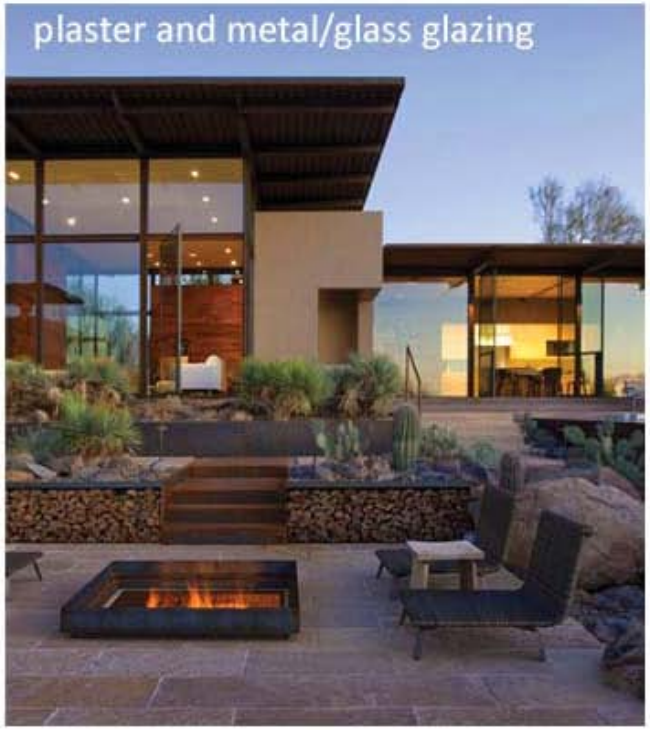
APPENDIX B

Representative Building and Roof Materials

Note: The representative building and rood 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

CONCRETE, PLASTER, MASONRY AND WOOD



ATTACHMENT 5

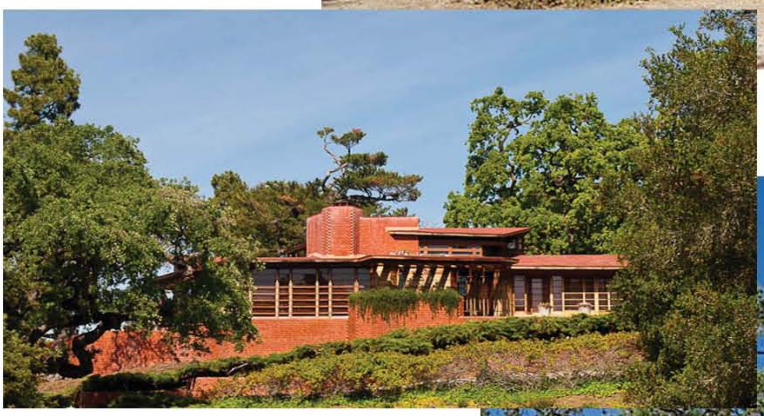
CONCRETE, PLASTER, MASONRY AND WOOD

ATTACHMENT 5

METAL STANDING SEAM ROOFS

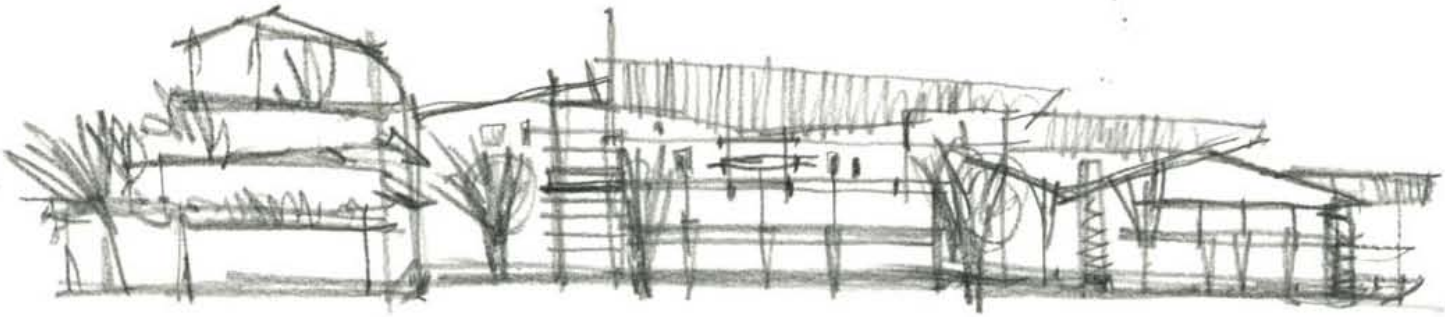
ATTACHMENT 5

5. Appendix C



WORK BY FRANK LLOYD WRIGHT

ATTACHMENT 5



WORK BY FRANK LLOYD WRIGHT

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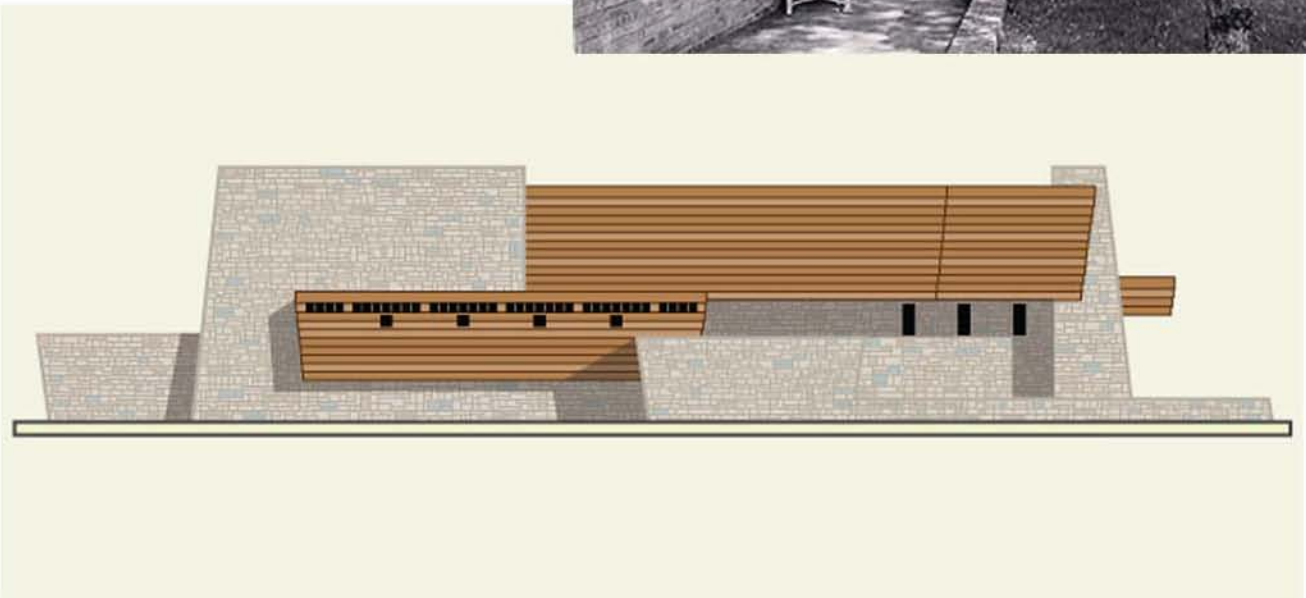

WORK BY FRANK LLOYD WRIGHT

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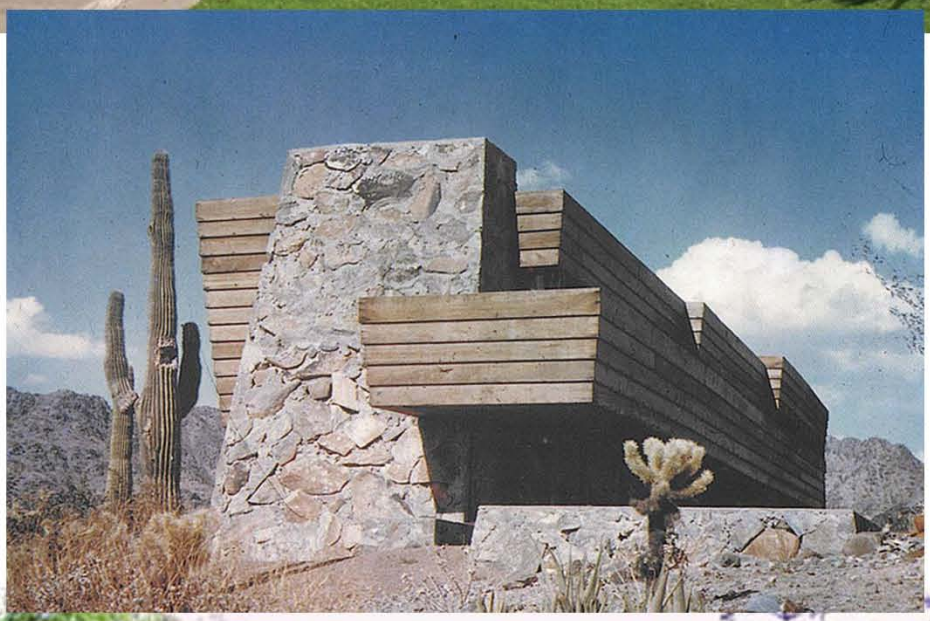

WORK BY FRANK LLOYD WRIGHT

ATTACHMENT 5

ARCHITECTURAL IMAGERY

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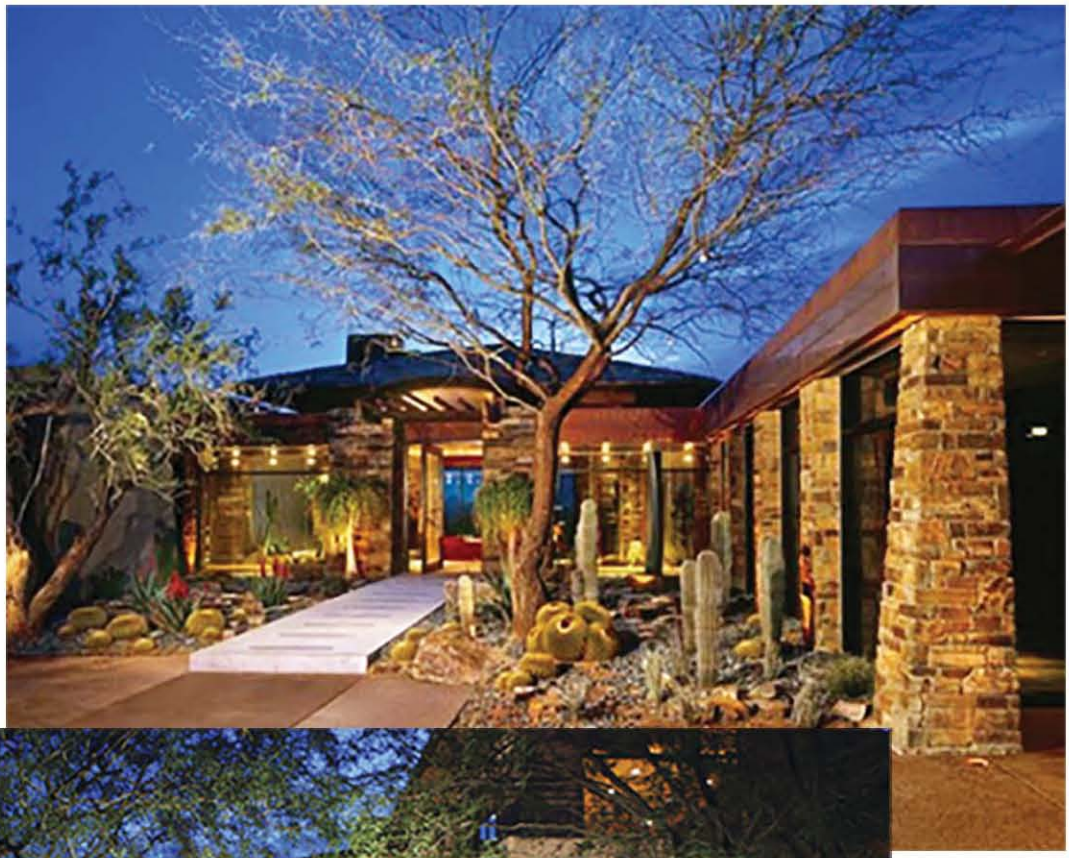

ARCHITECTURAL IMAGERY

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ARCHITECTURAL IMAGERY

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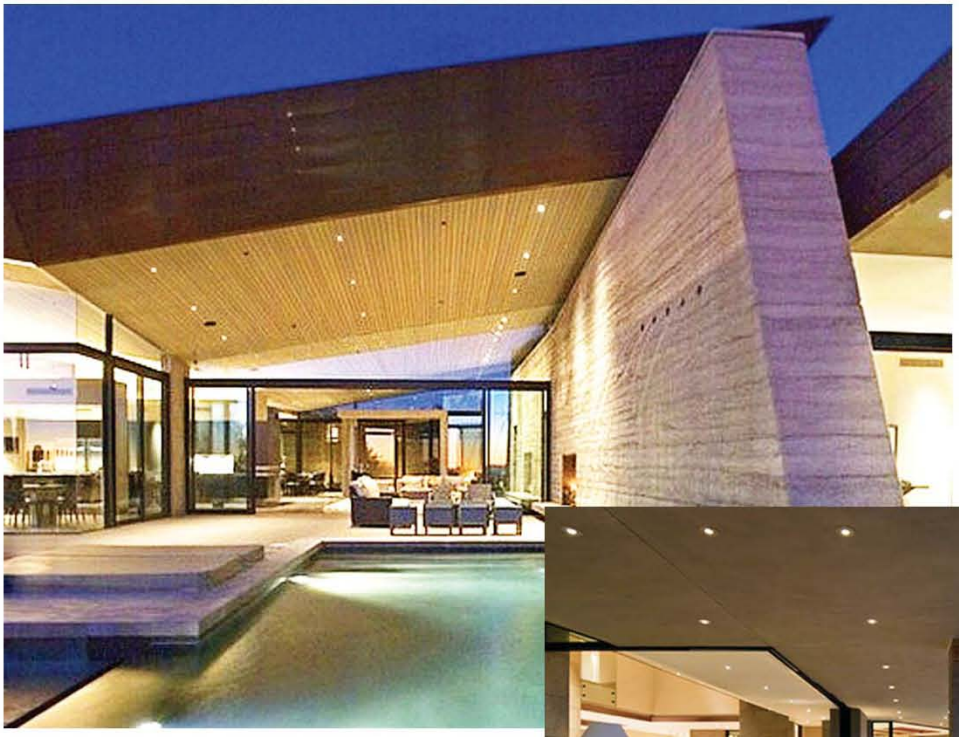

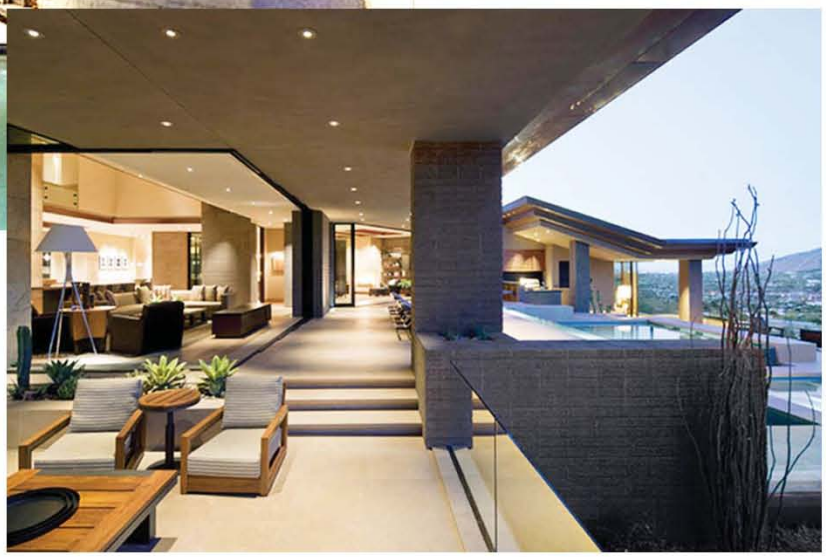

ARCHITECTURAL IMAGERY

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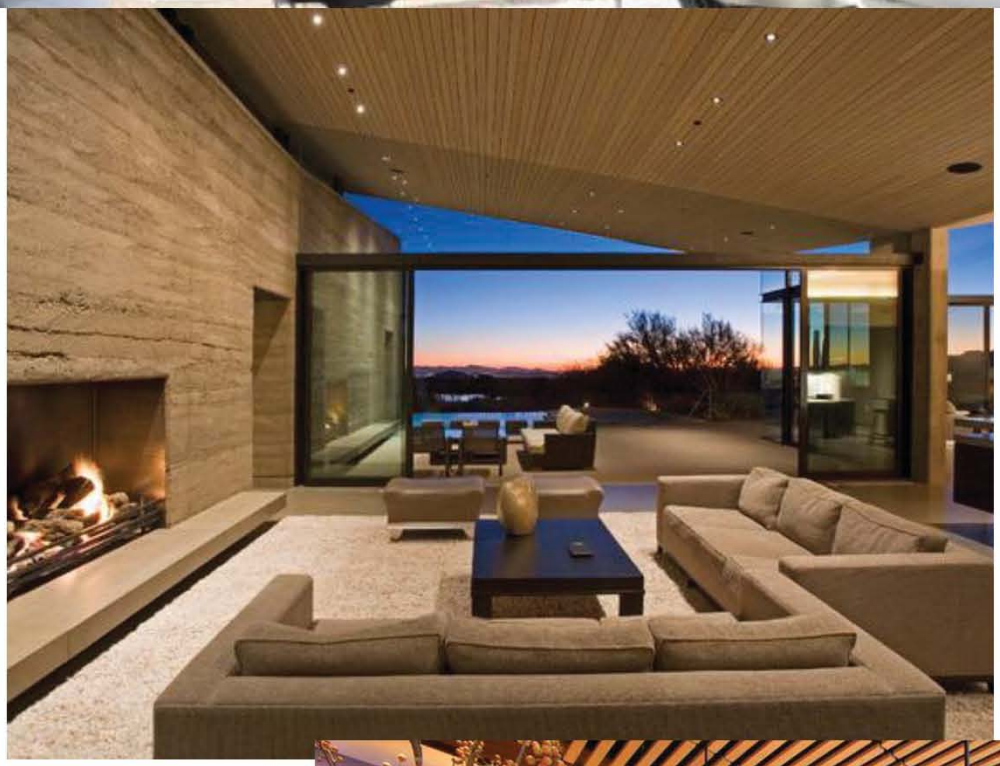

INTERIOR IMAGERY

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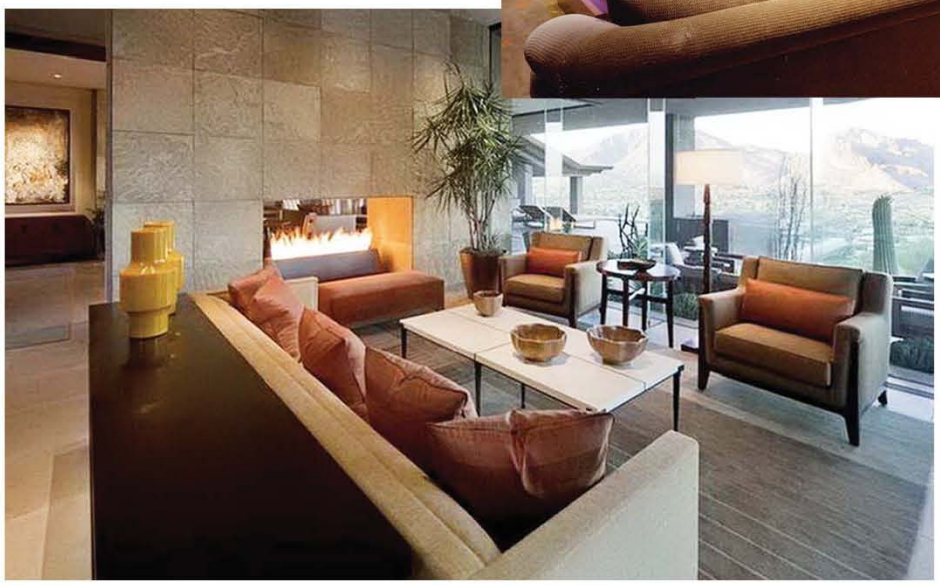

INTERIOR IMAGERY

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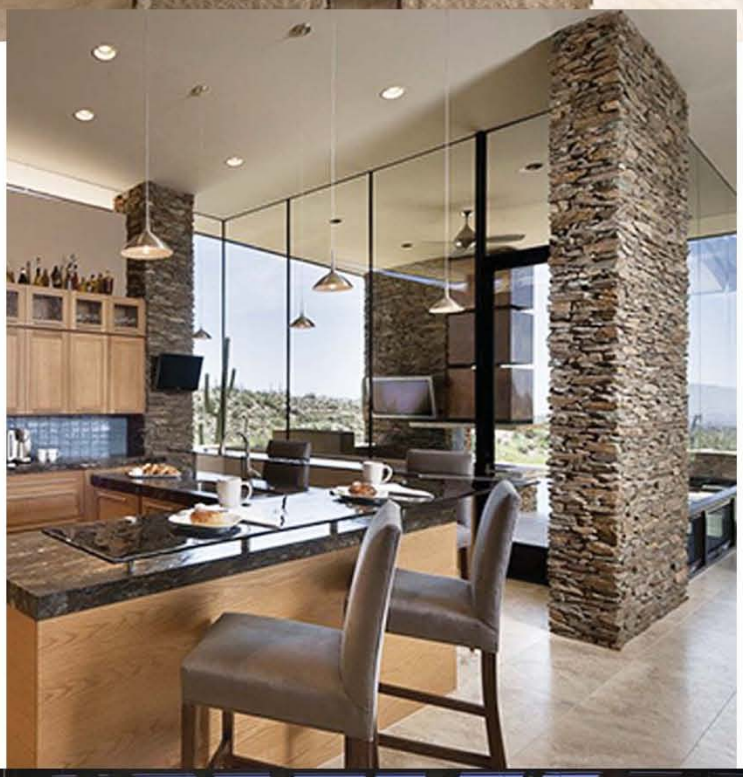

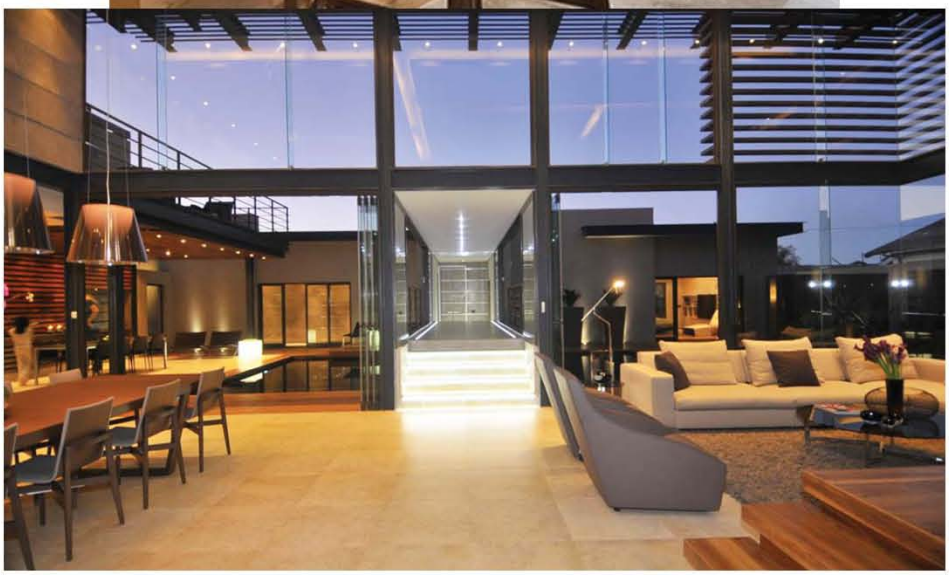

INTERIOR IMAGERY

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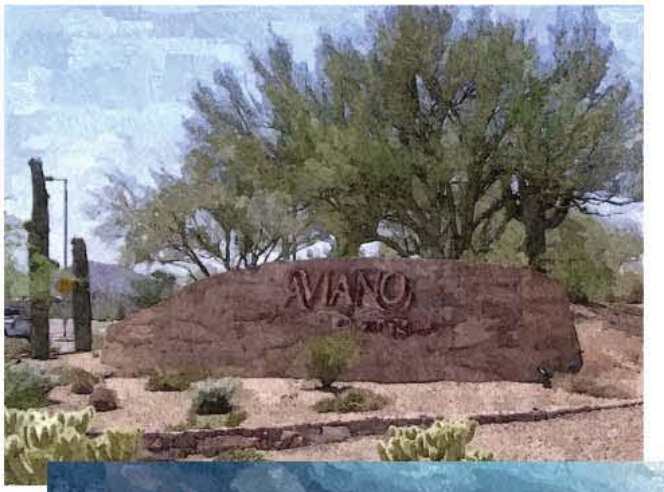
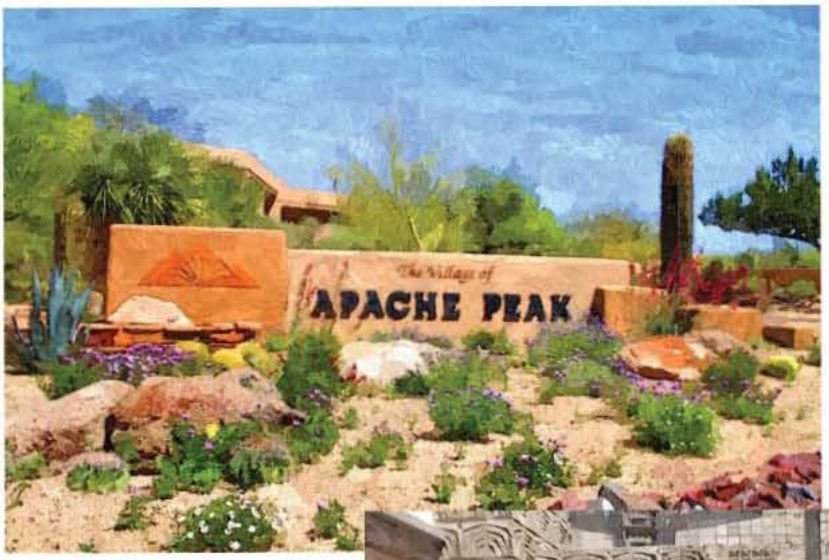
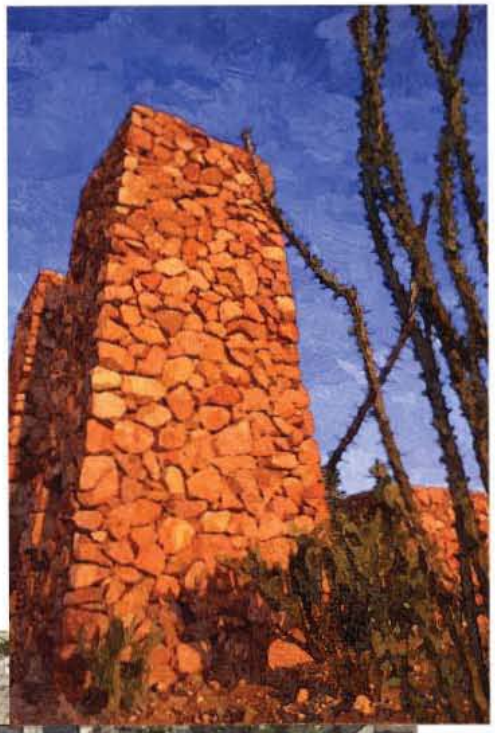
INTERIOR IMAGERY

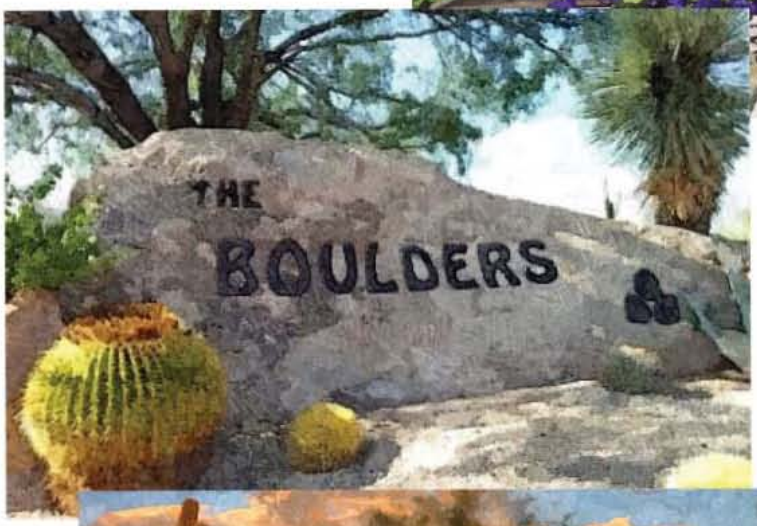
ATTACHMENT 5

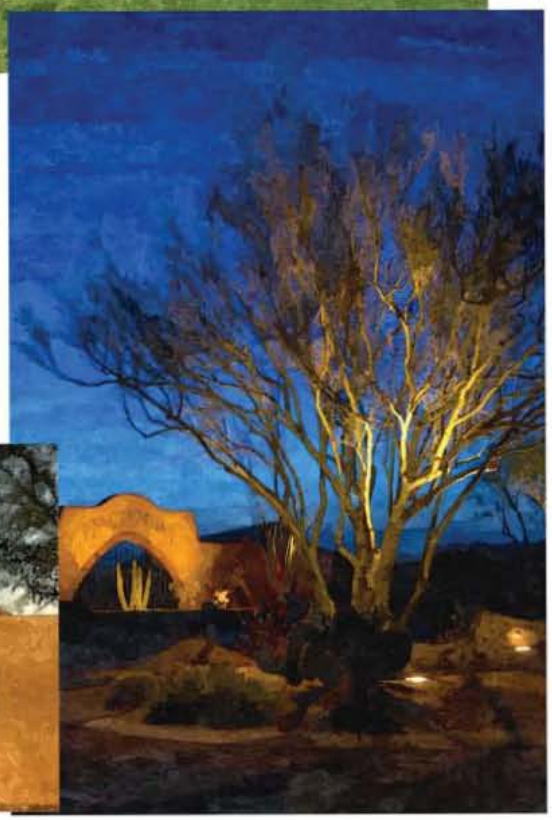
MONUMENTS AND SIGNAGE IMAGERY











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LANDSCAPE ARCHITECTURE IMAGERY

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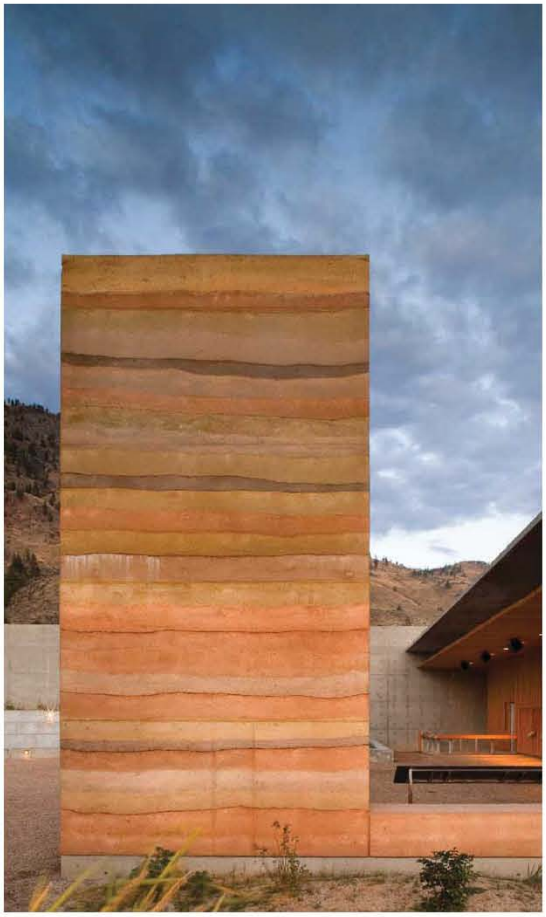

LANDSCAPE ARCHITECTURE IMAGERY

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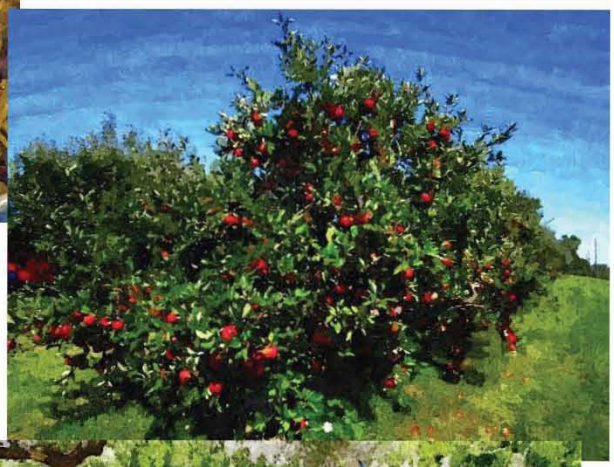
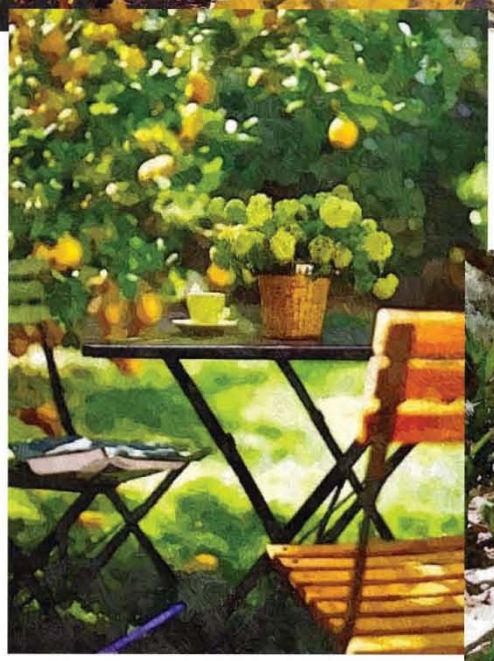
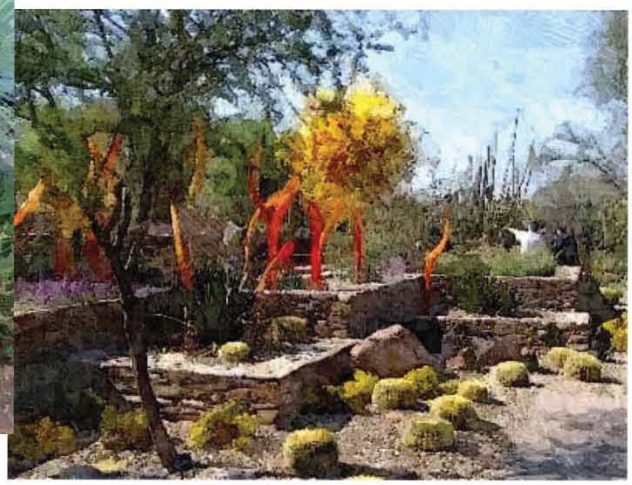
LANSDCAPE ARCHITECTURE IMAGERY

ATTACHMENT 5

PARK DESIGN IMAGERY







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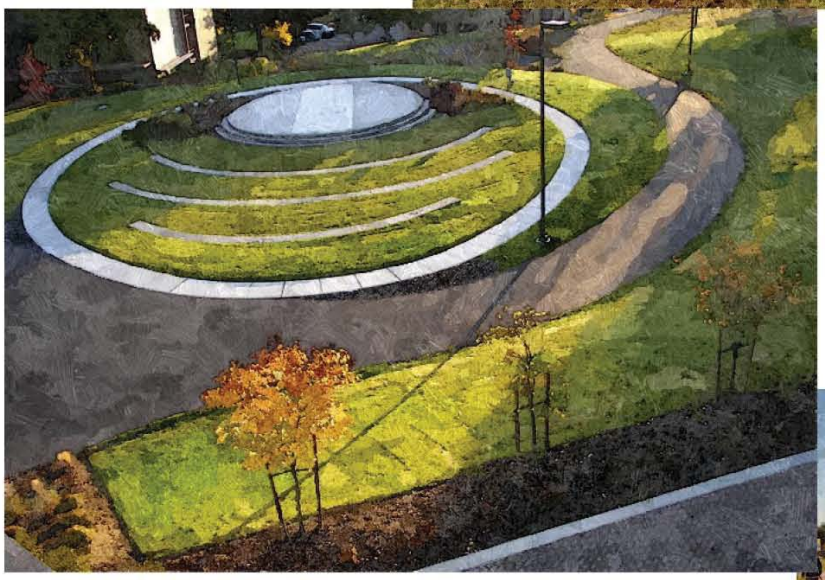

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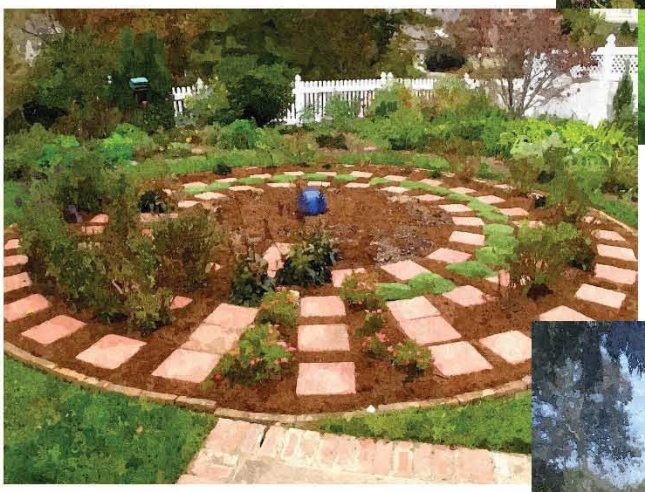

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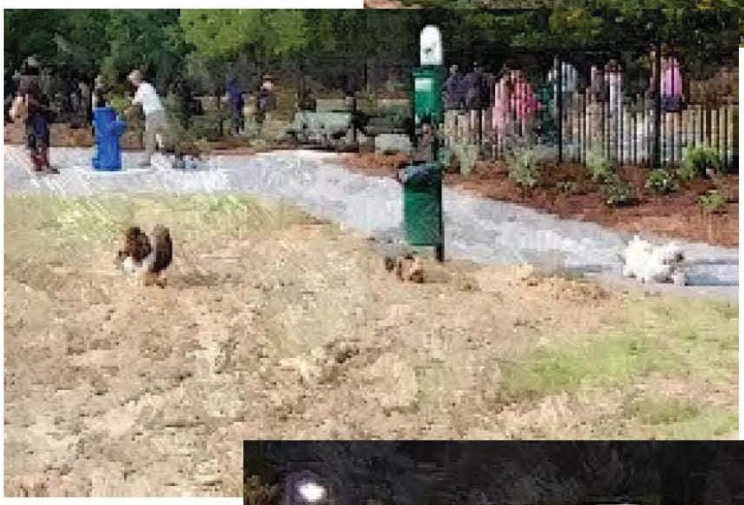

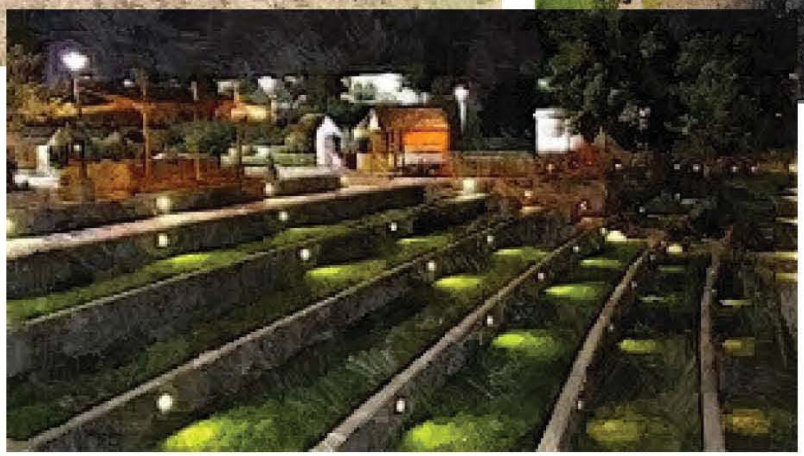

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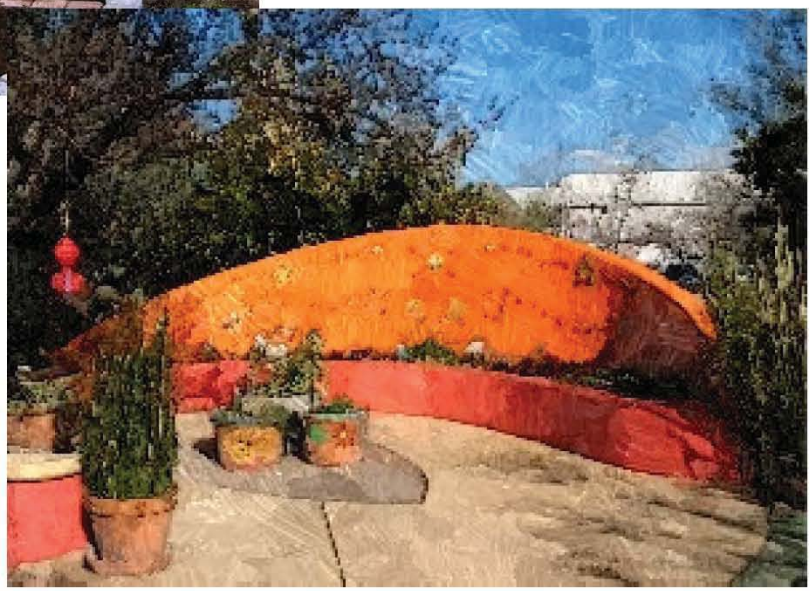
ATTACHMENT 5

COMMUNITY
GARDEN



6. Appendix D

14 AUGUST 2015

NAKOMA SKY
A PASADA LIFE COMMUNITY

NAKOMA SKY

ORO VALLEY, ARIZONA

APPENDIX D: BUILDING HEIGHT EXHIBIT

The WLB Group WLB
Engineering • Planning • Surveying • Urban Design • Landscape Architecture

TalleyAssociates

three

ATTACHMENT 5

7. Appendix E

La Posada

Reference Map

ATTACHMENT 5

VIEW #1 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

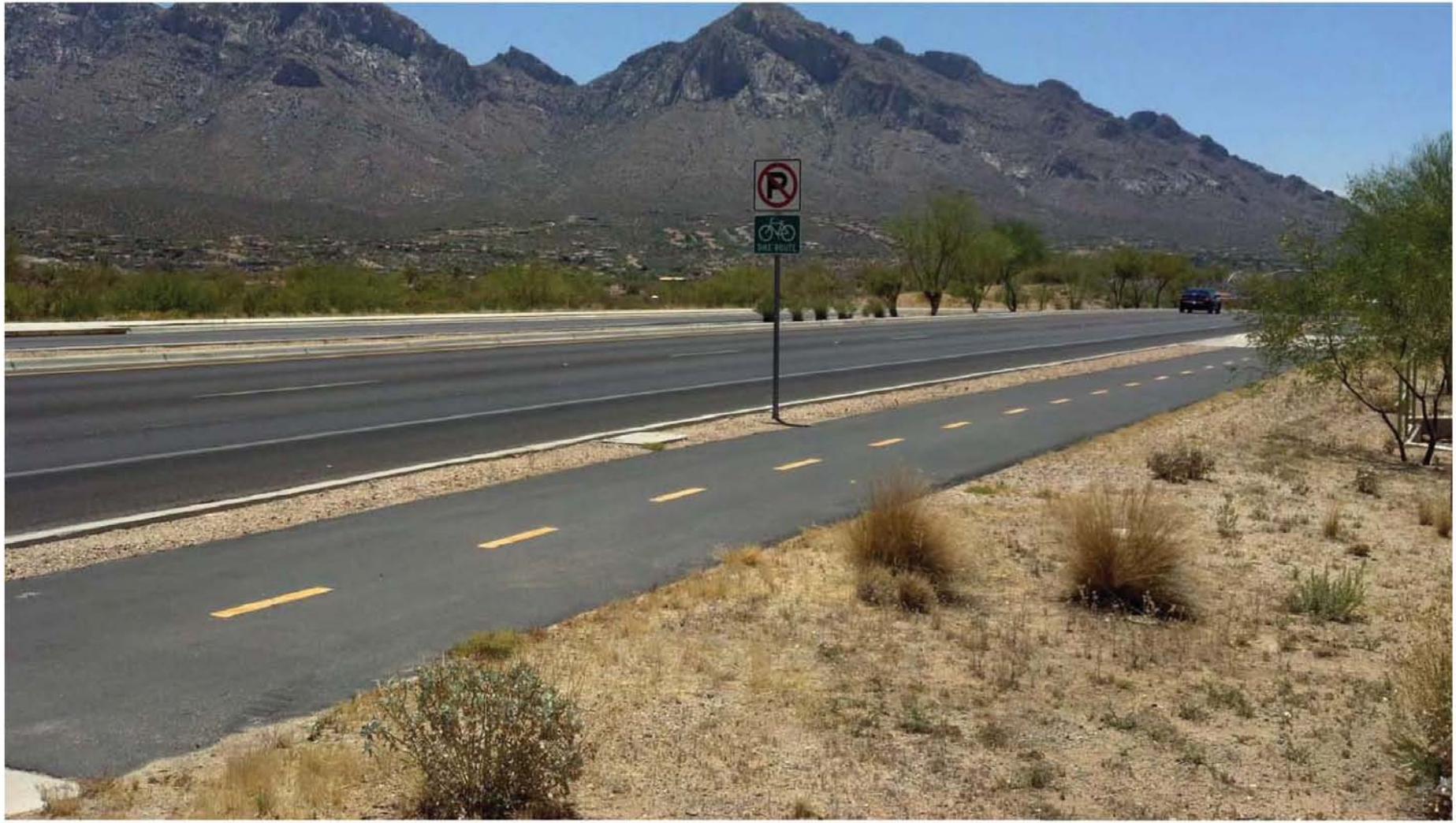
VIEW #01 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5



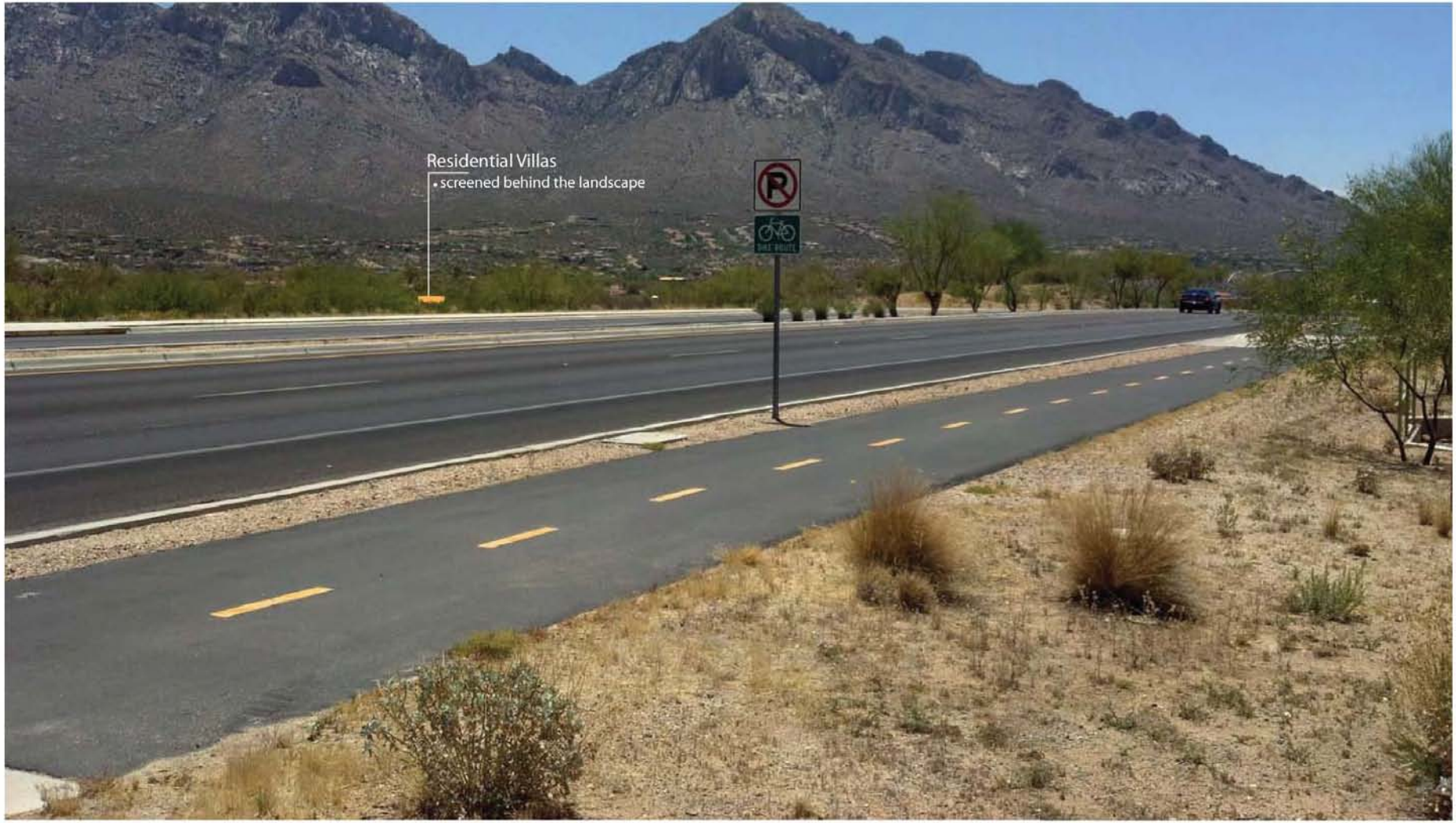
VIEW #02 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5



VIEW #02 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

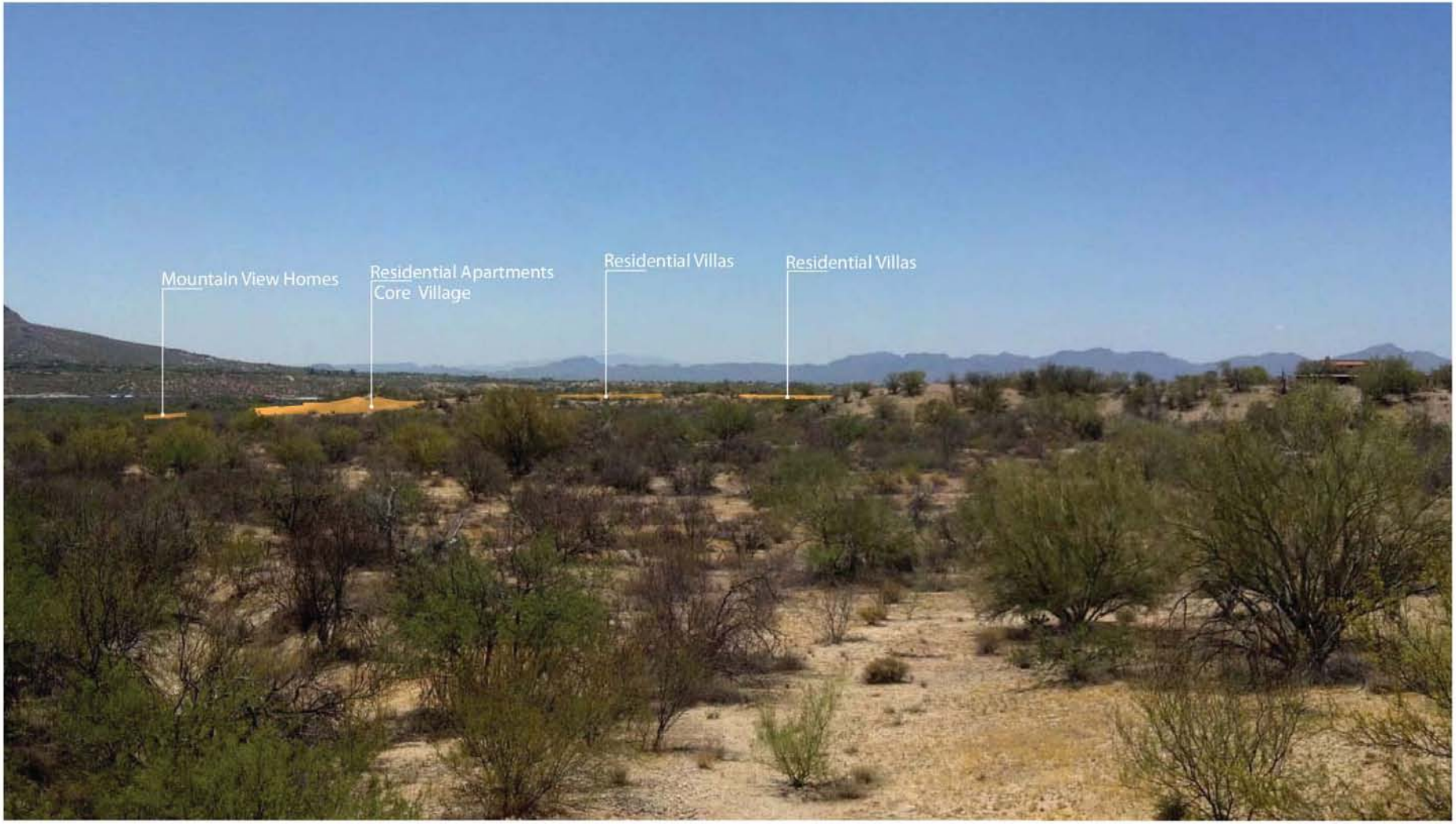
VIEW #03 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5



VIEW #3 PROPOSED

See reference map

Nakoma Sky
Model visual simulation

ATTACHMENT 5

VIEW #04 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #04 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #05 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #05 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #06 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #06 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #07 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #07 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #08 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #08 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #09 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #09 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #10 EXISTING

See reference map for site location

Nakoma Sky

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ATTACHMENT 5

VIEW #10 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #11 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #11 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #12 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #12 PROPOSED

See reference map for site location

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #13 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

VIEW #13 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #14 EXISTING

See reference map for site location

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VIEW #14 PROPOSED

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ATTACHMENT 5

VIEW #15 EXISTING

See reference map for site location

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VIEW #15 PROPOSED

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Nakoma Sky

Model visual simulation

ATTACHMENT 5

VIEW #16 EXISTING

See reference map for site location

Nakoma Sky

Existing site

ATTACHMENT 5

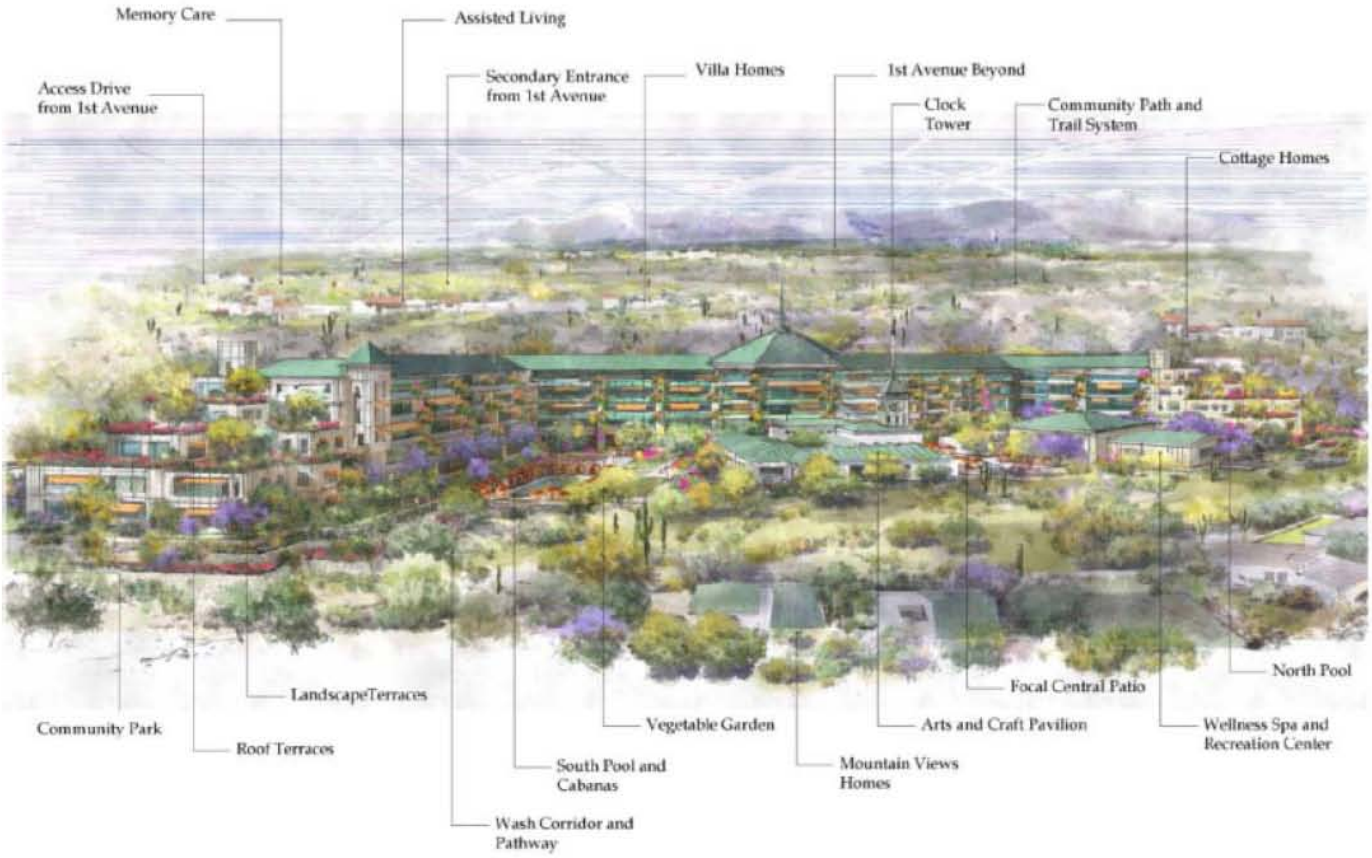
VIEW #16 PROPOSED

See reference map

Nakoma Sky

Model visual simulation

ATTACHMENT 5



Orchestrated Land Uses at the Core Village - Looking NorthWest

APPROVED ARCHITECTURE

NAKOMA SKY (OV914-007A)

Attachment 6

PROPOSED ARCHITECTURE

NAKOMA SKY (OV914-007A)

Attachment 7

Planned Area Development Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER: OV 914-007A

MEETING DATE: September 1, 2015

AGENDA ITEM: 2

STAFF CONTACT: Chad Daines, Principal Planner
cdaines@orovalleyaz.gov (520) 229-4896

Applicant: La Posada, Lisa Israel

Request: Planned Area Development Amendment

Location: Southeast corner of First Avenue and Naranja Drive

Recommendation: Recommend approval, subject to conditions on Attachment 1

SUMMARY:

The Nakoma Sky Planned Area Development (PAD) was approved in January, 2015 and provided for a multi-use senior care development on 77± acres located at the southeast corner of First Avenue and Naranja Drive (Attachment 2). Following approval of the rezoning to PAD, the applicant submitted a revised plan which proposed changes to the following:

- Architectural design of the proposed buildings
- Building locations, orientations, heights and massing
- Location and allowance of land uses on the plan
- Additional surface parking areas to serve the development

Based on the provisions of the Zoning Code and the Nakoma Sky PAD, the proposed changes require reconsideration of the rezoning by the Planning and Zoning Commission and Town Council.

The approved Tentative Development Plan is provided as Attachment 3. The changes are depicted on the proposed amended Tentative Development Plan (Attachment 4) and outlined in the applicant's submittal (Attachment 5). The approved architectural concept is provided in Attachment 6. The proposed architectural concept is depicted on Attachment 7 and outlined in the applicant's submittal (Attachment 5).

BACKGROUND:

The Planning and Zoning Commission staff report from the original rezoning case is provided as Attachment 8 for detailed background information on the site, surrounding land uses, adjacent zoning and overview of the project. This report will focus specifically on the proposed changes to the approved rezoning.

DISCUSSION / ANALYSIS: The proposed changes are outlined in the following sections followed by staff comment.

Changes in Architecture Elevations and Details

The standards, renderings and zoning conditions related to architecture were fundamental to the original approval of the five story project and these standards and conditions were agreed to by the applicant during the public hearings on the original zoning case. The architectural elevations, character and theming of this project was a primary focus of the original review and approval of this case. .

The original rezoning approval included conceptual architectural elevations which represented a specific architectural style and high degree of architectural detail. Details included substantial variation in rooflines, wall planes, colors and materials (Attachment 6). The approved renderings also included tower elements and landscaped terracing on multiple levels of the buildings. The above elements were intended to reduce the visual massing of the planned five story building.

The proposed architectural elevation is provided as Attachment 7, with additional building elevations provided in the applicant's submittal (Attachment 5). The proposed architecture is a different design. Pros and cons relative to the proposed architecture in comparison to the original design is as follows:

Pros

- The design is more sensitive to grade changes with the building being lowered in height and stepped to conform with natural elevations of the site
- The design has reduced the five story portion of the building by 50%.
- The design improves roof plane variation by breaking the long linear roof design of the original design in multiple building segments with differing roof planes.
- Design meets the Zoning Code Design Principles and Design Standards
- View of increased mass and clustering from First Avenue is similar to previous design

Cons

- The design generally depicts a reduced level of architectural details and elements established by the original rendering
- The extent of reduced building heights at the ends of buildings has been substantially reduced from the original elevation (Attachment 6)
- Architectural features at the corners and the center of the building have been eliminated, although elimination of the central feature reduces building height and impact
- Variation in colors and materials have been reduced.
- The extent terrace landscaping has been reduced
- The mass and clustering from Steam Pump Ranch is increased

In summary, the proposed design is more reflective of a traditional apartment design versus the original resort appearance of the original approval. Staff is supportive of the architectural renderings and details if more of the important design features from the original approval are incoporated. To this end, staff is recommending conditions requiring refinement and improvement of the building elevations during the design phase of the project to meet or exceed the architectural quality depicted on the originally

approved rendering (Attachment 6). The final architecture design is subject to Conceptual Design Review Board and Town Council approval.

Changes in Building Orientation and Massing

Building massing and view impacts was a primary consideration during the original rezoning application, specifically the visual impact of the five story building in the main campus core. Assessment of view impact included a site tour to view site balloons at planned building heights from various vantage points. This site tour concluded that the five story building would not be significantly impactful to existing residential areas to the north and west due to hillsides and the distance from these areas. The proposed five story building would be most visible from Steam Pump Village and from the CDO wash bridge.

The memory care/assisted living facility is proposed to be relocated from First Avenue to the main campus area. As a result, building locations, configuration and orientation within the main campus area have been significantly modified. The specific analysis of these changes in land use is addressed in subsections further in this report.

The proposed change involves breaking the original five story building into several buildings and changing the building orientation and massing in the main core area. The proposed changes reduce the amount of fifth story by 50% and lowers the building elevations to more closely reflect changes in the natural site grade. The amount of four story massing has been increased within the main campus core. An exhibit showing the planned building heights under the approved plan is provided as Attachment 9. The applicants revised building height exhibit is provided as Attachment 10 for comparative purposes.

The roof plane variation in the proposed design has been improved with longer portions of the building broken into smaller segments and the previous single five story building broken into several buildings of varying heights. However, as previously noted, the revised plan eliminates the extent of reduced building heights depicted on the original approved rendering and now includes only a small portion of building height step downs, primarily at the immediate edges of the building only. A condition is recommended to reestablish the extent of reduced building heights as depicted on Attachment 6.

Review of the Model Visual Simulation images concludes that the scale and massing of buildings is either equivalent or less visually impactful than the scale and massing of the approved elevations from nearly every vantage point. From several vantage points, most notably from Steam Pump Ranch, building mass has been moderately added to the view shed, but at equivalent or lesser height than the approved elevations. These changes are supported by staff, subject to the recommended conditions of approval.

Relocation of the Memory Care from First Avenue to main campus core

The applicant indicates that this change is primarily based on operational efficiencies with having the memory care/assisted living component in proximity of food and other support services located within the main campus core area. The relocation is also related to the presence of drainage conditions along First Avenue which present difficulties in constructing a large building and parking area. The relocation removes a planned 25 foot high building from First Avenue and adds a community open space area, which reduces the visual impact of the project on the area to the west. As previously stated, the

passive recreational amenities in this area can be effectively designed to incorporate the drainage features into the park design. This change is supported by staff.

Relocation of the community park (public portion) to First Avenue

The original location of the community park was adjacent to the main campus core area and provided a large centralized open space to serve the residents of the facility as well as the larger community. The rezoning required the developer to enter into a public access agreement to ensure residents of the larger community would have access to the community park, as well as some interior spaces such as meeting rooms and the theater. This agreement has been executed by the applicant and the Town.

The modified plan moves the public portion of the park area to First Avenue. Listed below are pros and cons relative to the proposed change.

Pros

- Conveniently located for public access
- Replaces planned buildings with open space along street frontage and reduces visual impact to neighborhood on the south and west of of First Avenue
- Visible location increases safety
- Proposed change results in increased amount of open space and amenities
- Maintains trailhead for access to planned trail access to larger regional trail system

Cons

- Separation of park areas eliminates combined interaction between residents and public
- Reduces amount of open space conveniently located for residents of facility and will require these residents to drive to the community park, should they wish to use these facilities
- Eliminates convenient access for public to indoor meeting rooms and facilities
- Public access to the original park site was better as it will be served from a signalized intersection
- A majority of residents of the facility will have to drive to the relocated community park if they wish to use this area
- Reduction of public amenities adjacent to future multi-use trail along the CDO wash

The proposed new location on First Avenue is impacted by the presence of two washes which traverse the site. As the type of planned amenities in this area are flexible in location and design, the ultimate configuration of the park and parking area can be designed to avoid encroachment into these wash areas and the park location is suitable for the type of amenities proposed. It is common for park sites with passive amenities to be located in areas with minor drainage and floodplains as passive amenities are easily designed around drainage corridors.

To address the concern with reduced amenities near the main campus core, a condition is recommended requiring the community portion of this area south of the main campus core be expanded and additional amenities be provided in this area near the planned trailhead including barbeques, ramadas, water fountain, walking paths and similar passive recreational elements. This expanded community open space area will maintain the community interaction with the residents of the facility envisioned by the original plan.

The modified location of the park will require amendment of the Public Access agreement to reflect the changes in open space proposed by the applicant and to ensure adequate parking and access to indoor facilities envisioned in the original approval. A modified condition has been recommended to require an amendment to the Public Access Agreement.

Staff is supportive of the modified open space changes, subject to the recommended conditions of approval.

Modification of Assisted Living building on First Avenue to separate cottages, including independent living, which is not a permitted use in this development area

This change reduces the planned building mass in this area from a larger building into smaller, separate cottages. As a result, the overall building massing in this area will be reduced and this amendment is support by staff. As an information note, depending on the ultimately design of the park, some facilities, including the parking area may need to occur on the area planned for residential cottages and the number of planned cottages may need to be reduced or reconfigured.

Landscape and Maintenance Yard near northern boundary

This minor amendment involves a walled landscape and maintenance yard near the northern boundary of the project. The area to the north is planned for open space purposes and the proposed yard location will not negatively impact planned residential lots to the north. This change is supported by staff.

Surface Parking Lot Additions

The revised plan depicts a new 81 space parking area near the front entrance to the residential apartment building. The original rezoning condition required that additional parking areas, beyond what was depicted in the PAD, be located underground or under building. The amended plan does not decrease planned underground parking, and the new surface parking lot is proposed in an area previously planned for hardscape improvements. The new parking area will provide convenient parking for visitors and residents to the facility and does not increase the proposed site disturbance on site from the original approval. Due to anticipated minor changes in planned parking areas which will occur as the final design of the project is refined, a condition has been included which allows additional surface parking areas, provided the number of underground/under building parking is not reduced. This change is supported by staff, with condition noted.

Conditions of Approval

Attachment 1 retains the original rezoning conditions, with modifications shown in strikeout and underlined text.

PUBLIC PARTICIPATION:

A Neighborhood Meeting on the proposed changes was held August 5th. Over 150 interested parties were in attendance with discussion topics focused on access to facilities, trails,

operational aspects, amenities and architectural features. As the meeting was primarily attended by prospective residents of the facility, a considerable portion of the meeting focused on issues unrelated to the proposed changes including unit size, cost of units, contractual questions and timing of development. The summary notes from the neighborhood meeting are provided as Attachment 11. A letter of support and an email of issues from a resident is provided as Attachment 12.

RECOMMENDATION:

Based on the finding that the proposed changes are generally consistent with the overall intent of the original plan, with noted conditions, it is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the Town Council of the requested Rezoning OV914-007A, subject to the conditions on Attachment 1

SUGGESTED MOTIONS:

I move to recommend approval of the Planned Area Development amendment, based on the findings that the proposed changes are generally consistent with the overall intent of the original plan, subject to the conditions on Attachment 1.

OR

I move to recommend denial of the request, based on a finding that_____.

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Current Tentative Development Plan
4. Proposed Amended Tentative Development Plan
5. Applicant's Submittal
6. Current Architectural Rendering
7. Proposed Amended Architectural Rendering
8. Planning and Zoning Commission Staff Report
9. Approved Building Height Exhibit
10. Proposed Building Height Exhibit
11. Neighborhood Meeting Summary Notes
12. Resident Comments

_____
Bayer Vella, AICP Planning Division Manager

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
AMENDED (8/26/15, 4:00 PM)
September 1, 2015
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Rodman called the September 1, 2015 regular session of the Oro Valley Planning and Zoning Commission to order at 6:00 PM.

ROLL CALL

PRESENT:

Bill Rodman, Chairman
Bill Leedy, Vice-Chairman
Greg Hitt, Commissioner
Melanie Barrett, Commissioner
Charlie Hurt, Commissioner
Tom Drazazgoski, Commissioner
Frank Pitts, Commissioner

ALSO PRESENT:

Joe Hornat, Council Member
Lou Waters, Vice-Mayor

PLEDGE OF ALLEGIANCE

Chairman Rodman led the Planning and Zoning Commission members and audience in the Pledge of Allegiance.

CALL TO AUDIENCE

There were no speaker request.

COUNCIL LIAISON COMMENTS

Council Member Hornat updated the Planning and Zoning Commission and audience on the following:

DRAFT

- Town Council will resume to regular session Wednesday, September 2
- Miller Ranch will be heard the Town Council meeting on September 2

REGULAR AGENDA

1. REVIEW AND/OR APPROVAL OF THE JULY 10, 2015 SPECIAL SESSION MEETING MINUTES AND THE AUGUST 4, 2015 REGULAR SESSION MEETING MINUTES.

MOTION: A motion was made by Commissioner Hurt and seconded by Vice-Chairman Leedy to approve the July 10, 2015 Special Session Meeting Minutes.

MOTION carried, 7-0.

MOTION: A motion was made by Vice-Chairman Leedy and seconded by Commissioner Hurt to approve the August 4, 2015 Regular Session Meeting Minutes.

MOTION carried, 7-0.

2. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION ON REVISED REZONING CONDITIONS FOR NAKOMA SKY, A PLANNED MULTI-USE SENIOR CARE DEVELOPMENT ON 77+ ACRES LOCATED AT THE SOUTHEAST CORNER OF FIRST AVENUE AND NARANJA DRIVE, OV914-007A

MOTION: A motion was made by Vice-Chairman Leedy and seconded by Commissioner Drazazgoski to recommend approval of the Planned Area Development amendment, based on the findings that the proposed changes are generally consistent with the overall intent of the original plan, subject to the conditions.

MOTION carried, 6-1 with Commissioner Pitts opposed.

~~***3. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION ON A ZONING CODE AMENDMENT TO SECTION 22.15 PUBLIC PARTICIPATION AND OTHER RELEVANT SECTIONS OF THE ZONING CODE, OV1501056**~~

4. YOUR VOICE, OUR FUTURE PLANNING AND ZONING COMMISSION LIAISON UPDATE

Commission Leedy had no update.

PLANNING UPDATE (INFORMATIONAL ONLY)

Bayer Vella, Planning Manager, presented the following update:

- Planning and Zoning Commission Study Session September 15th

- Your Voice, Our Future 90% Kickoff

- Planning and Zoning Commission October 6th – Off-SiteChurch of the Nazarene

- Fry's Conditional Use Permit & Planned Area Development Amendment
- Your Voice, Our Future Public Hearing

-Special Session Planning and Zoning Commission, October 20th

- Your Voice, Our Future Public Hearing

- Special Session Planning and Zoning Commission, November 5th

- Sign Code Amendment Right of Way
- Sign Code Amendment Lighting
- Verde Catalina Planned Area Development
- Mainstreet Conditional Use Permit & Revised Rezoning Conditions

- Study Session Planning and Zoning Commission, November 17th

- Neighborhood Code Amendment

ADJOURNMENT

MOTION: A motion was made by Vice-Chairman Leedy and seconded by Commissioner Barrett to adjourn the September 1, 2015, Planning and Zoning Commission meeting at 7:27 PM.

MOTION carried, 7-0.

DRAFT

ORIGINAL BLDG HEIGHTS

NAKOMA SKY (OV914-007A)

Attachment 10

PROPOSED BLDG HEIGHTS

NAKOMA SKY (OV914-007A)

Attachment 11

Attachment 12
Neighborhood Meeting Summary
Nakoma Sky
August 5, 2015
6:00 – 7:30

1. Introductions and Welcome

Chad Daines, principal planner, introduced the Oro Valley Staff Greg Caton, Town Manager, David Laws, Permitting Manager, and Bayer Vella, Planning Manager. Over 150 residents and interested parties attended the meeting, including Council Members Zinkin and Hornat and Vice Mayor Waters.

2. Staff Presentation

Chad Daines, Project Manager, provided a presentation that included:

- Rezoning process
  - Planning and Zoning Commission (recommendation)
  - Town Council (decision)
- Review tools
- Overview of approved plan
- Public participation opportunities
- Next steps

3. Applicant Presentation

Gary Koerner, project architect, provided a presentation that included:

- Site plan and architecture design
  - Building and street layout
  - Access
  - Amenities
  - Pedestrian connectivity
  - Architectural style and design elements

4. Public Questions and Comments

- Can residents easily walk from 1st Avenue to the main building?
  - The applicant stated that there are proposing gentle slopes in between 1st Avenue and the main building, and therefore residents can walk to the main building.

- Is there an indoor pool?
  - Yes.

- Can 80+ year old residents easily access the 4th and 5th floors of the main building?
  - Yes.

- What is the proposed exterior building materials?
  - Stone and plaster.

- Will the multi-story buildings incorporate escalators and/or elevators?
  - Elevators.

- When will construction begin?
  - The applicant stated in approximately 3 to 4 years.

- Can future residents see the existing Home Depot building to the east?
  - Yes.

- Does the proposed site plan incorporate a gated community and/or perimeter walls?
  - No.

- A neighbor expressed a concern with establishing a precedent for taller buildings.

- Can the members of the public access the proposed development?
    - The applicant stated that the proposed park is accessible, and meeting rooms may also be accessible with permission.

- Is there a dog park?
    - Yes. There are two dog parks.

- Is there onsite security?
    - Yes.

- Will the proposed facility offer medical assistance to residents living in independent living units?
    - Yes.

- Are there onsite doctors?
    - No.

- What is the average cost to be a resident?
    - The applicant stated that the average cost is between $2,800 and $4,500 per month, and the cost is different for long term and short term care.

- What are the fees?
    - The applicant stated that the fees vary depending on plan type.

- Will the project have pedestrian trails?
    - Yes.

- Will the site have equestrian access?
    - Yes.

- How much asset are residents required to have?
    - The applicant stated that the required assets start at $200,000.

- Will the project contain a water feature (e.g., waterfall, water fountain, etc.)?
    - No.

- Is the outdoor pool heated?
    - Yes.

- Are there washers and dryers in the rooms?
    - Yes.

- Will the proposed 5-story building have a sloped roof? If so, will the building be taller than what was originally proposed?
    - No.

- Will the project have onsite bike trails?
    - The applicant stated that the bicyclists can use a proposed onsite multi-use trail.

- How big are the proposed dwelling units?
    - The proposed dwelling units are between 925 and 2,250 sq. ft.

- Will the proposed buildings use solar power?
    - The applicant stated that it is unknown at this time.

- Does the applicant intend to change the proposed commercial uses?
    - No.

- Will the developer construct single-family homes on the property?

    - Yes. The applicant expects to construct single-family homes after the apartments are built.

- Will the project incorporate a rainwater harvesting system?
    - Yes.

- Are golf carts permitted?
    - Yes.

5. Next Steps

- The next steps include:
    - Formal application
    - Staff review
    - Planning and Zoning Commission public hearing
    - Town Council public hearing

Meeting dates will be posted on the Town website (www.orovalleyaz.gov) and notices will be mailed to residents within the notification area and all individuals who signed the sign-in sheet at the meeting.

For more information, please contact Chad Daines, Principal Planner, at (520) 229-4896 or cdaines@orovalleyaz.gov.

ORO VALLEY LOFTS LLC

1237 West Crystal Palace Place, Oro Valley, Arizona 85737

August 20, 2015

Chad Daines
Development and Infrastructure Services
Town of Oro Valley
11000 N La Canada Drive
Oro Valley, Arizona 85737

Via Email

Re: OV914-007A

Mr. Daines,

I am writing on behalf of Oro Valley Lofts LLC, we own land adjacent to the Nakoma Sky development. We are in full support of the proposed changes to the existing zoning and conceptual site plan as put forth in the neighbor meeting held on the 8th of this month at the Lutheran Church.

We firmly believe that the changes will result in a better overall plan and is a win for Oro Valley and for us, Oro Valley Lofts LLC.

Thanks for your time and consideration of this letter of support. Please make it a part of the record during the upcoming Planning and Zoning meeting.

Sincerely,

Kit T. Donley
Member/Manager
Oro Valley Lofts LLC.

From: William Adler [mailto:stfatha@gmail.com]
Sent: Thursday, August 06, 2015 8:03 AM
To: Vella, Bayer <bvella@orovalleyaz.gov>; Daines, Chad <cdaines@orovalleyaz.gov>; Arellano, Rosevelt <rarellano@orovalleyaz.gov>; Caton, Greg <gcaton@orovalleyaz.gov>
Subject: re zoning Dakota Sky

I thought the renderings were inappropriate for a re zoning. Scale drawings of the buildings; their placement, balcony treatment, roof detail along with views from Oracle looking to the north are necessary.

I asked about traffic control, all I got was signals at existing intersections. Traffic control also includes interior not just exterior: no detail. Traffic, in this case, includes carts, vans, cars and pedestrians in possible conflict throughout the project. So, if someone is parked underground, and wants to go to Fry's, they can't exit at the north although there is a light at Naranja...it's only right in; right out was told. I don't understand that. Travelers turn right and then make an immediate U turn at Naranja? The art work indicates that an entry to the project exists at Naranja where lights already work. Shouldn't be right and right out only. NOt Clear.

I asked about trails: none shown including the equestrian trail already approved previously. Walking trails for residents should be shown differently indicating grade level; rest areas, water fountains; differentiate trails available to public, which should not meander among homes invading privacy of residents.

The park at the NW corner is not clear on size or content. My belief is that the Town doesn't need a park at that location of that size. It should be left as open space, with the possibility of the area being used for resident gardening, botanical display like is in place in LaPosada.

I think the outside pool is shown in front of the resident buildings. That's bad design from a noise standpoint, and is truly there by design as was acknowledged as a "decorative " feature at night. It's not clear the proximity of this pool to the men and women's locker facilities, and there was no indication of the size and nature of the fitness area, specialty rooms for floor exercise, yoga.

Meeting rooms should be a big deal in a retirement facility as the facility needs to create things for residents to do and that requires space whether for auditorium seating or multiuse seating. A library ought to be a big deal...a quite space for reading, studying.

I thought the presentation was poorly thought out mostly to present the experience of the Dallas architect rather than the changes to the facility, and features either new or existing that work together. The commercial area a the SW Corner was asked about, but no detail of building placement or type, parking, public area either for parking or seating; access to trails, wash.

I asked about water use. The pool as discussed, but not water for landscaping. How will water harvesting help and to what degree with the multiple landscaping features shown? Natural versus planted? I was especially disappointed with the lack of apparent treatment of the outside, balcony, window treatment which is rendered but more exact detail for a re zoning is required.To me this was not a re zoning presentation. Bill
--