

ORDINANCE NO. (O)16-01

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,
APPROVING A REZONING REQUEST BY VERDE CATALINA
TOWNHOMES HOMEOWNERS ASSOCIATION FOR A 26.3
ACRE SUBDIVISION LOCATED AT THE NORTHEAST AND
SOUTHEAST CORNERS OF MOUNTAIN VISTA DRIVE AND
ORACLE ROAD TO BE REZONED FROM R1-144 TO VERDE
CATALINA TOWNHOMES PLANNED AREA DEVELOPMENT**

WHEREAS, Verde Catalina Townhomes Homeowner Association, applied for a rezoning from R1-144 to Verde Catalina Townhomes Planned Area Development for a 26.3 acre property located at the northeast and southeast corners of Mountain Vista Drive and Oracle Road, see map of property as depicted on Exhibit “A” attached hereto; and

WHEREAS, the gross site of the proposed rezoning is 26.3 acres; and

WHEREAS, the purpose of the application is to create zoning standards that reflect the existing conditions within a 43 year old townhome development; and

WHEREAS, the Applicant wishes to change the zoning to planned area development to resolve a conflict between the large lot R1-144 zoning and the small lot townhome use of the property; and

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

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

WHEREAS, on December 1, 2015, the Planning & Zoning Commission recommended approval for rezoning the property from R1-144 to Verde Catalina Townhomes Planned Area Development, attached hereto as Exhibit “B”; and

WHEREAS, the Town Council has duly considered the Applicant’s request for rezoning of a 26.3 acre property located at the northeast and southeast corners of Mountain Vista Drive and Oracle Road.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that the rezoning requested by Verde Catalina Townhomes Homeowner Association to a property located at the northeast and southeast corners of Mountain Vista Drive and Oracle Road.

NOW THEREFORE BE IT FURTHER ORDAINED that:

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parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.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

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona on this 6th day of January, 2016.

TOWN OF ORO VALLEY

Dr. Satish I. Hiremath, Mayor

ATTEST:

APPROVED AS TO FORM:

Julie K. Bower, Town Clerk

Tobin Sidles, Legal Services Director

Date: _____

Date: _____

EXHIBIT "A"

MAP OF PROPERTY



EXHIBIT "B"
PLANNED AREA DEVELOPMENT

VERDE CATALINA TOWNHOMES PLANNED AREA DEVELOPMENT

Prepared for:

Verde Catalina Townhomes
Located near the northeast corner of
Magee and Oracle Roads

Prepared by:

Town of Oro Valley
11000 N. La Canada Drive
Oro Valley, AZ 85737

January 6, 2016

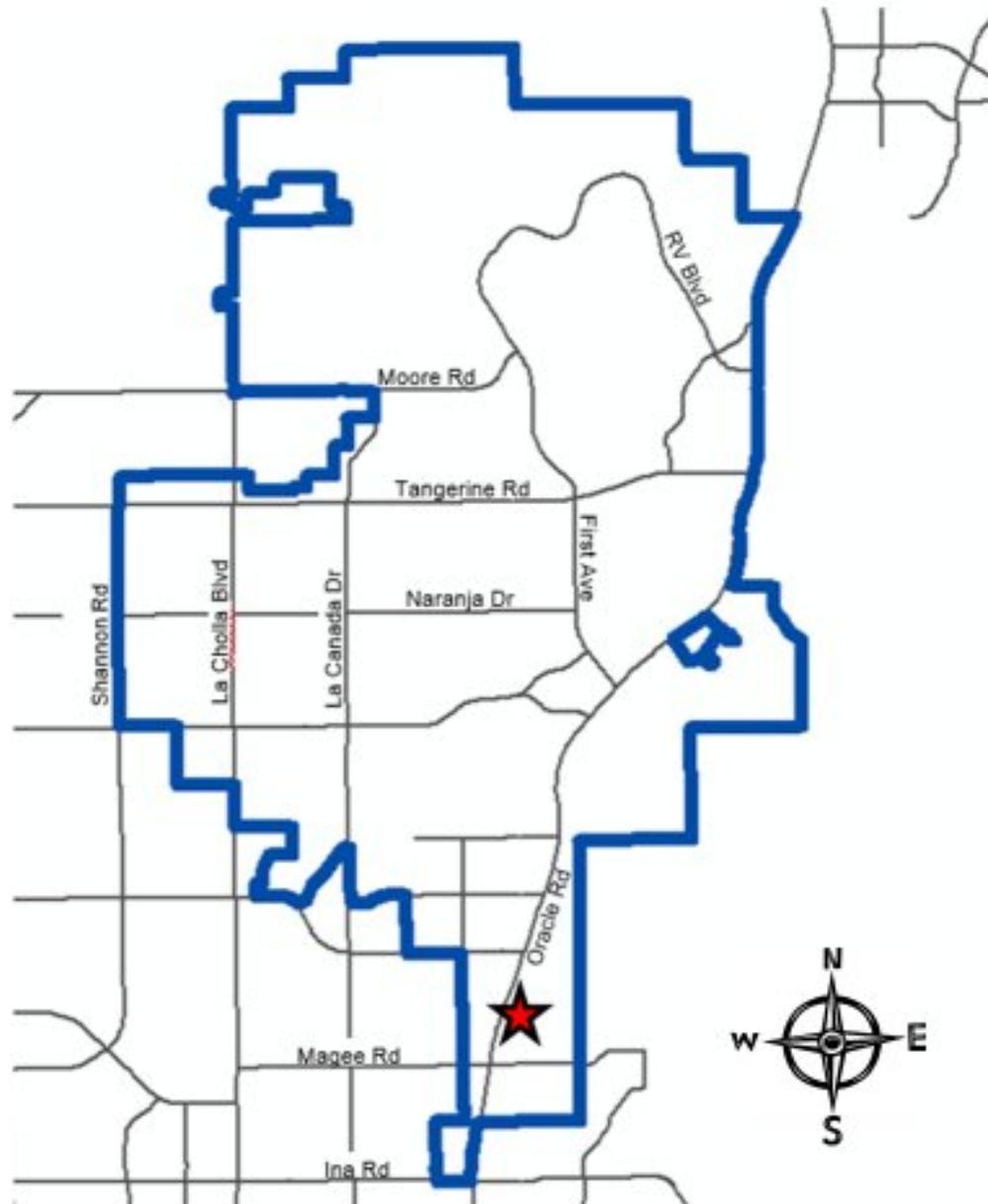
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I. Site Analysis

A. Project Overview

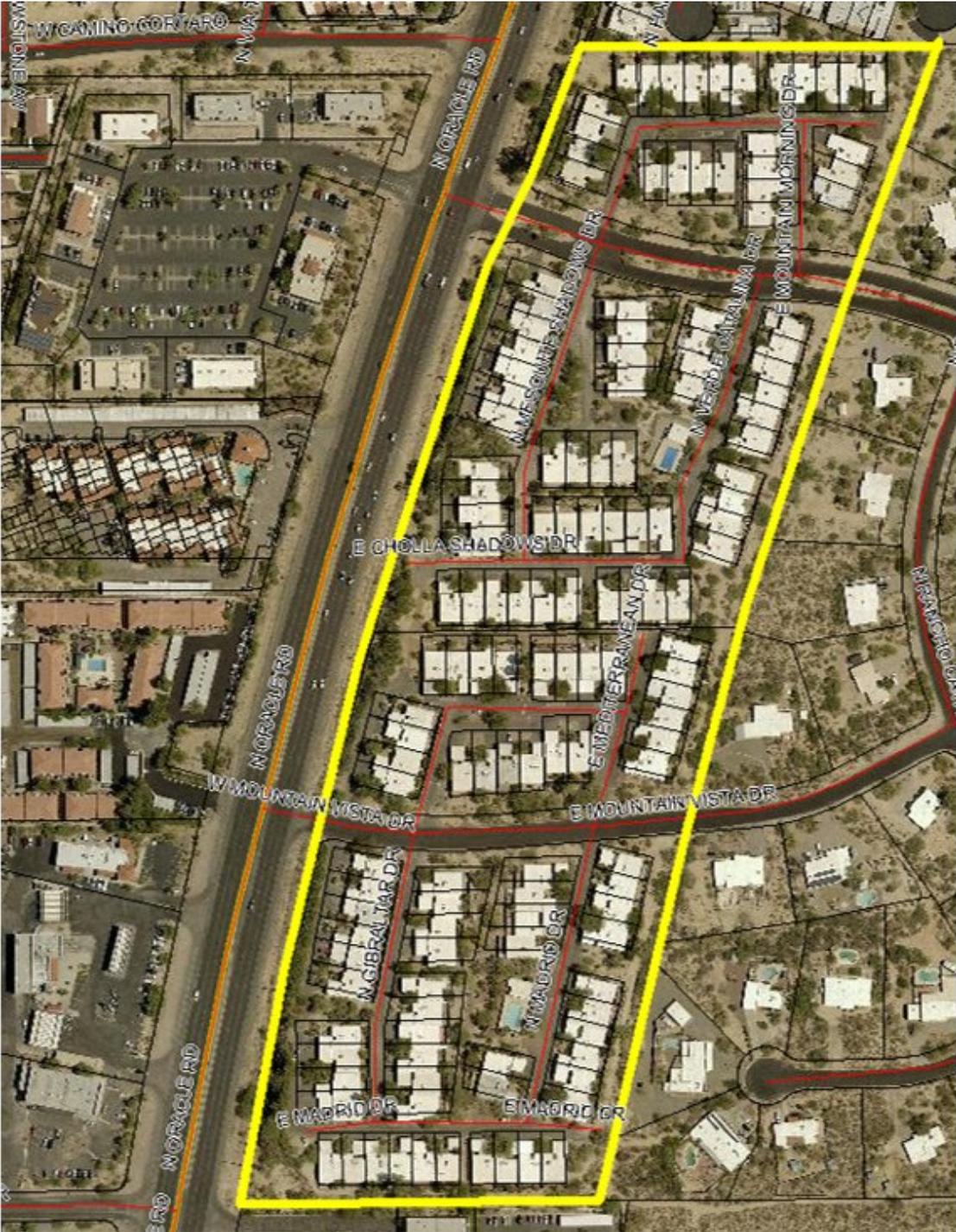
The Verde Catalina Townhomes Planned Area Development (PAD) encompasses approximately 26.3 acres of developed land located on the east side of Oracle Road, approximately 700' north of the Magee and Oracle Roads intersection. See Exhibit 1: Regional Location Map.

Exhibit 1 – Regional Location Map



The purpose of the Verde Catalina Townhomes PAD is to establish development standards for the existing site conditions and future expansions. The PAD will affect new construction and will not change the residential characteristics of the property. See Exhibit 2: Aerial Map.

Exhibit 2: Aerial Map



B. History

The existing townhomes were developed in the 1970's and under Pima County's Suburban Ranch (S-R) zoning district. This zoning district is intended for large single-family residential lots. At the time of construction, the townhomes did not meet both the minimum building setbacks and lot size requirements prescribed by Pima County's S-R zoning designation.

In 2003, the property was annexed into the Town of Oro Valley and translated to the Town's R1-144 (Single-Family/144,000 sq. ft. minimum lot size) zoning district. The new zoning district did not resolve the previous zoning issues (i.e. building setbacks and lot sizes) because state law required that the Town zoning (R1-144) be equivalent to the property's former zoning classification (S-R) under Pima County.

The previous land use approvals for the property include:

Pima County

- C08-71-5 – Subdivision Plat

Town of Oro Valley

- Ordinance No. (O) 03-09 – Annexation
- Ordinance No. (O) 03-32 – Translational Zoning

C. Existing Land Uses

This section identifies the existing zoning and land uses on the property and adjacent parcels.

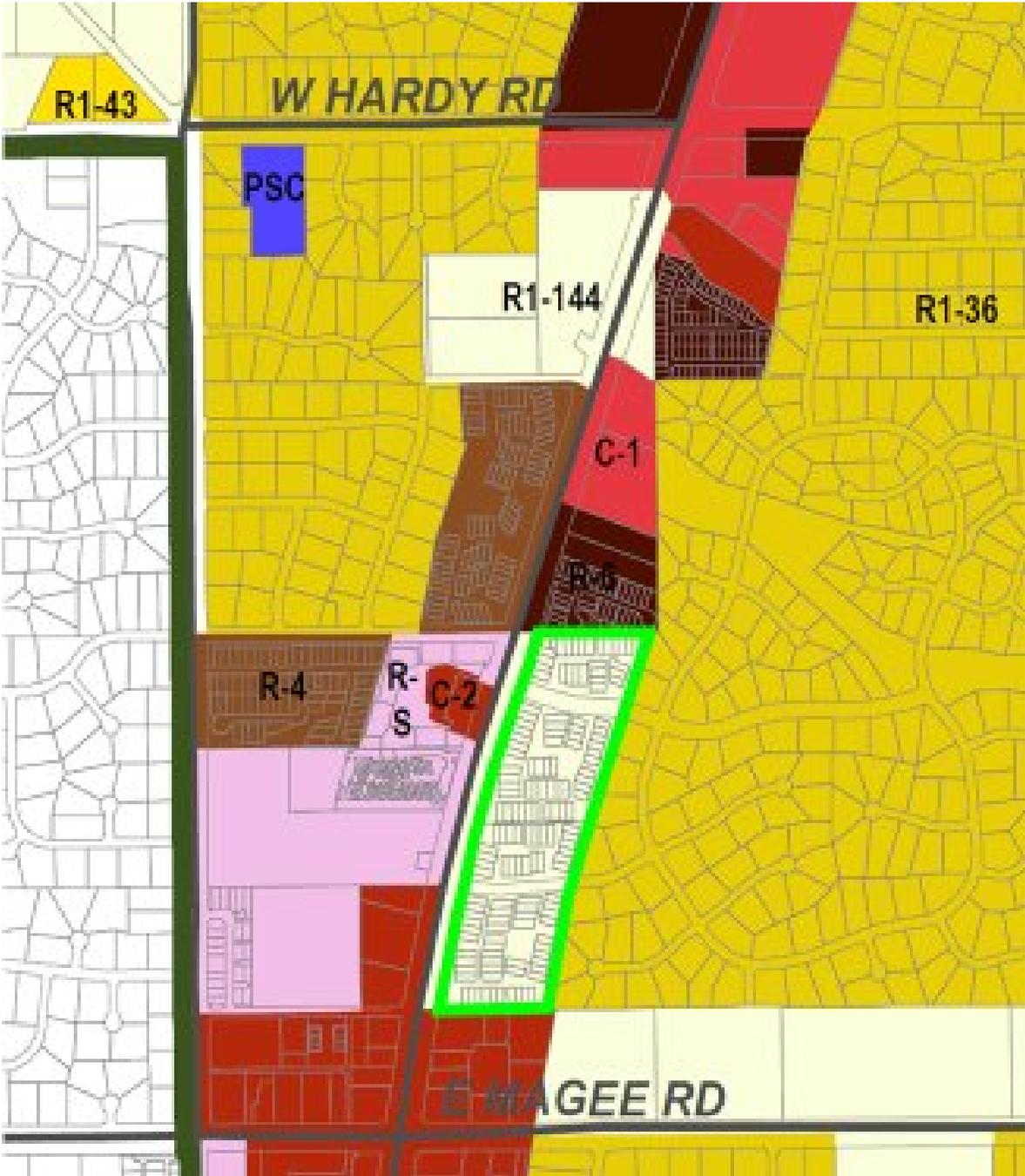
1. Existing Zoning (See Exhibit 3 – Zoning Map)

- Onsite: From R1-144 to Verde Catalina Townhomes PAD
- North: R-6
- South: C-2
- East: R1-36
- West: R-S and C-2

2. Existing Land Uses

- Onsite: Townhomes with minimum 3,200 sf. lots
- North: Townhomes
- South: Commercial
- East: Single-family detached homes
- West: Commercial, condominiums and apartments

Exhibit 3: Zoning Map



II. Land Use Proposal

A. Permitted Uses

1. Townhouse residential developments.
2. Other permitted uses listed under the R-4 (Townhouse Residential District) zoning designation of the Oro Valley Code Revised.

III. Development Standards

A. Perimeter Setbacks

Perimeter setbacks shall be maintained as follows:

1. From the property line of any R-1 district: Twenty-five (25') feet
2. From the property line of any district other than R-1: Ten (10') feet

B. Building Setbacks

1. Front, sides and rear: Zero (0)
2. Ten (10') feet in between buildings

C. Building Height

1. Eighteen (18') feet, 1-story

D. Lot Density Coverage

1. Expansions into the front yard: May be permitted with an approval by the Planning and Zoning Administrator and the Town Engineer provided that there are no issues with site visibility triangles, traffic circulation and existing significant vegetation.
2. Expansions into the rear yard: Each lot shall maintain a minimum of two hundred fifty (250) square feet of uncovered living space in the rear yard.

E. Detached Accessory Structures

1. See above setback and height provisions.
2. Detached accessory buildings shall not exceed the height of the main building nor be any closer to the front lot line than the main building.

F. Lot Size: The minimum lot size shall be 3,200 square foot in area.

G. Other Provisions: Where standards are not specified, the Oro Valley Zoning Code Revised shall govern the development.

IV. List of Exhibits

Exhibit 1: Regional Location Map

Exhibit 2: Aerial Map

Exhibit 3: Zoning Map

Exhibit 4: Subdivision Map

Exhibit 1: Regional Location Map



Exhibit 2: Aerial Map

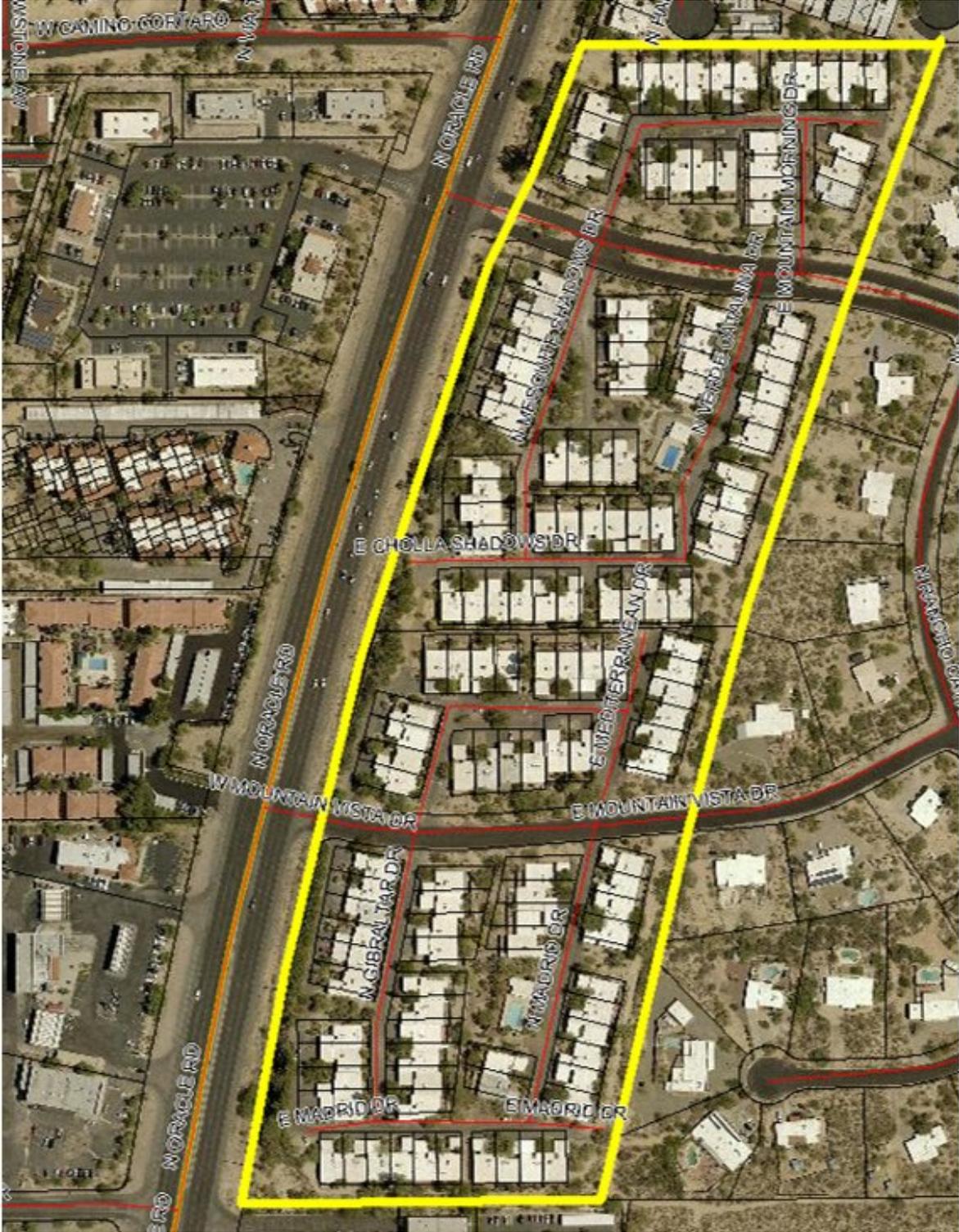
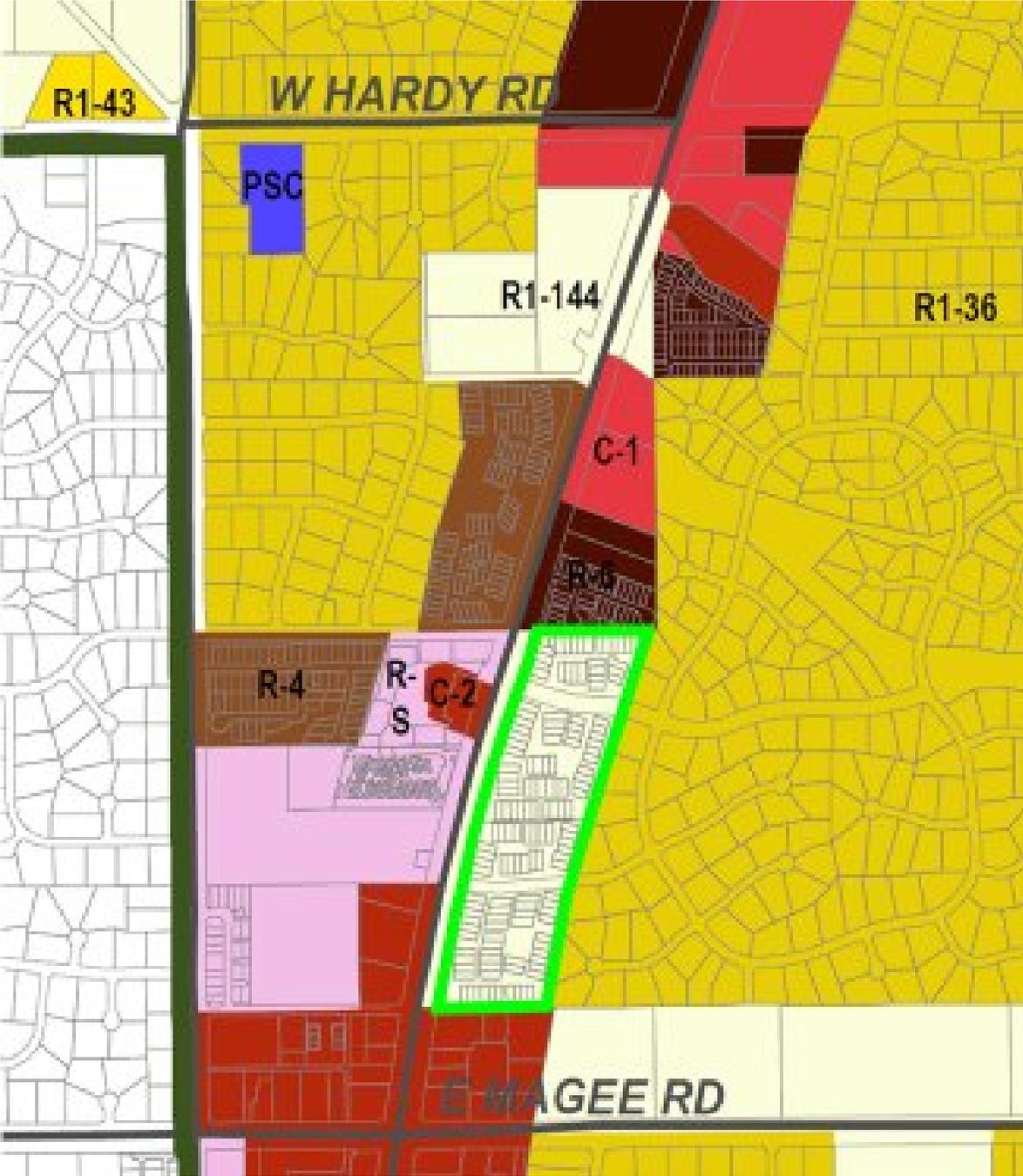
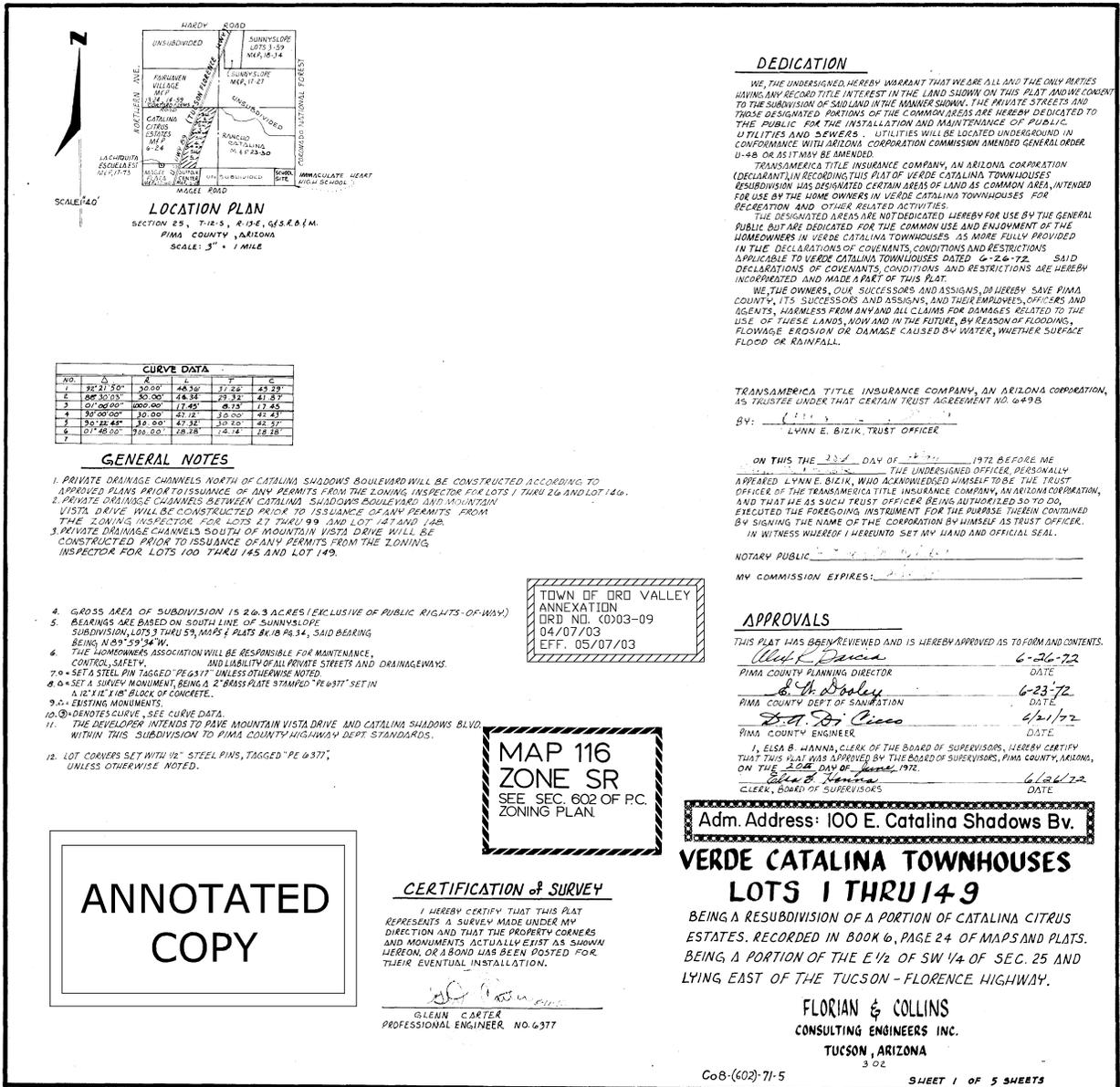


Exhibit 3: Zoning Map



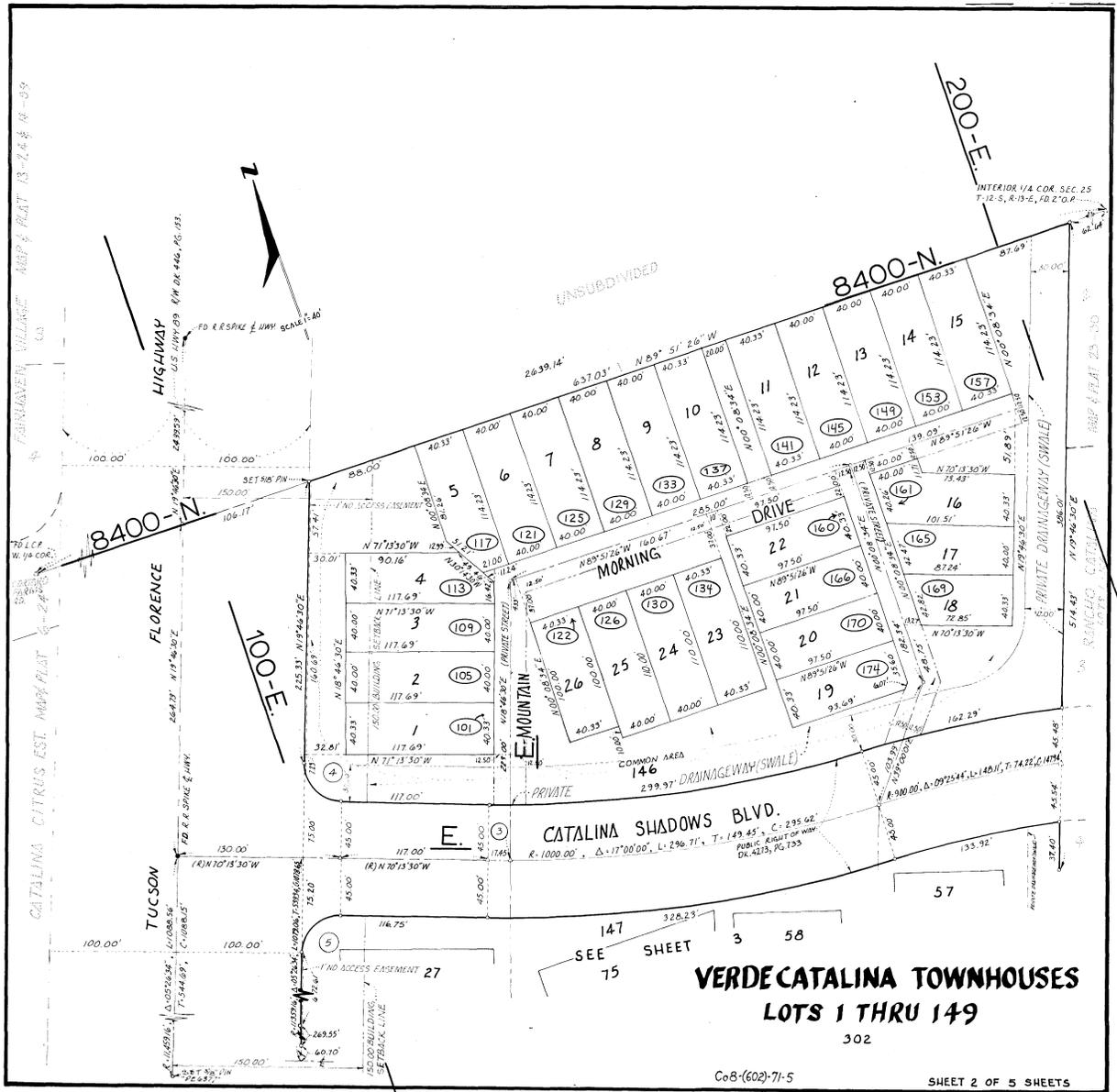
Verde Catalina Townhomes Planned Area Development

Exhibit 4: Subdivision Plat

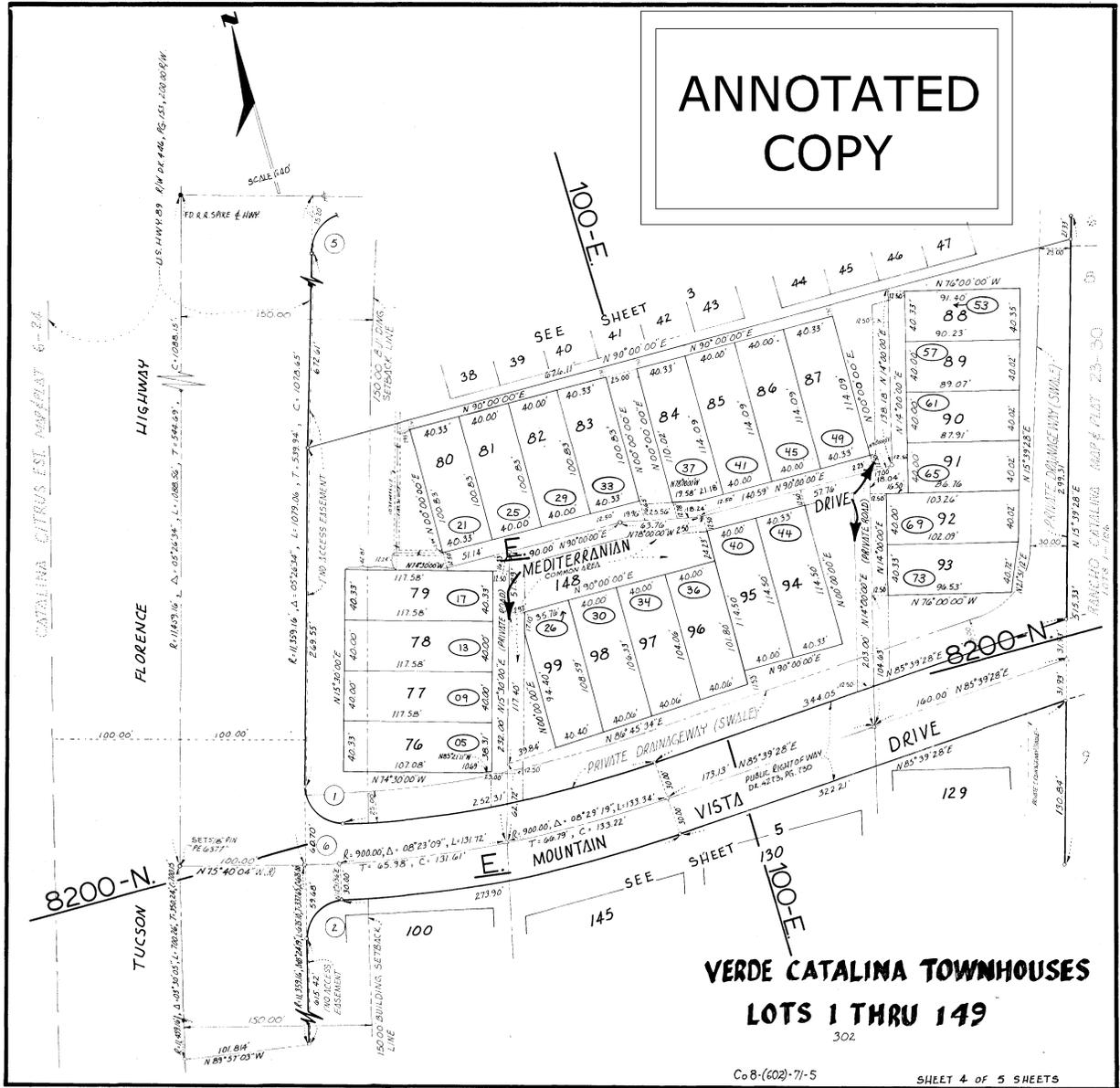


MAP 116

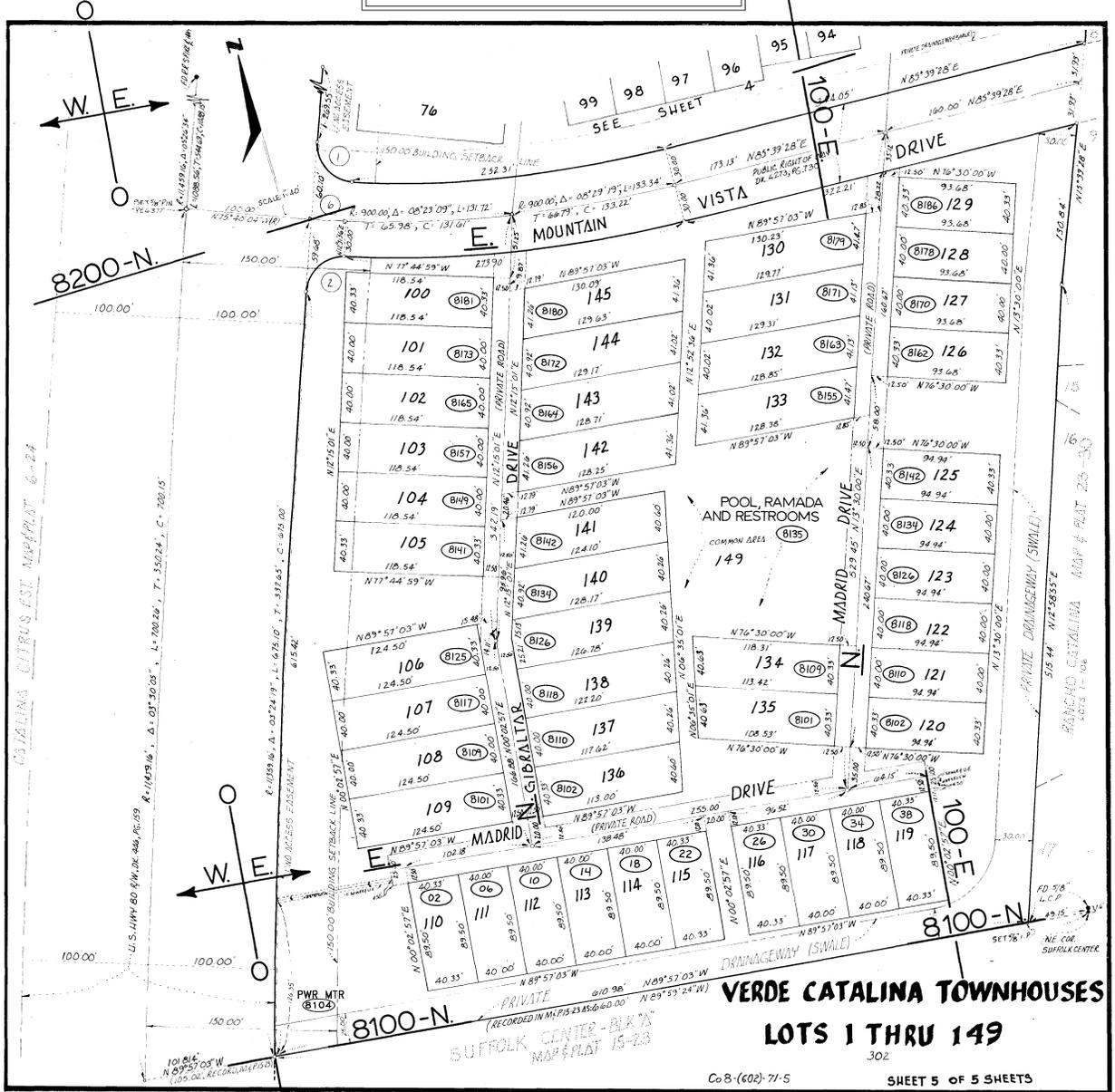
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VERDE CATALINA TOWNHOUSES
LOTS 1 THRU 149

Co 8-(602)-71-5

SHEET 5 OF 5 SHEETS