



Rezoning southeast corner of Lambert/La Cholla Planning and Zoning Commission Staff Report

PROJECT: Rezoning southeast corner Lambert Lane/La Cholla Boulevard (Fasseas)

CASE NUMBER: OV914-009

MEETING DATE: February 2, 2016

AGENDA ITEM:

STAFF CONTACT: Michael Spaeth, Senior Planner
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Applicant: The WLB Group Inc., Paul Oland

Request: Rezoning of an approximately 142-acre property from R1-144 to R1-43 and use of the minimum lot size, building height and modified review process Flexible Design Options.

Location: Southeast corner of Lambert Lane and La Cholla Boulevard

Recommendation: Recommend approval subject to the conditions in Attachment 1.

SUMMARY:

The applicant proposes a rezoning from R1-144 to R1-43 for an approximately 142-acre property located on the southeast corner of Lambert Lane and La Cholla Boulevard. The Tentative Development Plan, included in Attachment 2, proposes:

- Ninety-one (91) single-family homes with a minimum lot size of 10,000 square feet.
- Preservation of over 75% of the site as open space, including an approximately 425 foot setback along the eastern property line and a 150 foot setback along the southern property line to serve as buffers between the subject property and neighboring residential development.
- Pedestrian and Equestrian trails and trailheads throughout the site.
- Two points of ingress/egress with access to Lambert Lane and La Cholla Boulevard.

The character of the La Cholla Corridor will be different in the future as a result of two key changes, a summary of which is provided below:

- 1) The widening of La Cholla Boulevard

- Roadway is currently in the design phase and is anticipated to be completed in June 2019
- Upon completion, traffic volumes are expected to increase 200%
- One of only two north-south Major Arterial roadways in Oro Valley

2) Town Council approval of the La Cholla/Naranja Major General Plan Amendments

- Increased residential densities along La Cholla Boulevard with lot sizes similar to those of the existing residential north toward Tangerine Road
- Concentrated commercial at the intersection of Lambert and La Cholla

Though the roadway widening is anticipated to be completed in the summer of 2019, many of the land use changes won't occur in the near future, but rather in five or ten years. Any development proposals within the corridor need to account for these future land use and transportation changes.

The public participation process has been extensive. In addition to five neighborhood meetings, Town staff and the applicant have held numerous informal meetings with concerned neighbors regarding the applicant's proposal. Staff has received legal protest letters from several property owners adjacent to the proposed rezoning. In accordance with State Law and the Zoning Code, sufficient protest has been received to require a super-majority (6-1) vote of Town Council for approval.

BACKGROUND:

Land Use Context

The Location Map, General Plan Land Use Map and Zoning Map for the property and the surrounding area is depicted in Attachments 3, 4 and 5 respectively.

Approvals to Date

- R1-144 zoning was established upon annexation of the property in 2002.
- There have been no approvals to date on the subject property

Regional Transportation and Land Use Changes

The character of the La Cholla Corridor is changing. Several transportation and land use changes will occur that will fundamentally impact the area. Many of these changes will not occur in the short term, but rather in the long term over the next five or ten years. The appropriateness of the applicant's proposal takes into consideration the nature and anticipated timeframes of these changes. A discussion is provided below of the key changes:

La Cholla Boulevard

The Regional Transit Authority (RTA) is currently in the design phase to improve La Cholla Boulevard to four-lanes from Overton Road (south of the subject property) north to Tangerine

Road with an anticipated completion date of June 2019. The significance of the roadway expansion is summarized in the details provided below:

- The roadway is currently one of only two north-south roadways designated as Major Arterials in Oro Valley, the other being Oracle Road. La Cholla Boulevard has always been considered the alternative north-south route as traffic congestion on Oracle Road continues to increase.
- The traffic volume on La Cholla Boulevard is expected to rise approximately 200% by 2040 according to the RTA. The road will function not only as an alternative to Oracle Road, but as the primary roadway for many Oro Valley residents, surpassing even La Cañada Drive.
- La Cholla Boulevard will highly resemble La Canada Drive with four-lanes separated by a landscaped median with pedestrian improvements.

Ultimately, the widening of La Cholla Boulevard is expected to impact land use patterns throughout the area. Typically, an intensification of land uses follows transportation changes such as the widening of a roadway, as an increase in traffic volume supports the land use change.

La Cholla Corridor Land Use

In May 2015, Town Council approved a Major General Plan Amendment for an area encompassing approximately 190 acres northwest of the subject property (see Attachment 6). The scope of the Amendment included:

- Increased residential densities for many of the properties adjacent to La Cholla Boulevard with lot sizes similar to those of the existing residential north toward Tangerine Road which are as small as 7,000 sq. ft. (see Attachment 7).
- Concentration of commercial near the Lambert Lane and La Cholla Boulevard intersection. Currently, two corners of the intersection (northeast and northwest) have neighborhood or regional commercial land use designations and a third (southeast) is expected to be commercial in the future as well.

In sum, the widening of La Cholla Boulevard and the concentration of commercial near the intersection supports an increase in density for the subject property based on the anticipated changes of the character of this area. The applicant's proposed Tentative Development Plan (TDP) represents an increase in residential density that will make more efficient use of the planned infrastructure expansion and help support the future commercial.

DISCUSSION/ANALYSIS:

The applicant proposes to rezone approximately 142 acres from R1-144 to R1-43 to develop a 91-lot residential subdivision. The Tentative Development Plan (TDP) includes:

- Ninety-one (91) single-family homes with a minimum lot size of 10,000 square feet. Many of the most visible homes to neighbors have been restricted to single-story to reduce any potential visual impacts.
- Preservation of over 75% of the site as open space, including an approximately 425 foot setback along the eastern property line and a 150 foot setback along the southern property line to serve as buffers between the subject property and neighboring residential development.
- Pedestrian and Equestrian trails and trailheads throughout the site.
- Two points of ingress/egress providing access to both Lambert Lane and La Cholla Boulevard.
- Regional drainage improvements.

Rezoning applications are reviewed for conformance with the General Plan, including the Land Use Map, and the Vision, Goals and Policies and the Town of Oro Valley Zoning Code.

General Plan Conformance Analysis

The applicant's request has been reviewed for conformance with the General Plan Land Use Map, Vision, Goals and Policies.

The subject property is designated as Low Density Residential (0.4 – 1.2 homes per acre) on the General Plan Future Land Use Map. As detailed above, the applicant is proposing 91-lots on approximately 142 acres, representing a density of approximately 0.64 homes per acre. The proposed Tentative Development Plan is consistent with the General Plan Land Use Map.

The applicant's proposal is consistent with the Vision and Goals and Policies of the General Plan, specifically those related to:

- Environment
- Community Design
- Transportation
- Infrastructure

A detailed analysis is provided in Attachment 8.

Zoning Code Analysis

The application has also been reviewed for conformance with the Town of Oro Valley Zoning Code and the specific development standards of the R1-43 zoning district. In summary, the applicant's proposal is consistent with the proposed zoning district and a detailed analysis of the applications conformance is provided in Attachment 9. A discussion of several key Zoning Code issues is provided below.

Drainage

Drainage has been one of the foremost concerns for neighbors throughout the process. Generally, Town standards require an applicant to design a drainage concept that results in

post-development runoff being equal to pre-development runoff. In other words, not increasing or decreasing the existing amount of runoff to downstream property owners. Presently, the existing drainage patterns in the area, without the applicant's proposed development, have been problematic for downstream property owners and improvements are needed.

The applicant has developed a drainage concept that will result in a significant decrease in the amount of runoff from the site to help alleviate some of the existing drainage issues within the area. A condition has been included in Attachment 1 that requires the applicant to reduce the post-development outflow to a level which has the effect of making the downstream property owners eligible for removal from the existing FEMA floodplain. Town staff will continue to work with the applicant to address the existing drainage issues in the area.

Environmentally Sensitive Lands (ESL)

Rezoning applications are required to comply with the requirements of the Environmentally Sensitive Lands (ESL) section of the Zoning Code. One of the primary objectives of the ESL requirements is the preservation of Environmentally Sensitive Open Space (ESOS) and other natural corridors. The subject property is characterized by several unique environmental constraints that limit the developable area, including:

- Significant hillsides and slopes. Approximately 29% of the site has regulated slopes in excess of 15% (see Exhibit E-2 in Attachment 2).
- Three washes, each designated as mapped FEMA floodplains (see Exhibit G in Attachment 2).

As a result of the environmental constraints of the site, the applicant's proposal uses a conservation subdivision design to protect environmental resources. The proposed subdivision represents a true conservation subdivision design by clustering the proposed homes away from neighboring properties and preserving approximately 75% of the site as contiguous open space. The amount of preserved open space is substantially more than the minimum required amount of Environmentally Sensitive Open Space as required in Table 27.10-2 (see Exhibit S in Attachment 2).

A condition has been added to Attachment 1 requiring the proposed roadway crossing over the Lomas de Oro wash to be constructed as a wildlife permeable bridge to maintain the integrity of the Critical Resource Area. With the condition, the applicant's proposed rezoning will be in conformance with the Environmentally Sensitive Lands standards.

A detailed analysis of the applications conformance with the Environmentally Sensitive Lands requirements is provided in Attachment 10.

Flexible Design Options

The Environmentally Sensitive Lands section of the Zoning Code enables the use of incentives, or flexible design options, for conservation subdivision designs. Flexible Design Options:

- Encourage the preservation of additional natural open space
- Allow the applicant to develop the same number of lots as permitted under the base zoning district.
- Are available to development when Environmentally Sensitive Open Space (ESOS) is applied to 25% or more of the property. As discussed previously, the applicant's proposal provides approximately 75% ESOS.

To achieve this level of open space preservation the applicant is proposing to use the following Flexible Design Options which require Town Council approval:

- Minimum Lot Size (a reduction from 43,560 sq. ft. to 10,000 sq. ft., 80% of the lots will have a minimum ½-acre) – Reduced lot sizes are necessary as a result of an increased amount of contiguous open space. The additional open space will also serve as a considerable buffer for neighbors, ranging from a minimum 150 feet for neighbors to the south to over 400 feet for neighbors to the east.
- Building Heights (an increase from 18 feet to 20 feet for one-story and 28 feet for two-story) – Increased building heights are often necessary when lot sizes are reduced to account for the reduced building footprint as a result of smaller lots. The increased building heights will not have an impact on existing views as much of the site is lower than neighboring properties. Furthermore, many of the homes are situated between ridgelines that will serve to screen the homes from adjacent properties.
- Modified Review Process – The Modified Review Process allows a rezoning application that has been exhaustively reviewed to proceed directly to the Final Site Plan stage of the review process. The public participation process has been extensive regarding the applicant's proposal. Due to the extent of design and mitigation that has already been accomplished, additional neighborhood meetings or public hearings would not be expected to significantly impact the overall design of the proposed subdivision.

The applicant has also requested the use of additional Flexible Design Options intended to conserve additional open space. These include the following which have been approved administratively, as enabled by the Zoning Code:

- Internal building setbacks – Similar to building heights, when lot sizes are reduced a reduction in building setback is required as a result of the smaller lot.
- Native Vegetation Preservation – The proposed Tentative Development Plan preserves approximately 75% of the site as Environmentally Sensitive Open Space, ensuring these areas will be left as natural open space.
- Recreation Area – The proposed recreation area amenities include trails and trailheads, both of which are consistent with the permitted uses in Environmentally Sensitive Open Space.

A discussion and analysis of the applicant's requested flexible design options is provided in Attachment 11.

Engineering

Drainage

The proposed rezoning request acknowledges the development will be designed so post-developed drainage conditions are consistent with pre-developed conditions in accordance with Town requirements. Three natural washes affect the subject property, flowing in a southerly direction through the development. All three washes have a FEMA Special Flood Hazard Area designation of "Zone A". A detailed drainage analysis was prepared by the applicant to determine the existing 100-year stormwater runoff values flowing through each wash.

The drainage system for the project shall be designed to ensure, among other requirements, that all proposed habitable structures adjacent to a wash will be protected from flooding and erosion. The increase of runoff resulting from constructed impervious surfaces will be mitigated by use of detention basins which discharge into the existing watercourses. The detention basins capture, hold, and release stormwater in a controlled manner to mimic existing conditions.

In addition to ensuring post-developed run-off does not exceed pre-developed levels, the applicant has proposed to control runoff exiting along the southern property line and contain the existing runoff that currently impacts downstream residences. Town staff supports this approach as it provides a benefit to downstream neighbors by alleviating existing flood conditions. A condition has been included in Attachment 1 to address drainage within the area.

Traffic:

The applicant's proposal provides two points of ingress/egress. The first is an access point proposed to connect to La Cholla Boulevard. There are existing sight visibility safety issues related to this location which will be mitigated by the future La Cholla Boulevard widening project. However, if this development moves forward prior to the La Cholla Boulevard widening project, the applicant will be required to construct a controlled access intersection (e.g. right-in/out only) or make other improvements to provide sufficient sight visibility for motorists.

The second access point is proposed to connect to Lambert Lane. Both access points will require off-site left turn-lane improvements to serve the new development. This development will generate an amount of traffic that is similar to other subdivisions located north along La Cholla Boulevard. The existing roadway network has existing capacity to accommodate the small increase in traffic volume, especially once the La Cholla widening project has been completed.

PUBLIC PARTICIPATION:

The public participation process has been extensive and productive. Five neighborhood meetings (3 traditional, 1 open house, 1 site visit) have been held concerning the applicant's proposal. Neighborhood meeting summaries have been provided as Attachment 12.

In addition to neighborhood meetings, the applicant and staff have met with concerned neighbors on several occasions. Through the process, the applicant and some of the neighbors have been able to forge consensus on numerous key issues (see Attachment 13). A discussion of the primary issues throughout the process and how the applicant has addressed them are listed below:

Drainage

As discussed previously, the existing drainage pattern surrounding the subject property has been a primary concern for neighboring property owners. After hearing from residents, the applicant has developed a methodology for not only addressing on-site drainage, but also improving off-site drainage throughout the area. A condition has been included in Attachment 1 to address the existing drainage within the area.

Building Height

Concerns were raised regarding the impact to surrounding property owners from two-story homes. The applicant conducted a site visit with neighbors to view “story” poles representing the proposed building heights for both one and two-story homes.

After receiving feedback from residents, the applicant has restricted many of the most visible lots to single-story and moved a number of homes away from existing residential to provide additional buffer.

Neighborhood Compatibility

Neighborhood residents have consistently voiced concern regarding the compatibility of the smaller lot sizes proposed by the applicant.

To address neighbor concerns, the applicant has substantially reduced the total number of lots (152 to 91) and increased the minimum lot size (minimum 10,000 sq. ft. with 80% minimum ½-acre). Previously, the applicant had moved homes away from existing residential and realigned the roadway accessing Lambert Lane to provide additional buffer for neighbors.

Staff has received additional correspondence concerning the applicant’s proposal which has been provided in Attachment 14.

Staff has also received several formal letters of protest which have been provided in Attachment 15. In accordance with State Law and the Zoning Code, a sufficient number of formal letters of protest have been received that will require a super-majority vote (6-1) of Town Council for approval.

RECOMMENDATION:

Based on the following findings:

- The request is appropriate considering the planned infrastructure expansion of La Cholla Boulevard.
- The request is consistent with the character of future land uses within the immediate area and will support future commercial.
- The request is consistent with the General Plan Vision, Goals and Policies, as well as all applicable sections of the Zoning Code,
- The Tentative Development Plan preserves a majority of the site's open space and wildlife corridors;
- The Tentative Development Plan, with the conditions listed in Attachment 1, improves the existing drainage within the immediate area.
- The public participation process has been extensive and resulted in tangible revisions to address neighbor concerns.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to Town Council of the proposed rezoning (OV914-009) and use of the requested Flexible Design Options including minimum lot size, building height and modified review process, as provided on Attachment 1.

SUGGESTED MOTIONS:

I move to recommend approval of the proposed rezoning from R1-144 to R1-43 and use of the requested Flexible Design Options including minimum lot size, building height and modified review process based on the findings in the staff report, subject to the conditions in Attachment 1.

OR

I move to recommend denial of the proposed rezoning from R1-144 to R1-43 and use of the requested Flexible Design Options, based on the findings _____.

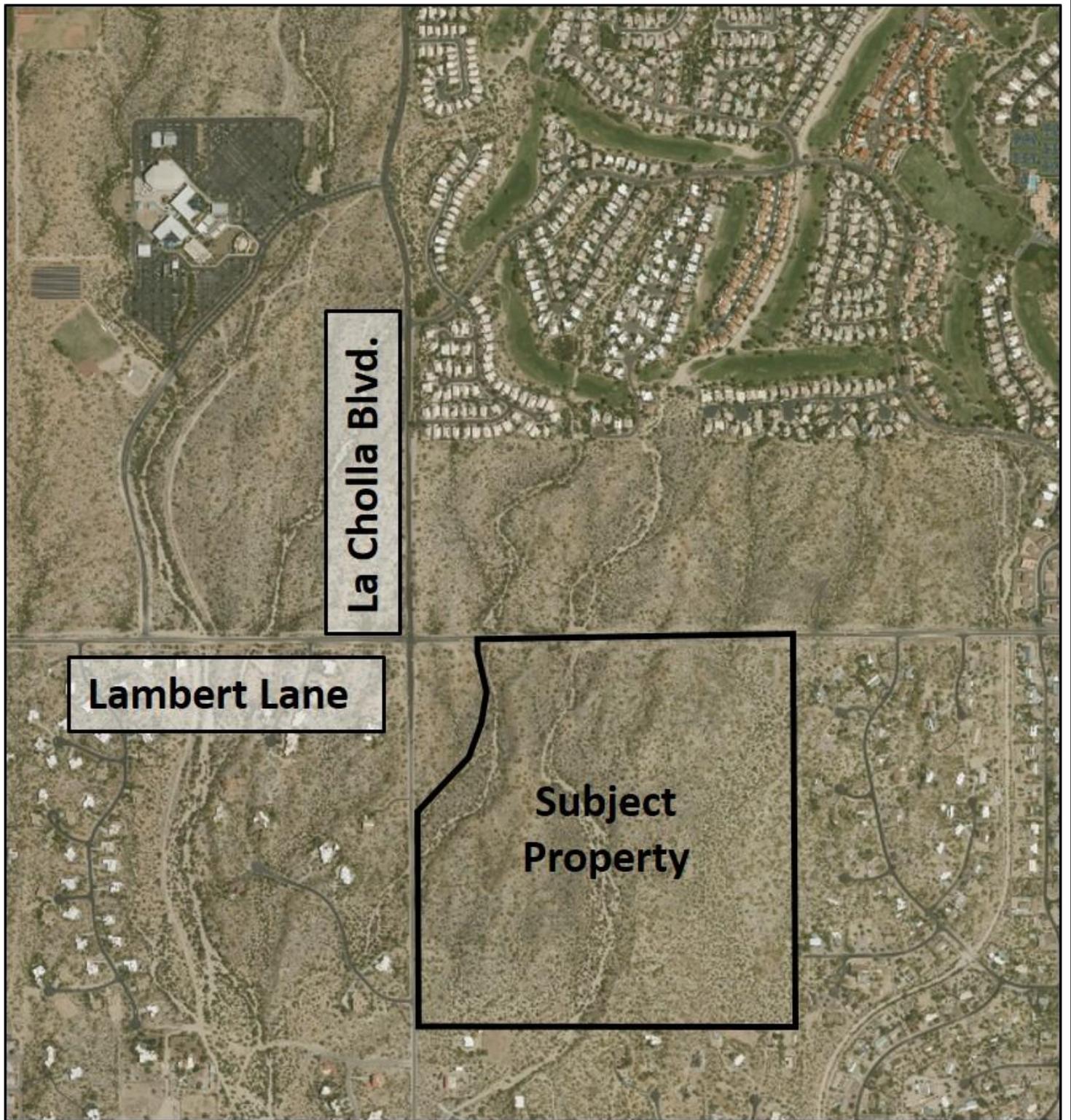
ATTACHMENTS:

1. Conditions of Approval
2. Site Analysis and Tentative Development Plan
3. Location Map
4. General Plan Land Use Map
5. Zoning Map
6. La Cholla and Naranja Conceptual Land Use Plan
7. La Cholla Corridor Average Lot Sizes
8. General Plan Conformance Analysis
9. Zoning Analysis

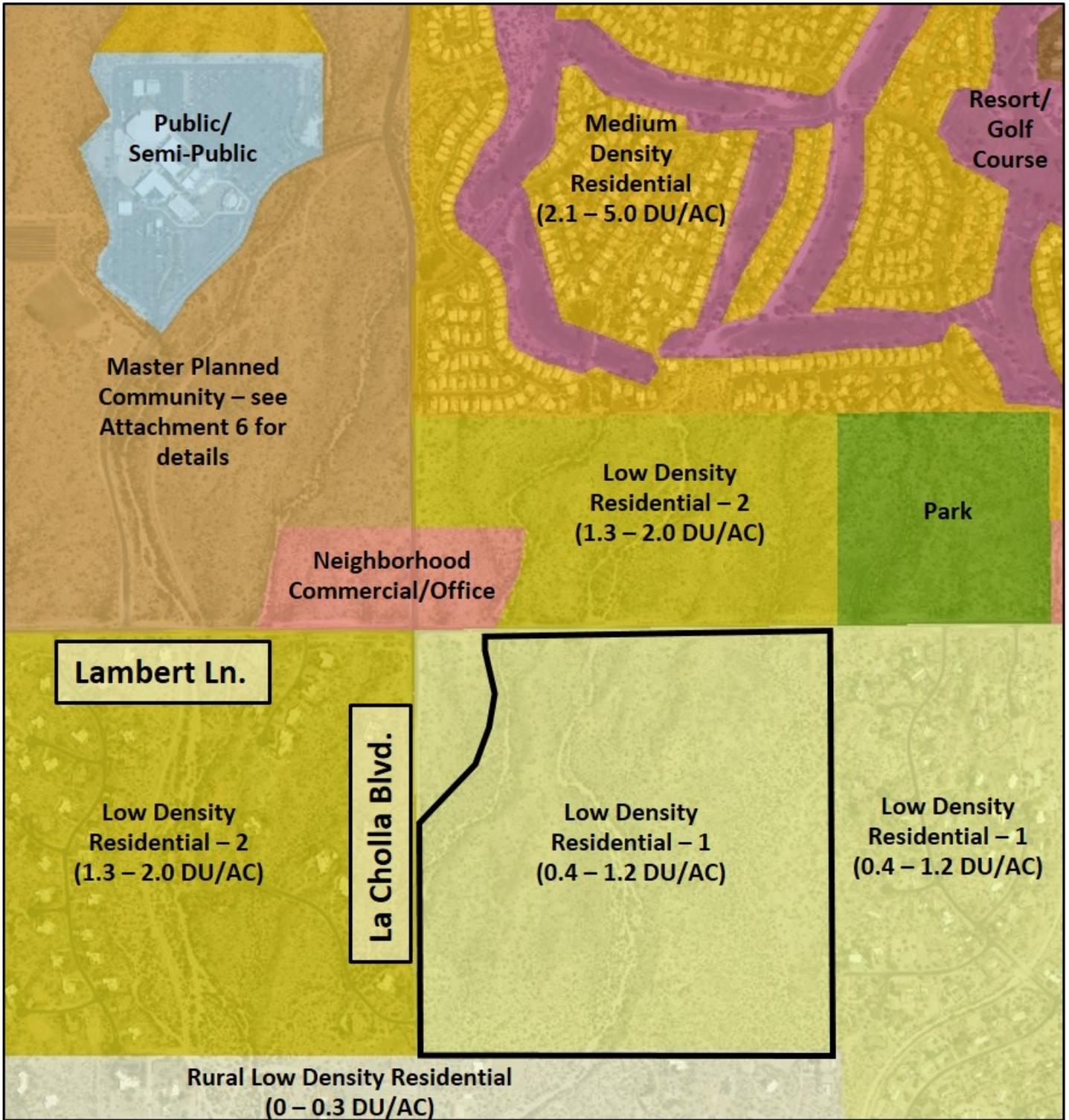
Planning and Zoning Commission Staff Report

10. Environmentally Sensitive Lands Analysis
11. Flexible Design Options Analysis
12. Neighborhood Meeting Summaries
13. Neighborhood Consensus Summary
14. Resident Correspondence
15. Formal Letters of Protest

Bayer Vella, Planning Manager

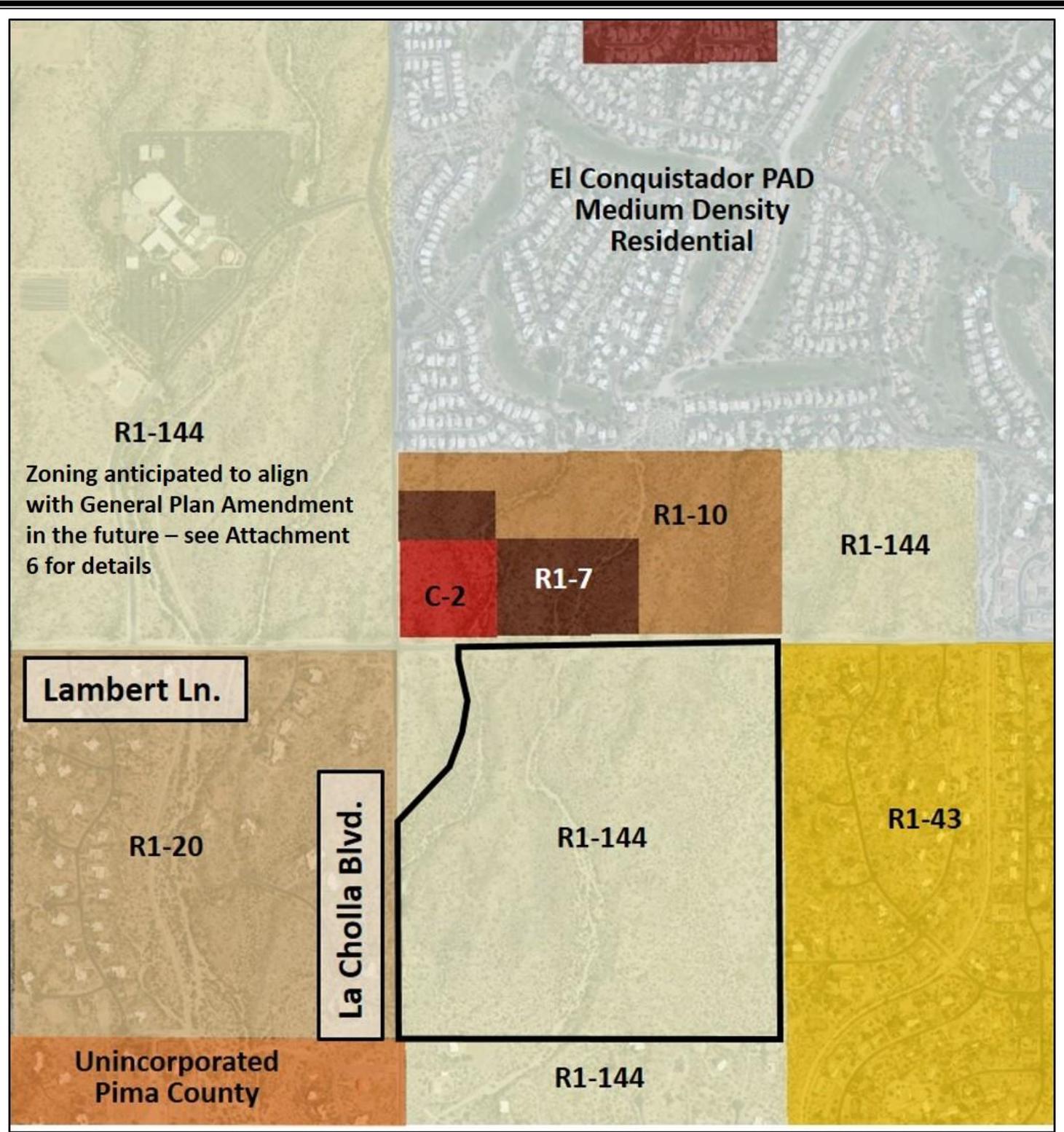


LOCATION MAP
SOUTHEAST CORNER LAMBERT AND LA CHOLLA
(OV914-009)



GENERAL PLAN MAP

SOUTHEAST CORNER LAMBERT AND LA CHOLLA (OV914-009)



ZONING MAP
SOUTHEAST CORNER LAMBERT AND LA CHOLLA
(OV914-009)

**Attachment 8
General Plan Conformance Analysis
Southeast corner Lambert Lane and La Cholla Boulevard Rezoning
Planning and Zoning Commission
February 2, 2016**

General Plan Conformance Analysis

The subject property is designated as Low Density Residential (0.4 – 1.2 homes per acre) on the General Plan Future Land Use Map.

The Low Density Residential (0.4 – 1.2 homes per acre) General Plan land use designation is defined as:

“Areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of a rural open character. (0.4 – 1.2 du/ac)”

The applicant proposes an overall density of approximately 0.64 du/ac with approximately 75% open space preservation. This amount of open space preservation provides substantial buffers for neighbors and will permit the retention of a rural open character for the site. The applicant’s proposal is consistent with the General Plan land use category.

General Plan Analysis

Rezoning 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.

The applicant’s proposal is consistent with the environmental requirements of the Environmentally Sensitive Lands requirements of the Zoning Code. The Tentative Development Plan preserves approximately 75% of the site as open space protecting the environmental integrity of the natural area of the site.

Additionally, the applicant has held numerous meetings with neighborhood residents and instituted a number of revisions to respond to many of the concerns from the neighborhood. The proposed rezoning is consistent with the General Plan Vision.

General Plan Goals and Policies.

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

The applicant's Tentative Development Plan proposes preservation of 75% of the property's natural open space. The subdivision design serves as a true example of a cluster subdivision protecting the environmentally sensitive areas. The applicant's proposal meets this General Plan Policy.

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

The applicant's Tentative Development Plan clusters development away from the environmentally sensitive areas of the site, including the washes and riparian areas. The applicant has worked with environmental groups to preserve the wildlife corridors as much as possible. A 300-foot corridor is maintained surrounding the main wash on the property, Lomas del Oro, including a bridge designed to span the wash to limit encroachment. A condition has been added to Attachment 1 requiring the design of the bridge to be wildlife permeable. The applicant's proposal is consistent with this policy.

Policy 1.1.4 *The Town shall commit to preserve, protect, and enhance the visual qualities of Oro Valley and surrounding visually significant areas, such as ridgelines.*

The natural topography of the site ensures the proposed Tentative Development Plan will have a reduced impact on offsite view sheds and view corridors throughout the area. The clustering of the homes respects the ridgelines and areas with significant slopes throughout the property. The applicant's proposal is consistent with this General Plan Policy.

Policy 1.2.1 *The Town shall maintain Oro Valley's predominately low-density character while considering the needs of financial stability and infrastructure efficiency.*

The planned expansion of La Cholla Boulevard to a four lane desert parkway represents a significant public investment in infrastructure to serve this area. The proposed increase in planned intensity will promote the efficient use of this expanded infrastructure.

Policy 2.1.4 *The Town shall require that all development proposals depict an arrangement of and massing of buildings and/or arrangement of lots to minimize impacts on views from adjacent properties...*

The proposed Tentative Development Plan utilizes a conservation subdivision design, or cluster design, that results in arrangement of lots and homes that will have a negligible impact on existing views and will not be visible to a majority of existing adjacent properties. The applicant's proposal is consistent with this policy.

Policy 5.4.1 *The Town shall maintain a harmonious relationship between urban development and development of the transportation network.*

The proposed Tentative Development Plan will be consistent with the future character of the La Cholla Boulevard corridor. Expansion of the roadway to a four lane parkway justifies a moderate increase in density along this corridor.

Policy 8.2.1 *The Town shall provide appropriate pedestrian, equestrian, and bicycle linkages between various elements of the open space system and between these elements and other community facilities.*

The applicant has worked with neighboring residents to provide pedestrian and equestrian opportunities throughout the site. The proposed Tentative Development Plan includes 5 trails and six trailheads serving those trails. The applicant's proposal is consistent with this Policy.

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

The applicant's proposal meets this policy as follows:

- The applicant's proposal conserves approximately 75% of the site as Environmentally Sensitive Open Space.
- The Tentative Development Plan incorporates significant neighborhood buffers along the eastern (425 feet) and southern (150 feet) portions of the site.
- The level of open space preservation also ensures many of the existing wildlife corridors are maintained throughout the site.

**Attachment 9
Zoning Analysis
Southeast corner Lambert Lane and La Cholla Boulevard Rezoning
Planning and Zoning Commission
February 2, 2016**

Zoning Analysis

Rezoning applications are also reviewed for conformance with the Town of Oro Valley Zoning Code and the development standards of the R1-43 zoning districts. A discussion of the applications conformance with the proposed zoning districts is provided below.

The Residential (R1-43) zoning district is intended to allow for low density detached single-family residential development.

The applicant is concurrently requesting several Flexible Design Options enabled by the Environmentally Sensitive Lands section of the Zoning Code that may affect several development standards, including building heights, internal building setbacks and minimum lot size. Please refer to Attachment 10 for a discussion and analysis of the applicant's requested Flexible Design Options.

Subsequent submittals, including all conceptual site plans and conceptual architecture, will be required to be consistent with the applicable requirements of the Zoning Code. The following development standards are notable for this proposal:

Neighborhood Compatibility: The applicant's proposal has addressed neighborhood compatibility as follows:

- The proposed R1-43 zoning district is in compliance with the Low Density Residential – 1 Land Use Designation on the General Plan Map.
- Though the Tentative Development Plan proposes smaller lot sizes than the adjacent residential subdivisions, substantial buffers have been incorporated into the design. The applicant's proposal includes a 425 foot buffer from existing residential to the east and a 150 foot buffer from existing residential to the south.
- The proposed residential utilizes a conservation subdivision design that results in an arrangement of lots within the rolling terrain of the site that will not be visible to many adjacent properties. Where the proposed homes will be visible, single-story restrictions have been proposed.

Access/Circulation: The Tentative Development Plan has two points of ingress/egress providing access to both La Cholla Boulevard and Lambert Lane. The proposed driveways meet driveway spacing requirements and have been approved by Engineering.

Furthermore, numerous (5) trails have been provided that traverse the site along with 6 trailheads to foster a more pedestrian and equestrian friendly environment.

Attachment 10
Environmentally Sensitive Lands Analysis
Southeast corner Lambert Lane and La Cholla Boulevard Rezoning
Planning and Zoning Commission
February 2, 2016

Conservation Categories (Biologically Based)

The riparian areas traversing the site are designated as Critical Resource Area (CRA) and Resource Management Area Tier 1 on the Town's Environmentally Sensitive Lands Planning Map. The table below outlines the required preservation percentage for both Conservation Categories and the amount provided as part of the Tentative Development Plan:

Conservation Category	Required Preservation	Provided Preservation
Critical Resource Area	95%	95.7%
Resource Management Area	66%	66.9%

The applicant's proposal is consistent with the open space requirements for both conservation categories.

Conservation Categories (Non-biologically Based)

Cultural Resources

The applicant submitted a letter from the Arizona State Museum (ASM) indicating that the subject property has been surveyed for cultural resources and there are no historic sites recorded on the property. A field survey in March 2015, identified two archaeological sites on the subject property, neither of which met the criteria of inclusion on the National Register of Historic Places.

Scenic Resources

The site is characterized by moderate grade changes throughout the property with several significant ridgelines traversing the property. The applicant's proposed homes are arranged in the less visible portions of the property that will not impact view sheds or view corridors of the Catalina Mountains. The applicant has provided a viewshed analysis of the site for the primary view sheds from adjacent areas. For additional information see Section I-F and Exhibits J and K for viewshed analysis.

Hillside Areas

The subject property numerous topographical constraints, including several significant ridges. The Tentative Development Plan does not propose development on ridgelines or any slopes greater than 15%. For additional information see Section I-B and Exhibit E-1 and E-2 for slope area analysis.

Attachment 11
Flexible Design Options Analysis
Southeast corner Lambert Lane and La Cholla Boulevard Rezoning
Planning and Zoning Commission
February 2, 2016

The applicant's requested flexible design options are included on pages 45 and 46 of Attachment 2. A discussion and analysis of each is provided below.

The following flexible design options are subject to Planning and Zoning Administrator approval. These options have been reviewed and approved administratively.

Building Setbacks (Internal)

The Tentative Development Plan depicts a Conservation Subdivision Design utilizing the lot reduction incentive. As a result of the reduced lot sizes, the applicant requested the following building setback reductions:

- Front: 10 feet for side entry garages (existing 30 feet)
- Side: 5 feet (existing 15 feet)
- Rear: 20 feet (existing 40 feet)

The reduced setbacks shall not result in on-lot driveway lengths that are less than twenty (20') feet, per Section 27.10.F.2.c.iii.a.2.

Recreation Area Credit

Environmentally Sensitive Lands Section 27.10.F.2.c.iii.j provides for passive and/or active recreational amenities located within environmentally sensitive open space to be credited toward the applicant's residential recreational area requirements as required by Section 26.5. However, open space connectivity must be maintained. The subject recreation areas do maintain connectivity with the site's ESOS and satisfy the location requirements of Section 26.5, Provision of Recreational Area.

Native Vegetation Preservation

Environmentally Sensitive Lands Section 27.10.F.2.c.iii.k provides for the Native Plant Salvage and Mitigation requirements (Section 27.6.B) to be waived within the development envelope when fifty (50%) percent or more of a site is preserved as environmentally sensitive open space. This modification does not apply to areas of distinct vegetation which are designated as Core Resource Area or native plants that are listed as threatened or endangered by the Endangered Species Act or highly safeguarded by the Arizona Department of Agriculture.

The applicant requested to waive the Native Plant Salvage and Mitigation requirements of Section 27.6B within development envelopes. The Tentative Development Plan provides approximately 75% ESOS, well in excess of the minimum required for this flexible design option.

The following flexible design options are subject to Town Council approval

Minimum Lot Size

The applicant has proposed a Conservation Subdivision Design utilizing the lot reduction incentive. The applicant's request is to reduce the minimum lot size to 10,000 sq. ft. in accordance with Section 27.10.F.2.d.iii.c. The applicant is concurrently proposing reduced lot widths below the minimum lot width of the R1-43 zoning district of 150 feet. A reduction in lot dimensions, including lot width, is necessary concurrent with the applicant's request to reduce the minimum lot size.

Building Height

The applicant is requesting a building height increase from 18 feet to 20 feet for single-story homes and 28 feet for two-story homes. To address neighbor concerns, the Tentative Development Plan restricts many of the most visible lots to one-story (see Attachment 2). The applicant's request does not interfere with view sheds of the Catalina Mountains and will not have a significant impact on view corridors. The proposed homes will also need to be in conformance with the two-story homes restrictions in Zoning Code.

Attachment 12
Neighborhood Meeting Summaries
Southeast corner Lambert Lane and La Cholla Boulevard Rezoning
Planning and Zoning Commission
February 2, 2016

Lambert/La Cholla Rezoning
Neighborhood Meeting
August 6, 2014

Approximately fifty neighbors and interested parties were in attendance, including Councilmember Hornat, Councilmember Snider, Councilmember Waters and several members of the Planning and Zoning Commission.

Principal Planner Chad Daines facilitated the meeting that included a brief presentation by Town staff discussing the Rezoning process, followed by a presentation by the applicant. A question and answer session followed the applicant's presentation, which is outline below.

Issues discussed included

Traffic

Which direction will traffic primarily flow?

Will the development have sidewalks?

What type of temporary road improvements will be put in place while awaiting the Lambert Lane widening project?

Development

What is the proposed density?

Who is the anticipated homebuilder?

What is the maximum building height?

What will be the impact on existing viewsheds?

What are the proposed number of lots?

How many homes are allowed under the current zoning?

Why does the access to Lambert need to be so close to the existing neighborhood to the east?

Why are homes being proposed on the ridges?

Why is the northwest corner of the property not included? What are the plans for that area?

A comment was made indicating a preference for the zoning to remain R1-144 (1 home per 3.3 acres)

Who is going to pay for the infrastructure improvements? School impacts?

What is the economic rationale for developing 154 new homes? Please provide additional details at next meeting.

How are setbacks measured?

What will be the price of the homes?

Will the subdivision be walled?

What would the impacts be if the zoning wasn't changed, compared to what is being proposed?

Will utilities be required to be underground?

Why is the southeast corner of the property not considered Critical Resource Area?

Will the homeowners need to have flood insurance?

Will the developer have to preserve any of the site during development?

What is the proposed lot size?

How big will the homes be?

Why are we discussing the details of the site when the rezoning hasn't been approved?

What is the primary driving force behind the rezoning?

Why is the applicant allowed to reduce the lot size below what is required by the Zoning Code?

Where else can you buy homes on 3.3 acres in Oro Valley?

A comment was made concerning the excessive amount of impact required for infrastructure to reach the "isolated" homes proposed in the northeast corner of the property.

Environment

A comment was made concerning the scarcity of water resources in the region, which needs to be taken into account.

What resources does the Environmentally Sensitive Lands protect?

What can be done to preserve the integrity of the washes and keep people out of them?

Drainage

What will happen to the floodplain and existing drainage after development occurs?

Will you be adjusting the floodplain limits during the process?

What type of detention/retention measures are proposed?

Process

Will there be any future neighborhood meetings?

A comment was made requesting additional elevations and topography maps at future meetings.

Why are there no comprehensive meetings planned for neighbors that include this project along with those proposed up and down La Cholla.

When will the Planning and Zoning Commission hearing occur?

Can we hold a meeting directly with the applicant to discuss specifics?

Principal Planner Chad Daines closed the question and answer session and thanked everyone for their time and comments. This concluded the neighborhood meeting.

Neighborhood Meeting Summary
Southeast Corner Lambert Lane and La Cholla Blvd.
Proposed Rezoning
December 1, 2014
6:00 – 7:30 PM
Casas Adobes Baptist Church, 10801 N La Cholla Boulevard.

1. Introductions and Welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Michael Spaeth, Senior Planner, as project manager. Approximately 50 residents and interested parties attended the meeting, include Vice Mayor Waters and Councilmember Hornat and Planning and Zoning Commissioner Leedy.

2. Staff Presentation

Michael Spaeth, Senior Planner, provided a presentation that included:

- Overview of the 1st neighborhood meeting
- Applicant's request
- Existing zoning of the property, including development standards
- Review tools
- Environmental Constraints
- Environmentally Sensitive Lands and Conservation Subdivision Design
- Traffic impacts and submittal requirements
- Drainage impacts and submittal requirements
- Water availability
- Cultural Resources preservation requirements
- Impacts on Schools
- Review process
- Public participation opportunities

3. Applicant Presentation

Paul Oland from the planning firm WLB Group Inc., provided a presentation detailing the applicant's proposal, which included:

- Overview of project
- Revisions from 1st neighborhood meeting
- Drainage impacts
- Traffic impacts

4. Public Participation Exercise and Questions & Comments

Meeting facilitator, Chad Daines, introduce the Public Participation Exercise and the goal of reaching resolution on the outstanding concerns from the 1st neighborhood meeting. Project Manager, Michael Spaeth, listed the topics still outstanding from the previous meeting, which included:

- Drainage
- Traffic
- Neighborhood Compatibility
- Building Height
- Lot configuration
- Density
- Viewsheds
- Economic Justification

Mr. Daines asked the audience if they felt any additional topics should be listed. One additional topic was included:

- Utilities

Mr. Daines asked the applicant to address each one of the topics listed. After each topic, Mr. Daines asked if there were additional questions from the audience. Following is a summary of additional questions and comments:

Drainage

- Has anyone on the applicant's team visited the site during a major rain event?
- Why isn't more engineering provided at this point in the process?
- Is the applicant permitted to add landscaping to the Critical Resource Area?
- How long would the water take to drain from the retention/detention basins?
- How will your proposal improve downstream drainage?
- Why is the easternmost wash not identified as a protected riparian area?
- Who is responsible if the retention/detention basins are insufficient?
- Why build in the easternmost wash?
- Where will the retention/detention basins go with such small lots?
- Washes are no longer horse accessible.
- Why can't the Town not allow development in the non-protected washes?
- Why protect the on-site slopes at the expense of the on-site washes?

Traffic

- How expansive will the Traffic Impact Analysis be?
- Did the applicant look into moving the access onto Lambert Lane?
- Access onto La Cholla will be problematic considering future road widening plans.
- How far will the proposed Lambert Lane access be from the existing park entrance on Lambert Lane?

Neighborhood Compatibility

- Has the applicant considered other vacant property within the Town?
- Has the applicant considered using a larger zoning district?
- How are the small lots compatible with the surrounding neighborhoods?
- Larger lot sizes should be required.
- Can the buffer yards just be natural open space? No roads/basins.

Building Height

- Can the applicant provide story poles on-site to represent proposed homes?
- Where will the 2-story homes be located? How many 2-story homes?

Utilities

- Will the utilities be underground?

Miscellaneous

- Why is the northeast component of the site not considered as part of this application?

Mr. Oland addressed some of the questions related to the proposed development and the associated impacts.

Mr. Laws, Town of Oro Valley Permitting Manager, addressed some of the questions related to drainage impacts of the proposed development and invited attendees to further discuss area drainage issues after the meeting.

Mr. Daines closed the meeting, thanked everyone for their attendance and encouraged everyone to contact Mr. Spaeth, the project manager, with any additional thoughts, comments or concerns.

**Neighborhood Meeting Summary
Southeast Corner Lambert Lane and La Cholla Blvd.
Proposed Rezoning
February 12, 2015
6:00 – 7:30 PM
Casas Adobes Baptist Church, 10801 N La Cholla Boulevard.**

5. Introductions and Welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Michael Spaeth, Senior Planner, as project manager. Approximately 50 residents and interested parties attended the meeting.

6. Staff Presentation

Michael Spaeth, Senior Planner, provided a brief presentation that included:

- Overview of the 2nd neighborhood meeting
- Applicant's request
- Existing zoning of the property, including development standards
- Review tools
- Environmentally Sensitive Lands and Conservation Subdivision Design
- Review process
- Public participation opportunities

7. Applicant Presentation

Paul Oland from the planning firm WLB Group Inc., provided a brief presentation detailing the applicant's proposal, which included:

- Overview of project
- Revisions from 2nd neighborhood meeting
- Drainage impacts

8. Open House

Meeting facilitator, Chad Daines, introduced the Open House format and the goal of allowing residents to meet with Town Staff and the applicant one-on-one to ensure questions are fully answered. The open house consisted of four tables/stations including:

- Two engineering tables:
 - Regional Drainage
 - Drainage and Traffic related to the applicant's proposal
- Planning
- Applicant

The open house was well attended with each station fielding numerous questions. A number of regional drainage questions remained and staff committed to addressing those questions with the applicant and holding a fourth neighborhood meeting to provide updated information.

Mr. Daines closed the meeting, thanked everyone for their attendance and encouraged everyone to contact Mr. Spaeth, the project manager, with any additional thoughts, comments or concerns.

Neighborhood Meeting Summary
Southeast Corner Lambert Lane and La Cholla Blvd.
Proposed Rezoning
May 27, 2015
6:00 – 7:30 PM
Town of Oro Valley Council Chambers

1. Introductions and Welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Michael Spaeth, Senior Planner, as project manager. Approximately 20 residents and interested parties attended the meeting, including Vice Mayor Water, Council Member Hornat and Council Member Zinkin, Planning and Zoning Commissioners Hurt and Barrett and Town Manager Greg Caton.

2. Staff Presentation

Michael Spaeth, Senior Planner, provided a brief presentation that included:

- Overview of the issues identified during the 3rd neighborhood meeting
- Purpose of the 4th neighborhood meeting
- Applicant's request
- Review process
- Public participation opportunities

3. Applicant Presentation

Paul Oland from the planning firm WLB Group Inc., provided a brief presentation detailing the applicant's proposal, which included:

- Overview of project
- Revisions from 3rd neighborhood meeting
- Drainage proposal

4. Question and Answer session

Meeting facilitator, Chad Daines, opened the floor to questions specific to the applicant's drainage concept and the anticipated impacts on regional drainage. The following questions or topics were discussed:

Drainage

- General suitability of the site for development
- Responsibility during flooding events
- How are upstream and downstream flows regulated
- Role of FEMA in approval process
- Timing of drainage infrastructure construction
- Culverts on Lambert Lane capacity
- Wash delineation. Different from FEMA.

Other topics

- Homes appear to be proposed in washes
- Compatibility with surrounding development
- Trail access

Mr. Daines closed the meeting, thanked everyone for their attendance and encouraged everyone to contact Mr. Spaeth, the project manager, with any additional thoughts, comments or concerns.