

## **Attachment 6 General Plan Analysis**

### **2. General Plan Analysis**

PAD Amendments are reviewed for conformance with the Vision, Goals and Policies of the General Plan. To ensure conformance, the proposed PAD Amendment has been evaluated using both the existing General Plan and the *Your Voice Our Future* Plan which is currently on the November ballot.

#### **A. General Plan Map**

The proposed density of 2.19 homes per acre is below the density maximum of 5.0 homes per acre under the accompanying Major General Plan Amendment application.

#### **B. Existing Vision Statement**

*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 vision statement from the General Plan emphasizes the need to carefully balance land use decisions which respond to current conditions, against the long term impact to the community. Although the proposed subdivision is compatible with the surrounding area, careful consideration should be given to the proposed lower density (2.19 homes per acre) which can reduce the viability of commercial development in the area.

#### **C. Existing Goals and Policies**

The applicant has provided analysis of the amendments conformance with adopted General Plan policies, which is provided in Attachment 2. Staff has evaluated the amendment against all General Plan policies, with notable polices identified below.

*Policy 1.4.8 The Town shall continue to require adequate buffering of commercial and employment uses from adjacent neighborhoods, with special consideration being given to placing office or other less intensive uses adjacent to residential areas.*

The applicant's request would provide a compatible land use with the adjacent residential area. Impacts of the proposed use can be mitigated through the incorporation of buffer yards, landscaped areas and architectural features similar to the adjoining properties.

*Policy 2.1.1 The Town shall continue to promote architectural themes and project site design that blends the built environment with natural surroundings.*

*Policy 7.1 To promote the development of sound, high quality neighborhoods that provide community amenities in an integrated manner.*

The proposed subdivision will contain similar design features as surrounding single-family neighborhoods.

*Goal 7.2 To encourage and maintain a range of housing opportunities.*

*Policy 7.2.1 The Town shall encourage the development of a variety of types of homes to accommodate the varied needs of residents, including single-family attached and detached, townhomes, small apartments (3-4 units), condominiums, active retirement communities and congregate housing...*

*Policy 7.2.2 The Town shall encourage a variety of residential building types consistent with the General Plan and in accordance with the Town's zoning and subdivision design standards*

This goal and these policies support the development of a diverse range of housing opportunities. Additional medium density homes do not advance this goal; rather add to the lack of diversity in housing within this area. An alternative to the applicant's request may be consideration of a land use designation which allows a variety in housing (e.g., townhomes, casitas, and condominiums).

*Goal 1.1 To preserve Oro Valley's natural Sonoran Desert environment and the scenic resources that are an important part of the community's quality of life.*

The proposed residential development conforms with the Environmentally Sensitive Lands Ordinance related to open space, wash preservation and native plant species which exist on the property.

#### **D. Proposed Vision Statement (*Your Voice Our Future Plan*)**

*Oro Valley strives to be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will keep its friendly, neighborly 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.*

The proposed vision statement emphasizes the need to be a well-managed community while promoting the existing quality of life. The proposed amendment is consistent with the vision statement because the proposal will not alter the existing character and/or land use patterns of the surrounding area.

#### **E. Proposed Goals and Policies (*Your Voice Our Future Plan*)**

*Goal A The people of Oro Valley strive for long-term financial and economic stability and sustainability.*

The property should be developed at a higher density to support the existing commercial properties in and around Rancho Vistoso.

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

The proposed amendment will provide a compatible land use transition between the existing golf course and the surrounding single-family homes and condominiums to the south and east.