AGENDA
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
September 21, 2016
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

UPCOMING MEETING ANNOUNCEMENTS

COUNCIL REPORTS
- **Spotlight on Youth**

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. 2016 League of Arizona Cities and Towns Annual Conference Trip Report

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. Proclamation - Military Family Month

CONSENT AGENDA
(Consideration and/or possible action)

A. Minutes - September 7, 2016

B. Fiscal Year 2016/17 Financial Update through July 2016

C. Resolution No. (R)16-43, authorizing and approving an archery Shooting Range Development Grant Agreement between the Arizona Game & Fish Department and the Town of Oro Valley in the amount of $10,000 for the purchase of materials to construct a shade canopy at the Naranja Park archery range

D. Resolution No. (R)16-44, declaring and adopting the results of the Oro Valley Primary Election held on August 30, 2016

E. Resolution No. (R)16-45, authorizing and approving a task force agreement between the Drug Enforcement Administration (DEA) and the Town of Oro Valley for the participation of one (1) Oro Valley police officer in the Pima County HIDTA Investigative Task Force (PCHITF)

F. Resolution No. (R)16-46, authorizing and approving a task force agreement between the Drug Enforcement Administration (DEA) and the Town of Oro Valley for the participation of two (2) Oro Valley police officers in the DEA Tucson Task Force

G. Resolution No. (R)16-47, authorizing and approving a one (1) year extension, with two additional one (1) year options, to the lease between the Town of Oro Valley and Town West Realty, Inc.

H. Request for approval of the Meritage at Stone Canyon VIII Final Plat, located north of Tortolita Mountain Circle approximately 1/4 mile west of Rancho Vistoso Boulevard

I. Approval of the Final Conceptual Design for the Veterans and First Responders Living Memorial at Naranja Park

REGULAR AGENDA

1. PUBLIC HEARING: AMENDING THE GENERAL PLAN LAND USE MAP AND RANCHO VISTOSO PLANNED AREA DEVELOPMENT FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

   a. RESOLUTION NO. (R)16-48, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM NEIGHBORHOOD COMMERCIAL/OFFICE TO MEDIUM DENSITY RESIDENTIAL FOR A 17.8 ACRE PROPERTY, LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

   b. ORDINANCE NO. (O)16-12, AMENDING THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL AND ALLOWING THE USE OF AN ESL FLEXIBLE DESIGN OPTION FOR A MODIFIED REVIEW PROCESS FOR A 17.8 ACRE PROPERTY, LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

2. PUBLIC HEARING: RESOLUTION NO. (R)16-36, ADOPTING THE YOUR VOICE, OUR FUTURE GENERAL PLAN AND SUBMITTING THE YOUR VOICE, OUR FUTURE GENERAL PLAN TO THE VOTERS OF THE TOWN OF ORO VALLEY

3. DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED CONCEPTUAL SITE PLAN, LANDSCAPE PLAN AND ARCHAEOLOGICAL DISPLAY AREA FOR VIEWPOINTE AT VISTOSO TRAILS, LOCATED AT THE SOUTHEAST CORNER OF RANCHO VISTOSO BOULEVARD AND MOORE ROAD

4. DISCUSSION AND POSSIBLE DIRECTION REGARDING THE TOWN'S INVOLVEMENT IN THE OVERLOOK RESTAURANT LOCATED AT 10555 N. LA CANADA DRIVE, INCLUDING THE POSSIBILITY OF CONTRACTING THE SERVICES OR CLOSING THE RESTAURANT

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)

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.

ADJOURNMENT

POSTED: 9/14/16 at 5:00 p.m. by pp

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: 09/21/2016

Submitted By: Arinda Asper, Town Manager's Office

Information

Subject

2016 League of Arizona Cities and Towns Annual Conference Trip Report

Attachments

2016 League of Arizona Cities and Towns Annual Conference

Office of the Mayor & Town Council

Trip Report

Purpose:
2016 League of Arizona Cities and Towns Annual Conference

Date:
August 23 – August 26, 2016

Location:
Fairmount Scottsdale Princess Hotel
Scottsdale, AZ

Attendees:
Mayor Satish Hiremath
Councilmember Bill Garner
Councilmember Mike Zinkin
Interim Town Manager Daniel Sharp

Summary:

The 2016 League of Arizona Cities and Towns Annual Conference was hosted by the City of Scottsdale, Arizona.

The conference was attended by over 1000 elected officials and guests from cities and towns across Arizona. This conference is held annually and provides an opportunity for local officials to network and attend training sessions which aid in more effective and efficient management of municipalities, to hear from state and legislative officials, and to share common concerns and ideas for problem solving. Highlights of the conference included: development of the League's Municipal Policy Statement; 2016 League Service Award presented to Councilmember Garner for eight years of service in office; and more than 25 sessions dealing with issues of importance to local, regional and statewide officials. The conference "schedule at a glance" is attached.

Report submitted to the Town Clerk on September 9, 2016.

Dr. Satish I. Hiremath
Mayor

CONFERENCE AT A GLANCE

TUESDAY, August 23

8:00 a.m. - Golf Tournament — TPC Stadium Course

1:30 p.m. - Pre Conference Session - Body Language — Palomino 10

1:30 p.m. - Resolutions Committee — Salon H and I

4:00 p.m. - AMRRP Annual Meeting — Palomino 9

5:30 p.m. - Welcome Reception — Princess Ballroom East Foyer

6:30 p.m. - APS Dinner at the League Annual Conference — Princess Ballroom

This dinner is open to all government (city/town, county, state and association) conference attendees and is included as part of your conference registration.

If you plan to attend the dinner, you must have a ticket that will be provided in your registration packet.

WEDNESDAY, August 24

7:30 a.m. - Parade of Flags Practice — Princess Ballroom

8:00 a.m. - Youth Program — Salon H

9:00 a.m. - Opening General Session — Princess Ballroom

12:00 p.m. - Lunch on Your Own

1:30 p.m. - CONCURRENT SESSIONS

- Public Service Ethics and Open Government — Salon I
- Body Cameras - Part 1: Experienced Cities Share Lessons Learned — Salon F
- Successful Downtowns: Cities Share Their Paths to Downtown Renaissance — Salon G
- Is Your Community Making Progress Toward A Future Workforce? — Salon D
- Answering the Tough Questions and Staying Calm Under Fire — Salon E

3:15 p.m. - CONCURRENT SESSIONS

- Questions You Should Be Asking Your Finance Director — Salon I
- Body Cameras - Part 2: Policy And Legal Ramifications — Salon F
- Toolbox for Small Town Economic Development — Salon G
- Moving From the Flintstones to the Jetsons in Transportation — Salon D
- Legislative 101: How to Make an Impact at the Capitol — Salon E
- What Makes a Young Person Stay or Go? — Salon H

4:00 p.m. - AFFILIATE GROUP MEETING

- Greater Arizona Mayors Association (GAMA) — Moor 1

6:30 p.m. - Dinner, President's Update and Entertainment — Palomino Ballroom

CONFERENCE AT A GLANCE

THURSDAY, August 25

8:00 a.m. - Spouse/Guest Tour: Scottsdale's Museum of the West — Moor 1

8:15 a.m. - CONCURRENT SESSIONS

- Marijuana Laws and Taxation — Salon A and B
- Arizona's Open Meeting Law — Salon C
- Military Bases and Their Importance to Arizona's Economy — Palomino 8 and 9
- Update from our Endorsed Partners — Palomino 10

10:00 a.m. - CONCURRENT SESSIONS

- Effective Mayor, Council and Manager Relationships — Palomino 10
- Great Ideas That Work — Salon D
- Beyond the Baby Boom Time Warp: A New Era in Housing — Salon A and B
- The Basics of Zoning for City and Town Officials — Salon C
- Reading the Tea Leaves: Pundits Discuss Current Politics — Palomino 8 and 9

12:00 p.m. - Legislative and Service Award Luncheon — Palomino Ballroom

2:30 p.m. - CONCURRENT SESSIONS

- PSPRS Update — Salon A and B
- The Art of Municipal Revenue Forecasting in Arizona — Salon C
- Healthy Communities: A New Prescription for Economic Development — Palomino 10
- Legislative Dunk Tank — Palomino 8 and 9

2:30 p.m. - AFFILIATE GROUP MEETINGS

- Arizona COG Directors — Moor 1
- Arizona City Attorneys Association — Arabian
- ARI-SON Megaregion Sister-City Networking/Working Meeting — Dorado

4:00 p.m. - Annual Business Meeting — Palomino 7

4:30 p.m. - AFFILIATE GROUP MEETING

- ARI-SON Megaregion Council Meeting — Palomino 6

6:00 p.m. - Showcase of Cities and Towns — Princess Ballroom

FRIDAY, August 26

8:00 a.m. - Speed Networking Breakfast for Municipal Officials — Salon D

9:30 a.m. - Closing General Session — Salon F and G

- **Successful Leadership:** Why Should Anyone Follow You?

11:00 a.m. - Adjourn Conference

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

Meeting Date: 09/21/2016

Proclamation - Military Family Month

Information

Subject

Proclamation - Military Family Month

Summary

Attachments

Proclamation

Office of the Mayor

Oro Valley, Arizona

Proclamation

MILITARY FAMILY MONTH
YMCA COMMUNITY MILITARY BALL
NOVEMBER 2016

WHEREAS, the YMCA has provided support and service to members of the U.S. Armed Forces and their families for more than 150 years; including operating field hospitals in the Civil War; providing 90% of the social services during World War I; and operating many USO sites during World War II, the Korean, Vietnam and Gulf Wars; and

WHEREAS, the YMCA has been serving southern Arizona since 1914 and has been providing programs and services to active, reserve, retired military and families; and

WHEREAS, the Armed Services YMCA established Military Family Month in 1996 to recognize the nation's support and commitment to the families of military personnel; and

WHEREAS, many residents in our community have family members that have served in the Army, Navy, Air Force, Marines or Coast Guard; and

WHEREAS, numerous businesses, government agencies and charitable organizations in our community provide support to military servicemen, women and families; and

WHEREAS, the YMCA of Southern Arizona is hosting a YMCA Community Military Ball to celebrate and honor all five branches of the U.S. Armed Services' active, reserve, retired military servicemen and women and their families on Veteran's Day, November 11, 2016 in Tucson; and

WHEREAS, the proceeds of the 2016 YMCA Community Military Ball will be utilized entirely to enhance, extend and expand access for military families to YMCA facilities, programs and services at branches throughout our community.

NOW, THEREFORE, I, Dr. Satish I. Hiremath, Mayor of the Town of Oro Valley, Arizona, do hereby proclaim November 2016 as Military Family Month in Oro Valley and urge all citizens to show their support and participate in the 2016 YMCA Community Military Ball.

Dated this 21st day of September, 2016

Dr. Satish I. Hiremath, Mayor

ATTEST:

Michael Standish, Town Clerk

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

Meeting Date: 09/21/2016

Requested by: Mike Standish **Submitted By:** Michelle Stine, Town Clerk's Office

Department: Town Clerk's Office

Information

SUBJECT:

Minutes - September 7, 2016

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

N/A

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to approve, (approve with the following changes) the September 7, 2016 minutes.

Attachments

9-7-16 Draft Minutes

MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
September 7, 2016
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Mayor Hiremath called the meeting to order at 6:02 p.m.

ROLL CALL

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.

UPCOMING MEETING ANNOUNCEMENTS

Economic Development Manager Amanda Jacobs announced the upcoming Town meetings and events.

COUNCIL REPORTS

Vice Mayor Waters encouraged citizens to participate in the *Community Conversation on Distracted Driving* held on September 22, 2016 at the Hilton El Conquistador Golf & Tennis Resort and introduced Oro Valley Police Lieutenant Chris Olson. Mr. Olson gave an overview of distracted driving and discussed the need for a community conversation on this issue.

DEPARTMENT REPORTS

Town Clerk Mike Standish announced that new artwork was on display in the Council Chambers by artist Kathryn Gastelum.

DRAFT

Parks and Recreation Director Kristy Diaz-Trahan gave an overview of the Western Area Power Authority (WAPA) easement and discussed the history associated with this easement and its access to State Trust land.

Mayor Hiremath asked for clarification regarding the Town's legal jurisdiction for the WAPA easement.

Town Attorney Gary Verburg responded that was not able to perform a legal review of all land use documents at this time and stated it would be very challenging for the Town to do anything as they do not own the land.

ORDER OF BUSINESS

Mayor Hiremath re-organized the agenda as follows: Presentation #4 would be heard second under Presentations.

INFORMATIONAL ITEMS

1. Councilmember Zinkin - NLC 2016 Summer Board & Leadership Meeting Trip Report

2. Letter of Appreciation - Oro Valley Police Department

3. Public Safety Providers Quarterly Reports

CALL TO AUDIENCE

Damion Alexander spoke in support of maintaining access to State Trust land by way of the WAPA easement and spoke of the importance of this access to the cycling community.

Oro Valley resident Angela Greynolds spoke in support of maintaining access to State Trust land via the WAPA easement and spoke of the importance of this access to the trail running community.

State Representative Bruce Wheeler spoke as an advocate to help maintain access to public State Trust lands.

Steve Morganstern, local business owner, spoke in support of maintaining access to State Trust land and spoke of the economic importance the trail provided the community.

Oro Valley resident Mike Brilz spoke in support of maintaining access to State Trust land and asked that the Town look into the legalities of this issue.

David Grant spoke in support of maintaining access to State Trust land.

DRAFT

Olivia Rasmussen, ambassador for the Juvenile Diabetes Research Foundation, spoke in support for maintaining access to the WAPA easement. Ms. Rasmussen stated she utilized the trail for exercise to help manage her diabetes.

Oro Valley resident Tany Eltze spoke in support of maintaining access to State Trust land and addressed a list of perceived problems from the area homeowners.

Oro Valley resident Jeanne Denaro voiced her concerns regarding the allowance of public access to the WAPA easement.

Oro Valley resident Jim Vieregg spoke in opposition for the allowance of public access to the WAPA easement and voiced his concerns regarding the continued usage of trail #180.

Mayor Hiremath recessed the meeting at 6:40 p.m.

Mayor Hiremath reconvened the meeting at 6:45 p.m.

Mayor Hiremath directed staff to continue to work with the Honey Bee Ridge Estates Home Owners Association, the cycling and hiking communities and surrounding area homeowners in order to keep everyone informed in hopes of reaching an amicable solution.

Oro Valley resident Tom McKenzie voiced his concerns with noise issues related to the WAPA easement being utilized as a bicycle trail.

Oro Valley resident Sally Schuneman spoke in opposition to bicycle use on the Wapa trail due to the amount of dust produced by the bicyclist on this trail.

Steve Bohn spoke in support of maintaining access to State Trust land and spoke of the value the trail access brought to the community.

Oro Valley resident Christopher Benson spoke in support of maintaining access to State Trust land and addressed environmental concerns from bicycle use on trails.

Oro Valley resident Stuart Schwartz spoke in opposition of maintaining access to State Trust land and expressed his concerns of potential liability issues for area homeowners.

Mayor Hiremath recessed the meeting at 6:55 p.m.

Mayor Hiremath reconvened the meeting at 7:00 p.m.

PRESENTATIONS

1. Presentation of a card of appreciation from the Youth Advisory Council to the Oro Valley Police Department, supporting first responders

Oro Valley Youth Advisory Council members presented the Oro Valley Police Department with a card of appreciation signed by Oro Valley teens at the Dive in Movie Night.

4. Proclamation - National Preparedness Month

Mayor Hiremath proclaimed the month of September, 2016 as National Preparedness Month.

2. Presentation by Brent DeRaad, President/CEO of Visit Tucson

Brent DeRaad, President & CEO of Visit Tucson gave an overview of Oro Valley's investment in Visit Tucson that included the following:

- Oro Valley's 2015-16 ROI from Visit Tucson
- Growing Tourism - 2015-16
- 2016-17 Objectives

Discussion ensued amongst Council and staff regarding Mr. DeRaad's presentation.

3. Presentation by Dave Perry, President/CEO of the Greater Oro Valley Chamber of Commerce

Dave Perry, President and CEO of the Greater Oro Valley Chamber of Commerce, presented the following information:

- Our Mission
- Our Corporate Partners
- Measure of Performance
- How we Measure Ourselves
- Be a Prominent Leader
- Be the go-to Organization
- Greater Oro Valley Chamber of Commerce Foundation
- Be the Community Welcome Center
- State of the Town Address 2016

CONSENT AGENDA

Councilmember Zinkin requested that items (B) and (I) be removed from the Consent Agenda for discussion.

DRAFT

Councilmember Burns requested that item (C) be removed from the Consent Agenda for discussion.

A. Minutes - July 6, 2016

D. Resolution No. (R)16-38, adopting the Oro Valley Transit Services Division Title VI Plan

F. Appointment of Judges Pro Tempore for the Oro Valley Magistrate Court

G. Visit Tucson Quarterly Report: April 1, 2016 - June 30, 2016

H. Greater Oro Valley Chamber of Commerce Quarterly Report: April 1, 2016 - June 30, 2016

J. Resolution No. (R)16-39, authorizing and approving modifications to an Intergovernmental Agreement between the Arizona Department of Revenue and the Town of Oro Valley regarding administration of taxes imposed by the state, cities or towns

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Snider to approve Consent Agenda items (A), (D), (F-H) and (J).

MOTION carried, 7-0.

B. Fiscal Year 2015/16 financial update through June 2016 (year-end)

Councilmember Zinkin asked for clarification regarding attachment D-2 and how it pertained to the Town Managers Recommended Budget.

Finance Director Stacey Lemos clarified attachment D-2 and the Town Managers Recommended Budget.

Discussion ensued amongst Council and staff regarding item (B).

MOTION: A motion was made by Councilmember Zinkin and seconded by Councilmember Burns to accept item (B).

MOTION carried, 7-0.

C. Resolution No. (R)16-37, authorizing and approving an Intergovernmental Agreement between the Town of Oro Valley and Pima County regarding payment for the incarceration of municipal prisoners

Councilmember Burns requested clarification regarding the billing for the incarceration of municipal prisoners.

Interim Town Manager Danny Sharp clarified the billing questions regarding the incarceration of municipal prisoners.

MOTION: A motion was made by Councilmember Burns and seconded by Councilmember Snider to approve item (C).

MOTION carried, 7-0.

E. ~~Request for approval of a two year extension of the Miller Ranch Master Development Plan, located on the northwest corner of Tangerine Road and La Canada Drive~~ (This item moved to Regular Agenda Item #7 on 9/1/16 at 2:30 p.m.)

I. Conceptual Architecture for the sanctuary and youth building at the Canyon del Oro Baptist Church, located at 9005 North Oracle Road

Councilmember Zinkin expressed his concerns regarding the applicants request and approval to increase the height of the Sanctuary and Youth Building at the Canyon del Oro Baptist Church.

Planner Robert Kirschmann responded to Councilmember Zinkin and clarified the Zoning Code height allowance for sanctuaries.

Ed Marley, SWAIM Principal, clarified the reason for the request to increase the height on the building.

Discussion ensued amongst Council and staff regarding item (I).

MOTION: A motion was made by Councilmember Snider and seconded by Vice Mayor Waters to approve item (I).

MOTION carried, 6-1 with Councilmember Zinkin opposed.

REGULAR AGENDA

1. DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED COMMUNICATIONS FACILITY (CELL TOWER ON A LIGHT POLE) ON THE CANYON DEL ORO HIGH SCHOOL GROUNDS, LOCATED AT 25 W. CALLE CONCORDIA

Senior Planner Rosevelt Arellano presented item #1 and outlined the following:

- Location
- Compatibility
- Design

- Public Participation
- Summary and Recommendation

Discussion ensued amongst Council and staff regarding item #1.
Michelle Lamoureux, representing the applicant Pinnacle Consulting, Inc., spoke regarding the color and maintenance of the cell tower.

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Snider to approve the proposed communication facility at Canyon del Oro High School, finding that the request is compatible with the surrounding area and meets the applicable zoning provisions.

MOTION carried, 7-0.

2. AMENDING SECTION 28.6 OF THE ORO VALLEY ZONING CODE REGARDING A-FRAME SIGNS

a. RESOLUTION NO. (R)16-40, DECLARING THE PROPOSED AMENDMENTS TO CHAPTER 28 OF THE ORO VALLEY ZONING CODE RELATED TO A-FRAME SIGNS, PROVIDED AS EXHIBIT "A" WITHIN THE ATTACHED RESOLUTION AND FILED WITH THE TOWN CLERK, A PUBLIC RECORD

MOTION: A motion was made by Councilmember Zinkin and seconded by Vice Mayor Waters to adopt Resolution No. (R)16-40, declaring the proposed amendments to the Oro Valley Zoning Code Revised Chapter 28 related to A-frame signs, attached hereto as Exhibit "A" and filed with the Town Clerk, a public record.

MOTION carried, 7-0.

b. PUBLIC HEARING: ORDINANCE NO. (O)16-09, AMENDING CHAPTER 28 OF THE ORO VALLEY ZONING CODE TO ESTABLISH STANDARDS FOR A-FRAME SIGNS

Senior Planning Technician Patty Hayes presented item #2b and outlined the following:

- Purpose
- Temporary Code Standards
- New Standards
- General Plan
- Outreach

Economic Development Manager Amanda Jacobs gave an overview of staff's outreach to the business community regarding A-frame signs.

Ms. Hayes concluded the presentation with a summary and recommendation.

Mayor Hiremath opened the public hearing.

The following individual opposed item #2b.

Oro Valley resident Donald Bristow

The following individuals supported item #2b.

Oro Valley resident and Greater Oro Valley Chamber of Commerce President and CEO Dave Perry

Oro Valley resident and business owner Jenny Ritchie

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council and staff regarding item #2b.

MOTION: A motion was made by Councilmember Snider and seconded by Vice Mayor Waters to approve Ordinance No. (O)16-09, an amendment to Chapter 28 of the Oro Valley Zoning Code establishing A-frame sign standards.

MOTION carried, 4-3 with Councilmember Burns, Councilmember Garner, and Councilmember Zinkin opposed.

3. AMENDING SECTIONS 25 AND 31 OF THE ORO VALLEY ZONING CODE AS THEY RELATE TO OUTDOOR DISPLAYS

a. RESOLUTION NO. (R)16-41, DECLARING THE PROPOSED AMENDMENTS TO THE ORO VALLEY ZONING CODE CHAPTERS 25 AND 31, RELATED TO OUTDOOR DISPLAYS, PROVIDED AS EXHIBIT "A" WITHIN THE ATTACHED RESOLUTION AND FILED WITH THE TOWN CLERK, A PUBLIC RECORD

MOTION: A motion was made by Councilmember Zinkin and seconded by Vice Mayor Waters to adopt Resolution No. (R)16-41, declaring the proposed amendments to the Oro Valley Zoning Code Revised chapters 25 and 31 related to Outdoor Displays, attached hereto as Exhibit "A" and filed with the Town Clerk, and public record.

MOTION carried, 7-0.

b. PUBLIC HEARING: ORDINANCE NO. (O)16-10, AMENDING CHAPTERS 25 AND 31 OF THE ORO VALLEY ZONING CODE TO ESTABLISH STANDARDS FOR OUTDOOR DESPLAYS

Senior Planning Technician Patty Hayes gave an overview of the proposed Zoning Code amendments establishing standards for outdoor displays that included the following:

- Purpose
- Temporary Code Standards
- Size Limitations
- Clear Pathways
- General Plan
- Outreach

Economic Development Manager Amanda Jacobs gave an overview of the business outreach process.

Ms. Hayes concluded the presentation with a summary and recommendation.

Mayor Hiremath opened the public hearing.

The following individual opposed item #3b.

Oro Valley resident Donald Bristow

The following individuals spoke in favor of item #3b.

Oro Valley resident Alan Dankwerth

Oro Valley resident and President and CEO of the Greater Oro Valley Chamber of Commerce Dave Perry

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council and staff regarding the proposed standards for outdoor displays.

MOTION: A motion was made by Councilmember Snider and seconded by Vice Mayor Waters to approve Ordinance No. (O)16-10, an amendment to Chapters 25 and 31 of the Oro Valley Zoning Code establishing Outdoor Display standards.

Discussion continued amongst Council and staff regarding item #3b.

An amendment was made by Councilmember Garner and seconded by Councilmember Zinkin to stipulate that merchandise sold inside shall also be sold outside.

AMENDMENT: fails 5-2 with Mayor Hiremath, Vice Mayor Waters, Councilmember Burns, Councilmember Hornat and Councilmember Snider opposed.

MAIN MOTION: carried, 6-1 with Councilmember Burns opposed.

4. AMENDING SECTION 25.2 OF THE ORO VALLEY ZONING CODE RELATING TO HOME OCCUPATIONS

a. RESOLUTION NO. (R)16-42, DECLARING THE PROPOSED AMENDMENTS TO CHAPTER 25 OF THE ORO VALLEY ZONING CODE RELATED TO HOME OCCUPATIONS, PROVIDED AS EXHIBIT "A" WITHIN THE ATTACHED RESOLUTION AND FILED WITH THE TOWN CLERK, A PUBLIC RECORD

MOTION: A motion was made by Mayor Hiremath and seconded by Councilmember Snider to accept Resolution No. (R)16-42, declaring the proposed amendments to the Oro Valley Zoning Code Revised sections 25.1 and 31 related to Outdoor Displays, attached hereto as Exhibit "A" and filed with the Town Clerk, a public record.

MOTION carried, 7-0.

b. PUBLIC HEARING: ORDINANCE NO. (O)16-11, AMENDING CHAPTERS 25 AND 31 OF THE ORO VALLEY ZONING CODE TO UPDATE THE HOME OCCUPATION REGULATIONS

Senior Planning Technician Patty Hayes gave an overview of item #4b that included the following:

- Purpose
- What is a Home Occupation?
- Background
- Current List Based Approach
- Home Baking Business
- General Plan
- Summary and Recommendation

Mayor Hiremath opened the public hearing.

The following individuals supported item #4b.

Oro Valley resident Alia Person
Oro Valley resident and President and CEO of the Greater Oro Valley Chamber of Commerce Dave Perry

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council and staff regarding item #4b.

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Burns to approve Ordinance No. (O)16-11, an amendment to Chapters 25 and 31 regarding home occupation standards and reflects that any decisions made by the Planning and Zoning Commission would be appealable to Council.

MOTION carried, 7-0.

DRAFT

Mayor Hiremath recessed the meeting at 9:23 p.m.

Mayor Hiremath reconvened the meeting at 9:32 p.m.

5. DISCUSSION AND POSSIBLE ACTION REGARDING A REVISED MASTER SIGN PROGRAM FOR THE ROONEY RANCH SHOPPING CENTER, INCLUDING THE FRY'S GROCERY AND FUEL CENTER, LOCATED AT 10661 N. ORACLE ROAD

Senior Planning Technician Patty Hayes gave an overview of item #5 that included the following:

- Purpose
- Location
- History
- Proposed Revision
- Sign Locations
- General Plan
- Summary and Recommendation

Discussion ensued amongst Council and staff regarding item #5.

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Garner to approve the revised Master Sign Program for the Rooney Ranch Shopping Center allowing electronic changeable fuel prices and an additional monument sign.

Discussion continued amongst Council and staff regarding item #5.

MOTION carried, 7-0.

6. DISCUSSION AND POSSIBLE DIRECTION REGARDING FINANCIAL PARTICIPATION AGREEMENTS AND COUNCIL POLICY REGARDING DELEGATION OF AUTHORITY TO STAFF RELATED TO PERFORMANCE MEASURES IN SUCH AGREEMENTS

Councilmember Zinkin presented item #6.

Discussion ensued amongst Council and staff regarding financial participation agreements and Council policy regarding delegation of authority to staff related to performance measures in such agreements.

7. *REQUEST FOR APPROVAL OF A TWO YEAR EXTENSION OF THE MILLER RANCH MASTER DEVELOPMENT PLAN, LOCATED ON THE NORTHWEST CORNER OF TANGERINE ROAD AND LA CANADA DRIVE (Item moved from Consent Agenda Item E to Regular Agenda on 9/1/16 at 2:30 p.m.)

Senior Planner Rosevelt Arellano gave an overview of item #7 that included the following:

- Purpose
- Previous Approvals
- Recommendation

The following individual spoke on item #7.

Oro Valley resident Darryl Boyer

Discussion ensued amongst Council and staff regarding item #7.

MOTION: A motion was made by Mayor Hiremath and seconded by Councilmember Snider to approve the request for a two year extension of the Miller Ranch Master Development Plan to July 21, 2018.

MOTION carried, 7-0.

FUTURE AGENDA ITEMS

Councilmember Burns requested a future agenda item to discuss turning WAPA trail #180 into a Town owned trail, seconded by Councilmember Garner.

Councilmember Zinkin requested a future agenda item to be placed on the September 21 regular Town Council meeting agenda to discuss the future of the Overlook restaurant at the Community Center, seconded by Councilmember Garner.

CALL TO AUDIENCE

No comments were received.

ADJOURNMENT

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Snider to adjourn the meeting at 10:17 p.m.

MOTION carried, 7-0.

Prepared by:

_____

Michelle Stine, CMC
Deputy Town Clerk

DRAFT

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 7th day of September, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2016.

_____
Michael Standish, CMC
Town Clerk

DRAFT

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

Meeting Date: 09/21/2016

Requested by: Stacey Lemos **Submitted By:** Wendy Gomez, Finance

Department: Finance

Information

SUBJECT:

Fiscal Year 2016/17 Financial Update through July 2016

RECOMMENDATION:

This item is for information only.

EXECUTIVE SUMMARY:

In the General Fund (see Attachment A), revenues collected through July totaled $2.4 million or 7.3% of the budget amount of $33.1 million. Year-to-date expenditures through July totaled $1.5 million or 4.6% of the budget amount of $33.1 million.

In the Highway Fund (see Attachment B), revenues collected through July totaled $250,905 or 7.0% of the budget amount of $3.6 million. Year-to-date expenditures through July totaled $112,855 or 2.4% of the budget amount of $4.7 million.

In the Bed Tax Fund (see Attachment C), revenues collected through July totaled $65,814 or 6.0% of the budget amount of $1.1 million. Year-to-date expenditures through July totaled $16,082 or 1.3% of the budget amount of $1.2 million.

In the Community Center Fund (see Attachments D-1, D-2 and D-3), revenues collected through July totaled $385,460 or 5.8% of the budget amount of $6.6 million. Year-to-date expenditures through July totaled $467,529 or 6.8% of the budget amount of $6.9 million.

BACKGROUND OR DETAILED INFORMATION:

GENERAL FUND

Attachment A shows General Fund revenues and expenditures through July, as well as year-end estimates for each category. The estimated year-end projections in the General Fund are as follows:

Revenues	$33,141,753

Less:	
Expenditures	($33,028,066)
Estimated increase in Fund Balance	**$ 113,687**

General Fund Revenues

- Local sales tax collections in the General Fund total $1.1 million or 7.3% of the budget amount of $15.7 million. Please see Attachment F for a monthly tracking of General Fund local sales tax collections, including construction and utility sales tax.
- License and permit revenues total $149,912 or 9.3% of the budget amount of $1.6 million.
- State shared revenues total $847,368 or 7.8% of the budget amount of $10.8 million.
- Charges for Services revenues total $240,074 or 11.3% of the budget amount of $2.1 million.
- All General Fund revenues are projected to come in on budget at this time.

General Fund Expenditures

- Expenditures are projected to come in under budget by about $78,000 or 0.2% due to estimated personnel savings. Please note these figures are subject to change.

HIGHWAY FUND

Highway Fund Revenues

- State shared highway user funds total $250,522 or 8.4% of the budget amount of $3.0 million.
- All Highway Fund revenues are projected to come in on budget at this time.

Highway Fund Expenditures

- Expenditures are projected to come in on budget at this time.

BED TAX FUND

Bed Tax Revenues

- Bed tax revenues total $62,831 or 5.8% of the budget amount of $1.1 million.
- Bed Tax Fund revenues are projected to come in over budget by $3,500 or 0.3%

due to a donation for the Town's annual tree lighting event.

Bed Tax Fund Expenditures

- Expenditures are projected to come in on budget at this time.

COMMUNITY CENTER FUND

Attachment D-1 shows the consolidated financial status of the Community Center Fund with all revenues and expenditures from Troon and Town-managed operations.

Attachment D-2 shows the monthly line item detail for the Troon-managed operations, specifically revenues and expenditures associated with the golf, tennis, food and beverage and lifeguard operations. The totals in the revenue and expenditure categories in Attachment D-2 tie to the Contracted Operating Revenues and Expenditures in Attachment D-1.

Attachment D-3 shows the revenues and expenditures for the Troon-managed food and beverage operations only.

Community Center Fund Revenues

- Revenues in the Community Center Fund total $385,460 or 5.8% of the budget amount of $6.6 million. Contracted operating revenues from Troon total $170,724 and Town operating revenues total $58,308. Local sales tax revenues from the dedicated half-cent sales tax total $156,428 or 7.3% of the budget amount of $2.1 million.
- Local sales tax revenues from the dedicated half-cent sales tax are estimated to come in on budget at this time.
- Contracted operating revenues from Troon are estimated to come in under budget by about $22,000 or 0.6%, based on Troon's forecast through the remainder of the fiscal year.
- Town operating revenues are estimated to come in over budget by $8,000 or 1.1%, due to swim team and swim lesson revenues.

Community Center Expenditures

- Expenditures in the Community Center Fund total $467,529 or 6.8% of the budget amount of $6.9 million. Contracted operating expenditures from Troon total $406,204 and Town operating expenditures total $61,325. There were no capital outlay expenditures in July.
- Contracted operating expenditures from Troon are estimated to come in under budget by about $12,000 or 0.2%, based on Troon's forecast through the remainder of the fiscal year.

- Town operating expenditures are projected to come in on budget at this time.
- Capital outlay is projected to come in under budget by $167,000 or 31.7%, due to the timing of the ADA improvements budgeted at the Community Center. Staff is awaiting completion of the Townwide ADA transition study before beginning construction on these improvements.

Please see Attachments A, B, and C for additional details on the General Fund, Highway Fund and Bed Tax Fund. See Attachments D-1, D-2 and D-3 for additional details on the Community Center Fund. See Attachment E for a fiscal year-to-date consolidated summary of all Town Funds. See Attachment F for a breakdown of monthly local sales tax collections for the General Fund.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

This item is for information only.

Attachments

Attachment A - General Fund
Attachment B - Highway Fund
Attachment C - Bed Tax Fund
Attachment D-1 Community Center Fund
Attachment D-2 Troon Cash Flow
Attachment D-3 Troon F&B
Attachment E - Summary All Funds
Attachment F - Gen Fund Local Sales Tax

ATTACHMENT A

July YTD Financial Status

FY 2016/2017

General Fund

% Budget Completion through July --- 8.3%

	Actuals thru 7/2016	Budget	% Actuals to Budget	Year End Estimate *	YE % Variance to Budget
REVENUES:					
LOCAL SALES TAX	1,149,650	15,653,000	7.3%	15,653,000	0.0%
LICENSES & PERMITS	149,912	1,615,500	9.3%	1,615,500	0.0%
FEDERAL GRANTS	30,421	478,284	6.4%	478,284	0.0%
STATE GRANTS	-	1,662,563	0.0%	1,662,563	0.0%
STATE/COUNTY SHARED	847,368	10,824,605	7.8%	10,824,605	0.0%
OTHER INTERGOVERNMENTAL	-	115,000	0.0%	115,000	0.0%
CHARGES FOR SERVICES	240,074	2,128,601	11.3%	2,128,601	0.0%
FINES	10,061	130,000	7.7%	130,000	0.0%
INTEREST INCOME	(7,440)	89,200	-8.3%	89,200	0.0%
MISCELLANEOUS	555	140,000	0.4%	140,000	0.0%
TRANSFERS IN	-	305,000	0.0%	305,000	0.0%
TOTAL REVENUES	**2,420,602**	**33,141,753**	**7.3%**	**33,141,753**	**0.0%**

	Actuals thru 7/2016	Budget	% Actuals to Budget	Year End Estimate *	YE % Variance to Budget
EXPENDITURES:					
COUNCIL	67,091	220,559	30.4%	220,559	0.0%
CLERK	15,783	458,863	3.4%	405,546	-11.6%
MANAGER	27,552	801,540	3.4%	801,540	0.0%
HUMAN RESOURCES	16,812	368,605	4.6%	368,605	0.0%
FINANCE	37,933	773,591	4.9%	773,591	0.0%
INFORMATION TECHNOLOGY	78,108	1,691,676	4.6%	1,691,676	0.0%
GENERAL ADMINISTRATION	78,198	1,736,450	4.5%	1,736,450	0.0%
LEGAL	35,458	773,003	4.6%	773,003	0.0%
COURT	38,841	845,938	4.6%	845,938	0.0%
COMM. DEV. & PUBLIC WORKS	261,665	5,990,029	4.4%	5,964,908	-0.4%
PARKS & RECREATION	113,191	1,977,326	5.7%	1,977,326	0.0%
POLICE	758,746	15,643,620	4.9%	15,643,620	0.0%
TRANSFERS OUT	-	1,825,304	0.0%	1,825,304	0.0%
TOTAL EXPENDITURES	**1,529,378**	**33,106,504**	**4.6%**	**33,028,066**	**-0.2%**
SURPLUS / (DEFICIT)	**891,225**	**35,249**		**113,687**	

BEGINNING FUND BALANCE **	***10,524,552***
Plus: Surplus / (Deficit)	***113,687***
ENDING FUND BALANCE **	***10,638,239***

* Year-end estimates are subject to further revision

** Beginning and ending fund balance amounts are estimates and are subject to further revision

ATTACHMENT B

July YTD Financial Status *FY 2016/2017*

Highway Fund

% Budget Completion through July --- 8.3%

	Actuals thru 7/2016	Budget	% Actuals to Budget	Year End Estimate *	YE % Variance to Budget
REVENUES:					
LICENSES & PERMITS	1,807	52,500	3.4%	52,500	0.0%
STATE GRANTS	-	195,000	0.0%	195,000	0.0%
STATE/COUNTY SHARED	250,522	3,000,000	8.4%	3,000,000	0.0%
CHARGES FOR SERVICES	-	134,000	0.0%	134,000	0.0%
INTEREST INCOME	(1,519)	28,600	-5.3%	28,600	0.0%
MISCELLANEOUS	95	80,000	0.1%	80,000	0.0%
TRANSFERS IN	-	100,000	0.0%	100,000	0.0%
TOTAL REVENUES	**250,905**	**3,590,100**	**7.0%**	**3,590,100**	**0.0%**

	Actuals thru 7/2016	Budget	% Actuals to Budget	Year End Estimate *	YE % Variance to Budget
EXPENDITURES:					
ADMINISTRATION	20,488	831,188	2.5%	831,188	0.0%
TRANSPORTATION ENGINEERING	28,274	584,522	4.8%	584,522	0.0%
PAVEMENT MANAGEMENT	6,372	1,278,095	0.5%	1,278,095	0.0%
STREET MAINTENANCE	36,460	1,205,718	3.0%	1,205,718	0.0%
TRAFFIC ENGINEERING	21,261	814,412	2.6%	814,412	0.0%
TOTAL EXPENDITURES	**112,855**	**4,713,935**	**2.4%**	**4,713,935**	**0.0%**
SURPLUS / (DEFICIT)	**138,051**	**(1,123,835)**		**(1,123,835)**	

BEGINNING FUND BALANCE **	***2,075,616***
Plus: Surplus / (Deficit)	***(1,123,835)***
ENDING FUND BALANCE **	***951,781***

* Year-end estimates are subject to further revision

** Beginning and ending fund balance amounts are estimates and are subject to further revision

July YTD Financial Status

FY 2016/2017

Bed Tax Fund

% Budget Completion through July --- 8.3%

	Actuals thru 7/2016	Budget	% Actuals to Budget	Year End Estimate *	YE % Variance to Budget
REVENUES:					
BED TAXES	62,831	1,085,805	5.8%	1,085,805	0.0%
INTEREST INCOME	(517)	6,200	-8.3%	6,200	0.0%
MISCELLANEOUS	3,500	-	0.0%	3,500	0.0%
TOTAL REVENUES	**65,814**	**1,092,005**	**6.0%**	**1,095,505**	**0.3%**

	Actuals thru 7/2016	Budget	% Actuals to Budget	Year End Estimate *	YE % Variance to Budget
EXPENDITURES:					
ECONOMIC DEVELOPMENT	16,082	684,689	2.3%	684,689	0.0%
TRANSFERS OUT	-	510,194	0.0%	510,194	0.0%
TOTAL EXPENDITURES	**16,082**	**1,194,883**	**1.3%**	**1,194,883**	**0.0%**
SURPLUS / (DEFICIT)	**49,732**	**(102,878)**		**(99,378)**	

BEGINNING FUND BALANCE **	***492,377***
Plus: Surplus / (Deficit)	***(99,378)***
ENDING FUND BALANCE **	***392,999***

* Year-end estimates are subject to further revision

** Beginning and ending fund balance amounts are estimates and are subject to further revision

July YTD Financial Status

FY 2016/2017

Community Center Fund

% Budget Completion through July --- 8.3%

	Actuals thru 7/2016	Budget	% Actuals to Budget	Year End Estimate *	YE % Variance to Budget
REVENUES:					
CONTRACTED OPERATING REVENUES					
Golf Revenues	28,961	1,193,656	2.4%	1,177,723	-1.3%
Member Dues (Golf)	65,770	1,153,655	5.7%	1,140,331	-1.2%
Tennis Revenues	28,760	322,640	8.9%	328,180	1.7%
Food & Beverage	38,616	813,575	4.7%	817,791	0.5%
Merchandise & Other	8,617	261,489	3.3%	259,018	-0.9%
	170,724	**3,745,014**	**4.6%**	**3,723,043**	**-0.6%**
TOWN OPERATING REVENUES					
Daily Drop-Ins	2,174	25,000	8.7%	25,000	0.0%
Member Dues	51,104	606,000	8.4%	606,000	0.0%
Recreation Programs	3,332	101,500	3.3%	101,500	0.0%
Swim Team/Swim Lessons	1,528	-	0.0%	8,000	0.0%
Facility Rental Income	126	3,700	3.4%	3,700	0.0%
Concession Sales	44	1,000	4.4%	1,000	0.0%
	58,308	**737,200**	**7.9%**	**745,200**	**1.1%**
OTHER REVENUES					
Local Sales Tax	156,428	2,105,163	7.4%	2,105,163	0.0%
Real Property Rental Income	-	27,861	0.0%	27,861	0.0%
	156,428	**2,133,024**	**7.3%**	**2,133,024**	**0.0%**
TOTAL REVENUES	**385,460**	**6,615,238**	**5.8%**	**6,601,267**	**-0.2%**

	Actuals thru 7/2016	Budget	% Actuals to Budget	Year End Estimate *	YE % Variance to Budget
EXPENDITURES:					
CONTRACTED OPERATING EXPENDITURES					
Personnel	153,801	2,110,584	7.3%	2,107,952	-0.1%
Operations & Maintenance	223,776	2,818,367	7.9%	2,808,993	-0.3%
Equipment Leases	28,627	350,568	8.2%	350,568	0.0%
	406,204	**5,279,519**	**7.7%**	**5,267,513**	**-0.2%**
TOWN OPERATING EXPENDITURES					
Personnel	58,698	736,944	8.0%	736,944	0.0%
Operations & Maintenance	2,628	223,740	1.2%	223,740	0.0%
	61,325	**960,684**	**6.4%**	**960,684**	**0.0%**
CAPITAL OUTLAY	**-**	**527,200**	**0.0%**	**360,200**	**-31.7%**
TRANSFER TO GENERAL FUND	**-**	**120,000**	**0.0%**	**120,000**	**0.0%**
TOTAL EXPENDITURES	**467,529**	**6,887,403**	**6.8%**	**6,708,397**	**-2.6%**
SURPLUS / (DEFICIT)	**(82,069)**	**(272,165)**		**(107,130)**	
BEGINNING FUND BALANCE **				***161,744***	
Plus: Surplus / (Deficit)				***(107,130)***	
ENDING FUND BALANCE **				***54,614***	

* Year-end estimates are subject to further revision

** Beginning and ending fund balance amounts are estimates and are subject to further revision

ATTACHMENT D-2

TROON
El Conquistador Cash Flow Statement

	Actual Jul-16	Original Budget TOTAL	Forecast TOTAL
Revenues:			
Golf Fees, net of discounts	13,421	1,003,084	983,725
Trail Fees & Member Cart Fees	13,183	-	148,041
Member Golf Fees, net of discounts	-	144,772	-
Golf - Group Services	-	825	825
Range, Rentals, Other Golf related	2,137	36,200	36,937
Golf Lessons	220	7,575	6,995
Income - Golf Schools	-	1,200	1,200
Total Member Dues	65,770	1,153,655	1,140,331
Swim/Tennis Revenues	28,760	322,640	328,180
Income - Other (non - golf)	15	-	15
Merchandise, net of discounts	8,602	261,489	259,003
Food and Beverage, net of discounts	38,616	813,575	817,791
Total Revenues	**170,724**	**3,745,014**	**3,723,043**
Cost of Sales:			
COS - Golf	-	660	-
COS - Group Services Golf	414	-	1,074
COS - Golf Lessons	100	6,818	6,198
COS - Service Commissions	15,157	185,460	184,857
COS - Merchandise, net of discounts	6,471	163,923	162,727
COS - Food & Beverage	18,423	273,305	280,402
Total Cost of Sales	**40,565**	**630,166**	**635,258**
Gross Profit	**130,159**	**3,114,849**	**3,087,785**
Operating Expenses:			
Payroll	122,653	1,667,026	1,667,044
Employee Benefits	28,945	394,021	392,585
Employee Related	2,203	49,537	48,323
Professional Fees	-	300	300
Advertising & Marketing	5,325	47,900	49,483
Repair & Maintenance	26,096	545,025	530,796
Operating Expenses	26,874	304,467	306,268
Total Operating Expenses	**212,096**	**3,008,275**	**2,994,799**
Operating Profit	**(81,937)**	**106,573**	**92,986**
Leases - Carts	8,250	99,000	90,750
Leases - Equipment	20,377	251,568	259,818
Utilities	112,444	1,144,898	1,136,190
Fixed Operating Expenses	**141,071**	**1,495,466**	**1,486,758**
Gross Operating Profit	**(223,008)**	**(1,388,892)**	**(1,393,772)**
Insurance	88	1,613	1,564
Property Taxes	-	-	4,750
Fees, Permits & Licenses	84	-	84
Base Management Fees	12,000	144,000	144,000
Bad Debt	300	-	300
Total Other Expenses	**12,472**	**145,613**	**150,698**
Net Operating Income (Loss)	**(235,480)**	**(1,534,505)**	**(1,544,470)**

EL CONQUISTADOR
INCOME STATEMENT CONSOLIDATED - RESTAURANT/GRILLE - JULY 2016

	ACTUAL MONTH	BUDGET MONTH	ACTUAL Y-T-D	BUDGET Y-T-D
FOOD & BEVERAGE REVENUE	38,616	34,400	38,616	34,400
TOTAL REVENUES	38,616	34,400	38,616	34,400
COST OF SALES	18,416	11,327	18,416	11,327
PAYROLL & BENEFITS	31,595	33,352	31,595	33,352
OPERATING EXPENSES	6,575	5,675	6,575	5,675
NET INCOME (LOSS)	(17,970)	(15,954)	(17,970)	(15,954)

ATTACHMENT E

Consolidated Year-to-Date Financial Report through July, 2016

FY 2016/2017

Fund	FY 16/17 Begin Bal.	Revenue	Other Fin Sources/Tfrs	Total In	Capital Leases/ Transfer Out	Personnel	O&M	Capital	Contingency	Debt Service	Total Out	Left in Accounts Thru July 2016
General Fund - Unassigned	9,082,690	2,420,602	-	2,420,602	-	1,210,995	318,383	-	-	-	1,529,378	9,973,915
General Fund - Assigned	1,441,862										-	1,441,862
Highway Fund - Restricted	2,075,616	250,905	-	250,905	-	101,636	10,927	292	-	-	112,855	2,213,666
Seizure & Forfeiture - Justice/State	10,540	34,289	-	34,289	-	12,384	867	-	-	-	13,250	31,578
Bed Tax Fund - Committed	492,377	65,814	-	65,814	-	13,856	2,227	-	-	-	16,082	542,108
Impound Fee Fund	45,813	3,300	-	3,300	-	3,265	-	-	-	-	3,265	45,848
Community Center Fund	161,744	385,460	-	385,460	28,627	58,698	380,205	-	-	-	467,529	79,676
Municipal Debt Service Fund	62,486	-	-	-	-	-	-	-	-	-	-	62,486
Oracle Road Debt Service Fund	6,968	538	-	538	-	-	-	-	-	-	-	7,506
Alternative Water Resources Dev Impact Fee Fund	5,040,292	94,046	-	94,046	-	-	-	-	-	-	-	5,134,339
Potable Water System Dev Impact Fee Fund	5,068,238	45,554	-	45,554	-	-	-	-	-	-	-	5,113,792
Townwide Roadway Development Impact Fee Fund	3,167,824	56,814	-	56,814	-	-	-	-	-	-	-	3,224,638
Parks & Recreation Impact Fee Fund	322,358	24,942	-	24,942	-	-	-	-	-	-	-	347,299
Library Impact Fee Fund	49,680	150,000	-	150,000	-	-	-	-	-	-	-	199,680
Police Impact Fee Fund	333,541	9,226	-	9,226	-	-	-	-	-	-	-	342,767
General Government Impact Fee Fund	3,515	1	-	1	-	-	-	-	-	-	-	3,516
General Government CIP Fund	719,009	-	-	-	-	-	-	350,000	-	-	350,000	369,009
PAG/RTA Fund	621,982	1,875	-	1,875	-	3,629	-	101	-	-	3,730	620,127
Water Utility	14,138,749	1,588,779	-	1,588,779	-	155,341	362,955	-	-	-	518,296	15,209,232
Stormwater Utility	272,747	131,644	-	131,644	-	16,241	10,699	47,345	-	-	74,285	330,106
Fleet Fund	569,439	31,947	-	31,947	-	4,487	(2,328)	48,661	-	-	50,820	550,566
Benefit Self Insurance Fund	280,236	73,214	-	73,214	-	-	282,384	-	-	-	282,384	71,066
Recreation In-Lieu Fee Fund	15,718	-	-	-	-	-	-	-	-	-	-	15,718
Energy Efficiency Project Fund	-	-	-	-	-	-	-	-	-	-	-	-
Capital Project Bond Fund	-	-	-	-	-	-	-	-	-	-	-	-
Total	**43,983,424**	**5,368,951**	**-**	**5,368,951**	**28,627**	**1,580,531**	**1,366,318**	**446,400**	**-**	**-**	**3,421,874**	**45,930,501**

General Fund Local Sales Tax Collections

FY 2016/2017

CATEGORY	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	TOTAL
Construction Sales Tax	199,573												**199,573**
Utility Sales Tax	259,897												**259,897**
Retail Sales Tax	440,701												**440,701**
All Other Local Sales Tax *	249,179												**249,179**
TOTAL	**$ 1,149,350**												**$ 1,149,350**

* Note: Does not include cable franchise fees or sales tax audit revenues

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

Meeting Date: 09/21/2016

Requested by: Kristy Diaz-Trahan

Submitted By: Kristy Diaz-Trahan, Parks and Recreation

Department: Parks and Recreation

Information

SUBJECT:

Resolution No. (R)16-43, authorizing and approving an archery Shooting Range Development Grant Agreement between the Arizona Game & Fish Department and the Town of Oro Valley in the amount of $10,000 for the purchase of materials to construct a shade canopy at the Naranja Park archery range

RECOMMENDATION:

Staff recommends approval of accepting the Arizona Game & Fish Department (AZGFD) grant in the amount of $10,000.

EXECUTIVE SUMMARY:

The AZGFD offers Shooting Range Development grants to encourage the development and improvement of shooting ranges. The Town of Oro Valley has been successful in receiving $35,000 in grants over the past four years to begin the development and support of the Naranja Park archery range. The AZGFD continues to be supportive of this project and has agreed to an additional $10,000 grant.

BACKGROUND OR DETAILED INFORMATION:

The AZGFD has been very supportive of the Town of Oro Valley's desire to construct an outdoor archery range. In 2012, the AZGFD provided the Town with a $15,000 seed money grant to begin the development of the archery range. In 2013, AZGFD awarded an additional $15,000 grant for the installation of a shade canopy, and $5,000 in 2015 toward the continuation of this project. This funding further supports the Town's efforts to improve the archery range user's experience.

FISCAL IMPACT:

The Town will receive $10,000 in grant funds, and the capacity to expend these funds, including the matching share of $32,000, is included in the FY 2016/17 budget.

SUGGESTED MOTION:

I MOVE to (approve or deny) Resolution No. (R)16-43, authorizing and approving an archery Shooting Range Development Grant Agreement between the Arizona Game & Fish Department and the Town of Oro Valley in the amount of $10,000 for the purchase of materials to construct a shade canopy at Naranja Park archery range.

Attachments

(R)16-43 Shade Structure Grant Agreement

Grant Agreement

RESOLUTION NO. (R)16-43

A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AFFIRMING THE TOWN OF ORO VALLEY'S AUTHORIZING AND APPROVING A SHOOTING RANGE DEVELOPMENT GRANT AGREEMENT BETWEEN THE ARIZONA GAME AND FISH DEPARTMENT AND THE TOWN OF ORO VALLEY FOR THE PURCHASE OF MATERIALS TO CONSTRUCT A SHADE CANOPY AT THE ARCHERY RANGE AT NARANJA PARK IN THE AMOUNT OF $10,000

WHEREAS, the Arizona Game and Fish Commission under A.R.S.§17-231.4 has authorized the establishment of a Shooting Range Development Policy providing financial assistance for the development of archery ranges for public purposes; and

WHEREAS, in March of 2016 the Town of Oro Valley submitted a "Shooting Range Development Grant" proposal to secure necessary funding for the construction of a shade structure for the Naranja Archery Park; and

WHEREAS, the Town of Oro Valley desires to enter into a Grant Agreement with the Arizona Game and Fish Department to receive $10,000 towards the development of Naranja Archery Park, more specifically to purchase materials to construct a shade canopy; and

WHEREAS, it is in the best interest of the Town to enter into the Grant Agreement, attached hereto as Exhibit "A" and incorporated herein by this reference, in order to set forth the terms and conditions to provide for the health, safety, and welfare of the residents of the Town of Oro Valley.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Oro Valley, Arizona, that:

1. The Grant Agreement, attached hereto as Exhibit "A", between the Town of Oro Valley and the Arizona Game and Fish Department to receive funding to purchase materials to construct a shade canopy at Naranja Archery Park is hereby authorized and approved.

2. The Mayor, Parks and Recreation Director, and other administrative officials are hereby authorized to take such steps as necessary to execute and implement the terms of the Grant Agreement.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona this 21st day of September, 2016.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT “A”

Arizona Game and Fish Department
Shooting Ranges Development Grants

Project Agreement Summary Sheet

Project number: 17-07582-04

Project name: Phase II Construction, Naranja Park Archery Range

Project coordinator: Nancy Ellis, Town of Oro Valley

Project period: From: July 1. 2016 To: June 30, 2017

Description:
Partial grant funding is being provided for construction of one new shade canopy at the Naranja Park Archery Range.

Notations:
The Town of Oro Valley approved only partial funding on March 29, 2016. Work will be completed as noted in the grant application.

Commission award:	$10,000.00
Grantee matching share:	$32,000.00
Total project cost:	$42,000.00

Shooting Range Grant
AGREEMENT

BETWEEN THE ARIZONA GAME AND FISH COMMISSION
AND TOWN OF ORO VALLEY

This Shooting Range Grant Agreement ("Agreement") is entered into between the Arizona Game and Fish Commission ("Commission") and the Town of Oro Valley ("Grantee") (collectively "Parties" and singularly "Party") pursuant to A.R.S. § 17-231 (B) (7). The terms "Department" and "Director" refer to the Arizona Game and Fish Department and its Director, acting as administrative agent for the Commission.

WHEREAS, the Commission may expend funds to provide training in the safe handling and use of firearms and safe hunting practices pursuant to A.R.S. § 17-231.B.4;

WHEREAS, the Commission has a formal Policy, A2.19, for Shooting Range Development;

WHEREAS, Policy funds from the Commission are provided to the Grantee on a 50:50 matching basis;

WHEREAS, the Commission recognizes the limited use of the Town of Oro Valley's Archery Range, prohibiting the discharge of firearms and allows only archery pursuant to A.R.S. 17-231.B.4;

WHEREAS, the Commission believes it is important to collaborate with other agencies or organizations in conserving Arizona's wildlife and preserving Arizona's wildlife heritage;

WHEREAS, the Commission wishes to foster this valuable relationship by granting funds to the Grantee to carry out the project(s) set forth in the Grantee's approved grant application ("Application"), which is incorporated herein and attached as Attachment A, in accordance with the terms of this Agreement;

NOW, THEREFORE, in consideration of the above premises, the Parties hereto agree as follows:

I. The Commission agrees that the Department shall:

1. Provide to the Grantee **$10,000.00** to carry out the one new shade structure project set forth in the Grantee's Application. Ninety percent of the grant funding will be provided initially and the remaining ten percent will be sent upon completion of the projects, a final report submitted by the Grantee and inspection of completed projects by the Department. No other use of the funds is authorized.

The Department recognizes that Naranja Park Archery Range operated by the Town of Oro Valley is an archery only shooting range and firearms are prohibited. The Grantee shall place all grant monies received in a non-interest bearing account.

2. Not provide reimbursement to the Grantee for items other than those defined in this Agreement.

II. Grantee shall:

1. Provide match share towards total project costs in the form of cash, donations of equipment, materials, land acquisition, and labor, which shall equal or exceed the Commission's Award.

2. Deposit all amounts received under the terms of this Agreement to appropriate account(s) for project(s) under the name and number of the project and use such non-interest bearing funds to fulfill the purposes set forth in the Grantee's Application. Should the Grantee use funds provided to it under this Agreement for purpose(s) other than those set forth in the Grantee's Application, this Agreement shall terminate automatically and the Grantee shall return to the Department all misappropriated and unused funds. The Grantee shall not use grant funds for the purpose of producing income. The Grantee shall not use grant funds to pay compensation in excess of the established salary for any permanent employee. The funds shall be expended only for grant work as authorized under the terms of this Agreement.

3. Maintain full accounting of all actual expenses associated with completing this project and provide copies to the Department as requested.

4. Publicly acknowledge that Commission funds were used to assist project accomplishments. All materials prepared in the performance of this Agreement shall be acknowledged as having been funded by the Arizona Game and Fish Department.

5. Install a permanent sign at the project site that credits the Department, contains the official Department logo, and states that funding for the project(s) has been provided by the Department.

6. Submit quarterly project status reports that include the following information: 1) Progress toward completing approved work; 2) An itemized, cumulative project expenditure sheet; 3) Any anticipated delays or other problems that may prevent on-time completion of the project; 4) Any additional information that the Department requests in accordance with this Agreement.

7. Ensure design and construction of the Project shall conform to the plan submitted with the Grantee's application. Any changes in the approved plans must be approved in writing by the Statewide Shooting Range Administrator.

8. Operate and maintain grant-assisted capital improvements, provide reasonable protection of any project improvements, and ensure that reasonable public access (as defined in application) is maintained for a minimum of ten (10) years after completion of the project during the Term of Public Use.

9. Return to the Department any unused monies upon completion of the awarded project. The Grantee may make a written request that the Department award the unused monies for an additional project that is consistent with the original scope of work. The Department will consider the request and notify Grantee of its determination within thirty (30) days of receipt of written request.

10. Make available the Project improvements free of charge for State Hunter Education and Safety, Archery Education and Scholastic Clay Target Programs (as applicable to the type of range being granted monies) and for general use by the public during reasonable hours. A nominal fee (as defined in application) may be charged for public use of the range.

11. Should any prehistoric, protohistoric, or historic artifacts or features be encountered during the course of any ground disturbing activity, these cultural resources must be avoided and reported immediately to the Department Cultural Resource Compliance Manager at (623-236-7620).

    If human remains are encountered during any phase of this project, all work must stop immediately and the Department Cultural Resource Compliance Manager(623-236-7620) and the Repatriation Coordinator at the Arizona State Museum (520-621-4795) must be notified pursuant to state law (cf., A.R.S. §41-844 and A.R.S. §41-865).

III. The Commission and the Grantee mutually agree and understand that:

1. At its discretion, the Department may conduct periodic on-site inspections of the project(s) as needed.

2. In the event of a conflict between the terms of this Agreement and the Grantee's Application, the terms of this Agreement shall govern.

3. This Agreement shall become effective upon the date of final signature and will expire on June 30, 2017. This Agreement may be amended at any time by mutual agreement of the Parties in writing. It may be terminated by either Party upon thirty (30) days written notice to the other Party. Upon termination, the Grantee shall cease all work performed pursuant to this Agreement and return any unused funds to the Department.

4. The Parties may amend the terms of this Agreement by mutual written consent. The Department shall prepare any approved amendment in writing, and both the Department and the Grantee shall sign the amendment. An amendment lacking a required signature is invalid.

5. The Department may temporarily suspend grant assistance under the project pending required corrective action by the Grantee or pending a decision to terminate the grant by the Department by notifying the Grantee in writing. Whenever one Party to this contract in good faith has reason to question the other Party's intent to perform, he or she may demand that the other Party give a written assurance of this intent to perform. In the event that a demand is made and no written assurance is given within ten (10) days, the demanding Party may treat this failure as an anticipatory repudiation of the contract.

6. The Department may terminate the project in whole or in part at any time before the date of completion, whenever it is determined that the Grantee has failed to comply with the terms or conditions of the grant. In case of default, the Department will provide written notification to the Grantee. The Grantee will have ten days to correct the default or show cause. The Department will promptly notify the Grantee in writing of the determination and the reasons for the termination, together with the effective date. All payments made to the Grantee shall be recoverable by the Department under the project terminated for cause.

7. The Department or Grantee may terminate grants in whole, or in part, at any time before the date of completion, when both Parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of funds. The two Parties shall agree upon the termination conditions, including the effective date of the termination and, in the case of partial termination, the portion to be terminated. The Grantee shall not incur new obligations for the terminated portion after the effective date, and shall cancel as many outstanding obligations as possible. The Department may allow full credit to the Grantee for the grant share of non-cancelable obligations properly incurred by the Grantee before termination.

8. The Department may require specific performance of the terms of this Agreement or take legal steps necessary to recover the funds granted if the Grantee fails to comply with the terms of the grant or breaches any condition or special condition of the Grant Agreement.

9. The remedies expressed in this Agreement are not intended to limit the rights of the Department. This Agreement shall not in any way abridge, defer, or limit the Department's right or remedy under law or equity that might otherwise be available to the Department.

10. If the Grantee violates state law or this Agreement, the Department may seek recovery of all funds granted and classify the Grantee as ineligible for Shooting Range Development Grant Funds for a period not to exceed five (5) years.

11. The Grantee is subject to the Department's on-site monitoring inspections to validate Grantee's compliance with the Grant Agreement. All open grants (ongoing), closed grants (within 10 years of grant closure) and grants still within the "term of public use" are subject to Department monitoring inspections. When a Department monitoring inspection discovers the Grantee's default or non-compliance with the terms of the Grant Agreement, the Department will provide written notification to the Grantee, and the Grantee will have ten business days to correct the default or non-compliance. The Department may pursue any remedy if the Grantee fails to correct the default or non-compliance within the period to correct, unless the Grantee can show good cause for not correcting the default or non-compliance.

12. Remedies may include repayment of the grant if the Grantee fails to provide for operation and maintenance of the equipment, facilities or product of any shooting range grant funded project during the Term of Public Use. The Grantee shall reimburse the shooting range grant fund 100% of grant monies.

13. All written notices concerning this Agreement shall be delivered in person or sent by certified mail, return receipt requested, to the Parties as follows:

    A. For the Commission and Department:
    Statewide Shooting Range Administrator
    Shooting Sports Branch
    Arizona Game and Fish Department
    5000 W. Carefree Highway
    Phoenix, Arizona 85086

    B. For the Grantee:
    Kristy Diaz-Trahan
    Town of Oro Valley
    Director, Parks and Recreation Department
    680 W. Calle Concordia
    Oro Valley, AZ 85704

14. In carrying out the terms of this Agreement, the Parties agree to comply with Executive Order 2009-09 and all other applicable Federal and State laws, rules and regulations, including the Americans with Disabilities Act.

15. Pursuant to A.R.S. § 35-214, all books, accounts, reports, files, electronic data, and other records relating to this Agreement shall be subject at all reasonable times to inspection and audit by the State of Arizona for five (5) years after completion of this Agreement. Upon request, Grantee shall produce original of any and all such records.

16. In accordance with A.R.S. § 41-151.12 (GS 1018), all books, accounts, reports, files, electronic data, and other records relating to this Agreement shall be kept for six (6) years after completion of this Agreement.

17. The Grantee shall use equipment purchased with grant funds for a public purpose for the useful life of the equipment, or surrender the equipment to the Department upon completion of the project, whichever comes first, if the equipment purchased with grant funds has an acquisition cost of greater than $500. If the equipment is sold, the Grantee shall pay the Department the amount of any resulting proceeds in the ratio equivalent to the funds provided for the purchase.

18. In accordance with A.R.S. § 12-1518, the Parties agree to resolve all disputes arising out of or relating to this Agreement through arbitration, after exhausting applicable administrative review except as may be required by other applicable statutes.

19. Unless the Grantee is a State agency, or an agency of the United States of America, the Grantee shall indemnify, save and hold harmless the Department, and the State of Arizona, its agents, departments, officers and employees from all claims, loss, damage, liability, expense, costs, and charges incident to or resulting in any way from any injuries or damage to any person or any damage to any property caused by or resulting from the issuance of or the performance of services rendered as part of this Agreement

20. Assignment-Delegation: No right or interest in this contract shall be assigned by the Grantee without the prior written permission of the Department, and no delegation of any duty of the Grantee shall be made without the prior written permission of the Department.

21. This Agreement is subject to termination for conflict of interest pursuant to A.R.S. § 38-511.

22. This Agreement shall terminate automatically if funds necessary to carry out this Agreement are not allocated or available to the Commission or the Department. In the event of such termination, the Commission and the Department shall incur no obligation or liability to the Grantee under this Agreement.

23. This Agreement in no way restricts either Party from participating in similar activities with other public or private agencies, organizations, or individuals.

24. All work performed pursuant to this Agreement shall be in compliance with all applicable state and federal laws and regulations. If Grantee violates state or federal law or this Agreement, the Department shall seek recovery of all monies awarded and classify the Grantee as ineligible for grant monies for a period not to exceed five (5) years.

25. The attached Application and estimated cost sheet is hereby incorporated and becomes a part of this Agreement.

26. It is understood by the Parties that the Grantee is an independent contractor with respect to Arizona and not an employee of the Department. The Department will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefits to the Grantee.

27. Grantee's employees and or volunteers, if any, who perform services under this Agreement are bound by the provisions of this Agreement. At the request of the Department, the Grantee shall provide adequate evidence that such persons are the Grantee's employees or volunteers.

28. Grantee acknowledges its obligation to obtain appropriate insurance coverage for the benefit of the Grantee (and Grantee's employees and/or volunteers, if any). The Grantee waives any rights to recovery from the State of Arizona, the Commission or the Department for any injuries or property damage that the Grantee (and/or Grantee's employees or volunteers) may sustain while performing services under this Agreement and that are a result of the negligence of the Grantee or Grantee's employees and/or volunteers.

29. If Grantee contracts with a third party or subcontractor, the Grantee shall be responsible for ensuring said third party's or subcontractor's compliance with the terms of this Agreement, and Grantee shall be responsible to the state of Arizona, the Commission and the Department if the third party or subcontractor defaults or violates any terms or conditions of this Agreement.

30. The Parties agree to comply with Executive Order 2005-30, "Ensuring Compliance with Federal Immigration Laws by State Employers and Contractors," the provisions of which are hereby incorporated by reference.

31. Special terms and conditions, if any, will be attached hereto as Attachment B and are hereby incorporated into this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date below:

TOWN OF ORO VALLEY

_____ _____

[Name] [Date]
[Title]

ARIZONA GAME AND FISH COMMISSION

_____ _____

Larry D. Voyles [Date]
Secretary to the Commission
Director, Arizona Game and Fish Department

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

Meeting Date: 09/21/2016

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

Department: Town Clerk's Office

Information

SUBJECT:

Resolution No. (R)16-44, declaring and adopting the results of the Oro Valley Primary Election held on August 30, 2016

RECOMMENDATION:

The attached resolution declares and adopts the results of the Primary Election held on August 30, 2016. The Election Summary Report, Votes by Precinct reports and the Statement of Votes Cast are also attached.

EXECUTIVE SUMMARY:

The Primary Election was held on August 30, 2016, to fill three Council seats. The final Election Summary reported the following votes cast:

Oro Valley Councilmembers (3 seats open)

Pina, Rhonda	6,890
Solomon, Steve	6,816
Rodman, Bill	6,204
Garner, Bill	5,034
Zinkin, Michael	4,865
Burns, Brendan M.	4,610

The number of votes required at the Primary Election to be declared elected was calculated by adding all of the votes cast for all candidates for the office, dividing by the number of seats to be filled and then dividing the result of the calculation by two and rounding to the highest whole number. In order to be declared elected as a Councilmember, candidates needed to receive 5,737 votes.

Rhonda Pina, Bill Rodman and Steve Solomon, each having received more than the number of votes required, have been declared elected as Councilmembers. The three new Council-elects will be sworn in and seated at the November 16, 2016 regular Town Council meeting. Their terms of office shall commence on November 16, 2016 to

November 3, 2020.

On Election Day, there were 28,949 registered Oro Valley voters and 12,975 of them cast ballots for a voter turnout of 44.8%. This was 10.16% higher than the countywide turnout of 34.64% and 2.4% higher than the 42.4% turnout for the 2014 Oro Valley Primary Election.

BACKGROUND OR DETAILED INFORMATION:

Pursuant to ARS §16-204, for cities or towns with a population that is less than 175,000, primaries are held on the tenth Tuesday before the first Tuesday after the first Monday in November. General elections are held on the first Tuesday after the first Monday in November.

ARS § 16-408(D) permits the governing body to enter into an agreement with the County Board of Supervisors and Recorder for election services. The Pima County Recorder provided election services to the Town and the Primary Election was conducted as a polling place election.

FISCAL IMPACT:

The total cost of the Primary Election is unknown at this time. A total expenditure of $75,000 is in the Fiscal Year 2016/17 Election Services category of the Town Clerk's Budget. The Town will receive an invoice outlining the expenditures for the Town's Primary Election from the Pima County Recorder and the Elections Department.

SUGGESTED MOTION:

I MOVE to adopt Resolution No. (R)16-44, declaring and adopting the results of the Oro Valley Primary Election held on August 30, 2016.

Attachments

(R)16-44 Canvass of the vote Primary 16

August 30, 2016 Primary Election Canvass

RESOLUTION NO. (R)16-44

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON AUGUST 30, 2016

WHEREAS, the Town of Oro Valley, Arizona did hold a Primary Election on the 30th day of August, 2016, for the election of three (3) Councilmember seats; and

WHEREAS, the election returns have been presented to and have been canvassed by the Town Council; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Oro Valley, Pima County, Arizona, as follows:

SECTION 1. That the total number of ballots received for the Primary Election was 12,975, representing 44.8% of the registered voters.

SECTION 2. That the votes cast for the candidates for Councilmembers were as follows:

Oro Valley Councilmembers (3 seats open)

Pina, Rhonda	6,890
Solomon, Steve	6,816
Rodman, Bill	6,204
Garner, Bill	5,034
Zinkin, Michael	4,865
Burns, Brendan M.	4,610

SECTION 3. The number of votes required at the Primary Election to be declared elected was calculated by adding all of the votes cast for all candidates for the office, dividing by the number of seats to be filled and then dividing the result of the calculation by two and rounding to the highest whole number. In order to be declared elected as a Councilmember, a candidate needed to receive 5,737 votes.

SECTION 4. Rhonda Pina, Bill Rodman and Steve Solomon, each having received more than the number of votes required, are hereby declared elected to the Office of Councilmember and each shall serve a four (4) year term commencing November 16, 2016 to November 3, 2020.

SECTION 5. Where it is necessary for the preservation of the peace, health and safety of the Town that this Resolution become immediately operative, this resolution shall be in full force and effect immediately upon its adoption.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona, this 21st day of September, 2016.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

OFFICIAL CANVASS

TOWN OF ORO VALLEY

PRIMARY ELECTION

AUGUST 30, 2016

PIMA COUNTY ELECTIONS DEPARTMENT
6550 S. COUNTRY CLUB ROAD
TUCSON, AZ 85756
TEL. 520-724-6830

ELECTIONS DEPARTMENT

PIMA COUNTY GOVERNMENT
6550 S. COUNTRY CLUB ROAD, TUCSON, AZ 85756
(520) 724-6830 FAX (520) 724-6870

September 6, 2016

In accordance with Arizona Revised Statutes, Title16, I hereby certify the enclosed tabulation is a full, true and correct copy of the Returns of the Primary Election held pursuant to Arizona Constitution, Article 7 and Arizona Revised Statutes Title 9 and 16 in and for The Town of Oro Valley, Pima County, Arizona on August 30, 2016. This tabulation includes all early ballots and verified provisional ballots cast at said election

Brad R. Nelson, Director
Pima County Elections

CANVASS INFORMATION
PRIMARY ELECTION
AUGUST 30, 2016

EARLY BALLOTS PROCESSED

149828 Ballots Processed
149826* Counted
3 Rejected

PROVISIONAL BALLOTS PROCESSED

1919 Ballots Received
1767 Ballots Verified
1767 Ballot Counted
152 Ballots Unverified and Uncounted

CONDITIONAL BALLOTS PROCESSED

33 Ballots Received
17 Ballots Verified and Counted
16 Ballots Unverified and Uncounted

*One early ballot affidavit envelope had two ballots and both ballots were sent to count in error.

ELECTIONS DEPARTMENT

PIMA COUNTY GOVERNMENT
6550 S. COUNTRY CLUB ROAD, TUCSON, AZ 85756
(520) 724-6830 FAX (520) 724-6870

August 18, 2016

The Honorable Michele Reagan
Secretary of State
State Capitol - West Wing
1700 W. Washington
Phoenix, AZ 85007

Dear Secretary Reagan:

Pursuant to A.R.S. 16-445, the Pima County Elections Department is filing a backup of the EMS Software that is going to be used on the August 30, 2016 Primary Election.

If you have any questions, feel free to contact me at (520) 724-6830.

Sincerely,

Brad R. Nelson, Director
Pima County Division of Elections

ADDITIONAL REPORTING FORMS

Equipment, Software, Firmware, and Hash Code Certification Statement

I, Brad R. Nelson certify by affixing my signature to this document that all election equipment and firmware, as well as all election management system software to be used in the Primary Election to be held on August 30, 2016 IN Pima County has been certified for use by the Arizona Secretary of State and that I have compared the hash code on file with the National Institute of Science and Technology (NIST) or the Arizona Secretary of State's Office to the hash code of the election management system software to be used in this election and certify that the numbers are identical. The following is a list of the equipment, firmware, and election management system software to be used in the aforementioned election:

VOTING UNITS

Manufacturer	Model	Firmware Version
Diebold Elections Systems Inc.	AVTSx 4.6.4.103 w/AVPM	BLR7-1.2.1 / WCER7-410.2.1

CENTRAL COUNT UNITS

Manufacturer	Model	Firmware Version
Election Systems & Software	DS850 Version 1.0	2.10.0.0

ELECTION MANAGEMENT SOFTWARE

Manufacturer	Product Name	Version
Election Systems & Software	Elections Systems & Software Voting System	5.2.0.0

Brad R. Nelson
Officer in Charge of Elections Signature

7-6-16
Date

Revised August 2013

State of Arizona

DEPARTMENT OF STATE
Office of the Secretary of State

Certificate of Accuracy

2016 Primary Election Optical Scan and Accessible Voting Equipment Test

Test Date: Tuesday, 08/02/2016

We, the undersigned, do hereby certify that a Logic and Accuracy Test was conducted in Tucson, Pima County by the Secretary of State for the above named election in accordance with Arizona Statute 16-449. Furthermore, we attest that the count produced by the equipment and programs used in the test correctly matched the pre-audited report of votes provided by the Secretary of State.

Signature	Date	Party or Agency
Michele Reagan	8-2-16	Sec of State
Barbara Tellman	8-2-16	Democratic Party
R Lehutte	8-2-16	Republican Party
[illegible]	8.2.16	SOS
[illegible]	8.2.16	SOS

Note:

POLITICAL PARTY TEST
CERTIFICATION FORM

CENTRAL COUNT TEST

We the undersigned do hereby certify that a Test was held for the

August 30, 2016 Primary Election
on the

18 (day) **day of** August (Month), 2016 (Year) **at** 1:30 (Time)

and that the EVS System's precinct and summary report match the printouts and the pre-audit reports.

Barbara Teelman
Member's Signature

Member's Signature

K Schutte
Member's Signature

Member's Signature

Member's Signature

Member's Signature

POLITICAL PARTY TEST
CERTIFICATION FORM

ELECTION LOGIC AND ACCURACY
POST TEST

We the undersigned do hereby certify that a Logic and Accuracy Test was held for the

August 30, 2016 Primary Election
on the

3 (day) **day of** September (Month), 2016 (Year) **at** 5:30pm (Time)

and that EVS System's central count summary report matches the pre-audited results.
Prepared pursuant to A.R.S. § 16-445.

Bill Ber
Member's Signature

Member's Signature

Barbara Tellman
Member's Signature

Member's Signature

Member's Signature

Member's Signature

POLLING PLACES USED FOR THE AUGUST 30, 2016 PRIMARY ELECTION

Official Polling Place List

9/2/2016 9:11:24 AM

Primary Election

August 30, 2016

VA 012 - PCTS 012
HOLIDAY INN EXPRESS ORO VALLEY

LARGE MEETING ROOM
11075 N ORACLE ROAD

VA 013 - PCTS 013
ORO VALLEY CHURCH OF THE NAZARENE

FELLOWSHIP HALL
500 W CALLE CONCORDIA

VA 024 - PCTS 024
CATALINA COMMUNITY CENTER

RECREATION ROOM
16562 N ORACLE ROAD

VA 029 - PCTS 029
ST. ODILIA CATHOLIC CHURCH

PARISH HALL
7570 N PASEO DEL NORTE

VA 077 - PCTS 077
CHURCH OF THE APOSTLES

CHURCH
12111 N LA CHOLLA BOULEVARD

VA 145 - PCTS 145
SUN CITY ORO VALLEY -CATALINA VISTA

MT. LEMMON ROOM
14055 N DEL WEBB BOULEVARD

VA 169 - PCTS 169
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
CULTURAL HALL
55 W ARROWSMITH DRIVE

VA 172 - PCTS 172
PAINTED SKY ELEMENTARY SCHOOL

MUSIC ROOM
12620 N WOODBURNE AVENUE

VA 173 - PCTS 173
ORO VALLEY PUBLIC LIBRARY

CONFERENCE MEETING ROOM
1305 W NARANJA DRIVE

VA 187 - PCTS 187
DESERT SPRINGS PRESBYTERIAN CHURCH

SANCTUARY
1555 W OVERTON ROAD

VA 194 - PCTS 194
GRACE COMMUNITY COVENANT CHURCH

MULTIPURPOSE ROOM
9755 N LA CHOLLA BOULEVARD

VA 200 - PCTS 200
CASAS ADOBES BAPTIST CHURCH

PALO VERDE ROOM
10801 N LA CHOLLA BOULEVARD

VA 202 - PCTS 202
ALIVE CHRISTIAN FELLOWSHIP

LOBBY
9662 N LA CHOLLA BOULEVARD

VA 212 - PCTS 212
COPPER CREEK ELEMENTARY SCHOOL

MUSIC ROOM
11620 N COPPER SPRING TRAIL

VA 216 - PCTS 216
RESURRECTION LUTHERAN CHURCH

OUTREACH CENTER, SUNDAY SCHOOL ROOM
11575 N 1ST AVENUE

ELECTION SUMMARY

SUMMARY REPT-GROUP DETAIL Final All Ballots Counted

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	4,610	13.38	596	3,987	27
GARNER, BILL	5,034	14.61	658	4,339	37
PINA, RHONDA	6,890	20.00	759	6,077	54
RODMAN, BILL	6,204	18.01	692	5,456	56
SOLOMON, STEVE.	6,816	19.79	789	5,968	59
ZINKIN, MICHAEL	4,865	14.12	661	4,164	40
WRITE-IN.	29	.08	11	18	0
Over Votes	39		9	30	0
Under Votes	4,438		583	3,777	78

E

Town of Oro Valley

Pct	Reg. Voters	Total Ballots	%
012	3998	1795	45%
013	2599	928	36%
024	0	0	0%
029	23	6	26%
077	2316	1005	43%
145	4487	2437	54%
169	3303	1562	47%
172	2625	1090	42%
173	2548	1072	42%
187	0	0	0%
194	2989	1320	44%
200	540	231	43%
202	0	0	0%
212	1489	530	36%
216	2032	999	49%
Total	**28949**	**12975**	**45%**

STATEMENT OF VOTES CAST

PREC REPORT-GROUP DETAIL NONPARTISAN

0012 012

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	583	12.60	54	528	1
GARNER, BILL	625	13.51	78	543	4
PINA, RHONDA	983	21.25	105	872	6
RODMAN, BILL	864	18.68	92	766	6
SOLOMON, STEVE.	964	20.84	96	857	11
ZINKIN, MICHAEL	605	13.08	57	543	5
WRITE-IN.	2	.04	0	2	0
Over Votes	0		0	0	0
Under Votes	759		79	659	21

NONPARTISAN

0013 013

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	295	12.90	51	242	2
GARNER, BILL	307	13.43	50	253	4
PINA, RHONDA	477	20.87	70	403	4
RODMAN, BILL	403	17.63	61	334	8
SOLOMON, STEVE.	508	22.22	95	405	8
ZINKIN, MICHAEL	294	12.86	56	236	2
WRITE-IN.	2	.09	1	1	0
Over Votes	3		3	0	0
Under Votes	495		72	415	8

NONPARTISAN

0024 024

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	0		0	0	0
GARNER, BILL	0		0	0	0
PINA, RHONDA	0		0	0	0
RODMAN, BILL	0		0	0	0
SOLOMON, STEVE.	0		0	0	0
ZINKIN, MICHAEL	0		0	0	0
WRITE-IN.	0		0	0	0
Over Votes	0		0	0	0
Under Votes	0		0	0	0

NONPARTISAN

0029 029

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	4	22.22	0	4	0
GARNER, BILL	1	5.56	0	1	0
PINA, RHONDA	4	22.22	0	4	0
RODMAN, BILL	3	16.67	0	3	0
SOLOMON, STEVE.	5	27.78	0	5	0
ZINKIN, MICHAEL	1	5.56	0	1	0
WRITE-IN.	0		0	0	0
Over Votes	0		0	0	0
Under Votes	0		0	0	0

NONPARTISAN

0077 077

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	355	12.97	55	300	0
GARNER, BILL	384	14.03	53	331	0
PINA, RHONDA	530	19.36	66	461	3
RODMAN, BILL	526	19.22	72	451	3
SOLOMON, STEVE.	541	19.77	70	468	3
ZINKIN, MICHAEL	398	14.54	59	338	1
WRITE-IN.	3	.11	3	0	0
Over Votes	0		0	0	0
Under Votes	278		42	231	5

NONPARTISAN

0145 145

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	1,054	16.00	84	966	4
GARNER, BILL	1,086	16.48	85	998	3
PINA, RHONDA	1,147	17.41	82	1,057	8
RODMAN, BILL	1,053	15.98	61	985	7
SOLOMON, STEVE.	1,128	17.12	86	1,035	7
ZINKIN, MICHAEL	1,117	16.95	101	1,013	3
WRITE-IN.	4	.06	1	3	0
Over Votes	12		3	9	0
Under Votes	710		61	645	4

NONPARTISAN

0169 169

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	529	13.09	88	438	3
GARNER, BILL	577	14.28	102	471	4
PINA, RHONDA	840	20.78	102	728	10
RODMAN, BILL	741	18.33	85	649	7
SOLOMON, STEVE.	805	19.92	96	699	10
ZINKIN, MICHAEL	544	13.46	95	445	4
WRITE-IN.	6	.15	4	2	0
Over Votes	3		0	3	0
Under Votes	641		82	552	7

NONPARTISAN

0172 172

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	401	13.74	68	331	2
GARNER, BILL	446	15.28	73	368	5
PINA, RHONDA	578	19.80	68	504	6
RODMAN, BILL	510	17.47	67	436	7
SOLOMON, STEVE.	545	18.67	61	480	4
ZINKIN, MICHAEL	434	14.87	73	356	5
WRITE-IN.	5	.17	2	3	0
Over Votes	0		0	0	0
Under Votes	351		59	279	13

NONPARTISAN

0173 173

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M.	362	12.55	51	307	4
GARNER, BILL	411	14.25	53	354	4
PINA, RHONDA	609	21.11	77	530	2
RODMAN, BILL	542	18.79	72	467	3
SOLOMON, STEVE.	614	21.28	83	529	2
ZINKIN, MICHAEL	344	11.92	49	290	5
WRITE-IN.	3	.10	0	3	0
Over Votes	0		0	0	0
Under Votes	331		47	274	10

NONPARTISAN

0187 187

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M.	0		0	0	0
GARNER, BILL	0		0	0	0
PINA, RHONDA	0		0	0	0
RODMAN, BILL	0		0	0	0
SOLOMON, STEVE.	0		0	0	0
ZINKIN, MICHAEL	0		0	0	0
WRITE-IN.	0		0	0	0
Over Votes	0		0	0	0
Under Votes	0		0	0	0

NONPARTISAN

0194 194

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	404	11.29	64	338	2
GARNER, BILL	457	12.77	65	390	2
PINA, RHONDA	786	21.97	72	706	8
RODMAN, BILL	728	20.35	67	652	9
SOLOMON, STEVE.	771	21.55	73	688	10
ZINKIN, MICHAEL	432	12.07	64	362	6
WRITE-IN.	0		0	0	0
Over Votes	12		0	12	0
Under Votes	370		48	320	2

NONPARTISAN

0200 200

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	76	12.18	15	57	4
GARNER, BILL	83	13.30	11	68	4
PINA, RHONDA	130	20.83	13	117	0
RODMAN, BILL	117	18.75	17	100	0
SOLOMON, STEVE.	131	20.99	16	115	0
ZINKIN, MICHAEL	87	13.94	17	66	4
WRITE-IN.	0		0	0	0
Over Votes	0		0	0	0
Under Votes	69		7	62	0

NONPARTISAN

0202 202

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	0		0	0	0
GARNER, BILL	0		0	0	0
PINA, RHONDA	0		0	0	0
RODMAN, BILL	0		0	0	0
SOLOMON, STEVE.	0		0	0	0
ZINKIN, MICHAEL	0		0	0	0
WRITE-IN.	0		0	0	0
Over Votes	0		0	0	0
Under Votes	0		0	0	0

NONPARTISAN

0212 212

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	188	13.22	32	154	2
GARNER, BILL	237	16.67	40	193	4
PINA, RHONDA	280	19.69	48	228	4
RODMAN, BILL	238	16.74	44	191	3
SOLOMON, STEVE.	272	19.13	53	218	1
ZINKIN, MICHAEL	204	14.35	41	161	2
WRITE-IN.	3	.21	0	3	0
Over Votes	3		0	3	0
Under Votes	165		30	133	2

NONPARTISAN

0216 216

	TOTAL VOTES	%	POLLS	EARLY	PROV
TOWN OF ORO VALLEY - COUNCIL MEMBER (VOTE FOR) 3					
BURNS, BRENDAN M..	359	13.19	34	322	3
GARNER, BILL	420	15.43	48	369	3
PINA, RHONDA	526	19.32	56	467	3
RODMAN, BILL	479	17.60	54	422	3
SOLOMON, STEVE.	532	19.54	60	469	3
ZINKIN, MICHAEL	405	14.88	49	353	3
WRITE-IN.	1	.04	0	1	0
Over Votes	6		3	3	0
Under Votes	269		56	207	6

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

Meeting Date: 09/21/2016

Requested by: Larry Stevens **Submitted By:** Colleen Muhr, Police Department

Department: Police Department

Information

SUBJECT:

Resolution No. (R)16-45, authorizing and approving a task force agreement between the Drug Enforcement Administration (DEA) and the Town of Oro Valley for the participation of one (1) Oro Valley police officer in the Pima County HIDTA Investigative Task Force (PCHITF)

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

A request is being made to enter into an agreement with the Drug Enforcement Administration (DEA) for the participation of one (1) Oro Valley police officer in the Pima County HIDTA Investigative Task Force (PCHITF).

BACKGROUND OR DETAILED INFORMATION:

On May 19, 2016, Resolution No. (R)16-17, authorizing and approving HIDTA Grant Agreement HT-16-2621 was approved, allowing the City of Tucson to serve as the fiduciary to administer financial oversight for the DEA.

If approved, this agreement will provide for continued participation in these cooperative efforts to disrupt illicit drug traffic in the State of Arizona, gather and report intelligence data related to drug trafficking, and conduct undercover operations to allow for effective prosecution.

Additionally, this agreement will enhance our ability to identify, target and investigate Consolidated and Regional Priority Organization Targets, as well as target and investigate major drug trafficking and money laundering organizations.

FISCAL IMPACT:

This position is funded in the adopted FY 16/17 budget, and allows the Town to continue to be reimbursed by HIDTA grant funding.

SUGGESTED MOTION:

I MOVE to (adopt, adopt with conditions, or deny) Resolution No. (R)16-45, authorizing and approving a task force agreement between the Drug Enforcement Administration (DEA) and the Town of Oro Valley for the participation of one (1) Oro Valley police officer position detailed to the DEA Tucson HIDTA Task Force.

Attachments

(R)16-45 DEA HIDTA PCHITF 2016

DEA IGA PCHITF

RESOLUTION NO. (R)16-45

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY, AUTHORIZING AND APPROVING A STATE AND LOCAL HIDTA TASK FORCE AGREEMENT BETWEEN THE DRUG ENFORCEMENT ADMINISTRATION ("DEA") AND THE TOWN OF ORO VALLEY ("TOWN") FOR THE PARTICIPATION OF ONE ORO VALLEY POLICE OFFICER IN THE TUCSON HIDTA TASK FORCE

WHEREAS, pursuant to A.R.S. § 11-952, the Town is authorized to enter into agreements for joint and cooperative action to include the Agreement, attached hereto as Exhibit "A", with the DEA; and

WHEREAS, the Town is authorized to establish and maintain the Oro Valley Police Department, pursuant to A.R.S. § 9-240 (B)(12); and

WHEREAS, the Town wishes to enter into a Task Force Agreement with the DEA to assist the DEA in drug trafficking interdiction, gathering and reporting data relating to narcotics and dangerous drugs and undercover operations related illegal activity detrimental to the health and general welfare of the residents of the Town and the State of Arizona; and

WHEREAS, it is in the best interest of the Town to enter into the State and Local HIDTA Task Force Agreement, attached hereto as Exhibit "A" and incorporated herein by this reference, in order to set forth the terms and conditions to provide for the health, safety and welfare of the residents of the Town of Oro Valley and the State of Arizona.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Oro Valley, that:

SECTION 1. The State and Local HIDTA Task Force Agreement attached hereto as Exhibit "A" and incorporated herein by this reference, between the Drug Enforcement Administration and the Town of Oro Valley for participation of one Oro Valley Police Officer in the Tucson HIDTA Task Force is authorized and approved.

SECTION 2. The Chief of Police and other administrative officials of the Town of Oro Valley are hereby authorized to take such steps as necessary to execute and implement the terms of the Agreement.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona this 21st day of September, 2016.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT “A”

STATE AND LOCAL HIDTA TASK FORCE AGREEMENT
BETWEEN
DRUG ENFORCEMENT ADMINISTRATION
AND
ORO VALLEY POLICE DEPARTMENT

This agreement is made this 1st day of October, 2016 between the United States Department of Justice, Drug Enforcement Administration (hereinafter "DEA"), and the Oro Valley Police Department (hereinafter "OVPD"). The DEA is authorized to enter into this cooperative agreement concerning the use and abuse of controlled substances under the provisions of 21 U.S.C. § 873.

Whereas there is evidence that trafficking in narcotics and dangerous drugs exists in the State of Arizona and that such illegal activity has a substantial and detrimental effect on the health and general welfare of the people of the State of Arizona, the parties hereto agree to the following:

1. The DEA Tucson HIDTA Task Force will perform the activities and duties described below:

    a. disrupt the illicit drug traffic in the State of Arizona area by immobilizing targeted violators and trafficking organizations;

    b. gather and report intelligence data relating to trafficking in narcotics and dangerous drugs; and

    c. conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the task force's activities will result in effective prosecution before the courts of the United States and the State of Arizona.

2. To accomplish the objectives of the DEA Tucson HIDTA Task Force, the OVPD agrees to detail one (1) experienced Officer to the Task Force for a period of not less than two years. During this period of assignment, the OVPD Officer will be under the direct supervision and control of DEA supervisory personnel assigned to the Task Force.

3. The OVPD Officer assigned to the Task Force shall adhere to all DEA policies and procedures. Failure to adhere to DEA policies and procedures shall be grounds for dismissal from the Task Force.

4. The OVPD Officer assigned to the Task Force shall be deputized as Task Force Officers of DEA pursuant to 21 USC 878.

5. To accomplish the objectives of the DEA Tucson HIDTA Task Force, DEA will assign eight (8) Special Agents to the Task Force. HIDTA will also, subject to the availability of annually appropriated funds or any continuing resolution thereof, provide necessary funds and equipment to support the activities of the DEA Special Agents and the OVPD Officer assigned to the Task Force. This support will include: office space, office supplies travel funds, funds for the purchase of evidence and information, investigative equipment, training and other support items.

6. During the period of assignment to the DEA Tucson HIDTA Task Force, the OVPD will remain responsible for establishing the salaries and benefits, including overtime, of the OVPD Officer assigned to the Task Force and for making all payments due them. HIDTA will, subject to availability of funds, reimburse the OVPD for overtime payments made by it to the one (1) OVPD Officer assigned to the DEA Tucson HIDTA Task Force for overtime, up to a sum equivalent to 25 percent of the salary of a GS-12, Step 1 law enforcement officer general schedule locality pay tables, rest of the United States table (currently $17,753), per officer. ***Note: Task Force Officers overtime "Shall not include any costs for benefits, such as retirement, FICA, and other expenses."***

7. In no event will the OVPD charge any indirect cost rate to DEA for the administration or implementation of this agreement.

8. The OVPD shall maintain on a current basis complete and accurate records and accounts of all obligations and expenditures of funds under this agreement in accordance with generally accepted accounting principles and instructions provided by DEA to facilitate on-site inspection and auditing of such records and accounts.

9. The OVPD shall permit and have readily available for examination and auditing by DEA, the United States Department of Justice, the Comptroller General of the United States and any of their duly authorized agents and representatives, any and all records, documents, accounts, invoices, receipts or expenditures relating to this agreement. The OVPD shall maintain all such reports and records until all litigation, claim, audits and examinations are completed and resolved or for a period of three (3) years after termination of this agreement, whichever is sooner.

10. The OVPD shall comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, as amended, and all requirements imposed by or pursuant to the regulations of the United States Department of Justice implementing those laws, 28 C.F.R. Part 42, Subparts C, F, G, H and I.

11. The OVPD agrees that an authorized Officer or employee will execute and return to DEA the attached OJP Form 4061/6, Certification Regarding Lobbying; Debarment, suspension and Other Responsibility Matters; and drug-Free Workplace Requirements. The OVPD acknowledges that this agreement will not take effect and no federal funds will be awarded until the completed certification is received.

12. When issuing statements, press releases requests for proposals, bid solicitations and other documents describing projects or programs funded in whole or part with federal money, the OVPD shall clearly state: (1) percentage of the total cost of the program or project which will be financed with federal money and (2) the dollar amount of federal funds for the program or project.

13. The OVPD understands and agrees that HIDTA will provide the OVPD Task Force Officer with vehicles suitable for surveillance. HIDTA through DEA will furnish mobile radios for installation in the HIDTA Task Force vehicles and HIDTA will assume the cost of installation and removal. HIDTA will be financially responsible for the purchase of fuel for the leased vehicles and for providing routine maintenance, i.e., oil changes, lubes and minor tune-ups via the HIDTA lease contractor. DEA and HIDTA procedures for reporting and investigating automobile accidents involving Official Government Vehicles (OGVs)-HIDTA lease vehicles shall apply to accidents involving the leased vehicles furnished to the OVPD personnel, in addition to whatever accident reporting requirements the OVPD may have.

14. While on duty and acting on task force business, the OVPD Officer assigned to the HIDTA Task Force shall be subject to all DEA and federal government rules, regulations and procedures governing the use of OGVs for home to work transportation and for personal business. The HIDTA Executive Committee acknowledges that the United States is liable for the actions of Task Force Officers, while on duty and acting within the scope of their federal employment, to the extent permitted by the Federal Torts Claim Act.

15. The term of this agreement shall be effective from the date in paragraph number one until September 30, 2017. This agreement may be terminated by either party on 30 days advance written notice. Billing for all outstanding obligations must be received by DEA within 90 days of the date of termination of this agreement. HIDTA will be responsible only for obligations incurred by OVPD during the term of this agreement.

For the Drug Enforcement Administration:

_____ Date _____

Douglas W. Coleman
Special Agent in Charge

For the Oro Valley Police Department:

_____ Date _____

Daniel G. Sharp
Chief of Police

PASSED and ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona, this _____ day of _____, 2016.

TOWN OF ORO VALLEY:

_____ Date _____
Mayor

APPROVED AS TO FORM:

_____ Date: _____
Town Attorney

ATTEST:

_____ Date: _____
Town Clerk

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

Meeting Date: 09/21/2016

Requested by: Larry Stevens **Submitted By:** Colleen Muhr, Police Department

Department: Police Department

Information

SUBJECT:

Resolution No. (R)16-46, authorizing and approving a task force agreement between the Drug Enforcement Administration (DEA) and the Town of Oro Valley for the participation of two (2) Oro Valley police officers in the DEA Tucson Task Force

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

A request is being made to enter into an agreement with the DEA for the participation of two (2) Oro Valley police officers in the DEA Tucson Task Force.

BACKGROUND OR DETAILED INFORMATION:

On May 19, 2016, Resolution No. (R)16-18, authorizing and approving HIDTA Grant Agreement HT-16-2606 was approved, allowing the City of Tucson to serve as the fiduciary to administer financial oversight for the DEA.

If approved, this agreement will provide for continued participation in these cooperative efforts to disrupt illicit drug trafficking in the State of Arizona, gather and report intelligence data related to drug trafficking, and conduct undercover operations to allow for effective prosecution.

Additionally, this agreement will enhance our ability to identify, target and investigate Consolidated and Regional Priority Organization Targets, as well as target and investigate major drug trafficking and money laundering organizations.

FISCAL IMPACT:

The related expenses are included in the Adopted Budget for FY 2016/17.

SUGGESTED MOTION:

I MOVE to (adopt, adopt with conditions, or deny) Resolution No. (R)16-46, authorizing and approving a task force agreement between the Drug Enforcement Administration (DEA) and the Town of Oro Valley for the participation of two (2) Oro Valley police officers in the DEA Tucson Task Force.

Attachments

(R)16-46 DEA Task Force

DEA IGA C.N.A.

RESOLUTION NO. (R)16-46

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY, AUTHORIZING AND APPROVING A PROGRAM FUNDED STATE AND LOCAL TASK FORCE AGREEMENT BETWEEN THE DRUG ENFORCEMENT ADMINISTRATION ("DEA") AND THE TOWN OF ORO VALLEY ("TOWN") FOR THE PARTICIPATION OF TWO ORO VALLEY POLICE OFFICERS IN THE TUCSON TASK FORCE

WHEREAS, pursuant to A.R.S. § 11-952, the Town is authorized to enter into agreements for joint and cooperative action to include the Agreement, attached hereto as Exhibit "A", with the DEA; and

WHEREAS, the Town is authorized to establish and maintain the Oro Valley Police Department, pursuant to A.R.S. § 9-240 (B)(12); and

WHEREAS, the Town wishes to enter into a Task Force Agreement with the DEA to assist the DEA in drug trafficking interdiction, gathering and reporting data relating to narcotics and dangerous drugs and undercover operations related illegal activity detrimental to the health and general welfare of the residents of the Town and the State of Arizona; and

WHEREAS, it is in the best interest of the Town to enter into the Program Funded State and Local Task Force Agreement, attached hereto as Exhibit "A" and incorporated herein by this reference, in order to set forth the terms and conditions to provide for the health, safety and welfare of the residents of the Town of Oro Valley and the State of Arizona.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Oro Valley, that:

SECTION 1. The Program Funded State and Local Task Force Agreement attached hereto as Exhibit "A" and incorporated herein by this reference, between the Drug Enforcement Administration and the Town of Oro Valley for participation of two Oro Valley Police Officers in the Tucson Task Force is authorized and approved.

SECTION 2. The Chief of Police and other administrative officials of the Town of Oro Valley are hereby authorized to take such steps as necessary to execute and implement the terms of the Agreement.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona this 21st day of September, 2016.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT “A”

PROGRAM-FUNDED STATE AND LOCAL TASK FORCE AGREEMENT
BETWEEN
DRUG ENFORCEMENT ADMINISTRATION
AND
ORO VALLEY POLICE DEPARTMENT

This agreement is made this 1st day of September, 2016, between the United States Department of Justice, Drug Enforcement Administration (hereinafter "DEA"), and Oro Valley Police Department (hereinafter "OVPD"). The DEA is authorized to enter into this cooperative agreement concerning the use and abuse of controlled substances under the provisions of 21 U.S.C. § 873.

WHEREAS there is evidence that trafficking in narcotics and dangerous drugs exists throughout Arizona, and that such illegal activity has a substantial and detrimental effect on the health and general welfare of the people of the State of Arizona, the parties hereto agree to the following:

1. The DEA Tucson Task Force will perform the activities and duties described below:

    a. disrupt the illicit drug traffic in the State of Arizona by immobilizing targeted violators and trafficking organizations;

    b. gather and report intelligence data relating to trafficking in narcotics and dangerous drugs; and,

    c. conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the Task Force's activities will result in effective prosecution before the courts of the United States and the State of Arizona.

2. To accomplish the objectives of the DEA Tucson Task Force, the OVPD agrees to detail two (2) experienced Officers to the DEA Tucson Task Force, for a period of not less than two years. During this period of assignment, the OVPD Officers will be under the direct supervision and control of DEA supervisory personnel assigned to the Task Force.

3. The OVPD Officers assigned to the Task Force shall adhere to DEA policies and procedures. Failure to adhere to DEA policies and procedures shall be grounds for dismissal from the Task Force.

4. The OVPD Officers assigned to the Task Force shall be deputized as a Task Force Officers of DEA pursuant to 21 U.S.C. §878.

5. To accomplish the objectives of the DEA Tucson Task Force, the OVPD agrees to detail two (2) experienced Officers to the DEA Tucson Task Force. DEA will assign seven (7) Special Agents to the Task Force. DEA will also, subject to the availability of annually appropriated funds or any continuing resolution thereof, provide necessary funds and equipment to support the activities of the DEA Special Agents and OVPD Officers assigned to the Task Force. This support will include: office space, office supplies, travel funds, funds for the purchase of evidence and information, investigative equipment, training, and other support items.

6. During the period of assignment to the DEA Tucson Task Force, the OVPD will remain responsible for establishing the salary and benefits, including overtime, of the OVPD Officers assigned to the Task Force, and for making all payments due them. DEA will, subject to availability of funds, reimburse the OVPD for overtime payments made by it to the OVPD Officers assigned to the DEA Tucson Task Force for overtime, up to a sum equivalent to 25 percent of the salary of a GS-12, Step 1, law enforcement officer general schedule locality pay tables, rest of the United States table (currently $17,753), per officer. ***"Note: Task Force Officers Overtime shall not include any costs for benefits, such as retirement, FICA, and other expenses."***

7. In no event will the OVPD charge any indirect cost rate to DEA for the administration or implementation of this agreement.

8. The OVPD shall maintain on a current basis complete and accurate records and accounts of all obligations and expenditures of funds under this agreement in accordance with generally accepted accounting principles and instructions provided by DEA to facilitate on-site inspection and auditing of such records and accounts.

9. The OVPD shall permit and have readily available for examination and auditing by DEA, the United States Department of Justice, the Comptroller General of the United States, and any of their duly authorized agents and representatives, any and all records, documents, accounts, invoices, receipts or expenditures relating to this agreement. The OVPD shall maintain all such reports and records until all litigation, claim, audits and examinations are completed and resolved, or for a period of three (3) after termination of this agreement, whichever is later.

10. The OVPD shall comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, as amended, and all requirements imposed by or pursuant to the regulations of the United States Department of Justice implementing those laws, 28 C.F.R. Part 42, Subparts C, F, G, H, and I.

11. The OVPD agrees that an authorized Officers or employee will execute and return to DEA the attached OJP Form 4061/6, Certification Regarding Lobbying: Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements. The OVPD acknowledges that this agreement will not take effect and no Federal funds will be awarded to the OVPD by DEA until the completed certification is received.

12. When issuing statements, press releases, requests for proposals, bid solicitations, and other documents describing projects or programs funded in whole or in part with federal money, the OVPD shall clearly state: (1) the percentage of the total cost of the program or project which will be financed with Federal money; and, (2) the dollar amount of Federal funds for the project or program.

13. The term of this agreement shall be effective from the date in paragraph number one (1) until September 30, 2017. This agreement may be terminated by either party on thirty days' advance written notice. Billings for all outstanding obligations must be received by DEA within 90 days of the date of termination of this agreement. DEA will be responsible only for obligations incurred by OVPD during the term of this agreement.

For the Drug Enforcement Administration:

_____ Date _____

Douglas W. Coleman
Special Agent in Charge

For the Oro Valley Police Department:

_____ Date _____

Daniel G. Sharp
Chief of Police

Attachments

PASSED and ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona, this _____ day of _____, 2016.

TOWN OF ORO VALLEY:

_____ Date _____
Mayor

APPROVED AS TO FORM:

_____ Date: _____
Town Attorney

ATTEST:

_____ Date: _____
Town Clerk

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

Meeting Date: 09/21/2016

Requested by: Larry Stevens **Submitted By:** Colleen Muhr, Police Department

Department: Police Department

Information

SUBJECT:

Resolution No. (R)16-47, authorizing and approving a one (1) year extension, with two additional one (1) year options, to the lease between the Town of Oro Valley and Town West Realty, Inc.

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

The proposed one (1) year extension, with two additional one (1) year options, to the current lease agreement, pertaining to the Police Department substation located at Mountain View Plaza, will allow the Town of Oro Valley Police Department to extend the duration of the current lease, which will expire December 31, 2016.

BACKGROUND OR DETAILED INFORMATION:

Resolution No. (R)15-70 was approved on December 2, 2015, authorizing an amendment to the existing lease with Mountain View Plaza, LLC. for a one year lease extension expiring December 31, 2016.

With the acquisition of additional property, plans had been made to move the employees and Citizen Volunteer Assistants Program volunteers occupying this leased space at the end of the lease period, December 31, 2016. However, due to unanticipated delays, it has become essential to continue occupancy at this location, thereby necessitating an extension to the current lease. Town West Realty has offered a one (1) year extension to the current lease, while maintaining the monthly lease price of $16 per square foot of rental space, with all other terms and conditions remaining the same as the original lease. Additionally, they have offered two, one (1) year options with the base rent increasing by 3% each option year.

FISCAL IMPACT:

The approved fiscal year 2016/2017 budget includes the capacity for continuing this lease.

SUGGESTED MOTION:

I MOVE to (approve or deny) Resolution No. (R)16-47, authorizing and approving an extension to the lease for the Police Department substation located at Mountain View Plaza.

Attachments

(R)16-47 Police Sub-Station Lease Agreement

Lease Renewal

RESOLUTION NO. (R)16-47

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY, AUTHORIZING AND APPROVING A THIRD AMENDMENT TO THE LEASE FOR THE POLICE DEPARTMENT SUBSTATION CURRENTLY LOCATED AT MOUNTAIN VIEW PLAZA

WHEREAS, the current Lease with Mountain View Plaza, LLC for the Police Department substation located at Mountain View Plaza expires on December 31, 2016; and

WHEREAS, the Town negotiated an amendment to the Lease with Mountain View Plaza, LLC for the Police Department substation, to extend the Lease for an additional one (1) year ending on December 31, 2016 with two additional one (1) year leases with a 3% increase each year after December 31, 2017; and

WHEREAS, the Town renegotiated the monthly lease payments, to remain at the current base rate of $16.00 per square foot until the end of the proposed Lease period of December 31, 2017; and

WHEREAS, it is in the best interest of the health, safety and well being of the residents of the Town of Oro Valley to enter into the Third Amendment to the Lease for the Police Department substation located at Mountain View Plaza, attached hereto as Exhibit "A" and incorporated herein by this reference, with Mountain View Plaza, LLC.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Oro Valley, that:

SECTION 1. The Third Amendment to the Lease between the Town of Oro Valley and Mountain View Plaza, LLC, attached hereto as Exhibit "A" and incorporated herein by this reference, for the Police Department substation located at Mountain View Plaza is hereby authorized and approved.

SECTION 2. The Mayor, Chief of Police and other administrative officials are hereby authorized to take such steps as necessary to execute and implement the terms of the Third Amendment to the Lease.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona this 21st day of September, 2016.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT “A”

Town West Realty, Inc.
Commercial Real Estate Brokerage / Investments / Property Management

August 26, 2016

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

RE: Town of Oro Valley and Mountain View Plaza, LLC
Lease Renewal for the Oro Valley Police Department Substation

Dear Chief Sharp:

Your lease term will be expiring on **December 31, 2016** at **Mountain View Plaza**. **Oro Valley Police Department** has been a great addition to the Plaza and we hope you have been satisfied with your experience.

Currently, your Lease Agreement does not provide an option, however, we would like to offer a one (1) year extension holding the Base Rate at $16.00 per square foot as displayed below.

YEAR	DATES	HOLD RATE	MONTHLY BASE RENT
1	1/1/17 – 12/31/17	$16.00 Per S.F.	$1,600.00

In addition, we are offering two, one (1) year options with the Base Rent increasing by 3% each option year as follows:

OPTION YR -	DATES	BASE RATE PER S.F.	MONTHLY BASE RENT
1	1/1/18 – 12/31/18	$16.48	$1,648.00
2	1/1/19 – 12/31/19	$16.97	$1,697.00

This Space Intentionally Left Blank

t. 520.615.7707 f. 520.615.7717 / 3002 N. Campbell Ave., Suite 200 / Tucson, Arizona 85719

All other terms and conditions would remain the same as your original lease. This offer will only be valid until **October 31, 2016.** Please respond on or before this date.

To accept this proposed extension, please sign below.

Tenant: Town of Oro Valley

_____
Dr. Satish Hiremath, Mayor

Date: _____

If you have any questions, please feel free to contact me.

Sincerely,

Toby Horvath
Vice-President of Managers
Town West Realty Inc.
toby@townwestrealty.com

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

Meeting Date: 09/21/2016

Requested by: Bayer Vella

Submitted By: Michael Spaeth, Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

Request for approval of the Meritage at Stone Canyon VIII Final Plat, located north of Tortolita Mountain Circle approximately 1/4 mile west of Rancho Vistoso Boulevard

RECOMMENDATION:

Staff recommends approval of the Final Plat, subject to the condition listed in Attachment 1.

EXECUTIVE SUMMARY:

The purpose of this request is to consider a Final Plat for a proposed Meritage Homes residential subdivision in Stone Canyon Neighborhood VIII, located north of Tortolita Mountain Circle approximately 1/4-mile west of Rancho Vistoso Boulevard (Attachment 2).

The proposed Final Plat (Attachment 3) consists of 36 detached single-family residential lots on approximately 51 acres. The subdivision design preserves approximately 26 acres of natural open space.

The Final Plat has been reviewed and with the minor condition listed in Attachment 1, meets Town requirements and the approved Conceptual Site Plan.

BACKGROUND OR DETAILED INFORMATION:

The Final Plat requires Town Council approval prior to being officially recorded by Pima County.

In June 2015, Town Council approved the Conceptual Site Plan for the proposed development. The Final Plat (Attachment 3) conforms with the design components (i.e. lot layout, circulation, preservation of open space) approved as part of the previous approval.

Proposed Improvements

- Approximately 51 acres subdivided into 36 lots
- Minimum lot size: 9,224 square feet
- Average lot size: 26,105 square feet
- Maximum building height: 25 feet/2 stories
- Approximately 26.2 acres (51%) of open space

Previous Approvals

- 2002: Property annexed into the Town of Oro Valley
- 2004: Translational zoning to R-6 and R1-36
- 2008: Stone Canyon VIII, Rancho Vistoso Neighborhood 12 Final Plat
- 2015: Stone Canyon VIII, Block Plat

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to approve the Final Plat for Meritage at Stone Canyon VIII, subject to the condition listed in Attachment 1, based on a finding that it meets Town requirements and the approved Conceptual Site Plan.

OR

I MOVE to deny the Final Plat for Meritage at Stone Canyon VIII, based on a finding that _____.

Attachments

ATTACHMENT 1 - CONDITIONS OF APPROVAL

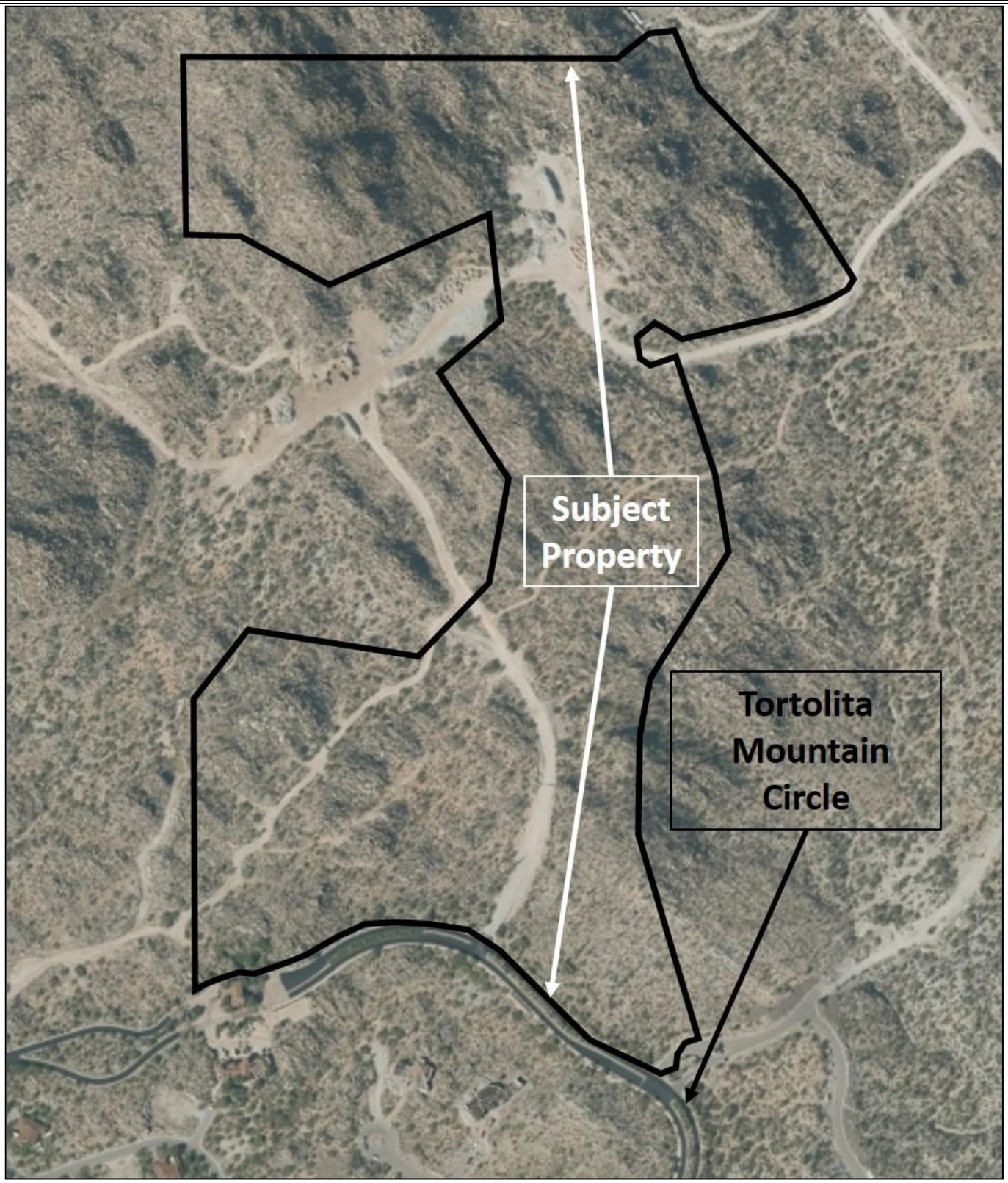
ATTACHMENT 2 - LOCATION MAP

ATTACHMENT 3 - FINAL PLAT

Attachment 1
Meritage at Stone Canyon VIII
Final Plat
Conditions of Approval

Planning

1. Revise General Note 28 to read "…and said plan shall be recorded by the developer prior to permit issuance"



LOCATION MAP

MERITAGE AT STONE CANYON VIII
CONCEPTUAL SITE PLAN (OV1214-21)

Attachment 5

FINAL PLAT
MERITAGE AT STONE CANYON VIII
OV1214-21

APPROVALS

I _____, CLERK OF THE TOWN OF ORO VALLEY, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY ON THE _____ DAY OF _____, 20___.

_____ _____
CLERK, TOWN OF ORO VALLEY DATE

_____ _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

_____ _____
TOWN ENGINEER DATE

_____ _____
PLANNING AND ZONING ADMINISTRATOR DATE

_____ _____
WATER UTILITY DIRECTOR DATE

ASSURANCES

ASSURANCES IN THE FORM OF _____ FROM _____ AS RECORDED IN SEQUENCE NO._____ HAS BEEN PROVIDED TO GUARANTEE DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS (ELECTRIC, TELEPHONE, GAS, SEWER, WATER) IN THIS SUBDIVISION.

BY:_____
MAYOR – TOWN OF ORO VALLEY

ASSURANCES IN THE FORM OF _____ FROM _____, IN THE AMOUNT OF _____ HAVE BEEN PROVIDED TO GUARANTEE THE RESEEDING OF THE SUBDIVISION IN THE EVENT THE PROJECT IS ABANDONED.

WATER ADEQUACY

THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO ARS §45-576 AND HEREBY CERTIFIES IN WRITING TO SUPPLY WATER TO THIS SUBDIVISION.

BY: _____ _____
WATER UTILITY DIRECTOR *DATE*

RECORDING DATA

STATE OF ARIZONA) FEE _____
)SS
COUNTY OF PIMA) No. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC., ON THIS _____ DAY OF _____, 20____ AT _____ M. IN SEQUENCE NO._____, THEREOF.

F. ANN RODRIGUEZ, PIMA COUNTY RECORDER

BY: _____
DEPUTY FOR PIMA COUNTY RECORDER

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

REGISTERED LAND SURVEYOR 44121 PETER D. COTE 9-1-16 ARIZONA U.S.A. EXPIRES 12/31/2016

_____
PETER D. COTE, R.L.S., No. 44121

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE 100 YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS AS NOTED WERE REVIEWED AND SHOWN UNDER MY DIRECTION

REGISTERED PROFESSIONAL ENGINEER (CIVIL) 22217 COREY THOMPSON 9-1-16 ARIZONA U.S.A. EXPIRES 9/30/2016

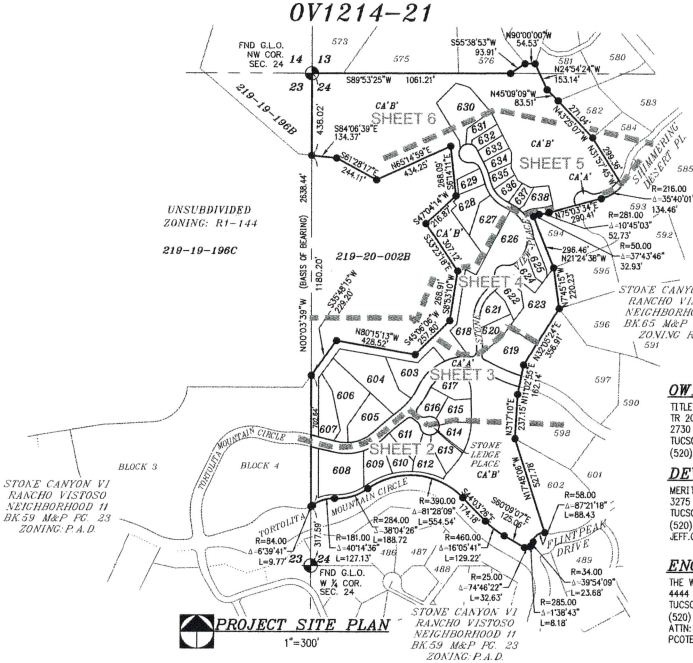
_____
COREY THOMPSON, P.E., No. 22217

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 50.9445 ACRES.
2. TOTAL NUMBER OF LOTS IS 36 (0.71 UNITS PER ACRE)
3. COMMON AREA A: PRIVATE STREETS, PRIVATE SEWER AND UTILITIES = 157,341 SQ.FT. OR 3.612 ACRES.
   COMMON AREA B: OPEN SPACE = 1,122,018 SQ.FT. OR 25.758 ACRES.
4. ALL STREETS ARE PRIVATE. TOTAL MILES OF NEW PRIVATE STREETS IS 0.543.
5. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 26,105 SQ.FT. OR 0.599 ACRES.
   MINIMUM LOT SIZE IS 9,224 SQ.FT. OR 0.212 ACRES
   MAXIMUM LOT SIZE IS 63,021 SQ.FT. OR 1.447 ACRES
6. ZONING FOR THIS PROJECT IS TOWN OF ORO VALLEY R-6, AND R1-36, AS SHOWN HEREON.
7. INTERIOR LOT SETBACKS REQUIRED/PROVIDED: FRONT=30' SIDE=15' REAR=40' (R1-36).
   PERIMETER LOT SETBACKS REQUIRED/PROVIDED: FRONT=30' SIDE=20' REAR=20' (R-6).
8. MAXIMUM BUILDING HEIGHT PER EXISTING R-6 ZONING IS 25 FEET(2 STORIES). STONE CANYON DESIGN GUIDELINES SPECIFY 19' BUILDING HEIGHT FOR ⅔ OF RESIDENCE, AND 22' FOR REMAINING ⅓ OF RESIDENCE.

NOTES CONTINUE ON SHEET 2

The WLB Group **WLB**
Engineering · Planning · Surveying
Landscape Architecture · Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ. and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881-7480



PROJECT SITE PLAN
1"=300'

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2 – 6	PLAN SHEETS

OWNER

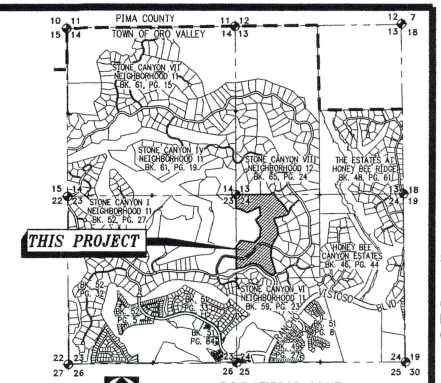
TITLE SECURITY AGENCY, LLC,
TR 201401-T
2730 E. BROADWAY BLVD., SUITE 100
TUCSON, AZ 85716
(520) 747-1644

DEVELOPER/BENEFICIARY

MERITAGE HOMES OF ARIZONA INC.
3275 W. INA ROAD, #220
TUCSON, AZ 85742
(520) 225-6800 ATTN: JEFF GROBSTEIN
JEFF.GROBSTEIN@MERITAGEHOMES.COM

ENGINEER/SURVEYOR

THE WLB GROUP
4444 E. BROADWAY BLVD.
TUCSON, AZ 85711
(520) 881-7480
ATTN:PETER COTE
PCOTE@WLBGROUP.COM



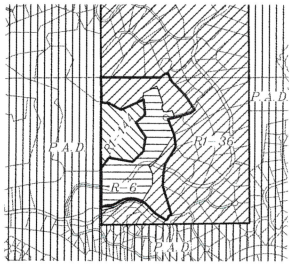
3" = 1 MILE

LOCATION MAP

A PORTION OF SECTION 23 & 24
T11S, R13E, G & S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

LEGEND

———	SUBDIVISION BOUNDARY
———	RIGHT OF WAY
—·—·—	100 YR. FLOOD LINE
—·—·—	EROSION HAZARD SET-BACK LINE
— — —	EASEMENT LINE
— — —	SECTION LINE
——○——	1/2" IRON PARCEL PIN TO BE SET; TAGGED RLS 44121
□	BRASS CAPPED SURVEY MONUMENT TO BE SET
●	EXIST. BOUNDARY CORNERS, 1/2" IP TAGGED RLS 12214
☆	LOCATION OF DRIVEWAY AT INTERSECTION
✚	SECTION CORNER / QUARTER SECTION CORNER
EHS	EROSION HAZARD SETBACK
N.A.E.	NO-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



ZONING MAP

1"=1000'

P.A.D. R1-144
R1-36 R-6

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD, OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED OR DISTURBED WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF ORO VALLEY TOWN COUNCIL.

WE HEREBY DEDICATE TO THE TOWN OF ORO VALLEY AND ALL PUBLIC UTILITY COMPANIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, AND MAINTENANCE OF PRIVATE SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS A & B SHOWN HEREON AND DRAINAGEWAYS, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND (EXCEPT FOR DRAINAGEWAYS) ARE GRANTED AS EASEMENTS TO ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND PIMA COUNTY FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES. NO OVERHEAD LINES SHALL BE USED.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE DOCKET 8021, PAGE 925 AND DOCKET 11020, PAGE 1754, IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA TILE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST No. 201401-T, AS TRUSTEE ONLY AND NOT OTHERWISE

By_____ _____
Trust Officer DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF PIMA)

On this _____ day of _____ 2016, before me personally appeared _____ who acknowledged to be the Trust Officer of Title Security Agency, LLC, a Delaware limited liability company, fka Title Security Agency of Arizona, LLC, a Delaware limited liability company, Trust No. 201401-T, as Trustee only and not otherwise, and being authorized so to do, executed the foregoing instrument for the purpose therein.

_____ _____
MY COMMISSION EXPIRES: NOTARY PUBLIC

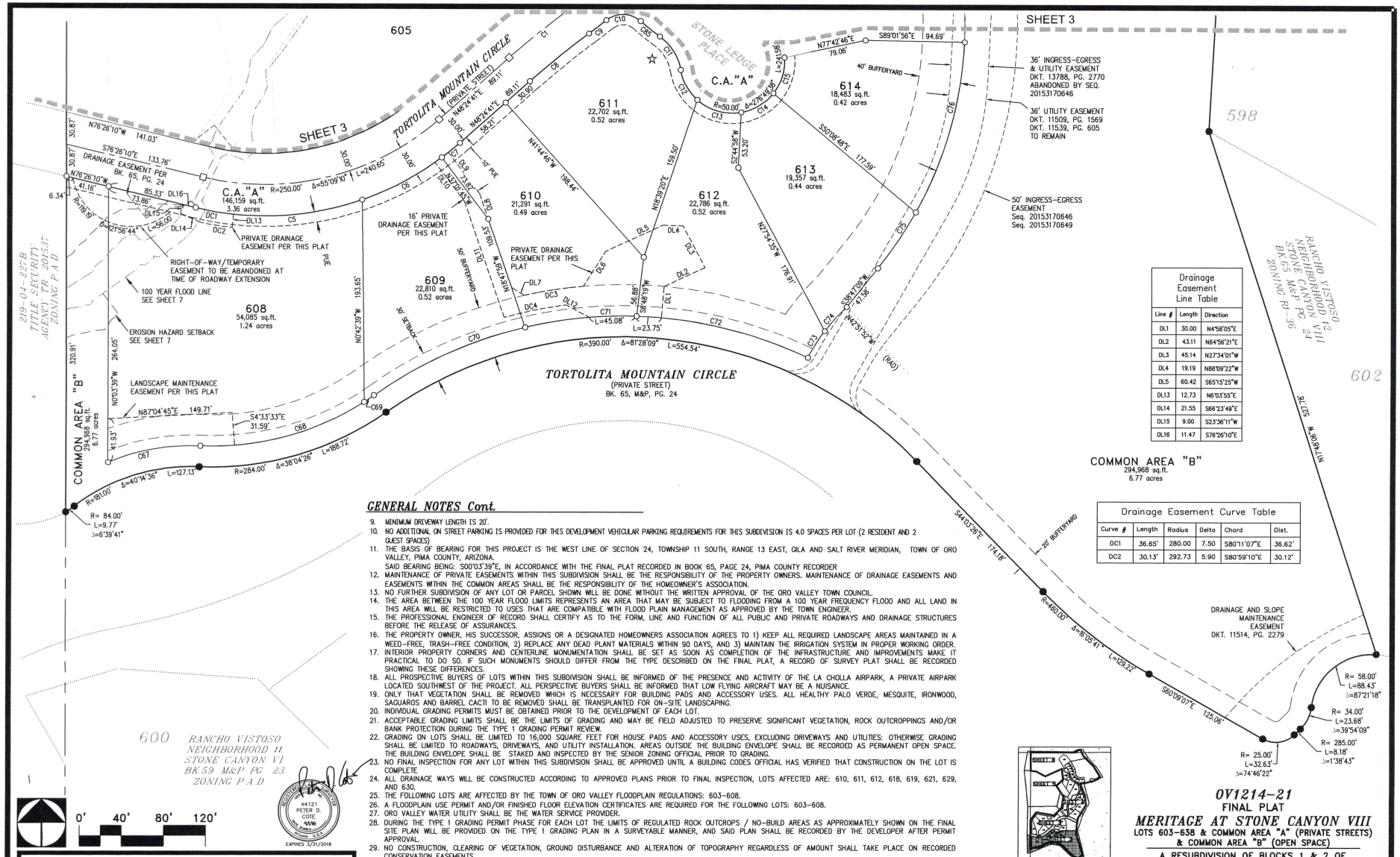
OV1214-21
Co9-01-42

WLB NO. 185050 DV-05 REF: OV1215-08 JUNE 2016 SCALE: 1"=40'

OV1214-21
FINAL PLAT
MERITAGE AT STONE CANYON VIII
LOTS 603-638 & COMMON AREA "A" (PRIVATE STREETS) & COMMON AREA "B" (OPEN SPACE)

A RESUBDIVISION OF BLOCKS 1 & 2 OF STONE CANYON 8, BLOCKS "1-4"
SEQUENCE No. 20160290013
BEING A PORTION OF SECTIONS 13 & 24
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SEQ. #: _____



Drainage Easement Line Table		
Line #	Length	Direction
DL1	30.00	N4°58'05"E
DL2	43.11	N64°56'21"E
DL3	45.14	N27°34'01"W
DL4	19.19	N88°09'22"W
DL5	60.42	S65°15'25"W
DL13	12.73	N6°03'55"E
DL14	21.55	S66°23'49"E
DL15	9.00	S23°36'11"W
DL16	11.47	S76°26'10"E

Drainage Easement Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
DC1	36.65'	280.00	7.50	S80°11'07"E	36.62'
DC2	30.13'	292.73	5.90	S80°59'10"E	30.12'

GENERAL NOTES Cont.

9. MINIMUM DRIVEWAY LENGTH IS 20'.
10. NO ADDITIONAL ON STREET PARKING IS PROVIDED FOR THIS DEVELOPMENT VEHICULAR PARKING REQUIREMENTS FOR THIS SUBDIVISION IS 4.0 SPACES PER LOT (2 RESIDENT AND 2 GUEST SPACES)
11. THE BASIS OF BEARING FOR THIS PROJECT IS THE WEST LINE OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.
SAID BEARING BEING: S00°03'39"E, IN ACCORDANCE WITH THE FINAL PLAT RECORDED IN BOOK 65, PAGE 24, PIMA COUNTY RECORDER
12. MAINTENANCE OF PRIVATE EASEMENTS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. MAINTENANCE OF DRAINAGE EASEMENTS AND EASEMENTS WITHIN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
13. NO FURTHER SUBDIVISION OF ANY LOT OR PARCEL SHOWN WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
14. THE AREA BETWEEN THE 100 YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE TOWN ENGINEER.
15. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
16. THE PROPERTY OWNER, HIS SUCCESSOR, ASSIGNS OR A DESIGNATED HOMEOWNERS ASSOCIATION AGREES TO 1) KEEP ALL REQUIRED LANDSCAPE AREAS MAINTAINED IN A WEED-FREE, TRASH-FREE CONDITION, 2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 90 DAYS, AND 3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER.
17. INTERIOR PROPERTY CORNERS AND CENTERLINE MONUMENTATION SHALL BE SET AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES.
18. ALL PROSPECTIVE BUYERS OF LOTS WITHIN THIS SUBDIVISION SHALL BE INFORMED OF THE PRESENCE AND ACTIVITY OF THE LA CHOLLA AIRPARK, A PRIVATE AIRPARK LOCATED SOUTHWEST OF THE PROJECT. ALL PERSPECTIVE BUYERS SHALL BE INFORMED THAT LOW FLYING AIRCRAFT MAY BE A NUISANCE.
19. ONLY THAT VEGETATION SHALL BE REMOVED WHICH IS NECESSARY FOR BUILDING PADS AND ACCESSORY USES. ALL HEALTHY PALO VERDE, MESQUITE, IRONWOOD, SAGUAROS AND BARREL CACTI TO BE REMOVED SHALL BE TRANSPLANTED FOR ON-SITE LANDSCAPING.
20. INDIVIDUAL GRADING PERMITS MUST BE OBTAINED PRIOR TO THE DEVELOPMENT OF EACH LOT.
21. ACCEPTABLE GRADING LIMITS SHALL BE THE LIMITS OF GRADING AND MAY BE FIELD ADJUSTED TO PRESERVE SIGNIFICANT VEGETATION, ROCK OUTCROPPINGS AND/OR BANK PROTECTION DURING THE TYPE 1 GRADING PERMIT REVIEW.
22. GRADING ON LOTS SHALL BE LIMITED TO 16,000 SQUARE FEET FOR HOUSE PADS AND ACCESSORY USES, EXCLUDING DRIVEWAYS AND UTILITIES: OTHERWISE GRADING SHALL BE LIMITED TO ROADWAYS, DRIVEWAYS, AND UTILITY INSTALLATION. AREAS OUTSIDE THE BUILDING ENVELOPE SHALL BE RECORDED AS PERMANENT OPEN SPACE. THE BUILDING ENVELOPE SHALL BE STAKED AND INSPECTED BY THE SENIOR ZONING OFFICIAL PRIOR TO GRADING.
23. NO FINAL INSPECTION FOR ANY LOT WITHIN THIS SUBDIVISION SHALL BE APPROVED UNTIL A BUILDING CODES OFFICIAL HAS VERIFIED THAT CONSTRUCTION ON THE LOT IS COMPLETE
24. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO FINAL INSPECTION, LOTS AFFECTED ARE: 610, 611, 612, 618, 619, 621, 629, AND 630.
25. THE FOLLOWING LOTS ARE AFFECTED BY THE TOWN OF ORO VALLEY FLOODPLAIN REGULATIONS: 603-608.
26. A FLOODPLAIN USE PERMIT AND/OR FINISHED FLOOR ELEVATION CERTIFICATES ARE REQUIRED FOR THE FOLLOWING LOTS: 603-608.
27. ORO VALLEY WATER UTILITY SHALL BE THE WATER SERVICE PROVIDER.
28. DURING THE TYPE 1 GRADING PERMIT PHASE FOR EACH LOT THE LIMITS OF REGULATED ROCK OUTCROPS / NO-BUILD AREAS AS APPROXIMATELY SHOWN ON THE FINAL SITE PLAN WILL BE PROVIDED ON THE TYPE 1 GRADING PLAN IN A SURVEYABLE MANNER, AND SAID PLAN SHALL BE RECORDED BY THE DEVELOPER AFTER PERMIT APPROVAL.
29. NO CONSTRUCTION, CLEARING OF VEGETATION, GROUND DISTURBANCE AND ALTERATION OF TOPOGRAPHY REGARDLESS OF AMOUNT SHALL TAKE PLACE ON RECORDED CONSERVATION EASEMENTS.
30. ALL BUYERS OF LOTS WITH "NO BUILD" AREAS SHALL BE INFORMED OF SUCH AREAS. BUYERS WILL ACKNOWLEDGE RECEIPT OF THESE INFORMATION ITEMS BY SIGNING ACKNOWLEDGEMENT FORMS PROVIDED AND MAINTAINED BY THE DEVELOPER.
31. NO IMPROVEMENTS BETWEEN THIRTY (30) AND SEVENTY TWO (72) INCHES IN HEIGHT RELATIVE TO ADJACENT PAAL/ROADWAY WHICH MIGHT INTERFERE WITH THE PURPOSE AND INTENT OF SIGHT VISIBILITY TRIANGLES SHALL BE PERMITTED, PLACED OR MAINTAINED WITHIN THE SIGHT VISIBILITY TRIANGLES SHOWN ON THIS PLAT.
32. PROPERTY OWNERS SHALL MAINTAIN PLANTINGS TO ENSURE UNOBSTRUCTED VISIBILITY TO MOTORISTS. ALL SHRUBS, ACCENTS, AND GROUND COVERS SHALL NOT EXCEED THIRTY (30) INCHES IN HEIGHT WITHIN SIGHT VISIBILITY TRIANGLES. TREES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED TO ENSURE BRANCHES/FOLIAGE IS NOT BELOW A HEIGHT OF SEVENTY TWO (72) INCHES.

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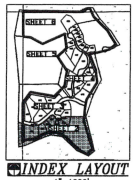

INDEX LAYOUT
1"=1000'

OV1214-21
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OV1214-21
FINAL PLAT
MERITAGE AT STONE CANYON VIII
LOTS 603-638 & COMMON AREA "A" (PRIVATE STREETS) & COMMON AREA "B" (OPEN SPACE)

A RESUBDIVISION OF BLOCKS 1 & 2 OF STONE CANYON 8, BLOCKS "1-4"
SEQUENCE No. 20160290013
BEING A PORTION OF SECTIONS 13 & 24
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

WLB NO. 185050 DV-05 REF: OV1215-08 JUNE 2016 SCALE: 1"=40' SHEET 2 OF 8

SEQ. #: _____

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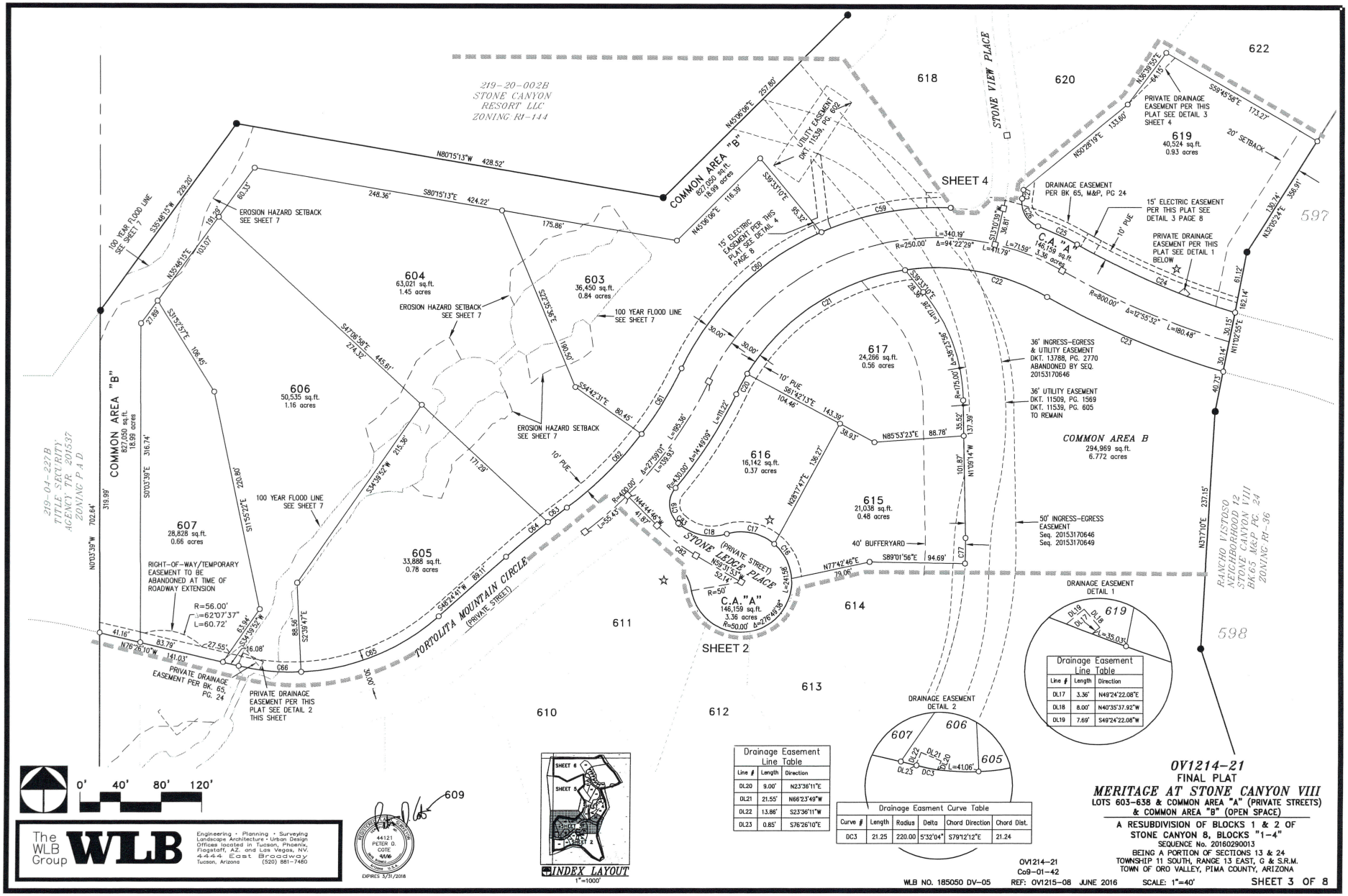

Drainage Easement Line Table		
Line #	Length	Direction
DL20	9.00'	N23°36'11"E
DL21	21.55'	N66°23'49"W
DL22	13.86'	S23°36'11"W
DL23	0.85'	S76°26'10"E

Drainage Easement Line Table		
Line #	Length	Direction
DL17	3.36'	N49°24'22.08"E
DL18	8.00'	N40°35'37.92"W
DL19	7.69'	S49°24'22.08"W

Drainage Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Dist.
DC3	21.25	220.00	5°32'04"	S79°12'12"E	21.24

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OV1214-21
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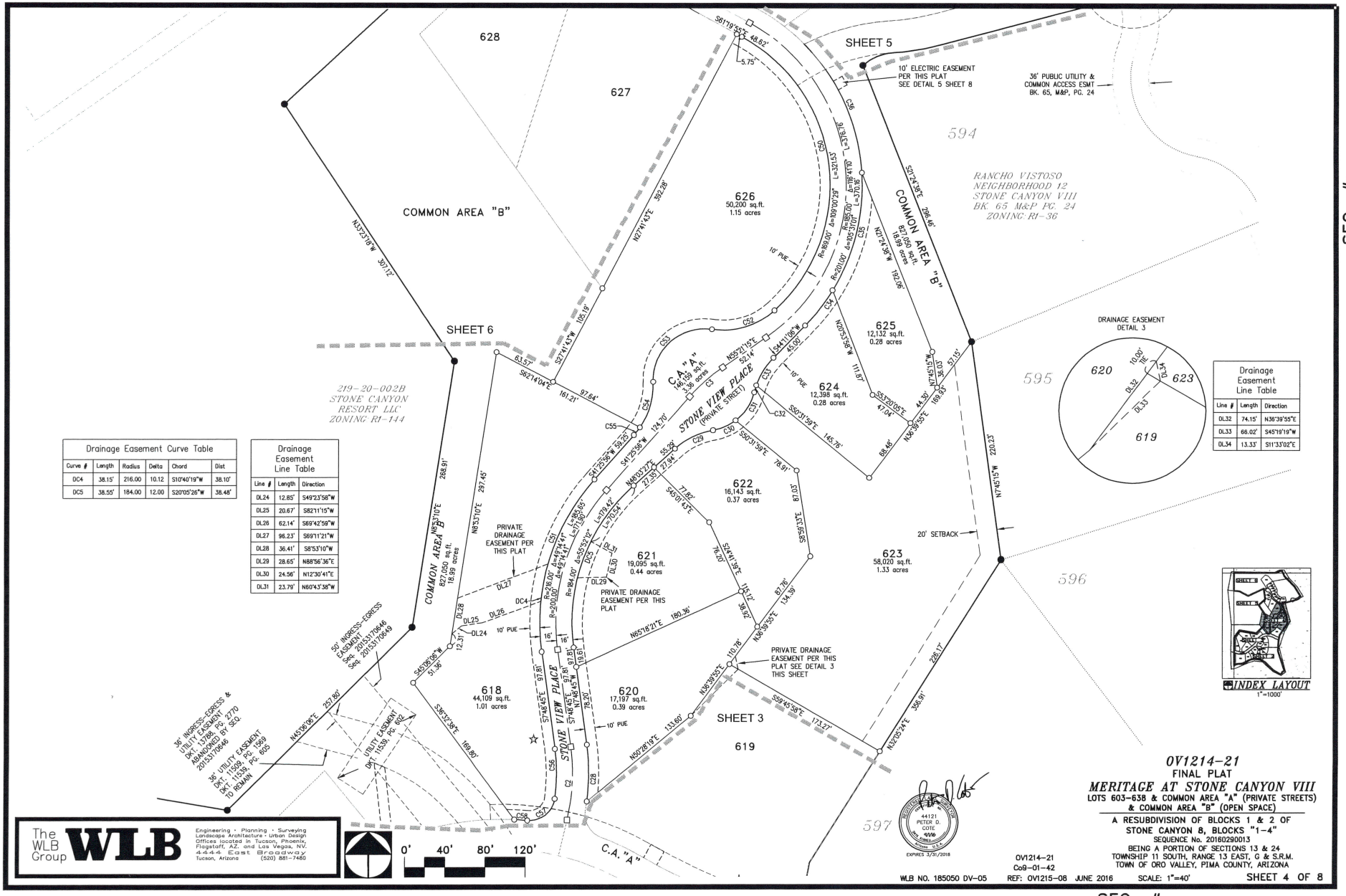
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

WLB NO. 185050 DV-05 REF: OV1215-08 JUNE 2016 SCALE: 1"=40' SHEET 3 OF 8

SEQ. #: _____



Drainage Easement Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist
DC4	38.15'	216.00	10.12	S10°40'19"W	38.10'
DC5	38.55'	184.00	12.00	S20°05'26"W	38.48'

Drainage Easement Line Table		
Line #	Length	Direction
DL24	12.85'	S49°23'58"W
DL25	20.67'	S82°11'15"W
DL26	62.14'	S69°42'59"W
DL27	96.23'	S69°11'21"W
DL28	36.41'	S8°53'10"W
DL29	28.65'	N88°56'36"E
DL30	24.56'	N12°30'41"E
DL31	23.79'	N60°43'38"W

Drainage Easement Line Table		
Line #	Length	Direction
DL32	74.15'	N36°39'55"E
DL33	66.02'	S45°19'19"W
DL34	13.33'	S11°33'02"E

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OV1214-21
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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

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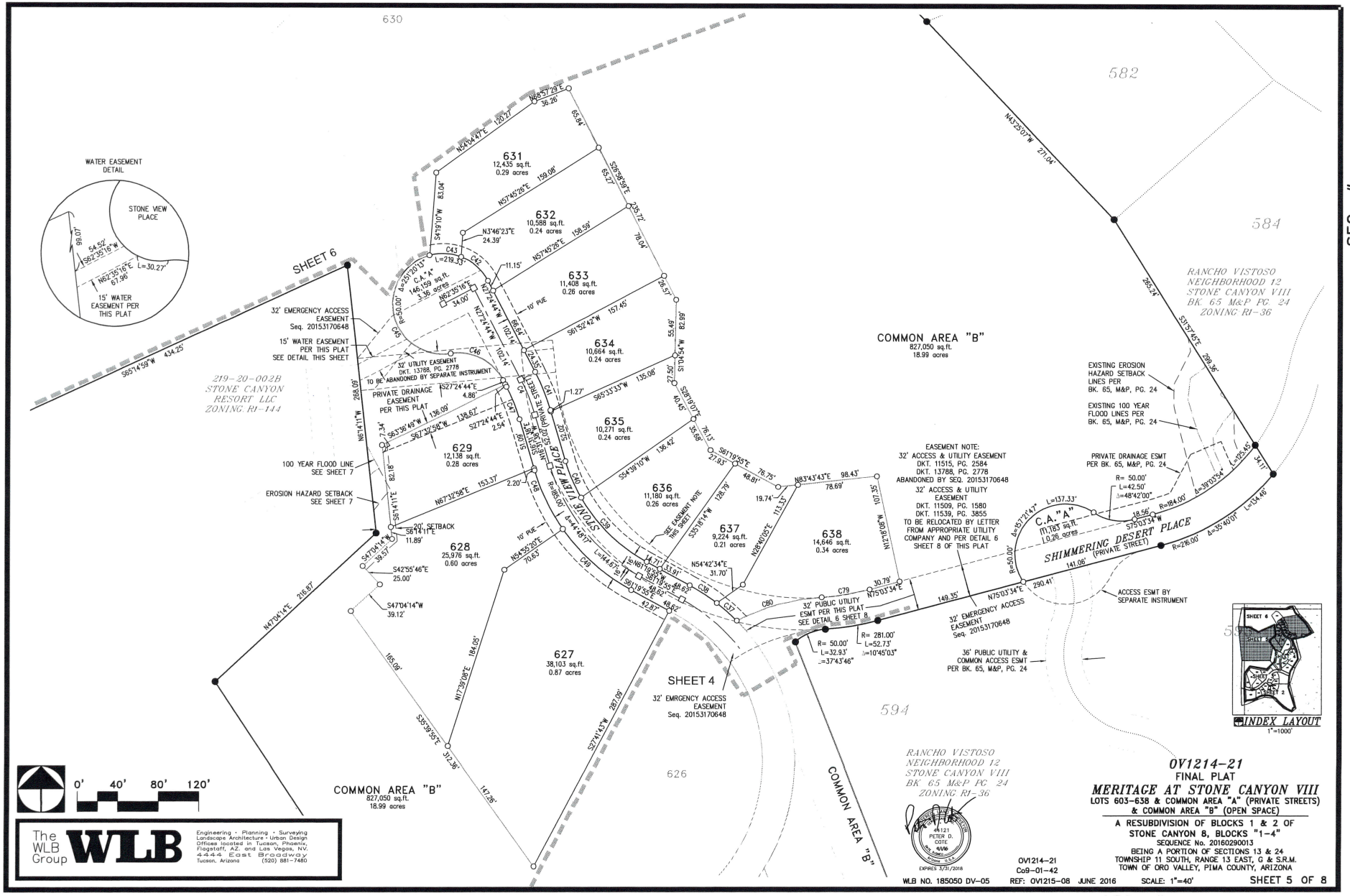

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46121 PETER D. COTE ARIZONA U.S.A. 6/1/16 REGISTERED PROFESSIONAL ENGINEER (CIVIL)
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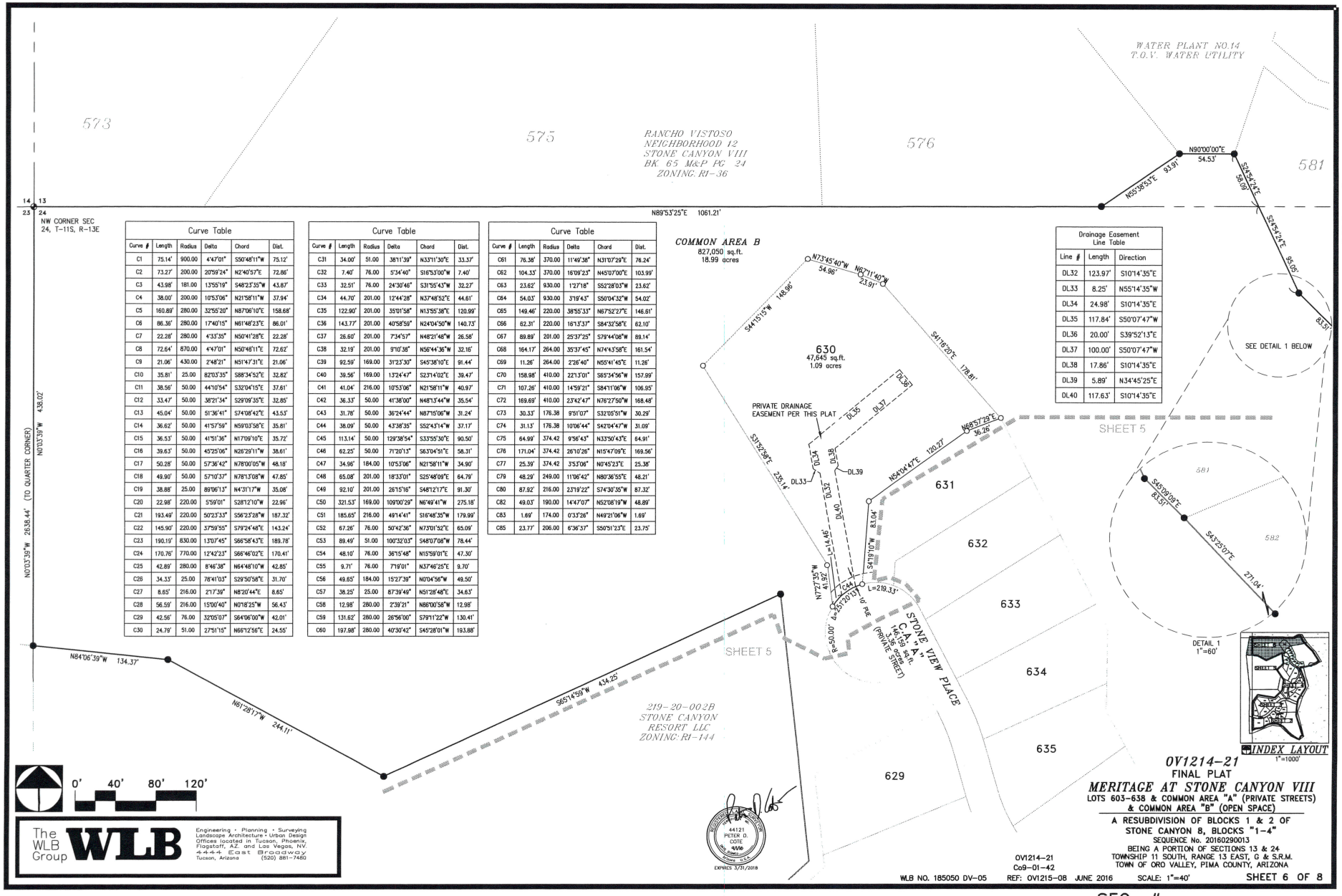
OV1214-21
Co9-01-42

WLB NO. 185050 DV-05 REF: OV1215-08 JUNE 2016 SCALE: 1"=40' SHEET 5 OF 8

SEQ. #: _____



Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C1	75.14'	900.00	4°47'01"	S50°48'11"W	75.12'
C2	73.27'	200.00	20°59'24"	N2°40'57"E	72.86'
C3	43.98'	181.00	13°55'19"	S48°23'35"W	43.87'
C4	38.00'	200.00	10°53'06"	N21°58'11"W	37.94'
C5	160.89'	280.00	32°55'20"	N87°06'10"E	158.68'
C6	86.36'	280.00	17°40'15"	N61°48'23"E	86.01'
C7	22.28'	280.00	4°33'35"	N50°41'28"E	22.28'
C8	72.64'	870.00	4°47'01"	N50°48'11"E	72.62'
C9	21.06'	430.00	2°48'21"	N51°47'31"E	21.06'
C10	35.81'	25.00	82°03'35"	S88°34'52"E	32.82'
C11	38.56'	50.00	44°10'54"	S32°04'15"E	37.61'
C12	33.47'	50.00	38°21'34"	S29°09'35"E	32.85'
C13	45.04'	50.00	51°36'41"	S74°08'42"E	43.53'
C14	36.62'	50.00	41°57'59"	N59°03'58"E	35.81'
C15	36.53'	50.00	41°51'36"	N17°09'10"E	35.72'
C16	39.63'	50.00	45°25'06"	N26°29'11"W	38.61'
C17	50.28'	50.00	57°36'42"	N78°00'05"W	48.18'
C18	49.90'	50.00	57°10'37"	N78°13'08"W	47.85'
C19	38.88'	25.00	89°06'13"	N4°31'17"W	35.08'
C20	22.98'	220.00	5°59'01"	S28°12'10"W	22.96'
C21	193.49'	220.00	50°23'33"	S56°23'28"W	187.32'
C22	145.90'	220.00	37°59'55"	S79°24'48"E	143.24'
C23	190.19'	830.00	13°07'45"	S66°58'43"E	189.78'
C24	170.76'	770.00	12°42'23"	S66°46'02"E	170.41'
C25	42.89'	280.00	8°46'38"	N64°48'10"W	42.85'
C26	34.33'	25.00	78°41'03"	S29°50'58"E	31.70'
C27	8.65'	216.00	2°17'39"	N8°20'44"E	8.65'
C28	56.59'	216.00	15°00'40"	N0°18'25"W	56.43'
C29	42.56'	76.00	32°05'07"	S64°06'00"W	42.01'
C30	24.79'	51.00	27°51'15"	N66°12'56"E	24.55'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C31	34.00'	51.00	38°11'39"	N33°11'30"E	33.37'
C32	7.40'	76.00	5°34'40"	S16°53'00"W	7.40'
C33	32.51'	76.00	24°30'46"	S31°55'43"W	32.27'
C34	44.70'	201.00	12°44'28"	N37°48'52"E	44.61'
C35	122.90'	201.00	35°01'58"	N13°55'38"E	120.99'
C36	143.77'	201.00	40°58'59"	N24°04'50"W	140.73'
C37	26.60'	201.00	7°34'57"	N48°21'48"W	26.58'
C38	32.19'	201.00	9°10'38"	N56°44'36"W	32.16'
C39	92.59'	169.00	31°23'30"	S45°38'10"E	91.44'
C40	39.56'	169.00	13°24'47"	S23°14'02"E	39.47'
C41	41.04'	216.00	10°53'06"	N21°58'11"W	40.97'
C42	36.33'	50.00	41°38'00"	N48°13'44"W	35.54'
C43	31.78'	50.00	36°24'44"	N87°15'06"W	31.24'
C44	38.09'	50.00	43°38'35"	S52°43'14"W	37.17'
C45	113.14'	50.00	129°38'54"	S33°55'30"E	90.50'
C46	62.25'	50.00	71°20'13"	S63°04'51"E	58.31'
C47	34.96'	184.00	10°53'06"	N21°58'11"W	34.90'
C48	65.08'	201.00	18°33'01"	S25°48'09"E	64.79'
C49	92.10'	201.00	26°15'16"	S48°12'17"E	91.30'
C50	321.53'	169.00	109°00'29"	N6°49'41"W	275.18'
C51	185.65'	216.00	49°14'41"	S16°48'35"W	179.99'
C52	67.26'	76.00	50°42'36"	N73°01'52"E	65.09'
C53	89.49'	51.00	100°32'03"	S48°07'08"W	78.44'
C54	48.10'	76.00	36°15'48"	N15°59'01"E	47.30'
C55	9.71'	76.00	7°19'01"	N37°46'25"E	9.70'
C56	49.65'	184.00	15°27'39"	N0°04'56"W	49.50'
C57	38.25'	25.00	87°39'49"	N51°28'48"E	34.63'
C58	12.98'	280.00	2°39'21"	N86°00'58"W	12.98'
C59	131.62'	280.00	26°56'00"	S79°11'22"W	130.41'
C60	197.98'	280.00	40°30'42"	S45°28'01"W	193.88'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C61	76.38'	370.00	11°49'38"	N31°07'29"E	76.24'
C62	104.33'	370.00	16°09'23"	N45°07'00"E	103.99'
C63	23.62'	930.00	1°27'18"	S52°28'03"W	23.62'
C64	54.03'	930.00	3°19'43"	S50°04'32"W	54.02'
C65	149.46'	220.00	38°55'33"	N67°52'27"E	146.61'
C66	62.31'	220.00	16°13'37"	S84°32'58"E	62.10'
C67	89.89'	201.00	25°37'25"	S79°44'08"W	89.14'
C68	164.17'	264.00	35°37'45"	N74°43'58"E	161.54'
C69	11.26'	264.00	2°26'40"	N55°41'45"E	11.26'
C70	158.98'	410.00	22°13'01"	S65°34'56"W	157.99'
C71	107.26'	410.00	14°59'21"	S84°11'06"W	106.95'
C72	169.69'	410.00	23°42'47"	N76°27'50"W	168.48'
C73	30.33'	176.38	9°51'07"	S32°05'51"W	30.29'
C74	31.13'	176.38	10°06'44"	S42°04'47"W	31.09'
C75	64.99'	374.42	9°56'43"	N33°50'43"E	64.91'
C76	171.04'	374.42	26°10'26"	N15°47'09"E	169.56'
C77	25.39'	374.42	3°53'06"	N0°45'23"E	25.38'
C79	48.29'	249.00	11°06'42"	N80°36'55"E	48.21'
C80	87.92'	216.00	23°19'22"	S74°30'35"W	87.32'
C82	49.03'	190.00	14°47'07"	N52°08'19"W	48.89'
C83	1.69'	174.00	0°33'26"	N49°21'06"W	1.69'
C85	23.77'	206.00	6°36'37"	S50°51'23"E	23.75'

Drainage Easement Line Table		
Line #	Length	Direction
DL32	123.97'	S10°14'35"E
DL33	8.25'	N55°14'35"W
DL34	24.98'	S10°14'35"E
DL35	117.84'	S50°07'47"W
DL36	20.00'	S39°52'13"E
DL37	100.00'	S50°07'47"W
DL38	17.86'	S10°14'35"E
DL39	5.89'	N34°45'25"E
DL40	117.63'	S10°14'35"E

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WLB NO. 185050 DV-05 REF: OV1215-08 JUNE 2016 SCALE: 1"=40' SHEET 6 OF 8

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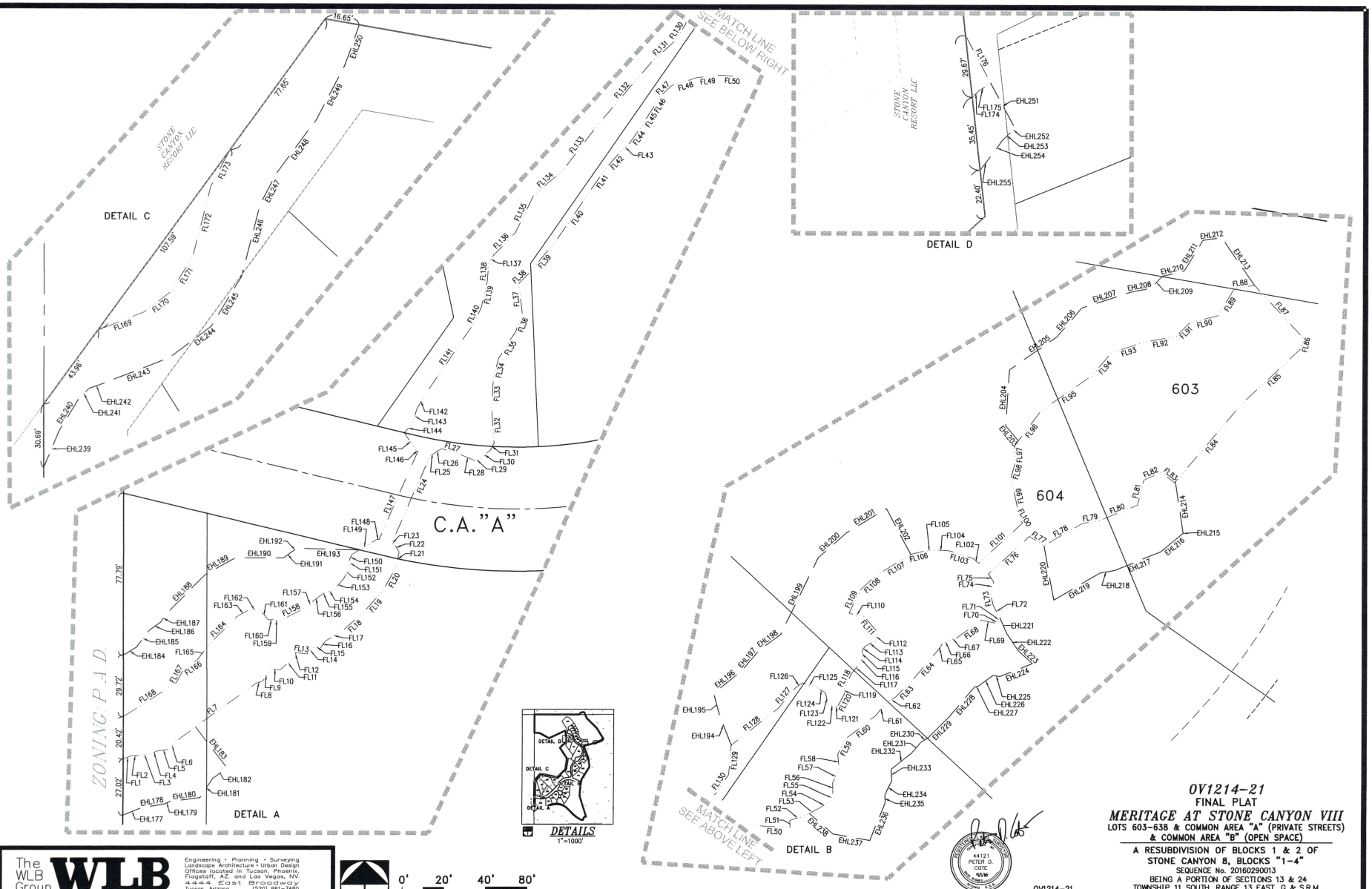

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0' 20' 40' 80'

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SEQ. #: _____

SEQ. #: _____

Flood Line Table		
Line #	Length	Direction
FL1	4.61'	N67°35'37"E
FL2	2.83'	S87°41'01"E
FL3	6.22'	N80°44'42"E
FL4	3.33'	N69°25'17"E
FL5	5.97'	N82°08'45"E
FL6	4.38'	N33°49'52"E
FL7	47.58'	N53°52'16"E
FL8	3.89'	N68°18'15"E
FL9	6.51'	N31°17'24"E
FL10	4.96'	S86°50'39"E
FL11	10.06'	N49°01'52"E
FL12	1.79'	N1°31'3"31"W
FL13	5.81'	S82°35'45"E
FL14	4.87'	N44°50'34"E
FL15	3.04'	S80°16'12"E
FL16	4.02'	N36°43'59"E
FL17	9.91'	N58°08'13"E
FL18	11.32'	N49°14'52"E
FL19	16.13'	N42°09'29"E
FL20	13.26'	N28°22'56"E
FL21	6.86'	N9°32'31"E
FL22	4.81'	N31°45'51"W
FL23	1.00'	N76°45'51"W
FL24	47.02'	N23°36'11"E
FL25	1.00'	S78°43'28"E
FL26	4.69'	N56°16'32"E
FL27	9.62'	S72°53'35"E
FL28	7.54'	S66°26'40"E
FL29	2.05'	N81°55'32"E
FL30	7.20'	N47°19'19"E
FL31	3.86'	N26°16'08"E
FL32	16.88'	N4°11'26"W
FL33	14.14'	N3°19'19"E
FL34	9.72'	N13°27'41"E
FL35	15.48'	N32°06'50"E
FL36	9.18'	N20°47'10"E
FL37	15.26'	N6°03'08"W
FL38	4.49'	N46°56'05"E
FL39	22.92'	N39°40'20"E
FL40	29.50'	N34°09'12"E
FL41	12.11'	N3°41'21"E
FL42	12.22'	N40°53'14"E
FL43	4.25'	N49°46'14"E
FL44	11.07'	N35°38'40"E
FL45	9.35'	N31°0'7"32"E
FL46	7.05'	N31°43'59"E
FL47	7.85'	N47°08'56"E
FL48	12.60'	N72°14'10"E
FL49	10.08'	N82°58'29"E
FL50	14.45'	S86°22'06"E

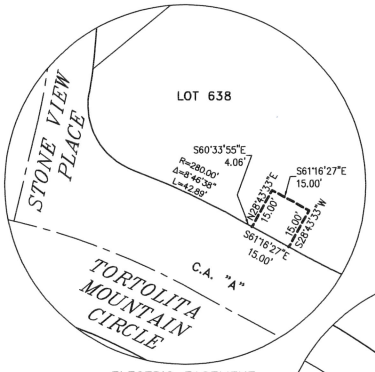
Flood Line Table		
Line #	Length	Direction
FL51	3.50'	N1°12'22"W
FL52	8.05'	N72°05'12"E
FL53	6.78'	N62°14'24"E
FL54	6.44'	N56°39'56"E
FL55	4.12'	N21°45'43"E
FL56	5.00'	N1°22'14"W
FL57	6.69'	N26°14'22"E
FL58	8.02'	N3°42'45"W
FL59	8.19'	N27°26'58"E
FL60	17.95'	N51°42'55"E
FL61	8.68'	N40°19'49"E
FL62	5.01'	N58°59'59"E
FL63	10.38'	N44°23'45"E
FL64	19.70'	N40°16'31"E
FL65	3.57'	N33°39'10"E
FL66	4.68'	N59°15'24"E
FL67	3.08'	N76°53'02"E
FL68	14.78'	N54°16'57"E
FL69	6.66'	S78°35'22"E
FL70	1.60'	N68°07'31"E
FL71	2.09'	N24°51'42"E
FL72	6.97'	N28°48'38"W
FL73	7.16'	N12°06'37"W
FL74	4.43'	N25°29'24"E
FL75	4.80'	N32°49'46"W
FL76	26.71'	N4°711'14"E
FL77	8.35'	S57°49'49"E
FL78	20.95'	N59°33'46"E
FL79	9.09'	N79°27'51"E
FL80	19.37'	N67°48'30"E
FL81	12.52'	N13°28'55"E
FL82	9.20'	N65°17'25"E
FL83	8.18'	S50°48'24"E
FL84	50.55'	N39°57'00"E
FL85	37.96'	N46°37'27"E
FL86	5.91'	N13°16'56"E
FL87	34.36'	N42°38'19"W
FL88	9.74'	S81°59'09"W
FL89	15.49'	S31°12'40"W
FL90	14.04'	S75°22'30"W
FL91	9.16'	S44°26'38"W
FL92	16.07'	S78°59'35"W
FL93	15.87'	S71°41'11"W
FL94	14.76'	S40°06'06"W
FL95	29.49'	S55°02'00"W
FL96	21.25'	S36°39'34"W
FL97	9.05'	S0°32'00"E
FL98	6.25'	S16°09'23"W
FL99	19.80'	S11°21'0"7"E
FL100	3.31'	S29°19'09"E

Flood Line Table		
Line #	Length	Direction
FL101	28.77'	S47°11'14"W
FL102	3.30'	N48°37'50"W
FL103	12.70'	N71°57'10"W
FL104	7.01'	N87°35'05"W
FL105	4.27'	S82°28'21"W
FL106	6.96'	S76°31'53"W
FL107	18.70'	S58°49'45"W
FL108	10.75'	S48°05'31"W
FL109	12.72'	S25°55'53"W
FL110	7.77'	S76°45'45"E
FL111	9.47'	S39°36'12"E
FL112	4.34'	S13°50'50"W
FL113	5.58'	S60°05'33"W
FL114	2.49'	S36°33'33"W
FL115	3.00'	S0°08'06"E
FL116	2.62'	S15°05'50"W
FL117	6.89'	S37°28'04"W
FL118	7.63'	S28°36'57"W
FL119	3.30'	S1°50'30"E
FL120	6.98'	S27°51'51"W
FL121	1.01'	S80°16'53"W
FL122	3.69'	N68°43'37"W
FL123	5.85'	N14°22'44"W
FL124	4.73'	N60°16'32"W
FL125	7.34'	N70°20'00"W
FL126	4.21'	S53°51'35"W
FL127	13.01'	S39°46'11"W
FL128	28.76'	S51°38'24"W
FL129	14.19'	S4°19'11"W
FL130	10.32'	S33°48'09"W
FL131	13.97'	S48°07'49"W
FL132	40.32'	S40°32'48"W
FL133	27.62'	S37°06'22"W
FL134	18.69'	S48°54'27"W
FL135	19.90'	S26°03'10"W
FL136	15.19'	S43°40'30"W
FL137	4.31'	S32°33'20"W
FL138	8.68'	S4°15'31"W
FL139	13.30'	S12°16'47"W
FL140	8.86'	S24°16'24"W
FL141	40.94'	S34°08'53"W
FL142	8.08'	S29°40'10"W
FL143	7.28'	S15°57'00"W
FL144	6.08'	S40°53'14"W
FL145	10.29'	S33°43'28"E
FL146	1.00'	S78°43'28"E
FL147	46.80'	S23°36'11"W
FL148	1.00'	N76°45'51"W
FL149	14.14'	S58°13'24"W
FL150	2.68'	S22°07'23"W

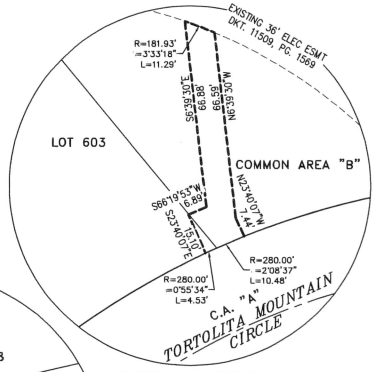
Flood Line Table		
Line #	Length	Direction
FL151	3.15'	S11°04'55"E
FL152	6.94'	S30°14'04"W
FL153	7.67'	S41°26'15"W
FL154	3.05'	S79°22'46"W
FL155	3.42'	S61°09'19"W
FL156	4.97'	S52°23'25"W
FL157	3.13'	S41°7'12"W
FL158	15.68'	S63°31'52"W
FL159	2.15'	N68°31'32"W
FL160	3.00'	S87°43'53"W
FL161	6.14'	N39°26'54"W
FL162	5.44'	N90°00'00"W
FL163	6.51'	S60°12'48"W
FL164	20.70'	S44°30'15"W
FL165	7.34'	S35°12'13"W
FL166	8.07'	S55°23'42"W
FL167	7.28'	S28°12'27"W
FL168	30.29'	S57°11'38"W
FL169	23.66'	N68°38'09"E
FL170	16.44'	N52°34'23"E
FL171	19.97'	N30°56'38"E
FL172	34.66'	N14°05'53"E
FL173	20.09'	N27°02'15"E
FL174	4.85'	N46°00'56"E
FL175	6.42'	N56°57'44"E
FL176	25.66'	N28°07'30"W

Erosion Hazard Setback Line Table		
Line #	Length	Direction
EHL177	9.45'	N67°35'37"E
EHL178	11.08'	N80°44'42"E
EHL179	3.02'	N69°25'17"E
EHL180	14.39'	N82°08'45"E
EHL181	11.17'	N33°49'52"E
EHL182	8.41'	N53°52'16"E
EHL183	25.01'	N37°34'47"W
EHL184	7.30'	N59°08'58"E
EHL185	10.54'	N36°44'42"E
EHL186	6.24'	N55°23'42"E
EHL187	4.93'	N35°12'13"E
EHL188	26.18'	N44°30'15"E
EHL189	16.61'	N60°12'48"E
EHL190	23.36'	N90°00'00"E
EHL191	4.93'	N52°23'25"E
EHL192	3.41'	N61°09'19"E
EHL193	29.40'	S88°24'35"E
EHL194	15.12'	N22°04'11"W
EHL195	11.77'	N14°22'52"W
EHL196	16.92'	N51°38'24"E
EHL197	13.50'	N39°46'11"E
EHL198	12.63'	N53°51'35"E
EHL199	41.19'	N25°55'53"E
EHL200	17.99'	N48°05'31"E
EHL201	22.48'	N58°51'09"E
EHL202	25.03'	S27°54'14"E
EHL203	9.64'	N39°02'32"W
EHL204	27.15'	N3°44'27"E
EHL205	27.37'	N55°02'00"E
EHL206	18.55'	N40°06'06"E
EHL207	24.54'	N71°41'11"E
EHL208	9.89'	N78°59'35"E
EHL209	8.30'	N44°26'38"E
EHL210	10.82'	N75°22'30"E
EHL211	17.21'	N31°12'40"E
EHL212	9.22'	N81°59'09"E
EHL213	27.90'	S34°22'10"E
EHL214	25.15'	S8°37'31"E
EHL215	0.35'	S15°59'17"W
EHL216	13.84'	S50°30'42"W
EHL217	23.67'	S67°48'30"W
EHL218	7.26'	S79°27'51"W
EHL219	25.79'	S59°33'46"W
EHL220	26.65'	N10°10'48"W
EHL221	8.26'	S23°30'08"E
EHL222	10.15'	S33°29'12"E
EHL223	9.14'	S47°37'02"E
EHL224	16.84'	S68°07'31"W
EHL225	3.23'	N78°35'22"W
EHL226	8.87'	S54°16'57"W

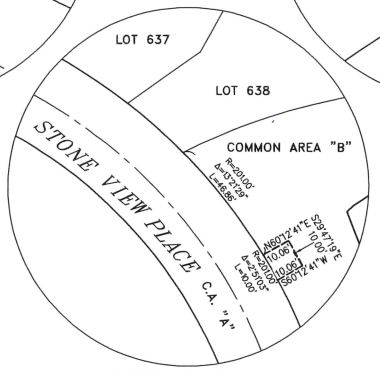
Erosion Hazard Setback Line Table		
Line #	Length	Direction
EHL227	1.67'	S76°53'02"W
EHL228	18.80'	S40°16'31"W
EHL229	14.49'	S44°23'45"W
EHL230	4.11'	S58°59'59"W
EHL231	7.06'	S40°19'49"W
EHL232	12.45'	S51°42'55"W
EHL233	5.66'	S3°42'45"E
EHL234	7.23'	S26°14'22"W
EHL235	3.97'	S1°22'14"E
EHL236	19.31'	S21°45'43"W
EHL237	18.00'	N80°28'19"W
EHL238	15.05'	N49°00'12"W
EHL239	19.23'	N22°44'33"E
EHL240	17.72'	N30°58'25"E
EHL241	7.45'	N44°42'52"E
EHL242	7.22'	N70°28'09"E
EHL243	33.84'	N68°38'09"E
EHL244	24.75'	N52°34'23"E
EHL245	28.45'	N30°56'38"E
EHL246	35.53'	N14°05'53"E
EHL247	17.26'	N27°02'15"E
EHL248	32.10'	N36°25'48"E
EHL249	29.65'	N27°26'18"E
EHL250	20.55'	N19°26'29"E
EHL251	25.09'	S28°07'30"E
EHL252	1.88'	S56°57'44"W
EHL253	6.40'	S46°00'56"W
EHL254	9.06'	S35°33'36"W
EHL255	8.95'	S37°05'49"W



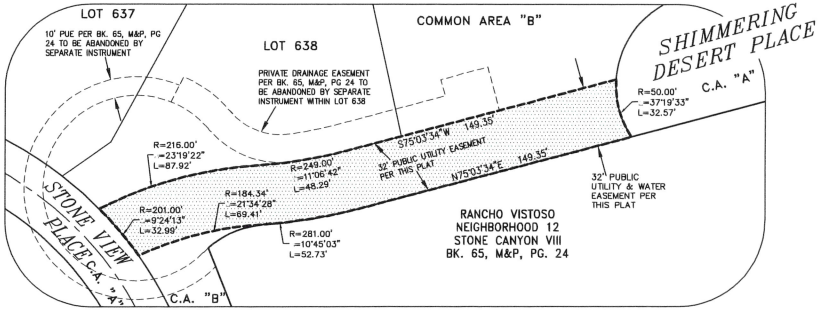
ELECTRIC EASEMENT
DETAIL 3
1'=20'



ELECTRIC EASEMENT
DETAIL 4
1'=20'



ELECTRIC EASEMENT
DETAIL 5
1'=20'



PUBLIC UTILITY & WATER EASEMENT
DETAIL 6
1'=20'

The WLB Group **WLB**

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ. and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881-7480

CERTIFICATE OF SURVEYOR
44121
PETER D. COTE
REGISTERED
ARIZONA U.S.A.
EXPIRES 3/31/2018

OV1214-21
FINAL PLAT
MERITAGE AT STONE CANYON VIII
LOTS 603-638 & COMMON AREA "A" (PRIVATE STREETS) & COMMON AREA "B" (OPEN SPACE)

A RESUBDIVISION OF BLOCKS 1 & 2 OF STONE CANYON 8, BLOCKS "1-4"
SEQUENCE No. 20160290013
BEING A PORTION OF SECTIONS 13 & 24
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

OV1214-21
Co9-01-42
WLB NO. 185050 DV-05 REF: OV1215-08 JUNE 2016 SCALE: 1"=40' SHEET 8 OF 8

SEQ. #: _____

SEQ. #: _____

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

Meeting Date: 09/21/2016

Requested by: Amanda Jacobs **Submitted By:** Amanda Jacobs, Town Manager's Office

Department: Town Manager's Office

Information

SUBJECT:

Approval of the Final Conceptual Design for the Veterans and First Responders Living Memorial at Naranja Park

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

On May 4, 2016, Council designated a Veterans and First Responders Living Memorial at Naranja Park. The purpose of the Veterans and First Responders Living Memorial is to honor the men and women who have served our community and country in times of need. Currently, there are no Veterans and First Responders Memorial Parks in the state of Arizona, making this a unique opportunity for Oro Valley.

The purpose of tonight's item is to approve a final conceptual design for the living memorial, so the task force can begin fundraising efforts to build the living memorial.

BACKGROUND OR DETAILED INFORMATION:

Since February 2016, a task force consisting of Alan Dankwerth, Chief Cheryl Horvath, Curt Stowell, Dick Eggerding, Kay Williams, Steve Didio, Victor Braun and Officer Elijah Woodward have been working to create the living memorial at Naranja Park. Norris Design, pro bono architect, has been working alongside the task force to develop the final conceptual design.

From August 9 - August 23, 2016, the task force reached out to the community regarding the two conceptual designs (Stars at Home and Abroad and Circle of Reflection). Below is the feedback:

- Online Survey: 325 preferred Stars at Home and Abroad; 142 preferred Circle of Reflection
- 6,823 people were reached on Facebook with 184 reactions, comments and shares
- American Legion Open House held on August 16. Twenty-three (23) people were in

attendance. Nineteen (19) people preferred Stars at Home and Abroad; Four (4) preferred Circle of Reflection

- Annual Chamber of Commerce Meeting and Awards Breakfast and Non-profit fair held on August 18. There were 350 people in attendance. Twenty-seven (27) people preferred Stars at Home and Abroad; Five (5) preferred Circle of Reflection
- Chief Horvath and Officer Woodward reached out to regional first responders and received feedback from representatives of Davis-Monthan Air Force Base Fire Department, Oro Valley Police Department, Pima County Sheriff Department and Marana Police Department all supported the Stars at Home and Abroad.

Based on the feedback from the community, veterans and first responders, the Task Force is recommending Stars at Home and Abroad for the final conceptual design.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE (approve /deny) the Stars at Home and Abroad as the final conceptual design for the Veterans and First Responders Living Memorial at Naranja Park.

Attachments

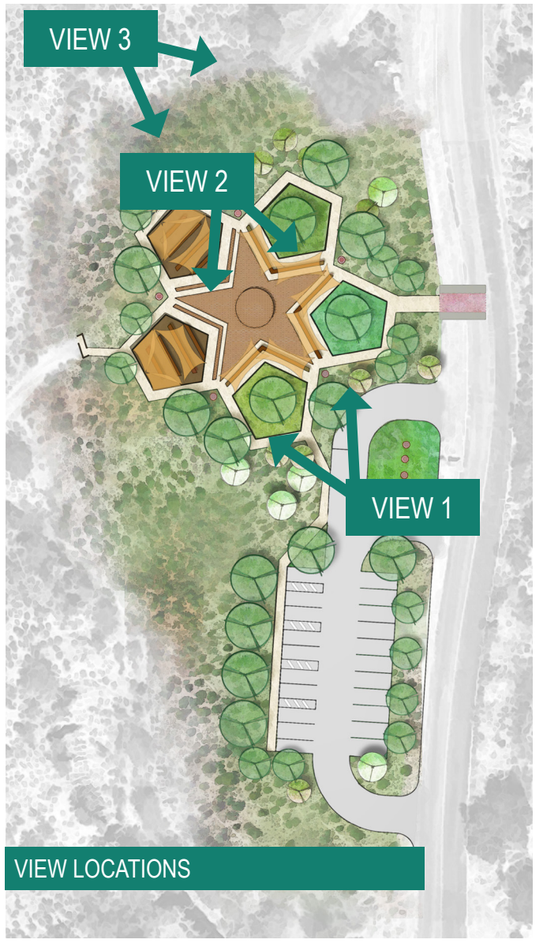
Final Concept - Stars at Home and Abroad

"Stars at Home and Abroad" honors the servicemembers who protect our country both domestically and internationally. Five pentagons, which represent the five branches of the armed services, come together to form a star, which embodies the first responders who serve within our country's borders. Two of the pentagon shapes are shaded seating areas that are slightly raised at the rear and slope down toward the center of the memorial. Low seatwalls surrounding the other three landscaped pentagons allow spectacular views of the Santa Catalina Mountains, and a shaded plaza provides opportunities for integrated and unique fundraising opportunities, such as engraved pavers, plaques, public art, and memorial tributes.

VETERANS & FIRST RESPONDERS LIVING MEMORIAL

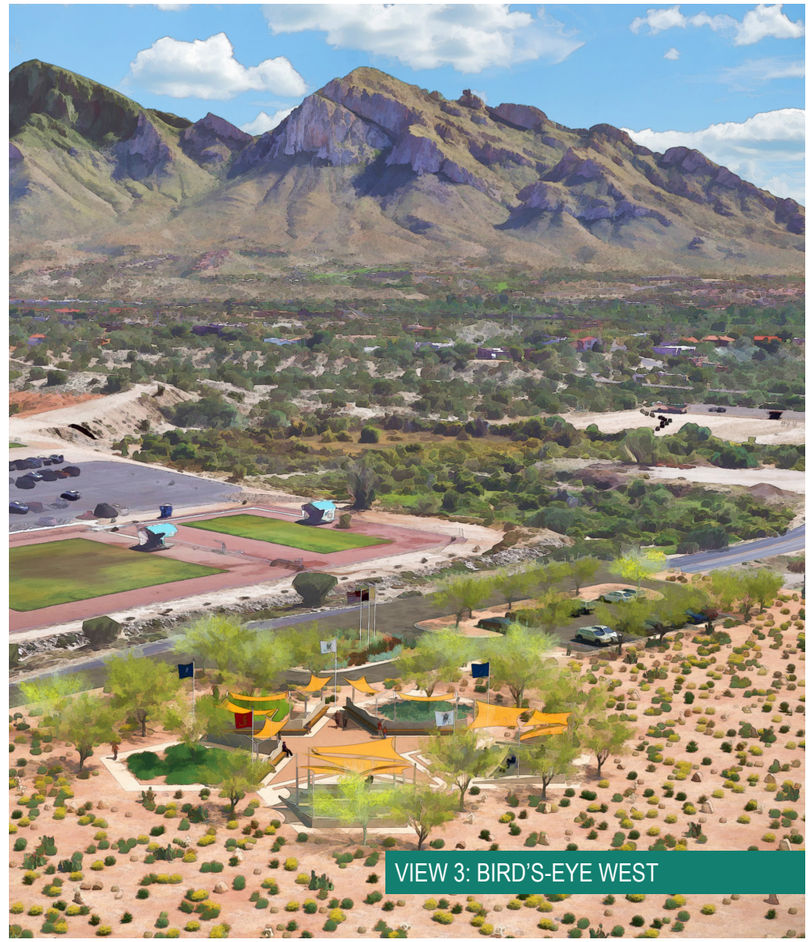
STARS AT HOME AND ABROAD
Veterans and First Responders Living Memorial
September 9, 2016

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

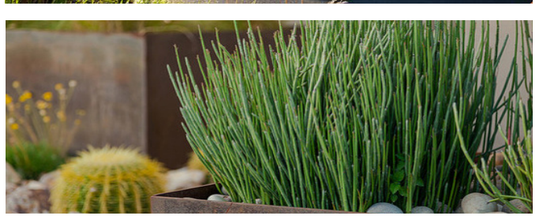


VIEW LOCATIONS

VIEW 1: BIRD'S-EYE NORTH



VIEW 3: BIRD'S-EYE WEST



VIEW 2: PLAZA WEST

"Stars at Home and Abroad" honors the servicemembers who protect our country both domestically and internationally. Five pentagons, which represent the five branches of the armed services, come together to form a star, which embodies the first responders who serve within our country's borders. Two of the pentagon shapes are shaded seating areas that are slightly raised at the rear and slope down toward the center of the memorial. Low seatwalls on the other pentagons allow spectacular views of the Santa Catalina Mountains, and a shaded plaza provides opportunities for integrated and unique fundraising opportunities, such as engraved pavers, plaques, public art, and memorial tributes.

VETERANS & FIRST RESPONDERS LIVING MEMORIAL

STARS AT HOME AND ABROAD

Veterans and First Responders Living Memorial | September 9, 2016

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

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

Meeting Date: 09/21/2016

Requested by: Rosevelt Arellano

Submitted By: Rosevelt Arellano
Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

RESOLUTION NO. (R)16-48, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM NEIGHBORHOOD COMMERCIAL/OFFICE TO MEDIUM DENSITY RESIDENTIAL FOR A 17.8 ACRE PROPERTY, LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

EXECUTIVE SUMMARY:

The purpose of this request is to consider a Major General Plan Amendment application to change the existing land use designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) (Attachment 1). The proposed residential development is on a 17.8-acre site located on the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive (Attachment 2).

This application (Attachment 3) is a second attempt to change the existing land use designation on the property from NCO to MDR. The first request was denied in 2013 on the basis that a neighborhood-level commercial use would better serve the community. As it appears today, a commercial use is no longer viable on this property because there is not enough homes or vehicular traffic to support a future commercial development.

Since the denial of the last amendment, several surrounding subdivisions have been approved or proposed with far fewer homes than the Rancho Vistoso Planned Area Development envisioned. The underdevelopment of these parcels is considered a significant change in the community since the last amendment.

The proposed amendment was considered by the Planning and Zoning Commission on August 23 and September 6, 2016. The commission recommended approval based on

the findings that it conforms with the General Plan and meets the amendment evaluation criteria of the Zoning Code.

BACKGROUND OR DETAILED INFORMATION:

Land Use Context

The property is vacant and has a General Plan designation of Neighborhood Commercial/Office. The existing land uses and General Plan designations for the surrounding area are provided in Attachments 2 and 4.

Site Conditions

- 17.8 acres
- Property is vacant with exception of an HOA monument sign
- Two existing curb cuts, each located on Vistoso Highlands Drive and Rancho Vistoso Boulevard

Approvals-to-date

- June 1987: Rancho Vistoso Planned Area Development, Commercial (C-1) zoning

Analysis of Request

Major General Plan Amendments are reviewed for conformance with the amendment criteria and the General Plan. To ensure conformance, the proposed amendment has been evaluated using the General Plan and the *Your Voice, Our Future Plan,* which is scheduled for voter ratification in November 2016.

Below is an analysis of the proposed amendment in regards to the existing amendment criteria and the currently adopted General Plan. A more detailed analysis of the project's conformance with the amendment criteria, General Plan and the *Your Voice, Our Future Plan* is provided in Attachments 5 and 6, respectively.

Amendment Criteria

The proposed amendment conforms with the existing amendment criteria found in the Zoning Code. These criteria deal with changes in the community, socio-economic betterment, market demand, and compatibility with the surrounding area. Below is a summary of the project's conformance with each of the four criterion.

1. Changes in the Community

In 2013, the Town Council denied a similar request on the property on the basis that the retention of a neighborhood-level commercial use would better serve the community. Since the denial, there have been several surrounding subdivisions approved or proposed with far fewer homes than the Rancho Vistoso PAD envisioned. According to staff's research, only one-third (888 out of 2,638) of the entitled homes will be developed. The underdevelopment of these parcels is considered a significant change since the last application.

It is readily apparent that a neighborhood-level commercial use is no longer viable on

the property because there are not enough homes or vehicular traffic in the surrounding area to support a future commercial development. The locations and total number of dwelling units for the surrounding subdivisions are shown in Attachment 7.

It is worth noting that a commercial use on this property may detract from the success of other existing and future commercial developments in Rancho Vistoso (e.g., Mountain Vista Plaza on the northeast corner of Sun City and Rancho Vistoso Boulevards, Rancho Vistoso Center on the northwest corner Oracle Road and Rancho Vistoso Boulevard, and the vacant commercial parcel on the southeast corner of Ranch Vistoso Boulevard and Moore Road, etc.).

Although the proposed residential development is compatible with the surrounding area, careful consideration should be given to the proposed lower density (2.19 homes per acre) which can have a long-term negative impact on the viability of other commercial properties in Rancho Vistoso. Attachment 8 shows an inventory of developed and vacant commercial properties in this area.

2. Socio-Economic Betterment

The proposed amendment to MDR contributes to the betterment of the adjacent neighbors by allowing the construction of a residential development with lesser impacts than those uses permitted under the existing commercial zoning.

3. Market Demand

The applicant's request appears to be in response to the current market demand for single-family detached homes. This is evident by the total number of building permits issued for new homes and the recently approved subdivisions in the surrounding area.

4. Compatibility with the Surrounding Area

The above criterion is met on the basis that the impacts of the proposed subdivision will be mitigated through the Town's rezoning and design process. Specific mitigation measures have been proposed as part of the rezoning application, such as a one-story building height restriction.

<u>General Plan Conformance</u>
The proposed amendment is consistent with the Vision, Goals and Policies of both the General Plan and the *Your Voice, Our Future* Plan. The applicable Goals and Policies relate to compatibility, environmental protection and housing type. A more detailed analysis is provided in Attachments 5 and 6.

If approved, this Major General Plan Amendment will be folded in the *Your Voice, Our Future Plan*, which is scheduled for voter ratification in November 2016.

<u>Planning and Zoning Commission Review</u>
The proposed amendment was considered by the Planning and Zoning Commission

(PZC) at their August 23 and September 6, 2016 meetings. The main topic discussed at the meetings included the viability of other vacant commercial properties in Rancho Vistoso.

At the conclusion of the September 6, 2016 meeting, the commission recommended approval based on the finding that the proposed amendment is consistent with the General Plan and conforms with the amendment criteria. The PZC staff reports and meeting minutes are included as Attachments 9 and 10.

Public Notification and Comments

The following public notification has been provided:

- All property owners within 1,000 feet
- Additional interested parties who signed in at neighborhood meetings
- Homeowners Association mailing
- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on Town website
- Outside review agencies

Two neighborhood meetings were held on April 25 and June 30, 2016, with approximately 40 residents at each meeting. The main topics discussed at the meetings included preserving the existing views to the east, traffic circulation, architecture and wall design.

In response to the neighbors' concerns for view preservation, the applicant has agreed to limit the proposed building height to 25', one-story for pitch roof homes and 22' one-story for flat roof homes. The applicant has also agreed to design a perimeter wall in conformance with the Rancho Vistoso HOA Design Guidelines. These agreements are included as conditions in the accompanying rezoning application.

A copy of the neighborhood meeting summary notes are provided as Attachment 11, and five letters of concern are included as Attachment 12.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to adopt Resolution No. (R)16-48, approving a Major General Plan Amendment from Neighborhood Commercial/Office (NCO) to Medium Density Residential for Parcel 10J, Rancho Vistoso, finding that the proposed amendment is consistent with the General Plan and conforms with the amendment criteria.

OR

I MOVE to deny the requested Major General Plan Amendment from Neighborhood Commercial/Office (NCO) to Medium Density Residential for Parcel 10J, Rancho Vistoso, finding that _____.

Attachments

(R)16-48 General Plan Future Land Use Map
Attachment 2 - Location Map
Attachment 3 - Application
Attachment 4 - Existing and Proposed Land Use Designations
Attachment 5 - Existing Amendment Criteria and General Plan Analysis
Attachment 6 - Your Voice, Our Future Plan Analysis
Attachment 7 - Map of Surrounding Subdivisions
Attachment 8 - Map of Commercial Properties
Attachment 9 - PZC Staff Reports
Attachment 10 - PZC Minutes
Attachment 11 - Neighborhood Meeting Summary Notes
Attachment 12 - Letters of Concerns

RESOLUTION NO. (R)16-48

A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM NEIGHBORHOOD COMMERCIAL/OFFICE (NCO) TO MEDIUM DENSITY RESIDENTIAL (MDR), FOR THE 17.8 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

WHEREAS, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

WHEREAS, Paul Oland of WLB Group, Inc, ("applicant") is requesting a Major General Plan Amendment to change the land use designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) for the 17.8 acre site located on the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive; and

WHEREAS, pursuant to A.R.S. § 9-461, *et seq*. and OVZCR, Section 22.2, the Planning and Zoning Commission held two (2) duly noticed public hearings, the first on August 23, 2016, and the second on September 6, 2016, at which the Planning and Zoning Commission recommended approval of the application requesting Major General Plan Amendment to change the land use designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) for the 17.8 acre site located on the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive as depicted on Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to Oro Valley Zoning Code Revised, Section 22.2, General Plan Amendment Procedures, upon recommendation by the Planning and Zoning Commission of any amendment to the General Plan, a public hearing before the Mayor and Council shall be scheduled; and

WHEREAS, Mayor and Council duly considered the proposed Major General Plan Amendment to change the land use designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) for the 17.8 acre site located on the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive; at a public hearing on September 21, 2016.

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 adopts the Major General Plan Amendment to change the land use designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) for the 17.8 acre site located on the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive as depicted on Exhibit "A".

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of the resolution or any part of the General Plan Amendment adopted herein 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 this 21st day of September, 2016.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

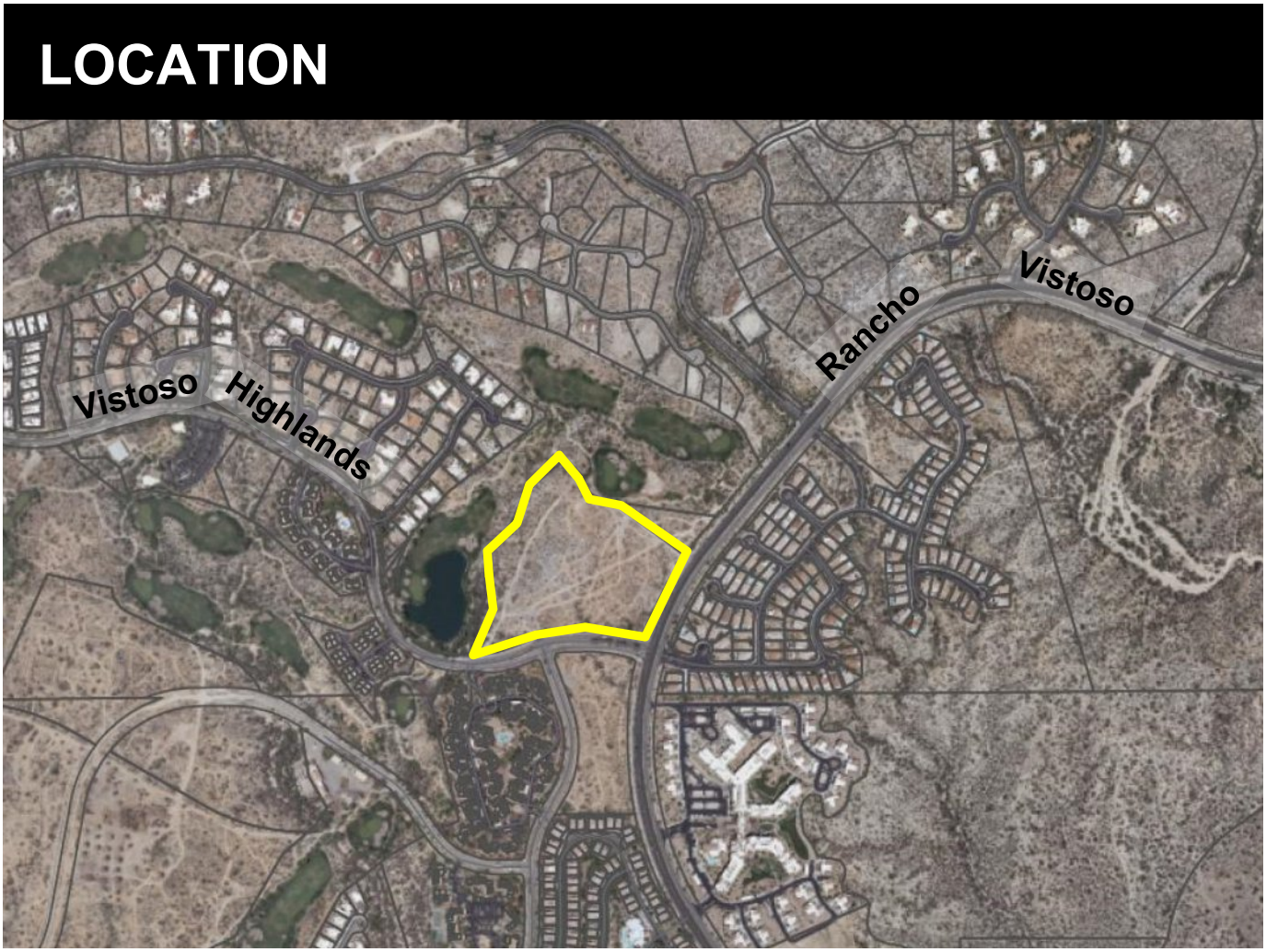
Date: _____

APPROVED AS TO FORM:

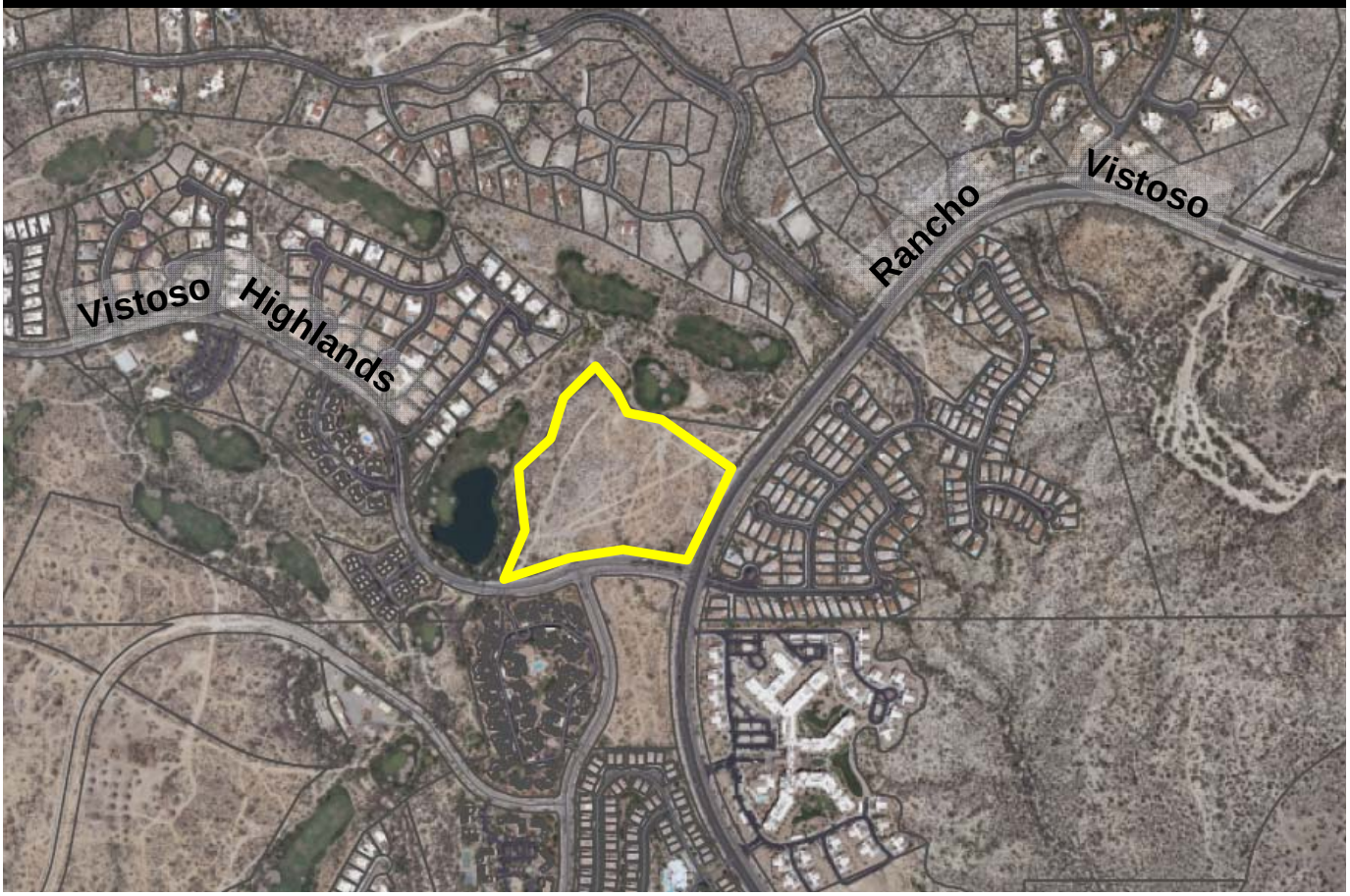
_____
Tobin Sidles, Legal Services Director

Date: _____

Exhibit "A"



LOCATION



LOCATION MAP

VISTOSO HIGHLANDS (OV1601094)

Attachment 2

Attachment 3

OV1601-094

Rancho Vistoso Parcel 10-J

Oro Valley, Arizona

Narrative for Major General Plan Amendment Application

2nd Submittal

July 21, 2016 Revised: 8.8.2016

Prepared For
Vistoso Highlands Property LLC
6420 E. Tanque Verde Road
Tucson, Arizona 85715

Prepared By
The WLB Group, Inc.
4444 East Broadway Blvd.
Tucson, Arizona 85711
Contact: Paul Oland
520.881.7480
gpoland@wlbgroup.com

WLB No. 185050-VH-01

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Exhibits

- **Location Map**
- **Existing General Plan Land Use Designations**
- **Proposed General Plan Land Use Designations**

A. Project Summary

Rancho Vistoso Neighborhood 10 Parcel J is a proposed residential subdivision located at the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive. As a master planned community, Rancho Vistoso appropriately included abundant commercial land to meet the needs of its anticipated population. However, over the years Rancho Vistoso has developed at roughly two-thirds of its originally envisioned residential density. A commensurate drop in need for commercial land has resulted, which has caused this property to remain undeveloped. As Rancho Vistoso rapidly approaches build-out, the prospects grow dim that enough additional homes will be built in the area to support the development of the smaller, neighborhood-level commercial lands such as this one within the PAD. Of course, the General Plan's future land use designations reflect the original PAD design, and not the market reality that has manifested since then. This General Plan amendment request proposes to allow residential land uses to replace the current commercial entitlements due to the longstanding lack of commercial interest in this property's immediate vicinity.

The subject property is approximately 17.8± acres, and this amendment proposal is to change the designated land use from Neighborhood Commercial / Office (NCO) to Medium Density Residential (MDR). The proposed amendment in land uses is supported by several factors, including its proximity to existing commercial developments, compatibility with surrounding land uses, and adjacency to two arterial roadways. The anticipated overall gross density of Rancho Vistoso Parcel 10-J will be approximately 2.2 dwelling units per acre.

In order to make this project a reality, the appropriate land entitlements must be acquired for the property. The property owner is focused on acquiring the necessary entitlements in the Town of Oro Valley, and the first step in achieving these necessary land entitlements involves a major amendment to the Oro Valley General Plan. The current Oro Valley General Plan land use designation for this property is not consistent with historic, current, or anticipated market demand; as such, this application for a major amendment is being submitted.

B. Property Data

Location: The property is located at the northwest corner of the intersection of Rancho Vistoso Boulevard and Vistoso Highlands Drive.

Area of Property: 17.8± acres.

Area of General Plan Amendment: 17.8± acres.

Assessor Parcel Number: 219-20-004M and 219-20-0041L.

Legal Description: A portion of the SW ¼ of Section 24, Township 11 south, Range 13 east.

Existing Land Uses: The property is vacant.

Existing Zoning: The property is currently zoned as Rancho Vistoso PAD: C-1 Commercial.

Existing Oro Valley General Plan Designations: The property is designated as Neighborhood Commercial / Office due to the fact that the PAD's zoning pre-dates the General Plan. The General Plan's land uses are based on the PAD's original design.

Requested Oro Valley General Plan Designations: The requested land use designation for the property is Medium Density Residential (MDR) which is similar to surrounding developments.

C. General Plan 2020 Amendment Criteria

In accordance with Section 22 of the Oro Valley Zoning Code Revised, the disposition of the General Plan amendment proposed shall be based on consistency with the vision, goals, and policies of the General Plan 2020, with special emphasis on compliance with the following criteria:

1. The proposed change is necessary because conditions in the community changed to the extent that the plan requires amendment or modification.

- The language of this criterion presupposes that the General Plan's land uses pre-date and are the basis for the property's current entitlement when, in reality, it is entirely the opposite. It is therefore ironic that we must now provide evidence as to what conditions have changed since "the plan" was formed. This longstanding and unfortunate paradox could easily be rectified if the whole PAD were appropriately redesignated as Master Planned Community (MPC). If not for successful master plans such as Rancho Vistoso, for what then was the General Plan's MPC designation intended? Regardless this property has been zoned commercial since the mid-eighties when the Rancho Vistoso P.A.D. was adopted. The demand for commercial in this immediate area has not materialized since that time, and consequently the land sits un-utilized. Over the years Rancho Vistoso has developed at roughly two-thirds of its originally envisioned residential density, and as such there is less commercial demand than originally anticipated for this area.
- Rancho Vistoso started out with above average commercial entitlements. For example, the PAD included 4,020 square feet of commercial land per residential unit, whereas Oro Valley overall only has roughly 1,740 square feet of commercial land per residential unit. In the years since the General Plan was approved, and especially since the previous amendment request on this property, low to mid-density development is proceeding on the parcels representing the last opportunity for significant density to be achieved in the area (Maracay & Mattamy). With the relative underdevelopment of these parcels the last hope is lost for commercial viability in the area.

2. The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

- This property has sat vacant since Rancho Vistoso's inception. If rezoned for residential land use, this property will be designed and constructed to the same high standards as the surrounding Rancho Vistoso neighborhoods. Public facilities and infrastructure already exist nearby, so this development will not place additional burden on public infrastructure. In fact, this development will contribute to the long-term socio-economic betterment of the community by providing convenient high quality housing for employees of Oro Valley's businesses.
- This proposed residential development will achieve community and environmental compatibility in several ways. This development will contain landscape buffers and provide open space along the wash to the west. In addition, this development will be tied into the nearby sidewalks and bicycle lanes, allowing residents to easily access Oro Valley's bicycle and pedestrian infrastructure.
- The guidelines of the Rancho Vistoso PAD will apply to this development. It will therefore look and feel very similar to the surrounding Rancho Vistoso neighborhoods. This includes similar landscaping, architectural themes, and open space treatment.

3. The proposed change reflects market demand which leads to viability and general community acceptance.

- As discussed above, changing the designated land use of the property from commercial to residential will result in utilization of this infill site. This is a viable residential land use that is similar to, and compatible with, the surrounding uses. The existing commercial designation has never been, is not, and now appears unlikely ever to be viable.

4. The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development process.

- This General Plan amendment request seeks to change the existing land use designation from commercial to residential. Currently, the site has been vacant since its creation. This proposal is to allow residential uses similar to the existing residential properties neighboring the site. Any impacts will be addressed during the P.A.D. amendment phase or during subsequent detailed development proposals.
- This sort of residential development as proposed is generally accepted to be less impactful to nearby homeowners than such commercial developments as could be built under the existing zoning.

- Demand for single-family detached housing is strong in Oro Valley. This property is ideal for residential use since residential land uses already border the site, and were developed according to the same PAD standards to which this project will be held.
- The accompanying rezoning application includes conditions of approval that were developed throughout the neighborhood meeting process including: restricting homes to single-story with a 25' height limit for pitched roofs and a 22' height limit for flat roofs; and that all perimeter walls will meet the Rancho Vistoso HOA Design Guidelines.

D. Your Voice, Our Future General Plan Amendment Criteria

In accordance with Section 7.4.2 of the Your Voice, Our Future General Plan, the disposition of the General Plan amendment proposed shall be consistent with the vision, guiding principles, goals and policies of the General Plan, and the request shall not:

1.a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.

- The guidelines of the Rancho Vistoso PAD will apply to this development. It will therefore look and feel very similar to the surrounding Rancho Vistoso neighborhoods. This includes similar landscaping, architectural themes, and open space treatment. This development will contain landscape buffers around the entirety of the project and will provide open space, including 100 percent preservation of the onsite Critical Resource Area. In addition, this development will be tied into the nearby sidewalks and bicycle lanes, allowing residents to easily access Oro Valley's bicycle and pedestrian infrastructure. The proposed density of 2.2 Du/Ac. is comparable with surrounding developments and will provide a nice density transition between the higher density developments to the south and east and the lower density developments to the north and west.

1.b. Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.

- With this development being on the corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive, utility infrastructure is already in place to accommodate this project. There are existing sewer and water stub-outs in place to serve this property, and the developer will pay for any required infrastructure extensions. As such, this development will have a net positive long-term fiscal impact to the Town and its taxpayers. The proposed ingress/egress points are located at existing curb cuts and are aligned with existing median cuts to allow for basic traffic movements into and out of the site. Impacts to existing infrastructure are expected to be minimal, especially considering that the roads and utilities in Rancho Vistoso were designed to accommodate significantly greater intensity development.

1.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.

- The location of this development and the proposed home sites will not negatively impact public services such as police, fire and parks. Once developed the site will have several small detention basins that will retain storm water runoff and meter it out at pre-developed conditions. The site has also been designed to take full advantage of existing storm water culverts beneath Vistoso Highlands Drive which have the capacity to carry storm water runoff from this site.

1.d. Impact the natural beauty and environmental resources without suitable mitigation.

- Prior to development, this site will be inventoried for all significant vegetation. Plant material that meets the requirements of the Oro Valley Zoning Code will transplanted on site and be included within the buffer yards and other open spaces of the site. Plants that are not suitable for transplanting will be mitigated. The entire Critical Resource Area on the west side of site will be preserved in its natural condition.

In accordance with Section 7.4.2 of the Your Voice, Our Future General Plan, the disposition of the General Plan amendment proposed shall be consistent with the vision, guiding principles, goals and policies of the General Plan, with special emphasis on compliance with the following criteria:

2. **Implement effective public outreach efforts to help identify neighborhood concerns and respond by incorporating measures to avoid or minimize development impacts, and mitigate unavoidable adverse impacts.**

- Since the start of this project we have held several meetings with surrounding HOA boards in the project vicinity, including the Vistoso Highlands HOA, Monterey at Vistoso HOA, and the Stone Village HOA. These meetings were held prior to the required neighborhood meetings in order to increase public awareness of the proposal and identify any initial concerns that surrounding neighborhoods may have with the development of this property. Generally all the feedback received so far has been supportive of this project. It is generally accepted that a commercial corner in this area is no longer practical; and that by amending the General Plan to allow for medium density residential, this property will fit the character of the area very well.
- The first formal neighborhood meeting was held on April, 25th 2016, and a follow up neighborhood meeting was held on June, 30th 2016. These two neighborhood meetings were very productive and gave surrounding neighbors a chance to provide their input about the proposed project. Minor issues that arose during both neighborhood meetings included building heights in direct relation to viewsheds, perimeter wall designs and ingress/egress locations of the site. The accompanying rezoning application includes conditions of approval that were developed throughout the neighborhood

meeting process including: restricting homes to single-story with a 25' height limit for pitched roofs and a 22' height limit for flat roofs; and that all perimeter walls will meet the Rancho Vistoso HOA Design Guidelines.

E. General Plan Policy Conformance

A number of Oro Valley's General Plan policies will be met by this development. Below are a few key points:

1. Land Use

- This proposed residential development will have direct access to at least one of two arterial roads: Rancho Vistoso Boulevard and Vistoso Highlands Drive. (Policy 1.3.2)
- This development looks comprehensively at the subject property and all adjacent areas. The proposed residential use of this property will be completely compatible with the surrounding Rancho Vistoso neighborhoods. (Policy 1.3.5)
- There is a demand for single-family detached housing in Oro Valley. Conversely, the demand for commercial development in this immediate area is non-existent. (Policy 1.4.3)
- According to the General Plan, the Town shall ensure that areas appropriately zoned and planned for neighborhood commercial use are developed. This property has been zoned for commercial uses for over 30 years without achieving development. In addition, the General Plan states that the Town needs to consider the financial stability and infrastructure efficiency. As such, the subject property and the Town will benefit from the proposed high-quality residential development. (Policy 1.2.1 and Policy 1.5.4)

2. Community Design

- This development will be designed and constructed to the existing Rancho Vistoso PAD guidelines. This will be aesthetically pleasing and compatible with surroundings by using natural desert colors. (Policy 2.1.1)
- This development will conform to the landscape guidelines in the Rancho Vistoso PAD guidelines. This will provide and maintain landscaping that is consistent within the community. This will include similar entry monuments to the surrounding Rancho Vistoso neighborhoods. (Policy 2.1.9)
- This proposed development will use the existing architectural guidelines approved in the Rancho Vistoso P.A.D. This will provide a consistent architectural character in the community while encouraging creative architectural expression for the development. (Policy 2.1.11)
- To ensure the maintenance of dark skies in Oro Valley and the safety of all residents, this new residential development will meet the provisions listed in the requirements

of the Rancho Vistoso PAD in addition to the Town of Oro Valley Outdoor Lighting Code. (Policy 2.3.1)

- The PAD's architectural design guidelines are foundational to the Town's architectural character. (Policy 2.1.11)

3. Economic Sustainability

- The demand for single-family detached housing and the lack of commercial interest in this subject property since first zoned in the 1980's reflects the community's economic desires. The future population of this proposed development will also help attract and retain desirable business in the surrounding area. (Policy 3.1.1)

4. Cost of Development

- The infrastructure is already provided near the site, and the developer will pay for any required infrastructure extensions. As such, this development will have a net positive long-term fiscal impact on the Town and its taxpayers. (Policy 4.1.1 and Policy 4.1.4)

5. Public Facilities, Services, and Safety

- This proposed residential development is filling in a gap between existing residential developments. Municipal facilities are already located nearby, and therefore are cost effectively able to service this development. (Policy 6.1.1 and Policy TS.6)
    - Below are the driving distances to public facilities from the subject property:
        - Fire Stations
            - 1.5 miles northeast - Golder Ranch Fire Station 374
            - 2.0 miles south - Golder Ranch Fire Station 375
            - 4.3 miles southwest - Golder Ranch Fire Station 376
        - Police Stations
            - 3.5 miles southwest - Oro Valley Main Police Station
            - 1.5 miles northeast - Sun City Vistoso Police Station
        - Schools
            - 3.6 miles northeast - Coronado K-8 School
            - 1.3 miles south - Painted Sky Elementary School
            - 2.5 miles south - Copper Creek Elementary School
            - 3.5 miles southwest - Wilson K-8 School
            - 4.5 miles southwest - Ironwood Ridge High School
            - 3.7 miles southeast - Basis Oro Valley
        - Town Hall
            - 3.5 miles south
    - Additionally, utilities are already available to the property.

6. Housing

- This development will be a high quality neighborhood while simultaneously protecting the integrity and context of the existing neighborhoods. This proposed residential development will include a landscape buffer, and allow the same uses as the adjacent residential properties. In addition, this development will comply with the guidelines set forth in the Rancho Vistoso PAD. (Policy 7.1.1)
- This development provides safe vehicular access for residents at its ingress/egress point(s) as well as giving adequate distances between access drives. In addition to motor vehicles, this proposed development ties into the sidewalks and bicycle lanes on Rancho Vistoso Boulevard and Vistoso Highlands Drive. (Policy 7.1.5)
- This development will complement the diverse range of housing types and price ranges within the Oro Valley community. (Policy CC.7)
- This development provides existing and future Oro Valley businesses with nearby high quality housing for their employees and customers. (Policy 7.3.1 and Policy CC.8)

7. Parks and Recreation

- This proposed residential development contains sidewalks that will tie into the existing sidewalk system on Rancho Vistoso Boulevard and Vistoso Highlands Drive. In addition, the subject property also ties into the existing bicycle lanes on Rancho Vistoso Boulevard and Vistoso Highlands Drive. By providing this convenient connectivity, future residents of this development can easily access municipal and regional parks located along the pedestrian and bicycle network. (Policy 8.2.1 and Policy CC.3)

8. Open Space and Natural Resources Conservation

- This development will preserve 100% of the Critical Resource Area onsite in its natural condition. It will also set aside portions of the property for open space, in addition to approximately 50% open space already set aside in Rancho Vistoso. (Policy 11.1.11 and Policy SD.2)
- This proposed development will only use the landscape material approved in the Rancho Vistoso PAD. Drought-tolerant vegetation is included in the Rancho Vistoso Recommended Plant List, as well as prohibiting certain invasive, allergenic, and nuisance species in the development. (Policy 11.2.15)
- This development will meet the Native Plant Preservation Plan guidelines from the Town and conserve healthy native vegetation during the development process. (Policy 11.2.16 and Policy SD.4)
- This proposed development maintains the character of the scenic corridors and viewsheds along Rancho Vistoso Boulevard and Vistoso Highlands Drive by providing landscape buffers and underground utilities. (Policy 11.3.2 and Policy SD.6)

- To ensure this proposed development blends and/or enhances the natural environment, all utilities will be placed underground. This will help protect the views from surrounding properties and roads. (Policy 11.3.3)
- This development can supply workers to the nearby employment centers in Oro Valley, resulting in less automobile emissions. (Policy 11.3.4 and Policy CC.8)
- To protect the scenic night sky in the community, this proposed development will meet the stringent lighting requirements of the Oro Valley Outdoor Lighting Code. Restrictions will include minimizing wasted energy while not compromising the safety, security, and well-being of residents engaged in night-time activities. To control obtrusive aspects of outdoor lighting usage, this proposed development will have reduced and/or shielded lighting.

9. Water Resources

- This proposed development will utilize an alternative to groundwater by connecting to Oro Valley Water Utility, which participates in the Central Arizona Project (C.A.P.). (Policy 12.2.1 and Policy WR.3)
- This development will include water conservation features, including a water efficient irrigation system and drought tolerant vegetation. There will be two types of irrigation systems in this development: one system for the common areas, and individual irrigation systems on the lots. This project will meet the water conservation standards in the Rancho Vistoso P.A.D. as well as the water conservation standards in the Oro Valley Town Code, Chapter 15, Section 18. (Policy 12.3.2)
- This development will have a series of small first flush detention basins to help protect the public and environment from stromwater surges and contaminants from runoff. (Policy SD.10)

EXHIBITS

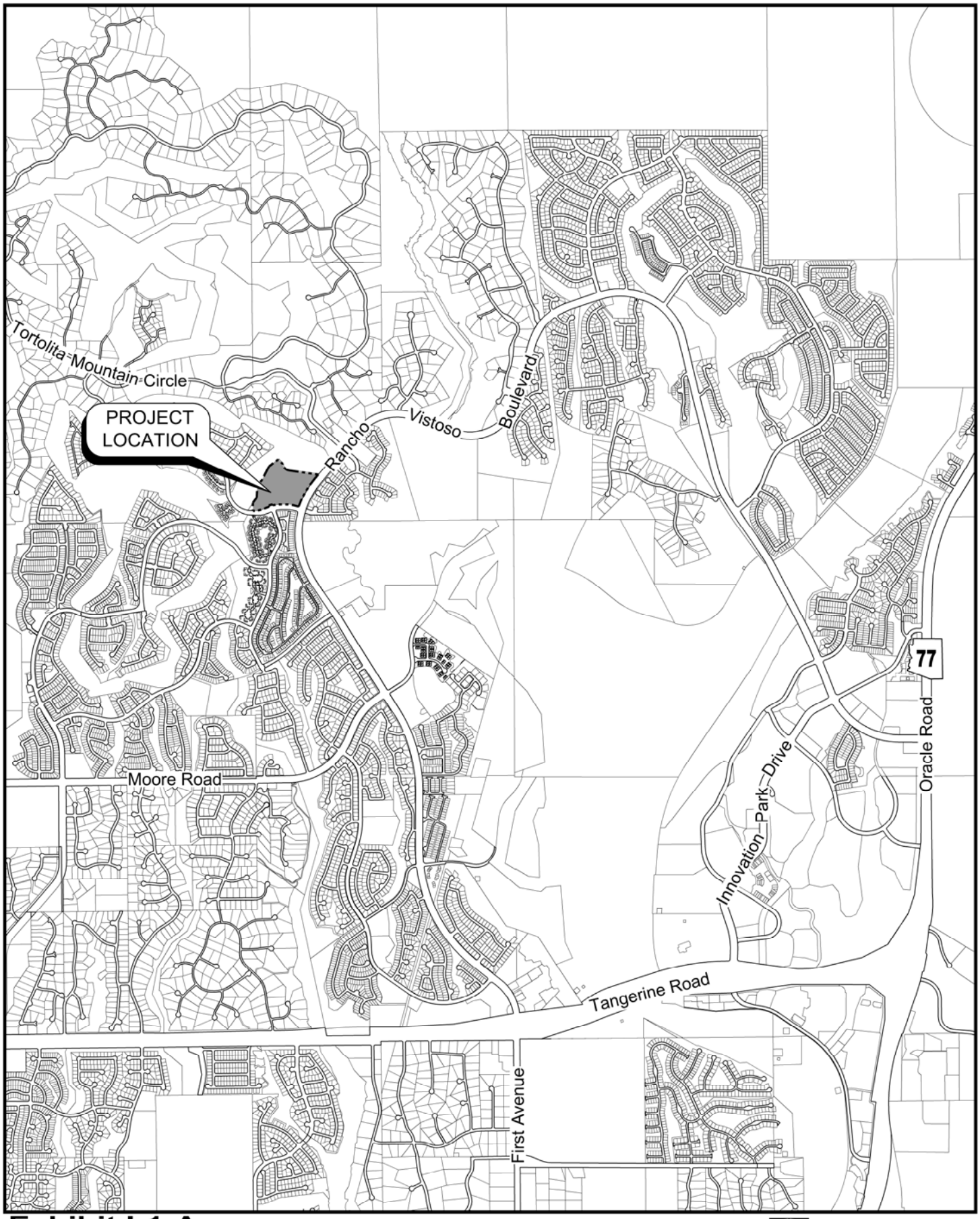

Exhibit I-1-A
Site Location Map

0' 1/2 Mile

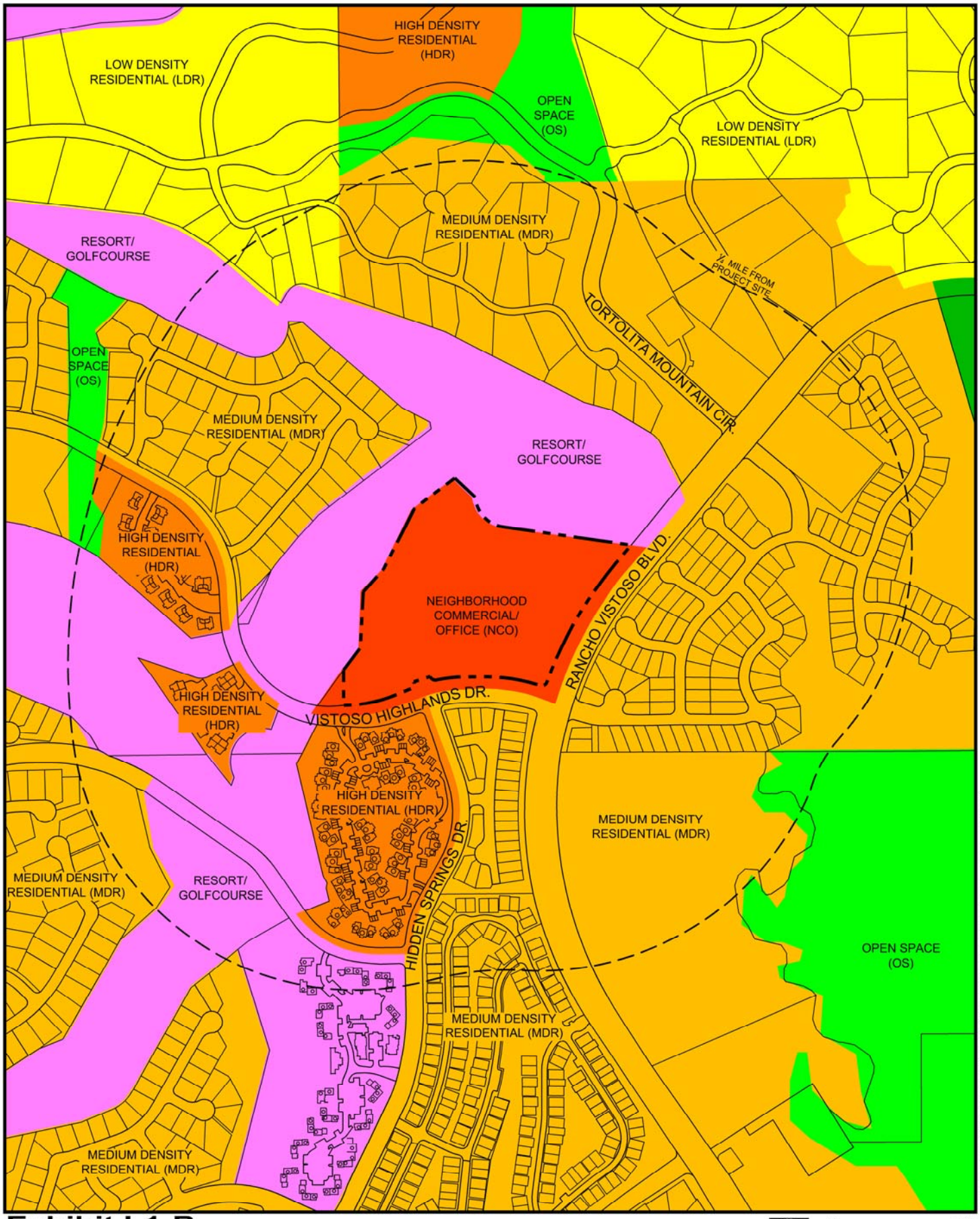

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Exhibit I-1-B
Existing General Plan Land Use Designations

0' 600'

The WLB Group WLB

Rancho Vistoso Parcel 10J - General Plan Amendment
WLB No. 185050-VH-01

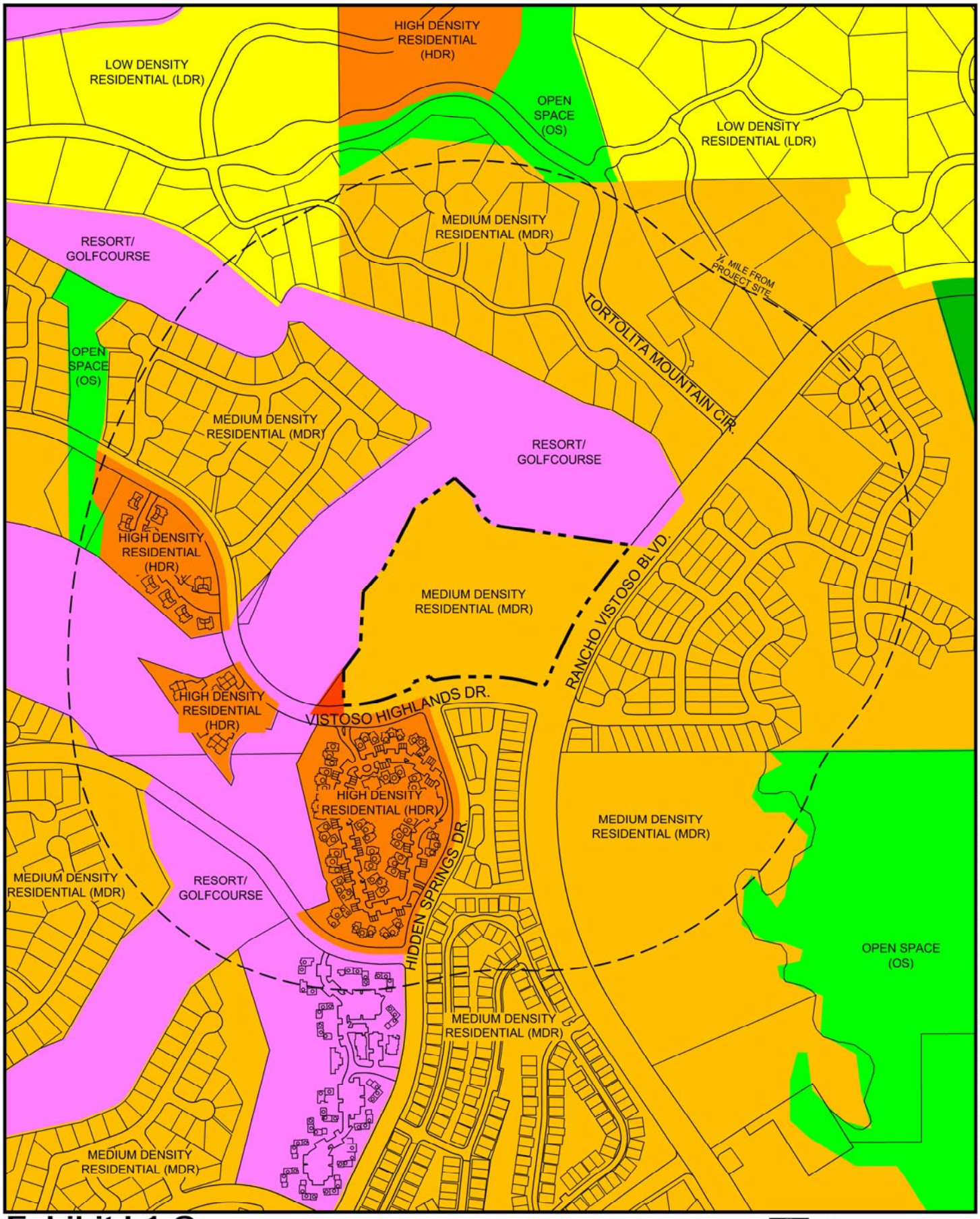

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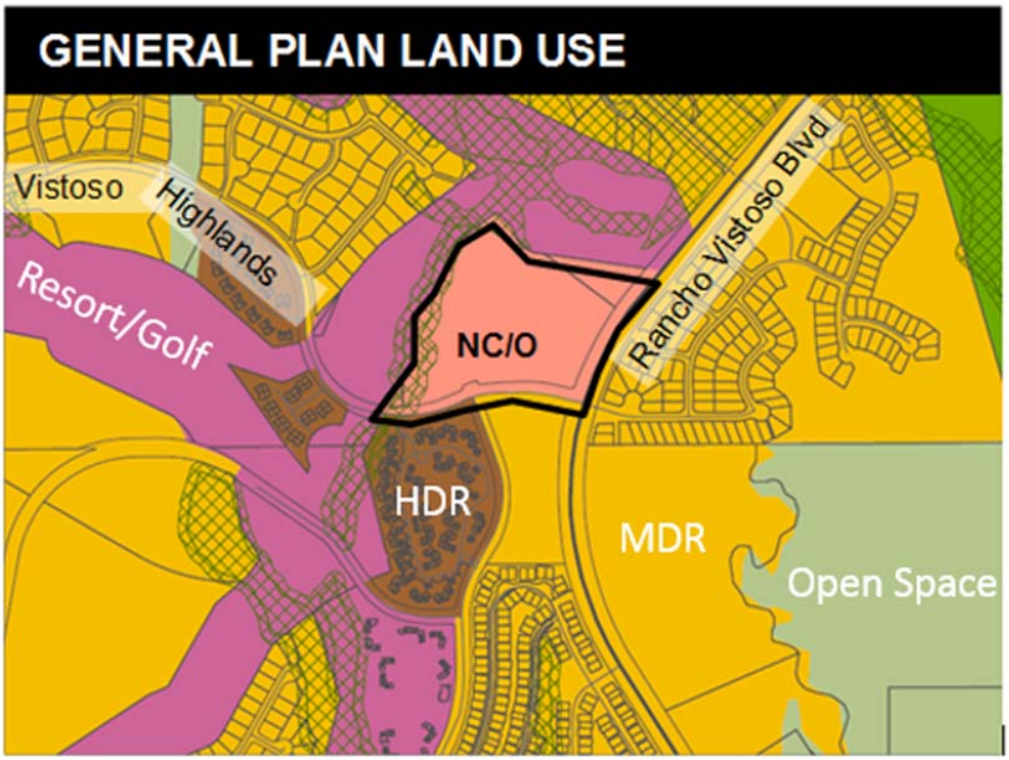
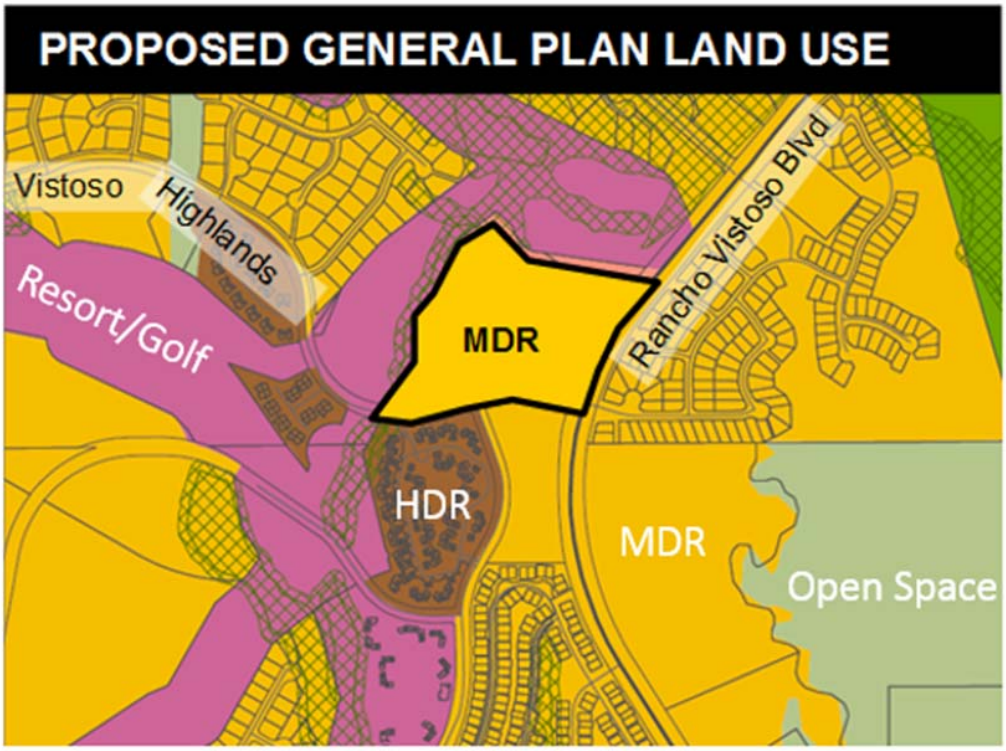
Exhibit I-1-C
Proposed General Plan Land Use Designations

0' 600'

The WLB Group WLB

Rancho Vistoso Parcel 10J - General Plan Amendment
WLB No. 185050-VH-01





EXISTING / PROPOSED GENERAL PLAN

VISTOSO HIGHLANDS (OV1601094)

Attachment 4

Attachment 5
Staff Analysis
Existing Amendment Criteria and General Plan

A. Amendment Criteria Analysis

General Plan Amendments are evaluated for consistency with the General Plan Amendment criteria in the Zoning Code. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's full response to each of the criteria is included in Attachment 3. Below is a summary of the applicant's responses (*in italics*) followed by staff's analysis of each criterion:

1. The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.

Applicant's Response – See Page 2 of Attachment 3

…This property has been zoned commercial since the mid-eighties when the Rancho Vistoso Planned Area Development (PAD) was adopted. The demand for commercial in this immediate area has not materialized since that time, and consequently the land sits un-utilized. Over the years Rancho Vistoso has developed at roughly two-thirds of its originally envisioned residential density, and as such there is less commercial demand than originally anticipated for this area.

Rancho Vistoso started out with above average commercial entitlements. For example, the PAD included 4,020 square feet of commercial land per residential unit, whereas Oro Valley overall only has roughly 1,740 square feet of commercial land per residential unit. In the years since the General Plan was approved, and especially since the previous amendment request on this property, low to mid-density development is proceeding on the parcels representing the last opportunity for significant density to be achieved in the area (Maracay & Mattamy). With the relative underdevelopment of these parcels the last hope is lost for commercial viability in the area.

The Rancho Vistoso Planned Area Development (PAD) was adopted nearly 25 years ago with the vision that there would be a sufficient number of homes to support the planned commercial parcels within the community. The applicant's response indicates that the underdevelopment of the Rancho Vistoso PAD has created a decrease in commercial demand.

The following data is intended provide information regarding the total number of dwelling units and commercial properties in Rancho Vistoso. The data source is the Oro Valley Permitting System and the Rancho Vistoso PAD.

Dwelling units in Rancho Vistoso

The Rancho Vistoso PAD was approved for 13,862 dwelling units. To date, approximately 8,340 units have been constructed (60% of original entitlement).

Rancho Vistoso Residential Development		
Entitled Units	Developed Units	% Developed
13,862	8,340	60%

In 2013, the Town Council denied a similar amendment on this property on the basis that the existing commercial land use designation (NCO) would better serve the community. Since the denial, several surrounding subdivisions have or will be platted with far fewer lots than the PAD envisioned. The locations and total number of dwelling units for these subdivision are shown in Attachment 7.

The underdevelopment of the surrounding residential parcels is considered a significant change in conditions. This change in conditions results in a decrease in commercial demand based on the reduced number of homes.

Commercial properties in Rancho Vistoso

The Rancho Vistoso PAD planned 344 acres of commercial property. Since the PAD's adoption, approximately 239 acres have been rezoned or developed for a residential or commercial use. Approximately 30% of the planned commercial properties (105 acres) are remaining. Attachment 8 shows the inventory of developed and vacant commercial properties.

Rancho Vistoso Commercial Areas (in acres)		
Planned in Original PAD	Currently Zoned	% Remaining
344	105	30%

In general, the proposed amendment conforms with the above criterion on the basis that a commercial use doesn't appear to be viable on this property because it has sat vacant for over 30 years. The Town should consider a higher density based on the location of the property and future commercial properties in this area.

2. **The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.**

Applicant's Response – See Page 3 of Attachment 3

This property has sat vacant since Rancho Vistoso's inception. If rezoned for residential land use, this property will be designed and constructed to the same high standards as the surrounding Rancho Vistoso neighborhoods. Public facilities and infrastructure already exist nearby, so this development will not place additional burden on public infrastructure. In fact, this development will contribute to the long-term socio-economic betterment of the community by providing convenient high quality housing for employees of Oro Valley's businesses.

This proposed residential development will achieve community and environmental compatibility in several ways. This development will contain landscape buffers and provide open space along the wash to the west. In addition, this development will be tied into the nearby sidewalks and bicycle lanes, allowing residents to easily access Oro Valley's bicycle and pedestrian infrastructure.

The guidelines of the Rancho Vistoso PAD will apply to this development. It will therefore look and feel very similar to the surrounding Rancho Vistoso neighborhoods. This includes similar landscaping, architectural themes, and open space treatment.

The applicant indicates that the requested amendment contributes to the socio-economic betterment of the community by providing residential development for the Town's growing workforce. To ensure neighborhood compatibility, the narrative states that the proposed development will contain a similar subdivision design (e.g., landscape bufferyards, open space, pedestrian connections, etc.) as the surrounding single-family neighborhoods.

To improve socio-economic betterment, consideration should be given to develop the property at a higher density to promote a balance between the total number of dwelling units and future commercial development. In the short term, market trends support the proposed amendment for lower density residential development. In the long term, however, Parcel 10J could be developed at a higher density because of its ideal location (e.g., two major roadways, existing infrastructure, similar uses (condominiums) and several commercial centers).

The proposed amendment conforms with the above criterion based on the fact that the proposed subdivision design is compatible with the surrounding area and will have a lesser impact than those uses permitted under the existing commercial zoning.

3. **The proposed change reflects market demand which leads to viability and general community acceptance.**

   Applicant's Response – See Page 3 of Attachment 3

   As discussed above, changing the designated land use of the property from commercial to residential will result in utilization of this infill site. This is a viable residential land use that is similar to, and compatible with, the surrounding uses. The existing commercial designation has never been, is not, and now appears unlikely ever to be viable.

   Staff agrees that the current market demand is for lower density residential housing. The proposed residential use of the property appears to be in response to the recent increase in detached single-family residential demand within Oro Valley. Attachment 7 shows the locations of the surrounding residential developments subdivisions approved or in process within the last three years.

4. **The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.**

   Applicant's Response – See Page 3 of Attachment 3

   This General Plan amendment request seeks to change the existing land use designation from commercial to residential. Currently, the site has been vacant since its creation. This proposal is to allow residential uses similar to the existing residential properties neighboring the site. Any impacts will be addressed during the P.A.D. amendment phase or during subsequent detailed development proposals.

   The sort of residential development as proposed is generally accepted to be less impactful to nearby homeowners than such commercial developments as could be built under the existing zoning.

Demand for single-family detached housing is strong in Oro Valley. This property is ideal for residential use since residential land uses already border the site, and were developed according to the same PAD standards to which this project will be held.

The accompanying rezoning application includes conditions of approval that were developed throughout the neighborhood meeting process including: restricting homes to single-story with a 25' height limit for pitched roofs and a 22' height limit for flat roofs; and that all perimeter walls will meet the Rancho Vistoso HOA Design Guidelines.

Staff agrees that impacts associated with the proposed subdivision can be mitigated through the Town's rezoning and design process. The larger community impact of the amendment is the proposed lower residential density, which can have a long term negative impact on commercial viability. The above criterion has been met.

B. General Plan – Vision, Goals and Policies

1. 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.

2. General Plan Goals and Policies

The applicant has provided analysis of the amendments conformance with adopted General Plan policies, which is provided in Attachment 3. 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.

Attachment 6
Staff Analysis
Proposed Criteria and *Your Voice Our Future* Plan

B. Amendment Criteria Analysis

The proposed amendment has been evaluated for consistency with the amendment criteria found in the proposed General Plan update known as the *Your Voice Our Future*. It is the burden of the applicant to present facts and other materials to support these criteria. The applicant's full response to each of the criteria is included on Attachment 3. Below is a summary of the applicant's responses (in italics) followed by staff's analysis of each criterion:

1. 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:

a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.

The guidelines of the Rancho Vistoso PAD will apply to this development. It will therefore look and feel very similar to the surrounding Rancho Vistoso neighborhoods. This includes similar landscaping, architectural themes, and open space treatment. This development will contain landscape buffers around the entirety of the project and will provide open space, including 100 percent preservation of the onsite Critical Resource Area. In addition, this development will be tied into the nearby sidewalks and bicycle lanes, allowing residents to easily access Oro Valley's bicycle and pedestrian infrastructure. The proposed density of 2.19 Du/Ac. is comparable with surrounding developments and will provide a nice density transition between the higher density developments to the south and east and the lower density developments to the north and west.

Staff agrees that the proposed amendment will not alter the existing character and land use patterns because the proposed subdivision will contain similar design features (e.g., lot configuration, landscape bufferyards, pedestrian connection, etc.) as the surrounding single-family neighborhoods.

b. Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.

With this development being on the corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive, utility infrastructure is already in place to accommodate this project. There are existing sewer and water stub-outs in place to serve this property, and the developer will pay for any required infrastructure extensions. As such, this development will have a net positive long-term fiscal impact to the Town and its taxpayers. The proposed ingress/egress points are located at existing curb cuts and are aligned with existing median cuts to allow for basic traffic movements into and out of the site. Impacts to existing infrastructure are expected to be minimal, especially considering that the roads and utilities in Rancho Vistoso were designed to accommodate significantly greater intensity development.

Staff agrees that the surrounding area contains existing infrastructure and improvements (e.g., water and sewer lines, curb cuts and other road improvements, etc.) to support the proposed residential development.

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.**

The location of this development and the 39 proposed home sites will not negatively impact detention basins that will retain storm water runoff and meter it out at pre-developed conditions. The site has also been designed to take full advantage of existing storm water culverts beneath Vistoso Highlands Drive which have the capacity to carry storm water runoff from this site.

There is sufficient public services and improvements to support the proposed residential development.

d. **Impact the natural beauty and environmental resources without suitable mitigation.**

Prior to development, this site will be inventoried for all significant vegetation. Plant material that meets the requirements of the Oro Valley Zoning Code will transplanted on site and be included within the buffer yards and other open spaces of the site. Plants that are not suitable for transplanting will be mitigated. The entire Critical Resource Area on the west side of site will be preserved in its natural condition.

The above criterion will be met as a result of the project being subject to all applicable zoning provisions related to plant mitigation, landscaping and environmental protection, and full compliance with the Environmentally Sensitive Lands Ordinance (ESLO).

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.**

Since the start of this project we have held several meetings with surrounding HOA boards in the project vicinity, including the Vistoso Highlands HOA, Monterey at Vistoso HOA, and the Stone Gate HOA. These meetings were held prior to the required neighborhood meetings in order to increase public awareness of the proposal and identify any initial concerns that surrounding neighborhoods may have with the development of this property. Generally all the feedback received so far has been supportive of this project. It is generally accepted that a commercial corner in this area is no longer practical; and that by amending the General Plan to allow for medium density residential, this property will fit the character of the area very well.

The first formal neighborhood meeting was held on April, 25th 2016.

Two neighborhood meetings were held on April 25, 2016 and June 30, 2016 with approximately forty (40) residents at each meeting. The main topics discussed at the meetings included preserving the existing views to the east, traffic circulation, architecture and wall design.

As a result of neighborhood input, the applicant has agreed to help preserve the existing views to the east by limiting the proposed building height to one-story. The applicant has also agreed to design the perimeter walls in accordance with the Rancho Vistoso HOA Design Guidelines. These agreements are included as conditions in the accompanying rezoning application.

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.**

   This criteria is not applicable because the proposed amendment is related to a residential development.

B. Vision, Goals and Policies Analysis

1. Proposed Vision Statement

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.

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.

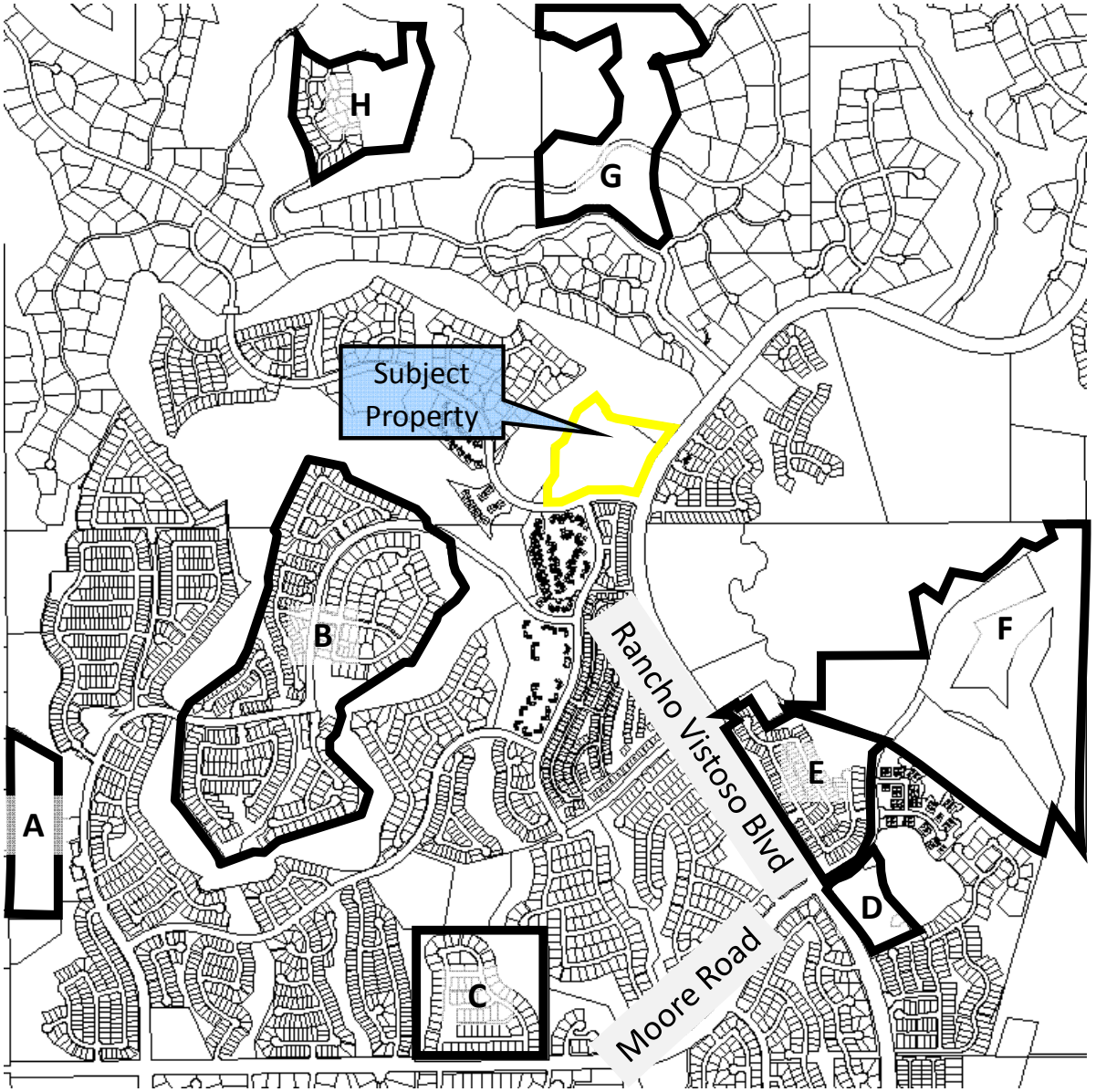
2. Proposed General Plan Goals and Policies

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



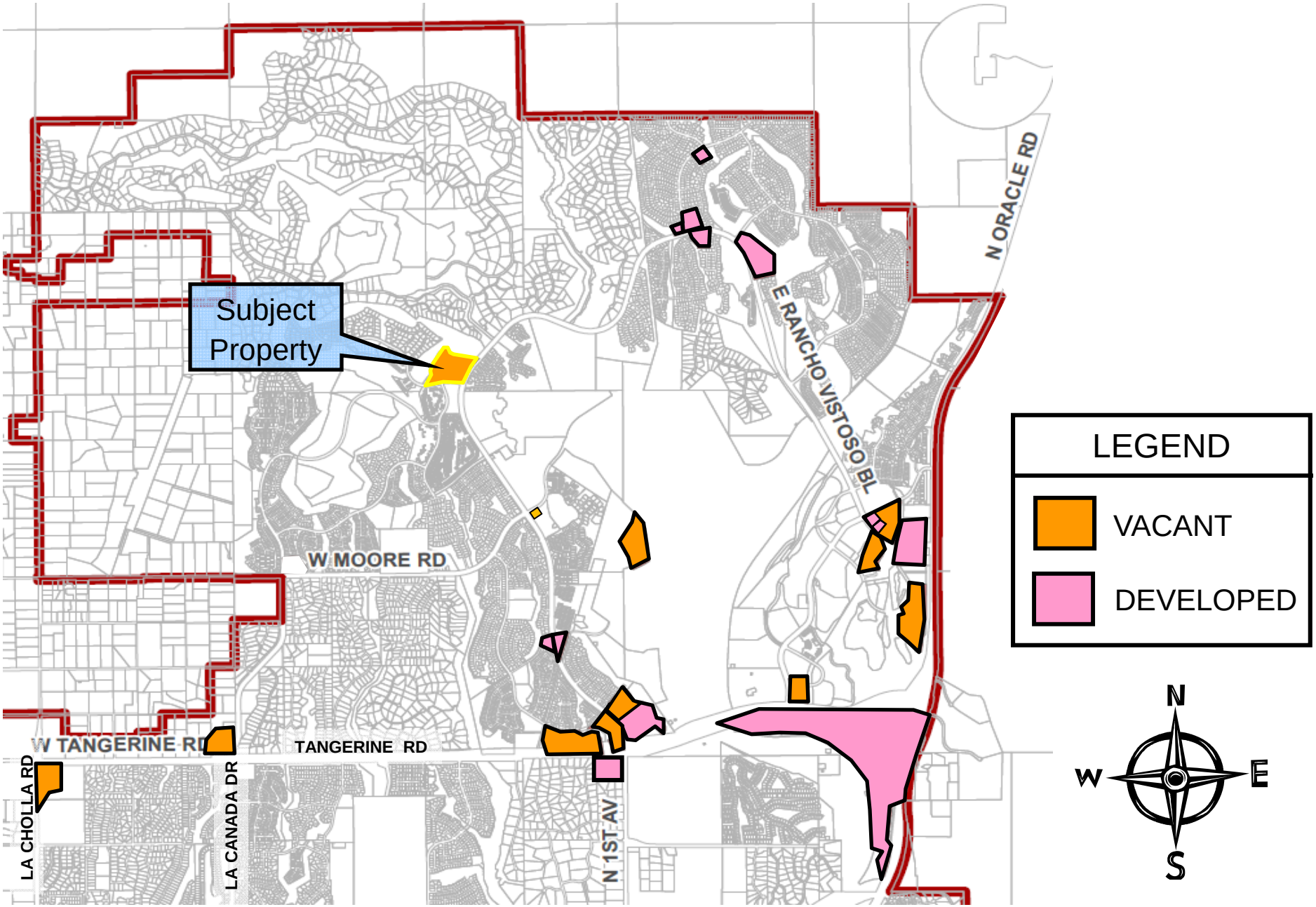
Map of Expected Dwelling Units Versus Actual Dwelling Units

Subdivision	Expected Dwelling Units (per RV PAD)	Actual Dwelling Units
A	62	19 (31%)
B	1,142	342 (30%)
C	234	75 (32%)
D	153	37 (24%)
E	273	116 (42%)
F	215	150 (70%)
G	337	38 (11%)
H	222	67 (30%)
Total	**2,638**	**888 (34%)**

Attachment 7

Map of Commercial Parcels Located North of Naranja Drive

Attachment 8



Major General Plan Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER:	OV1601094 Vistoso Highlands
MEETING DATE:	August 23, 2016
AGENDA ITEM:	1A
STAFF CONTACT:	Rosevelt Arellano, Senior Planner rarellano@orovalleyaz.gov (520) 229-4817
Applicant:	Paul Oland of WLB Group
Requests:	Major General Plan Amendment from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR)
Location:	Northwest corner of Rancho Vistoso Blvd. and Vistoso Highlands Dr.
Recommendation:	Discussion only. Formal action scheduled for 9/6/2016 PZC Meeting

SUMMARY:

The purpose of this request is to consider a Major General Plan Amendment application to change the existing land use designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) (Attachment 1). The proposed development is on a 17.8-acre site located on the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive (Attachment 2). The approval of this request will allow a residential subdivision with a lower density and similar design as the single-family neighborhoods to the south and east.

As a Major General Plan Amendment, two public hearings are required before the Planning and Zoning Commission. The purpose of this first public hearing is to provide information on the amendment and hear residents' and Commissioners' input, issues and concerns. As such, no vote will be taken by the Commission at the August 23rd meeting. A second public hearing will be held on September 6th where the Commission will again take public testimony, deliberate and formulate a recommendation on the amendment request to Town Council.

The Tentative Development Plan (Attachment 3) found in the accompanying rezoning case depicts 39 lots, one-story homes and a minimum lot size of 8,750 square feet.

The proposed amendment is a second attempt to change the existing land use designation on the property from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR). The first request was denied in 2013 on the basis that a commercial use would better serve the community. As it appears today, a commercial use is no longer viable on this property because there is not enough homes to support the existing commercial developments in Rancho Vistoso.

Since the denial of the last amendment, several subdivisions have been approved or proposed with far fewer homes than the PAD envisioned. The underdevelopment of these residential parcels is considered a significant change in the community since the last amendment. 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 have a long term negative impact on the viability of other commercial properties in Rancho Vistoso.

BACKGROUND:

Land Use Context

The existing land uses and General Plan designations for the property and the surrounding area are provided in Attachments 2 and 4.

Site Conditions

- 17.8 acres
- Property is vacant with exception of HOA monument sign
- Existing curb cuts on Vistoso Highlands Drive and Rancho Vistoso Boulevard

Approvals-to-date

- June 1987: Rancho Vistoso Planned Area Development, Commercial (C-1) zoning

Tentative Development Plan (Attachment 3)

The Tentative Development Plan depicts:

- 39 lots with a minimum lot size of 8,750 square feet
- Density: 2.19 homes per acre
- Use: Detached single-family homes
- Building height: 22', one-story (flat roof homes), 25', one-story (pitch roof homes)
- Two access points on Vistoso Highlands Drive (south) and Rancho Vistoso Blvd (east)
- Landscape bufferyards along the south and east property lines

Existing General Plan Designation

The Oro Valley General Plan designates the property as Neighborhood Commercial/Office (NCO), which is described as follows:

- *Neighborhood Commercial/Office (NCO): This designation denotes commercial and office areas located with good arterial access (i.e. at the intersections of arterial streets or along Oracle Road) that is close to residential areas. Within these areas, uses such as grocery stores, drugstores, and offices tend to serve the surrounding neighborhoods and are integrated with those neighborhoods. Offices include professional offices, tourism-related businesses, and services.*

Proposed General Plan Designation

The proposed amendment is to Medium Density Residential (MDR), which is described as follows:

- *Medium Density Residential (MDR; 2.1–5.0 du/ac): This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping and employment.*

2013 Major General Plan Amendment

In 2013, the Town Council denied a similar request on this property on the basis that the retention of a commercial use would better serve the growing residential area. Since the denial, there has been

several surrounding subdivisions approved or proposed with far fewer homes than the Rancho Vistoso PAD envisioned. The underdevelopment of these residential projects is a significant change since the 2013 denial. It is readily apparent that a commercial use is no longer viable on this property because there is not enough homes in the area to support a commercial development.

DISCUSSION / ANALYSIS:

Major General Plan Amendments are reviewed for conformance with the amendment criteria, and the Vision, Goals and Policies of the General Plan. To ensure conformance, the proposed amendment has been evaluated using both the existing General Plan and the *Your Voice Our Future* Plan which is currently scheduled for consideration by the Planning and Zoning Commission and Town Council, with voter ratification occurring November 2016.

A. Existing General Plan Amendment Criteria and Policy Analysis

The applicant's request conforms with the amendment criteria and applicable General Plan policies. Below is a summary of the project's conformance with each criterion. A detailed analysis is provided in Attachment 5.

1. The proposed change is necessary because conditions in the community have changed to the extent that the plan requires amendment or modification.

The purpose of this criterion is to identify the significant changes in the community that have occurred since the denial of the last amendment. Below is a summary of the staff analysis found in Attachment 5.

According to the Town's records the Rancho Vistoso PAD has been developed at approximately two-thirds of its planned density. Staff has researched the approved/proposed residential subdivisions in Rancho Vistoso since the 2013 denial of a similar request. This research revealed that only one-third (888 out of 2,638) of the homes entitled by zoning will be developed. As a result, the underdevelopment of the few remaining vacant residential parcels in Rancho Vistoso is considered a significant change in conditions since the last amendment request in 2013.

The Rancho Vistoso PAD planned 344 acres of commercial property. To date, there is 105 acres (30%) still remaining vacant, including the subject property. Staff has visited the commercial centers in the area, and has determined that most of these properties contain a large number of vacant building pads and/or tenant spaces. The commercial centers visited by staff include the Oro Valley Market Place, Walgreens Shopping Center and the commercial center in Sun City. Attachment 11 shows the locations of the vacant and developed commercial properties in and around Rancho Vistoso.

Given the underdevelopment of residential properties and the vacant commercial land and tenant space in this area, it is readily apparent that commercial use of this property is no longer viable.

Although the proposed residential development on the subject property is compatible with the surrounding area, careful consideration should be given to the proposed lower density because the lack of housing numbers directly impacts the commercial viability of other properties in Rancho Vistoso.

2. The proposed change is sustainable by contributing to the socio-economic betterment of the community, while achieving community and environmental compatibility.

The proposed amendment contributes to the betterment of the adjacent neighbors by allowing the construction of a residential development with lesser impacts than those uses permitted under the existing commercial zoning.

An additional consideration is the reduction of land designated for future commercial uses and elimination of a potential revenue source for the Town. Careful judgment should be exercised when considering the reduction of commercial land and its resulting impact on revenues and the provision for convenient services to residential areas.

3. **The proposed change reflects market demand which leads to viability and general community acceptance.**

Staff agrees that there's a current market demand for single-family detached homes. This is evident by the total number of 1) building permits issued for new homes and 2) recently approved subdivisions in the surrounding area.

4. **The amendment will not adversely impact the community as a whole, or a portion of the community without an acceptable means of mitigating these impacts through the subsequent zoning and development processes.**

The above criterion is met on the basis that the impacts of the proposed subdivision will be mitigated through the Town's rezoning and design process. Specific mitigation measures have been proposed as part of the rezoning application, such as a one-story building height restriction. As mentioned earlier in the report, careful consideration should be given to the proposed lower density which can have a long term negative impact on commercial properties in Rancho Vistoso.

B. Proposed *Your Voice Our Future* Amendment Criteria

Although the proposed amendment is subject to the adopted General Plan, the proposed amendment has also been reviewed for conformance with the Your Voice Our Future Plan. If the applicant's request is approved, it must be folded into the Your Voice Our Future Plan, which is scheduled for the same public hearings as the proposed amendment. This individual application process was desired by the Your Voice Our Future committee members because it allowed both the residents and Town staff to review the proposed amendment on its own merits.

The proposed Major General Plan Amendment to Medium Density Residential conforms with the *Your Voice Our Future* Amendment Criteria. Below is a summary of the amendment's conformance with each criterion. A more detailed analysis of the project's conformance with the Your Voice Our Future Amendment Criteria is provided in Attachment 6.

1. **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:**

a. **Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.**

The proposed subdivision design is similar to the surrounding single-family home neighborhoods, and therefore the proposed amendment will not alter the existing development character and land use transitions.

b. **Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.**

There is existing infrastructure to support the proposed residential subdivision.

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.

There is sufficient public services and improvements to support the proposed residential development.

d. Impact the natural beauty and environmental resources without suitable mitigation.

The proposed subdivision will conform to all applicable zoning provisions related to plant mitigation, landscaping and environmental protection.

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.

Two neighborhood meetings were held with approximately forty (40) residents at each meeting. In response to neighborhood input, the applicant has agreed to limit the proposed building height to one-story and design a perimeter wall in accordance with the Rancho Vistoso HOA Design Guidelines. These agreements are included as a conditions of the accompanying rezoning application.

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.

This criteria is not applicable because the proposed amendment is related to a residential development. However, it is worth noting that a retaining a commercial use on this property would benefit the long term economy of the community.

C. Environmentally Sensitive Lands (ESL)

The proposed amendment is in conformance with the ESL provisions related to open space, plant mitigation and cultural resources. A detailed staff analysis of the amendment's conformance with the ESL section of the Zoning Code is provided in Attachment 7.

PUBLIC PARTICIPATION:

Summary of Public Notice

The following public notice has been provided:

- Notification of all property owners within 1,000 feet
- Notification to additional interested parties who signed in at neighborhood meetings
- Homeowners Association mailing
- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on Town website
- Outside review agencies

Two neighborhood meetings were held on April 25, 2016 and June 30, 2016 with approximately forty (40) residents at each meeting. The main topics discussed at the meetings included preserving the existing views to the east, traffic circulation, architecture and wall design.

In response to the neighbors' concerns for view preservation, the applicant has agreed to limit the proposed building height to 25', one-story for pitch roof homes and 22' one-story for flat roof homes. The applicant has also agreed to design a perimeter wall in conformance with the Rancho Vistoso HOA Design Guidelines. These agreements are included as conditions in the accompanying rezoning application.

The proposed amendment was sent to several outside agencies for a 60-day review in accordance with state law. To date, no comments have been received.

A copy of the neighborhood meeting summary notes are provided as Attachment 8, and three letters of concern are included as Attachment 9.

SUMMARY:

The proposed amendment has been evaluated using the amendment criteria and the existing General Plan and the *Your Voice Our Future* Plan. Following is a summary of the factors for and against the proposal:

Factors For:

1. The proposal will provide continuity in residential land use and will be compatible with the surrounding area by having a lesser impact (e.g., lighting, noise, building height, etc.) on the adjacent residential properties than a commercial development as enabled by the existing zoning.

2. Due to the underdevelopment of Rancho Vistoso and vacant commercial properties and tenant space, a commercial use does not appear viable on this property.

3. The applicant's request appears to be supported by the current market demand for detached single-family residential development.

Factors Against:

1. The property should be developed at a higher density to support other commercial properties.

2. The site is one of a few properties in Rancho Vistoso that is well situated for a high density residential project.

RECOMMENDATION:

Despite the concern for commercial viability within this area, staff finds the proposed amendment acceptable.

The purpose of this first public hearing is to provide information on the amendment and hear residents' and Commissioners' input, issues and concerns. As such, no vote will be taken by the Commission at the August 23rd meeting. A second public hearing will be held on September 6th where the Commission will again take public testimony, deliberate and formulate a recommendation on the amendment request to Town Council.

ATTACHMENTS:

Attachment 1 – Application

Attachment 2 – Location Map
Attachment 3 – Tentative Development Plan
Attachment 4 – General Plan Future Land Use Map
Attachment 5 – Existing Criteria and General Plan Analysis
Attachment 6 – Proposed Criteria and *Your Voice* Our Future Plan Analysis
Attachment 7 – ESL Analysis
Attachment 8 – Neighborhood Meeting Summary Notes
Attachment 9 – Letters of Concern
Attachment 10 – Map of Recently Approved Subdivisions
Attachment 11 – Map of Commercial Properties

Bayer Vella, AICP, Planning Manager

Major General Plan Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER:	OV1601094 Vistoso Highlands
MEETING DATE:	September 6, 2016
AGENDA ITEM:	2A
STAFF CONTACT:	Rosevelt Arellano, Senior Planner rarellano@orovalleyaz.gov (520) 229-4817
Applicant:	Paul Oland of WLB Group
Requests:	Major General Plan Amendment from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR)
Location:	Northwest corner of Rancho Vistoso Blvd. and Vistoso Highlands Dr.
Recommendation:	Recommend approval of the requested amendment

SUMMARY:

The purpose of this request is to consider a Major General Plan Amendment application to change the existing land use designation from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) (Attachment 1). The approval of this amendment will allow a 39-lot residential subdivision on a 17.8-acre site located on the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive (Attachment 2).

Major General Plan Amendments require two public hearings before the Planning and Zoning Commission. The first public hearing was held on August 23rd. The purpose of this staff report is to address issues raised at the first public hearing (see Discussion and Analysis Section below). The original staff report (Attachment 3) contains the overall background and analysis related to this case.

The September 6th Planning and Zoning Commission meeting is the second of two required public hearings. The purpose of the second hearing is to allow the Commission to take additional public testimony and formulate a recommendation on the amendment request to Town Council.

BACKGROUND:

The August 23rd Planning and Zoning Commission staff report is provided as Attachment 3 for the background information and analysis related to the proposed amendment.

DISCUSSION / ANALYSIS:

At the August 23rd Planning and Zoning Commission meeting, the following key items were discussed (comments are in *italics*):

1. **Commissioner Comment:** *Based on the current growth trends, are the remaining commercial properties in Rancho Vistoso still viable?*

Staff response: The Rancho Vistoso Boulevard and Vistoso Highlands Drive intersection will not generate a sufficient level of traffic to support a commercial development on the subject property. However, there are other vacant commercial parcels in Rancho Vistoso located at major intersections which are viable for future commercial based on the amount of traffic and visibility from passing motorists.

Additional comments were received pertaining to the PAD Amendment request. These comments are addressed within the staff report for the associated rezoning for this parcel.

RECOMMENDATION:

Based on the analysis provided in Attachment 3, staff finds the proposed amendment is acceptable. It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the Town Council of the requested Major General Plan Amendment, OV1601094.

SUGGESTED MOTION:

The Planning and Zoning Commission may wish to consider the following suggested motions:

I move to recommend approval of the Vistoso Highlands Major General Plan Amendment from Neighborhood Commercial/Office to Medium Density Residential (2.1 – 5 du/ac), based on the finding that the request complies with the amendment criteria and the General Plan.

OR

I move to recommend denial of the Vistoso Highlands Major General Plan Amendment from Neighborhood Commercial/Office to Medium Density Residential (2.1 – 5 du/ac), based on the finding that _____.

ATTACHMENTS:

Attachment 1 – Application
Attachment 2 – Location Map
Attachment 3 – August 23rd Planning and Zoning Commission Staff Report

Bayer Vella, AICP, Planning Manager

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
August 23, 2016
CHURCH OF THE NAZARENE
500 W CALLE CONCORDIA, ORO VALLEY, AZ 85704

STUDY SESSION AT OR AFTER 6:00 PM

CALL OR ORDER

Chairman Leedy called the August 20, 2016, Planning and Zoning Commission Special Session meeting to order at 6:00 PM.

ROLL CALL

PRESENT:	Bill Leedy, Chair Charlie Hurt, Vice Chair Bob Swope, Commissioner Melanie Barrett, Commissioner Tom Gribb, Commissioner Tom Drzazgowski, Commissioner
EXCUSED:	Greg Hitt, Commissioner

ALSO PRESENT:

Joe Andrews, Chief Civil Deputy Attorney
Council Member Joe Hornat

PLEDGE OF ALLEGIANCE

Chair Leedy led the audience and the Commission in the Pledge of Allegiance.

SPECIAL SESSION AGENDA

1. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT AND PLANNED AREA DEVELOPMENT AMENDMENT FOR A DEVELOPMENT KNOWN AS VISTOSO HIGHLANDS REGARDING A PROPERTY LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

This is the first of two public hearings scheduled for this agenda item. A formal vote will not be taken until the second public hearing on September 6, 2016

A. MAJOR GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL/OFFICE (NC/O) TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC), OV1601747

Rosevelt Arellano, Senior Planner, provided a presentation on the Major General Plan Amendment that included the following:

- Contents of the property
- Amendment Criteria
- Changes in the Community
- Residential Trends
- Commercial Trends
- Compatibility

Rosevelt Arellano, Senior Planner, provided a presentation on the Planned Area Development that included the following:

- Subdivision Design
- Compatibility
- Neighborhood Meeting Concerns
- Supported by the current market

Paul Oland, WLB Group, representing the applicant, provided a presentation that included the following:

- The Conditions have changed
- Undesirable Commercial Land
- Compatibility
- Market Demand

Chair Leedy opened the public hearing.

Ken Hustad, Non-resident Oro Valley resident, commented on the following:

- In support of the applicant request
- The conditions placed on project should be placed early in the process
- Building height is an issue and should be compatible to the homes in the area and should have the max height at 21 feet height

Dick Serway, Oro Valley resident, commented on the following:

- Numbers of houses being proposed
- Height of the homes

Chair Leedy closed the public hearing.

Mr. Oland responded to the questions

- The applicant is very comfortable with this site plan and the proposed 39 lots
- The applicant is very comfortable with the conditions of approval regarding the set backs and heights of the homes

Key topics raised by the Commission:

- Proposed plan be a gated community
- Access point to the property from Hidden Springs Drive
- Based on the current growth trends, are the remaining commercial properties in Rancho Vistoso still viable

B. PLANNED AREA DEVELOPMENT FOR A DEVEOLOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND APPROVE A ESL FLEXIBLE DESIGN OPTION FOR MODIFIED REVIEW PROCESS, OV1601747

2. PUBLIC HEARING: YOUR VOICE, OUR FUTURE GENERAL PLAN FINAL ADOPTION AND READINESS OF THE PLAN FOR THE PUBLIC VOTE

This is the first of two public hearings scheduled for this agenda item. A formal vote will not be taken until the second public hearing on September 6, 2016

Elisa Hamblin, Long Range Principal Planner, provided a presentation that included the following:

- Plan of Action
- The Public Participation Plan
- Project Schedule
- Contents of the Plan
- Revisions included in the Final Plan

Chair Leedy opened the public hearing.

Bill Sellers, Oro Valley resident, commented on the following:

- No mention in the document about broad band
- Very poor planning approach on the future service of broad band
- High capacity broad band should be referenced in the document
- An expectation of constant upgrades in broad band is critical for the future

Don Bristow, Oro Valley resident, comment on the following:

- Concern on a Type I Major General Plan Amendment, new threshold is 40 acres is such a big jump and should be reconsidered
- Term "small town" to "neighborly" and "unique", does not measure up
- Parks and recreation facilities and programs should be provided to all residents, regardless of their ability to pay

Diane Bristow, Oro Valley resident, commented on the following:

- Low attendance of residents at the first public hearing

Chair Leedy closed the public hearing.

ADJOURNMENT

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Swope to adjourn the Planning and Zoning Commission Special Session meeting at 7:13 PM

MOTION carried, 6-0.

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
September 6, 2016
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Leedy called the September 6, 2016, Planning and Zoning Commission meeting to order at 6:00 PM.

ROLL CALL

PRESENT:	Bill Leedy, Chair Charlie Hurt, Vice Chair Bob Swope, Commissioner Melanie Barrett, Commissioner Tom Gribb, Commissioner Greg Hitt, Commissioner
EXCUSED:	Tom Drzazgowski, Commissioner

ALSO PRESENT:

Joe Andrews, Chief Civil Deputy Attorney
Council Member, Joe Hornat
Vice Mayor, Lou Waters
Council Member, Mary Snider

PLEDGE OF ALLEGIANCE

Chair Leedy led the audience and the Commission in the Pledge of Allegiance.

CALL TO AUDIENCE

Jeff Jones, Oro Valley resident, commented on the following:

- Use of commercial land in the Sun City area is not viable
- Observation of commercial vacancies in the area

COUNCIL LIAISON COMMENTS

Council member Hornat had no comment.

REGULAR SESSION AGENDA

1. REVIEW AND/OR APPROVAL OF THE AUGUST 2, 2016 REGULAR SESSION MEETING MINUTES.

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Hitt to approve the August 2, 2016 Regular Session Meeting Minutes.

MOTION carried, 6-0.

2. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT AND PLANNED AREA DEVELOPMENT AMENDMENT FOR A DEVELOPMENT KNOWN AS VISTOSO HIGHLANDS ON A PROPERTY LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

A. MAJOR GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL/OFFICE (NC/O) TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC), OV1601094

B. PLANNED AREA DEVELOPMENT FOR A DEVELOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND CONSIDERATION OF AN ESL FLEXIBLE DESIGN OPTION FOR MODIFIED REVIEW PROCESS, OV1601747

- Rosevelt Arellano, Senior Planner, provided a presentation on the following:

- Issues raised at the last meeting
- Commercial Viability
- Building Height
- Public Participation
- Factors For and Against

Paul Oland, WLB Group, representing the applicant, provided a presentation that included the following:

- Lack of demand of commercial
- Undesirable Commercial Land and Vacant Properties
- Under development of residential property in the area and its impact on commercial viability
- Compatibility
- Market Demand

Key topics raised by the Commission:

- Average height limit for the surrounding homes in Rancho Vistoso
- Explanation of the Environmental Sensitive Lands flexible design options
- Minor design changes to a Modified Review Process
- What if the development never happens

Chair Leedy opened the public hearing.

No speaker request.

Chair Leedy closed the public hearing.

Questions raised by the Commission:

- Previous 24 homes design raised by the resident
- Applicant work with residents
- Conditions of approval
- Traffic numbers affected by the STEM school

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Barrett to recommend approval of the Vistoso Highlands Major General Plan Amendment from Neighborhood Commercial/Office to Medium Density Residential (2.1 - 5 du/ac), based on the finding that the request complies with the amendment criteria and the General Plan.

MOTION carried, 6-0.

MOTION: A motion was made by Commissioner Gribb and seconded by Vice Chair Hurt to recommend approval of the Vistoso Highlands PAD Amendment from Commercial (C-1) to Medium Density Residential (MDR), including the request for ESL's modified review process, based on the finding that the request complies with the Rancho Vistoso Planned Area Development and the General Plan.

Chair Leedy offered a friendly amendment to include, subject to the conditions in attachment 1.

The friendly amendment was accepted by Commissioner Gribb and Vice Chair Hurt.

MOTION carried, 6-0.

3. PUBLIC HEARING: YOUR VOICE, OUR FUTURE GENERAL PLAN FINAL ADOPTION AND READINESS OF THE PLAN FOR THE PUBLIC VOTE

Elisa Hamblin, Long Range Principal Planner, provided a presentation that included the following:

- Public Vote November 8
- Project Overview
- Project Phases
- Visions of the Community
- Executive Summary
- Changes to the Final Plan

Chair Leedy opened the public hearing.

Shirl Lamonna, Oro Valley resident, commented on the following:

- Impressed by the hard work done by staff
- Disappointed with the change in the term "small town character"

Diane Bristow, Oro Valley resident, commented on the following:

- Found the changes made in the final draft
- Strongly agrees that the Visions and Guiding Principles were formed out of extensive community research
- Very uncomfortable with the change of "small town" to "neighborly" or "unique"
- Change to the word "unique" in the Land Use Policy, pg. 41, back to "small-town"

Donald Bristow, Oro Valley resident, stated he support the comments made by the previous speakers.

Chair Leedy closed the public hearing.

Bayer Vella, Planning Manager, responded that the term "small town feeling" was being misinterpreted. Over the course of the last year staff has heard several remarks that "small town" really applies to geographic boundaries and growth and development. The term "small town" was not intended to reflect growth what so ever, but mainly a neighborly feeling. Staff came up with the idea of using the word "neighborly", not to change the input we got from the community, but to make it clear to represent that input.

Discussion ensued amongst the Commission regarding the terms "small-town" and "neighborly".

MOTION: A motion was made by Chair Leedy and seconded by Commissioner Hitt to recommend adoption of the document known as the "Your Voice, Our Future General Plan" as inspired and created by the residents of the Town of Oro Valley as attached hereto as Attachment 2, with a modification to
A). Amending the land use of the Vistoso Highlands property from Neighborhood Commercial/Office to Medium Density Residential,
B). Changing the words in the Vision Statement, Guiding Principles pg. 8 and the Land Use and Design Policy, pg. 41, from "small-town" to "small-town" and "neighborly".

MOTION carried, 6-0.

PLANNING UPDATE (INFORMATIONAL ONLY)

Bayer Vella, Planning Manager, presented the following Planning Update:

- September 7th Town Council meeting
- September 21st Town Council meeting
- October 4th Planning and Zoning Commission meeting

ADJOURNMENT

MOTION: A motion was made by Commissioner Hitt and seconded by Commissioner Swope to adjourn the Planning and Zoning Commission meeting at 7:42 PM.

MOTION carried, 6-0.

Neighborhood Meeting Summary
Rancho Vistoso Neighborhood 10 Parcel J
Proposed Major General Plan Amendment and Rezoning
April 25, 2016
6:00 – 7:30 PM
Rancho Vistoso HOA Building

1. Introductions and welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Rosevelt Arellano, Senior Planner, as project manager. Approximately 50 residents and interested parties attended the meeting, including Councilmember Hornat and appointed officials Leedy, Hurt, Gribb and Swope.

2. Staff presentation

Rosevelt Arellano, Senior Planner, provided a presentation that included:

- Subject property
- Applicant's request
- Existing and proposed land use designation
- Existing and proposed zoning designation, including development standards
- Review tools
- Review processing, including modified review process
- Public participation opportunities

3. Applicant presentation

Paul Oland of the WLB Group, provided a presentation detailing the applicant's proposal, which included:

- Site plan design
- Background information for the Rancho Vistoso community

4. Public Questions and Comments

- What is the guarantee that the site will be developed with one-story homes?
    - To guarantee one-story homes, staff will place a condition of approval on the rezoning application.

- Neighbors expressed concerns with the traffic impacts on Hidden Springs Drive, and preferred to see this access point eliminated.

- In regards to the Major General Plan Amendment application, how many votes of the Town Council is required for an approval?
    - Five votes are required for a super majority.

- Due to visibility, neighbors expressed concerns with the orientation of the proposed homes located in the southwest portion of the site plan design.

- Will there be a homeowners association?

    - The applicant stated that the proposed subdivision would be under the Rancho Vistoso Master Homeowners Association.

- What is the listing price for the proposed homes?
    - The applicant stated that this information is not known at this time.

- What is the size of the proposed homes?
    - The applicant stated approximately 2,500 square feet and greater.

- The neighbors expressed a significant concern with the proposed building height of 28', one-story and preferred 25', one-story or less.

- What is the permitted building height of the existing commercial zoning designation?
    - 34', 3-stories.

- What is the timeline of development?
    - The applicant would like to break ground in approximately two years.

- Is public art required?
    - Public art is not required for residential developments.

- What is the open space requirement?
    - The Environmentally Sensitive Lands (ESL) map designates the following ESL categories on the property (Section 27.10 of the Zoning Code):
        - Critical Resource Area (CRA): 95% open space requirement
        - Resource Management Area (RMA) Tier 2: 25% open space requirement

- Neighbors expressed a concern with the proposed wall design being consistent with the surrounding walls in the area.

- Does the town have a sufficient water supply to support this development?
    - See attached handout from the Town of Oro Valley Water Department.

- Neighbors expressed a concern with the proposed model home design being consistent with the surrounding homes.

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

Neighborhood Meeting Summary
Rancho Vistoso Neighborhood 10 Parcel J
Proposed Major General Plan Amendment and Rezoning
June 30, 2016
6:00 – 7:30 PM
Rancho Vistoso HOA Building

1. Introductions and welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Rosevelt Arellano, Senior Planner, as project manager. Approximately 30 residents and interested parties attended the meeting, including appointed officials Hurt, Gribb and Swope.

2. Staff presentation

Rosevelt Arellano, Senior Planner, provided a presentation that included:

- Subject property
- Applicant's request
- Concerns raised at 1st neighborhood meeting
    - Traffic and circulation
    - View preservation
    - Architecture and wall design
- Next steps
    - 8/23/16 Planning and Zoning Commission hearing (Tentative)
    - 9/6/16 Planning and Zoning Commission hearing (Tentative)
    - 9/21/16 Town Council hearing (Tentative)

3. Applicant presentation

Paul Oland of the WLB Group, provided a presentation detailing the applicant's proposal, which included:

- Revised site plan design
- Perimeter wall treatment
- Building height and view preservations

4. Public Questions and Comments

- How tall are the proposed homes?
    - The applicant has agreed to restrict homes with a flat roof to 1-story, 22' and homes with a pitch roof to 1-story, 25'.

- What is the size of the proposed homes?
    - The applicant stated approximately 2,400 square feet and greater.

- Will the existing plants be salvaged?
    - The project must meet the plant mitigation requirements of the Oro Valley Zoning Code.

- How many homes were initially planned in the Rancho Vistoso Community?
    - 13,862 units

- What is the proposed lot width?
    - 70’

- Why are the subdivision walls around the Lennar Homes project (southwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive) different from the surrounding walls?
    - The Rancho Vistoso HOA Design Review Board approved a different style wall.
    - The applicant also stated that the proposed walls will be consistent with the other walls in the surrounding area and will meet the HOA’s design guidelines.

- Neighbors expressed concerns with access into the proposed flag lots.

- Will the project use swinging or rolling entry gates?
    - The applicant stated that the information is not known at this time?

- Who will maintain the internal streets?
    - The proposed streets are private and therefore will be privately maintained.

- What is the proposed traffic circulation for construction vehicles?
    - The applicant stated that the information is not known at this time?

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

Arellano, Rosevelt

From: [redacted]
Sent: Tuesday, September 06, 2016 4:43 PM
To: Arellano, Rosevelt
Subject: September 6, 2016, 6pm NOTICE OF PUBLIC HEARING

Re: PLANNING AND ZONING COMMISSION
COMMENTS FOR HEARING

Dear Planning Commission:

I am unable to attend this evening's hearing but do want my comments to be considered along with those being heard from attendees at the meeting. I am a resident and property owner in Oro Valley. My address is below my signature.

I understand that the property owner has the right to sell his property, but if it was zoned Commercial at the time of his purchase, he should have understood that that was the property's zoning when he purchased it. We have gone through a series of hearings in 2015 and had a county commissioner vote on this issue and the commissioners vote was that the property remain zoned commercial. Now it is up again, this time during the summer when most of the residents are away. Is it the intention of the property owner to bring this matter up for consideration every few months until he gets his way on a rezone?

I for one hope for commercial development, not as another strip mall, but built as a community commercial center within walking distance of many of the Rancho Vistoso residents. Right now we all have to have cars to truly enjoy the offerings of our community. It is a four mile round trip walk from my house to either shopping center on Rancho Vistoso Blvd. Public transportation is virtually nonexistent. Some days the car may be used by another person, or be at the repair shop. Some nice little business in the commercial zoning would be very welcome.

The water hazard on the golf course, is a popular attraction. Families are always gathering there after golf hours for picnics, weddings, pictures, and such. How about a nice public area in that commercial zone also facing the "lake" as it is called. A delicatessen with take out and outside tables, an ice cream store that serves not only cones but ice cream specialties such as root beer floats, and a specialty take out restaurant. Then those of us that are car less could also just walk over to get something we need to make dinner. I'm not looking for another Walgreen's to mess up my prescriptions, but a small mom and pop compounding pharmacy would be great. More people would enjoy the view as well as have services provided. the fronts of these business could front the view to the water and parking could be behind the businesses. How about a drop off/ pick up for dry cleaning, a book and newspaper store? We've all seen neighborhood and town centers recently and know how nice these small stores can be for a neighborhood.

Thank you so much for accepting my input and offering it up to the comments for consideration in this zoning request.

Sincerely,
Elaine R. Hamley
13764 N. Keystone Springs Drive.

Oro Valley, AZ 85755

Arellano, Rosevelt

From: Hynd, Jessica
Sent: Tuesday, September 06, 2016 10:23 AM
To: Arellano, Rosevelt
Subject: concern

Here ya go ☺

Regarding this rezoning, I have 2 questions;

1. a bit over 2 years ago the town turned down, at the recommendation of the Planning and Zoning commission, a rezoning of this corner due to "insufficient commercial land" in Rancho Vistoso. The owner of the land worked together with the residents to come up with a satisfactory plan with 24 homes. Now the new owner has not worked closely with the owners and there are 60% more homes. What was the average housing density 2 1/2 years ago and today to merit this change as this was given as the reason for this recommendation?

2. The current owner was able to provide a plan on the effect on views for homes along the Vistoso golf course to the west, yet is there any analysis that the town required of the owner for the Stone Canyon homes and the effect on their city lights views?

-Heldge Carson

Jessica Hynd
Constituent Services Coordinator/ Management Assistant
Town of Oro Valley
11000 N. La Canada Drive
Oro Valley, Arizona 85737
Office: 520.229.4711
Jhynd@orovalleyaz.gov

Arellano, Rosevelt

From: John Beamish [redacted]
Sent: Tuesday, April 26, 2016 5:06 PM
To: Arellano, Rosevelt
Subject: Parcel 10-J

Hi Rosevelt. I was in the audience for last night's meeting and found it to be very useful. I think that the Town and owner's rep did a good job in explaining the process and proposal.

You probably noticed that a number of people referenced the nearby Lennar project in their questions & comments. That's because most of the people in the neighborhood think that it's ugly, doesn't reflect the home styles in the area and the nearby homeowners weren't involved enough in the vetting process. All of us were surprised to find out that the homes were going to be crammed so tightly together and that there were going to be a number of two storey buildings which would block views. I'm not saying that the developers did anything sneaky here, but I do think that a much better disclosure process should have been in place so that we didn't end up being surprised at what ended up being built. The Town's job is to make sure that there are no surprises.

Anyway, the process seems to be unfolding in a much more transparent way for 10-J and, as a result, I'm pretty sure that you'll find a broad-based support from neighboring homes.

Thanks.

John Beamish
Treasurer - Monterey HOA

Virus-free. www.avast.com

Arellano, Rosevelt

From: mary braunger [redacted]
Sent: Thursday, June 16, 2016 6:21 AM
To: Arellano, Rosevelt
Subject: 2nd neighborhood meeting for vistoso highlands--Letter of 6/10/16

Sir:
My husband and I will not be attending the meeting on 6/30 but would like to make you aware that we are VERY much against this development. We did not purchase our winter retirement condo to be across the street from a strip mall.

There are plenty of places available on Rancho Vistoso Blvd. without going onto Highlands Dr.

I hope other residents will agree with us.

Mary Braunger

Arellano, Rosevelt

From: [redacted]
Sent: Friday, June 24, 2016 10:27 AM
To: gpoland@wlbgroup.com
Cc: T
Subject: 10J area gabled roof examples

Hi Paul

Thanks again for meeting with Carol and me on June 9th about the Parcel 10J rezoning and preliminary development proposal. We are looking forward to the neighborhood meeting next week.

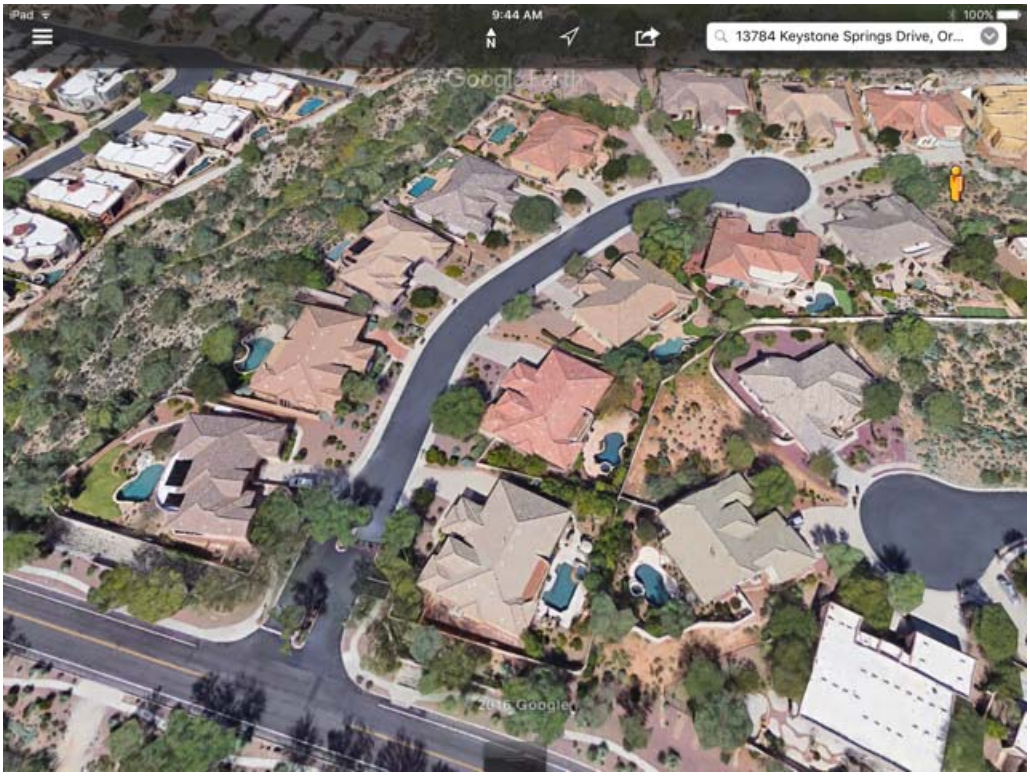
When we discussed building height limits you indicated that your likely gabled roof designs require more height than flat roofs which makes sense. However, I have since taken a quick look on Google Earth (samples below) at existing roofs in our W Vistoso Highlands neighborhoods. I was actually surprised to see that there are many gabled roofs that have been built to comply with our 21' maximum height. While some are more complicated than may be planned for 10J, these designers have apparently limited the roof pitches, wall heights and truss spans to meet our requirements. It seems that the roof designs in 10J could also be done in a lower profile with these types of adjustments as needed.

If I am missing something please let me know. As we said when Carol and I met with you on the 9th, we simply want the 10J project to blend with the character of our neighborhoods.

Thanks again for meeting with Carol and me at your office on the 9th.

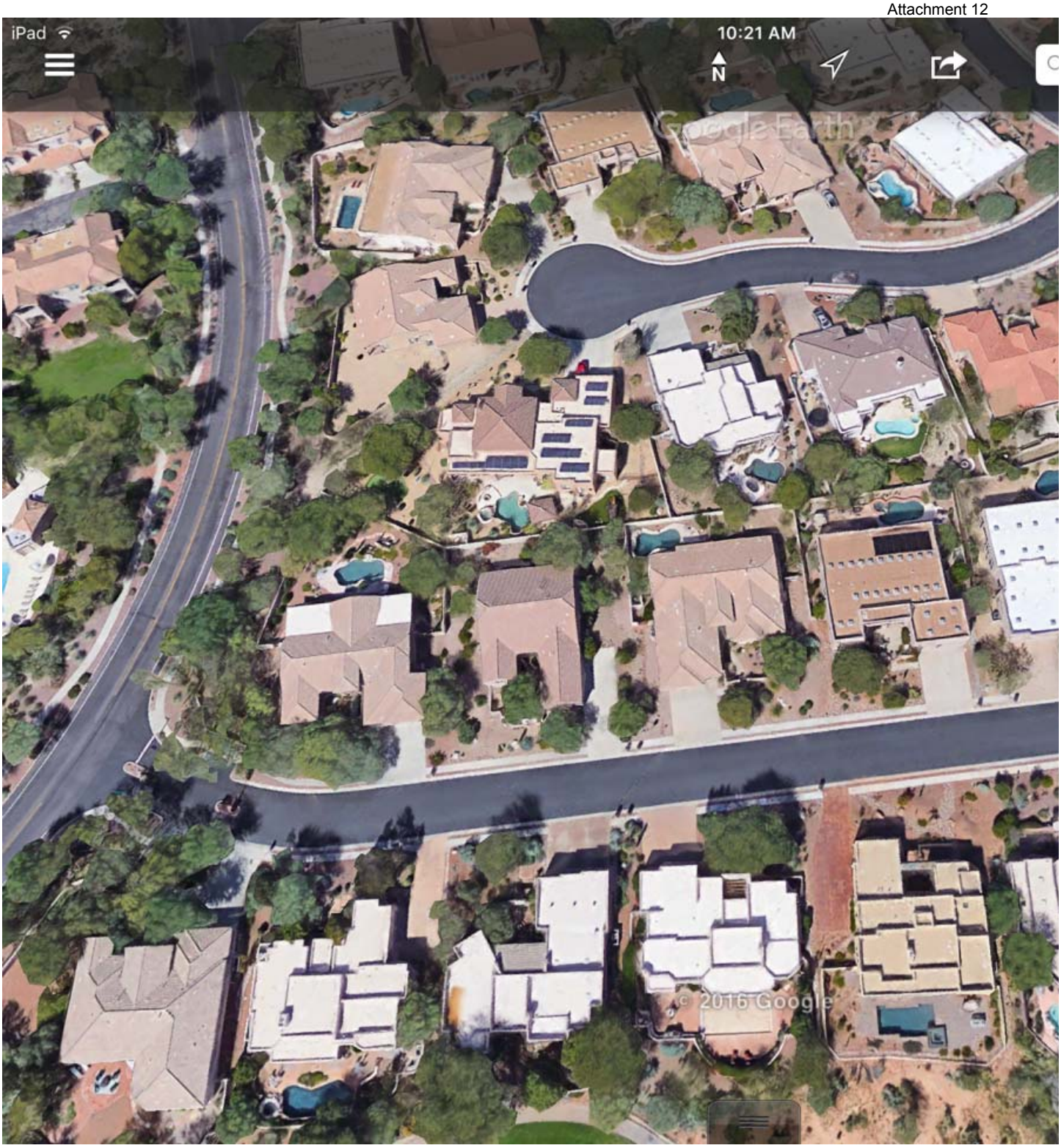
Ken
[redacted]

Here is Steprock Canyon Pl.



Bowcreek Springs

Keystone Springs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Town Council Regular Session **Item # 1. b.**

Meeting Date: 09/21/2016

Requested by: Rosevelt Arellano

Submitted By: Rosevelt Arellano
Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

ORDINANCE NO. (O)16-12, AMENDING THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL AND ALLOWING THE USE OF AN ESL FLEXIBLE DESIGN OPTION FOR A MODIFIED REVIEW PROCESS FOR A 17.8 ACRE PROPERTY, LOCATED AT THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

RECOMMENDATION:

The Planning and Zoning Commission recommends approval, subject to the conditions in Attachment 1.

EXECUTIVE SUMMARY:

The purpose of this request is to consider a Planned Area Development (PAD) Amendment from C-1 to Medium Density Residential (MDR) for an approximate 17.8-acre property located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard (Attachment 2). The location map (Attachment 3) provides context of the site in relation to the surrounding area.

The Tentative Development Plan, included in Attachment 4, proposes:

- A gated subdivision with 39 lots
- Minimum lot size of 8,750 square feet
- Two points of ingress/egress with access to Vistoso Highlands Drive and Rancho Vistoso Boulevard
- 28% open space

The proposed subdivision design is compatible with the surrounding area because 1) it is similar in design to the nearby single-family neighborhoods 2) has a lesser impact (e.g., building height, traffic, noise, etc.) than those uses permitted under the existing

commercial zoning and 3) the applicant has agreed to limit the proposed building height to one-story and design the perimeter wall in accordance with the Rancho Vistoso HOA Design Guidelines. These agreements are included as conditions in Attachment 1.

The applicant's request and the accompanying Major General Plan Amendment application were considered by the Planning and Zoning Commission on August 23 and September 6, 2016. The commission recommended approval based on the finding that the proposed PAD Amendment is compatible with the surrounding area and conforms with the General Plan and the Rancho Vistoso Planned Area Development.

BACKGROUND OR DETAILED INFORMATION:

Land Use Context

The property is vacant and is zoned Commercial (C-1) per the Rancho Vistoso PAD. The existing land uses and zoning for the surrounding area are provided in Attachments 3 and 5.

Site Conditions

- 17.8 acres
- Property is vacant with exception of HOA monument sign
- Two existing curb cuts, each located on Vistoso Highlands Drive and Rancho Vistoso Boulevard

Approvals-to-date

- June 1987: Rancho Vistoso Planned Area Development, Commercial (C-1) zoning

Request

The applicant proposes to rezone a 17.8 acre property from Commercial (C-1) to Medium Density Residential (MDR) to develop a residential subdivision. The Tentative Development Plan (Attachment 4) depicts:

- 39 lots with a minimum lot size of 8,750 square feet
- Density: 2.19 homes per acre
- Detached single-family homes
- Building height: 22', one-story (flat roof homes), 25', one-story (pitch roof homes)
- Two access points on Vistoso Highlands Drive (south) and Rancho Vistoso Blvd (east)
- Landscape bufferyards along the south and east property lines
- 28% open space

Zoning Analysis

The proposed PAD Amendment to MDR conforms with the Rancho Vistoso Planned Area Development and the Zoning Code. The table below summarizes the project's conformance with the proposed residential (MDR) standards as enabled by the Rancho Vistoso Planned Area Development.

Categories	Allowed/Required	Proposed
Density (dwelling units per acre)	3-6 du/ac or 106 units	2.19 du/ac or 39 units

Building Heights	30', two-story (MDR) 34', three-story (C-1)	22' to 25', one-story
Minimum Lot Size	5,000 sq. ft.	8,750 sq. ft.
Building Setbacks	Front: 20', Sides: 5' or 0, Rear: 10'	Front: 15', Sides: 5', Rear: 10'

Compatibility

The proposed subdivision is compatible with the surrounding area because 1) it is similar in design to the nearby single-family neighborhoods 2) there is less impact (e.g., building height, traffic, noise, etc.) than the existing commercial zoning and 3) the applicant has agreed to limit the proposed building height to one-story and design the perimeter wall in accordance with the Rancho Vistoso HOA Design Guidelines.

To improve the project's compatibility with the surrounding area, three conditions have been added in Attachment 1. The conditions relate to building height and preserving the existing views, designing a subdivision wall in accordance with the Rancho Vistoso HOA Design Guidelines, and maintaining sight visibility for motorists.

Golf Course Overlay Zone

The Golf Course Overlay District of the Zoning Code requires minimum setbacks between golf courses and residential property lines to protect property owners from errant golf balls and nuisances. The proposed Tentative Development Plan meets the golf course setback requirements by providing the minimum distance between the proposed lots and the existing golf course.

Environmentally Sensitive Lands (ESL) Conformance

The proposed development is required to provide 4.9 acres of Environmentally Sensitive Open Space (ESOS). The project conserves 5-acres of ESOS on the property.

ESL Flexible Design Option

The Environmentally Sensitive Lands requirements enable the use of incentives, or flexible design options, subject to Town Council approval. The flexible design options are available to a developer when ESOS is applied to 25% or more of the property.

The applicant proposes 25% ESOS and has requested use of the modified review process. A modified review process would allow the proposed subdivision design to undergo an administrative review, provided that it closely matches the approved Tentative Development Plan.

The applicant's request is reasonable because the proposed Tentative Development Plan was adequately reviewed by the neighbors and the Planning and Zoning Commission at two neighborhood and two Planning and Zoning Commission meetings. It is not apparent that the community would benefit from additional reviews at public meetings.

General Plan Conformance

As part of this PAD Amendment, the applicant is proposing a Major General Plan

Amendment from Neighborhood Commercial Office (NCO) to Medium Density Residential. The Major General Plan Amendment, if approved, will support the requested PAD Amendment for the property.

The proposed PAD Amendment is consistent with the Vision, Goals and Policies of both the General Plan and the *Your Voice, Our Future* Plan. The applicable Goals and Policies relate to compatibility, environmental protection and housing type. A more detailed analysis is provided in Attachment 6.

Planning and Zoning Commission

The applicant's request was heard by the Planning and Zoning Commission (PZC) on August 23 and September 6, 2016. The main topics discussed at the meeting included view preservation and traffic.

At the conclusion of the September 6, 2016 meeting, the commission voted to approve the PAD Amendment and the use of ESL's Modified Review Process, based on the finding that the request complies with the Rancho Vistoso PAD and the General Plan. The PZC staff report is included as Attachment 7 and the PZC draft meeting minutes are included as Attachment 8.

Public Notification and Comment

The following public notice has been provided:

- Notification of all property owners within 1,000 feet
- Notification to additional interested parties who signed in at neighborhood meetings
- Homeowners Association mailing
- Advertisement in The Daily Territorial and Arizona Daily Star newspapers
- Post on property
- Post at Town Hall and on Town website
- Outside review agencies

Two neighborhood meetings were held on April 25, 2016, and June 30, 2016, with approximately 40 residents at each meeting. The main topics discussed at the meetings included preserving the existing views to the east, traffic circulation, architecture and wall design.

In response to the neighbors' concerns for view preservation, the applicant has agreed to limit the proposed building height to 25', one-story for pitch roof homes and 22' one-story for flat roof homes. The applicant has also agreed to design a perimeter wall in conformance with the Rancho Vistoso HOA Design Guidelines. These agreements are included as conditions in Attachment 1.

A copy of the neighborhood meeting summary notes are provided as Attachment 9, and five letters of concern are included as Attachment 10.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to adopt Ordinance No. (O)16-12, approving the proposed PAD Amendment and the use of ESL's Modified Review Process, subject to the conditions in Attachment 1, finding that the requests are consistent with the General Plan.

OR

I MOVE to deny Ordinance No. (O)16-12, approving the proposed PAD Amendment, based on a finding that _____.

Attachments

(O)16-12 Rancho Vistoso PAD Amendment
Attachment 2 - Application
Attachment 3 - Location Map
Attachment 4 - Tentative Development Plan
Attachment 5 - Zoning Map
Attachment 6 - General Plan Analysis
Attachment 7 - PZC Staff Reports
Attachment 8 - PZC Minutes
Attachment 9 - Neighborhood Meeting Summary Notes
Attachment 10 - Letters of Concern

ORDINANCE NO. (O)16-12

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND ONE ESL FLEXIBLE DESIGN OPTION FOR A MODIFIED REVIEW PROCESS ON A 17.8 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF VISTOSO HIGHLANDS DRIVE AND RANCHO VISTOSO BOULEVARD

WHEREAS, the Applicant has requested an amendment to the Rancho Vistoso Planned Area Development (PAD) from Commercial (C-1) to Medium Density Residential (MDR) and one ESL flexible design option for a modified review process on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard, attached hereto as Exhibit "A"; and

WHEREAS, the amendment to the PAD will provide continuity in residential land use and is compatible with the surrounding area; and

WHEREAS, the Applicant agrees to limit the proposed building height to one-story and design the perimeter wall in accordance with the Rancho Vistoso HOA Design Guidelines; and

WHEREAS, the Planning and Zoning Commission held duly noticed public hearings on August 23, 2016, and September 6, 2016, and voted to recommend approval to the Town Council; and

WHEREAS, the Town Council has duly considered the Applicant's proposal for the amendment to the Rancho Vistoso Planned Area Development (PAD) from Commercial (C-1) to Medium Density Residential (MDR) and one ESL flexible design option for a modified review process on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that:

Section 1. The amendment to the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) and one ESL flexible design option for a modified review process on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard is hereby approved, subject to the conditions in Exhibit "B."

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 21st day of September, 2016.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

EXHIBIT "A"

LOCATION

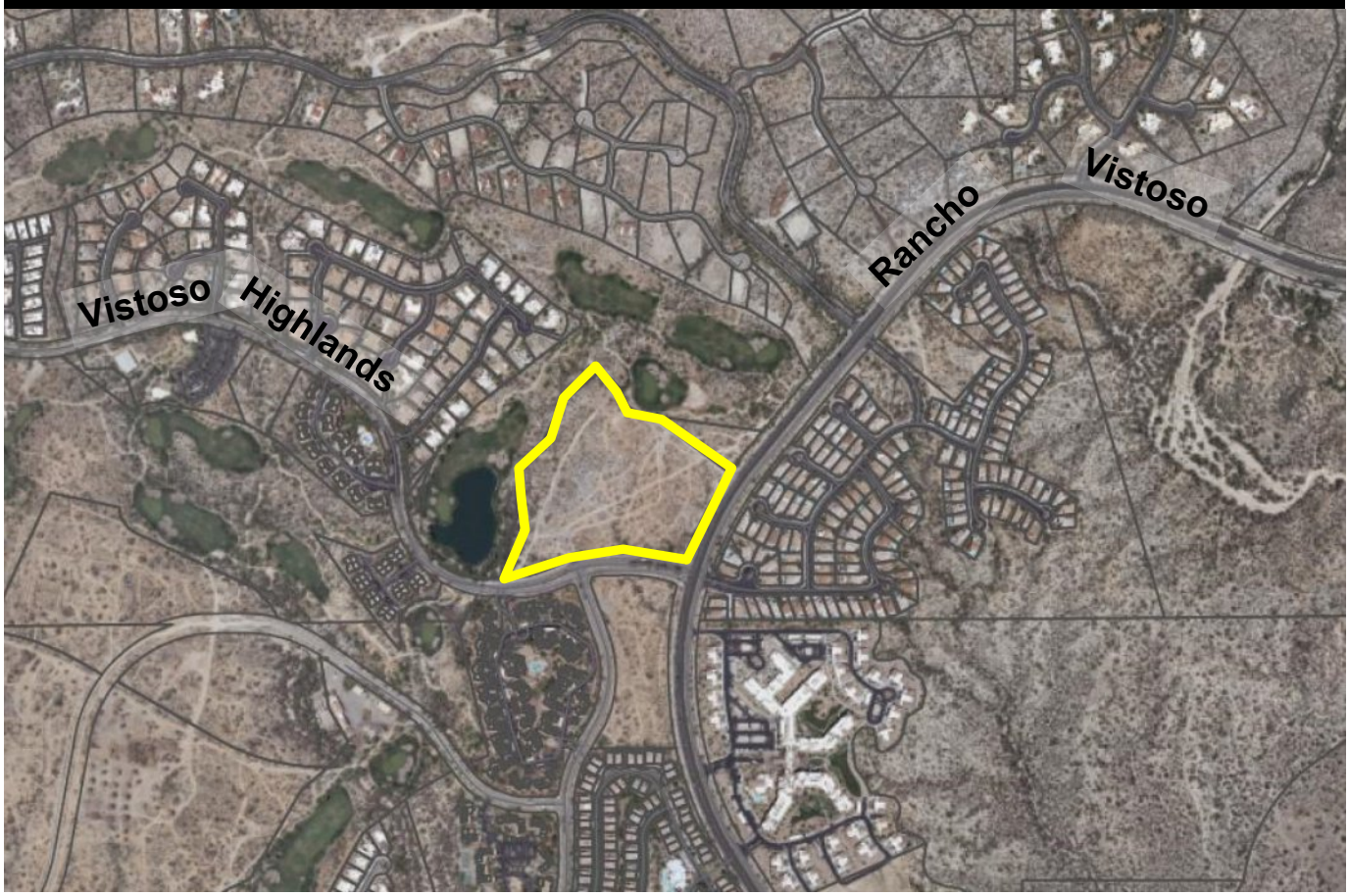

EXHIBIT "B"

1. Flat roof homes shall be limited to 22', one-story and pitch roof homes shall be limited to 25', one-story.

2. The perimeter subdivision wall shall be designed in conformance with the Rancho Vistoso HOA Design Guidelines.

3. Existing vegetation shall be maintained and/or removed to provide adequate sight visibility distance for access onto Vistoso Highlands Drive.

Attachment 2

Rancho Vistoso Parcel 10-J

PAD Amendment Site Analysis

OV1601747 (REF. OV1600602)

8.8.2016

The WLB Group Inc. WLB

Engineering · Landscape Architecture
Planning · Surveying · Urban Design

PREPARED FOR:

Vistoso Highlands Property LLC.
6420 E. Tanque Verde Rd.
Tucson, Arizona 85715

PREPARED BY:

The WLB Group, Inc.
Attn: Paul Oland
4444 East Broadway
Tucson, Arizona 85711

WLB No. 185050-VH-01

August 8, 2016

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Introduction

This site analysis has been prepared in support of a proposed rezoning of Neighborhood 10 Parcel J (Parcel 10-J) in the Rancho Vistoso Planned Area Development. This project is a proposed residential subdivision located at the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive. (Please refer to *Exhibit A: Location Map.)* As a master planned community, Rancho Vistoso appropriately included sufficient commercial land to meet the needs of its anticipated population. However, over the years Rancho Vistoso has developed at roughly two-thirds of its originally envisioned residential density. A commensurate drop in need for commercial land has resulted, which has caused this commercially zoned property to remain undeveloped. As Rancho Vistoso rapidly approaches build-out, the prospects grow dim that enough additional homes will be built in the area to support the development of the smaller, neighborhood-level commercial lands such as this one within the PAD. Of course, the General Plan's future land use designations reflect the original PAD design, and not the market reality that has manifested since then. A General Plan amendment application was submitted to the Town of Oro Valley in April 2016 to allow residential land uses to replace the current neighborhood commercial entitlements due to the non-viability of commercial interest in this property's immediate vicinity.

This proposal is to request a rezoning of the approximately 17.8-acre site from Community Commercial (C-1) to Medium Density Residential (MDR) within the Rancho Vistoso Planned Area Development (PAD). The proposed rezoning is supported by several factors, including its proximity to existing commercial developments and other undeveloped commercial property, compatibility with surrounding residential land uses, and adjacency to two significant roadways. The anticipated overall gross density of Parcel 10-J is approximately 2.2 dwelling units per acre, which is similar to existing neighborhoods on adjacent parcels.

In order to make this project a reality, the appropriate land entitlements must be acquired for the property. The current land entitlements are not consistent with historic, current, or anticipated market demand; as such, the property owner is focused on acquiring the necessary entitlements in the Town of Oro Valley.

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Part I – Inventory & Analysis

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1. Existing Land Uses

A. Regional Context

The property subject to this rezoning request consists of 17.8± acres located in the Town of Oro Valley in Section 24, Township 11S, Range 13E, Pima County Arizona. The site sits at the northwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive. It is near the geographic center of the Rancho Vistoso Planned Area Development. The Pima County tax assessor designates the subject property as parcel numbers 219-20-004M and 219-20-004L.

Please refer to Exhibit I-1-A: Site Location Map and Exhibit I-1-B: Aerial Photograph.

B. Onsite Uses

The subject property is currently undeveloped and vacant. The subject property is currently zoned Community Commercial (C-1) within the Rancho Vistoso Planned Area Development (PAD). The Town of Oro Valley is currently reviewing a General Plan Amendment request on the subject property to redesignate the property from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) on the General Plan land use map.

Please refer to Exhibit I-1-C: Existing General Plan Future Land Use Designations.

C. Project Vicinity

Please refer to Exhibit I-1-D: Existing Zoning and Exhibit I-1-E: Existing Land Uses. The subject property is surrounded by the following existing zonings and land uses:

a/b: Existing Zoning and Land Uses

North:	Existing zoning:	MDR (Medium Density Residential – PAD) LDR (Low Density Residential – PAD) Resort / Golf Course (Golf Course – PAD) Open Space (Open Space – PAD)
	Existing land use:	Single-Family Residential and Stone Canyon Golf Course.
East:	Existing zoning:	MDR (Medium Density Residential – PAD)
	Existing land use:	Single-Family Residential.
South-East:	Existing zoning:	MDR (Medium Density Residential – PAD) Open Space (Open Space –PAD)
	Existing land use:	Assisted Living Residential.
South:	Existing zoning:	MDR (Medium Density Residential – PAD) HDR (High Density Residential –PAD) Resort / Golf Course (Golf Course – PAD)
	Existing land use:	Single-Family and Multi-Family Residential.

West:	Existing zoning:	MDR (Medium Density Residential – PAD) Resort / Golf Course (Golf Course – PAD) HDR (High Density Residential – PAD) Open Space (Open Space – PAD)
	Existing land use:	Single-Family and Multi-Family Residential and Stone Canyon Golf Course.
North-West:	Existing zoning:	MDR (Medium Density Residential – PAD) LDR (Low Density Residential – PAD) Resort / Golf Course (Golf Course –PAD)
	Existing land use:	Single-Family Residential and Stone Canyon Golf Course.

C: Number of Stories of Surrounding Structures

Adjacent structures within a quarter mile of the subject property include both one and two-story single-family detached homes, two-story multi-family attached homes, and a three-story assisted living facility.

d: Pending Rezonings

There are no pending rezonings within a quarter mile of the subject property.

e: Conditionally Approved Zonings

There are no conditionally approved zonings within a quarter mile of the subject property.

f: Subdivisions and/or Development Plans Approved

Center Pointe by Maracay, Parcel 10-N by Lennar, and Ridgeview at Vistoso Trails by Mattamy are all under construction within a quarter mile of the subject property.

g: Architectural Styles Used in Adjacent Projects

The architectural styles used in adjacent projects are mainly wood frame or block homes that utilize a stucco and/or stone veneer and have either a flat or tiled roof.

2. Environmentally Sensitive Lands

A. ESL Categories Onsite

The subject property consists of two Environmentally Sensitive Land categories. Approximately 96% or 17.1± acres of the property is within the Resource Management Area Tier 2. The remaining portion of the site is within in the Critical Resource Area, which is along the western boundary of the property and which is completely encompassed by PAD Open Space. The vegetation community on the property is typical of the Sonoran Desertscrub Paloverde-Mixed Cacti, which includes Palo Verde, Mesquite, Cholla, Prickly pear, Ocotillo, and Barrel Cactus.

B. Additional ESL Characteristics

No regulated rock outcrops occur on site.

Please refer to Exhibit I-2-A: Environmentally Sensitive Lands.

C. *Total acreage present on-site for each Conservation Category.*

Conservation Category	Acreage
Major Wildlife Linkage	0
Critical Resource Area	0.7±
Core Resource Area	0
RMA Tier 1	0
RMA Tier 2	17.1±
RMA Tier 3	0

3. Topography

A. Topographic Character & Features

The topography of the subject property is characterized by relatively flat terrain and some undulating areas adjacent to the small wash that runs along the western boundary of the site. The property generally slopes downward from northeast to southwest towards Vistoso Highlands Drive. Elevations range from approximately 2,968 feet at the highest point on the northeast side to 2,945 feet at the lowest point on the southwest side of the property. The site contains no areas of regulated slopes greater than 15%. The site does not contain any restricted peaks, ridgelines or other significant topographic features. No areas of this development are subject to the ESL Hillside Area Category.

Please refer to Exhibit I-3-A: Topography.

Topographic Feature Category	Acreage
15% to less than 18%	0
18% to less than 20%	0
20% to less than 25%	0
25% to less than 33%	0
33% or greater	0
Ridgelines	0
Rock Outcrops & Boulders	0

4. Cultural / Archaeological / Historic Resources

A. Archaeological Survey Status / Results

The subject property was intensively surveyed in 1986 by professional archaeologists, as part of the "Rancho Vistoso Survey" (see Prehistoric Settlement in the Canada Del Oro Valley, Arizona: The Rancho Vistoso Survey Project by D.B. Craig and H.D. Wallace 1987). One site has been identified within the project area (AZ BB:9:177 [ASM]) and another has been identified approximately 60 yards east of the project area (AZ BB:9:87 [ASM]). Forty-four archaeological sites have been identified within a 1-mile radius of the project area. Both sites have been studied and cleared for development.

The Arizona State Museum Archaeological Records Search Results Letter recommends, that a qualified archaeological contractor be consulted before any ground disturbance begins. If any human remains or funerary objects are discovered during the construction of this project, all work will stop within the area of the remains and Dr. Tod Pitezel, ASM assistant curator of archaeology, will be contacted immediately. An updated Cultural Resource Survey for the property is currently being conducted and will be completed before the Town Council meeting.

Please refer to Appendix B: Archaeological Report.

5. Hydrology

A. Offsite Watersheds

The off-site watershed impacting the project site is a minor watershed of approximately 60 acres, which contributes to an unnamed wash that follows a southwesterly route along the western property boundary. The entire property area is designated as being within a Clear Zone 'X' per the FEMA Flood Insurance Rate Map (FIRM), Panel 04019C1080L, revised June 16, 2011. The off-site terrain of the upstream watersheds is mostly native desert vegetation and some golf greens and fairways, several roadway crossings and some lower density residential development. The development in the upstream area appears to provide some modest detention.

Please refer to Exhibit I-5-A: Offsite Watersheds.

B. Balanced / Critical Basins

Per Town decree, the entire Town is classified as a critical basin.

C. Offsite Features Affecting or Affected by the Property

Upstream of the site, the low density nature of existing development allows most drainage to flow naturally. The extreme western side of the project site is impacted by approximately 300 cfs from the unnamed wash.

D. Area of Upstream Watersheds Greater than 100 CFS

The portion of the off-site watershed that impacts the site is of approximately 60 acres.

Please refer to Exhibit I-5-B: Onsite Hydrology Characteristics.

E. Location / Ownership of Well Sites within 100' of Site

According to the Arizona Department of Water Resources, there are no wells located within 100 feet of the project site.

F. Onsite Hydrology Characteristics

A shallow, braided wash runs along the western edge of the project site. The entire site is typical of the upland desert biome, featuring a mix of cactus, mesquites, palo verde, and other species. Pima County GIS data describes the soils as a mixed hydrological soil group. Onsite hydrologic analysis has been performed with the Rational Method. The runoff coefficients were prepared using the Town of Oro Valley Drainage Criteria Manual, and are based on soil types noted in the National Resource Conservation Service soils study. The hydrologic soil type within the project boundary is comprised of 71% 'D' / 29% 'C'. The vegetative cover and density have been determined using recent aerial photographs and field reconnaissance. The rainfall data was determined using the Generalized I-D-F Curves as found within Figure 3-3 of the TOV Drainage Criteria Manual.

Please refer to Exhibit I-5-B: Onsite Hydrology Characteristics

i. Approximate 100-year floodplains with discharges equal to or greater than 50 cfs.

The project site contains a single sub-basin with greater than 50 cfs discharge. The western boundary of the site is an unnamed wash that contributes approximately 300 cfs at the downstream outlet.

ii. Areas of sheet flooding, with average depths

The project site is not subject to sheet flooding.

iii. Federally mapped floodways and floodplains

The site is free of any federally mapped floodways and floodplains as illustrated with the FEMA FIRM Panel: 04019C1080L

iv. Calculation of all 100-year peak discharges exceeding 50 cfs

There are no on-site sub-basins with 100-year peak discharges exceeding 50 cfs.

G. Existing Drainage Conditions along the Downstream Property Boundary

Existing drainage conditions along the downstream property boundary have been considered and handled appropriately by the Rancho Vistoso master developer. Grading, culverts and channelization have been implemented to adequately protect the downstream property from a 100-year storm event.

6. Wildlife

A. Arizona Game & Fish Dept. Letter

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
Rancho Vistoso - 10J

User Project Number:
185050-VH-01

Project Description:
38 single family residential lots

Project Type:
Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Contact Person:
Clay Goodwin

Organization:
The WLB Group Inc.

On Behalf Of:
PIMA

Project ID:
HGIS-03536

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Page 1 of 11

Arizona Game & Fish Dept. Letter (cont'd)

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

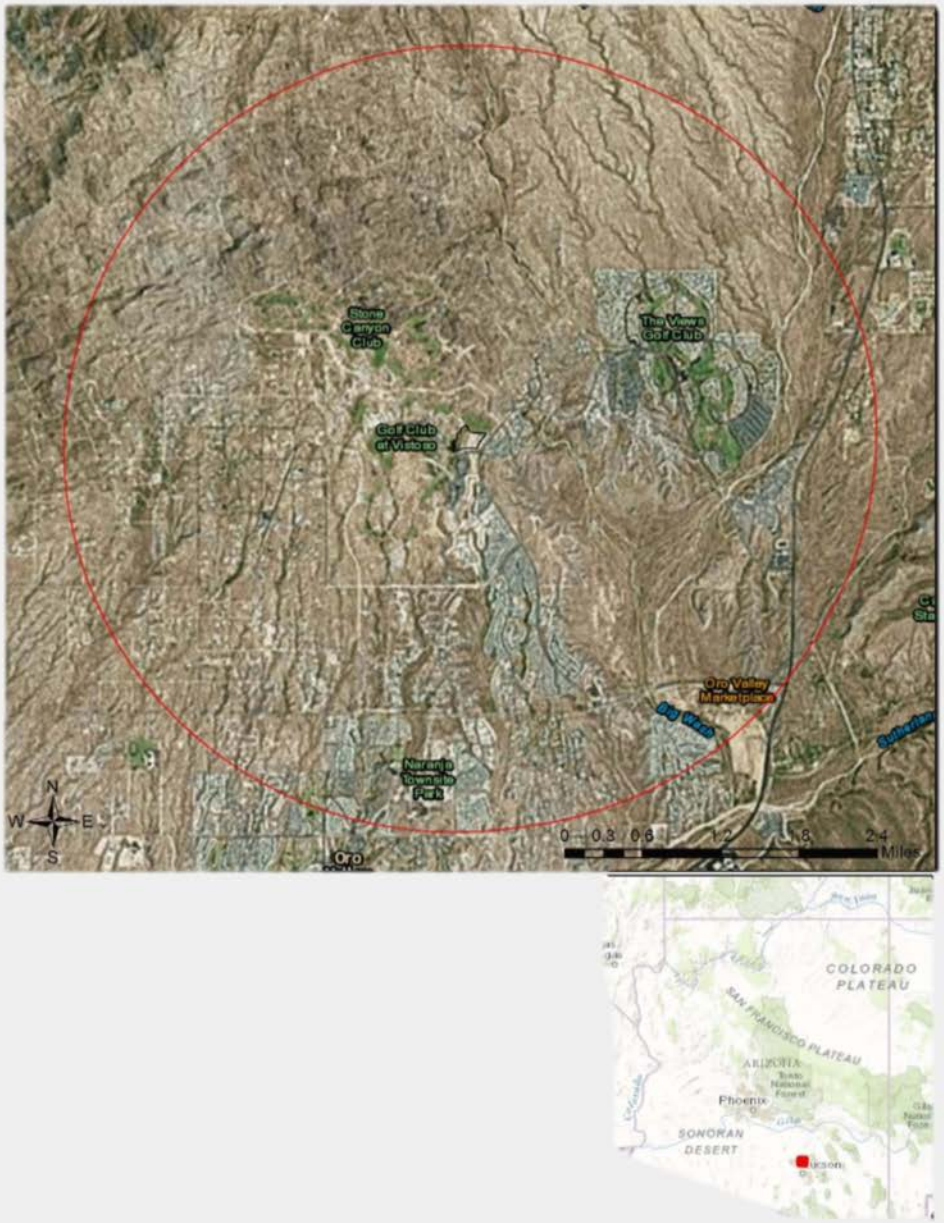
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Arizona Game & Fish Dept. Letter (cont'd)

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Arizona Game & Fish Dept. Letter (cont'd)



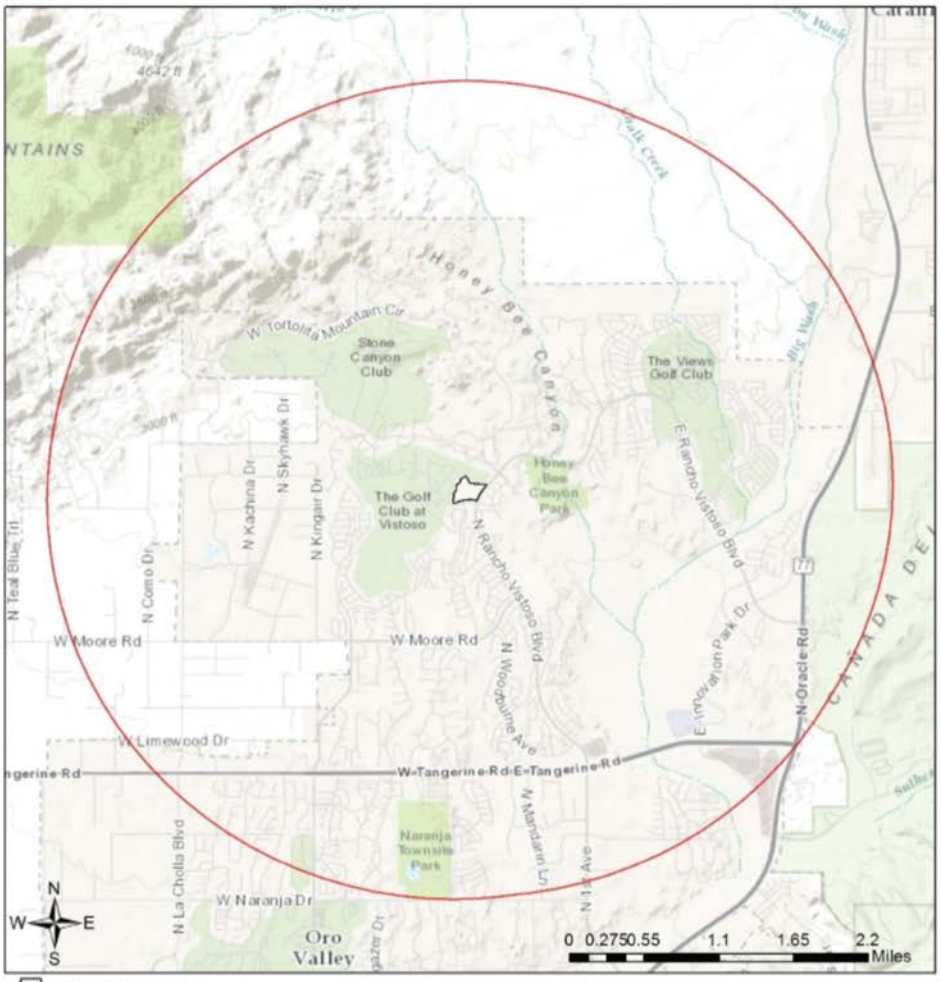
Arizona Game & Fish Dept. Letter (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-03536

project_report_rancho_vistoso_10j_18836_19258.pdf
Review Date: 5/5/2016 09:12:00 AM

Rancho Vistoso - 10J

Web Map As Submitted By User



Project Boundary

Buffered Project Boundary

Project Size (acres): 17.87

Lat/Long (DD): 32.4549 / -110.9763

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R13E

USGS Quad(s): ORO VALLEY

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Rancho Vistoso - 10J

Topo Basemap With Township/Ranges and Land Ownership

Project Boundary	Mixed/Other	Project Size (acres): 17.87
Buffered Project Boundary	National Park/Mon.	Lat/Long (DD): 32.4549 / -110.9763
Township/Ranges	Private	County(s): Pima
AZ Game and Fish Dept.	State and Regional Parks	AGFD Region(s): Tucson
BLM	State Trust	Township/Range(s): T11S, R13E
BOR	US Forest Service	USGS Quad(s): ORO VALLEY
Indian Res.	Wildlife Area/Refuge	
Military		

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S			1A
Heloderma suspectum suspectum	Reticulate Gila Monster					1A
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor					

Note: Status code definitions can be found at http://www.azgfd.gov/w_c/edits/hdms_status_definitions.shtml.

Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anthus spragueii	Sprague's Pipit	C*				1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Aspidoscelis flagellicauda	Gila Spotted Whiptail					1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus cerberus	Arizona Black Rattlesnake					1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Glaucidium gnoma gnoma	Northern Pygmy-owl					1B
Gopherus morafkai	Sonoran Desert Tortoise	C*	S			1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A

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Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Hypsiglena sp. nov.	Hooded Nightsnake					1B
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Meleagris gallopavo mexicana	Gould's Turkey		S			1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Odocoileus virginianus	White-tailed Deer					1B
Ovis canadensis nelsoni	Desert Bighorn Sheep					1B
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus amplus	Arizona Pocket Mouse					1B
Perognathus longimembris	Little Pocket Mouse					1B
Peucaea botterii arizonae	Arizona Botteri's Sparrow			S		1B
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sonorella eremita	San Xavier Talussnail	SC				1A
Sonorella papagorum	Black Mountain Talussnail					1B
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox					1B

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Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Odocoileus virginianus	White-tailed Deer					1B
Patagioenas fasciata	Band-tailed Pigeon					1C
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:

Fence recommendations will be dependant upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on the home page of this application at http://www.azgfd.gov/hgis/guidelines.aspx.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, cantered, or cut to ensure that light reaches only areas needing illumination.

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g., microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g., livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants, https://agriculture.az.gov/. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control, http://www.usda.gov/wps/portal/usdahome. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_f/hunting_rules.shtml

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Arizona Game & Fish Dept. Letter (cont'd)

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (http://azstateparks.com/SHPO/index.html).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the home page of this application at http://www.azgfd.gov/hgis/guidelines.aspx.

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at http://www.azgfd.gov/hgis/guidelines.aspx.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (http://www.azwater.gov/azdwr/default.aspx).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

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Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly. PEP@azgfd.gov

Project Location and/or Species Recommendations:

HDMS records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at http://www.fws.gov/southwest/es/arizona/ or:

Phoenix Main Office	Tucson Sub-Office	Flagstaff Sub-Office
2321 W. Royal Palm Rd, Suite 103	201 N. Bonita Suite 141	SW Forest Science Complex
Phoenix, AZ 85021	Tucson, AZ 85745	2500 S. Pine Knoll Dr.
Phone: 602-242-0210	Phone: 520-670-6144	Flagstaff, AZ 86001
Fax: 602-242-2513	Fax: 520-670-6155	Phone: 928-556-2157
		Fax: 928-556-2121

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: http://www.azgfd.gov/hgis/pdfs/Tortoisehandlingguidelines.pdf

Analysis indicates that your project is located in the vicinity of an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: http://www.corridordesign.org/arizona. Please contact your local Arizona Game and Fish Department Regional Office for specific project recommendations: http://www.azgfd.gov/inside_azgfd/agency_directory.shtml.

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7. Viewsheds

Due to the relatively flat character of the project site, the perimeter areas are the only locations of high visibility from adjacent roadways and properties. The areas of higher vegetation densities in and near the western and south-eastern portions of the site perimeter reduce visibility into and across the property.

A. *For proposals within the Tangerine Road Corridor Overlay District and/or Oracle Road Scenic Corridor Overlay District, provide a Viewshed Analysis as defined in Section 27.10.D.3.f.iv.a.1.*

   The subject property does not fall within either Overlay district.

B. *For proposals within the Tangerine Road Corridor Overlay District and/or Oracle Road Scenic Corridor Overlay District, provide a View Preservation Plan (VPP) for nonresidential developments that meet the criteria defined in Section 27.10.D.3.f.iv.2.*

   Not Applicable

C. *For proposals within the Tangerine Road Corridor Overlay District and/or Oracle Road Scenic Corridor Overlay District, map and identify all Core Character Vegetation (CCV), in accordance with Section 27.10.D.3.f.iv.b.*

   Not Applicable

8. Traffic

A. Connection to Arterial Roadway Network

Access to the subject property will be from Rancho Visotos Boulevard and Vistoso Highlands Drive. These ingress/egress points will be aligned with existing curb and median cuts on the adjacent arterial and collector roadways.

B. Arterial Roadways within One Mile of the Property

i. *Existing and proposed right-of-way widths.* See tables below.
ii. *Whether or not said widths conform to Oro Valley minimum requirements.* See tables below.
iii. *Ownership (public or private).* See tables below.
iv. *Whether or not rights-of-way jog or are continuous.* See tables below.
v. *Number of travel lanes, theoretical capacity and design speed for existing streets.* See tables below.
vi. *Present Average Daily Traffic (ADT) for existing streets.* See tables below.
vii. *Describe surface conditions on existing streets providing access to the site.* See tables below.
viii. *Program for completion of roadway and intersection improvements.* See tables below.

Rancho Vistoso Blvd.		
Road Segment:	Moore Rd. to Del Webb Blvd.	Del Webb Blvd. to Oracle Rd.
Existing ROW:	150’	150’
Ultimate ROW:	150’	150’
Travel Lanes:	4	4
Capacity:	40,000	40,000
ADT (PAG):	3,471	12,893
Speed Limit:	45	45
Condition:	Paved	Paved
Scheduled Improvements:	None Scheduled	None scheduled

Moore Road		
Road Segment:	Thornydale Rd. to La Cholla Blvd.	La Cholla Blvd. to Rancho Vistoso Blvd.
Existing ROW:	60'	60'-150’
Ultimate ROW:	150’	150'
Travel Lanes:	2	2-4
Capacity:	17,000	17,000
ADT (PAG):	2,031	3,914
Speed Limit:	45	35-45
Condition:	Paved	Paved
Scheduled Improvements:	None Scheduled	Completed in early 2016

Please refer to Exhibit I-8-A: Transportation.

ix. *Existing and proposed intersections on arterials within 1 mile of the site most likely to be used by traffic from the site.*

Arterial intersections within one mile of the site that will likely carry traffic generated by this development include Rancho Vistoso Boulevard and Vistoso Highlands Drive, and Rancho Vistoso Boulevard and Moore Road.

x. *Existing bicycle and pedestrian ways adjacent to the site and their connections with arterial streets, parks and schools.*

There is a signed bike route with on street bike lane that extends the entire length of Rancho Vistoso Boulevard from Tangerine Road to Oracle Road. There is also a signed bike route with on street bike lane along Vistoso Highlands Drive. These routes provide connectivity to Painted Sky Elementary School, Copper Creek Elementary School, Honey Bee Park, the Woodshade Linear Park, Sunset Park, Hohokam Park and the greater Oro Valley/Pima County bicycle-pedestrian path system.

Refer to Exhibit I-8-A: Transportation.

9. Recreation / Trails

A. Trails, Parks and Recreation Areas within One Mile of the Property

There are several smaller neighborhood parks within one mile of the subject property, including Moticello Park, Cortona Park, Somerset Park, Torreno Park, Hohokam Park, Sunset Park, the Woodshade Linear Park, and the Honey Bee Canyon Park. The Golf Club at Vistoso is a public, par 72 course that is located approximately one half mile to the west of the project site. Multi-use pathways are located within the Woodshade Linear Park and along the east side of La Canada Drive. There is also a series of natural trails that weave their way through and around the surrounding neighborhoods. These trails connect neighborhoods to one another and to the active recreation areas scattered throughout Rancho Vistoso.

Surrounding Recreation Areas		
Park Name:	Park Size (in Acres)	Park Type (Active of Passive)
Moticello Park	1.2±	Passive
Cortona Park	0.5±	Passive
Somerset Park	1.2±	Passive
Torreno Park	0.2±	Passive
Hohokam Park	8.8±	Active & Passive
Sunset Park	3.5±	Passive
Woodshade Linear Park	3.1±	Passive
Honey Bee Canyon Park	77.9±	Passive
Golf Club at Vistoso	202±	Active

Refer to Exhibit I-9-A: Trails, Parks & Recreation.

10. Schools

A. Schools within One Mile of the Property

The Amphitheater School District owns a 10± acre parcel approximately 1-mile southwest of the subject property. The parcel is currently vacant, but will eventually become an Elementary School site. There is also a future Middle School Site that is designated within the Rancho Vistoso PAD approximately 2-miles southeast of the subject property.

Refer to Exhibit I-10-A: Existing & Proposed Schools.

B. Schools Expected to Serve the Project

Rancho Vistoso 10J is located within the Amphitheater Public School District. Existing schools in the District that may serve this project include:

- Painted Sky Elementary School is located to the south of the project site and Moore Road. The school accommodates kindergarten through fifth grades.
- Copper Creek Elementary School is located to the south of the project site and Tangerine Road. The school accommodates Kindergarten through fifth grades.
- Ironwood Ridge High School is located to the southwest of the project site and Naranja Drive and La Cholla Blvd. The school accommodated ninth through twelfth grades.
- Basis Oro Valley, a charter school, is located to the southeast of the project site and Tangerine Road and Oracle Road. The school accommodates kindergarten through twelfth grades.

11. Water

A. Water Service Provider

This project will be served by the Oro Valley water Utility. The exact nature of offsite improvements will be determined during the platting process, although none are anticipated. There is a 12" PVC water line that exists within the Rancho Vistoso Boulevard R.O.W., and within the Vistoso Highlands Drive R.O.W. The water line within Vistoso Highlands Drive has an 8" stub out to serve this property. Contact information: Mark Moore – Oro Valley Water Utility, 11000 N. La Canada Drive, Oro Valley AZ 85737

12. Wastewater

A. Sewer Service Connection

There is an existing 8" sewer line within the Rancho Vistoso Boulevard R.O.W. and an existing 10" sewer line within the Vistoso Highlands Drive R.O.W. There is an 8" sewer stub out coming from Vistoso Highlands Drive to service the subject property. Capacity is currently available for this project in the public sewer G-95-143, downstream from manhole 6987-05.

Refer to Exhibit I-12-A: Sewer Service.

13. Exhibits

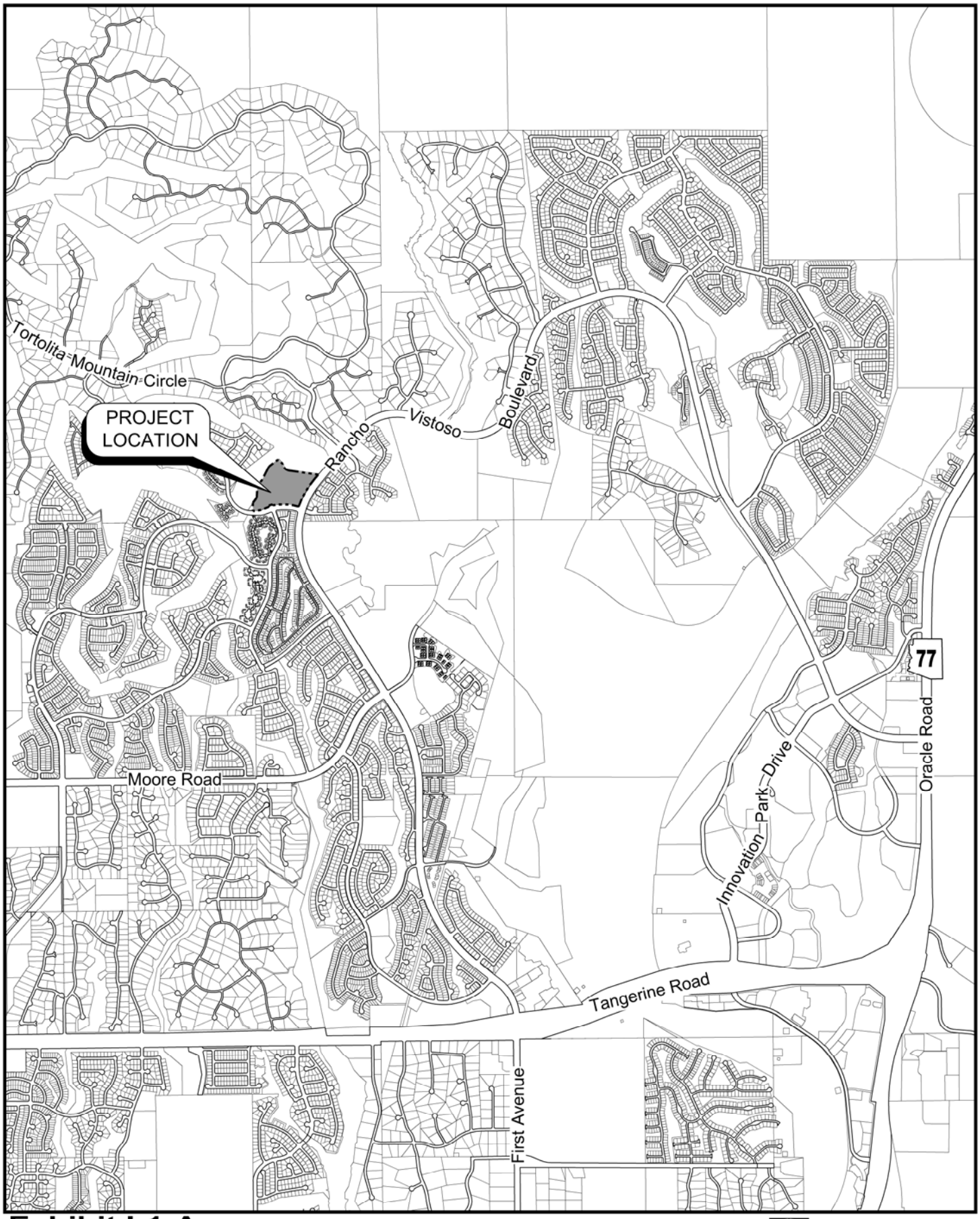


Exhibit I-1-A
Site Location Map

0' 1/2 Mile

Q:\185050\VH-01 - RV Neigh 10J\01 Planning\04 Rezone\Site Analysis\Exhibits\Exh 1-1-B - Aerial Photo.dwg Plotted: Jul. 08, 2016

Exhibit I-1-B
Aerial Photograph

Aerial Photo Date = 2015

0' 300'

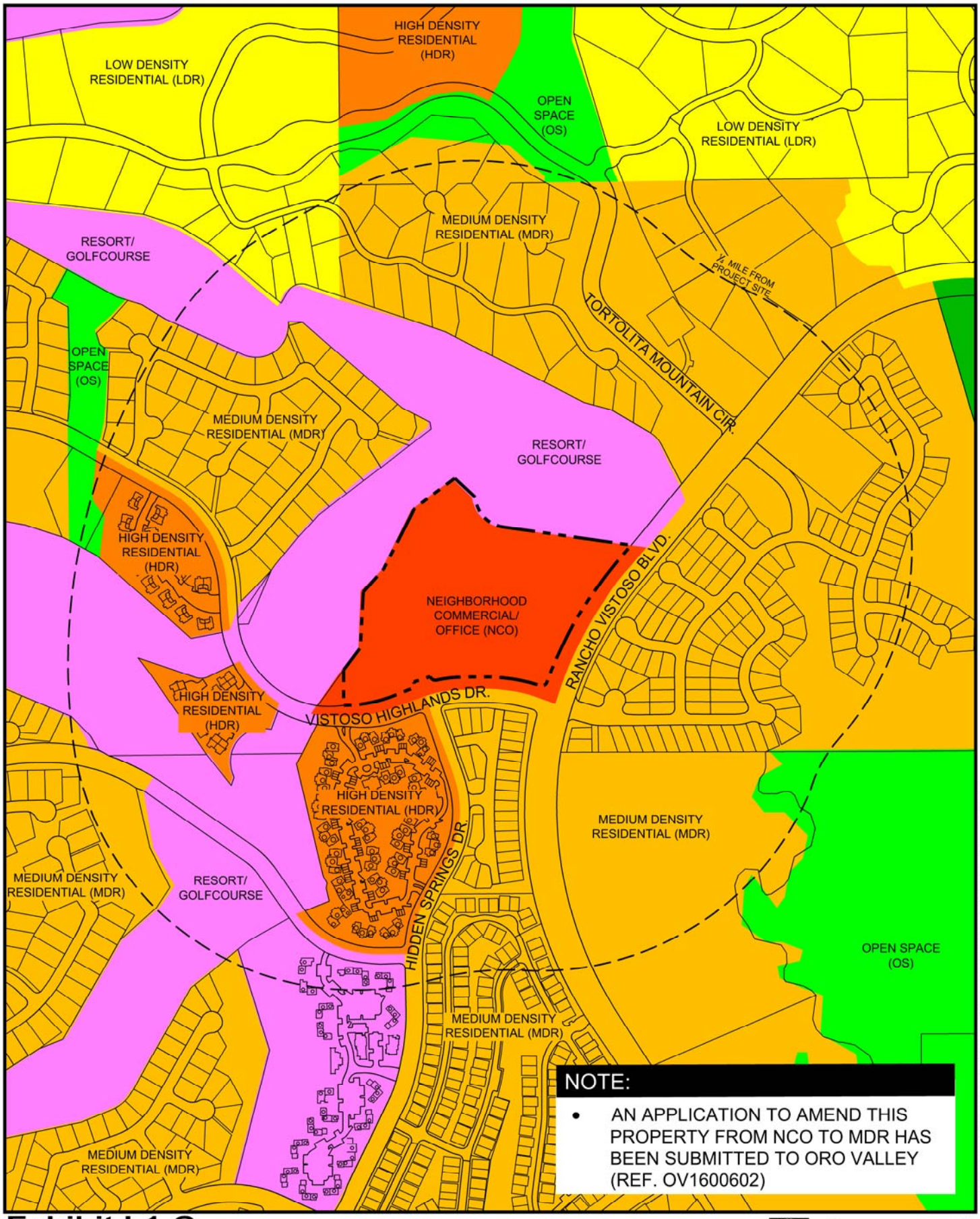
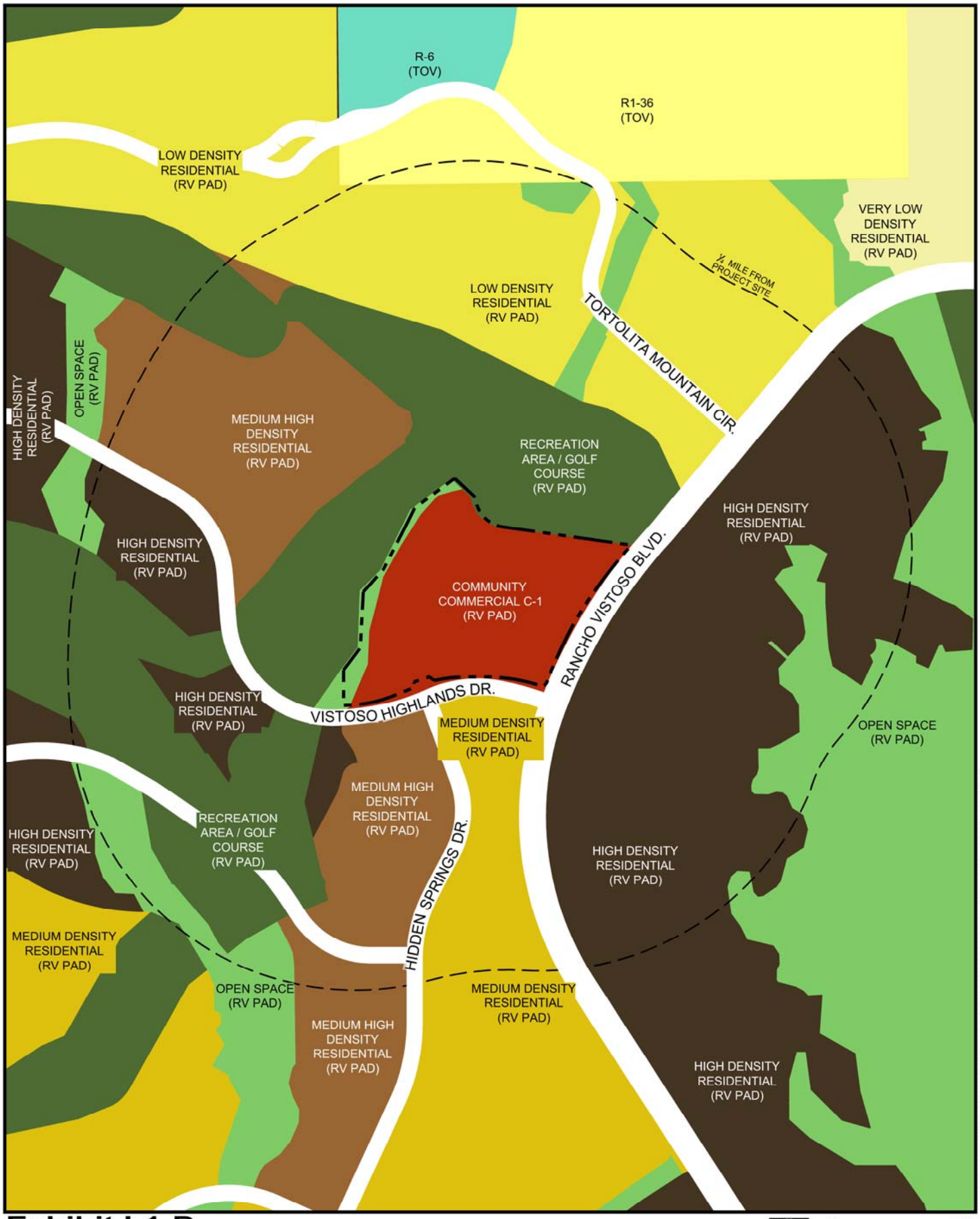


Exhibit I-1-C
Existing General Plan Land Use Designations



O:\185050\VH-01 - RV Neigh 10J\01 Planning\04 Rezone\Site Analysis\Exhibits\Exh 1-1-D - X Zoning.dwg Plotted: Jul. 08, 2016

Exhibit I-1-D
Existing Zoning

0' 600'

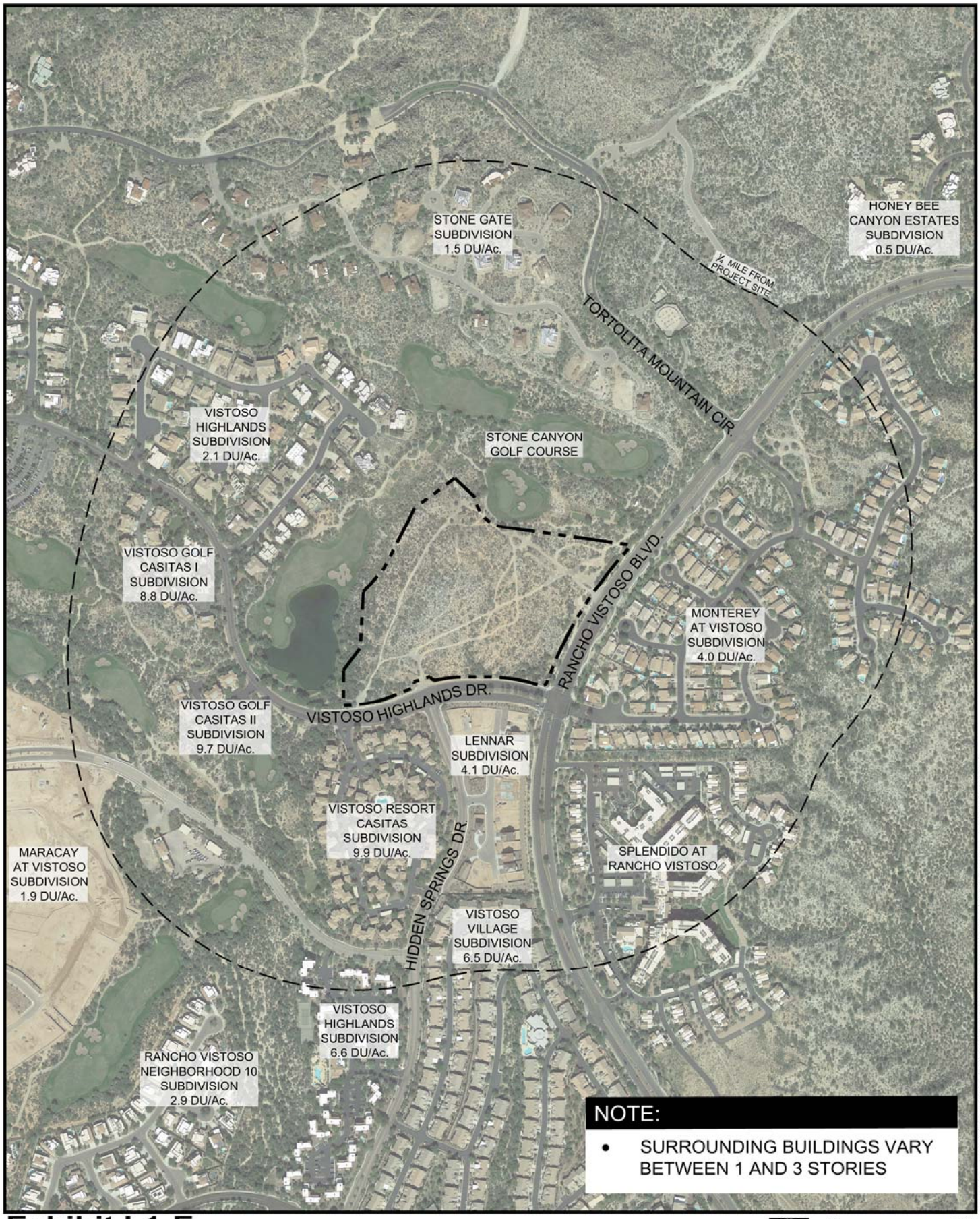


Exhibit I-1-E
Existing Land Uses

Aerial Photo Date = 2015

0' 600'

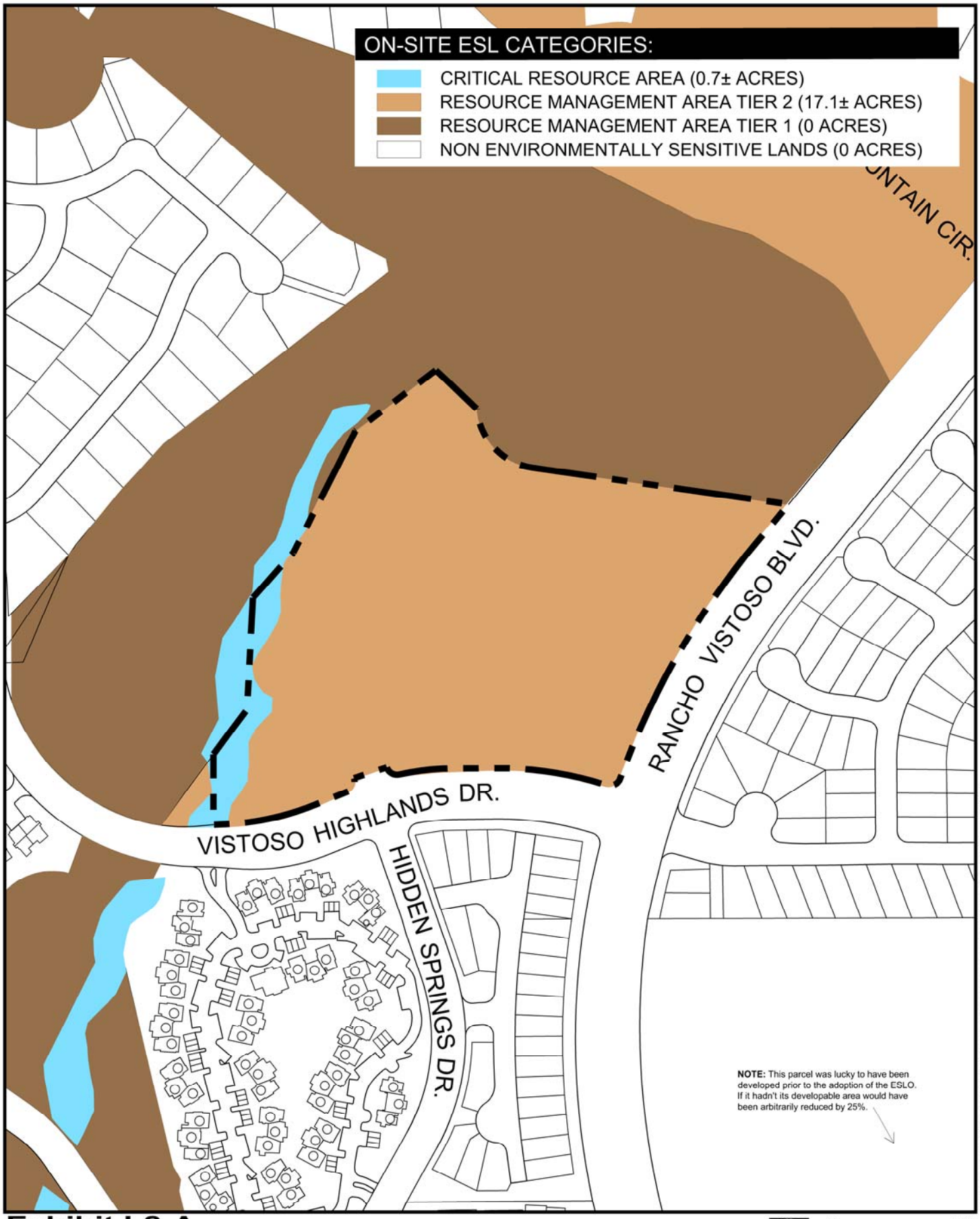
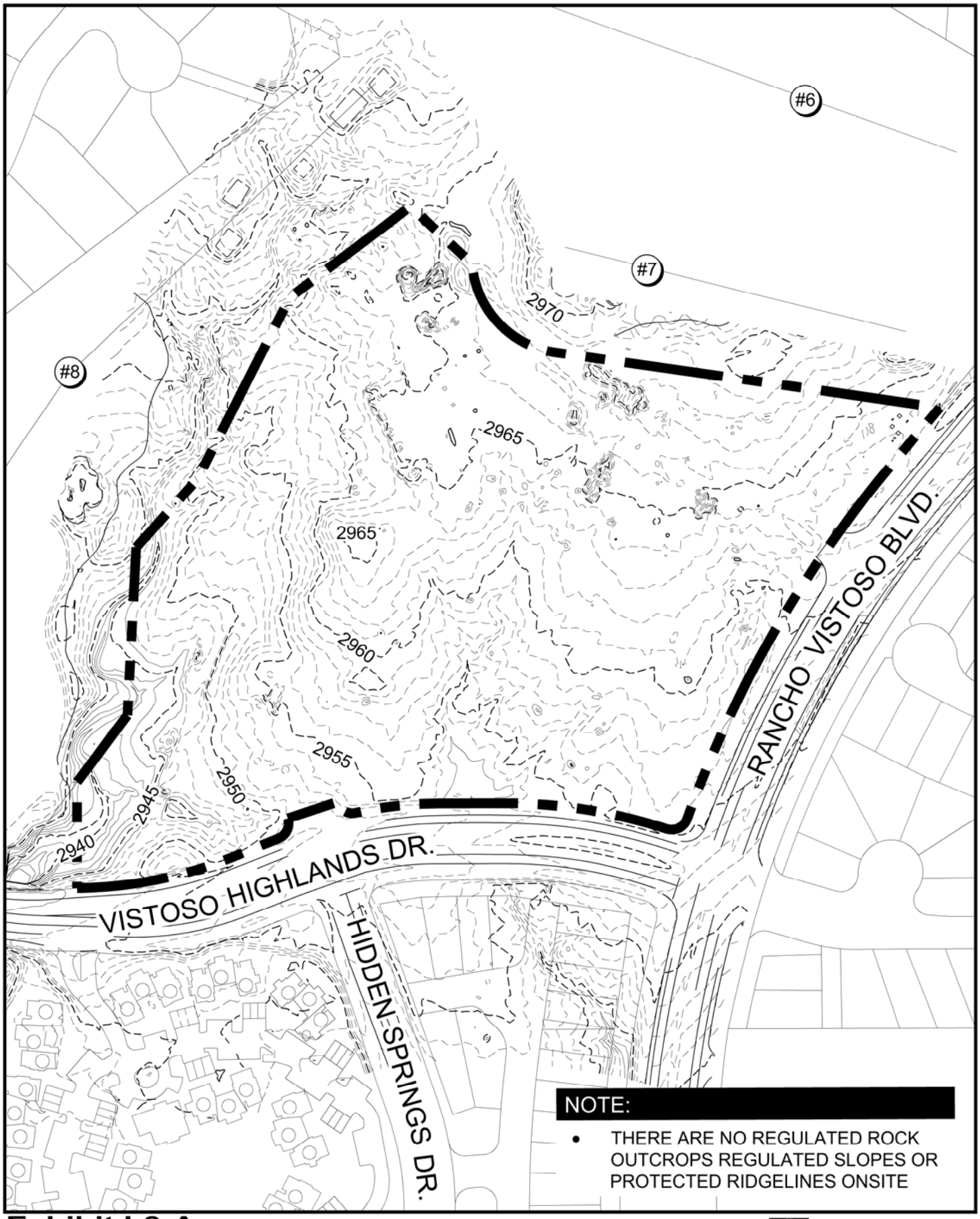


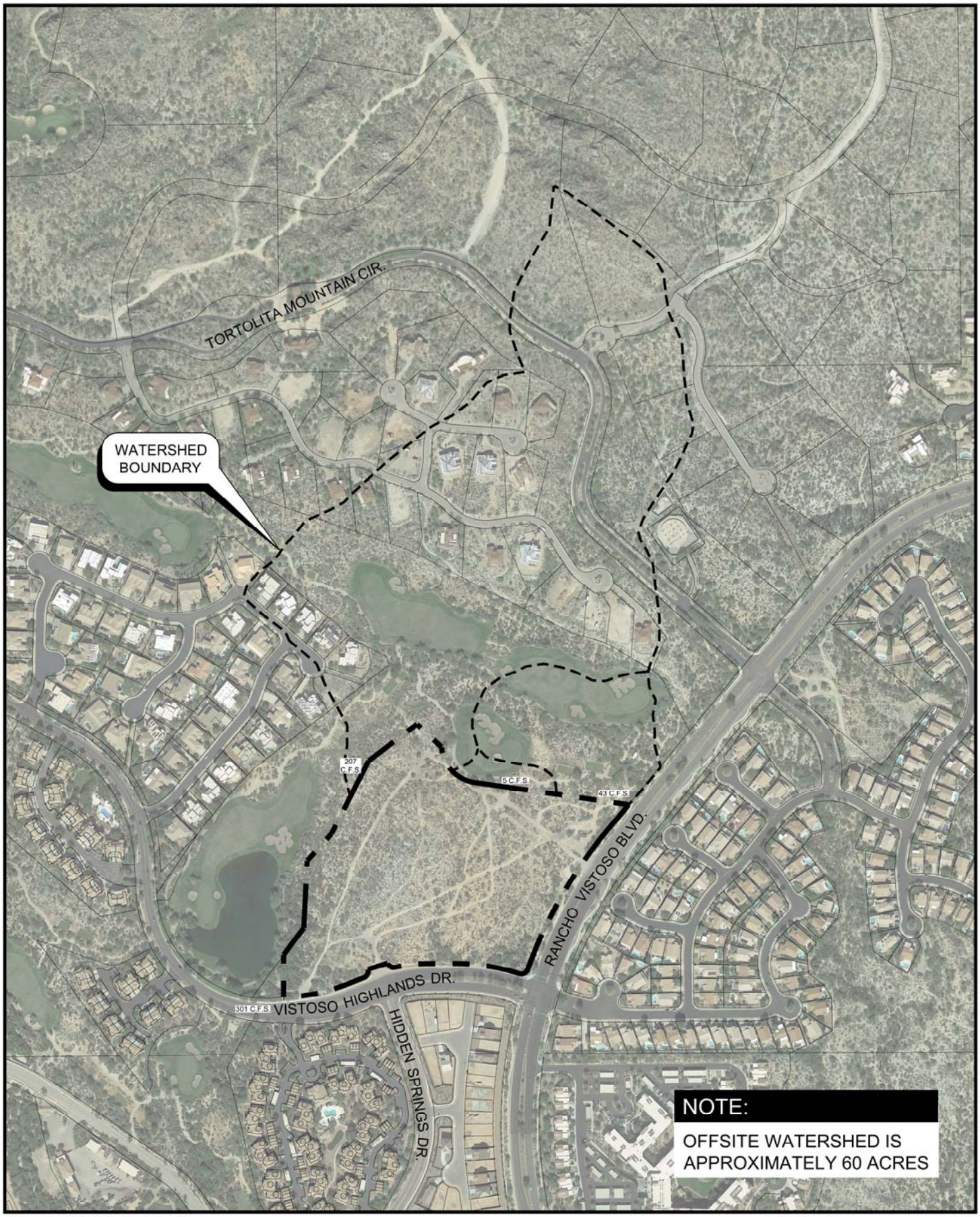
Exhibit I-2-A
Environmentally Sensitive Lands

0' 300'



O:\185050\VH-01 - RV Neigh 10J\01 Planning\04 Rezone\Site Analysis\Exhibits\Exh 1-3-A - Topography.dwg Plotted: Jul. 08, 2016

Exhibit I-3-A
Topography



Q:\185050\VH-01 - RV Neigh 10J\01 Planning\04 Rezone\Site Analysis\Exhibits\Exh 1-5-A - Offsite Hydro.dwg Plotted: Jul. 08, 2016

Exhibit I-5-A
Offsite Watersheds

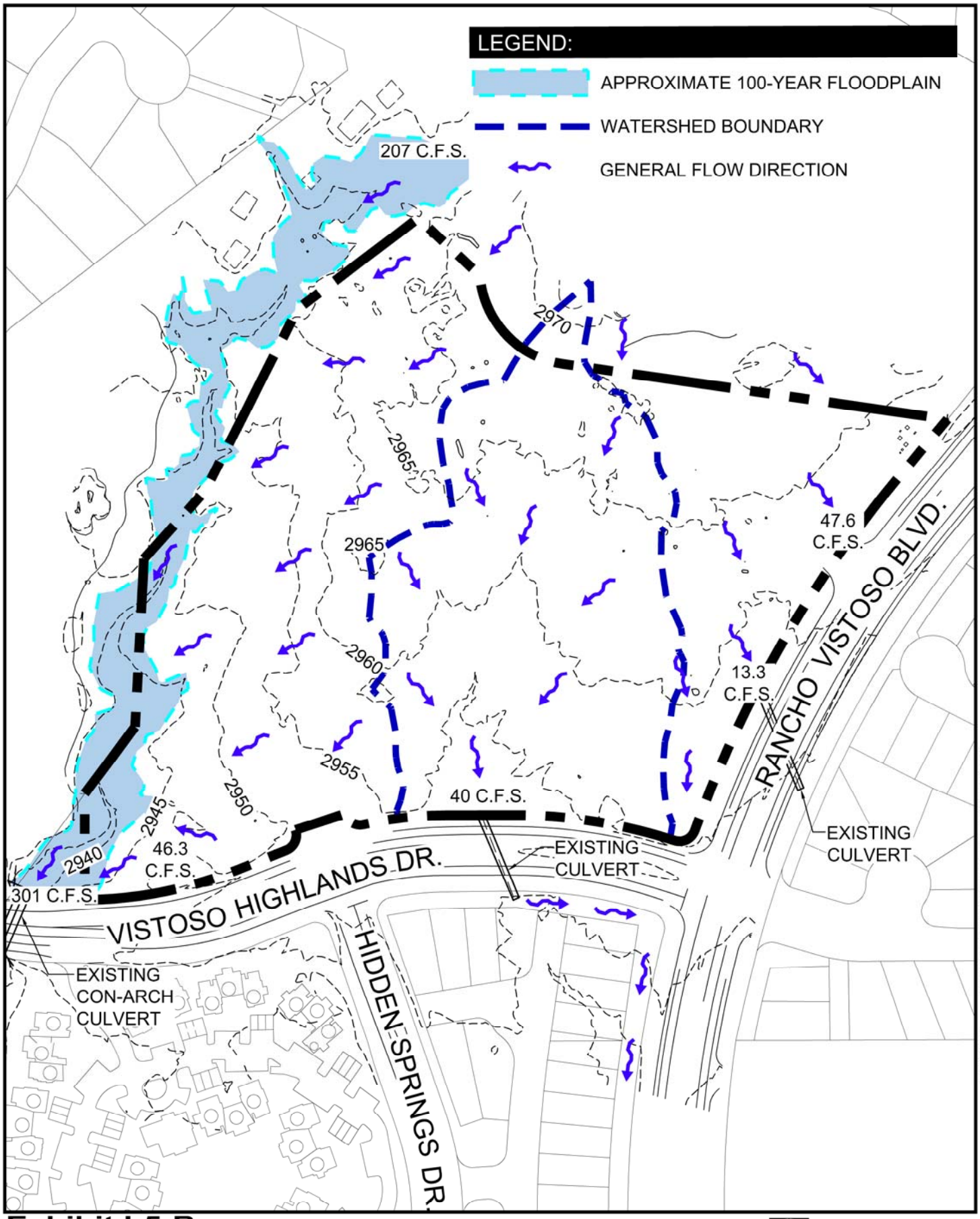


Exhibit I-5-B
Onsite Hydrology Characteristics

Contour Interval = 5 Ft.

0' 200'

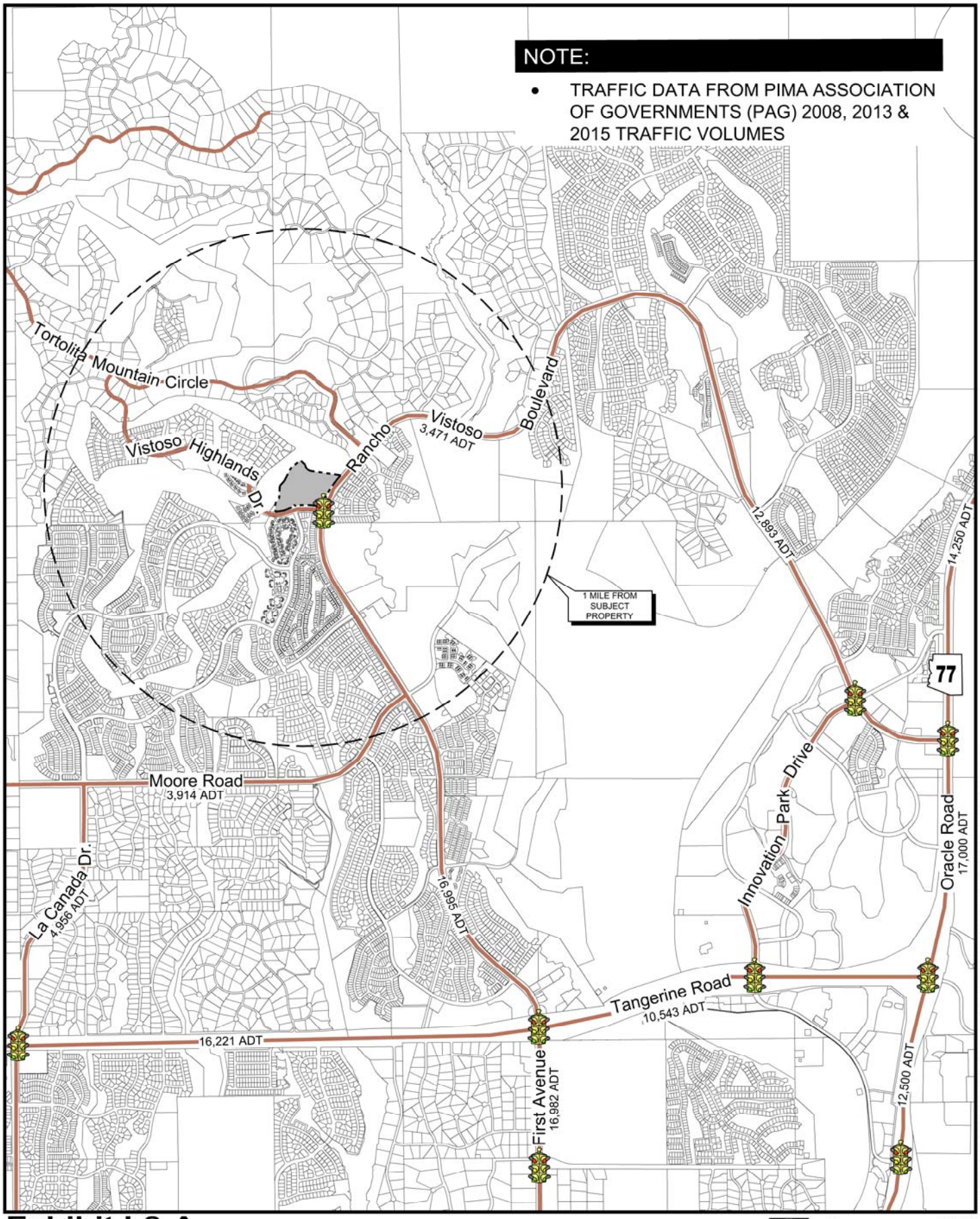


Exhibit I-8-A
Transportation

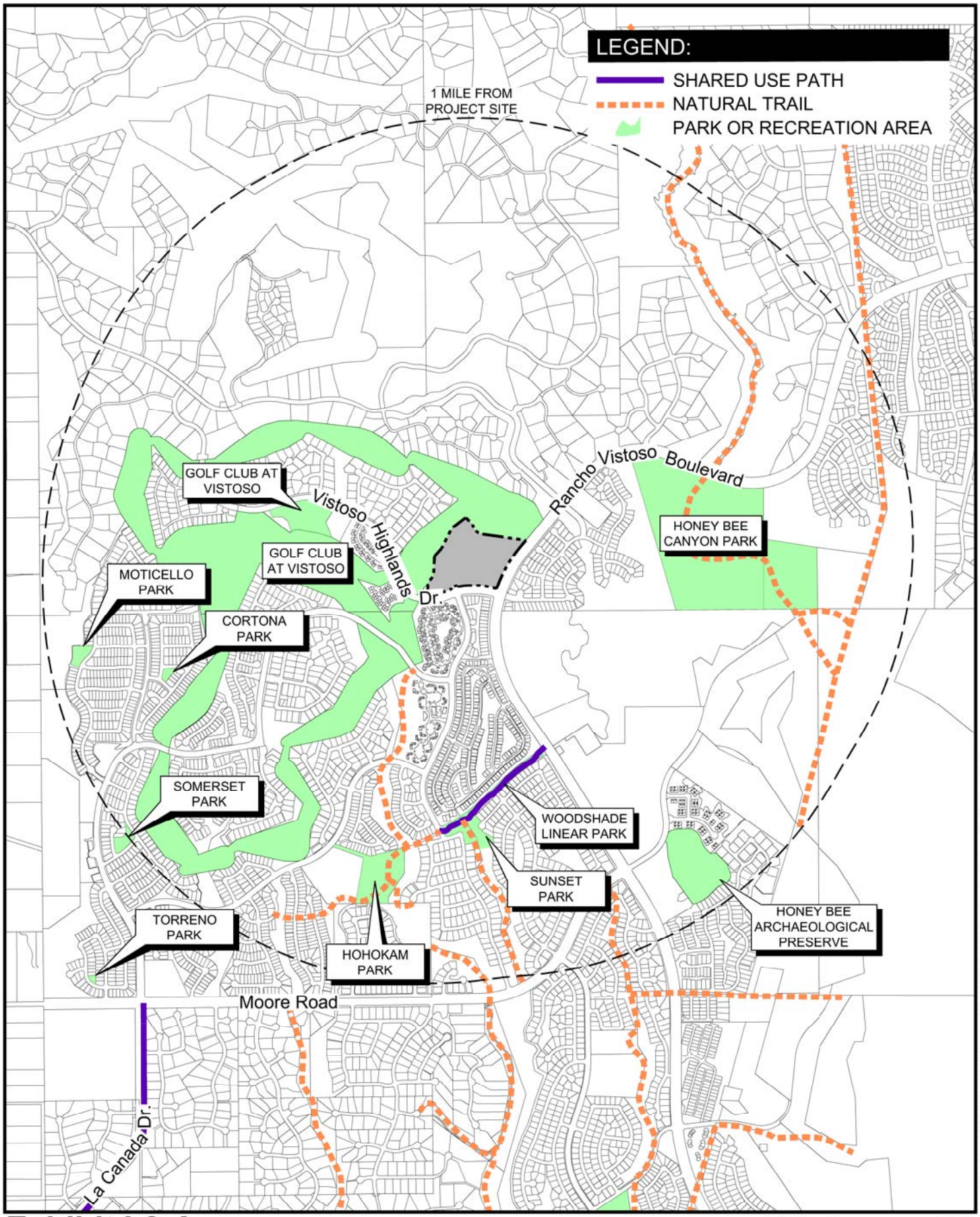


Exhibit I-9-A
Trails, Parks & Recreation

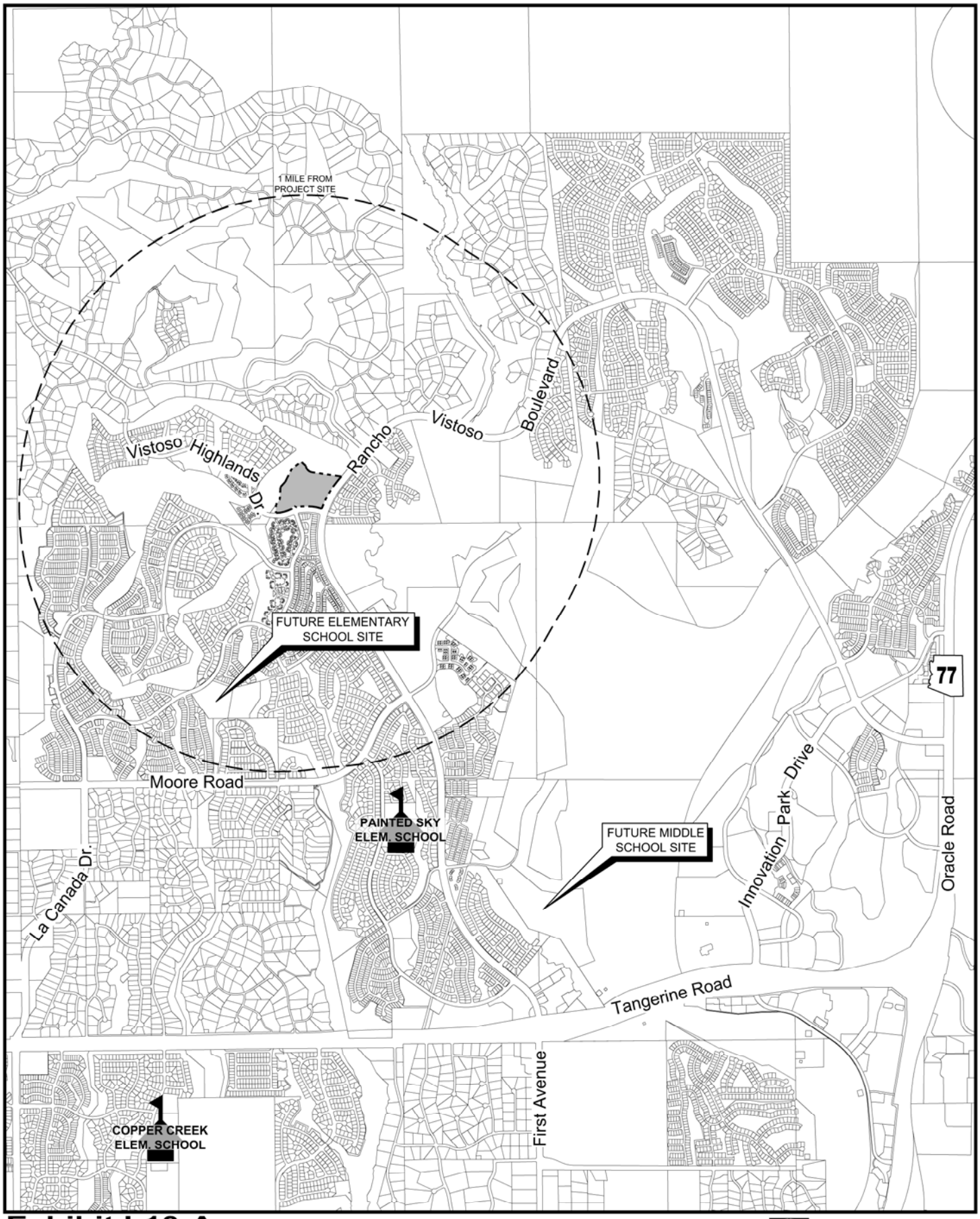


Exhibit I-10-A
Existing & Proposed Schools

0' 1/2 Mile

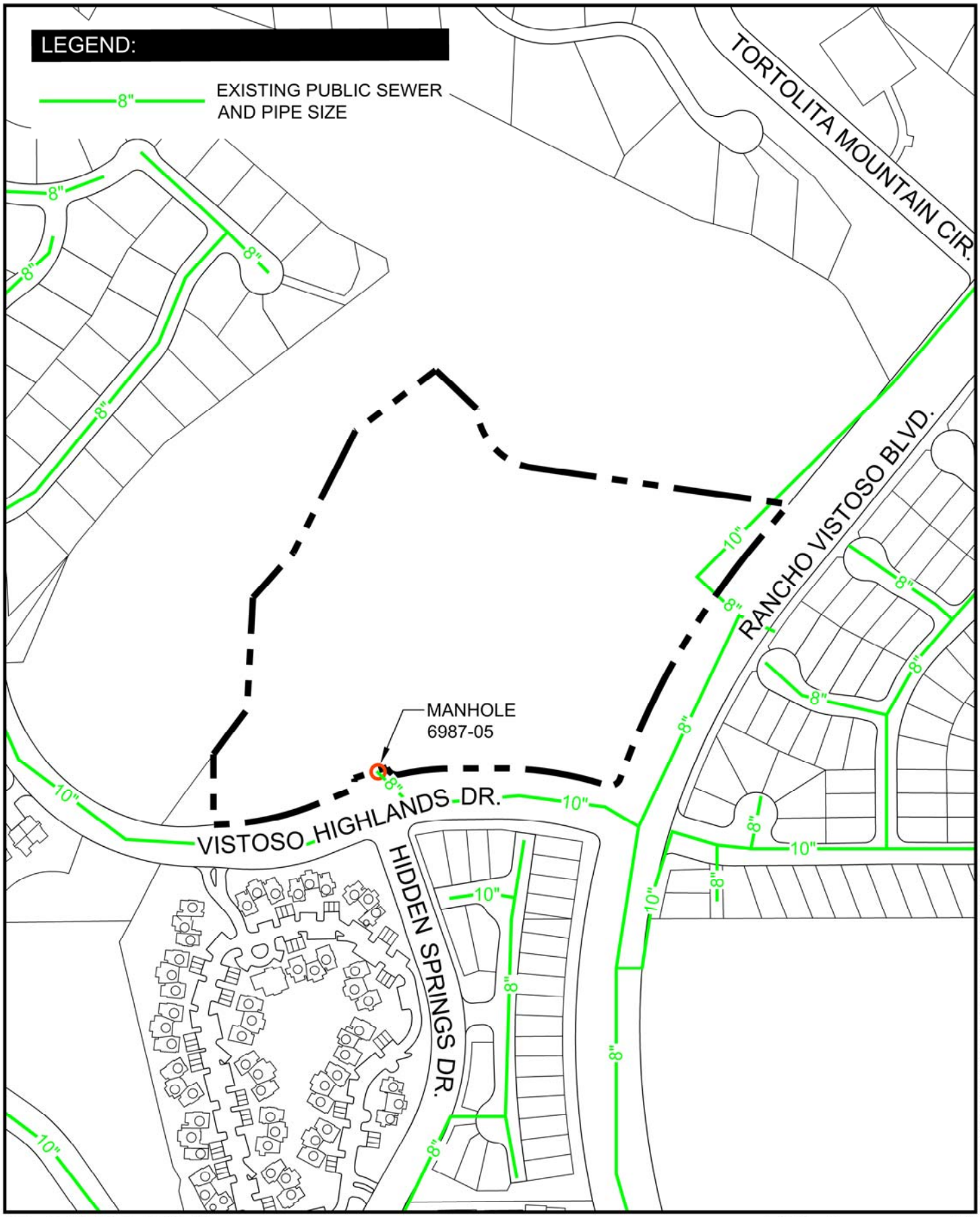


Exhibit I-12-A
Sewer Service

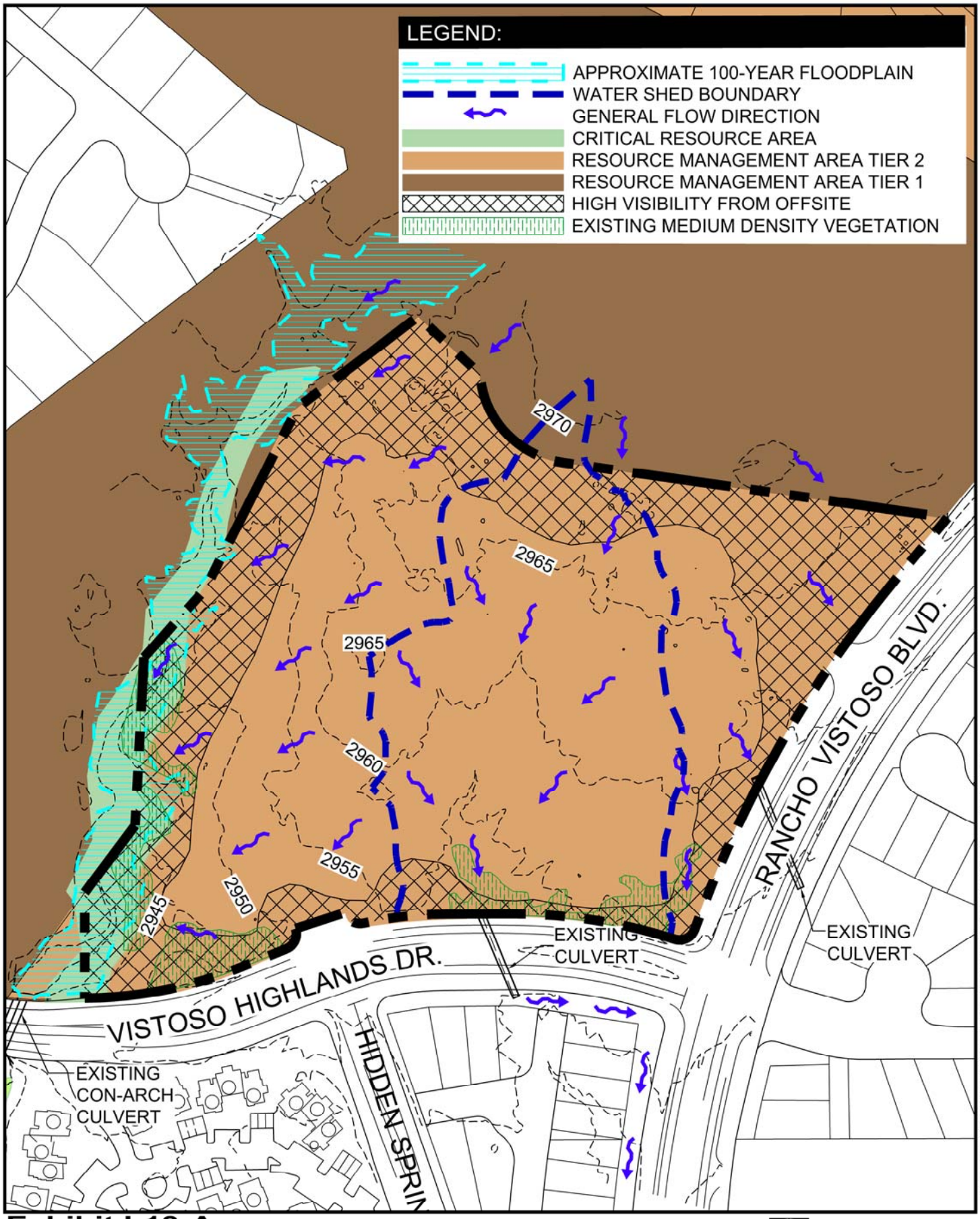


Exhibit I-13-A
McHarg Composite Map

Contour Interval = 5 Ft.

0' 200'

Part II – Land Use Plan

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1. Land Uses

A. Project Description

This project proposes a residential subdivision with a density of 2.2 dwelling units per acre, consisting of 39 single-family detached homes on ~17.8-acres. All 39 homes will be semi-custom site built homes with a 25 foot, one-story height limit for gabled roofs and a 22 foot, one-story height limit for flat roofs. All of the lots will have a minimum size of 70' x 125' (8,750 sq. ft.), though the home sizes will vary. The architectural design of these homes will be consistent with surrounding residential developments and will adhere to the Rancho Vistoso PAD Design Guidelines. They will be constructed out of materials such as stucco, adobe, and wood frame, and will have either a gabled, tiled or flat roof. Perimeter walls will meet the Rancho Vistoso Design Guidelines, and landscape treatments and design will be similar to the existing landscapes of the surrounding neighborhoods within the Rancho Vistoso Planned Area Development (PAD).

Refer to Exhibit II-1-A: Conceptual Land Use Plan.

B. General Plan Conformance

As mentioned before, actual residential densities in Rancho Vistoso are significantly lower than envisioned at the time the Rancho Vistoso PAD was originally designed over 30 years ago. A commensurate drop in demand for commercial land has resulted, which has caused this property to remain undeveloped. Little potential exists for significant residential densities to develop anywhere near the subject property, meaning that the chances of this property being developed for a commercial use is very unlikely. Significant demand exists for additional medium-density residential development, which is more compatible with surrounding land uses than the existing commercial entitlements.

C. Flexible Design Options / Conservation Subdivision Design

This proposed residential neighborhood conserves 100% of the Critical Resource Area that exists along the western boundary of the project site.

D. Effect on Existing Land Uses

Since the subject property is currently vacant, there will be no negative impact to existing land uses. Developing this property as single-family residential will unify existing neighborhoods, increase the sense of community, and eliminate any negative visual impacts to surrounding viewsheds that may have been created by a commercial development.

2. Environmentally Sensitive Lands

A. ESOS Selection & Preservation Methods

This project will be in conformance with the ESL guidelines of the Zoning Code. The site plan provide 5.0± acres of ESOS (28% of the site) and it avoids the minor wash and the vegetation in the wash area along the western boundary of the site. The designated Critical Resource Area (CRA) along the western boundary of the project site will be preserved in its entirety. This onsite ESOS area maintains open space connectivity within and beyond the project site, and will allow for uninterrupted wildlife movement. This ESOS area will be permanently protected within as open space tract or easement. Additionally, any vegetation that is disturbed will meet the mitigation requirements as set forth in the Town of Oro Valley Zoning Code.

3. Topography

A. Design Response to Site Topography

Due to the relatively flat character of the subject property and the lack of challenging topographic constraints, the development of this property can proceed within out special grading considerations.

B. Slope Encroachment

The subject property does not contain any regulated 15% or greater slopes, and as such there are no areas of encroachment.

C. Hillside Conservation Areas

There are no Hillside Conservation Areas on the subject property.

D. Quantified Site Disturbance

Approximately 15.4± acres (86.5%) of the site will be graded, and 2.4± acres (13.5%) of the site will be left in its natural condition. Approximately 20% of the graded areas of the site will be revegetated with native vegetation and will become landscaped common area, bringing the effective open space area to approximately 5.7± acres (32%) of the site.

4. Cultural / Archaeological / Historic Resources

A. Resource Protection

If any cultural resources are discovered during construction, State and local rules will be followed regarding the handling and treatment of such cultural resources.

B. Treatment Plan

The entire Rancho Vistoso PAD has been surveyed for archaeological resources (see Prehistoric Settlement in the Canada Del Oro Valley, Arizona: The Rancho Vistoso Survey Project by D.B. Craig and H.D. Wallace 1987). One site has been identified within the project area (AZ BB:9:177 [ASM]). An updated Cultural Resource Survey for the property is currently being conducted and will be completed before the Town Council meeting. In the unlikely event that cultural resources are uncovered during construction a professional archaeologist will evaluate the exposed material before any work continues in the area of the discovery. If any human remains or funerary objects are discovered during the construction of this project, all work will stop within the area of the remains and Dr. Tod Pitezel, ASM assistant curator of archaeology, will be contacted immediately.

Rancho Vistoso Survey Project Cover Page

PREHISTORIC SETTLEMENT
IN THE CAÑADA DEL ORO VALLEY, ARIZONA:
THE RANCHO VISTOSO SURVEY PROJECT

By

Douglas B. Craig

and

Henry D. Wallace

Contributions by:

Lisa G. Eppley
James Heidke
James P. Holmlund
James P. Lombard
Cristine R. Szuter

INSTITUTE FOR AMERICAN RESEARCH
ANTHROPOLOGICAL PAPERS NO. 8
1987

5. Hydrology

A. Design Response to Site Hydrology

The low density nature of this development will have a less than significant impact on the hydrological characteristics of the site, compared to that of a commercial development. Additionally this project will incorporate appropriate mitigation measures in accordance with the Town of Oro Valley Floodplain Management Code and the Drainage Criteria Manual.

B. Modifications of Drainage Patterns

The site has no sub-basins with discharges greater than 50 cfs and is free of any federally mapped floodplains. Minimal encroachment into the existing drainage patterns on site will occur. The low density nature of the existing offsite upstream development allows most drainage to flow in its natural state. Offsite flows from upstream watersheds will be collected in detention basins, channels and/or culverts directing the runoff through the project site.

C. Mitigation

Drainage design within the proposed development will convey offsite and onsite flows using constructed channels, storm drain pipes, onsite detention basins in accordance with the Town of Oro Valley Floodplain Management Code and the Drainage Criteria Manual. Channel and basin geometry and construction will follow accepted standards regarding erosion and flow velocity control. Horizontal elements constructed within the project will be set at or near existing grade so as to minimize impacts to existing drainage patterns. Finished floor elevations will be set to one foot above the established base flood elevations of adjacent floodplains. Individual lots will be graded according to Town standards, which will provide adequate room and grades to handle stormwater runoff.

D. Town Policy Conformance

The post-developed 100-year discharges exiting the site will be maintained in their current condition or reduced by a maximum of 10% in accordance with Town policy. Which requires all development to conform to “critical basin” requirements and not result in any adverse impacts for adjacent or downstream property owners.

6. Wildlife

A. Mitigation

This development will preserve 100% of the onsite Critical Resource Area (CRA) along the western portion of the site. This entire area along the western boundary of the site will be designated as open space and will maintain open space connectivity within and beyond the project site, which will allow for uninterrupted wildlife movement.

7. Viewsheds

A. Design Response to Site Viewsheds

This proposed residential development will restrict building heights to a maximum of 25 feet, for one-story gabled roofs, and 22 feet for one-story flat roofs. This will lessen the viewshed impact for neighboring developments to the surrounding views and vistas off-site compared to the height of structures currently allowed under the existing commercial zoning.

With the subject property being relatively flat, the projects internal roadway network and homesites will minimally disturb viewsheds. Bufferyards will be provided around the perimeter of the property to help mitigate views into the site.

B. ORSCOD / TRCOD Conformance

This property does not fall within the Tangerine Road Corridor Overlay District (TRCOD) and/or Oracle Road Scenic Corridor Overlay District (ORSCOD).

The architectural design of these homes will be consistent with surrounding residential developments and will adhere to the Rancho Vistoso PAD's design guidelines. They will be constructed out of materials such as stucco, adobe, and wood frame, and will have either a gabled, tiled or flat roof.

8. Traffic

A. Traffic Impact Analysis

Provide a traffic analysis report to include:

i. The proposed internal circulation and access to/from arterial streets, explaining location and rationale for placement.

The subject property will have two ingress/egress points that will connect this neighborhood directly to Rancho Vistoso Boulevard and Vistoso Highlands Drive. These ingress/egress points are located at existing curb and median cuts on the adjacent arterail and collector roadways, which have been located at a safe distance from the arterial intersection of Rancho Vistoso Boulevard and Vistoso Highlands Drive.

ii. If off-site road improvements are required, indicate which roads and time frame for improvements.

Roadways adjacent to and within one-mile distance from the subject property are in good condition and will not require any additional improvements.

iii. Projected ADT for internal circulation system at build out and level of service to all streets. Include a projection of traffic volumes and capacity analysis for intersections.

With and average daily trip (ADT) of 8-10 trips per household, the 39 residential lots proposed within this development will generate approximately 312-390 ADT. The local private streets inside this development and the abutting arterial roadways, which are operating below capacity, will be able to accommodate traffic generated from this project.

iv. Impact to existing development abutting off-site streets.

Rezoning the subject property from Community Commercial (C-1) to Medium Density Residential (MDR) will significantly reduce the traffic impact to surrounding developments and off-site streets, compared to the existing commercial entitlements.

v. Capacity analyses for proposed internal and off-site streets, including right-of-way and pavement widths, geometrics, design speeds and traffic control improvements needed.

Rancho Vistoso Boulevard

Rancho Vistoso Boulevard is a four-lane (two in each direction) paved arterial road with a divided landscaped median and left turn lanes, with a posted speed limit of 45 mph. The existing and ultimate right-of-way is 150 feet, which is continuous. According to the Pima Association of Governments (PAG) 2010 Traffic Volumes, the average daily trip volume (ADT) for this arterial roadway ranges from 3,471 to 16,995 ADT.

Vistoso Highlands Drive

Vistoso Highlands Drive is a four-lane (two in each direction), that merges to a two-lane paved collector road as you travel west from the intersection of Vistoso Highlands Drive and Rancho

Vistoso Boulevard. The posted speed limit of Vistoso Highlands Drive is 30 mph. The existing and ultimate right-of-way width is 80 feet.

vi. A description of improvements required for those streets described in sub-paragraph v. above.

Rancho Vistoso Boulevard and Vistoso Highlands Drive are in good condition and will not require any improvements to accommodate by this low density development.

vii. The party/agency that the applicant believes to be responsible for making necessary improvements.

Not applicable.

viii. Evidence that proposed turning movements will meet safety standards in relationship to traffic volumes.

The proposed ingress/egress point on Vistoso Highlands Drive is aligned with Hidden Springs Drive to the south and is located a safe distance from the intersection of Rancho Vistoso Boulevard and Vistoso Highlands Drive. Both of the projects proposed ingress/egress points are located at existing curb and median cuts on the adjacent arterial and collector roadways. Vegetation adjacent to these ingress/egress points will be maintained to provide safe site visibility for vehicles exiting the site and will allow safe turning movements to and from the site. The proposed residential roadways meet the Town of Oro Valley Minimum Design Standards.

B. Proposed Rights-of-Way

The proposed roadways within this development will have a right-of-way width of 50 feet and will meet the Town of Oro Valley Minimum Design Standards. The internal roads of this development will be private streets because they are proposed to be gated, and will be owned and maintained by the HOA.

C. Proposed Pedestrian / Bicycle Circulation

The proposed residential development will make pedestrian and bicycle connections to Rancho Vistoso Boulevard and Vistoso Highlands Drive. According to the Oro Valley Bikeways Map Existing Routes 2016, there is a signed bicycle-route with an on-street bike lane that runs along Rancho Vistoso Boulevard and Vistoso Highlands Drive. Sidewalks will be constructed on both sides of the private streets within the project site, and will connect to the existing sidewalks along Rancho Visotos Boulevard and Vistoso Highlands Drive.

9. Recreation / Trails

A. Offsite Trail Access

There are eight public and neighborhood parks, totaling almost 100 acres, located within one mile of the subject property. Additionally there are approximately 4.6± miles of offsite trails and walking paths that exist within one mile of the site. The nearby parks provide amenities such as dog parks, children's playground equipment, ramadas, barbeques, restroom facilities, turf areas, tennis courts, volleyball courts, and basketball courts. The Golf Club at Vistoso also provides recreational facilities, which is open to the public.

B. Open Space Ownership

The future HOA of this proposed development will own and maintain the open space within this project.

10. Schools

A. Student Generation

This proposed development is expected to generate approximately 8 elementary students, 9 middle school students, and 5 high school students (using the accepted standard student multiplier of 0.2075 elementary school students per home, 0.2197 middle school students per home, and 0.1282 high school students per home).

B. School Capacity

According to the letter supplied by the Amphitheater School District, there is available capacity for this proposed development.

Amphitheater Capacity Letter

Jun. 15. 2016 3:26PM No. 0147 P. 1

OFFICE OF LEGAL COUNSEL
Todd A. Jaeger, J.D.
Associate to the Superintendent
(520) 696-5156
FAX (520) 696-5074

AMPHITHEATER
Public Schools

701 W. Wetmore Road • Tucson, AZ 85705 • (520) 696-5000 • TDD (520) 696-5055

GOVERNING BOARD MEMBERS Deanna M. Day, M.Ed. President · Jo Grant Vice President · Kent Paul Barrabee, Ph.D. · Julie Cozad, M.Ed. · Scott A. Leska

SUPERINTENDENT
Patrick Nelson

June 15, 2016

Via fax to 520.881.7492

Linda Thompson
Subdivision Coordinator
The WLB Group
4444 E Broadway
Tucson AZ 85711

RE: Proposed Development of 38± single family homes on approximately 18± acres within the Amphitheater District Rancho Vistoso Boulevard and Vistoso Highlands Drive

Dear Ms. Thompson:

I am responding to your request for information regarding the capacity of Amphitheater schools impacted by your proposed development.

Using 2000 demographic multipliers developed by the U.S. Department of Census, Bureau of Census, and adjusted for Amphitheater District's school organizational patterns, we project the following student populations to result from this project when built:

Academic Level	38 Single Family Homes
Elementary	8
Middle	8
High School	5

The census multipliers we use to obtain these projections are 0.2075 elementary students per household, 0.2197 middle school students per household and 0.1282 high school students per household.

The capacity of our schools noted below is based on our last confirmed enrollment calculations. The schools which would be impacted by this population are listed below, along with the physical capacity available at each school *presently*. Please note that these schools will also be impacted by other developments in this area which may have already been approved by the County but which are not yet built.

Amphitheater High • Canyon del Oro High • Ironwood Ridge High
Amphitheater Middle School • Coronado K-8 School • Cross Middle School • La Cima Middle School • Wilson K-8 School
Copper Creek Elementary • Donaldson Elementary • Harelson Elementary • Holaway Elementary • Keeling Elementary • Mesa Verde Elementary
Nash Elementary • Painted Sky Elementary • Prince Elementary • Rio Vista Elementary • Walker Elementary • Rillito Center

Amphitheater Capacity Letter (cont'd)

Jun. 15. 2016 3:26PM No. 0147 P. 2

Developer Letter
January 14, 2016
Page 2

School Name	School Capacity	Spaces Currently Available
Painted Sky Elementary	800	347
Coronado K-8 [Middle]	800	325
Ironwood Ridge High	2290	473

If I can provide any additional information, please feel free to contact me.

Sincerely,

CMcFarland

Connie R. McFarland
Legal Assistant to Todd A. Jaeger, J.D.

11. Water

A. Water Demand

A good estimate for domestic water usage is 230 gallons per day per lot dry weather flow. With 39 lots being proposed in this development, the total domestic water use is projected at 8,970 gallons per day.

B. Water Service Provider & Capacity

Oro Valley Water has the capacity and infrastructure available to serve this project. This project will connect to the existing water main lines within the rights-of-way of Rancho Vistoso Boulevard and Vistoso Highlands Drive.

12. Wastewater

A. Sewer Service Method

Pima County Regional Wastewater Reclamation Department will provide sewer service to this development. Capacity is currently available for this project in the public sewer G—95-143, downstream from manhole 6987-05.

Wastewater Service Provider Letter

PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

March 16, 2016

Linda Thompson
The WLB Group, Inc.
4444 E Broadway Blvd
Tucson, AZ 85711

Sewerage Capacity Investigation No. 2016-64 Type I

RE: **Rancho Vistoso Neighborhood 10 Parcel J, Parcel 21920004M, 21920004L**
Estimated Flow 8,208 gpd (ADWF).
P16WC00066

Greetings:

The above referenced project is tributary to the Ina Road / Tres Rios Wastewater Reclamation Facility via the Cañada Del Oro Interceptor.

Capacity is currently available for this project in the public sewer G-95-143, downstream from manhole 6987-05.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA Sr.

13. Bufferyards

A. Mitigation (if applicable)

A landscape bufferyard will be provided around the entire perimeter of the project site to help soften any visual impacts to surrounding landowners. The bufferyards will be composed from a variety of native vegetation and will help blend this residential neighborhood with the surrounding developments. They will be a minimum of 15-25 feet wide and will be in accordance with the Bufferyard "A" and "B" criteria in the Town of Oro Valley Zoning Code.

14. Exhibits

SITE DATA:

- PARCEL SIZE: 17.8± AC.
- EXISTING ZONING: COMMERCIAL (C-1)
- PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL (MDR)
- PROPOSED MINIMUM LOT SIZE: 70' x 125'
- PROPOSED DENSITY: 2.2 D.U./Ac.
- PROPOSED BUILDING HEIGHT: SINGLE-STORY (22' FLAT ROOF / 25' GABLED ROOF)
- PROPOSED SETBACKS: FRONT - 20' *EXCEPT AS NOTED BELOW
  SIDE - 5'
  REAR - 10'
  *A 15' FRONT BUILDING SETBACK IS PERMITTED FOR:
  A) HOMES WITH SIDE ENTRY GARAGE
  B) HOMES WITH FRONT ENTRY GARAGE PROVIDED THAT A DRIVEWAY AT LEAST 20' IN LENGTH IS MAINTAINED ON THE PROPERTY
- PROPOSED OPEN SPACE: 5.0± AC. (28% OF THE SITE)
- AREA WITHIN 15' ESOS SETBACK TO BE REVEGETATED AND COUNTED AS RMA TIER 2 ESOS
- ONSITE ESOS WILL BE OWNED AND MAINTAINED BY THE HOA
- THE GOLF COURSE OVERLAY SETBACK IS A COMPOSITE LINE CREATED FROM THE GOLF COURSE ENVELOPES FOUND IN SECTION 24.6.C.3 OF THE ZONING CODE

The WLB Group
TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF
520.881.7480 - tucson@wlbgroup.com

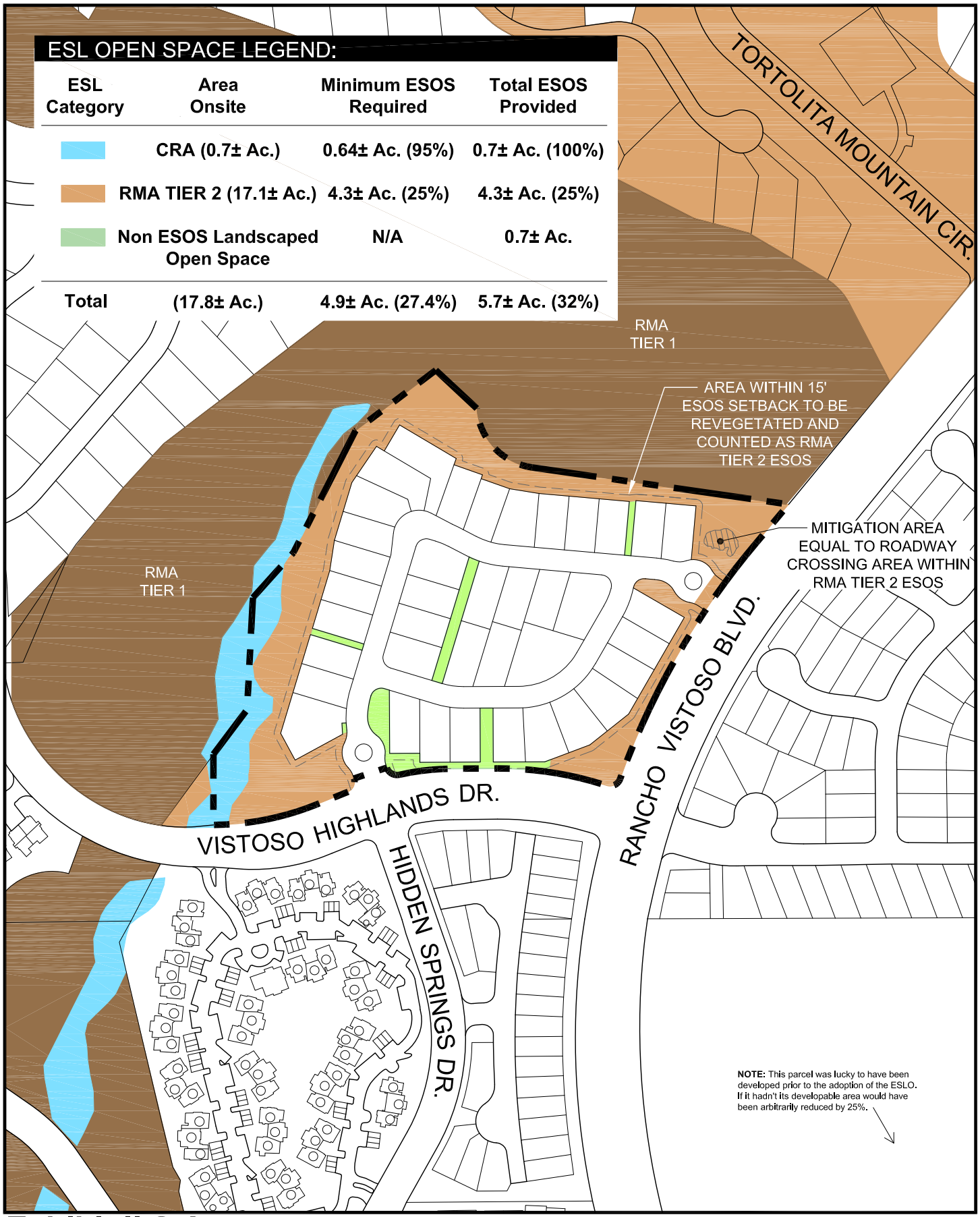
RANCHO VISTOSO - 10J
EXHIBIT II-1-A: TENTATIVE DEVELOPMENT PLAN

2016.08.05
Aerial Photo Date = 2015
WLB No. 185050-VH-01

0' 80' 160' 240'

Q:\185050\VH-01 - RV Ileigh 10J\01 Planning\04 Rezone\Site Analysis\Exhibits\Exh 2-1-A - TJP 08042016.dwg Plotted: Aug. 05, 2016

Insert pocket for 24”x36” Tentative Development Plan



Q:\185050\VH-01 - RV Neigh 10J\01 Planning\04 Rezone\Site Analysis\Exhibits\Exh 2-2-A - Proposed ESL.dwg Plotted: Aug. 05, 2016

Exhibit II-2-A
Proposed ESOS Map

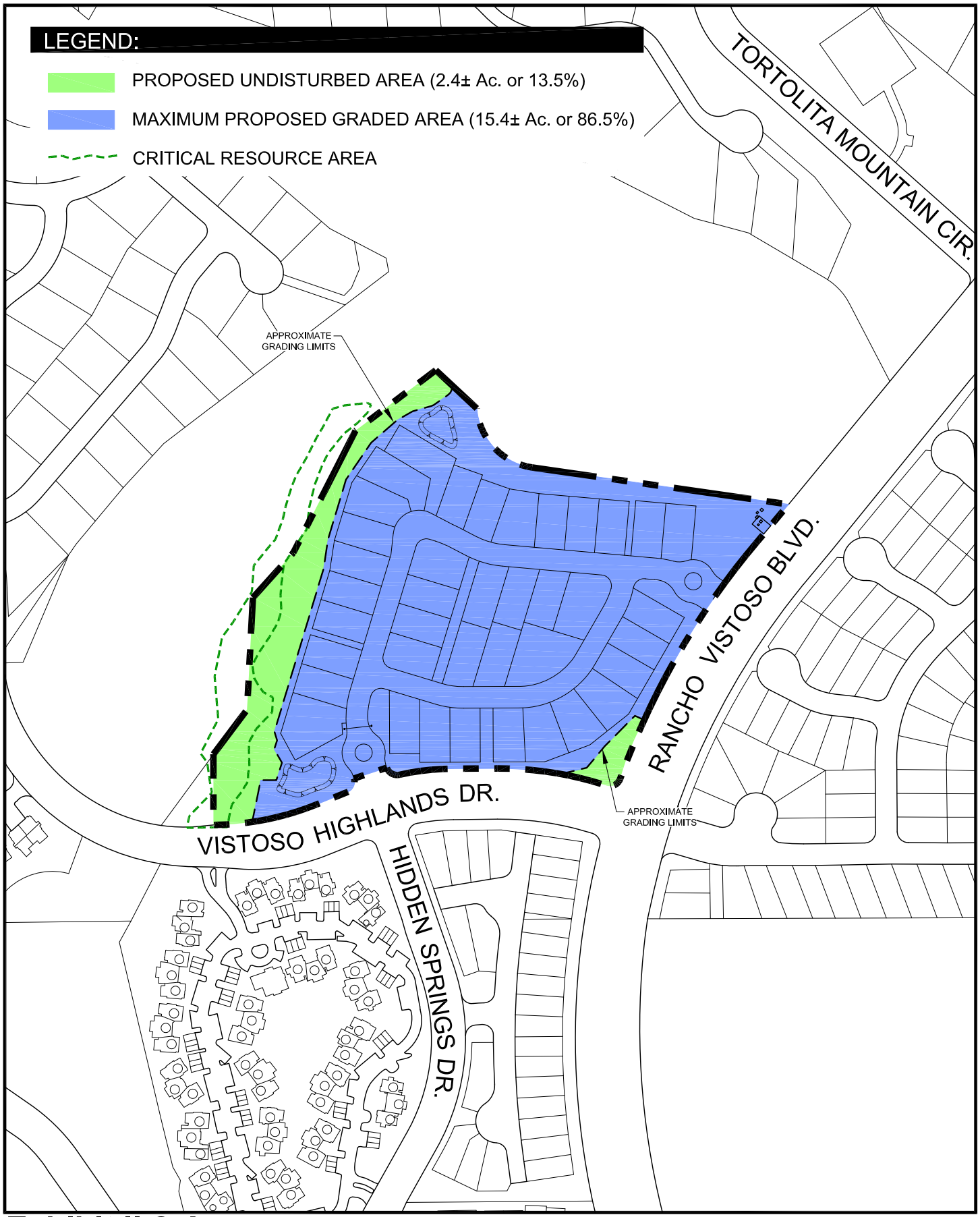


Exhibit II-3-A
Proposed Grading Limits

0' 300'

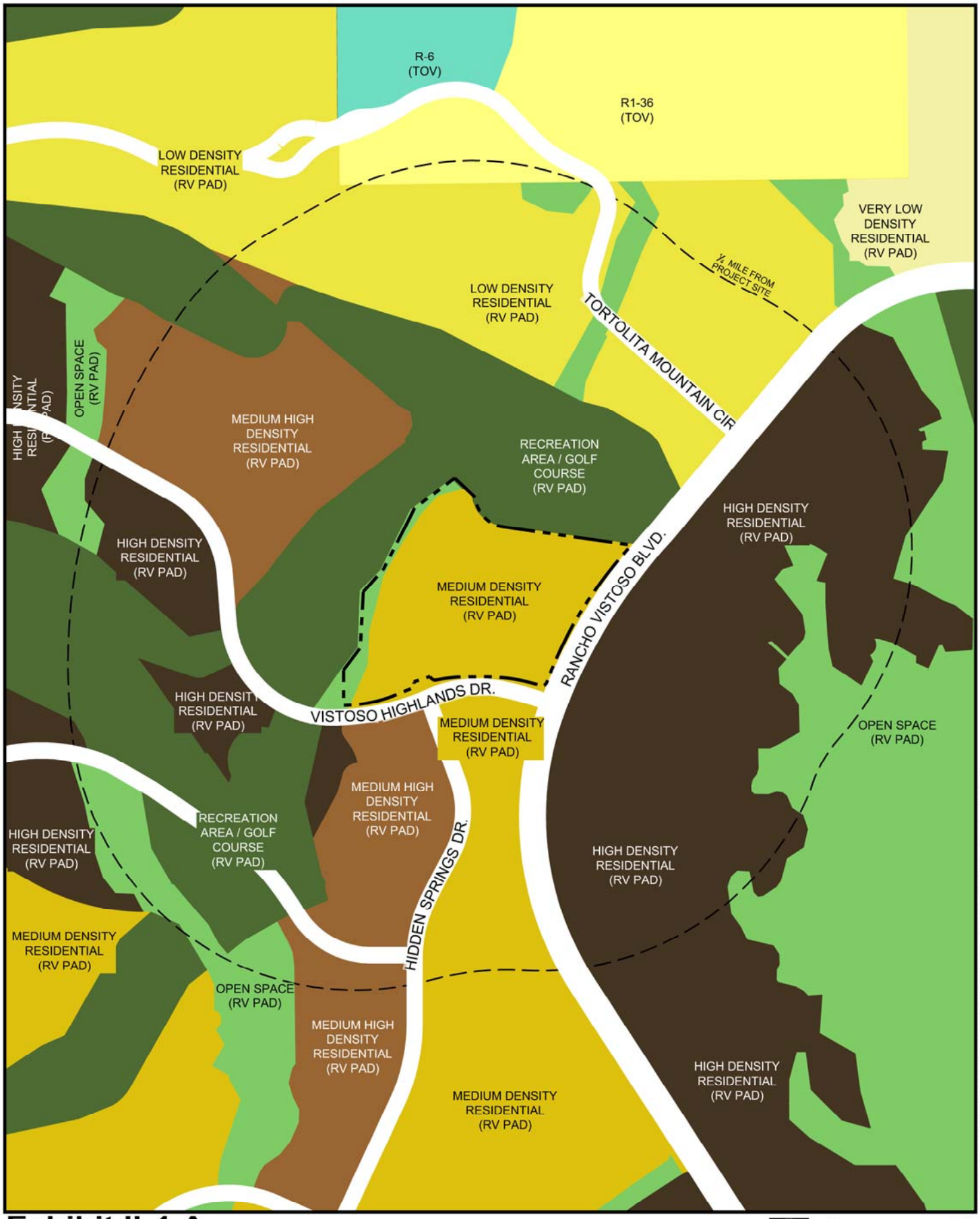


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Exhibit II-4-A
Proposed Zoning

0' 600'

Part III – Appendices

Appendix A: Traffic Report

SOUTHWEST TRAFFIC
ENGINEERING, LLC

13 July 2016

David Laws, PE
Division Manager - Permitting
Town of Oro Valley
11000 N. La Cañada Drive
Oro Valley, AZ 85787

SUBJECT: RV 10J
VISTOSO HIGHLANDS DRIVE/RANCHO VISTOSO BOULEVARD
TRAFFIC IMPACT STATEMENT

Dear Mr. Laws,

Please find enclosed a brief traffic impact statement (TIS) regarding the proposed RV 10J project located in Oro Valley, Arizona on the northwest corner of Vistoso Highlands Drive/Rancho Vistoso Boulevard. The site vicinity is located as shown in **Figure 1**. The project will consist of a forty (40) home residential development served by two proposed access points as shown in **Figure 2**.

The purpose of this TIS is to calculate the estimated amount of vehicular traffic that could be generated by the new development and identify the possible impacts of the additional traffic on the existing site and the immediate project area. A vehicle speed and traffic volume analysis on Vistoso Highlands Drive and a multi-way STOP analysis at the intersection of Hidden Springs Drive/Vistoso Highlands Drive were also completed.

The author of this TIS is a registered professional engineer (civil) in the State of Arizona having specific expertise and experience in the preparation of Traffic Impact Analyses.

Existing Conditions

Rancho Vistoso Boulevard has a north/south alignment and provides two lanes in each direction separated by a raised concrete median. The posted speed limit is 45 miles per hour (MPH). Sidewalk, curb, gutter, and overhead lighting exist all along both sides of the roadway. Bike lanes are in place on both sides of the road. Rancho Vistoso Boulevard is the primary route for vehicles traveling within Oro Valley's master planned communities north of Tangerine Road and west of Oracle Road.

Figure 1 – Vicinity Map

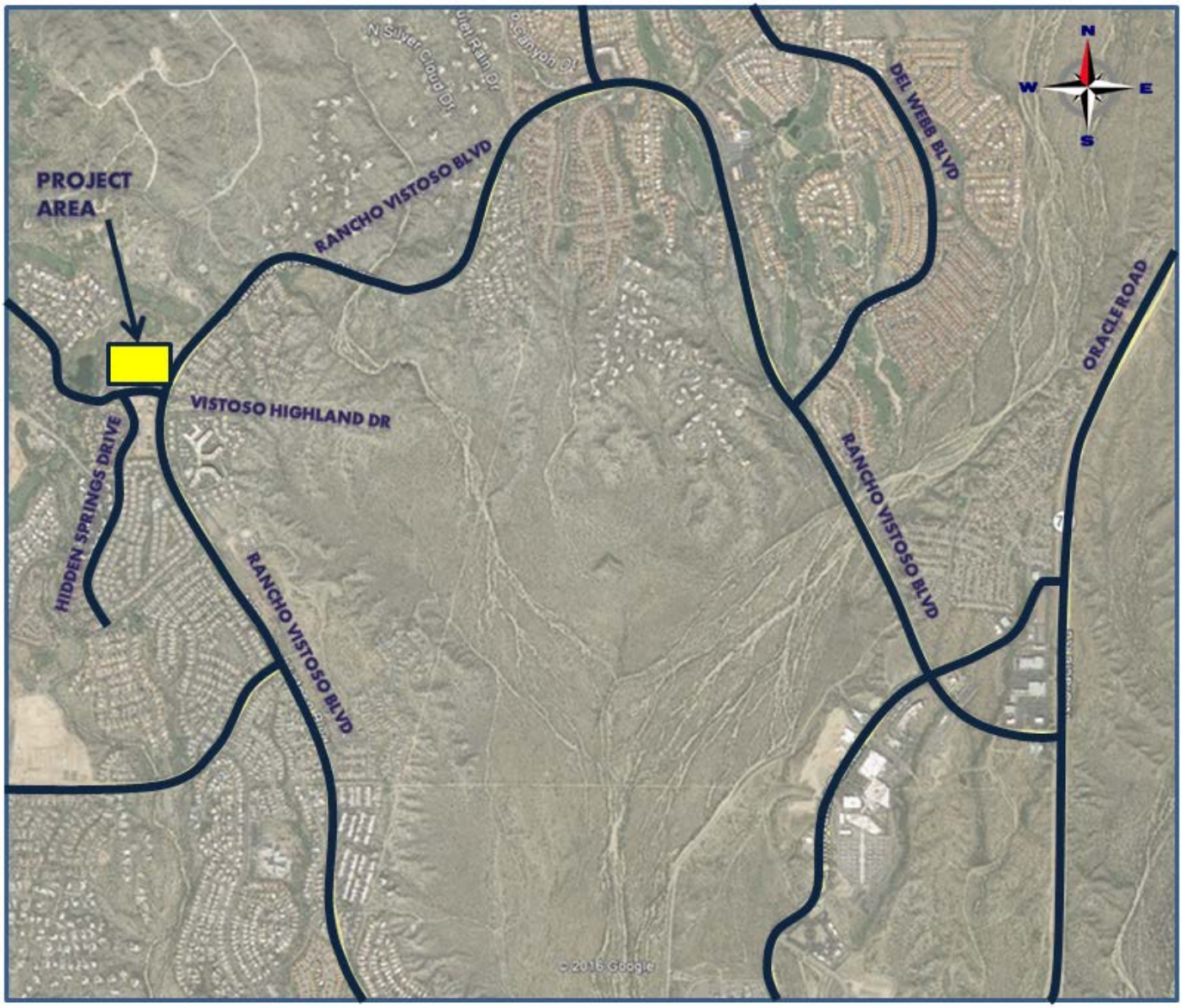


Figure 2 – Site Plan

With a posted speed limit of 30 MPH, Vistoso Highlands Drive has an east/west alignment. Adjacent to the project, Vistoso Highlands Drive offers two lanes in each direction separated by a concrete median. Sidewalk, curb, and gutter facilities exist on both sides of the roadway. Bike lanes are also provided on both sides of the road. Vistoso Highlands Drive provides access to residential homes northwest of Rancho Vistoso Boulevard.

Hidden Springs Drive has north/south alignment and provides access into several residential areas. With a posted speed limit of 30 MPH, the roadway is undivided and offers one lane in each direction. Curb, gutter, sidewalk facilities, and bike lanes are present on both sides of the road. The roadway currently spans between Klinger Canyon Place and Vistoso Highlands Drive.

The intersection of Vistoso Highland Drive and Rancho Vistoso Boulevard is a signalized, four-way intersection. Eastbound and westbound traffic is provided with an exclusive left turn lane and a shared through/right turn lane. Both the northbound and southbound legs provide an exclusive left turn lane, a through lane, and a shared through/right turn lane. The left turn phasing for the northbound and southbound movements is protected-permitted, while the left turn phasing for the eastbound and westbound directions is permitted only. Crosswalks, pedestrian ramps, and push buttons are offered on all four approaches to the intersection.

Hidden Springs Drive/Vistoso Highland Drive is an un-signalized 'T' intersection. Eastbound and westbound traffic is free flow, while northbound traffic is STOP sign controlled. Northbound vehicles are offered an exclusive left turn lane and an exclusive right turn lane. Westbound traffic is provided with an exclusive left turn lane and two through lanes. Eastbound vehicles are offered a left turn lane, which has been constructed for the future project, in addition to a through lane, and a shared through/right turn lane. East of Hidden Springs Drive, existing landscaping exists within the median of Vistoso Highland Drive.

Existing Traffic Data

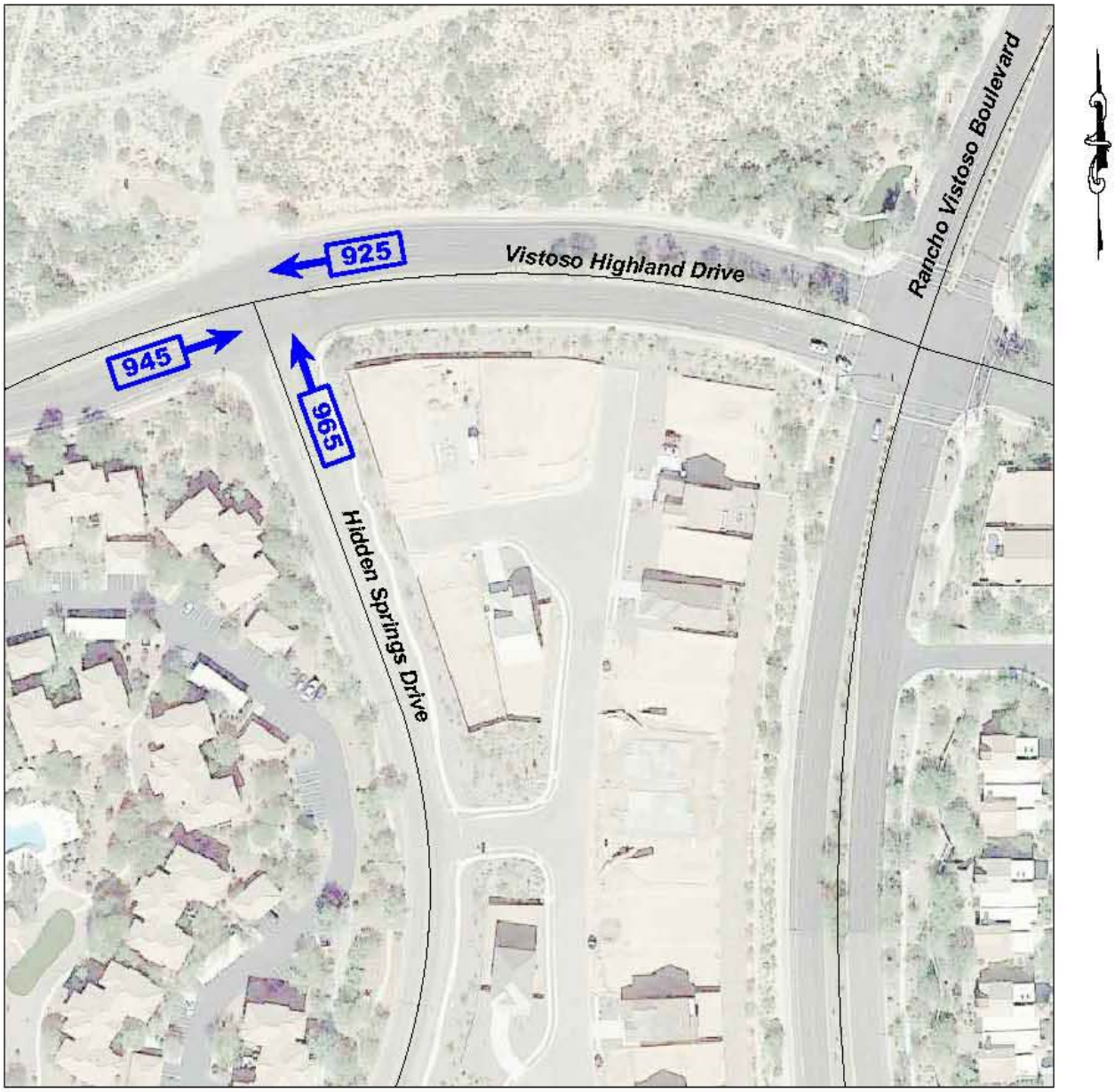
In order to form a basis for analysis of the project impacts, weekday 24-hour intersection approach counts were conducted at the intersection of Hidden Springs Drive/Vistoso Highlands Drive.

In addition, weekday 24-hour bi-directional vehicle speed counts were taken on Vistoso Highlands Drive between Hidden Springs Drive and Vistoso Resorts Casitas Drive.

Both the intersection approach counts and bi-directional vehicle speed counts were taken in July 2016.

The existing weekday intersection approach volumes are shown in **Figure 3**.

Figure 3 – Existing Weekday Intersection Approach Traffic Volumes



LEGEND:

EXISTING ROAD

XXX → Daily Traffic Volumes

Trip Generation

Trip generation for the project was developed utilizing nationally agreed upon data contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 9th Edition*, 2012.

The project trip generation was estimated for the construction of 40 single family homes based on ITE Land Use Code 210, Single-Family Detached Housing. The result is the expected weekday trip generation for the proposed project as shown in **Table 1**. The complete trip generation calculations can be found in the Appendix.

Table 1 – Weekday Project Site Generated Trips

Time Period	Total
Average Daily, Inbound (vtpd)	191
Average Daily, Outbound (vtpd)	191
Total Daily	**382**
AM Peak Hour, Inbound (vtph)	8
AM Peak Hour, Outbound (vtph)	23
Total AM Peak	**31**
PM Peak Hour, Inbound (vtph)	25
PM Peak Hour, Outbound (vtph)	15
Total PM Peak	**40**

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Access

Access to the proposed project will be provided via two new access points.

The first access point will be constructed on Vistoso Highlands Drive. This access point will form the new north leg of the intersection of Hidden Springs Drive/Vistoso Highlands Drive. Northbound and southbound traffic at this intersection will make use of a left turn lane and a through/right turn lane while eastbound and westbound traffic will be provided with a left turn lane, a through lane and a through/right turn lane. Vehicles exiting the project via South Access will be STOP controlled.

East Access will be located on Rancho Vistoso Boulevard approximately 450 feet north of Vistoso Highlands Drive. A curb cut, median break and a northbound left turn lane have already been constructed on Rancho Vistoso Boulevard in anticipation of this future access. An unused southbound left turn lane also exists, however, the residential development east of Rancho Vistoso Boulevard has been constructed and currently no access point was provided at this location. Northbound traffic at this intersection will be provided with a left turn lane and two through lanes while southbound traffic makes use of a through lane and a shared through/right turn lane. Eastbound traffic exiting the site via the East Access will be STOP controlled and provided with a shared left turn/right turn lane.

Multi-Way Stop Analysis

The intersection of Hidden Springs Drive/Vistoso Highlands Drive was evaluated for multi-way STOP control as part of this TIS. The existing geometrics were used in the analysis.

The MUTCD includes guidelines for the installation of STOP signs and multi-way STOPs. The MUTCD clearly states that STOP signs should not be used for speed control, but instead are to be used to assign right of way. STOP signs, when installed, are usually installed to stop the street with the lower traffic level. The MUTCD provides for the use of multi-way STOPS at locations as a safety measure to reduce crashes, or when traffic is so concentrated on the more heavily traveled street that it prevents side-street traffic from entering or crossing the intersection. Multi-way STOP control is typically used where the volume of traffic on the intersecting roads is approximately equal.

The MUTCD (Section 2B.07) contains warrants, which if met, indicate that a multi-way STOP may improve traffic conditions. The Traffic Signal warrant (Warrant A), Correctable Crash warrant (Warrant B) and the Minimum Volumes warrant (Warrant C) were used to evaluate the need to sign the intersection as a multi-way STOP. Warrant D applies only if Warrants B and C are within 80% of being met.

Warrant A states that a multi-way STOP may be justified as an interim measure in the case that a traffic signal is currently warranted but is not able to be installed. The intersection of Hidden Springs Drive/Vistoso Highlands Drive is too close to the signalized intersection of Vistoso Highlands Drive/Rancho Vistoso Boulevard and would be an inappropriate location for a traffic signal.

Warrant B (Crashes) is satisfied when five or more reported crashes occur in a twelve (12) month period and are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions. This warrant was not included in the analysis due to a lack of crash data in the area.

Warrant C (Minimum Volumes) is satisfied when for at least eight (8) hours of an average day, specific traffic volume levels are met for both the major and minor streets. The MUTCD states these volumes to be 300 vehicles per hour (VPH) combined on the major street approaches and 200 units of VPH, pedestrians, and bicyclists on the minor street approaches, in addition to a 30-second per vehicle delay to vehicular traffic during the maximum hour. If the 85th percentile approach speed of the major street exceeds 40 MPH, the minimum vehicular volume warrants mentioned above are reduced to 70% of the total stated.

Warrant D is satisfied when no single criteria is satisfied for Warrant A, Warrant B or Warrant C but where 80% of Warrant B and Warrant C are satisfied. Intersections with traffic levels lower than these warrants tend to operate best with no STOP signs, or STOP signs only on the lesser traveled street.

In order to determine the necessity of a multi-way stop the existing condition, 2017 without the project, and 2017 with the project, scenarios were evaluated based on MUTCD guidelines. A conservative background traffic growth rate of 3% was assumed. **Table 2** shows the results of the multi-way STOP analysis for the three scenarios described above at the intersection of Hidden Springs Drive/Vistoso Highlands Drive. Complete warrant calculations are included in the Appendix.

Table 2 – Multi-Way STOP Warrant Analysis–Hidden Springs Drive/Vistoso Highlands Drive

Conditions	Warrant Number				Minor Road Volume/Major Road Volume Ratio
	A	B	C	D	
Existing	No	N/A	No	No	0.52
2017 Without Project	No	N/A	No	No	0.52
2017 With Project	No	N/A	No	No	0.52

N/A – Warrant not available for analysis due to lack of crash history data.

As shown in **Table 2,** warrants for a multi-way STOP at the intersection of Hidden Springs Drive/Vistoso Highlands Drive are not met for existing conditions, 2017 without the project or 2017 with the project.

Traffic Volume and Vehicle Speed

Results of the traffic counts show that there are 1,864 vehicles per day (vpd) on Vistoso Highlands Drive west of Hidden Springs Drive. Traffic levels on Vistoso Highlands Drive were relatively even for eastbound and westbound traffic. A review of the traffic volumes shows that they do not follow a typical morning and evening commuter travel patter. Morning and evening peak hours fell between 11:00 AM to 12:00 PM and 12:00-1:00 PM. Peak hour patterns were relatively close to a 50/50 split. This street acts as minor collector roadway and connects local streets and residences to Rancho Vistoso Boulevard. A minor collector roadway regularly carries between 500 and 8,000 vehicles per day. The traffic levels on both Vistoso Highland Drive and Hidden Springs Drive are well within this range.

The speed limit on Vistoso Highlands is set at 30 MPH. Ideally, it is desirable to have motorists traveling at the speed limit. However, a survey of various cities in Arizona that perform vehicle speed studies in neighborhoods indicates that drivers tend to select speeds somewhat higher than the posted speed limit. They generally travel at an average of 3 to 7 mph over the posted speed limit. Furthermore, it has been found that about ten to fifteen percent of motorists on residential streets exceed the speed limit by more than ten mph.

Speed counts were taken on Vistoso Highland Drive between Rancho Vistoso Boulevard and Hidden Springs Drive. A summary of this data is provided in **Table 3**.

Table 3 – Vistoso Highland Drive - Vehicle Speed Summary

Location	Posted Speed Limit (MPH)	Average Speed (MPH)	% over 35 MPH	% over 40 MPH
Vistoso Highlands Drive				
Eastbound	30	32	33.8	7.6
Westbound	30	33	32.7	5.4
Average		33	33.3	6.5

MPH - Miles Per Hour

As shown in **Table 3,** vehicle speeds on Vistoso Highland Drive between Rancho Vistoso Boulevard and Hidden Springs Drive appear to be within the normal ranges typically found on comparable collector streets in Arizona with an average eastbound speed of 32 MPH and average westbound speed of 33 MPH. This is within two (2) mph of the posted speed limit. The percentage of vehicles traveling over 10 mph above the speed limit is less than 8% in both directions.

Conclusion

The proposed RV 10J development is projected to generate less than 50 new vehicle trips during the weekday AM/PM peak hours. This limited number of trips is not expected to have any significant impact on the surrounding roadway network.

Results of the multi-way STOP warrant analysis at the intersection of Hidden Springs Drive/Vistoso Highlands Drive show that multi-way STOP warrants are not met under existing conditions, 2017 without the project, or 2017 with the project.

Traffic volume and speed data collected on Vistoso Highland Drive and Hidden Springs Drive show that the daily measured traffic volumes and vehicle speeds are within the expected ranges for these types of roadways in residential areas.

Existing landscaping within the median on Vistoso Highland Drive, east of Hidden Springs Drive, should be maintained in order to provide adequate sight distance at the intersection of Hidden Springs Drive/Vistoso Highland Drive.

Based on existing and future projected traffic volumes, no other changes in traffic control are recommended at the intersection of Hidden Springs Drive/Vistoso Highland Drive. Thank you again for your time and review of this TIS. If you have any questions regarding the TIS, please feel free to contact me at 602.266.7983.

Respectfully Submitted,

Christopher Williams, PE, PTOE
Southwest Traffic Engineering LLC
Senior Traffic Engineer

Registered Professional Engineer (Civil)
CERTIFICATE NO.
42636
CHRISTOPHER
B. WILLIAMS
Date Signed 7/13/16
ARIZONA, U.S.A.
Expires 6-30-17

cc: Paul Oland, WLB Group

Attachments: Traffic/Speed Data
Trip Generation
Muti-way STOP Analysis

Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Wednesday, June 22, 2016 City: Oro Valley Project #: 16-1232-002

Location: Hidden Springs Dr. & Vistoso Highlands Dr.

AM Period	NB		SB		EB		WB			PM Period	NB		SB		EB		WB		
00:00	1				0		0			12:00	16				19		17		
00:15	2				0		0			12:15	13				24		23		
00:30	0				0		0			12:30	28				15		17		
00:45	0	3			0	0	0	0	3	12:45	12	69			16	74	19	76	219
01:00	0				0		0			13:00	15				30		10		
01:15	0				0		0			13:15	19				22		14		
01:30	1				0		0			13:30	15				12		12		
01:45	0	1			0	0	1	1	2	13:45	13	62			36	100	13	49	211
02:00	0				1		0			14:00	13				20		9		
02:15	0				0		0			14:15	18				19		12		
02:30	0				0		0			14:30	11				14		10		
02:45	0	0			0	1	0	0	1	14:45	10	52			16	69	11	42	163
03:00	0				0		0			15:00	17				11		13		
03:15	0				1		0			15:15	15				11		11		
03:30	1				1		3			15:30	16				14		15		
03:45	1	2			4	6	2	5	13	15:45	6	54			12	48	12	51	153
04:00	1				0		1			16:00	13				18		8		
04:15	1				0		2			16:15	12				19		17		
04:30	5				2		3			16:30	11				11		11		
04:45	3	10			3	5	8	14	29	16:45	16	52			8	56	7	43	151
05:00	5				3		4			17:00	17				10		20		
05:15	7				5		28			17:15	14				7		9		
05:30	13				11		13			17:30	11				5		14		
05:45	22	47			6	25	12	57	129	17:45	10	52			6	28	6	49	129
06:00	12				11		17			18:00	16				6		3		
06:15	9				17		20			18:15	6				5		6		
06:30	14				10		14			18:30	2				11		6		
06:45	16	51			12	50	15	66	167	18:45	10	34			6	28	8	23	85
07:00	18				10		13			19:00	11				4		7		
07:15	25				16		19			19:15	13				8		4		
07:30	14				19		16			19:30	4				2		2		
07:45	22	79			26	71	19	67	217	19:45	7	35			1	15	7	20	70
08:00	21				25		25			20:00	4				3		7		
08:15	23				23		16			20:15	5				4		9		
08:30	24				17		20			20:30	6				0		3		
08:45	16	84			18	83	21	82	249	20:45	4	19			0	7	6	25	51
09:00	19				19		16			21:00	5				2		6		
09:15	13				17		15			21:15	4				3		0		
09:30	23				30		12			21:30	0				2		1		
09:45	15	70			21	87	19	62	219	21:45	3	12			2	9	0	7	28
10:00	18				24		20			22:00	4				1		2		
10:15	14				15		30			22:15	4				0		2		
10:30	20				22		18			22:30	2				0		0		
10:45	15	67			23	84	16	84	235	22:45	1	11			0	1	0	4	16
11:00	18				18		22			23:00	0				0		1		
11:15	26				24		31			23:15	0				0		0		
11:30	22				26		24			23:30	4				0		0		
11:45	25	91			28	96	15	92	279	23:45	0	4			0	0	1	2	6
Total Vol.		505				508		530	**1543**			456				435		391	**1282**

GPS Coordinates:

Daily Totals

NB	SB	EB	WB	Combined
961		943	921	**2825**

	AM				PM			
Split %	32.7%	32.9%	34.3%	**54.6%**	35.6%	33.9%	30.5%	**45.4%**
Peak Hour	11:00	11:15	10:45	**11:00**	12:30	13:00	12:00	**12:15**
Volume	91	97	93	**279**	74	100	76	**222**
P.H.F.	0.88	0.87	0.75	**0.86**	0.66	0.69	0.83	**0.93**

Field Data Services of Arizona

21636 N. Dietz Dr.
Maricopa, AZ 85138
520.316.6745

Site Code: 16-1232-001
Station ID: Wed 06/22/2016
Vistoso Highlands Dr. btwn. Hidden Springs Dr. & Vistoso Resorts Casitas Dr
Latitude: 0' 0.000 Undefined

Eastbound

Start Time	0 10	11 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 71	Total	Average (Mean)	85th Percent
6/22/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	41	41
03:00	0	0	0	2	1	1	2	0	0	0	0	0	0	0	6	30	36
04:00	0	0	1	1	0	3	0	0	0	0	0	0	0	0	5	27	32
05:00	0	0	1	9	2	4	6	3	0	0	0	0	0	0	25	31	39
06:00	0	0	3	10	10	13	10	4	0	0	0	0	0	0	50	31	38
07:00	0	**1**	5	9	14	20	16	**5**	0	**1**	0	0	0	0	71	32	39
08:00	0	1	1	13	8	25	28	5	**2**	0	0	0	0	0	83	33	39
09:00	0	0	1	9	12	**33**	**29**	2	1	0	0	0	0	0	87	33	39
10:00	0	0	3	14	7	29	24	5	2	0	0	0	0	0	84	33	39
11:00	0	0	**9**	**16**	**17**	28	22	2	1	1	0	0	0	0	**96**	31	38
12 PM	0	0	4	13	11	21	19	6	0	0	0	0	0	0	74	32	39
13:00	0	0	**5**	**21**	**14**	**39**	14	**7**	0	0	0	0	0	0	**100**	31	37
14:00	0	0	2	11	7	22	**24**	3	0	0	0	0	0	0	69	33	39
15:00	**1**	0	0	9	9	13	14	2	0	0	0	0	0	0	48	31	38
16:00	0	0	3	12	5	15	18	1	**2**	0	0	0	0	0	56	32	39
17:00	0	0	0	10	3	5	4	5	1	0	0	0	0	0	28	32	42
18:00	0	0	2	5	5	5	8	3	0	0	0	0	0	0	28	32	39
19:00	0	0	1	2	1	4	3	3	1	0	0	0	0	0	15	34	42
20:00	0	0	1	0	0	0	6	0	0	0	0	0	0	0	7	35	39
21:00	0	**1**	2	0	2	2	0	2	0	0	0	0	0	0	9	28	41
22:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	21	21
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	1	3	44	167	128	282	247	59	10	2	0	0	0	0	943		
Percent	0.1%	0.3%	4.7%	17.7%	13.6%	29.9%	26.2%	6.3%	1.1%	0.2%	0.0%	0.0%	0.0%	0.0%			
AM Peak		07:00	11:00	11:00	11:00	09:00	09:00	07:00	08:00	07:00					11:00		
Vol.		1	9	16	17	33	29	5	2	1					96		
PM Peak	15:00	21:00	13:00	13:00	13:00	13:00	14:00	13:00	16:00						13:00		
Vol.	1	1	5	21	14	39	24	7	2						100		
Total	1	3	44	167	128	282	247	59	10	2	0	0	0	0	943		
Percent	0.1%	0.3%	4.7%	17.7%	13.6%	29.9%	26.2%	6.3%	1.1%	0.2%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	23 MPH
50th Percentile :	33 MPH
85th Percentile :	39 MPH
95th Percentile :	42 MPH

Statistics

10 MPH Pace Speed :	31-40 MPH
Number in Pace :	529
Percent in Pace :	56.1%
Number of Vehicles > 30 MPH :	600
Percent of Vehicles > 30 MPH :	63.6%
Mean Speed(Average) :	32 MPH

Field Data Services of Arizona

21636 N. Dietz Dr.
Maricopa, AZ 85138
520.316.6745

Site Code: 16-1232-001
Station ID: Wed 06/22/2016
Vistoso Highlands Dr. btwn. Hidden Springs Dr. & Vistoso Resorts Casitas Dr
Latitude: 0' 0.000 Undefined

Westbound

Start Time	0 10	11 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 71	Total	Average (Mean)	85th Percent
6/22/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	36	36
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	2	3	0	0	0	0	0	0	0	0	5	31	32
04:00	0	0	0	1	7	4	2	0	0	0	0	0	0	0	14	30	34
05:00	0	2	2	4	**22**	18	9	0	0	0	0	0	0	0	57	30	35
06:00	0	2	**3**	1	20	25	13	2	0	0	0	0	0	0	66	31	37
07:00	0	**3**	1	2	12	27	20	2	0	0	0	0	0	0	67	32	38
08:00	0	3	0	**5**	19	30	21	4	0	0	0	0	0	0	82	32	38
09:00	0	1	0	2	11	24	22	2	0	0	0	0	0	0	62	33	39
10:00	0	0	3	3	9	39	**26**	4	0	0	0	0	0	0	84	34	39
11:00	0	0	1	3	16	**42**	20	**7**	**3**	0	0	0	0	0	**92**	34	39
12 PM	0	0	0	**5**	**11**	**35**	**20**	**5**	0	0	0	0	0	0	**76**	34	39
13:00	0	0	0	2	9	18	15	4	**1**	0	0	0	0	0	49	34	40
14:00	0	0	0	0	7	17	17	1	0	0	0	0	0	0	42	34	39
15:00	0	0	0	2	8	21	16	3	1	0	0	0	0	0	51	34	39
16:00	0	0	0	0	5	17	18	3	0	0	0	0	0	0	43	35	39
17:00	0	0	0	3	8	19	15	4	0	0	0	0	0	0	49	34	39
18:00	0	0	0	1	9	10	2	1	0	0	0	0	0	0	23	31	35
19:00	0	0	0	2	6	6	5	1	0	0	0	0	0	0	20	32	38
20:00	0	0	0	0	6	11	7	1	0	0	0	0	0	0	25	33	37
21:00	0	**1**	0	1	0	3	2	0	0	0	0	0	0	0	7	29	36
22:00	0	0	0	0	0	3	0	1	0	0	0	0	0	0	4	34	33
23:00	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	32	32
Total	0	12	10	37	187	374	251	45	5	0	0	0	0	0	921		
Percent	0.0%	1.3%	1.1%	4.0%	20.3%	40.6%	27.3%	4.9%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak		07:00	06:00	08:00	05:00	11:00	10:00	11:00	11:00						11:00		
Vol.		3	3	5	22	42	26	7	3						92		
PM Peak		21:00		12:00	12:00	12:00	12:00	12:00	13:00						12:00		
Vol.		1		5	11	35	20	5	1						76		
Total	0	12	10	37	187	374	251	45	5	0	0	0	0	0	921		
Percent	0.0%	1.3%	1.1%	4.0%	20.3%	40.6%	27.3%	4.9%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	28 MPH
50th Percentile :	33 MPH
85th Percentile :	39 MPH
95th Percentile :	41 MPH

Statistics

10 MPH Pace Speed :	31-40 MPH
Number in Pace :	625
Percent in Pace :	67.9%
Number of Vehicles > 30 MPH :	675
Percent of Vehicles > 30 MPH :	73.3%
Mean Speed(Average) :	33 MPH

Field Data Services of Arizona

21636 N. Dietz Dr.
Maricopa, AZ 85138
520.316.6745

Site Code: 16-1232-001
Station ID: Wed 06/22/2016
Vistoso Highlands Dr. btwn. Hidden Springs Dr. & Vistoso Resorts Casitas Dr
Latitude: 0' 0.000 Undefined

Eastbound, Westbound

Start Time	0 10	11 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 71	Total	Average (Mean)	85th Percent
6/22/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	36	36
02:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	41	41
03:00	0	0	0	2	3	4	2	0	0	0	0	0	0	0	11	31	34
04:00	0	0	1	2	7	7	2	0	0	0	0	0	0	0	19	30	34
05:00	0	2	3	13	24	22	15	3	0	0	0	0	0	0	82	30	37
06:00	0	2	6	11	30	38	23	6	0	0	0	0	0	0	116	31	38
07:00	0	**4**	6	11	26	47	36	7	0	**1**	0	0	0	0	138	32	39
08:00	0	4	1	18	27	55	49	**9**	2	0	0	0	0	0	165	33	39
09:00	0	1	1	11	23	57	**51**	4	1	0	0	0	0	0	149	33	39
10:00	0	0	6	17	16	68	50	9	2	0	0	0	0	0	168	33	39
11:00	0	0	**10**	**19**	**33**	**70**	42	9	**4**	1	0	0	0	0	**188**	32	39
12 PM	0	0	4	18	22	56	39	**11**	0	0	0	0	0	0	**150**	33	39
13:00	0	0	**5**	**23**	**23**	**57**	29	11	1	0	0	0	0	0	149	32	39
14:00	0	0	2	11	14	39	**41**	4	0	0	0	0	0	0	111	33	39
15:00	**1**	0	0	11	17	34	30	5	1	0	0	0	0	0	99	33	39
16:00	0	0	3	12	10	32	36	4	**2**	0	0	0	0	0	99	33	39
17:00	0	0	0	13	11	24	19	9	1	0	0	0	0	0	77	33	40
18:00	0	0	2	6	14	15	10	4	0	0	0	0	0	0	51	32	38
19:00	0	0	1	4	7	10	8	4	1	0	0	0	0	0	35	33	40
20:00	0	0	1	0	6	11	13	1	0	0	0	0	0	0	32	34	38
21:00	0	**2**	2	1	2	5	2	2	0	0	0	0	0	0	16	30	40
22:00	0	0	0	1	0	3	0	1	0	0	0	0	0	0	5	32	33
23:00	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	32	32
Total	1	15	54	204	315	656	498	104	15	2	0	0	0	0	1864		
Percent	0.1%	0.8%	2.9%	10.9%	16.9%	35.2%	26.7%	5.6%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%			
AM Peak		07:00	11:00	11:00	11:00	11:00	09:00	08:00	11:00	07:00					11:00		
Vol.		4	10	19	33	70	51	9	4	1					188		
PM Peak	15:00	21:00	13:00	13:00	13:00	13:00	14:00	12:00	16:00						12:00		
Vol.	1	2	5	23	23	57	41	11	2						150		
Total	1	15	54	204	315	656	498	104	15	2	0	0	0	0	1864		
Percent	0.1%	0.8%	2.9%	10.9%	16.9%	35.2%	26.7%	5.6%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	26 MPH
50th Percentile :	33 MPH
85th Percentile :	39 MPH
95th Percentile :	42 MPH

Statistics

10 MPH Pace Speed :	31-40 MPH
Number in Pace :	1154
Percent in Pace :	61.9%
Number of Vehicles > 30 MPH :	1275
Percent of Vehicles > 30 MPH :	68.4%
Mean Speed(Average) :	32 MPH

ALL-WAY STOP ANALYSIS

LOCATION: Hidden Springs Drive/Vistoso Highlands Drive **Existing**

COUNT DATE: 22-Jun-16

	Hidden Springs Drive (Minor)			Vistoso Highlands Drive (Major)					
	NB	SB	TOTAL	EB	WB	TOTAL	INT TOTAL	Warrant #3	rank
12 - 1 AM	3		3	0	0	0	3	No	22
1 - 2 AM	1		1	0	1	1	2	No	23
2 - 3 AM	0		0	1	0	1	1	No	24
3 - 4 AM	2		2	6	5	11	13	No	20
4 - 5 AM	10		10	5	14	19	29	No	17
5 - 6 AM	47		47	25	57	82	129	No	13
6 - 7 AM	51		51	50	66	116	167	No	8
7 - 8 AM	79		79	71	67	138	217	No	6
8 - 9 AM	84		84	83	82	165	249	No	2
9 - 10 AM	70		70	87	62	149	219	No	5
10 - 11 AM	67		67	84	84	168	235	No	3
11 AM - 12 PM	91		91	96	92	188	279	No	1
12 - 1 PM	69		69	74	76	150	219	No	5
1 - 2 PM	62		62	100	49	149	211	No	7
2 - 3 PM	52		52	69	42	111	163	No	9
3 - 4 PM	54		54	48	51	99	153	No	10
4 - 5 PM	52		52	56	43	99	151	No	11
5 - 6 PM	52		52	28	49	77	129	No	13
6 - 7 PM	34		34	28	23	51	85	No	14
7 - 8 PM	35		35	15	20	35	70	No	15
8 - 9 PM	19		19	7	25	32	51	No	16
9 - 10 PM	12		12	9	7	16	28	No	18
10 - 11 PM	11		11	1	4	5	16	No	19
11 - 12 PM	4		4	0	2	2	6	No	21
TOTALS	**961**	**0**	**961**	**943**	**921**	**1864**	**2825**		

WARRANT LEVEL (VEHICLES PER HOUR) =		200	300
AVERAGE 8 HIGHEST HOURS	=	72	153
MINOR/MAJOR RATIO	=	0.52	

WARRANT MET FOR 0 OF EIGHT REQUIRED HOURS

ALL-WAY STOP ANALYSIS

LOCATION: Hidden Springs Drive/Vistoso Highlands Drive **2017 Without**

COUNT DATE: 22-Jun-16

		Hidden Springs Drive (Minor)			Vistoso Highlands Drive (Major)					
Growth Rate	1.03							INT		
		NB	SB	TOTAL	EB	WB	TOTAL	TOTAL	Warrant #3	rank
	12 - 1 AM	4		4	0	0	0	4	No	23
	1 - 2 AM	2		2	0	2	2	4	No	23
	2 - 3 AM	0		0	2	0	2	2	No	24
	3 - 4 AM	3		3	7	6	13	16	No	20
	4 - 5 AM	11		11	6	15	21	32	No	17
	5 - 6 AM	49		49	26	59	85	134	No	13
	6 - 7 AM	53		53	52	68	120	173	No	8
	7 - 8 AM	82		82	74	70	144	226	No	6
	8 - 9 AM	87		87	86	85	171	258	No	2
	9 - 10 AM	73		73	90	64	154	227	No	5
	10 - 11 AM	70		70	87	87	174	244	No	3
	11 AM - 12 PM	94		94	99	95	194	288	No	1
	12 - 1 PM	72		72	77	79	156	228	No	4
	1 - 2 PM	64		64	103	51	154	218	No	7
	2 - 3 PM	54		54	72	44	116	170	No	9
	3 - 4 PM	56		56	50	53	103	159	No	10
	4 - 5 PM	54		54	58	45	103	157	No	11
	5 - 6 PM	54		54	29	51	80	134	No	13
	6 - 7 PM	36		36	29	24	53	89	No	14
	7 - 8 PM	37		37	16	21	37	74	No	15
	8 - 9 PM	20		20	8	26	34	54	No	16
	9 - 10 PM	13		13	10	8	18	31	No	18
	10 - 11 PM	12		12	2	5	7	19	No	19
	11 - 12 PM	5		5	0	3	3	8	No	21
	TOTALS	**1005**	**0**	**1005**	**983**	**961**	**1944**	**2949**		

WARRANT LEVEL (VEHICLES PER HOUR) =		200	300
AVERAGE 8 HIGHEST HOURS	=	74	158

MINOR/MAJOR RATIO = 0.52

WARRANT MET FOR 0 OF EIGHT REQUIRED HOURS

ALL-WAY STOP ANALYSIS

LOCATION: Hidden Springs Drive/Vistoso Highlands Drive **2017 With**

COUNT DATE: 22-Jun-16

		Hidden Springs Drive (Minor)			Vistoso Highlands Drive (Major)					
Growth Rate	1.03							INT		
		NB	SB	TOTAL	EB	WB	TOTAL	TOTAL	Warrant #3	rank
	12 - 1 AM	4	1	5	1	1	2	7	No	22
	1 - 2 AM	2	0	2	0	2	2	4	No	23
	2 - 3 AM	0	0	0	2	0	2	2	No	24
	3 - 4 AM	3	0	3	7	6	13	16	No	20
	4 - 5 AM	11	1	12	7	16	23	35	No	18
	5 - 6 AM	49	5	54	31	64	95	149	No	13
	6 - 7 AM	53	5	58	57	73	130	188	No	8
	7 - 8 AM	82	8	90	82	78	160	250	No	4
	8 - 9 AM	87	8	95	94	93	187	282	No	2
	9 - 10 AM	73	7	80	97	71	168	248	No	6
	10 - 11 AM	70	7	77	94	94	188	265	No	3
	11 AM - 12 PM	94	9	103	108	104	212	315	No	1
	12 - 1 PM	72	7	79	84	86	170	249	No	5
	1 - 2 PM	64	6	70	109	57	166	236	No	7
	2 - 3 PM	54	5	59	77	49	126	185	No	9
	3 - 4 PM	56	5	61	55	58	113	174	No	10
	4 - 5 PM	54	5	59	63	50	113	172	No	11
	5 - 6 PM	54	5	59	34	56	90	149	No	13
	6 - 7 PM	36	3	39	32	27	59	98	No	14
	7 - 8 PM	37	4	41	20	25	45	86	No	15
	8 - 9 PM	20	2	22	10	28	38	60	No	16
	9 - 10 PM	13	2	15	12	10	22	37	No	17
	10 - 11 PM	12	1	13	3	6	9	22	No	19
	11 - 12 PM	5	0	5	0	3	3	8	No	21
					0					
	TOTALS	**1005**	**96**	**1101**	**1079**	**1057**	**2136**	**3237**		

WARRANT LEVEL (VEHICLES PER HOUR) =		200	300
AVERAGE 8 HIGHEST HOURS	=	82	173

MINOR/MAJOR RATIO = 0.52

WARRANT MET FOR 0 OF EIGHT REQUIRED HOURS

Appendix B: Archaeological Report

Arizona State Museum
THE UNIVERSITY OF ARIZONA
1013 E. UNIVERSITY BLVD.
TUCSON, AZ 85721

ARCHAEOLOGICAL SUMMARY LETTER

This report documents the results of an archaeological site-records check.
It does not constitute a cultural resources clearance.

Date: 5/26/2016 **Requester Name:** Clay Goodwin
Company: The WLB Group, Inc. **Address:** 4444 E. Broadway Blvd., Tucson, AZ 85711
Phone: 520-881-7480 **Email:** cgoodwin@wlbgroup.com
Legal Description: T11S, R13E, S24 **Project Area Location:** Parcel 219-20-004M, 219-20-004L
Project Name / Number: Rancho Vistoso – 10J
Project Description: Rezoning from C-1 to MDR to allow for single-family residential development

Search Results:

According to a search of the archaeological records retained at the Arizona State Museum (ASM), nine survey projects have been conducted within a one-mile radius of the project area between 1978 and 2015. Previous survey work was conducted primarily in support of residential development; and archaeological research; and the installation of water reservoir and transmission lines. The project area was surveyed in 1986 as part of the "Rancho Vistoso Survey" (ASM Accession No. 1986-220; Craig and Wallace 1987).

The surrounding area is dense with archaeological sites. Forty-four archaeological sites have been identified within a 1-mile radius of the project area. One site, AZ BB:9:177(ASM), is crossed by the project area. This site was recorded in 1986 (Craig and Wallace 1987). A second site, AZ BB:9:87(ASM), was identified approximately 60 yards east of the project area. This site was identified in 1978 and has been revisited several times since (Craig and Wallace 1987; Hewitt 1978; Wegener 2005). Excavations were conducted at this site in 1998 (Wellman 1999).

Sites in Project Area:

One site has been identified within the project area (AZ BB:9:177[ASM]) and another has been identified approximately 60 yards outside the project area boundary (AZ BB:9:87[ASM]).

Recommendations:

1. Although the entire project area has been previously surveyed, the work was conducted 30 years ago. It is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago. Due to the date of the previous archaeological survey and the presence of archaeological sites within the project area and its immediate vicinity, the ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground disturbance begins. A list of archaeological contractors is available on the ASM website at: http://www.statemuseum.arizona.edu/crservices/permits/index.shtml.

2. Pursuant to *Arizona Revised Statutes* §41-865 *et seq*., if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

3. City, county, or municipal governments may have requirements, therefore ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please contact me.

Sincerely,

Shannon D. Twilling, M.A.

Research Specialist
Archaeological Permits Office
Arizona State Museum
(520) 621-2096
twilling@email.arizona.edu

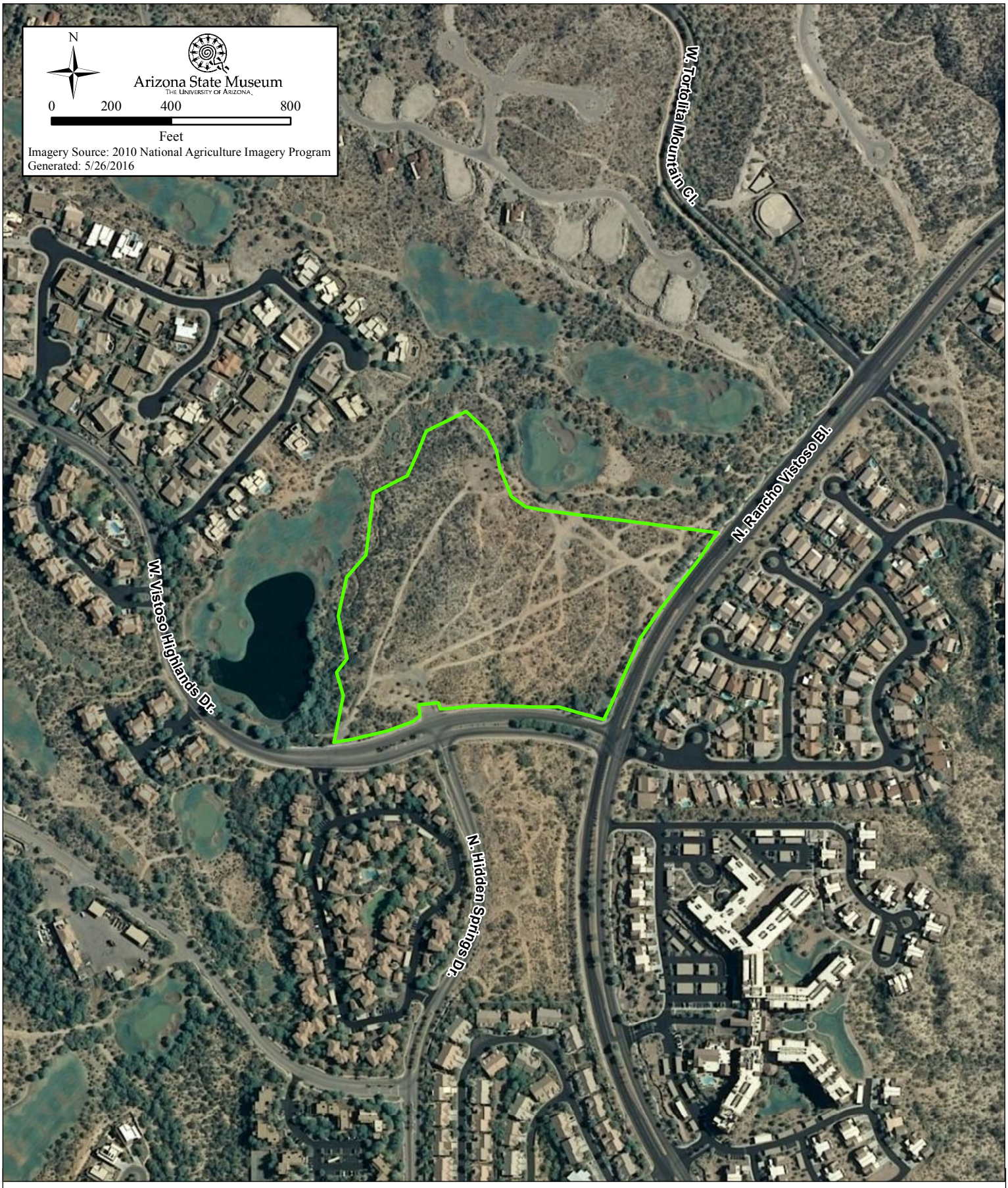
References:

Craig, Douglas B. and Henry D. Wallace
1987 *Prehistoric Settlement in the Cañada del Oro Valley, Arizona : The Rancho Vistoso Survey Project.* Anthropological paper #8. Institute for American Research, Tucson.

Hewitt, James M.
1978 *Tortolita Mountains Archaeological Project: Field Report, 1978.* Pima Community College, Tucson.

Wellman, Kevin, editor
1987 *The Tortolita Phase in the Tortolita Foothills : Investigations at the Triangle Road Site (AZ BB:9:87 (ASM)), Oro Valley, Arizona.* Report No. 97-161. SWCA, Tucson.

Wegener, Robert M.
2005 *Class III Cultural Resources Surveys of a Proposed Effluent Water Pipeline in the Canada del Oro Valley, Pima County, Arizona.* Report No. 03-48. Statistical Research, Inc., Tucson.



Company:
The WLB Group, Inc.

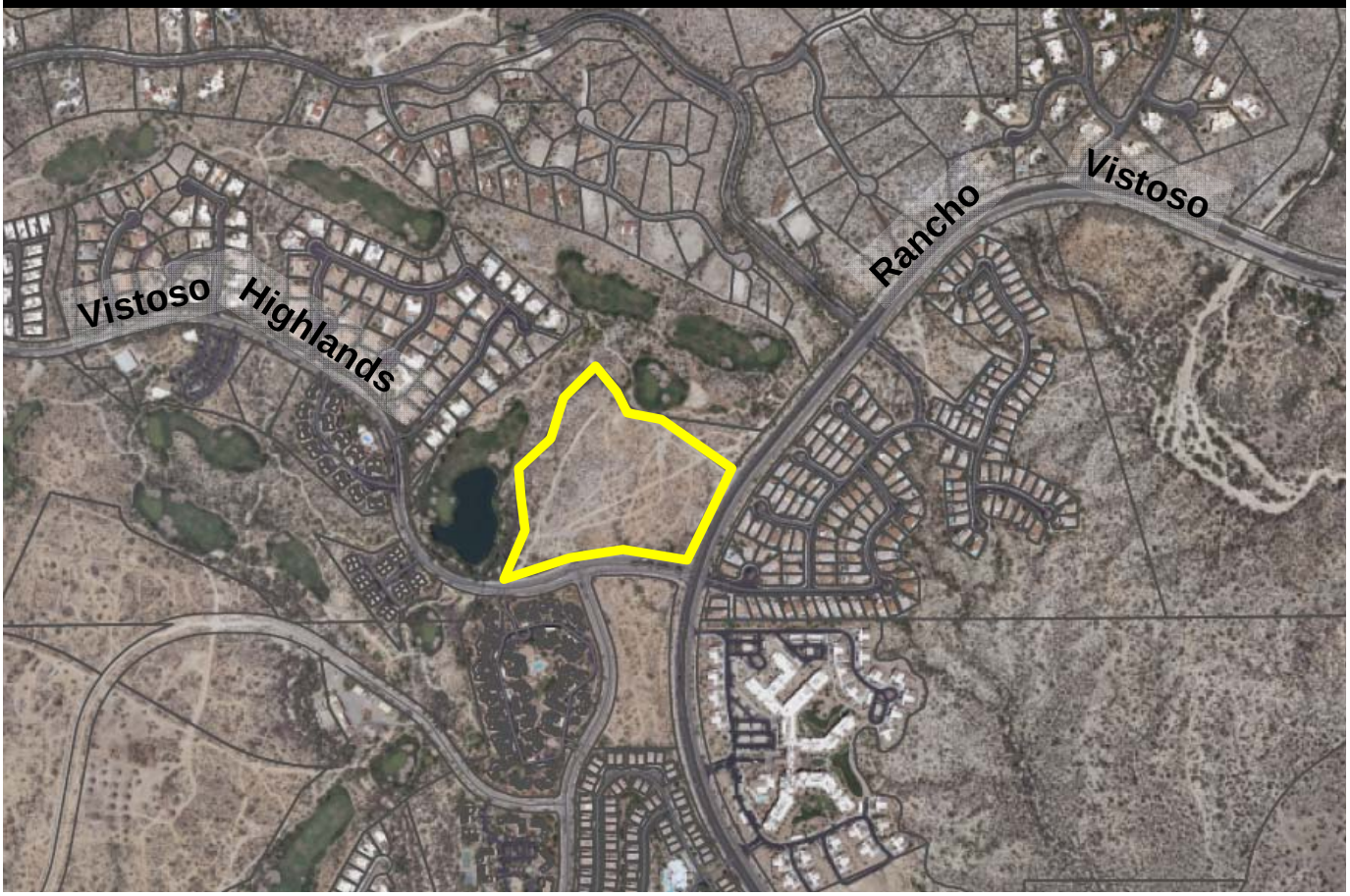
Project:
Rancho Vistoso - 10J

Location:
Parcels #219-20-004M, 219-20-004L
T11S, R13E, S24

Proposed Project Area

Location of proposed project area.

LOCATION



LOCATION MAP

VISTOSO HIGHLANDS (OV1601747)

Attachment 3

SITE DATA:

- PARCEL SIZE: 17.8± AC.
- EXISTING ZONING: COMMERCIAL (C-1)
- PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL (MDR)
- PROPOSED MINIMUM LOT SIZE: 70' x 125'
- PROPOSED DENSITY: 2.2 D.U./Ac.
- PROPOSED BUILDING HEIGHT: SINGLE-STORY (22' FLAT ROOF / 25' GABLED ROOF)
- PROPOSED SETBACKS: FRONT - 20' *EXCEPT AS NOTED BELOW
  SIDE - 5'
  REAR - 10'
  *A 15' FRONT BUILDING SETBACK IS PERMITTED FOR:
  A) HOMES WITH SIDE ENTRY GARAGE
  B) HOMES WITH FRONT ENTRY GARAGE PROVIDED THAT A DRIVEWAY AT LEAST 20' IN LENGTH IS MAINTAINED ON THE PROPERTY
- PROPOSED OPEN SPACE: 5.0± AC. (28% OF THE SITE)
- AREA WITHIN 15' ESOS SETBACK TO BE REVEGETATED AND COUNTED AS RMA TIER 2 ESOS
- ONSITE ESOS WILL BE OWNED AND MAINTAINED BY THE HOA
- THE GOLF COURSE OVERLAY SETBACK IS A COMPOSITE LINE CREATED FROM THE GOLF COURSE ENVELOPES FOUND IN SECTION 24.6.C.3 OF THE ZONING CODE

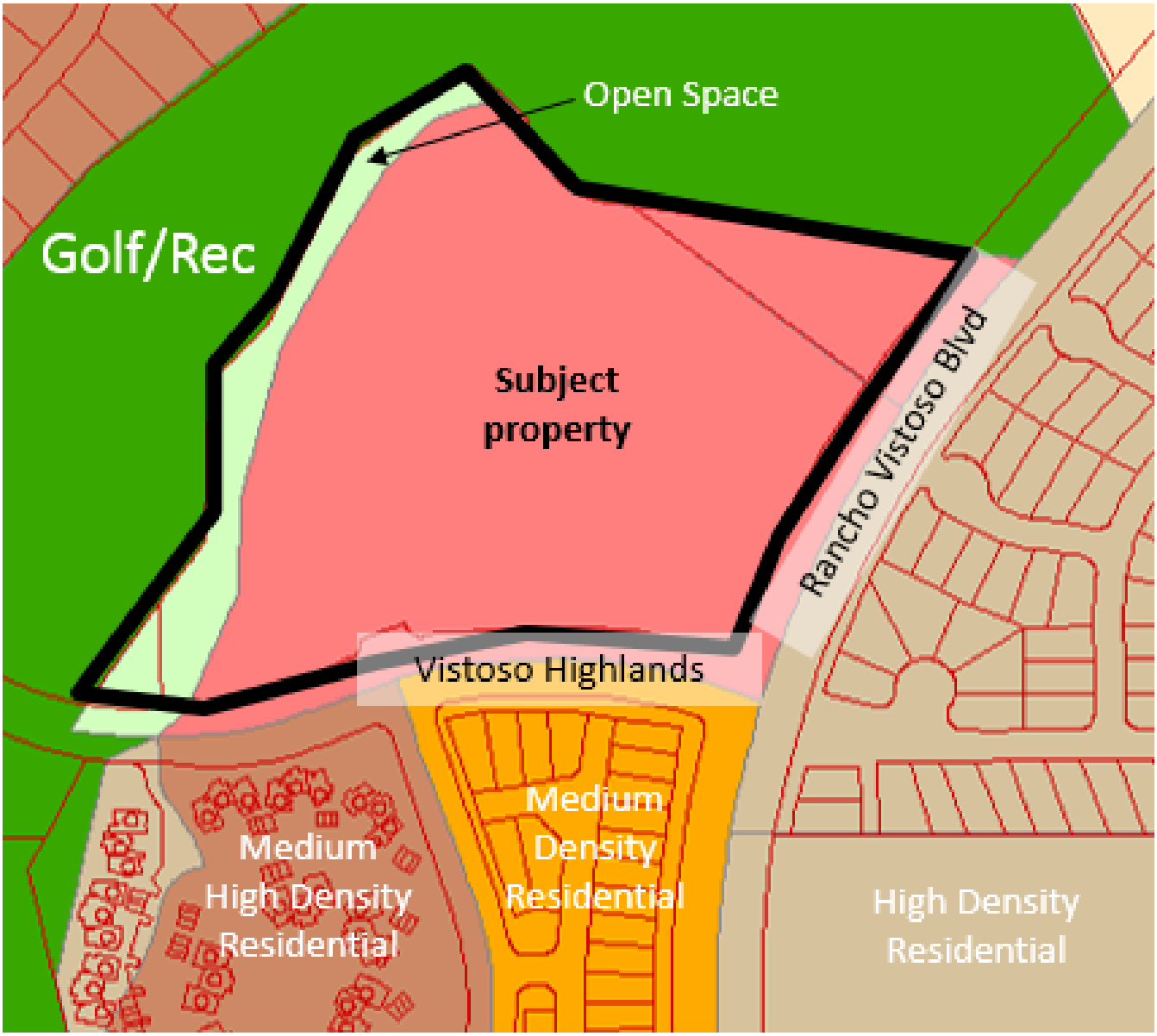
The WLB Group
WLB
TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF
520.881.7480 - tucson@wlbgroup.com

RANCHO VISTOSO - 10J
EXHIBIT II-1-A: TENTATIVE DEVELOPMENT PLAN

2016.08.05
Aerial Photo Date = 2015
WLB No. 185050-VH-01

0' 80' 160' 240'

Q:\185050-VH-01 - RV Neigh 16/C1 Planning\04 Rezone\Site Analysis\Exhibits\Exh 2.1.A - TDP 080403\11.dwg Plotted: Aug 03, 2016



ZONING MAP

VISTOSO HIGHLANDS (OV1601747)

Attachment 5

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.

PAD Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER:	OV1601747 Vistoso Highlands
MEETING DATE:	August 23, 2016
AGENDA ITEM:	1B
STAFF CONTACT:	Rosevelt Arellano, Senior Planner rarellano@orovalleyaz.gov (520) 229-4817

Applicant:	Paul Oland, WLB Group
Request:	Amend the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) and one ESL flexible design option to allow a modified review process
Location:	Northwest corner of Vistoso Highlands Drive and Rancho Vistoso Blvd.
Recommendation:	Discussion only. Formal action scheduled for 9/6/2016 PZC Meeting

SUMMARY:

The purpose of this request is to consider a PAD Amendment for the Vistoso Highlands project. The applicant proposes an amendment to the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard (Attachment 1). The location map (Attachment 2) provides context of the site in relation to the surrounding area.

PAD Amendments require only one public hearing before the Planning and Zoning Commission. However, because this request is associated with a Major General Plan Amendment, the proposed PAD amendment will be considered at the same two Planning and Zoning Commission meetings. The second public hearing will be held on September 6th where the Commission will again take public testimony, deliberate and formulate a recommendation on the PAD Amendment request to Town Council.

The Tentative Development Plan (Attachment 3) depicts 39 lots, one-story homes and a minimum lot size of 8,750 square feet.

All issues relative to conversion of this property from commercial to residential are detailed in the staff report for case OV1601094.

To summarize, the proposed PAD Amendment will provide continuity in residential land use and is compatible with the surrounding area. To address the neighbors' concerns, the applicant has agreed to limit the proposed building height to one-story and design the perimeter wall in accordance with the Rancho Vistoso HOA Design Guidelines. It worth noting that the proposed subdivision design is similar to the surrounding subdivisions, and therefore is expected to have a lesser impact (e.g., lighting, noise, building height, etc.) on the adjacent residential properties than a commercial development which is enabled by the existing zoning.

BACKGROUND:

Land Use Context

The existing land uses and zoning for the property and the surrounding area are provided in Attachments 2 and 4.

Site Conditions

- 17.8 acres
- Property is vacant with exception of HOA monument sign
- Existing curb cuts on Vistoso Highlands Drive and Rancho Vistoso Boulevard

Approvals-to-date

- June 1987: Rancho Vistoso Planned Area Development, Commercial (C-1) zoning

Existing Zoning District

The Rancho Vistoso Planned Area Development defines the existing zoning district as follows:

- *Commercial (C-1): This district is intended to provide both for neighborhood and community shopping. The district provides for retail and service establishments which supply commodities or perform services to meet the daily needs of the neighborhood and shall be in locations where analysis of residential population demonstrates that such facilities are justified. In addition, this district is intended to provide commercial activities designed to serve the community. It may include uses associated with the central business district.*

Proposed Zoning District

The Rancho Vistoso Planned Area Development defines the proposed zoning district as follows:

- *Medium Density Residential (MDR): This district is intended to provide detached and attached single-family homes in areas containing fewer natural constraints than Very Low and Low Density Residential zoning districts. Significant vegetation or topography and minor washes should be preserved as common open space whenever possible.*

C-1 and MDR Development Standards

The table below summarizes the existing and proposed development standards.

Standard	Existing C-1	Proposed MDR
Minimum lot size	n/a	8,750 sq. ft.
Building height	34', three-stories	22' - 25', one-story
Building setbacks	Front: 20', Sides: 0', Rear: 25'	Front: 15' - 20', Sides: 5', Rear: 10'

DISCUSSION / ANALYSIS:

The applicant proposes to rezone a 17.8 acre property from Commercial (C-1) to Medium Density Residential (MDR) to develop a residential subdivision. The Tentative Development Plan (Attachment 3) depicts:

- 39 lots with a minimum lot size of 8,750 square feet
- Density: 2.19 homes per acre

- Use: Detached single-family homes
- Building height: 22', one-story (flat roof homes), 25', one-story (pitch roof homes)
- Two access points on Vistoso Highlands Drive (south) and Rancho Vistoso Blvd (east)
- Landscape bufferyards along the south and east property lines

PAD Amendment applications are reviewed for conformance with zoning and the General Plan.

1. Zoning Analysis

The applicant requests an amendment to the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard (Attachment 2).

The proposed PAD Amendment has been reviewed for conformance with the Town of Oro Valley Zoning Code and the Rancho Vistoso Planned Area Development. A discussion of the application's conformance with the proposed zoning district is provided below.

A. Tentative Development Plan

The Tentative Development Plan (Attachment 3) depicts 39 lots with a minimum lot size of 8,750 square feet, a perimeter landscape bufferyard, open space, drainage basins and two access points.

- *Access and Circulation:* The Tentative Development Plan has two points of ingress/egress providing access to both Vistoso Highlands Drive (south) and Rancho Vistoso Boulevard (east). These access points use existing curb cuts and have been approved by the Town Engineer.

- *Building Height*: To preserve the existing views to the east, the applicant has agreed to limit the proposed building height for flat roof homes to 22', one-story and pitch roof homes to 25', one-story.

- *Neighborhood Compatibility*: The proposed subdivision design (e.g., lot size, street configuration, access, etc.) is compatible with the surrounding area because 1) it is similar in design to the nearby single-family neighborhoods and 2) has a lesser impact (e.g., building height, traffic, noise, etc.) than the existing commercial zoning.

To improve compatibility, the applicant will design the perimeter walls in accordance with the Rancho Vistoso HOA Design Guidelines.

B. Golf Course Overlay Analysis

The Golf Course Overlay District of the Zoning Code requires minimum setbacks between golf courses and residential property lines to protect property owners from errant golf balls and nuisances. As shown in the table below, the proposed site plan meets the golf course setback requirements by providing the minimum distance between the proposed lots and the existing golf course.

Setback From	Required	Proposed
Tee Boxes	100'	100'
Landing Areas	200'	200'
Greens	150'	150'

C. Flexible Design Options

The Environmentally Sensitive Lands requirements enable the use of incentives, or flexible design options, subject to Town Council approval. The flexible design options are available to property when open space is applied to twenty-five (25%) or more of the property, which has been provided
The applicant has requested use of the Modified Review Process. Staff is supportive of this request because the proposed site plan design has been adequately reviewed by the neighbors. This process heightens the importance of the review and consideration of the Tentative Development Plan (TDP) during the Planning and Zoning Commission's public hearing.

D. Environmentally Sensitive Lands (ESL)

The property contains and conserves the following ESL conservation categories:

- *Critical Resource Area (CRA)*: Resources including washes and riparian areas with a 95% open space requirement.

- *Resource Management Area (RMA) Tier 2*: Lower resource value lands with lower intensity growth expectations in the General Plan, such as Low-Density residential, and includes a 25% open space requirement.

<u>Conservation Categories (Biologically Based)</u>

The proposed development conserves the following ESL Conservation Categories:

- Critical Resource Area (CRA): 95% open space requirement

- Resource Management Area (RMA) Tier 2: 25% open space requirement

These Conservation Categories require the proposed development to provide 4.9 acres of Environmentally Sensitive Open Space (ESOS). In combination with onsite mitigation, the project conserves 5.7 acres of ESOS on the property.

<u>Conservation Categories (Non-biologically Based)</u>

The applicant has submitted a letter from the Arizona State Museum (ASM) indicating that the property needs to be surveyed. As of the date this report, the applicant has hired a cultural resource professional to survey the site and determine whether a treatment plan is required for the mitigation of any cultural resources. The cultural resource survey and treatment plan, if recommended, must be submitted prior to Town Council consideration of this rezoning case.

E. Engineering Comments

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

The Site Analysis addresses issues related to drainage and traffic. For drainage, the proposed rezoning request acknowledges that the proposed residential development will not change the existing drainage conditions.

The drainage system for the project shall be designed to ensure, among other requirements, that all habitable structures adjacent to washes will be protected from flooding and erosion.

One natural drainage courses affect the subject property, flowing in a southerly direction and generally paralleling the western development boundary. Increased run-off from the development will be mitigated by use of detention basins which will ultimately discharge to existing culverts under Vistoso Highlands Drive along the southern boundary of the project.

For traffic, two ingress/egress access points are proposed. One access is on Vistoso Highlands Drive at an existing paved turnout. The access point is directly across from Hidden Springs Drive, providing full access into/out of the development. Hidden Springs Drive is classified as a local collector, with a large amount of available capacity at this location.

A traffic signal was recently constructed by the Town of Oro Valley at the intersection of Rancho Vistoso Boulevard and Vistoso Highlands Drive, directly east of the proposed access for this development. The traffic signal provides full access to Rancho Vistoso Boulevard, an arterial street, from Vistoso Highlands Drive.

The second access is along Rancho Vistoso Boulevard at an existing paved turnout. There is an existing left turn lane and median break at the proposed access point on Rancho Vistoso Boulevard. The anticipated volume of traffic generated by this development is low and therefore will not have a noticeable impact on the surrounding roadway network.

F. Rancho Vistoso Planned Area Development

The table below summarizes the project's conformance with the proposed residential (MDR) standards.

Development Standards	MDR	Proposed
Home type	Detached or attached homes	Detached single-family
Minimum lot size	5000 sq. ft.	8750 sq. ft.
Building height	30', two-story	22' - 25', one-story
Setback	Front: 20, Sides: 5' or 0 Rear: 10'	Front: 15', Sides: 5', Rear: 10'

2. General Plan Analysis

As part of this PAD Amendment, the applicant is proposing a Major General Plan Amendment from Neighborhood Commercial Office (NCO) to Medium Density Residential (MDR, 2.1-5.0 dwelling units per acre). The Major General Plan Amendment, if approved, will allow action to rezone the property.

All issues relative to conversion of this property from commercial to residential are detailed in the staff report for case OV1601094.

The proposed PAD Amendment is consistent with the Vision, Goals and Policies of both the General Plan and the *Your Voice Our Future* Plan. The applicable Goals and Policies relate to compatibility, environmental protection and housing type. A detailed analysis is provided in Attachment 5.

PUBLIC PARTICIPATION:

Summary of Public Notice

The following public notice has been provided:

- Notification of all property owners within 1,000 feet

- Homeowners Association mailing
- Advertisement in The Daily Territorial newspaper
- Post on property
- Post at Town Hall and on website

Two neighborhood meetings were held on April 25, 2016 and June 30, 2016 with approximately forty (40) residents at each meeting. The main topics discussed at the meetings included preserving the existing views to the east, traffic circulation, architecture and wall design.
In response to the neighbors' concerns for view preservation, the applicant has agreed to limit the proposed building height to 25', one-story for pitch roof homes and 22' one-story for flat roof homes. The applicant has also agreed to design a perimeter wall in conformance with the Rancho Vistoso HOA Design Guidelines. These agreements will be included as conditions in the recommendation provided on September 6th.

A copy of the neighborhood meeting summary notes are provided as Attachment 6, and three letters of concern are included as Attachment 7.

RECOMMENDATION:

The proposed PAD amendment is compatible with the surrounding area and therefore staff recommends approval, subject to the conditions in the September 6th Planning and Zoning Commission staff report.

PAD Amendments require only one public hearing before the Planning and Zoning Commission. However, because this request is associated with a Major General Plan Amendment, the propose PAD amendment will be considered at the two Planning and Zoning Commission Meetings. The second public hearing will be held on September 6th where the Commission will again take public testimony, deliberate and formulate a recommendation on the PAD Amendment request to Town Council.

ATTACHMENTS:

1. Application
2. Location Map
3. Tentative Development Plan
4. Zoning Map
5. General Plan Analysis
6. Neighborhood Meeting Summary Notes
7. Letters of Concern

Bayer Vella, AICP, Planning Manager

PAD Amendment
Planning and Zoning Commission Staff Report

CASE NUMBER:	OV1601747 Vistoso Highlands
MEETING DATE:	September 6, 2016
AGENDA ITEM:	2B
STAFF CONTACT:	Rosevelt Arellano, Senior Planner rarellano@orovalleyaz.gov (520) 229-4817
Applicant:	Paul Oland of WLB Group
Requests:	Amend the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) and one ESL flexible design option to allow a modified review process
Location:	Northwest corner of Rancho Vistoso Blvd. and Vistoso Highlands Dr.
Recommendation:	Recommend approval of the requested amendment subject to the conditions in Attachment 1

SUMMARY:

The purpose of this request is to consider a PAD Amendment for the Vistoso Highlands project. The applicant proposes an amendment to the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard (Attachment 2). The location map (Attachment 3) provides context of the site in relation to the surrounding area.

PAD Amendments require only one public hearing before the Planning and Zoning Commission. However, because this request is associated with a Major General Plan Amendment, the proposed PAD amendment will be considered at the same two Planning and Zoning Commission meetings. The first public hearing was held on August 23rd. The purpose of this request is to address issues raised at the first public hearing (see Discussion and Analysis Section below). The original staff report (Attachment 4) contains the overall background and analysis related to this case.

The September 6th Planning and Zoning Commission meeting is the second of two public hearings. At the second hearing, the Commission will take public testimony and formulate a recommendation on the PAD Amendment request to Town Council.

BACKGROUND:

The August 23rd Planning and Zoning Commission staff report is provided as Attachment 4 for the background information and analysis related to the proposed amendment.

DISCUSSION / ANALYSIS:

At the August 23rd Planning and Zoning Commission meeting, the following key items were discussed (comments are in *italics*):

1. **Resident's Comment:** *What is the guarantee that the site will be developed as represented in the accompanying PAD Amendment application?*

   Staff response: The proposed site plan design and development standards are reflected on the Tentative Development Plan, which is formally adopted as part of the PAD Amendment approval. The final design of the subdivision must conform with the approved Tentative Development Plan.

   To improve the project's compatibility with the surrounding area, three conditions have been added in Attachment 1. The conditions relate to building height and preserving the existing views, designing a subdivision wall in accordance with the Rancho Vistoso HOA Design Guidelines, and maintaining sight visibility for motorists.

2. **Resident's Comment:** *One resident felt that the proposed homes should not be taller than 21'.*

   Staff response: The proposed zoning designation of Medium Density Residential allows building heights up to 30', two-story. To preserve the existing views to the east and based on the input at the neighborhood meetings, the applicant has agreed to limit the proposed building height for flat roof homes to 22', one-story and pitch roof homes to 25', one-story. A condition reflecting the proposed building heights is included in Attachment 1.

   The suggested building height of 21' will hardly improve the existing views to the east, because the nearest homes are at least 400' away from the proposed residential subdivision.

3. **Resident's Comment:** *When can the neighbors expect the proposed number of lots to be finalized?*

   Staff response: The proposed Tentative Development Plan will establish the maximum number of lots for this subdivision at 39 lots. As stated previously, the final design must conform to the Tentative Development Plan.

RECOMMENDATION:

Based on the analysis provided in Attachment 4, staff finds the proposed PAD Amendment to be acceptable. It is recommended that the Planning and Zoning Commission take the following action: Recommend to Town Council approval of the PAD Amendment, including the use of ESL's modified review process, subject to the conditions in Attachment 1.

SUGGESTED MOTION:

The Planning and Zoning Commission may wish to consider the following suggested motions:

I move to recommend approval of the Vistoso Highlands PAD Amendment from Commercial (C-1) to Medium Density Residential (MDR), including the request for ESL's modified review process, based on the finding that the request complies with the Rancho Vistoso Planned Area Development and the General Plan, subject to the conditions in Attachment 1.

OR

I move to recommend denial of the Vistoso Highlands PAD Amendment from Commercial (C-1) to Medium Density Residential (MDR), including the request for ESL's modified review process, based on the finding that _____.

ATTACHMENTS:

Attachment 1 – Conditions of approval
Attachment 2 – Application
Attachment 3 – Location Map
Attachment 4 – August 23rd Planning and Zoning Commission Staff Report

Bayer Vella, AICP, Planning Manager

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
August 23, 2016
CHURCH OF THE NAZARENE
500 W CALLE CONCORDIA, ORO VALLEY, AZ 85704

STUDY SESSION AT OR AFTER 6:00 PM

CALL OR ORDER

Chairman Leedy called the August 20, 2016, Planning and Zoning Commission Special Session meeting to order at 6:00 PM.

ROLL CALL

PRESENT:	Bill Leedy, Chair Charlie Hurt, Vice Chair Bob Swope, Commissioner Melanie Barrett, Commissioner Tom Gribb, Commissioner Tom Drzazgowski, Commissioner
EXCUSED:	Greg Hitt, Commissioner

ALSO PRESENT:

Joe Andrews, Chief Civil Deputy Attorney
Council Member Joe Hornat

PLEDGE OF ALLEGIANCE

Chair Leedy led the audience and the Commission in the Pledge of Allegiance.

SPECIAL SESSION AGENDA

1. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT AND PLANNED AREA DEVELOPMENT AMENDMENT FOR A DEVELOPMENT KNOWN AS VISTOSO HIGHLANDS REGARDING A PROPERTY LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

This is the first of two public hearings scheduled for this agenda item. A formal vote will not be taken until the second public hearing on September 6, 2016

A. MAJOR GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL/OFFICE (NC/O) TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC), OV1601747

Rosevelt Arellano, Senior Planner, provided a presentation on the Major General Plan Amendment that included the following:

- Contents of the property
- Amendment Criteria
- Changes in the Community
- Residential Trends
- Commercial Trends
- Compatibility

Rosevelt Arellano, Senior Planner, provided a presentation on the Planned Area Development that included the following:

- Subdivision Design
- Compatibility
- Neighborhood Meeting Concerns
- Supported by the current market

Paul Oland, WLB Group, representing the applicant, provided a presentation that included the following:

- The Conditions have changed
- Undesirable Commercial Land
- Compatibility
- Market Demand

Chair Leedy opened the public hearing.

Ken Hustad, Non-resident Oro Valley resident, commented on the following:

- In support of the applicant request
- The conditions placed on project should be placed early in the process
- Building height is an issue and should be compatible to the homes in the area and should have the max height at 21 feet height

Dick Serway, Oro Valley resident, commented on the following:

- Numbers of houses being proposed
- Height of the homes

Chair Leedy closed the public hearing.

Mr. Oland responded to the questions

- The applicant is very comfortable with this site plan and the proposed 39 lots
- The applicant is very comfortable with the conditions of approval regarding the set backs and heights of the homes

Key topics raised by the Commission:

- Proposed plan be a gated community
- Access point to the property from Hidden Springs Drive
- Based on the current growth trends, are the remaining commercial properties in Rancho Vistoso still viable

B. PLANNED AREA DEVELOPMENT FOR A DEVEOLOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND APPROVE A ESL FLEXIBLE DESIGN OPTION FOR MODIFIED REVIEW PROCESS, OV1601747

2. PUBLIC HEARING: YOUR VOICE, OUR FUTURE GENERAL PLAN FINAL ADOPTION AND READINESS OF THE PLAN FOR THE PUBLIC VOTE

This is the first of two public hearings scheduled for this agenda item. A formal vote will not be taken until the second public hearing on September 6, 2016

Elisa Hamblin, Long Range Principal Planner, provided a presentation that included the following:

- Plan of Action
- The Public Participation Plan
- Project Schedule
- Contents of the Plan
- Revisions included in the Final Plan

Chair Leedy opened the public hearing.

Bill Sellers, Oro Valley resident, commented on the following:

- No mention in the document about broad band
- Very poor planning approach on the future service of broad band
- High capacity broad band should be referenced in the document
- An expectation of constant upgrades in broad band is critical for the future

Don Bristow, Oro Valley resident, comment on the following:

- Concern on a Type I Major General Plan Amendment, new threshold is 40 acres is such a big jump and should be reconsidered
- Term "small town" to "neighborly" and "unique", does not measure up
- Parks and recreation facilities and programs should be provided to all residents, regardless of their ability to pay

Diane Bristow, Oro Valley resident, commented on the following:

- Low attendance of residents at the first public hearing

Chair Leedy closed the public hearing.

ADJOURNMENT

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Swope to adjourn the Planning and Zoning Commission Special Session meeting at 7:13 PM

MOTION carried, 6-0.

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
September 6, 2016
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Leedy called the September 6, 2016, Planning and Zoning Commission meeting to order at 6:00 PM.

ROLL CALL

PRESENT:	Bill Leedy, Chair Charlie Hurt, Vice Chair Bob Swope, Commissioner Melanie Barrett, Commissioner Tom Gribb, Commissioner Greg Hitt, Commissioner
EXCUSED:	Tom Drzazgowski, Commissioner

ALSO PRESENT:

Joe Andrews, Chief Civil Deputy Attorney
Council Member, Joe Hornat
Vice Mayor, Lou Waters
Council Member, Mary Snider

PLEDGE OF ALLEGIANCE

Chair Leedy led the audience and the Commission in the Pledge of Allegiance.

CALL TO AUDIENCE

Jeff Jones, Oro Valley resident, commented on the following:

- Use of commercial land in the Sun City area is not viable
- Observation of commercial vacancies in the area

COUNCIL LIAISON COMMENTS

Council member Hornat had no comment.

REGULAR SESSION AGENDA

1. REVIEW AND/OR APPROVAL OF THE AUGUST 2, 2016 REGULAR SESSION MEETING MINUTES.

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Hitt to approve the August 2, 2016 Regular Session Meeting Minutes.

MOTION carried, 6-0.

2. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT AND PLANNED AREA DEVELOPMENT AMENDMENT FOR A DEVELOPMENT KNOWN AS VISTOSO HIGHLANDS ON A PROPERTY LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

A. MAJOR GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL/OFFICE (NC/O) TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC), OV1601094

B. PLANNED AREA DEVELOPMENT FOR A DEVELOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND CONSIDERATION OF AN ESL FLEXIBLE DESIGN OPTION FOR MODIFIED REVIEW PROCESS, OV1601747

- Rosevelt Arellano, Senior Planner, provided a presentation on the following:

- Issues raised at the last meeting
- Commercial Viability
- Building Height
- Public Participation
- Factors For and Against

Paul Oland, WLB Group, representing the applicant, provided a presentation that included the following:

- Lack of demand of commercial
- Undesirable Commercial Land and Vacant Properties
- Under development of residential property in the area and its impact on commercial viability
- Compatibility
- Market Demand

Key topics raised by the Commission:

- Average height limit for the surrounding homes in Rancho Vistoso
- Explanation of the Environmental Sensitive Lands flexible design options
- Minor design changes to a Modified Review Process
- What if the development never happens

Chair Leedy opened the public hearing.

No speaker request.

Chair Leedy closed the public hearing.

Questions raised by the Commission:

- Previous 24 homes design raised by the resident
- Applicant work with residents
- Conditions of approval
- Traffic numbers affected by the STEM school

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Barrett to recommend approval of the Vistoso Highlands Major General Plan Amendment from Neighborhood Commercial/Office to Medium Density Residential (2.1 - 5 du/ac), based on the finding that the request complies with the amendment criteria and the General Plan.

MOTION carried, 6-0.

MOTION: A motion was made by Commissioner Gribb and seconded by Vice Chair Hurt to recommend approval of the Vistoso Highlands PAD Amendment from Commercial (C-1) to Medium Density Residential (MDR), including the request for ESL's modified review process, based on the finding that the request complies with the Rancho Vistoso Planned Area Development and the General Plan.

Chair Leedy offered a friendly amendment to include, subject to the conditions in attachment 1.

The friendly amendment was accepted by Commissioner Gribb and Vice Chair Hurt.

MOTION carried, 6-0.

3. PUBLIC HEARING: YOUR VOICE, OUR FUTURE GENERAL PLAN FINAL ADOPTION AND READINESS OF THE PLAN FOR THE PUBLIC VOTE

Elisa Hamblin, Long Range Principal Planner, provided a presentation that included the following:

- Public Vote November 8
- Project Overview
- Project Phases
- Visions of the Community
- Executive Summary
- Changes to the Final Plan

Chair Leedy opened the public hearing.

Shirl Lamonna, Oro Valley resident, commented on the following:

- Impressed by the hard work done by staff
- Disappointed with the change in the term "small town character"

Diane Bristow, Oro Valley resident, commented on the following:

- Found the changes made in the final draft
- Strongly agrees that the Visions and Guiding Principles were formed out of extensive community research
- Very uncomfortable with the change of "small town" to "neighborly" or "unique"
- Change to the word "unique" in the Land Use Policy, pg. 41, back to "small-town"

Donald Bristow, Oro Valley resident, stated he support the comments made by the previous speakers.

Chair Leedy closed the public hearing.

Bayer Vella, Planning Manager, responded that the term "small town feeling" was being misinterpreted. Over the course of the last year staff has heard several remarks that "small town" really applies to geographic boundaries and growth and development. The term "small town" was not intended to reflect growth what so ever, but mainly a neighborly feeling. Staff came up with the idea of using the word "neighborly", not to change the input we got from the community, but to make it clear to represent that input.

Discussion ensued amongst the Commission regarding the terms "small-town" and "neighborly".

MOTION: A motion was made by Chair Leedy and seconded by Commissioner Hitt to recommend adoption of the document known as the "Your Voice, Our Future General Plan" as inspired and created by the residents of the Town of Oro Valley as attached hereto as Attachment 2, with a modification to
A). Amending the land use of the Vistoso Highlands property from Neighborhood Commercial/Office to Medium Density Residential,
B). Changing the words in the Vision Statement, Guiding Principles pg. 8 and the Land Use and Design Policy, pg. 41, from "small-town" to "small-town" and "neighborly".

MOTION carried, 6-0.

PLANNING UPDATE (INFORMATIONAL ONLY)

Bayer Vella, Planning Manager, presented the following Planning Update:

- September 7th Town Council meeting
- September 21st Town Council meeting
- October 4th Planning and Zoning Commission meeting

ADJOURNMENT

MOTION: A motion was made by Commissioner Hitt and seconded by Commissioner Swope to adjourn the Planning and Zoning Commission meeting at 7:42 PM.

MOTION carried, 6-0.

Neighborhood Meeting Summary
Rancho Vistoso Neighborhood 10 Parcel J
Proposed Major General Plan Amendment and Rezoning
April 25, 2016
6:00 – 7:30 PM
Rancho Vistoso HOA Building

1. Introductions and welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Rosevelt Arellano, Senior Planner, as project manager. Approximately 50 residents and interested parties attended the meeting, including Councilmember Hornat and appointed officials Leedy, Hurt, Gribb and Swope.

2. Staff presentation

Rosevelt Arellano, Senior Planner, provided a presentation that included:

- Subject property
- Applicant's request
- Existing and proposed land use designation
- Existing and proposed zoning designation, including development standards
- Review tools
- Review processing, including modified review process
- Public participation opportunities

3. Applicant presentation

Paul Oland of the WLB Group, provided a presentation detailing the applicant's proposal, which included:

- Site plan design
- Background information for the Rancho Vistoso community

4. Public Questions and Comments

- What is the guarantee that the site will be developed with one-story homes?
    - To guarantee one-story homes, staff will place a condition of approval on the rezoning application.

- Neighbors expressed concerns with the traffic impacts on Hidden Springs Drive, and preferred to see this access point eliminated.

- In regards to the Major General Plan Amendment application, how many votes of the Town Council is required for an approval?
    - Five votes are required for a super majority.

- Due to visibility, neighbors expressed concerns with the orientation of the proposed homes located in the southwest portion of the site plan design.

- Will there be a homeowners association?

- The applicant stated that the proposed subdivision would be under the Rancho Vistoso Master Homeowners Association.

- What is the listing price for the proposed homes?
  - The applicant stated that this information is not known at this time.

- What is the size of the proposed homes?
  - The applicant stated approximately 2,500 square feet and greater.

- The neighbors expressed a significant concern with the proposed building height of 28', one-story and preferred 25', one-story or less.

- What is the permitted building height of the existing commercial zoning designation?
  - 34', 3-stories.

- What is the timeline of development?
  - The applicant would like to break ground in approximately two years.

- Is public art required?
  - Public art is not required for residential developments.

- What is the open space requirement?
  - The Environmentally Sensitive Lands (ESL) map designates the following ESL categories on the property (Section 27.10 of the Zoning Code):
    - Critical Resource Area (CRA): 95% open space requirement
    - Resource Management Area (RMA) Tier 2: 25% open space requirement

- Neighbors expressed a concern with the proposed wall design being consistent with the surrounding walls in the area.

- Does the town have a sufficient water supply to support this development?
  - See attached handout from the Town of Oro Valley Water Department.

- Neighbors expressed a concern with the proposed model home design being consistent with the surrounding homes.

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

Neighborhood Meeting Summary
Rancho Vistoso Neighborhood 10 Parcel J
Proposed Major General Plan Amendment and Rezoning
June 30, 2016
6:00 – 7:30 PM
Rancho Vistoso HOA Building

1. Introductions and welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Rosevelt Arellano, Senior Planner, as project manager. Approximately 30 residents and interested parties attended the meeting, including appointed officials Hurt, Gribb and Swope.

2. Staff presentation

Rosevelt Arellano, Senior Planner, provided a presentation that included:

- Subject property
- Applicant's request
- Concerns raised at 1st neighborhood meeting
    - Traffic and circulation
    - View preservation
    - Architecture and wall design
- Next steps
    - 8/23/16 Planning and Zoning Commission hearing (Tentative)
    - 9/6/16 Planning and Zoning Commission hearing (Tentative)
    - 9/21/16 Town Council hearing (Tentative)

3. Applicant presentation

Paul Oland of the WLB Group, provided a presentation detailing the applicant's proposal, which included:

- Revised site plan design
- Perimeter wall treatment
- Building height and view preservations

4. Public Questions and Comments

- How tall are the proposed homes?
    - The applicant has agreed to restrict homes with a flat roof to 1-story, 22' and homes with a pitch roof to 1-story, 25'.

- What is the size of the proposed homes?
    - The applicant stated approximately 2,400 square feet and greater.

- Will the existing plants be salvaged?
    - The project must meet the plant mitigation requirements of the Oro Valley Zoning Code.

- How many homes were initially planned in the Rancho Vistoso Community?
    - 13,862 units

- What is the proposed lot width?
    - 70’

- Why are the subdivision walls around the Lennar Homes project (southwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive) different from the surrounding walls?
    - The Rancho Vistoso HOA Design Review Board approved a different style wall.
    - The applicant also stated that the proposed walls will be consistent with the other walls in the surrounding area and will meet the HOA’s design guidelines.

- Neighbors expressed concerns with access into the proposed flag lots.

- Will the project use swinging or rolling entry gates?
    - The applicant stated that the information is not known at this time?

- Who will maintain the internal streets?
    - The proposed streets are private and therefore will be privately maintained.

- What is the proposed traffic circulation for construction vehicles?
    - The applicant stated that the information is not known at this time?

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

Arellano, Rosevelt

From: [redacted]
Sent: Tuesday, September 06, 2016 4:43 PM
To: Arellano, Rosevelt
Subject: September 6, 2016, 6pm NOTICE OF PUBLIC HEARING

Re: PLANNING AND ZONING COMMISSION
COMMENTS FOR HEARING

Dear Planning Commission:

I am unable to attend this evening's hearing but do want my comments to be considered along with those being heard from attendees at the meeting. I am a resident and property owner in Oro Valley. My address is below my signature.

I understand that the property owner has the right to sell his property, but if it was zoned Commercial at the time of his purchase, he should have understood that that was the property's zoning when he purchased it. We have gone through a series of hearings in 2015 and had a county commissioner vote on this issue and the commissioners vote was that the property remain zoned commercial. Now it is up again, this time during the summer when most of the residents are away. Is it the intention of the property owner to bring this matter up for consideration every few months until he gets his way on a rezone?

I for one hope for commercial development, not as another strip mall, but built as a community commercial center within walking distance of many of the Rancho Vistoso residents. Right now we all have to have cars to truly enjoy the offerings of our community. It is a four mile round trip walk from my house to either shopping center on Rancho Vistoso Blvd. Public transportation is virtually nonexistent. Some days the car may be used by another person, or be at the repair shop. Some nice little business in the commercial zoning would be very welcome.

The water hazard on the golf course, is a popular attraction. Families are always gathering there after golf hours for picnics, weddings, pictures, and such. How about a nice public area in that commercial zone also facing the "lake" as it is called. A delicatessen with take out and outside tables, an ice cream store that serves not only cones but ice cream specialties such as root beer floats, and a specialty take out restaurant. Then those of us that are car less could also just walk over to get something we need to make dinner. I'm not looking for another Walgreen's to mess up my prescriptions, but a small mom and pop compounding pharmacy would be great. More people would enjoy the view as well as have services provided. the fronts of these business could front the view to the water and parking could be behind the businesses. How about a drop off/ pick up for dry cleaning, a book and newspaper store? We've all seen neighborhood and town centers recently and know how nice these small stores can be for a neighborhood.

Thank you so much for accepting my input and offering it up to the comments for consideration in this zoning request.

Sincerely,
Elaine R. Hamley
13764 N. Keystone Springs Drive.

Oro Valley, AZ 85755

Arellano, Rosevelt

From: Hynd, Jessica
Sent: Tuesday, September 06, 2016 10:23 AM
To: Arellano, Rosevelt
Subject: concern

Here ya go ☺

Regarding this rezoning, I have 2 questions;

1. a bit over 2 years ago the town turned down, at the recommendation of the Planning and Zoning commission, a rezoning of this corner due to "insufficient commercial land" in Rancho Vistoso. The owner of the land worked together with the residents to come up with a satisfactory plan with 24 homes. Now the new owner has not worked closely with the owners and there are 60% more homes. What was the average housing density 2 1/2 years ago and today to merit this change as this was given as the reason for this recommendation?

2. The current owner was able to provide a plan on the effect on views for homes along the Vistoso golf course to the west, yet is there any analysis that the town required of the owner for the Stone Canyon homes and the effect on their city lights views?

-Heldge Carson

Jessica Hynd
Constituent Services Coordinator/ Management Assistant
Town of Oro Valley
11000 N. La Canada Drive
Oro Valley, Arizona 85737
Office: 520.229.4711
Jhynd@orovalleyaz.gov

Arellano, Rosevelt

From: John Beamish [redacted]
Sent: Tuesday, April 26, 2016 5:06 PM
To: Arellano, Rosevelt
Subject: Parcel 10-J

Hi Rosevelt. I was in the audience for last night's meeting and found it to be very useful. I think that the Town and owner's rep did a good job in explaining the process and proposal.

You probably noticed that a number of people referenced the nearby Lennar project in their questions & comments. That's because most of the people in the neighborhood think that it's ugly, doesn't reflect the home styles in the area and the nearby homeowners weren't involved enough in the vetting process. All of us were surprised to find out that the homes were going to be crammed so tightly together and that there were going to be a number of two storey buildings which would block views. I'm not saying that the developers did anything sneaky here, but I do think that a much better disclosure process should have been in place so that we didn't end up being surprised at what ended up being built. The Town's job is to make sure that there are no surprises.

Anyway, the process seems to be unfolding in a much more transparent way for 10-J and, as a result, I'm pretty sure that you'll find a broad-based support from neighboring homes.

Thanks.

John Beamish
Treasurer - Monterey HOA

Virus-free. www.avast.com

Arellano, Rosevelt

From: mary braunger [redacted]
Sent: Thursday, June 16, 2016 6:21 AM
To: Arellano, Rosevelt
Subject: 2nd neighborhood meeting for vistoso highlands--Letter of 6/10/16

Sir:
My husband and I will not be attending the meeting on 6/30 but would like to make you aware that we are VERY much against this development. We did not purchase our winter retirement condo to be across the street from a strip mall.

There are plenty of places available on Rancho Vistoso Blvd. without going onto Highlands Dr.

I hope other residents will agree with us.

Mary Braunger

Arellano, Rosevelt

From: [redacted]
Sent: Friday, June 24, 2016 10:27 AM
To: gpoland@wlbgroup.com
Cc: T
Subject: 10J area gabled roof examples

Hi Paul

Thanks again for meeting with Carol and me on June 9th about the Parcel 10J rezoning and preliminary development proposal. We are looking forward to the neighborhood meeting next week.

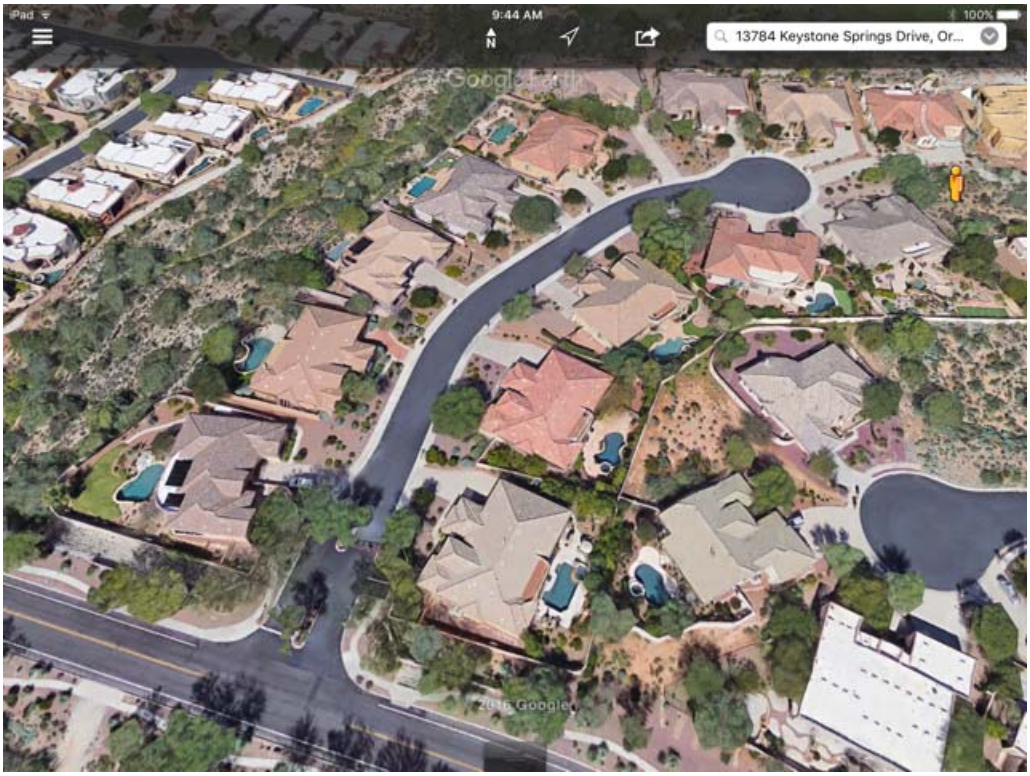
When we discussed building height limits you indicated that your likely gabled roof designs require more height than flat roofs which makes sense. However, I have since taken a quick look on Google Earth (samples below) at existing roofs in our W Vistoso Highlands neighborhoods. I was actually surprised to see that there are many gabled roofs that have been built to comply with our 21' maximum height. While some are more complicated than may be planned for 10J, these designers have apparently limited the roof pitches, wall heights and truss spans to meet our requirements. It seems that the roof designs in 10J could also be done in a lower profile with these types of adjustments as needed.

If I am missing something please let me know. As we said when Carol and I met with you on the 9th, we simply want the 10J project to blend with the character of our neighborhoods.

Thanks again for meeting with Carol and me at your office on the 9th.

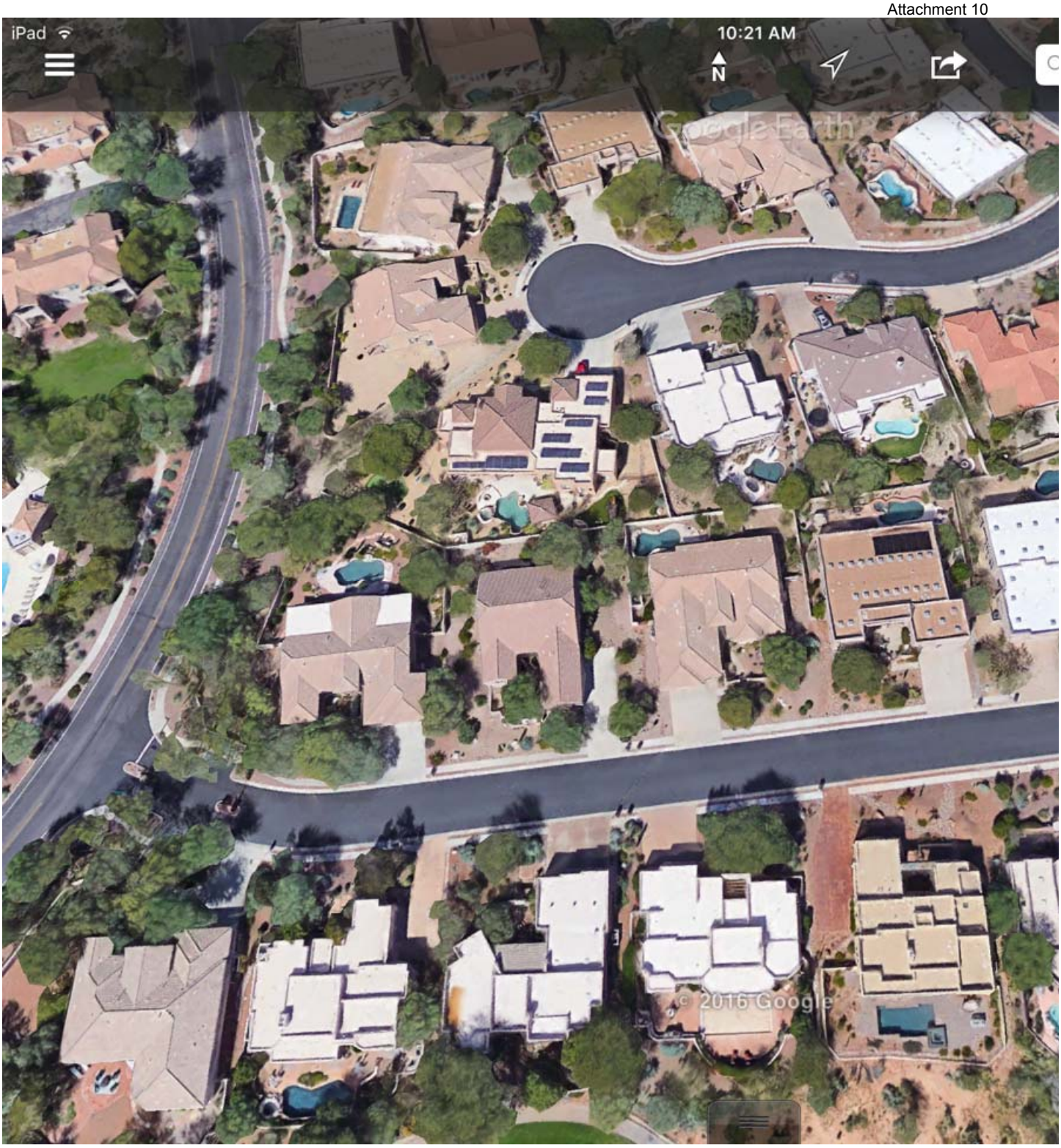
Ken
[redacted]

Here is Steprock Canyon Pl.



Bowcreek Springs

Keystone Springs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Google Earth
© 2016 Google

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

Meeting Date: 09/21/2016

Requested by: Bayer Vella

Submitted By: Elisa Hamblin, Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING: RESOLUTION NO. (R)16-36, ADOPTING THE YOUR VOICE, OUR FUTURE GENERAL PLAN AND SUBMITTING THE YOUR VOICE, OUR FUTURE GENERAL PLAN TO THE VOTERS OF THE TOWN OF ORO VALLEY

RECOMMENDATION:

The Planning and Zoning Commission recommends adoption of the *Your Voice, Our Future* General Plan as depicted in Attachment 1, subject to the modifications found in Attachment 2.

EXECUTIVE SUMMARY:

The purpose of this agenda item is to hold the final public hearing on the *Your Voice, Our Future* General Plan, and affirm the readiness of the plan for the public vote. Now at the end of the Phase 3, the final version of the plan has been presented to the Planning and Zoning Commission and is now before the Town Council for final adoption. The final plan being presented is refined from the 90% Plan version tentatively adopted by Town Council on November 4, 2015. Revisions are mostly administrative in nature, but also include a dedication to community member Bill Adler, a change in the "small-town" language used four times and additional language on the intent of land use changes.

Since the launch of the *Your Voice, Our Future* project in September 2013, Oro Valley's residents have been hard at work building the next community plan, commonly referred to as the general plan. In Phase 1 "Let's Talk" many voices came together to shape the community's Vision and Guiding Principles. In Phase 2 "Let's Think" three resident committees used that work as a foundation to build the Plan which will guide the Town's future. In Phase 3 "Do it! Make it so" residents affirmed the contents of the Plan and helped in readying the final version of the Plan for the public vote.

The *Your Voice, Our Future* General Plan includes many topic areas, as well as goals, policies and actions which will impact numerous aspects of the community. Due to the importance of this plan, state law requires broad public outreach, public hearings and a

public vote. In partnership with residents, Town staff has continually strived to go far and beyond the minimum requirements. As such, the plan has been formally discussed at a second round of public hearings this fall. Following adoption, the plan will be publicized to the community as part of a public education effort before it's presented to voters for ratification as part of the November 8, 2016 general election.

BACKGROUND OR DETAILED INFORMATION:

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 by residents. In April 2013, the Planning and Zoning Commission voted to recommend approval of a Public Participation Plan (PPP) to the Oro Valley Town Council. In turn, this plan for community outreach, developed by Town residents, was formally adopted by the Town Council on May 1 of that year.

The PPP has served as the "To do" list throughout the *Your Voice, Our Future* 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.

A variety of methods were used to launch the conversation with the community in Phase 1. These methods were designed to reach as many people as possible and included outreach through media, at events and community meetings, through local newsletters, as well as an extensive online campaign including opportunities for active conversation between community members. Four different survey methods were employed, including a telephone, event, online survey and a survey in the Explorer newspaper. The results of all 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 twelve 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, to use in Phase 2.

Phase 2 "Let's think"

In order to build the contents of the *Your Voice, Our Future* General Plan, three committees were formed. Participants for the *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 41 committee members cooperatively worked within the framework of the Vision and Guiding Principles.

The committees each had a different charge and topics related to three areas:

Environment, Community and Development. 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.

Ultimately three drafts of the plan were prepared. A 30% completion version was reviewed at a joint 'All-Committee' meeting. The 60% completion version was used for broad community and stakeholder review, including a state-required 60-day agency review period. The 90% completion version was then prepared, again with the guidance of the *Your Voice* committees.

At the conclusion of Phase 2 "Let's think!" the Recommended Draft (90% Completion) was presented to both the Planning and Zoning Commission and Town Council. At their October 20, 2015 meeting, the Planning and Zoning Commission unanimously endorsed the work of the *Your Voice* Committees and recommended tentative adoption of the Plan. At their November 4, 2015 meeting, the Town Council endorsed and tentatively adopted the plan.

Phase 3: "Do it! Make it so"
The last phase of the *Your Voice, Our Future* project has included further outreach to the community and finalization of the plan for the public vote. In preparation for the work of Phase 3, a Communications Advisory Committee (CAC) was formed. The CAC was tasked to develop highly effective communications directions for use in Phase 3. The CAC met three times between December 2015 and January 2016. The results are contained within the Phase 3 Communications Plan, which is a targeted refinement of the original Public Participation Plan (adopted by Town Council in May 2013). It follows the same themes and approach as the Public Participation Plan, but with more specifics designed to lead to an informed public vote. The work of that group was presented to the Planning and Zoning Commission on March 1, 2016.

During the spring of 2016, project staff and volunteers began outreach, which fulfilled the directions of the Phase 3 Communications Plan and the original PPP. Over the course of 16 weeks from February – May 2016, information about the plan was shared with the community, which was achieved through a variety of methods, examples of which include:

- Stakeholder meetings (HOA's, schools, the Chamber of Commerce)
- Community events (Aquatic Center events, SAACA concerts, Easter Eggstravaganza)
- Web and social media announcements (Town website, Facebook)
- Print media (NW Explorer, Vista newsletter)
- Town meetings (boards and commissions, department review)

Information was also available at the Town buildings, with a rotating display and information at the Oro Valley Community Center.

At the conclusion of the spring 2016 outreach, a number of final edits were made to the *Your Voice, Our Future* General Plan (Attachment 1). These changes were previously anticipated by both project staff, the Planning and Zoning Commission and the Town Council. At the public hearings occurring in October and November of 2015 both groups signaled the need for final edits the reach the 100% Plan version. The majority of the changes made to the final plan are administrative in nature in that they improve the clarity through correcting typographical errors, formatting and minor text edits. Other changes to the final version include:

- Plan dedication to Bill Adler acknowledging a dedicated community activist (inside cover)
- Revised "small-town" language to instead read as "neighborly" and "unique." This was intended to address the unclear meaning where the intention was to convey a feeling of friendliness and not the growth potential (three mentions on p. 8 and one mention on p. 41)
- Additional language on the intent of land use changes, clarifying that land use map amendments should be handled through amendment process (p. 42)

On June 2, 2016, the final version of the *Your Voice, Our Future* General Plan was completed. It was then sent to local agencies for a courtesy 60-day review period. The 90% version of the plan had previously been sent in June 2015 for a 60-day review period. No substantial comments were received from the most recent 60-day review period.

The Planning and Zoning Commission then held two public hearings on August 23 and September 6, 2016. These public hearings included Major General Plan Amendment requests for the property known as Vistoso Highlands and the *Your Voice, Our Future* General Plan.

The hearings included a presentation by Town staff as well as the opportunity for public comment. A few residents spoke at each meeting. The primary topic of public comment was the staff proposed revision to the "small-town" term as used in previous versions of the *Your Voice, Our Future* General Plan to "neighborly." This revision was intended to clarify the intent of participants which is to maintain a feeling of friendliness and community.

After receiving testimony from concerned residents, the Planning and Zoning Commission recommended that the language be revised to read "small-town, neighborly" as shown in Attachment 2. This language reflects the desire of participants to maintain a special "small-town, neighborly feeling" in the community.

At the September 6, 2016 meeting, the Planning and Zoning Commission also recommended adoption of the Vistoso Highlands amendment, which is also shown in Attachment 2. The issues that were raised and discussed are summarized in the Planning and Zoning Commission meeting minutes, as seen in Attachment 3.

Additionally, a few email comments were submitted, as seen in Attachment 4.

Following the final public hearings, a final public education campaign will commence. Efforts will be targeted on spreading the word regarding the upcoming public vote as well as the contents and importance of the plan. Project staff and volunteers will again use many methods to reach people that have previously proven successful. Examples of the planned efforts include:

- 5 advertisements in the Explorer newspaper
- 16 posts to the Town's website and Facebook page
- 6 blast email updates
- Announcements to water bill customers through the Vista newsletter
- Information distributed through various local newsletters, including homeowners associations
- Attendance at many community events, including large gatherings scheduled for this fall

Final Results

The *Your Voice, Our Future* project has been an extensive and far-reaching effort to build a community plan inspired, created and ultimately ratified by the residents of the Town of Oro Valley. Over the course of the three phases a concerted effort has been maintained to reach as many people in the community as possible. The directions of the 2013 Public Participation Plan were consistently followed with an eye towards adaptability when needed. An example of the reach of the project can be seen through the media and print coverage completed thus far. Highlights include:

- 14 articles in newspapers and newsletters, including 3 articles in the Arizona Daily Star (estimated 238,000 readers per weekday)
- 23 advertisements in the Explorer newspaper (distribution to 43,700 households weekly)
- 18 announcements to Oro Valley water customers through bill mailings (16,000 households)
- 164 announcements on the Town website and social media, including 68 announcements on the Town's Facebook page (over 3,000 followers)
- 53 email updates provided to participants (around 1,000 people total)

These numbers will increase with after the completion of the final public education campaign this fall.

<u>Conclusion:</u>

The Planning and Zoning Commission recommends adoption of the *Your Voice, Our Future* General Plan, with the following two modifications, as shown in Attachment 2:

1. Amend the Land Use Map for the Vistoso Highlands property.
2. Maintain use of the term "small-town" along with "neighborly" in four locations.

Project staff also recommends a condition that future administrative changes shall be permitted that correct typographical errors and adjust formatting as needed.

Considerable work has been completed as part of the *Your Voice, Our Future* General Plan. The project is reaching the final milestone. The *Your Voice, Our Future* General Plan is now being presented to the Town Council for review and final adoption. Following Town Council action, a final public awareness and outreach campaign will begin. On November 8, 2016, the culmination of work by many will be presented to the public for voter ratification.

FISCAL IMPACT:

At this juncture, the *Your Voice, Our Future* General 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 approve Resolution No. (R)16-36, adopting the *Your Voice, Our Future* General Plan, as inspired and created by the residents of the Town of Oro Valley as attached hereto as Attachment 1, subject to the condition and modifications found in Attachment 2.

OR

I MOVE to deny Resolution No. (R)16-36, adopting the *Your Voice, Our Future* General Plan, finding that _____.

Attachments

1_Resolution No. (R)16-36 and Final Plan

2_Recommended Modifications and Condition

3_Planning and Zoning Commission Minutes

4_Public Comments

RESOLUTION NO. (R)16-36

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF ORO VALLEY, ARIZONA, ADOPTING THE YOUR VOICE, OUR FUTURE ORO VALLEY GENERAL PLAN; AND SUBMITTING THE YOUR VOICE, OUR FUTURE ORO VALLEY GENERAL PLAN TO THE VOTERS OF THE TOWN OF ORO VALLEY

WHEREAS, the Town of Oro Valley is required to update its General Plan in accordance with the procedures, goals and content requirements of Title 9, Chapter 4, Article 6, Section 9-461 et seq.; and

WHEREAS, the Town Council approved a Public Participation Plan on May 1, 2013; and

WHEREAS, the Town of Oro Valley did consult with, advise and provide numerous opportunities for official and public comment from Town Residents, stakeholders and required government agencies; and

WHEREAS, more that sixty (60) days before the general plan was noticed for public hearing before the Planning and Zoning Commission, the Town of Oro Valley did submit a copy of the draft plan for review and further comment to required government agencies; and

WHEREAS, the Town Council has established the Planning and Zoning Commission as the planning agency of the Town; and

WHEREAS, the Planning and Zoning Commission has developed a comprehensive, long-range General Plan for the development of the Town; and

WHEREAS, the Planning and Zoning Commission has held two (2) properly noticed, public hearings in two (2) different locations; and has reviewed the proposed Your Voice, Our Future General Plan (the "General Plan") and the public comments relating to the General Plan; and has recommended the adoption of the General Plan to the Mayor and Town Council; and

WHEREAS, on November 4, 2015 the Mayor and Town Council approved the 90% version of the General Plan; and

WHEREAS, the 90% version of the General Plan is not materially different from the version being approved herein; and

WHEREAS, after reviewing the proposed General Plan and considering the public comments and the recommendation of the Planning and Zoning Commission, the Town Council believes that the adoption of the proposed General Plan is in the best interests of the Town and will help promote the health, safety and welfare of the Town; and

WHEREAS, Arizona Revised Statutes Title 9, Chapter 4, Article 6, Section 9-461.06 requires that the proposed General Plan shall be submitted to the voters at an election held pursuant to Arizona Revised Statutes, Section 16-204; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley;

Section 1: That Document known as the "Your Voice, Our Future General Plan" as prepared by Town Staff and reviewed by residents of the Town of Oro Valley and the Planning and Zoning Commission attached hereto as Exhibit "A", is hereby adopted by the Town Council and shall be valid for a period of ten (10) years from the date of ratification.

Section 2: The "Your Voice Our Future General Plan" is designated as a public record, three (3) copies of which shall be filed in the office of the Town Clerk for public review and inspection.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona, this 21st day of September, 2016.

TOWN OF ORO VALLEY

_____
Dr. Satish I. Hiremath, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Tobin Sidles, Legal Services Director

Date: _____

Attachment 1, Exhibit "A"

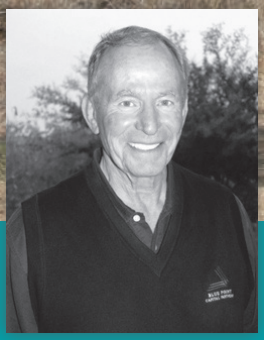
OUR FUTURE

YOUR VOICE

GENERAL PLAN FOR THE
TOWN OF ORO VALLEY, ARIZONA
2016

Planning Oro Valley Together

ORO VALLEY ARIZONA
FOUNDED 1974



REMEMBERING WILLIAM ADLER
(1935 - 2015)

The Oro Valley community would like to recognize William Adler, a dedicated resident of Oro Valley who was instrumental in many forward-thinking projects and initiatives. Bill was a strong proponent of people becoming involved with government. As a philanthropist, he generously donated to local arts and culture organizations and programs for children and veterans. As a volunteer, he served on both the Planning and Zoning Commission and the Board of Adjustment. He was also involved in other committees, task forces and community efforts, including three of the Town's General Plans. As part of the ***Your Voice, Our Future*** project, he was actively engaged from its inception, and served on the General Plan Scoping Committee, Communications Advisory Committee and ***Your Voice*** Development Committee. He also generously attended many events to help spread the word as a ***Your Voice*** Volunteer. Thank you Bill for your commitment to Oro Valley.

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
Diane Bristow
Joyce Cao
Mary Caswell
Don Chatfield
Allison Cooper
Don Cox
Helen Dankwerth
Dick Eggerding
Tim Falter
Ellen Guyer
Laura Hamilton
Marilyn Lane
Bill Leedy
Stephen Roach
Bill Rodman
Michael Schoeppach
Sophia Silva
Breanne Spaeth
Pat Spoerl
Joseph Winfield

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

(Dec. 2015 - Jan. 2016)
Allison Cooper
Tim Falter
Ellen Guyer
Bill Leedy
David Perry
Sophia Silva
Brianne Spaeth
Robert Swope
Brooke Trentlage

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

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

Planning and Zoning Commission Past and present members (2013 – 2016)
Melanie Barrett
John Buette
Alan Caine
Don Cox
Tom Drzazgowski
Tom Gribb
Greg Hitt
Charlie Hurt
Bill Leedy
Frank Pitts
Bill Rodman
Bob Swope

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 bring it to life.

Final Community Approval *Your Voice, Our Future*

Scheduled for the public vote: Nov. 8, 2016

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. 6, 18; Dec. 15
2016: Jan. 7, 21

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
General Plan Adoption – September 21, 2016

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
General Plan Adoption – Aug. 23, Sep. 6, 2016

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, resort 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 all kinds of community members, 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 on 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 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 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. At the end of Phase 2, the draft Plan was first presented to the Planning and Zoning Commission, then later to the Town Council, which tentatively adopted the draft Plan in November 2015.

Phase 3 – Do it! Make it so!

December 2015 – November 2016

The draft of *Your Voice, Our Future* was presented to the community. The aim was to show how the document, created by Oro Valley residents, reflects our community's direction and to spark additional discussion. The draft was modified to ensure community acceptance and sound planning. Voters are encouraged to participate in an election on the *Your Voice, Our Future* General Plan in November 2016.

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, 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.

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

- Neighborly 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

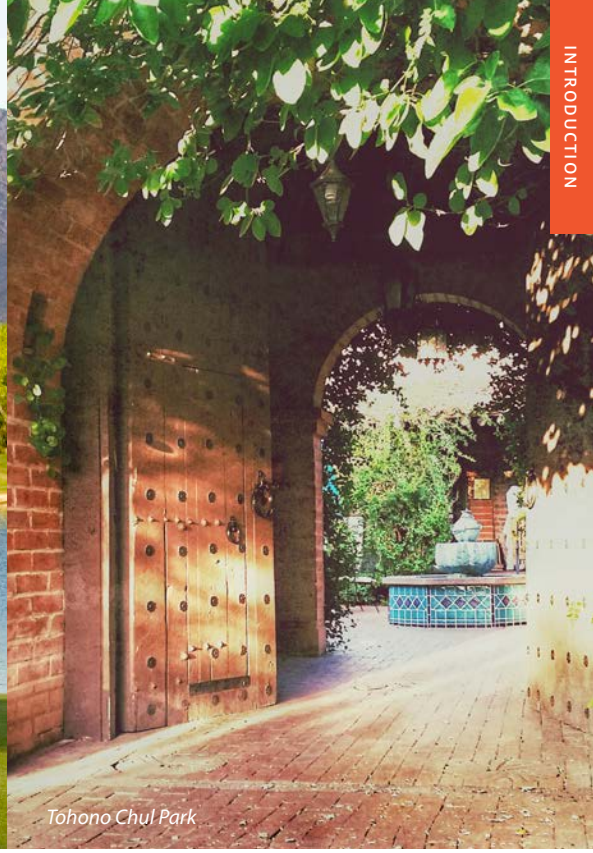
- Improve traffic flow on Oracle Road and develop alternate routes
- Maintain good roads
- Provide more sidewalks and bike lanes
- Increase public transportation

Manage how we grow and maintain high design standards

- Keep neighborly 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; however, overlapping goals and issues are evidence of how careful and comprehensive the process has been and 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 Appendix 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

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 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).

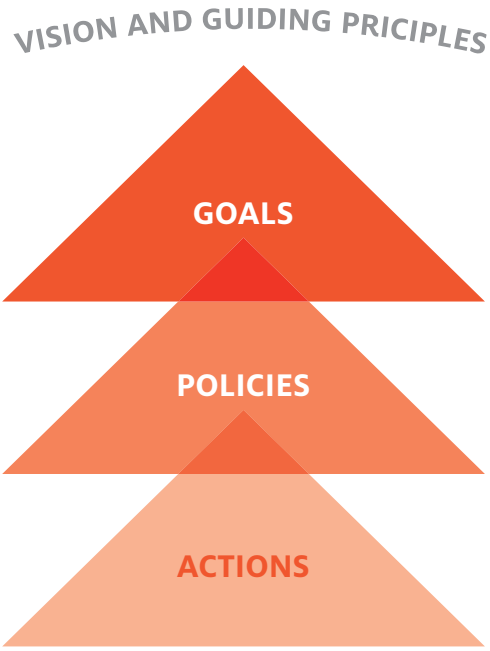
What's the difference between a goal, policy and action?

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.

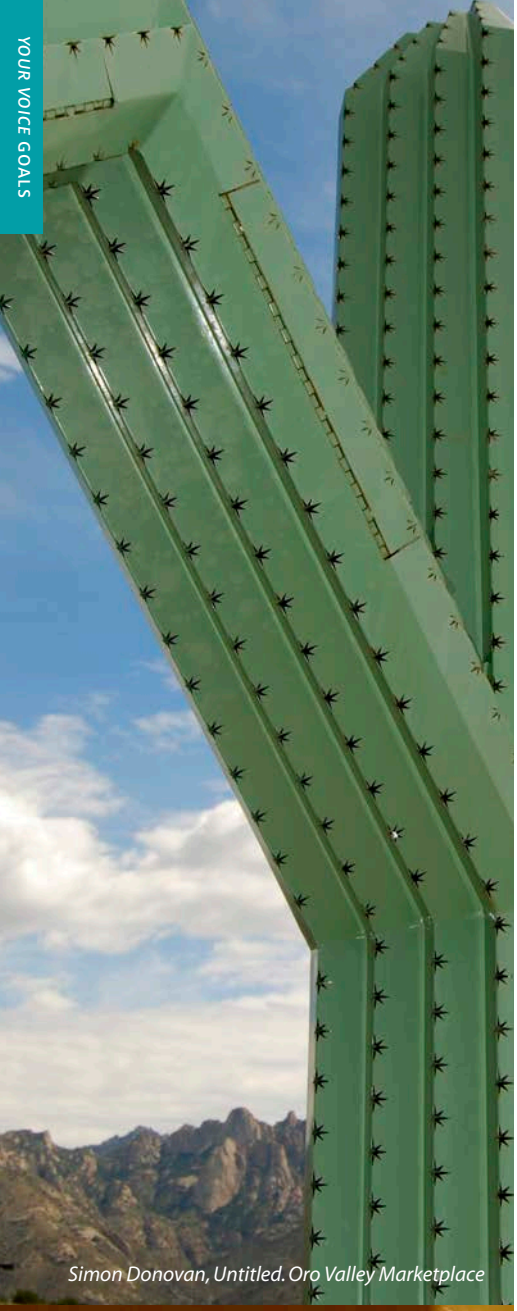


Bruce LaFountain, The Spirit Within, SW corner of E. Rancho Vistoso Blvd. and Oracle Rd.

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 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, that 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, at 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, that maintain the lifestyle of residents, and that 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 its 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 foster 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 are 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, which 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 consistently 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 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, that 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, 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, at 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 an 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 with high-quality opportunities.

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.

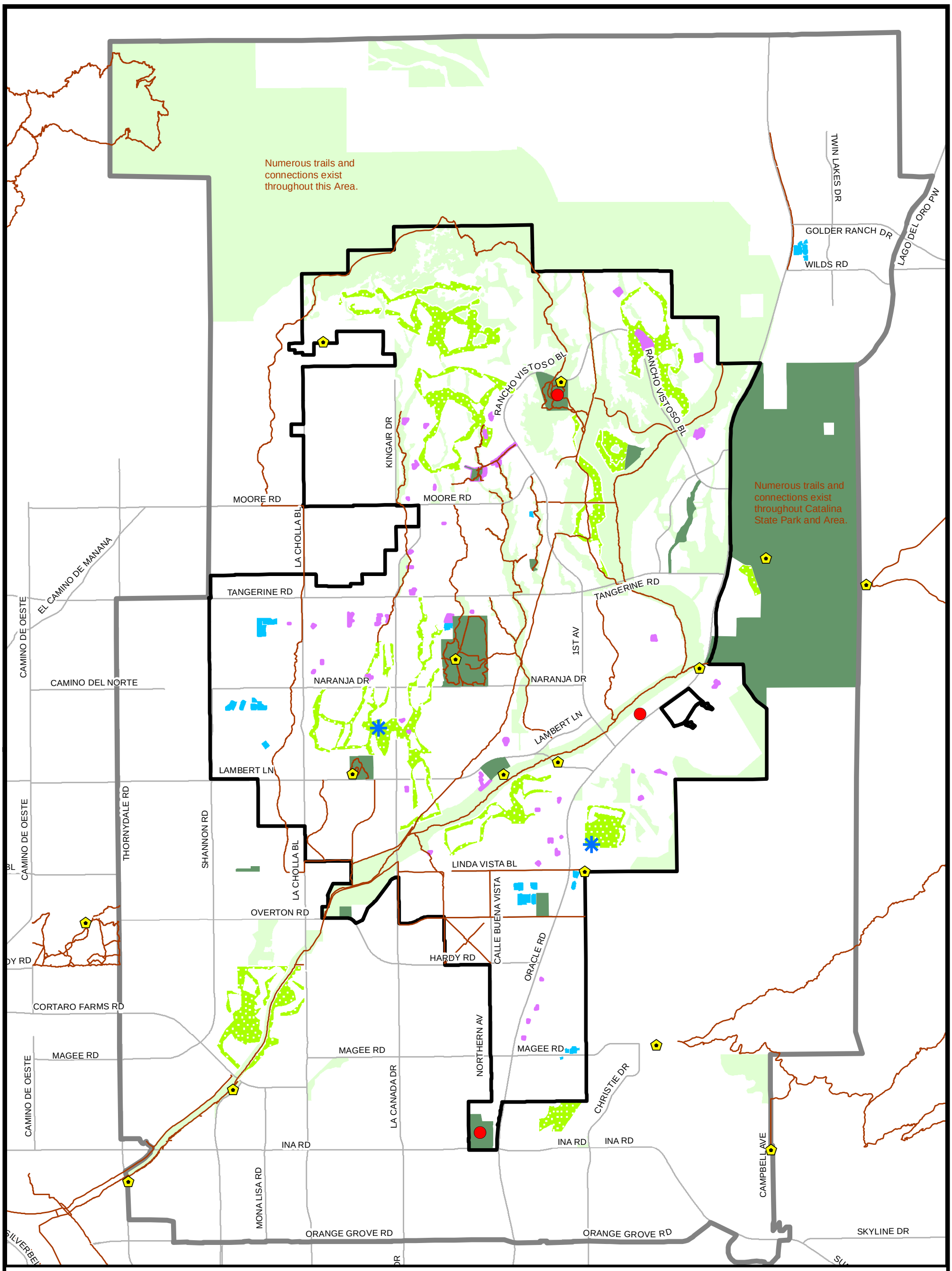
Action items directly relating to the implementation of these policies can be found in Chapter 6.

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 and Recreation Map

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

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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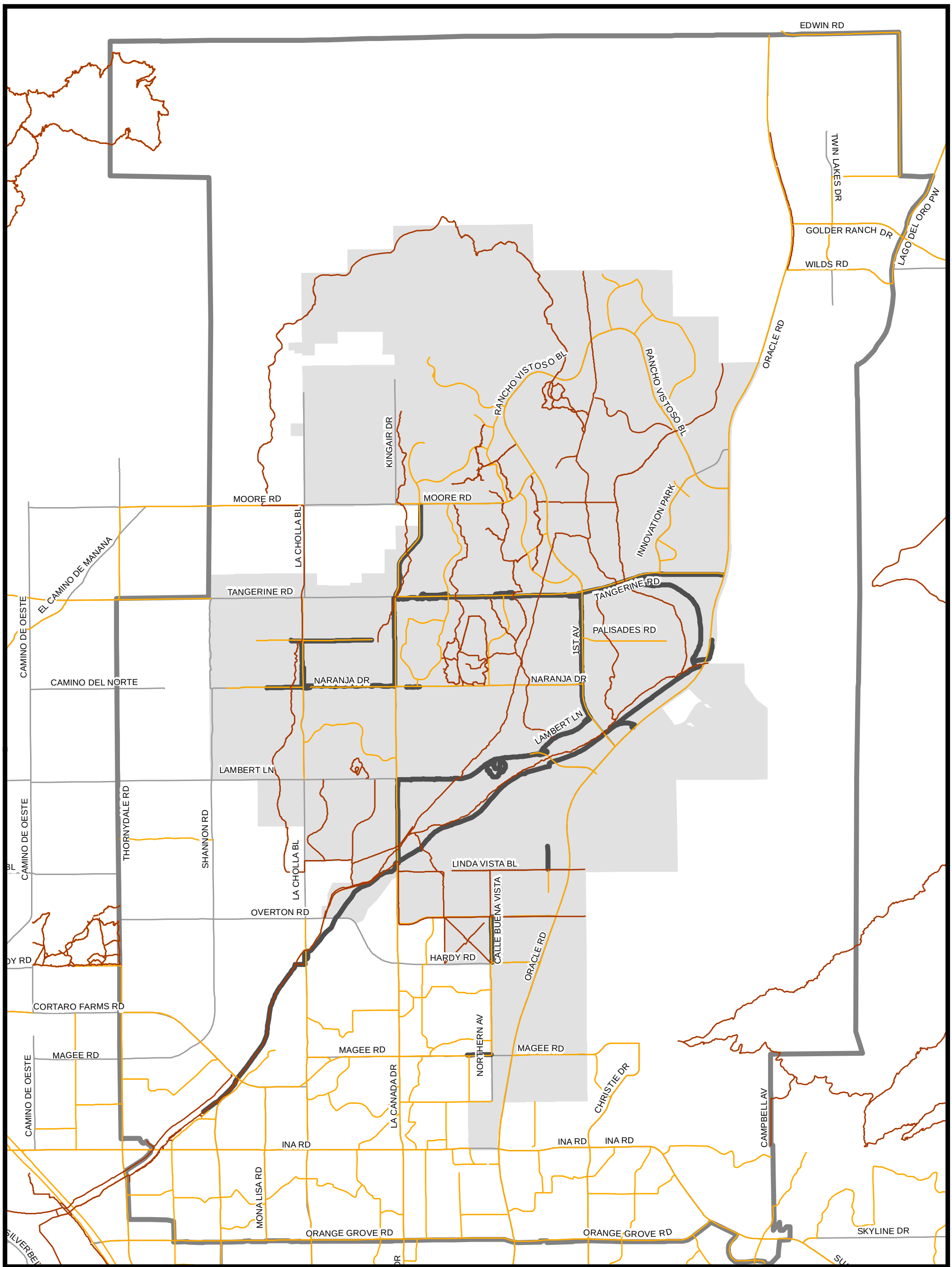
May 2016



Bicycle Routes and Trails Map

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

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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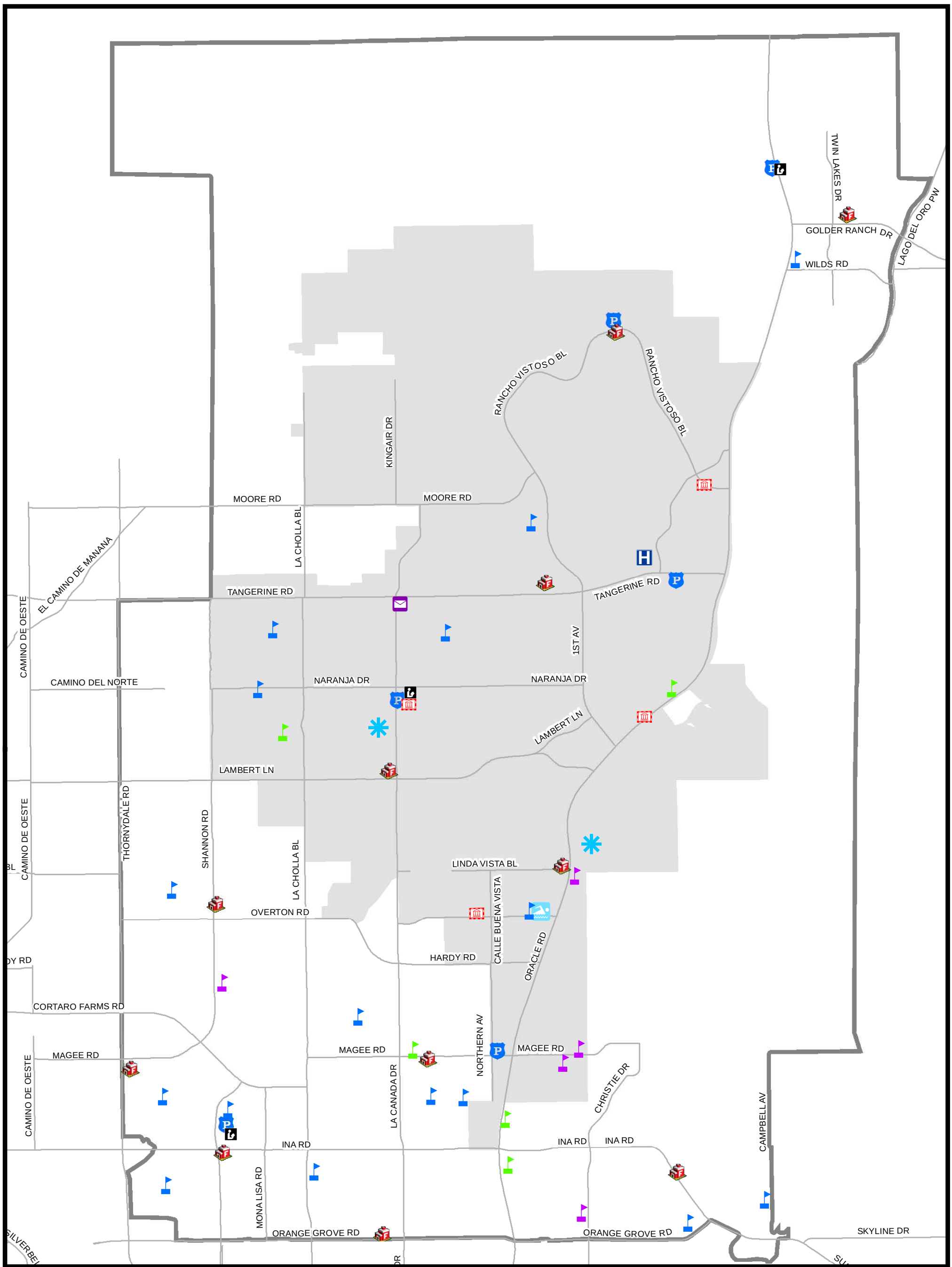
May 2016



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

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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May 2016

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 facilitate emergency response.

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 promoting 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 habitats and serve as natural buffers to development.

We cherish Oro Valley's open space and strive to focus development in appropriate areas. 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 active and healthy lifestyle valued by our community.

Other important parts of Oro Valley's environment are the range of cultural resources including prehistoric villages and 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 which:

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

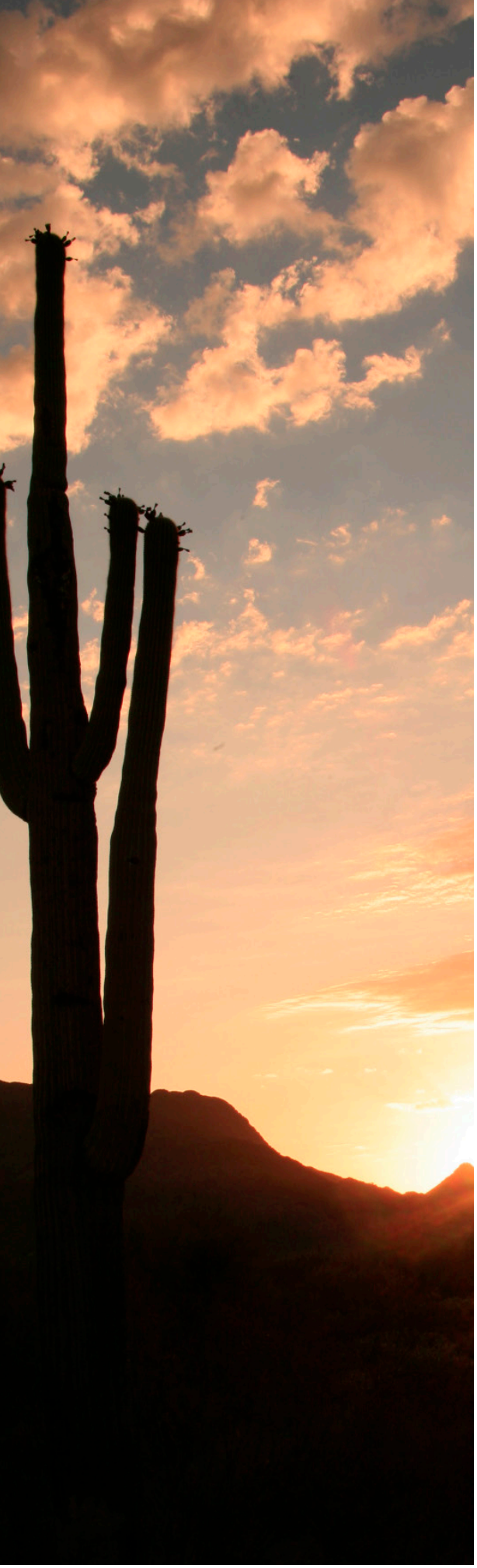
Information on existing conditions related to the topics of this chapter can be found in a companion document, the ***Your Voice, Our Future*** Background Report, as described in Appendix 8.3.

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's decisions for the next 10 years.

The Environment Committee, which 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 consistently 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.

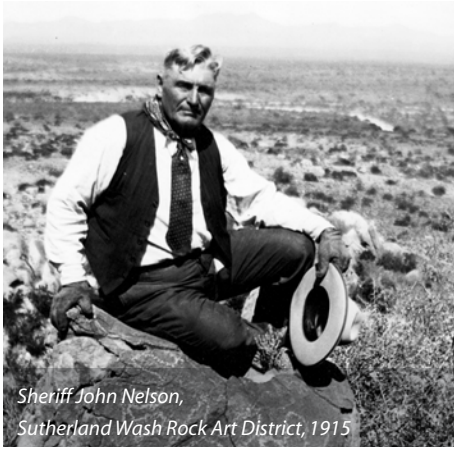
L. A high-quality, safe and reliable water supply that meets long-term needs for the community while considering the natural environment.

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 habitats 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 habitats 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.

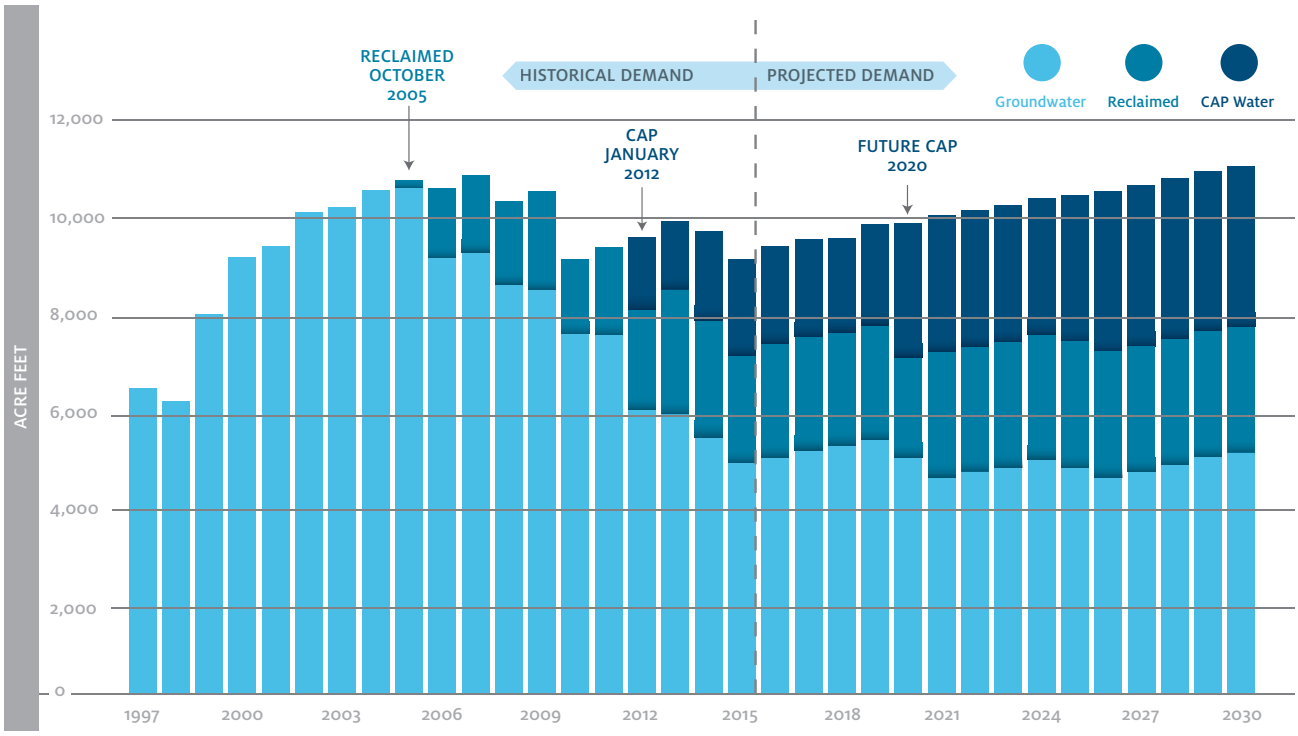
		POLICY #	PAGE #
COMMUNITY	Economy		
	Complete Community	CC.3., CC.4.	21
	Town Services, Buildings and Facilities		
ENVIRONMENT	Sonoran Desert Resources		
	Water Resources	WR.4.	35
	Cultural Resources		
	Clean Environment	CE.2.	37
DEVELOPMENT	Land Use and Design	LU.1., LU.2.	41
	Development, Growth Areas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

Historic and Projected Water Use by Source of Supply



Source: Oro Valley Water Utility
Projected Demand is based on the projected build-out of Oro Valley under existing conditions.

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.

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

WR.3. Utilize alternative water sources, such as Central Arizona Project water and treated 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.

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

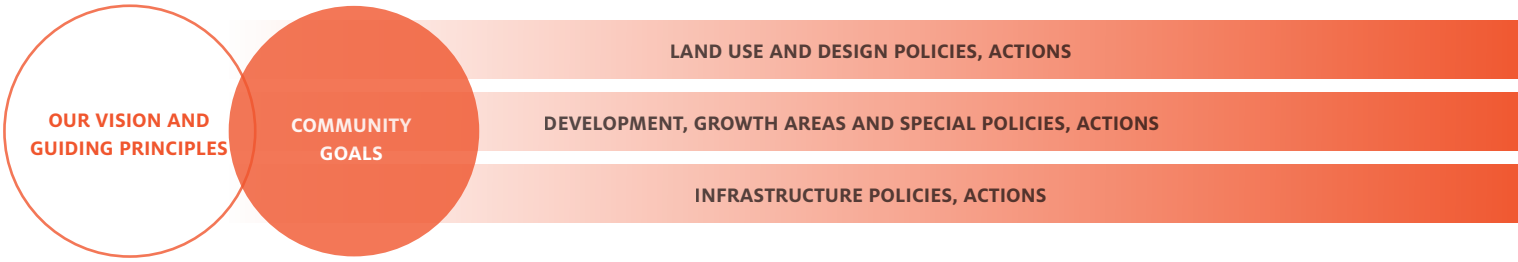
The people of Oro Valley highly value the scenic and natural environment. We also recognize that as the area's population increases, development is also likely to increase along with needs for services and facilities. A balance between the conservation of the natural environment with the need for new residential and commercial development will be accomplished with abundant input from residents, as well as developers and businesses. Thoughtful conversation and planning will allow for accomplishing our goals, leading to a high quality of life and a sustainable future for Oro Valley.

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. Additionally, decisions will need to be made regarding new services, how to pay for them and how to recover those new costs.

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's decisions for the next 10 years.

The Development Committee, which built the Development chapter, was made up of 15 residents who met eight times from January to April 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 consistently 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, that maintain the lifestyle of residents, and that 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 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, beautifies landscapes, minimizes impacts to adjacent properties and does not reduce public enjoyment of the night sky.

Neighborhoods and Quality of Life

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

LU.6. Maintain the unique character and improve the 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. The designation of land uses is shown on the General Plan Land Use Map with 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. During the map revision process, residents recommended changes to the map be handled through the plan amendment process, due to the robust public engagement involved in a formal application. As such, it is anticipated that changes to the map will occur during the lifespan of this plan.

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.

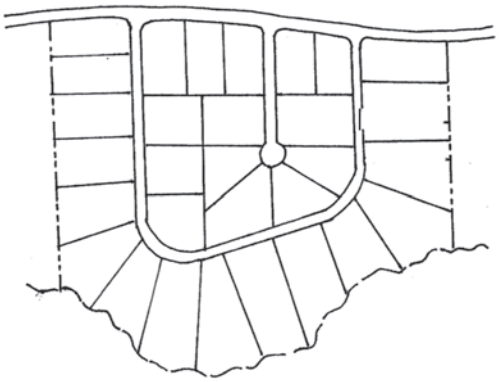
Residential Density

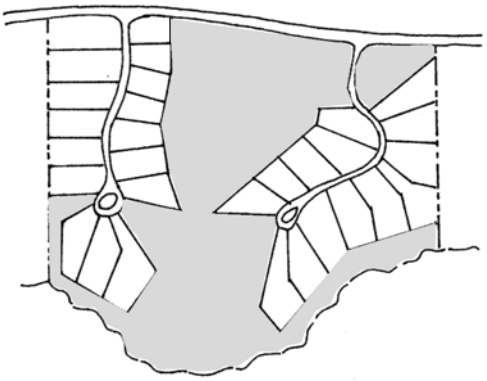
Residential density is the allowable range of dwelling units (or homes) per acre. This establishes the appropriate number of homes for a future residential development. The residential density range is determined by:

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 U.S. Census estimates through 2013.

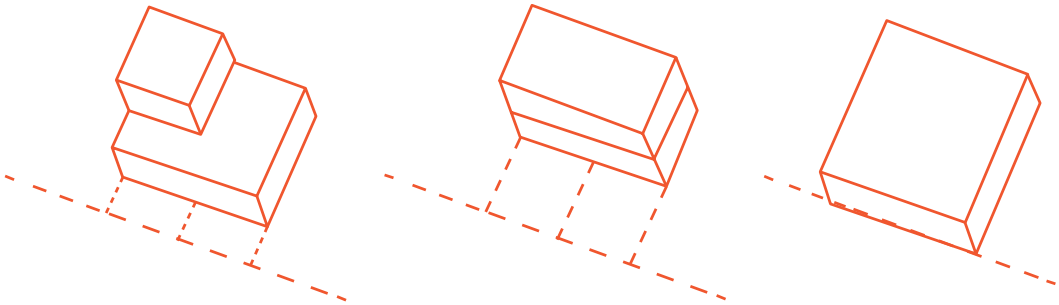
Commercial Building Intensity

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 a FAR of 1.00. For example, on a 10,000 square foot lot, a 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 a FAR of 0.50, then 5,000 square feet of floor area could be built. A FAR of 0.25 would allow 2,500 square feet.



Various Building Configurations Representing a 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 online at www.orovalleyaz.gov.

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 retain the natural environment.

Homes in this land use designation can range up to 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 1 (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 2 (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 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 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 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.

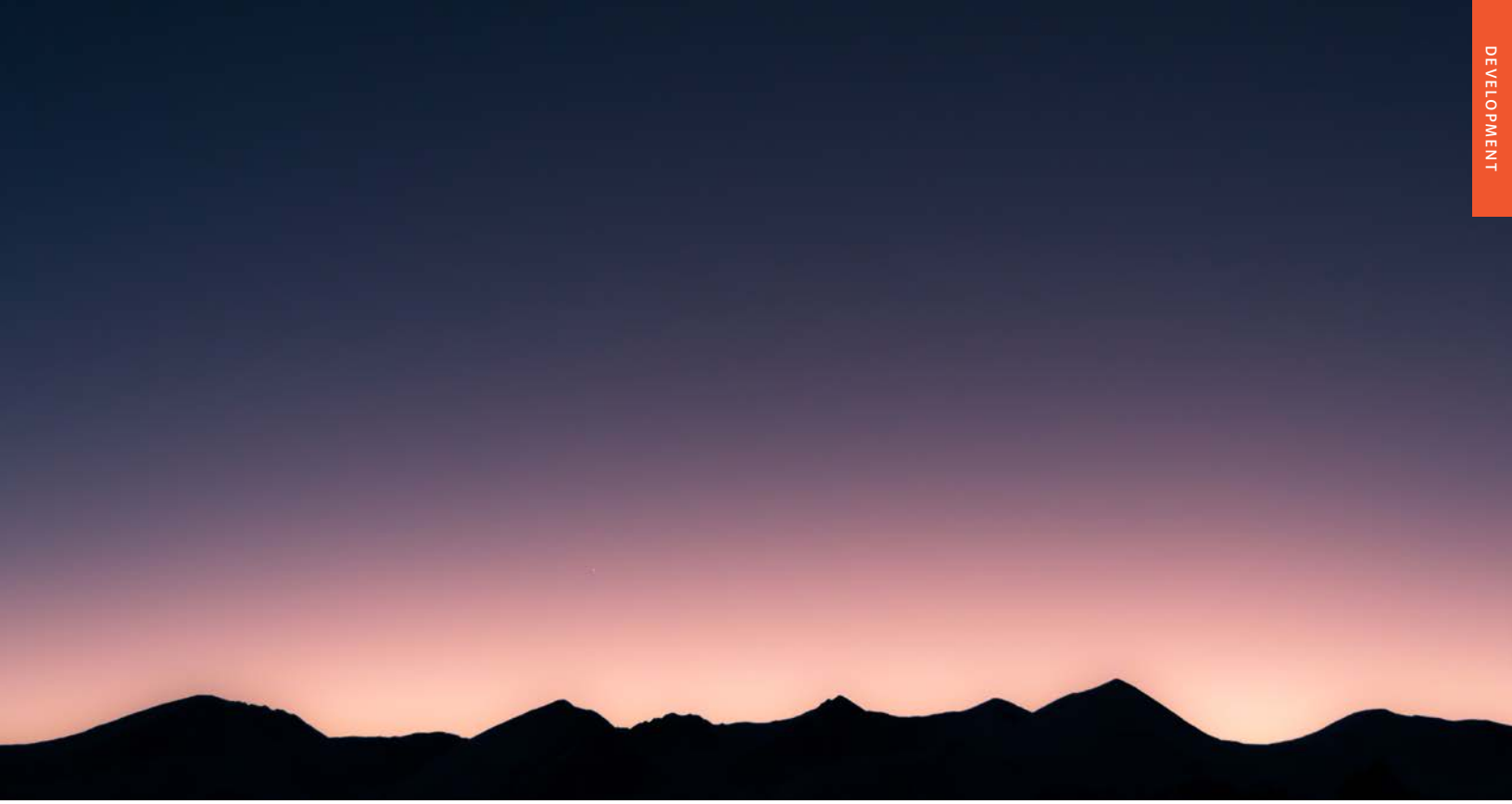
Developable Land	FAR	1-story Building Footprint	2-story Building Footprint	3-story Building Footprint
10,000 sf	0.40	4,000 sf	2,000 sf	1,333 sf

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 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, including 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 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. 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 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

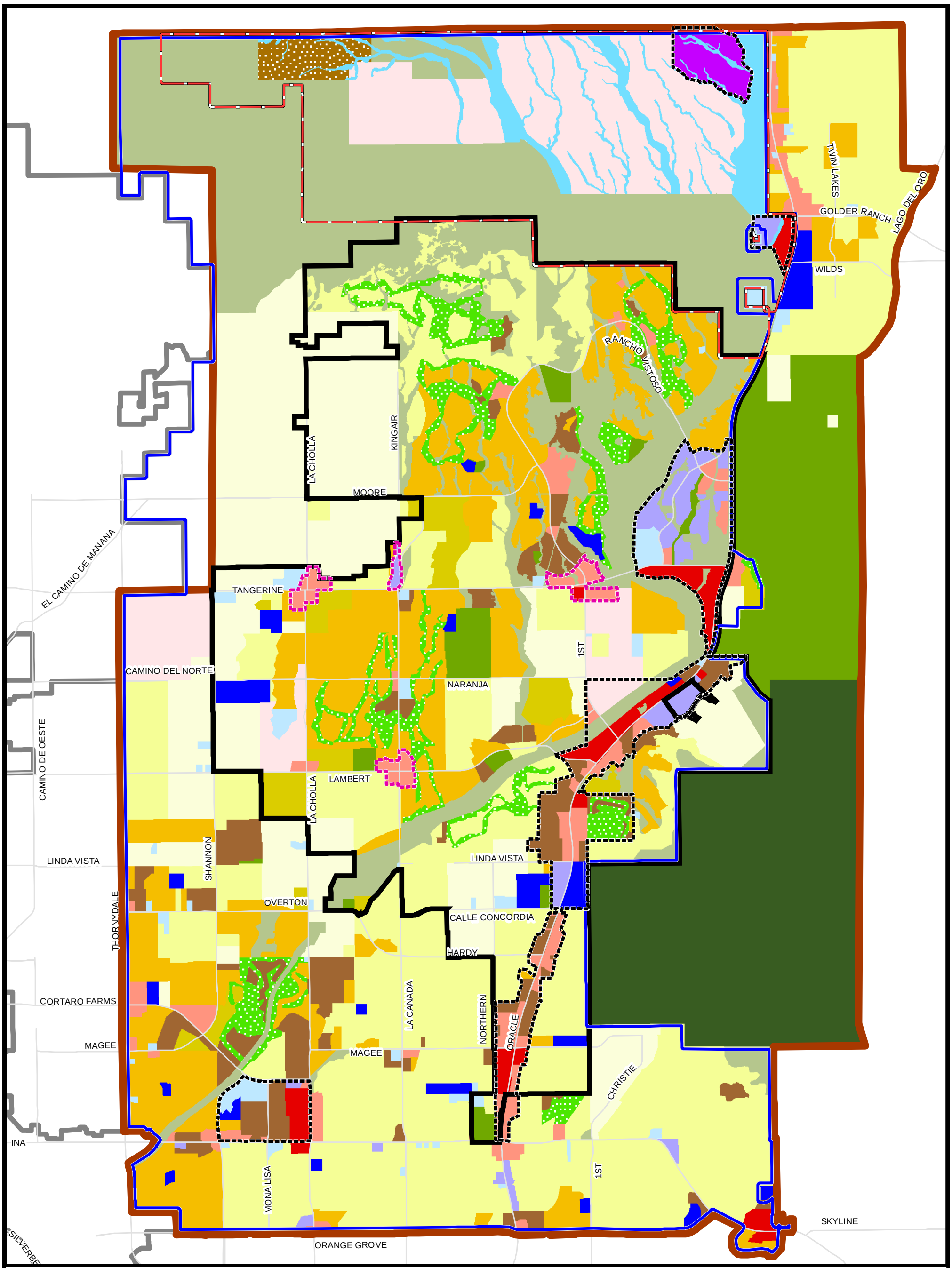
The Land Use Map delineates an Urban Services Boundary (USB) around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside of the USB. These areas should not receive any increase in density or land use intensity beyond what currently exists.

Land Use Map

The Land Use Map designates land within the Town according to the 18 designations described previously and summarized in the 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)	MDR	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		**22468.6**		**73355.5**	



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.

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May 2016

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 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." 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 Road 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 Blvd. and Tangerine Road
- La Cañada Drive and Tangerine Road
- La Cholla Boulevard and Tangerine Road
- La Cañada Drive and Lambert Lane

All Growth Areas should:

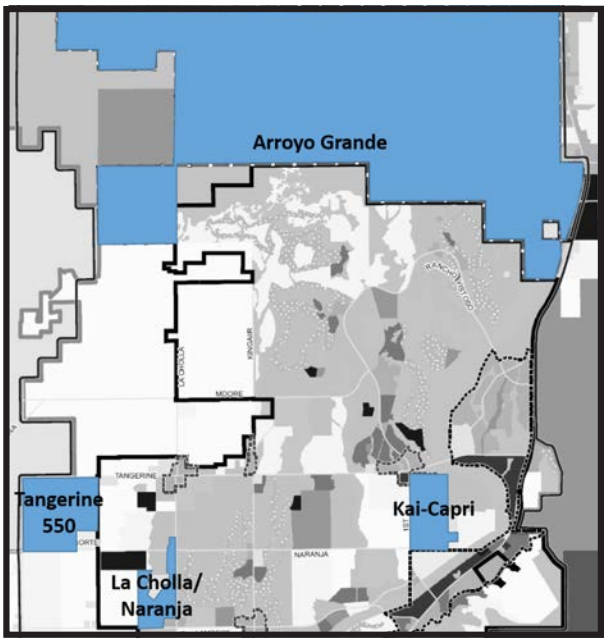
- Make automobile, transit and other types of transportation more efficient, make infrastructure expansion more economical and provide for a sensible pattern of land development.
- Conserve significant natural resources and open space areas in the growth area.
- Promote the public and private construction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

Special Areas

Special Areas are properties which 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 they 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

Special Area policies typically 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 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

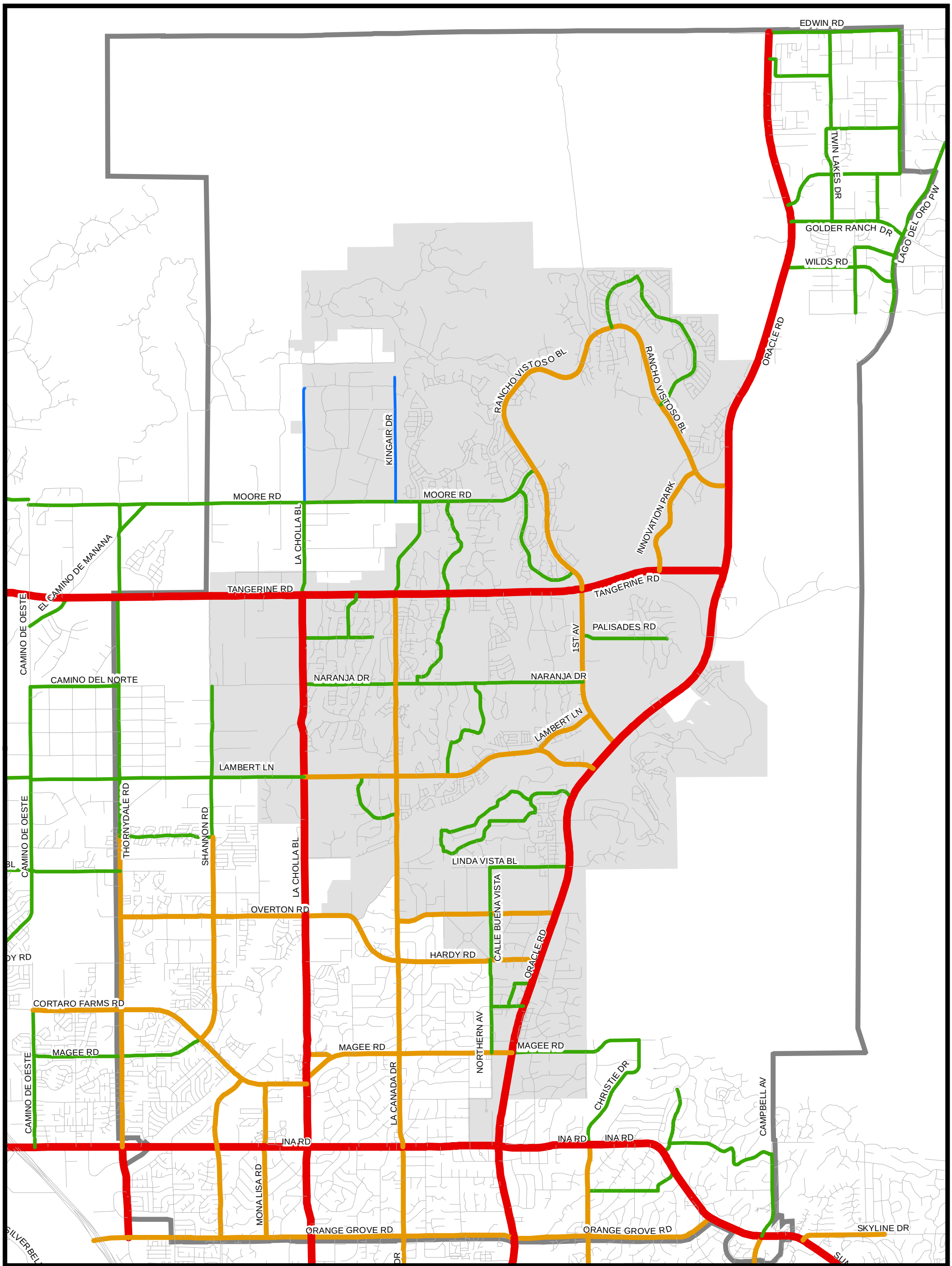
The following table depicts overlap between the policies of the Infrastructure section with other sections.

		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		

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

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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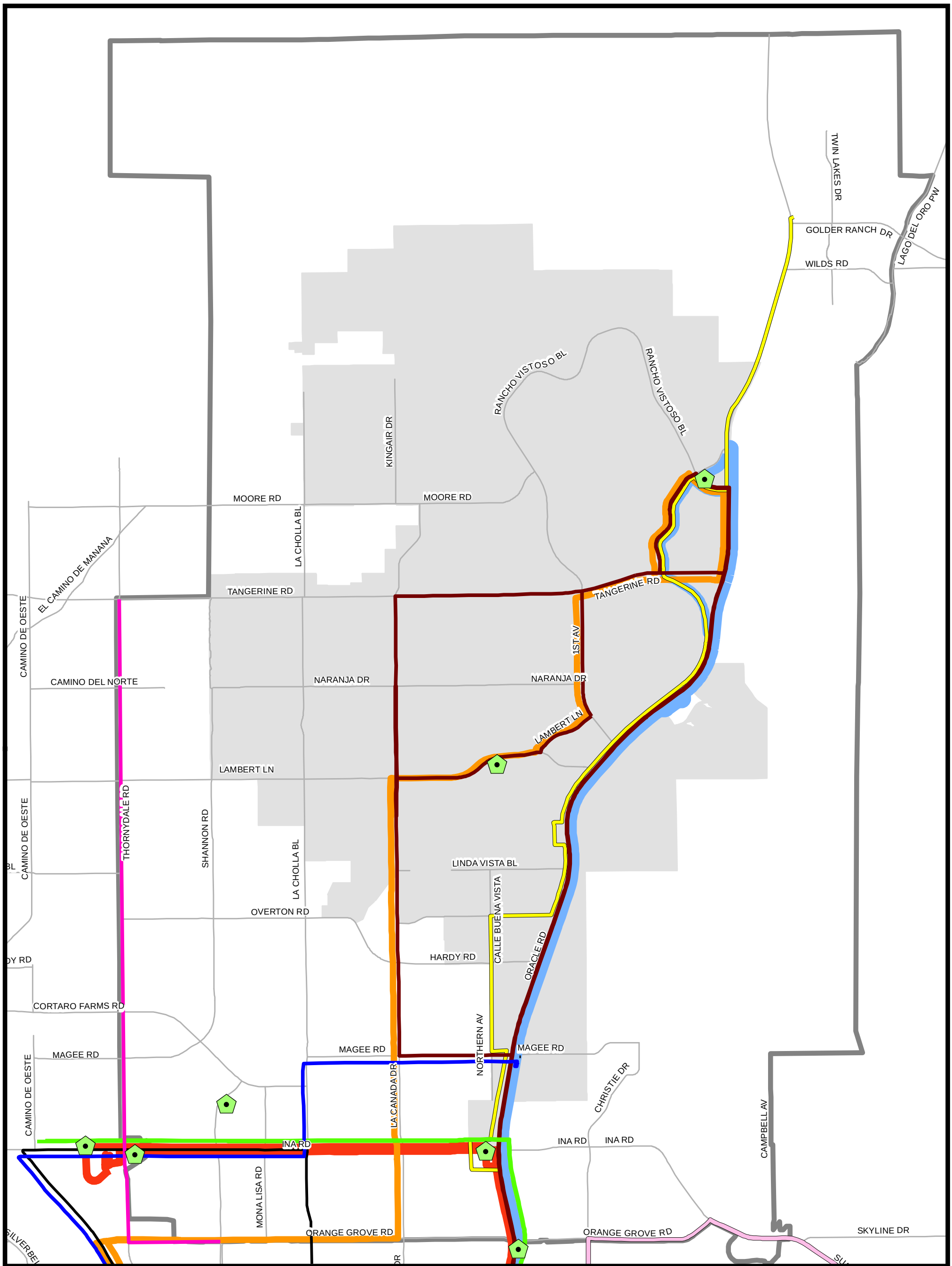
May 2016



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

0 0.5 1 2 Miles

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May 2016

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 be consistently included in conversations about funding.

After the committees created the actions, Town staff determined a timeframe for completion and which Town of Oro Valley departments will complete them. 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 become 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 Town of Oro Valley departments and other agencies are noted with the acronyms below:

- CDPW: Community Development and Public Works
- 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, technology, 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 CDPW CDPW
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.	Ongoing	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	CDPW, 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	CDPW, 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 Medium 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	CDPW, 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.	Short	CDPW, 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	CDPW, 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	CDPW, 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	CDPW, 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 which 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 CDPW, 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	CDPW
16	Create a program that promotes accessible, convenient and age-friendly design of public and private facilities, services and programs.	LU.7.	Medium	CDPW
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.	Medium	P&R, TM
21	Explore the feasibility of offering guest speaker events in public facilities.	CC.15.	Medium	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	CDPW
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 Medium	TM *In partnership with Pima County*
24	Develop strategies to continue and increase volunteer opportunities in Town services and programs.	CC.18.	Ongoing	CDPW, P&R, PD, TM
25	Create mentorship and internship programs in cooperation with local businesses, schools and the Greater Oro Valley 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	CDPW, 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	CDPW, 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.	Medium	F, TM
34	Develop strategies to expand outreach and information regarding public art offerings.	CC.12.	Ongoing	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	CDPW, 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.	Medium 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	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.	CC.2.	Ongoing	CDPW, 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	CDPW, 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	CDPW, 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	CDPW, 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.	Medium	CDPW, 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	CDPW, 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. • 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	CDPW, 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	CDPW, 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	CDPW, 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	CDPW, 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	CDPW, 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	CDPW, PD, GRFD
55	Continue the use of Crime Prevention through Environmental Design principles in the development review process and the design and engineering of community assets and facilities.	TS.5.	Ongoing	CDPW, 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	CDPW, PD, GRFD

57	Seek funding opportunities and partnerships to ensure continued emergency preparedness outreach efforts.	TS.4.	Ongoing	CDPW, 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, that 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	CDPW
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	CDPW
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	CDPW
63	Address safety issues, including stormwater, in reviewing school and development site plans during the development review process.	TS.5.	Short, Ongoing	CDPW

Actions Related to Environment (Chapter 4)

SONORAN DESERT RESOURCES

No.	Actions	Policies Implemented	Timeframe	Responsibility
Natural Resource Protection				
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	CDPW, 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	CDPW
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	CDPW
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	CDPW
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	*CDPW 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	CDPW

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 promote 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	CDPW

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	CDPW
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	CDPW

Wildlife and 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. • Ensuring that any recreational trail density is appropriate to wildlife needs in natural areas.	SD.9.	Medium	*CDPW 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	CDPW, P&R

75	Periodically review and update the Town's Save-A-Plant program in order to protect healthy, native vegetation.	SD.4.	Medium	CDPW
76	Evaluate the effectiveness and provide appropriate support to programs or groups that strive to reduce invasive species and the replanting of native species.	SD.7.	Ongoing	CDPW
77	Develop measures that encourage private property owners to assist in invasive species removal.	SD.7.	Short	CDPW
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	CDPW

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.	Ongoing	CDPW, 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	CDPW, WU
Diverse Resources				
82	Reduce dependence on, 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	CDPW

90	Design wash crossings to pass the design flow safely and with minimal physical, traffic or environmental impacts.	I.6.	Medium	CDPW
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	CDPW, WU
92	Continue maintenance for publicly owned retention basins and stormwater facilities.	I.6.	Ongoing	CDPW
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	CDPW
94	Continue support and provide resources for programs that manage vegetation as a means to support stormwater management.	SD.10.	Ongoing	CDPW
95	Continue to support planning for and implementation of the Town's Stormwater Management Plan.	I.6.	Ongoing	CDPW
96	Monitor and enforce stormwater controls to prevent aquifer pollution and the erosion or siltation of washes.	SD.10.	Ongoing	CDPW
97	Develop and implement a public education program regarding ways to minimize negative environmental impacts of stormwater caused by development.	SD.10.	Short	CDPW
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 habitats and groundwater recharge.	LU.1.	Medium	CDPW, 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	CDPW
100	Evaluate stormwater management policies, practices and work programs and align with water conservation strategies when appropriate.	I.6.	Medium	CDPW, 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	CDPW, 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.	Medium	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 obtaining 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	CDPW, 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	CDPW, 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	CDPW, WU

111	Develop and implement strategies and programs that: • 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	CDPW, 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	CDPW, 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	CDPW
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	CDPW, 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	CDPW, WU
116	Create programs that increase awareness about energy usage in order to reduce consumption of energy, water and electrical resources.	CE.4.	Medium	CDPW, 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	CDPW, IT
Sustainable Design				
118	Utilize sustainable landscape solutions and irrigation standards that: • Include the use of native vegetation appropriate to varying sites. • Minimize energy demands of development. • Consider view conservation.	WR.4., CE.4.	Short	CDPW, 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	CDPW
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.	Medium	CDPW
121	Require the most energy efficient roofing materials practicable, based on performance, to be used in new commercial and residential construction.	CE.4.	Long	CDPW
122	Remove regulatory barriers and develop programs that recognize model green building efforts in the community and promote green building for new construction.	LU.1.	Medium	CDPW
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	CDPW

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	CDPW
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 that 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	CDPW
126	Develop requirements for neighborhood retail and office use designs to respect nearby residential scale and character.	LU.6.	Short	CDPW
127	Develop design standards for campus-type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme.	LU.6.	Medium	CDPW
128	Develop detailed planning for designated neighborhood-scale growth areas at prominent intersections.	LU.7.	Long	CDPW
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	CDPW

Master Planning

130	Update development regulations of Master Planned 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 coordinated driveways, parking, readily-accessible open space, landscape amenities and proper infrastructure improvements. • Serve the needs of a variety of resident ages and backgrounds.	LU.8.	Medium	CDPW
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	CDPW

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	CDPW, 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	CDPW, 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	CDPW

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	CDPW, 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	CDPW, 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	CDPW, 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	CDPW
140	Make strategic public investments as part of the Capital Improvement Program that support desirable economic development.	E.2.	Long	CDPW, F, TM
141	Coordinate infrastructure expansion and future utility services in Innovation Park and other key employment and commerce sites.	E.2.	Ongoing	CDPW
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	CDPW, 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	CDPW, 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 multi-use 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	CDPW, 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	CDPW
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.	Medium	CDPW
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	CDPW

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	CDPW
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	CDPW, 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	CDPW
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	CDPW, PD

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	CDPW, 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	CDPW, 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	CDPW, P&R
155	Develop a plan to eliminate gaps and barriers and provide consistent connections in the pedestrian and bikeway systems.	I.10.	Short	CDPW, 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	CDPW, F, P&R
157	Pursue the certification of Oro Valley as an exemplary, bike-friendly community.	I.9.	Short	CDPW, P&R
158	Require private development to provide bicycle amenities and trail system connection by updating the Zoning Code.	I.10.	Medium	CDPW, 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	CDPW, 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	CDPW
161	Continue partnerships with other transportation providers to preserve and protect the mobility of seniors and people of all abilities.	I.11.	Ongoing	CDPW
162	Provide public education that expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles.	I.12.	Ongoing	CDPW
163	Monitor and modify existing transit service as needed to respond to community needs and changes.	I.12.	Ongoing	CDPW

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,*** falls 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, once 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. 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, the Strategic Plan allows 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 the 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 are typically 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 have the most impact. 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. As defined by the Zoning Code, 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 changes with less impact 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.

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

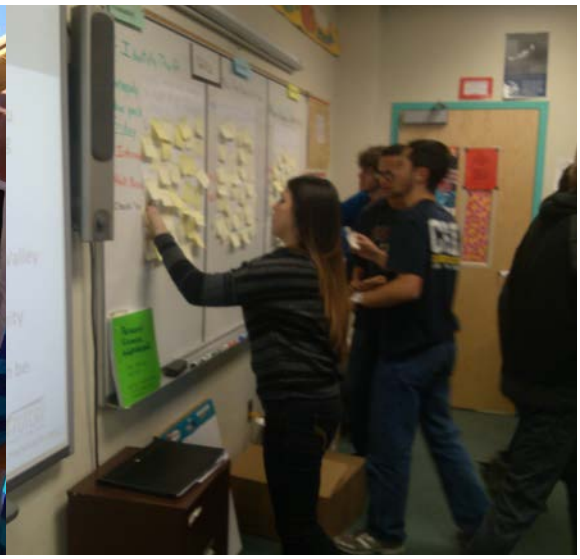
A Type 2 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a goal, policy or action that do 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 with 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, guiding principles, 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 assists 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.
- A Town provided 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 changes with less impact 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, Community Development and Public Works Director

Carol Miller, Office Assistant

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, Community Development and Public Works 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: Average daily traffic is 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

Built Environment: The built environment is the part of the environment which is a human-made space in which people live, work and play on a day-to-day basis.

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: The term contiguous indicates locations 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 zoning district indicates 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): Dwellings unit per acre indicates 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: Gathering places are 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: The general plan is 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?" They 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): Green infrastructure is an adaptable term used to describe an array of products, technologies, and practices that use natural systems or engineered processes 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: The Growing Smarter legislation was enacted by the State of Arizona in 1998 and modified existing General Plan requirements and placed 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: The Growing Smarter/Plus is additional legislation enacted by the State of Arizona in 2000 that modifies and supplements the Growing Smarter legislation.

Growth Area: A growth area is 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: A land use designation indicates 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 outcomes.

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 Zoning Code is 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 zoning district is 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)

In the fall of 2013, the Town of Oro Valley conducted a survey that measured community attitudes and opinions related to the Town's future. The statistically-valid phone survey sampled a demographic mix of respondents based on 2010 U.S. 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 components enacted by Growing Smarter/Plus include:

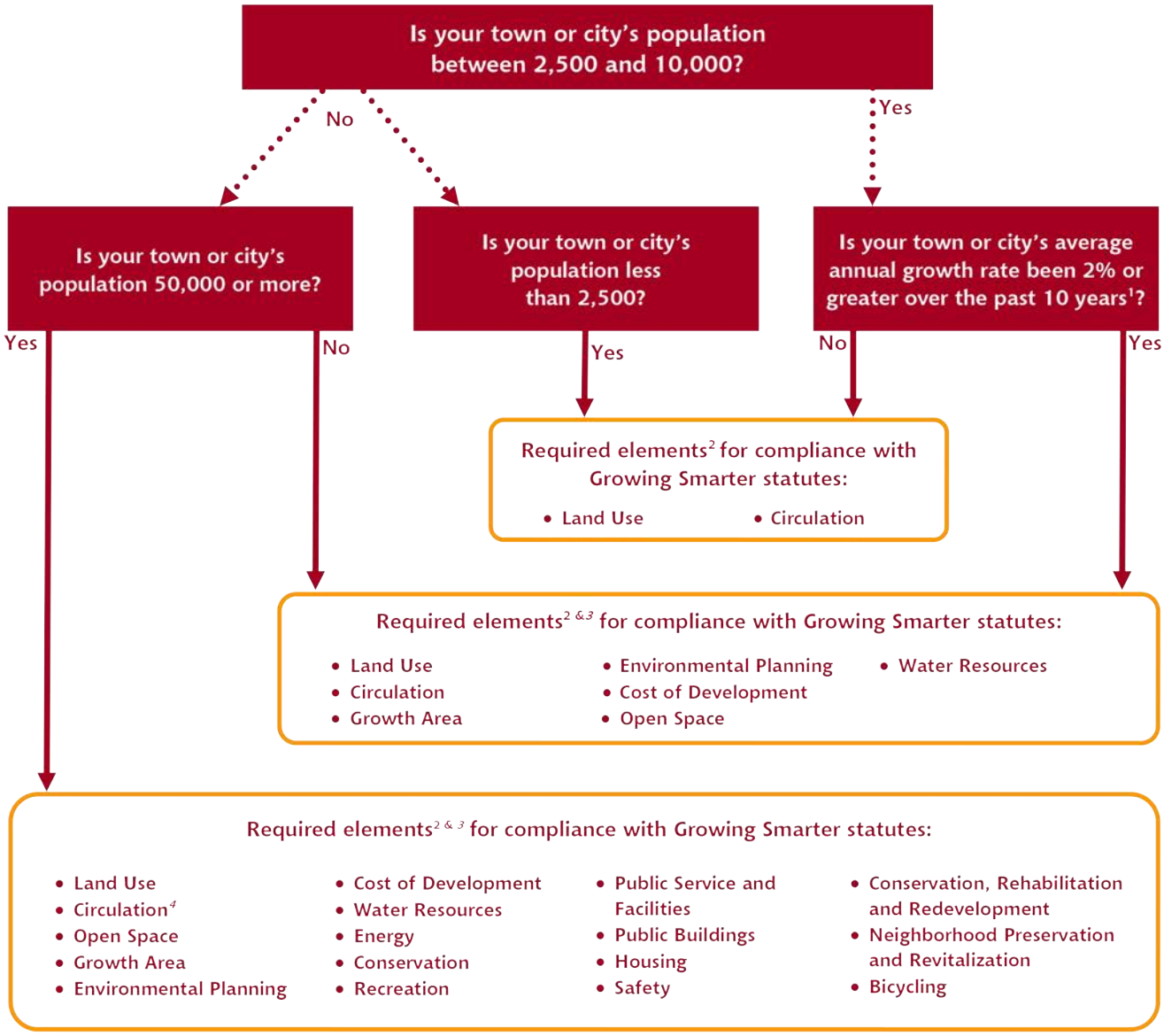
- Requires larger and fast-growing cities to obtain voter approval of their general plans at least once every 10 years and include a water resources element in their plans.
- Requires mandatory rezoning conformance with general and comprehensive plans.
- Requires more effective public participation in 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 (p.20)

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

Complete Community Focus (p.21)

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 (p.27)

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 Town Council, identifies four focus areas where the Town and the Police Department must direct their attention to address community needs, the Department's 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 Stormwater Utility. 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 Community Development and Public Works 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.
- The Oro Valley Water Utility, owned and operated by the Town of 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 Community Development and Public Works 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 Community Development and Public Works 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 natural or man-made disasters, fires, wildfires and utility shortages and prevent child and elder safety issues 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 Stormwater Utility. 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 (p.33)

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 to HOAs, 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 acquires 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.
- Additionally, 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.
- Expand supply and use of alternative water sources (reclaimed, CAP, rainwater, gray water, etc.) for potable and nonpotable 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 2015, existing demand was 9,185 acre feet per year with projected future demand in 2030 estimated at 11,000 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 2015 a total of 5,000 acre-feet was withdrawn from the aquifer.

Central Arizona Project water

- The Town has an allocation of 10,305 acre-feet per year of Central Arizona Project water. As of December 2015, through an intergovernmental agreement with the City of Tucson, 2,074 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 2015, the remaining 8,231 acre-feet of the Town's Central Arizona Project water allocation is recharged which is then used to annually recover water to replace groundwater use or is stored as long-term storage credit for future use and recovery.

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 2015, the Town delivered 2,111 acre-feet of reclaimed water.
- The Town has assets that can be used to meet regulatory costs associated with pumping groundwater. As of December 2015, the Town had 13,672 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 2015 was 16,374 acre-feet.

Source: Water Utility Commission Annual Report (April 2016)

Cultural Resources Focus (p.36)

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

Clean Environment Focus (p.37)

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 (p.41)

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.
- 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, 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 (p.53)

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 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 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 by coordinating land use and transportation as well as coordinating other jurisdictions and agencies.

Infrastructure Focus (p.56)

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. 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 targeted the Town's newer 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 2005 General Plan.
- Relevancy of the 2005 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 Tucson-based 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 best practices.
- 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
  - Overcome the challenge that the General Plan is merely a dry, technical planning tool and 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 2005 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.
  - Seek 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 (ages 14-18) reached
- 1,964 online visitors
  - 116 ideas posted online
  - 282 comments from YourVoiceOV.com
- 18 appearances in print media and five media releases
- 577 completed surveys

The surveys were conducted through four methods: YourVoiceOV.com surveys, Explorer Newspaper 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 residents' quality of life 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*** Committees included Community, Environment, and Development and were tasked to use the Vision and Guiding Principles as the foundation of their work. The committees met a total of 29 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 plan of action.

After the conclusion of the committee work, the "Public Review Draft" (60% Completion) was made available to the community and stakeholders for a state-mandated 60-day review period. The Plan was distributed to Town departments, required local agencies, other stakeholder groups and the Oro Valley community. Based on comments received and direction from the ***Your Voice*** Committees the Plan draft was revised. The subsequent "Recommended Draft" (90% Completion) was recommended for tentative adoption by the Planning & Zoning Commission in October 2015. It was then tentatively adopted by Town Council in November 2015.

8.5.5. PHASE 3 – FINAL DRAFT AND ADOPTION

December 2015 to November 2016

The objective of Phase 3 was to educate the community about ***Your Voice, Our Future***, finalize the Plan, and prepare the community for voter ratification of ***Your Voice, Our Future*** in November 2016. In order to ensure the community is informed of the Plan and aware of its community-based process, staff and volunteers spread information, targeting similar groups and methods as in Phase 1.

To get Your Voice, Our Future to the public vote in November 2016, Phase 3 involved:

- Community outreach and education, share ***Your Voice, Our Future*** with the community
- State-mandated 60-day review period by neighboring agencies
- Finalize ***Your Voice, Our Future***
- Planning and Zoning Commission hearings – Aug. 23, Sep. 6, 2016
- Town Council hearing – Sep. 21, 2016
- Final community outreach, prepare the community for the vote

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 60% 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 preservation of 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 and 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 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 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 Arizona State Land Department.

8. Phasing of commercial and employment centers, as they relate to employment, should be established, in conjunction with residential development, as 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 area is to establish a "town center" that will serve as a focal point for the Planning Area. The Village Center area will offer a variety of office, retail, service, educational, medical and public facilities integrated with medium- to high-density 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 Village Center. The Village Center 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 Village Center 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 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 Arizona State Land Department has complied with the Enabling Act and other applicable laws, including appraisal, approval by the Board of Land Appeals, and public auction.
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 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 Rural Low Density Residential (RLDR) 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 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 will 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 who 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 to 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 CFD. 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 southern 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 northern 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 Master Plan Community (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 Neighborhood Commercial/Office (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, in riparian areas or on any slopes of 25% or more, excluding roadways 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 that will formalize the Long Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process, and that will correspond to descriptions of the various land use categories proposed in the PAD.
    b. A Master Traffic Impact Analysis (TIA), that 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 that 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 that 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 Blvd. and Naranja Drive 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 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 Blvd. and Naranja Drive 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 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 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 western 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 buffer yard '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, require a minimum lot size of 6,600 square feet and require 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 that will formalize the Long Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process, and that will correspond to descriptions of the various land use categories proposed in the PAD.
   b. A Master Traffic Impact Analysis (TIA), that 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 that 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 that 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 Blvd. and Naranja Drive 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 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 Blvd. and Naranja Drive, 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 are 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 Blvd, and Naranja Drive, 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 western 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 buffer yard 'A' requirements.

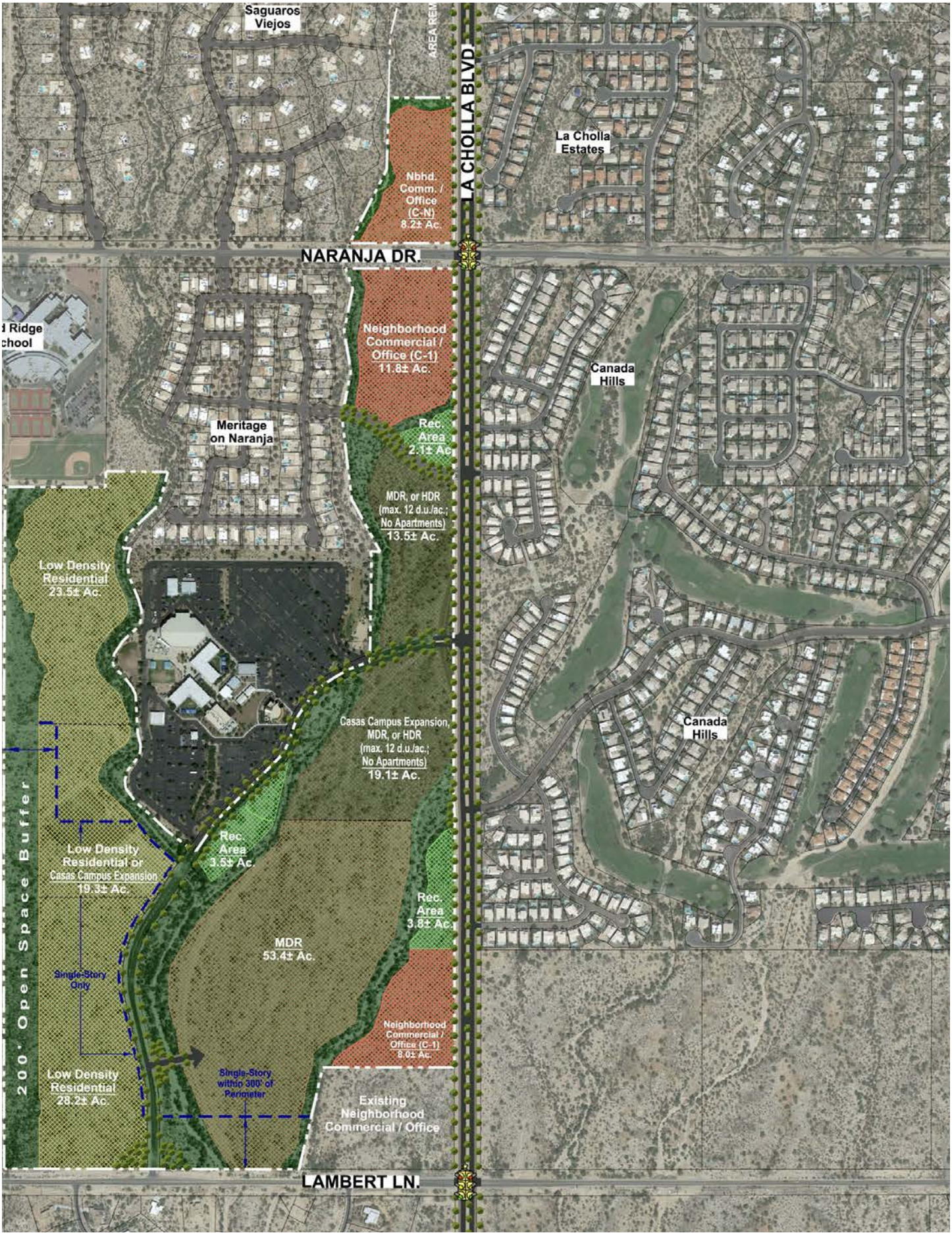
18. Grading permits for the development shall not be issued until the contract for the Regional Transportation Authority's widening of La Cholla Boulevard has been awarded to a contractor.

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.

La Cholla/Naranja Conceptual Master Plan Map (April 2015)



Planning Oro Valley Together

YourVoiceOV.com
YourVoiceOV@orovalleyaz.gov | 520.229.4800

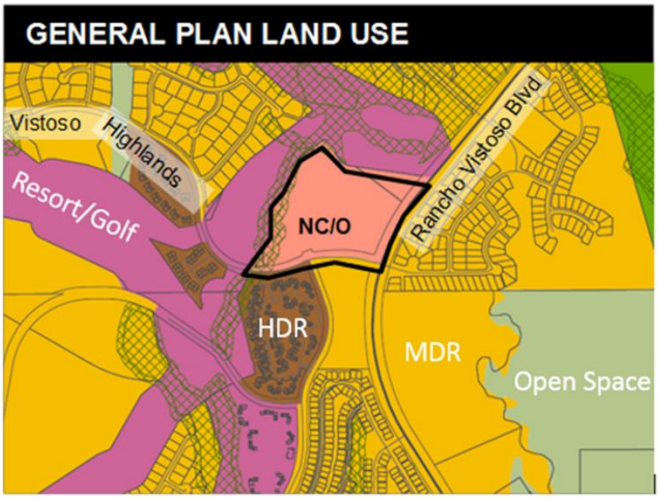
Town of Oro Valley, Arizona
11000 North La Cañada Drive | Oro Valley, Arizona 85737

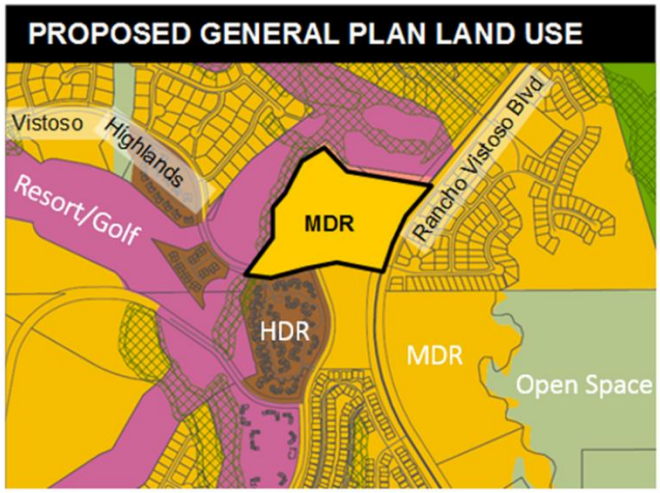
YOUR VOICE, OUR FUTURE GENERAL PLAN

RECOMMENDED MODIFICATIONS AND CONDITION

Modifications

1. Amend the General Plan Land Use Map on page 51 for the Vistoso Highlands property from Neighborhood Commercial/Office to Medium Density Residential, as depicted below.





2. Amend the language regarding "small-town" in four locations to read as follows:
   a. Vision statement (p.8): "Oro Valley will keep its friendly, small-town, neighborly character, while increasing services, employment and recreation."
   b. Guiding principle (p.8): "Keep the unique community identity as a special place
      i. Small-town, neighborly feel"
   c. Guiding principle (p.8): "Manage how we grow and maintain high design standards
      i. Keep small-town, neighborly feel"
   d. Land Use and Design policy (p.41): "LU.6. Improve the small-town, neighborly ~~unique~~ character, design and safety of the built environment."

Condition

3. Administrative changes shall be permitted that correct typographical errors and adjust formatting.

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
August 23, 2016
CHURCH OF THE NAZARENE
500 W CALLE CONCORDIA, ORO VALLEY, AZ 85704

STUDY SESSION AT OR AFTER 6:00 PM

CALL OR ORDER

Chairman Leedy called the August 20, 2016, Planning and Zoning Commission Special Session meeting to order at 6:00 PM.

ROLL CALL

PRESENT:	Bill Leedy, Chair Charlie Hurt, Vice Chair Bob Swope, Commissioner Melanie Barrett, Commissioner Tom Gribb, Commissioner Tom Drzazgowski, Commissioner
EXCUSED:	Greg Hitt, Commissioner

ALSO PRESENT:

Joe Andrews, Chief Civil Deputy Attorney
Council Member Joe Hornat

PLEDGE OF ALLEGIANCE

Chair Leedy led the audience and the Commission in the Pledge of Allegiance.

SPECIAL SESSION AGENDA

1. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT AND PLANNED AREA DEVELOPMENT AMENDMENT FOR A DEVELOPMENT KNOWN AS VISTOSO HIGHLANDS REGARDING A PROPERTY LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

This is the first of two public hearings scheduled for this agenda item. A formal vote will not be taken until the second public hearing on September 6, 2016

A. MAJOR GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL/OFFICE (NC/O) TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC), OV1601747

Rosevelt Arellano, Senior Planner, provided a presentation on the Major General Plan Amendment that included the following:

- Contents of the property
- Amendment Criteria
- Changes in the Community
- Residential Trends
- Commercial Trends
- Compatibility

Rosevelt Arellano, Senior Planner, provided a presentation on the Planned Area Development that included the following:

- Subdivision Design
- Compatibility
- Neighborhood Meeting Concerns
- Supported by the current market

Paul Oland, WLB Group, representing the applicant, provided a presentation that included the following:

- The Conditions have changed
- Undesirable Commercial Land
- Compatibility
- Market Demand

Chair Leedy opened the public hearing.

Ken Hustad, Non-resident Oro Valley resident, commented on the following:

- In support of the applicant request
- The conditions placed on project should be placed early in the process
- Building height is an issue and should be compatible to the homes in the area and should have the max height at 21 feet height

Dick Serway, Oro Valley resident, commented on the following:

- Numbers of houses being proposed
- Height of the homes

Chair Leedy closed the public hearing.

Mr. Oland responded to the questions

- The applicant is very comfortable with this site plan and the proposed 39 lots
- The applicant is very comfortable with the conditions of approval regarding the set backs and heights of the homes

Key topics raised by the Commission:

- Proposed plan be a gated community
- Access point to the property from Hidden Springs Drive
- Based on the current growth trends, are the remaining commercial properties in Rancho Vistoso still viable

B. PLANNED AREA DEVELOPMENT FOR A DEVEOLOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND APPROVE A ESL FLEXIBLE DESIGN OPTION FOR MODIFIED REVIEW PROCESS, OV1601747

2. PUBLIC HEARING: YOUR VOICE, OUR FUTURE GENERAL PLAN FINAL ADOPTION AND READINESS OF THE PLAN FOR THE PUBLIC VOTE

This is the first of two public hearings scheduled for this agenda item. A formal vote will not be taken until the second public hearing on September 6, 2016

Elisa Hamblin, Long Range Principal Planner, provided a presentation that included the following:

- Plan of Action
- The Public Participation Plan
- Project Schedule
- Contents of the Plan
- Revisions included in the Final Plan

Chair Leedy opened the public hearing.

Bill Sellers, Oro Valley resident, commented on the following:

- No mention in the document about broad band
- Very poor planning approach on the future service of broad band
- High capacity broad band should be referenced in the document
- An expectation of constant upgrades in broad band is critical for the future

Don Bristow, Oro Valley resident, comment on the following:

- Concern on a Type I Major General Plan Amendment, new threshold is 40 acres is such a big jump and should be reconsidered
- Term "small town" to "neighborly" and "unique", does not measure up
- Parks and recreation facilities and programs should be provided to all residents, regardless of their ability to pay

Diane Bristow, Oro Valley resident, commented on the following:

- Low attendance of residents at the first public hearing

Chair Leedy closed the public hearing.

ADJOURNMENT

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Swope to adjourn the Planning and Zoning Commission Special Session meeting at 7:13 PM

MOTION carried, 6-0.

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
September 6, 2016
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Leedy called the September 6, 2016, Planning and Zoning Commission meeting to order at 6:00 PM.

ROLL CALL

PRESENT:	Bill Leedy, Chair Charlie Hurt, Vice Chair Bob Swope, Commissioner Melanie Barrett, Commissioner Tom Gribb, Commissioner Greg Hitt, Commissioner
EXCUSED:	Tom Drzazgowski, Commissioner

ALSO PRESENT:

Joe Andrews, Chief Civil Deputy Attorney
Council Member, Joe Hornat
Vice Mayor, Lou Waters
Council Member, Mary Snider

PLEDGE OF ALLEGIANCE

Chair Leedy led the audience and the Commission in the Pledge of Allegiance.

CALL TO AUDIENCE

Jeff Jones, Oro Valley resident, commented on the following:

- Use of commercial land in the Sun City area is not viable
- Observation of commercial vacancies in the area

COUNCIL LIAISON COMMENTS

Council member Hornat had no comment.

REGULAR SESSION AGENDA

1. REVIEW AND/OR APPROVAL OF THE AUGUST 2, 2016 REGULAR SESSION MEETING MINUTES.

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Hitt to approve the August 2, 2016 Regular Session Meeting Minutes.

MOTION carried, 6-0.

2. PUBLIC HEARING: REQUEST FOR APPROVAL OF A MAJOR GENERAL PLAN AMENDMENT AND PLANNED AREA DEVELOPMENT AMENDMENT FOR A DEVELOPMENT KNOWN AS VISTOSO HIGHLANDS ON A PROPERTY LOCATED ON THE NORTHWEST CORNER OF RANCHO VISTOSO BOULEVARD AND VISTOSO HIGHLANDS DRIVE

A. MAJOR GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL/OFFICE (NC/O) TO MEDIUM DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC), OV1601094

B. PLANNED AREA DEVELOPMENT FOR A DEVELOPMENT FROM COMMERCIAL (C-1) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND CONSIDERATION OF AN ESL FLEXIBLE DESIGN OPTION FOR MODIFIED REVIEW PROCESS, OV1601747

- Rosevelt Arellano, Senior Planner, provided a presentation on the following:

- Issues raised at the last meeting
- Commercial Viability
- Building Height
- Public Participation
- Factors For and Against

Paul Oland, WLB Group, representing the applicant, provided a presentation that included the following:

- Lack of demand of commercial
- Undesirable Commercial Land and Vacant Properties
- Under development of residential property in the area and its impact on commercial viability
- Compatibility
- Market Demand

Key topics raised by the Commission:

- Average height limit for the surrounding homes in Rancho Vistoso
- Explanation of the Environmental Sensitive Lands flexible design options
- Minor design changes to a Modified Review Process
- What if the development never happens

Chair Leedy opened the public hearing.

No speaker request.

Chair Leedy closed the public hearing.

Questions raised by the Commission:

- Previous 24 homes design raised by the resident
- Applicant work with residents
- Conditions of approval
- Traffic numbers affected by the STEM school

MOTION: A motion was made by Vice Chair Hurt and seconded by Commissioner Barrett to recommend approval of the Vistoso Highlands Major General Plan Amendment from Neighborhood Commercial/Office to Medium Density Residential (2.1 - 5 du/ac), based on the finding that the request complies with the amendment criteria and the General Plan.

MOTION carried, 6-0.

MOTION: A motion was made by Commissioner Gribb and seconded by Vice Chair Hurt to recommend approval of the Vistoso Highlands PAD Amendment from Commercial (C-1) to Medium Density Residential (MDR), including the request for ESL's modified review process, based on the finding that the request complies with the Rancho Vistoso Planned Area Development and the General Plan.

Chair Leedy offered a friendly amendment to include, subject to the conditions in attachment 1.

The friendly amendment was accepted by Commissioner Gribb and Vice Chair Hurt.

MOTION carried, 6-0.

3. PUBLIC HEARING: YOUR VOICE, OUR FUTURE GENERAL PLAN FINAL ADOPTION AND READINESS OF THE PLAN FOR THE PUBLIC VOTE

Elisa Hamblin, Long Range Principal Planner, provided a presentation that included the following:

- Public Vote November 8
- Project Overview
- Project Phases
- Visions of the Community
- Executive Summary
- Changes to the Final Plan

Chair Leedy opened the public hearing.

Shirl Lamonna, Oro Valley resident, commented on the following:

- Impressed by the hard work done by staff
- Disappointed with the change in the term "small town character"

Diane Bristow, Oro Valley resident, commented on the following:

- Found the changes made in the final draft
- Strongly agrees that the Visions and Guiding Principles were formed out of extensive community research
- Very uncomfortable with the change of "small town" to "neighborly" or "unique"
- Change to the word "unique" in the Land Use Policy, pg. 41, back to "small-town"

Donald Bristow, Oro Valley resident, stated he support the comments made by the previous speakers.

Chair Leedy closed the public hearing.

Bayer Vella, Planning Manager, responded that the term "small town feeling" was being misinterpreted. Over the course of the last year staff has heard several remarks that "small town" really applies to geographic boundaries and growth and development. The term "small town" was not intended to reflect growth what so ever, but mainly a neighborly feeling. Staff came up with the idea of using the word "neighborly", not to change the input we got from the community, but to make it clear to represent that input.

Discussion ensued amongst the Commission regarding the terms "small-town" and "neighborly".

MOTION: A motion was made by Chair Leedy and seconded by Commissioner Hitt to recommend adoption of the document known as the "Your Voice, Our Future General Plan" as inspired and created by the residents of the Town of Oro Valley as attached hereto as Attachment 2, with a modification to
A). Amending the land use of the Vistoso Highlands property from Neighborhood Commercial/Office to Medium Density Residential,
B). Changing the words in the Vision Statement, Guiding Principles pg. 8 and the Land Use and Design Policy, pg. 41, from "small-town" to "small-town" and "neighborly".

MOTION carried, 6-0.

PLANNING UPDATE (INFORMATIONAL ONLY)

Bayer Vella, Planning Manager, presented the following Planning Update:

- September 7th Town Council meeting
- September 21st Town Council meeting
- October 4th Planning and Zoning Commission meeting

ADJOURNMENT

MOTION: A motion was made by Commissioner Hitt and seconded by Commissioner Swope to adjourn the Planning and Zoning Commission meeting at 7:42 PM.

MOTION carried, 6-0.

Hamblin, Elisa

From: hamann953@comcast.net
Sent: Wednesday, August 24, 2016 10:06 AM
To: Your Voice OV
Subject: General Plan

To whom it may concern:

I will not be able to attend the public hearings by the Planning/Zoning Commission but would like to offer the following comment.

Most of us find it difficult to understand the town's fascination with high density apartment complexes like Encantada or Canyons (both on Oracle). They are ugly and certainly do not add any value to make OV an attractive community to live. On the contrary, these complexes are reminiscent of the (infamous) housing projects in Chicago, which are, among others, a breeding ground for crime!!!

Evidently the occupancy rate at Encantada is less than 70%. If that is so, why do more of the same? I hope the Town Council can resist the (monetary) temptation offered by greedy and ruthless developers (i.e., HSL) to erect more of these undesirable and unsightly structures.

Horst R. Haman
A concerned resident and taxpayer of OV

Hamblin, Elisa

From: Diane Bristow <dianebristow@hotmail.com>
Sent: Friday, September 02, 2016 12:27 AM
To: Hamblin, Elisa; Vella, Bayer
Subject: YVOF

Good morning Elisa and Bayer,

Thank you for taking time to meet with Don and me about the YVOF concerns which we mentioned at the August 23, 2016 Planning & Zoning Commission meeting.

I just finished the reading the Planning & Zoning Commission Staff Report for the September 6, 2016 meeting and feel the need to share some concerns.

First, I have a comment on page 2, paragraph 5, and beginning with "The 40 acre threshold..." The wording about after the public comment period and subsequent Development Sub-Committee and "All-committee" meeting allows one to assume all 3 committees finalized the increase from 20 to 40 acres. That assumption would be false, as that item was never discussed by the 3 committees, and was only discussed when we broke into the individual committees.

My next comments pertains to "small town" on pages 2 and 3. Believe me, since our meeting, I have thought about this all day and into the night, and must reiterate what I said during our meeting Thursday. When the 2016 version came out, I spent a lot of time going through that version comparing it to the 90% version, looking for revisions/changes. Knowing the Vision and Guiding Principles could not be changed, as they had already been endorsed by Council on May 7, 2014, I missed the actual changes Staff made. Each committee used the Vision and Guiding Principles as the foundation of our work. We were tasked to stay on track with them. At the P & Z meeting, you stated the specific actions which were developed go all the way back to the Vision and Guiding Principles and line up with the Plan's goals and policies.

During the 60-day comment period, a P & Z Commission member, another committee member, and I requested simple changes to the Guiding Principles such as beginning each bullet-point with a verb, or adding/deleting a word here and there. On the large 60-day comments sheet, these suggestions/requests had this **Action/Response: No Action - formed out of extensive community outreach, adopted by Town Council and serves as foundation of General Plan**. Also, each had this **Follow-Up: No Action - formed out of extensive community outreach, adopted by Town Council and serves as foundation of General Plan.**

I strongly agree that the Vision and Guiding Principles were formed out of extensive community outreach, already adopted by Town Council and served as the foundation for all of our work on the General Plan. Therefore, Staff should not have changed any wording within the Vision and Guiding Principles.

As the Staff Report further states, the *Your* Voice survey include insight into the community preferences. When asked “What do you value most about living in Oro Valley?”, included in the *Your Voice* surveys’ top four answers were these two; sense of community and that it’s peaceful and laid back. It was these two responses which led to the use of “small town feel.” Further in the Staff Report, the ten direct survey quotes from community members included “Friendly people, small town feel,” “Small community feel,”

and “Small town feeling.” Small town feeling pertains to every other direct quote. One can picture a “small town feeling.”

Again, I must say this. I am not comfortable with the change from “small town” to “neighborly” or “unique.” Each of those terms are vague do not convey a feeling the community members desire. It is difficult to visualize “neighborly” or “unique.” It seems to me that these two words may be generic terms used by city planners.

As you mentioned at the beginning of our meeting, I can and will bring this up at the *Your Voice, Our Future* Public hearing during the September 6, 2016 Planning & Zoning Commission meeting.

Thank you for your time and assistance.

Warm regards,
Diane

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

Meeting Date: 09/21/2016

Requested by: Bayer Vella

Submitted By: Michael Spaeth, Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED CONCEPTUAL SITE PLAN, LANDSCAPE PLAN AND ARCHAEOLOGICAL DISPLAY AREA FOR VIEWPOINTE AT VISTOSO TRAILS, LOCATED AT THE SOUTHEAST CORNER OF RANCHO VISTOSO BOULEVARD AND MOORE ROAD

RECOMMENDATION:

The Conceptual Design Review Board (CDRB) recommends approval of the Conceptual Site Plan and Landscape Plan. Furthermore, the Historic Preservation Commission recommends approval of the Archaeological Display Area design and future dedication to the Town.

EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of Rancho Vistoso Boulevard and Moore Road (Attachment 2). The applicant's request (Attachment 3) is to develop an approximately 8.9-acre property into 37 detached single-family residential lots on 7.3-acres and 1.6-acres of future commercial.

The subject property is part of the larger Rancho Vistoso Town Center which was originally intended to be a center for the area. The zoning intended for an intensive mix of uses including single and multi-family residential, community gathering areas and commercial. The applicant proposes a less intense development from the original vision. As a compromise, the development still includes single-family residential, a reduced amount of commercial and an area dedicated to serve the adjacent preserve all of which are required by the underlying zoning.

The CDRB considered the applicant's proposal on July 6, 2016, and has recommended approval based on a finding that the request conforms with the Rancho Vistoso PAD Design Standards and the Zoning Code.

A key issue with the review of this application was the Archaeological Display Area for

the adjacent Honey Bee Village Archaeological Preserve. The applicant will be responsible for constructing the area and providing the proposed amenities, which include a ramada, interpretive signage, parking and pedestrian connections (Attachment 4). The Display Area is proposed to ultimately be dedicated to the Town upon completion.

The Historic Preservation Commission considered the applicant's proposal on September 6, 2016, and has recommend approval of 1) the Display Area and associated amenities; and 2) the future dedication to the Town.

BACKGROUND OR DETAILED INFORMATION:

Current Site Conditions

- The property encompasses approximately 8.9 acres
- Vacant
- Extensive archaeological work has been conducted on the entire Town Center development

Land Use Context

The subject property is designated as Neighborhood Commercial/Office on the General Plan with a zoning designation of Rancho Vistoso PAD Town Center, which permits a mixed use development including single-family residential and commercial. The General Plan and Zoning maps for the property and the surrounding area are included in Attachment 5.

History

- 1987: The property was part of the original Rancho Vistoso PAD
- 2006: Development plan approved for Rancho Vistoso Town Center

  The Development Plan approval was the culmination of an intensive process to thoughtfully develop the Town Center area. The Town Center, has as its core, the Honey Bee Village Archaeological Preserve. The Preserve is a pre-historic Hohokam Indian site which has been permanently protected and donated to Pima County by the property owner. The Preserve is a highly unique feature for the Oro Valley area and will be a great historical destination for the foreseeable future.

  The approved Development Plan was designed around the Preserve to maintain the highest level of preservation. The plan included a single-family component, a multi-family component as well as the commercial component nearest the intersection. The commercial component (see Attachment 6) was designed to include a number of retail and restaurant uses with a special emphasis placed on showcasing the display are and entrance to the preserve. The area was to serve as a destination to compliment the Preserve.

- 2006: Final Plat approved for Rancho Vistoso Town Center
- 2008: Approved development plan for subject property expired

- 2016: Block plat approved to relocate Archaeological Display Area

Conceptual Site Plan and Landscape Plan

The applicant's proposal (Attachment 2) is to develop an approximate 8.9-acre property into 37 detached single-family residential lots on 7.3-acres, 1.6 acres planned for future commercial and the Archaeological Display Area. The following is a description of the three components

1. Residential: The residential portion includes 37 detached single-family units with lot sizes ranging from 4,600 sq. ft. to 6,500 sq. ft. with an average lot size of approximately 5,000 sq. ft. Sidewalks have been provided throughout the subdivision with connections to the commercial, display area and larger pedestrian network in the area.
2. Commercial: The commercial component includes approximately 14,640 sq. ft. of building area, a loading zone and refuse areas. Screen walls and landscaping incorporated into the commercial area will help minimize impacts to the adjacent residential. A substantial increase in traffic is expected at the intersection of Rancho Vistoso Boulevard and Moore Road as the Moore Road loop extension is developed. This increase in traffic will make the future commercial more viable in this area. Furthermore, the commercial should serve as a complimentary land use to the nearby Preserve when it opens to the public.
3. Archaeological Display Area: Staff and the applicant have worked with Pima County and the Historic Preservation Commission to develop a concept plan (Attachment 4) for the the Display Area and entrance to the adjacent Honey bee Village Archaeological Preserve. The design and programming have drawn substantially from the Implementation Plan approved for the Preserve in 2007, which established a design theme for the area. The concept plan will incorporate a number of amenities including a ramada with tables, benches and interpretive signage and is proposed to ultimately be dedicated to the Town upon completion. The applicant will construct the Display Area in conjunction with the adjacent residential component.

Additional discussion and analysis regarding the Conceptual Site Plan and Landscape Plan including the Display Area is provided in Attachment 7.

Rancho Vistoso PAD, Zoning Code Design Principles and Design Standards Analysis

The applicant's proposal has been reviewed for conformance with the Rancho Vistoso PAD Design Standards and the Town of Oro Valley Zoning Code. The proposal will be similar to existing developments in the area with varied streetscapes and pedestrian connections to the larger regional network. The proposal is consistent with all applicable PAD and Zoning Code requirements. A discussion and analysis of the projects conformance with these requirements is included in Attachment 8.

Public Participation

Two neighborhood meetings were held on September 15, 2014, and April 6, 2015, regarding the applicant’s proposal. Approximately 15 to 20 residents attended each

meeting. The primary topics discussed during the meetings included:

- Compatibility: Neighbors were concerned about the compatibility of the commercial portion of the applicant's proposal. Staff provided details regarding the future vision for the commercial center and the potential benefit to the archaeological preserve. Additionally, the applicant provided details regarding landscaping, screening and buffer yard requirements for commercial developments. Furthermore, the applicant agreed to install screen walls to minimize potential headlight pollution for adjacent residences.
- Traffic: Neighbors had concerns about the existing level of traffic in the area and the impact additional traffic might have. Staff discussed the future plans for the signal at the Rancho Vistoso Bouelvard and Moore Road intersection, and the eventual impact on current traffic conditions in the area.
- Honey Bee Village Preserve: Neighbors were concerned about negative impacts to the Preserve. Staff detailed the continued plan for long-term preservation and maintenance of the Preserve.

Information provided by staff and the applicant addressed all issues discussed during the two neighborhood meetings.

A copy of the neighborhood meeting minutes have been provided in Attachment 9.

No additional correspondence has been received by staff.

Conceptual Design Review Board

The CDRB considered the applicant's proposal on July 6, 2016, and recommended approval, subject to the minor conditions in Attachment 1. The CDRB staff report and meeting minutes are provided in Attachment 10 and 11, respectively.

Historic Preservation Commission

The applicant's concept plan proposal for the Display Area was considered by the Historic Preservation Commission on September 6, 2016. The commission recommended approval of the Archaeological Display Area plan and amenities, as well as support for the future dedication of the site upon completion. The Historic Preservation Commission staff report is provided in Attachment 12.

FISCAL IMPACT:

Upon dedication of the Archaeological Display Area to the Town, minor maintenance and upkeep costs are expected. Those costs are anticipated to be approximately $2,500 annually.

SUGGESTED MOTION:

I MOVE to approve the proposed Conceptual Site, Landscape Plan and Archaeological Display Area for Viewpointe at Vistoso Trails, subject to the conditions listed in Attachment 1, based on a finding the request is in conformance with the Rancho Vistoso PAD and the Design Principles and Design Standards of the Zoning Code.

OR

I MOVE to deny the proposed Conceptual Site, Landscape Plan and Archaeological Display Area for Viewpointe at Vistoso Trails, based on a finding that _____.

Attachments

ATTACHMENT 1 - CONDITIONS OF APPROVAL
ATTACHMENT 2 - LOCATION MAP
ATTACHMENT 3 - CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN
ATTACHMENT 4 - DISPLAY AREA CONCEPT PLAN
ATTACHMENT 5 - GENERAL PLAN LAND USE AND ZONING MAPS
ATTACHMENT 6 - COMMERCIAL AREA DEVELOPMENT PLAN
ATTACHMENT 7 - CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN SUMMARY
ATTACHMENT 8 - RANCHO VISTOSO PAD AND ZONING CODE ANALYSIS
ATTACHMENT 9 - NEIGHBORHOOD MEETING SUMMARIES
ATTACHMENT 10 - CDRB STAFF REPORT
ATTACHMENT 11 - DRAFT CDRB MINUTES
ATTACHMENT 12 - HPC STAFF REPORT

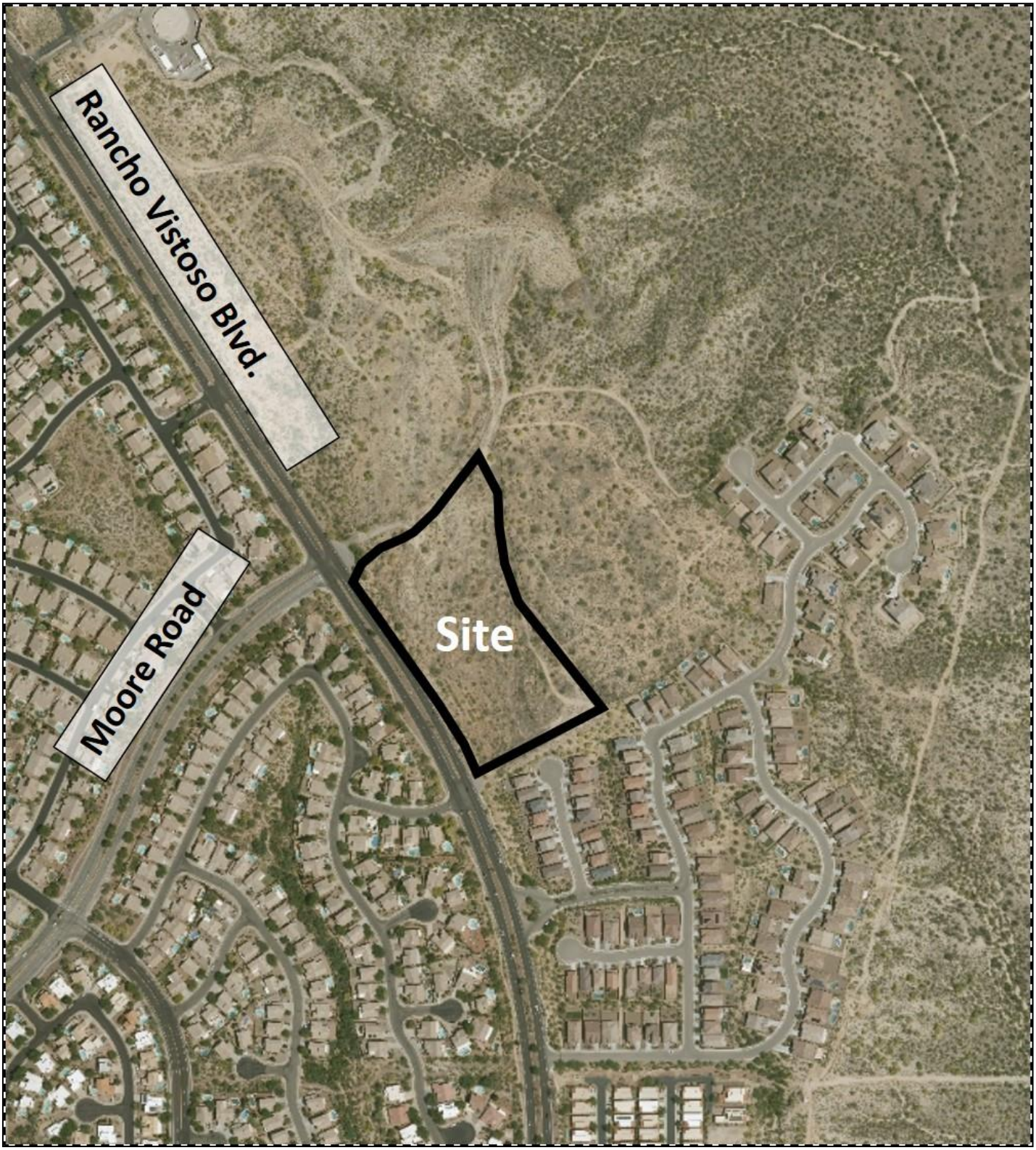
Attachment 1
Mattamy Homes Viewpointe at Vistoso Trails
Conceptual Site Plan and Landscape Plan
Conditions of Approval

Planning

1. Remove dashes in reference to pre-application file number so the number is in the following format OV1500738.
2. Remove General Note 6.
3. In accordance with Section 27.6.C.6.b.vi, a six foot high opaque screen must be provided between the proposed loading zone and Moore Road.
4. Add the following General Notes to be consistent with the approved Block Plat:
    a. "Within two years of the date of recordation of the block plat (case number OV1501923), the Owner of Common Area "A" shall convey said Common Area "A" to the Town of Oro Valley for use as an Archaeological display area and to provide public access to the Honeybee Village Preserve."
    b. "The Archaeological display area will contain a Ramada, parking, and pedestrian connections to Moore Road and the future parking lot with the commercial parcel to the southwest."

Engineering

5. A license agreement will be required for the decorative pavement located within the Public streets.
6. Correct the spelling of "Public" on sheet 2 for Twintip Place.



LOCATION MAP

RANCHO VISTOSO AND MOORE ROAD
(OV1600447)

Attachment 2

CONCEPTUAL SITE PLAN
VIEWPOINTE AT VISTOSO TRAILS
LOTS 1 THROUGH 37, PARCEL "A"
AND COMMON AREA "A"
OV1600447

GENERAL NOTES
1. THE GROSS AREA OF THIS DEVELOPMENT IS 8.9 ACRES.
2. THE PROPOSED NUMBER OF RESIDENTIAL UNITS IS 37 (4.2 UNITS PER ACRE)
3. TOTAL LENGTH OF NEW PUBLIC STREETS IS 0.32 MILES.
4. TOTAL LENGTH OF NEW PRIVATE STREETS IS 0.00 MILES.
5. ASSURANCES FOR WATER SERVICE, SITE STABILIZATION AND LANDSCAPING MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
6. AN APPROVED TREATMENT PLAN IS REQUIRED FOR ALL CULTURAL RESOURCES PRIOR TO APPROVAL OFN THE CONCEPTUAL SITE, IN ACCORDANCE WITH SECTION 27.10.D.3.e.v.g.C.2
7. THE ARCHAEOLOGICAL DISPLAY AREA SHOWN IN THIS CONCEPTUAL SITE PLAN IS TO BE PRESENTED TO THE HISTORIC PRESERVATION COMMISSION FOR RECOMMENDATION PRIOR TO CONSIDERATION OF THE CONCEPTUAL SITE PLAN BY TOWN COUNCIL.

PLANNING GENERAL NOTES
1. MAXIMUM BUILDING HEIGHT ALLOWED AND PROPOSED = 30' RESIDENTIAL / 34' COMMERCIAL.
2. TOTAL AMOUNT OF OPEN SPACE REQUIRED = 30%.
3. TOTAL AMOUNT OF OPEN SPACE PROVIDED = 10.7%. THE OPEN SPACE REQUIREMENT HAS BEEN SATISFIED WITH THE PRESERVATION OF THE HONEY BEE VILLAGE PRESERVE AND LANDSCAPED COMMON AREA THROUGHOUT THE TOWN CENTER.
4. TOTAL AMOUNT OF LANDSCAPED COMMON AREAS = 0.87 ACRES
5. SETBACKS REQUIRED/PROVIDED (PERIMETER ONLY, PER P.A.D. HIGH DENSITY RESIDENTIAL STANDARDS): FRONT (ALONG RANCHO VISTOSO BLVD.) = 30'; FRONT (ALONG MOORE RD.) = 20'; SIDE = 5'; REAR = 5'.
6. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
7. EXISTING ZONING IS RANCHO VISTOSO P.A.D. TOWN CENTER.
8. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND APPROVAL PROCESS.
9. LOT SIZE RANGE SHOWN = 6501 S.F. TO 4626 S.F. AVERAGE LOT SIZE = 5022 S.F.
10. BUFFERYARD TYPES: 25' BUFFERYARD "B" ADJACENT TO RESIDENTIAL USE; 30' BUFFERYARD "B" ADJACENT TO COMMERCIAL USE.
11. SHARED PARKING WILL BE PROVIDED CONCURRENT WITH THE DEVELOPMENT OF THE INTERPRETIVE AMENITIES (TRAILS, ETC...) OF THE HONEY BEE ARCHAEOLOGICAL PRESERVE OR THE DEVELOPMENT OF THE COMMERCIAL SITE, WHICHEVER COMES FIRST.

ENGINEERING GENERAL NOTES
1. THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH.
2. ALL NEW 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.
3. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

DRAINAGE GENERAL NOTES
1. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
2. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
3. DRAINAGE STRUCTURES MUST BE CONSTRUCTED AND INSTALLED ACCORDING TO TOWN STANDARDS AND PAID FOR BY THE DEVELOPER.
4. ALL DRAINAGE STRUCTURES MUST BE DESIGNED TO CONVEY A 100 YR FLOW.
5. ALL DRAINAGE FACILITIES WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR ALL AFFECTED BUILDINGS.
6. THE DEVELOPER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.

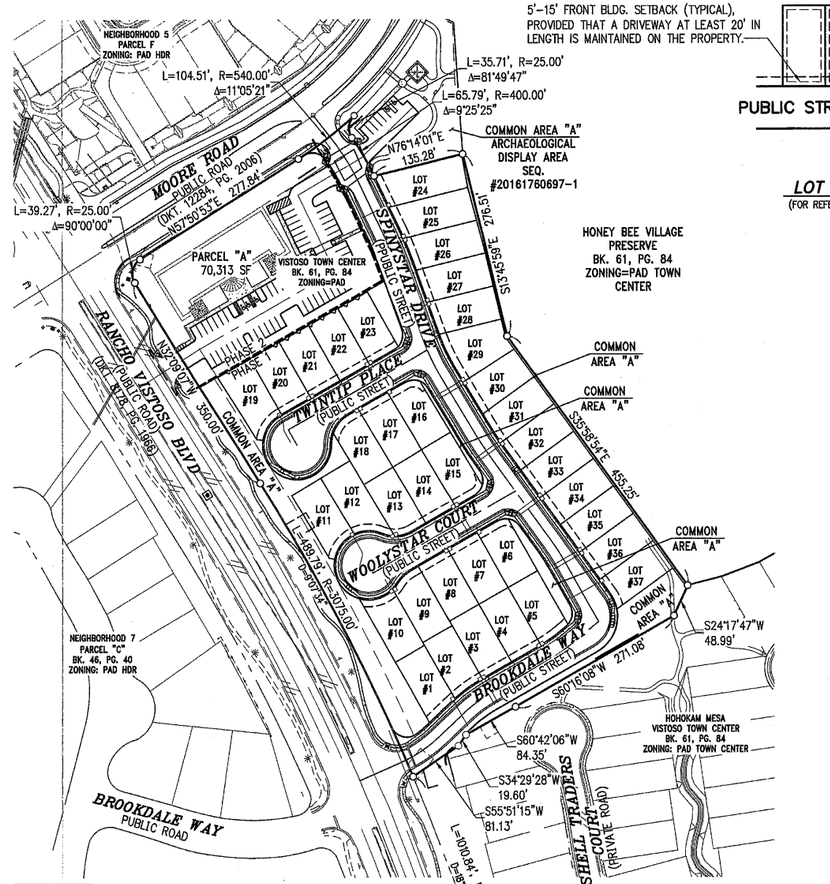
ORO VALLEY WATER GENERAL NOTES
1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES. ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.
3. A LINE EXTENSION AGREEMENT FOR THIS PROJECT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE.
4. WATER INFRASTRUCTURE SHOWN IS NOT NECESSARILY THE FINAL DESIGN. A SEPARATE WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO ORO VALLEY WATER UTILITY FOR REVIEW AND APPROVAL.

WASTEWATER GENERAL NOTES
1. PROJECT IS IN CONFORMANCE WITH SECTION J, WASTEWATER, OF THE PIMA COUNTY DEVELOPMENT PLAN REQUIREMENTS AS REFERENCED IN 18.71.030.A.
2. SEE PRELIMINARY SEWER LAYOUT PLAN FOR ADDITIONAL WASTEWATER NOTES.

GENERAL UTILITY NOTES
1. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE BUILDING PERMITS.

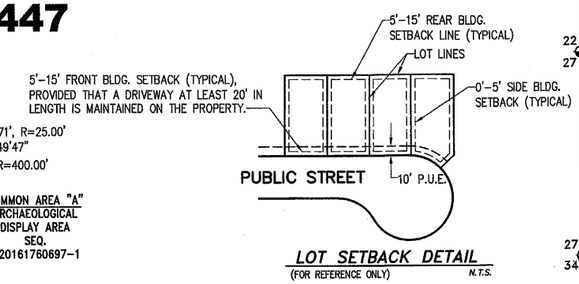
GOLDER RANCH FIRE GENERAL NOTES
1. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1000 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
2. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
3. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE-AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE-FLOW CALCULATION AREA. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES.
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.

PERMITTING DIVISION-BUILDING CODES
THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
- 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- 2011 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- 2008 ORO VALLEY POOL CODE
- 2003 PC/COT STANDARD SPECIFICATIONS AND 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.

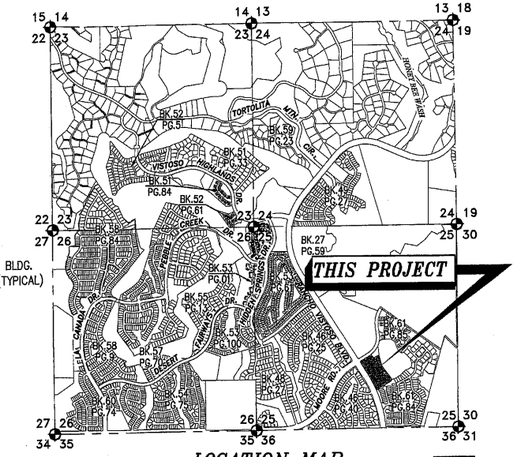


0' 100' 200' 300'

PROJECT OVERVIEW



LOT SETBACK DETAIL
(FOR REFERENCE ONLY) N.T.S.

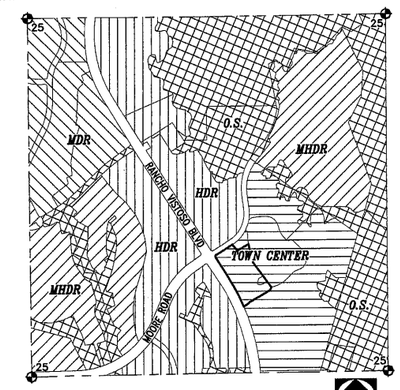


LOCATION MAP
A PORTION OF SECTION 25
T11S, R13E, G & S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA
3" = 1 MILE

LEGEND

EXIST. MAJOR CONTOUR	SLOPES
EXIST. MINOR CONTOUR	SIGHT VISIBILITY TRIANGLE (SVT)
PROJECT BOUNDARY	EXISTING RIPRAP
PROPOSED LOT LINE	PROPOSED RIPRAP
EXISTING RIGHT-OF-WAY LINE	PROPOSED CONCRETE SIDEWALK
PROPOSED RIGHT-OF-WAY LINE	EXIST. CONCRETE SIDEWALK
EXIST. PAVEMENT	EXIST. CULVERT W/ SIZE
PROPOSED CURB & PAVEMENT	PROPOSED CULVERT
EXIST. PUBLIC SEWER LINE & MANHOLE	PROPOSED WATER MAIN & VALVE
EXIST. PUBLIC WATERLINE & VALVE	PROPOSED SEWER MAIN & MANHOLE
EXIST. PUBLIC RECLAIMED WATERLINE & VALVE	EXISTING WALL
EXISTING EASEMENT LINE	FINISHED FLOOR ELEVATION / FINISHED PAD ELEVATION
PROPOSED EASEMENT LINE	PHASE LINE
LOT SETBACKS (TYP.)	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	

ZONING KEY
- HDR
- MHDR
- MDR
- TOWN CENTER
- OS/REC



P.A.D. ZONING MAP
RANCHO VISTOSO
1" = 1,000'

RECEIVED
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BY:

PARKING, LOADING & BICYCLE STORAGE CALCULATIONS

LOT #	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
PARCEL A	GENERAL RETAIL	14,640 SQ. FT.	4/1000 SQ. FT.	59	60	3	3	1 (5,000 - 24,999)	1	1	1	1	3	3

OWNER(S)
TITLE SECURITY AGENCY OF ARIZONA, LLC
2730 E. BROADWAY BLVD., STE 100
TUCSON, AZ 85716
(520) 747-1644
ATTN: JOYCE RODDA

VISTOSO TOWN CENTER HOA
ATTN: FIDELITY NATIONAL TITLE
7750 E. BROADWAY BLVD., STE A-200
TUCSON, AZ 85710

DEVELOPER
MATTAMY TUCSON, LLC
6640 N. ORACLE ROAD #110
TUCSON, AZ 85704
(520) 297-6846
ATTN: JUSTIN SMITH
JUSTIN.SMITH@MATTAMYHOMES.COM

ENGINEER
THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: COREY THOMPSON, P.E.
CTHOMPSON@WLBGROUP.COM

SHEET INDEX

SHEET 1..... COVER SHEET
SHEET 2..... SITE PLAN

Corey Thompson
Registered Professional Engineer (Civil)
CERTIFICATE NO. 22217
COREY THOMPSON
Date Signed 8-4-16
ARIZONA U.S.A.
EXPIRES 9/30/2016

OV1600447
CONCEPTUAL SITE PLAN FOR
VIEWPOINTE AT VISTOSO TRAILS
LOTS 1 THROUGH 37, PARCEL "A" AND
COMMON AREA "A" (LANDSCAPING/DRAINAGE)

A RESUBDIVISION OF BLOCKS A & B AND COMMON AREA A, RANCHO VISTOSO PARCEL 6-B, RECORDED IN SEQUENCE# 20161760697-1, BEING A PORTION OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF. CASE: OV12-05-28B
OV15-00-738
OV114-039

MAY 2016
WLB NO. 185050-MT-12
CONTOUR INTERVAL: 1' SCALE: AS SHOWN

SHEET 1 OF 2

The WLB Group INC. WLB
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix, and Flagstaff, Arizona and Las Vegas, Nevada.
4444 E. Broadway Tucson, Az. 85711
(520) 881-7480

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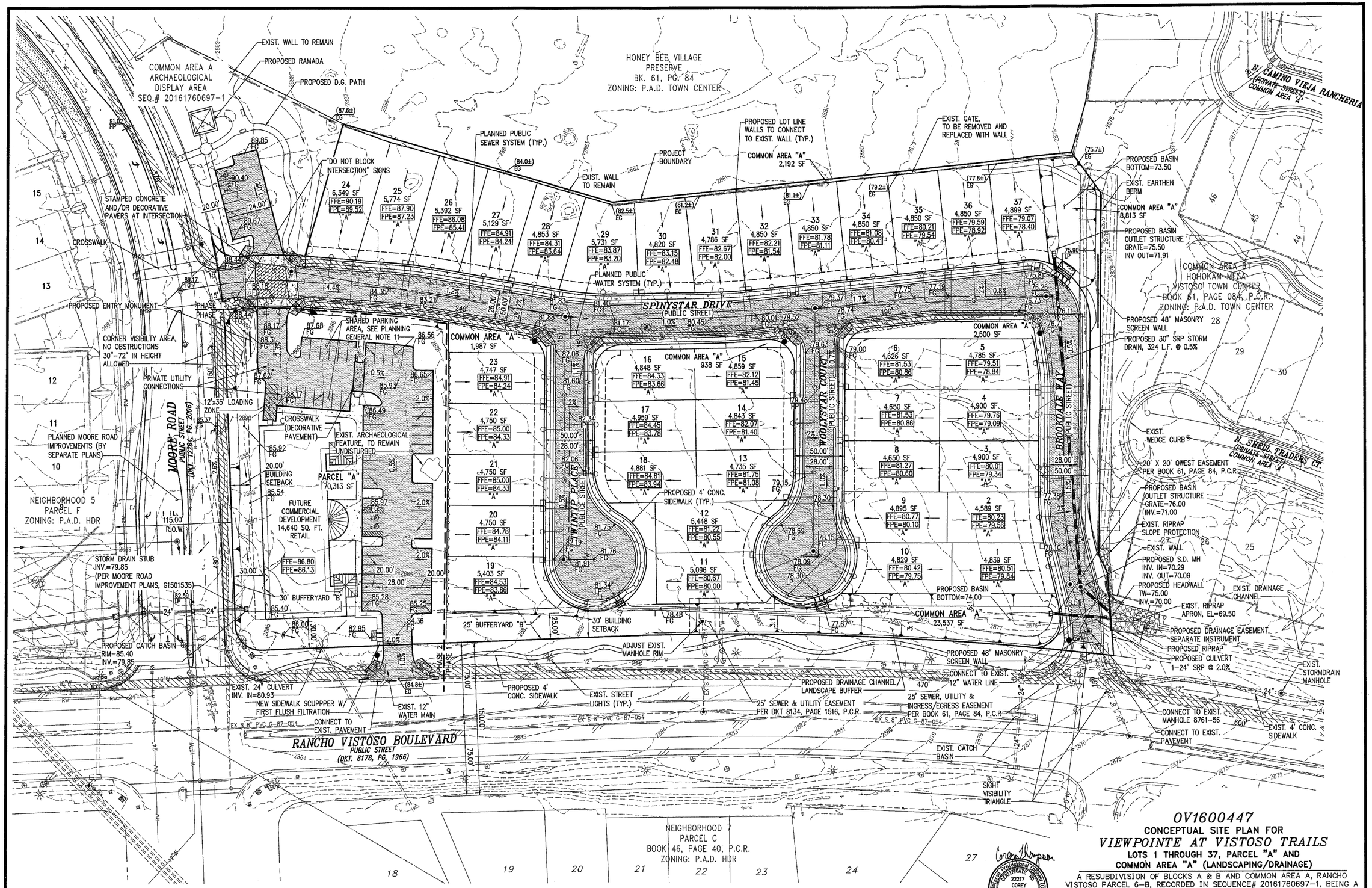

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4444 E. Broadway Tucson, Az. 85711
(520) 881-7480

Registered Professional Engineer (Civil) CERTIFICATE NO. 22217 COREY THOMPSON Date Signed 8-4-16 ARIZONA U.S.A.
EXPIRES 9/30/2016

0V1600447

CONCEPTUAL SITE PLAN FOR

VIEWPOINTE AT VISTOSO TRAILS

LOTS 1 THROUGH 37, PARCEL "A" AND
COMMON AREA "A" (LANDSCAPING/DRAINAGE)

A RESUBDIVISION OF BLOCKS A & B AND COMMON AREA A, RANCHO VISTOSO PARCEL 6-B, RECORDED IN SEQUENCE# 20161760697-1, BEING A PORTION OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF. CASE: 0V12-05-288
0V15-00-738
0V114-039

MAY 2016
WLB NO. 185050-MT-12
CONTOUR INTERVAL: 1' SCALE: 1"=40'

SHEET 2 OF 2

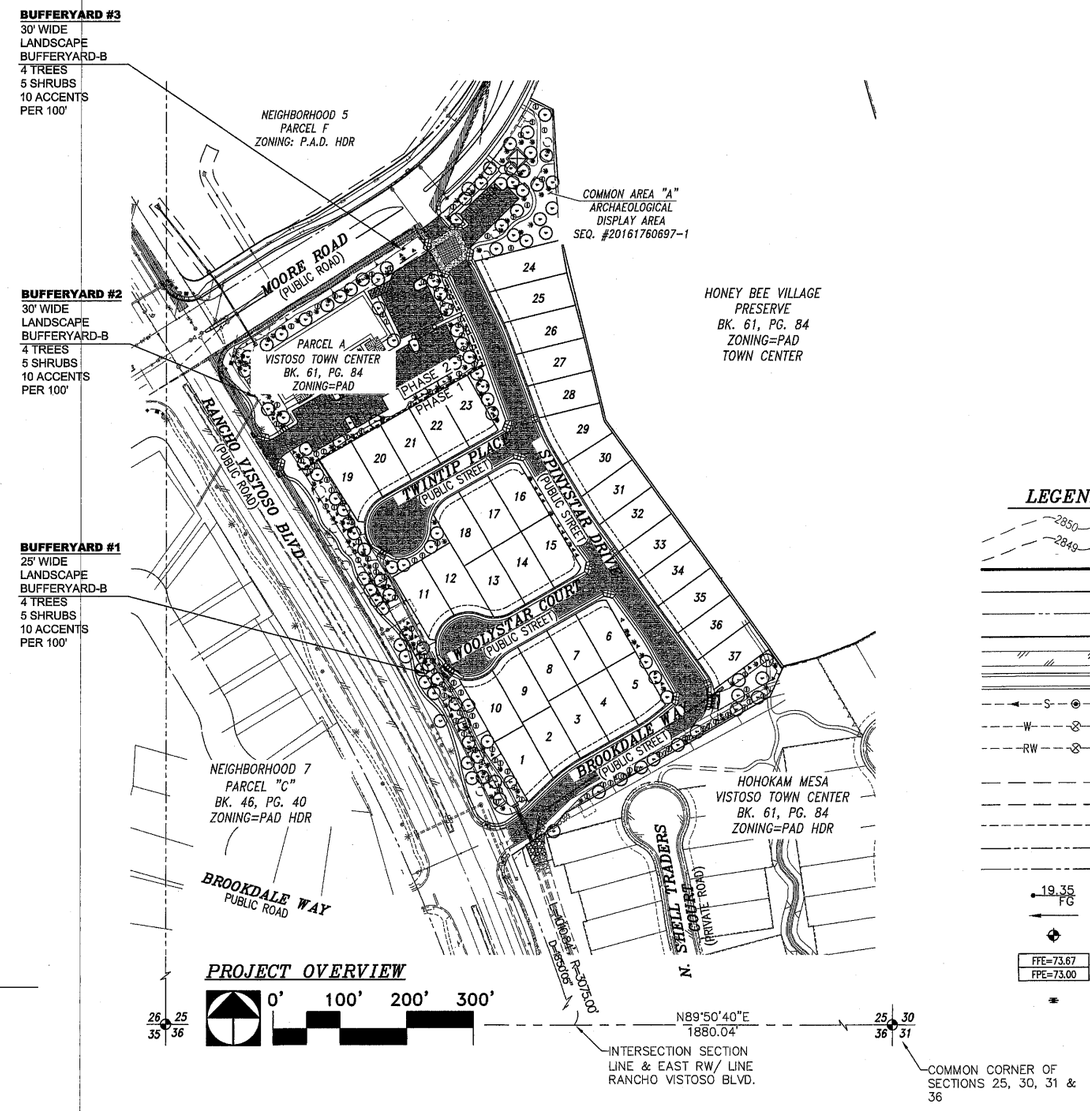
CONCEPTUAL LANDSCAPE PLAN
VIEWPOINTE AT VISTOSO TRAILS
OV1600447

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 8.9 ± ACRES
2. TOTAL GRADED AREA IS 8.7 ± ACRES
3. TOTAL UNDISTURBED AREA = 0.2 ± ACRES
4. SETBACKS REQUIRED/PROVIDED (PERIMETER ONLY, PER P.A.D. HIGH DENSITY RESIDENTIAL STANDARDS)
   FRONT (ALONG RANCHO VISTOSO BLVD.) = 30'; FRONT (ALONG MOORE RD.) = 20'; SIDE = 5'; REAR = 5'.
5. COMMON AREAS / OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
6. EXISTING ZONING IS RANCH VISTOSO PAD TOWN CENTER
7. BUFFERYARD TYPES: 25' RESIDENTIAL BUFFERYARD "B"
   30' COMMERCIAL BUFFERYARD "B"
8. ASSURANCES FOR LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
9. PROPERTY OWNER SHALL MAINTAIN BUFFERYARD PLANTINGS TO ENSURE UNOBSTRUCTED VISIBILITY TO MOTORISTS. ALL SHRUBS, ACCENTS, AND GROUNDCOVERS SHALL NOT EXCEED THIRTY (30) INCHES IN HEIGHT WITHIN SITE VISIBILITY TRIANGLES. TREES WITHIN SITE VISIBILITY TRIANGLES WILL BE MAINTAINED TO ENSURE THAT BRANCHES / FOLIAGE ARE NOT BELOW A HEIGHT OF SIX (6') FEET.
10. IN THE EVENT OF ABANDONMENT OF THE SITE AFTER GRADING / DISTURBANCE OF NATURAL AREAS, DISTURBED AREAS SHALL BE RE-VEGETATED WITH A NON-IRRIGATED HYDRO SEED MIX FROM OVZCR ADDENDUM D: APPROVED REVEGETATION SEED MIX.
11. ALL PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS CONTAINED IN THE CURRENT EDITIONS OF THE ARIZONA NURSERY ASSOCIATION'S GROWERS COMMITTEE RECOMMENDED TREE SPECIFICATIONS AND THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO SIZE, CONDITION AND APPEARANCE.
12. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY IRRIGATION SYSTEM AS LONG AS NECESSARY IN ORDER TO TRANSITION PLANTS OVER TO NATURAL SOURCES. ANY PLANT MATERIALS THAT DIE IN TRANSITION, FOR ANY REASONS, SHALL BE REPLACED IN ACCORDANCE WITH SECTION 27.6.E.4., MAINTENANCE.
13. MATERIALS WITHIN SIGHT VISIBILTY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
14. LANDSCAPE SHALL CONFORM TO ORO VALLEY LANDSCAPE CODE.
15. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
16. TREE AND SHRUB LOCATIONS ARE PRELIMINARY.
17. ALL PLANTS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
18. HYDROSEED ALL AREAS DISTURBED BY GRADING OPERATIONS AROUND LOTS AND ALONG ROADS. DECOMPOSED GRANITE SHALL BE PLACED AT ENTRIES.
19. LANDSCAPE AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY CURBS, TREE GUARDS OR OTHER DEVICES.
20. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS BY STORM WATER OR OTHER RUNOFF.
21. LANDSCAPE DESIGN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.
22. ALL LANDSCAPED AREAS ARE TO BE FINISHED WITH A NATURAL TOPPING OF AT LEAST TWO (2) INCHES IN DEPTH.
23. TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED WHEN PLANTED
24. ANY SPADED OR BOXED TREE TRANSPLANTED ON SITE THAT DIES DUE TO NEGLECT OR LACK OF MAINTENANCE SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF THE ORIGINAL SALVAGED TREE, AS REQUIRED BY THE SALVAGE PLAN.
25. THE LIMITS OF GRADING SHALL BE STAKED IN THE FIELD, IN ACCORDANCE WITH SECTION 27.6.B.7.c.ii. DISTURBANCE OUTSIDE THE APPROVED GRADING LIMITS SHALL NOT BE PERMITTED.
26. THE DEVELOPER SHALL REPLACE REMOVED OR DAMAGED PLANT MATERIALS WITH LIKE SIZE AND SPECIES, AND SHALL MAINTAIN AND GUARANTEE THE REPLACEMENT PLANT MATERIALS FOR A PERIOD OF THREE (3) YEARS.
27. NO SALVAGE OF PLANTS REGULATED BY THE ENDANGERED SPECIES ACT AND/OR THE ARIZONA NATIVE PLANT LAW MAY OCCUR WITHOUT THE ISSUANCE OF THE APPROPRIATE PERMIT BY THE STATE DEPARTMENT OF AGRICULTURE.

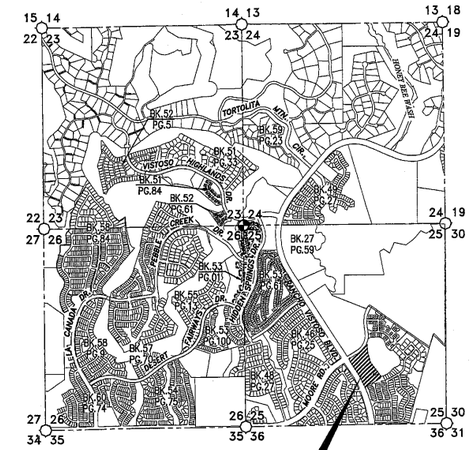
BUFFERYARD NOTES

1. BUFFERYARDS ARE BASED ON REQUIREMENTS OF OVZCR BUFFERYARD TABLE 27-7.
2. RANCHO VISTOSO BOULEVARD IS CLASSIFIED AS AN ARTERIAL STREET



PROJECT OVERVIEW

0' 100' 200' 300'



LOCATION MAP

A PORTION OF SECTION 25
T11S, R13E, G & S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

3" = 1 MILE

LEGEND

2850 / 2849	EXIST. MAJOR CONTOUR / EXIST. MINOR CONTOUR
	PROJECT BOUNDARY
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXIST. PAVEMENT
	PROPOSED CURB
S	EXIST. PUBLIC SEWER LINE & MANHOLE
W	EXIST. PUBLIC WATERLINE & VALVE
RW	EXIST. PUBLIC RECLAIMED WATERLINE & VALVE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	LOT SETBACKS (TYP.)
	SECTION LINE
	QUARTER SECTION LINE
19.35 FG	PROPOSED SPOT ELEVATION
	DIRECTION OF FLOW
	SECTION CORNER OR 1/4 SECTION CORNER
FFE=73.67 / FPE=73.00	FINISHED FLOOR ELEVATION / FINISHED PAD ELEVATION
	GRADE BREAK (GB/HP/LP)
EX	EXISTING
	PROPOSED ASPHALT PAVEMENT
	TOP OF SLOPE (SLOPES ≤ 3:1 UNLESS NOTED) BOTTOM OF SLOPE
	SIGHT VISIBILITY TRIANGLE (SVT)
	EXISTING RIPRAP
	PROPOSED RIPRAP
	PROPOSED CONCRETE SIDEWALK
	EXIST. CONCRETE SIDEWALK
	EXIST. CULVERT
	PROPOSED CULVERT
	FLOW LINE

RECEIVED
AUG 08 2016
BY:

BUFFERYARD NOTES

1. BUFFERYARDS ARE BASED ON REQUIREMENTS OF OVZCR BUFFERYARD TABLE 27-7.
2. RANCHO VISTOSO BOULEVARD IS CLASSIFIED AS AN ARTERIAL STREET

BUFFERYARD	TYPE	WIDTH	PLANTS REQUIRED PER 100'			PLANTS PROVIDED PER 100'			GROUNDCOVER TREATMENT
			TREES	SHRUBS	ACCENTS	TREES	SHRUBS	ACCENTS	
#1 RANCHO VISTOSO BOULEVARD - RESIDENTIAL 638 LF.	'B'	25'	4	5	10	4	5	10	DG/HYDROSEED
#2 RANCHO VISTOSO BOULEVARD - COMMERCIAL 145 LF.	'B'	30'	4	5	10	4	5	10	DG/HYDROSEED

OWNER(S)

TITLE SECURITY AGENCY OF ARIZONA, LLC
2730 E. BROADWAY BLVD., STE 100
TUCSON, AZ 85716
(520) 747-1644
ATTN: JOYCE RODDA

VISTOSO TOWN CENTER HOA
ATTN: FIDELITY NATIONAL TITLE
7750 E. BROADWAY BLVD., STE A-200
TUCSON, AZ 85710

DEVELOPER

MATTAMY TUCSON, LLC
6640 N. ORACLE ROAD #110
TUCSON, AZ 85704
(520) 297-6846
ATTN: JUSTIN SMITH
JUSTIN.SMITH@MATTAMYHOMES.COM

LANDSCAPE ARCH.

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: GARY GRIZZLE
ggrizzle@wlbgroup.com

SHEET INDEX

SHEET 1..... COVER SHEET
SHEET 2..... LANDSCAPE PLAN

Registered Professional Landscape Architect
CERTIFICATE NO. 25621
GARY L. GRIZZLE
Date signed 7-29-16
ARIZONA, U.S.A.
EXPIRES 12/31/17

OV1600447
CONCEPTUAL LANDSCAPE PLAN
FOR
VIEWPOINTE AT VISTOSO TRAILS
LOTS 1 THROUGH 37, PARCEL A AND COMMON AREA "A" (LANDSCAPING/DRAINAGE)

A RESUBDIVISION OF BLOCKS A & B AND COMMON AREA A, RANCHO VISTOSO PARCEL 6-B, RECORDED IN SEQUENCE# 20161760697-1, BEING A PORTION OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF. CASE: OV12-05-28B
OV15-00-738
OV114-039

JULY 2016
WLB NO. 185050-MT-12
CONTOUR INTERVAL: 1' SCALE: AS SHOWN

SHEET 1 OF 2

The WLB Group INC. WLB
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix, and Flagstaff, Arizona and Las Vegas, Nevada.
4444 E. Broadway Tucson, Az. 85711
(520) 881-7480

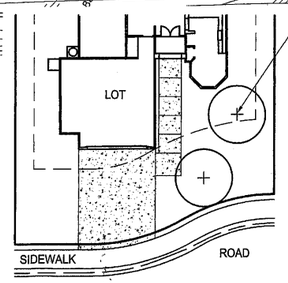
Q:\185050\MT-12 - RV Neigh 6B\02 Landscape\06 LP or CLP\6B-CLP-01.dwg

EXIST. WALL TO REMAIN
PROPOSED RAMADA
PROPOSED D.G. PATH
COMMON AREA "A" ARCHAEOLOGICAL DISPLAY AREA SEQ. #20161760697-1
HONEY BEE VILLAGE PRESERVE BK. 61, PG. 84 ZONING: P.A.D. TOWN CENTER
PROJECT BOUNDARY
EXIST. WALL TO REMAIN
COMMON AREA "A"
EXIST. EARTHEN BERM
COMMON AREA "A"
PLANNED PUBLIC WATER SYSTEM (TYP.)
PLANNED PUBLIC SEWER SYSTEM (TYP.)
PROPOSED ENTRY MONUMENT
CORNER VISIBILITY AREA
COMMON AREA BY HOHOKAM MESA VISTOSO TOWN CENTER BOOK 61, PAGE 084, P.C.R. ZONING: TOWN CENTER
PROPOSED 48" MASONRY SCREEN WALL
SPINYSTAR DRIVE (PUBLIC STREET)
WOOLYSTAR COURT (PUBLIC STREET)
BROOKDALE WAY (PUBLIC STREET)
TWINTIP PLACE (PUBLIC STREET)
MOORE ROAD (PUBLIC STREET)
COMMON AREA "A"
COMMON AREA "A"
COMMON AREA "A"
EXIST. ARCHAEOLOGICAL FEATURE
PARCEL A
NEIGHBORHOOD 5 PARCEL F ZONING: P.A.D. HDR
115' R.O.W.
FUTURE COMMERCIAL DEVELOPMENT
PHASE 2
PHASE 1
COMMON AREA "A"
PROPOSED 48" MASONRY SCREEN WALL
20' X 20' QWEST EASEMENT PER BOOK 61, PAGE 84, P.C.R.
PLANNED STORM DRAIN (TYP.)
EXIST. WALL
EXIST. RIPRAP SLOPE PROTECTION
EXIST. RIPRAP APRON
30' BUFFERYARD "B"
EXISTING CULVERT
30' BUFFERYARD "B"
25' BUFFERYARD "B"
EXISTING TREE TO REMAIN, TYP.
EX S 8" PVC G-87-054
EXIST. STREET LIGHTS (TYP.)
PROPOSED 4' CONC. SIDEWALK
25' SEWER & UTILITY EASEMENT PER DKT 8134, PAGE 1516, P.C.R.
PROPOSED DRAINAGE CHANNEL / LANDSCAPE BUFFER
EXIST. STORMDRAIN MANHOLE
EXIST. 4' CONC. SIDEWALK
RANCHO VISTOSO BOULEVARD (PUBLIC STREET)
EXIST. CATCH BASIN

Q:\185050\MT-12 - RV Neigh 6B\02 Landscape\06 LP or CLP 6B-CLP-02.dwg

CONCEPTUAL PLANTING LEGEND

- TREES
- SHRUBS / GROUNDCOVER
- ACCENTS



FRONT YARD DETAIL

SCALE: NTS

THE FRONT YARD OF EACH RESIDENTIAL LOT WILL BE PLANTED WITH TWO (2) NURSERY TREES, TYPE 1 OR 2 WATER USE AND A MINIMUM OF TWENTY-FOUR (24) INCH BOX SIZE, PLACED IN THE FRONT YARD. LOCATION OF TREES TO BE DETERMINED BY HOME OWNER OR DEVELOPER.

NOTE: DETAIL SHOWN FOR GRAPHIC PURPOSES ONLY. HOUSE AND LOT SHOWN FOR CONTEXT AND DOES NOT DEPICT TRUE FIELD CONDITIONS.

0' 40' 80' 120'

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4444 E. Broadway Tucson, Az. 85711
(520) 881-7480

Registered Professional Engineer (Civil) CERTIFICATE NO. 25621 GARY L GRIZZLE Date Signed 7-8-16 ARIZONA U.S.A. EXPIRES 12/31/17

OV1600447

CONCEPTUAL LANDSCAPE PLAN FOR *VIEWPOINTE AT VISTOSO TRAILS*

LOTS 1 THROUGH 37, PARCEL A AND COMMON AREA "A" (LANDSCAPING/DRAINAGE)

A RESUBDIVISION OF BLOCKS A & B AND COMMON AREA A, RANCHO VISTOSO PARCEL 6-B, RECORDED IN SEQUENCE# 20161760697-1, BEING A PORTION OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF. CASE: OV12-05-28B
OV15-00-738
OV114-039

JULY 2016
WLB NO. 185050-MT-12
CONTOUR INTERVAL: 1' SCALE: 1"=40'

SHEET 2 OF 2

RAMADA

PICNIC TABLE (2)

BENCH (2)

STABILIZED DECOMPOSED GRANITE

EXISTING WALL

HONEYBEE VILLAGE PRESERVE

R.O.W.

PROPOSED LOT

MOORE ROAD

24

BENCH

PICNIC TABLE

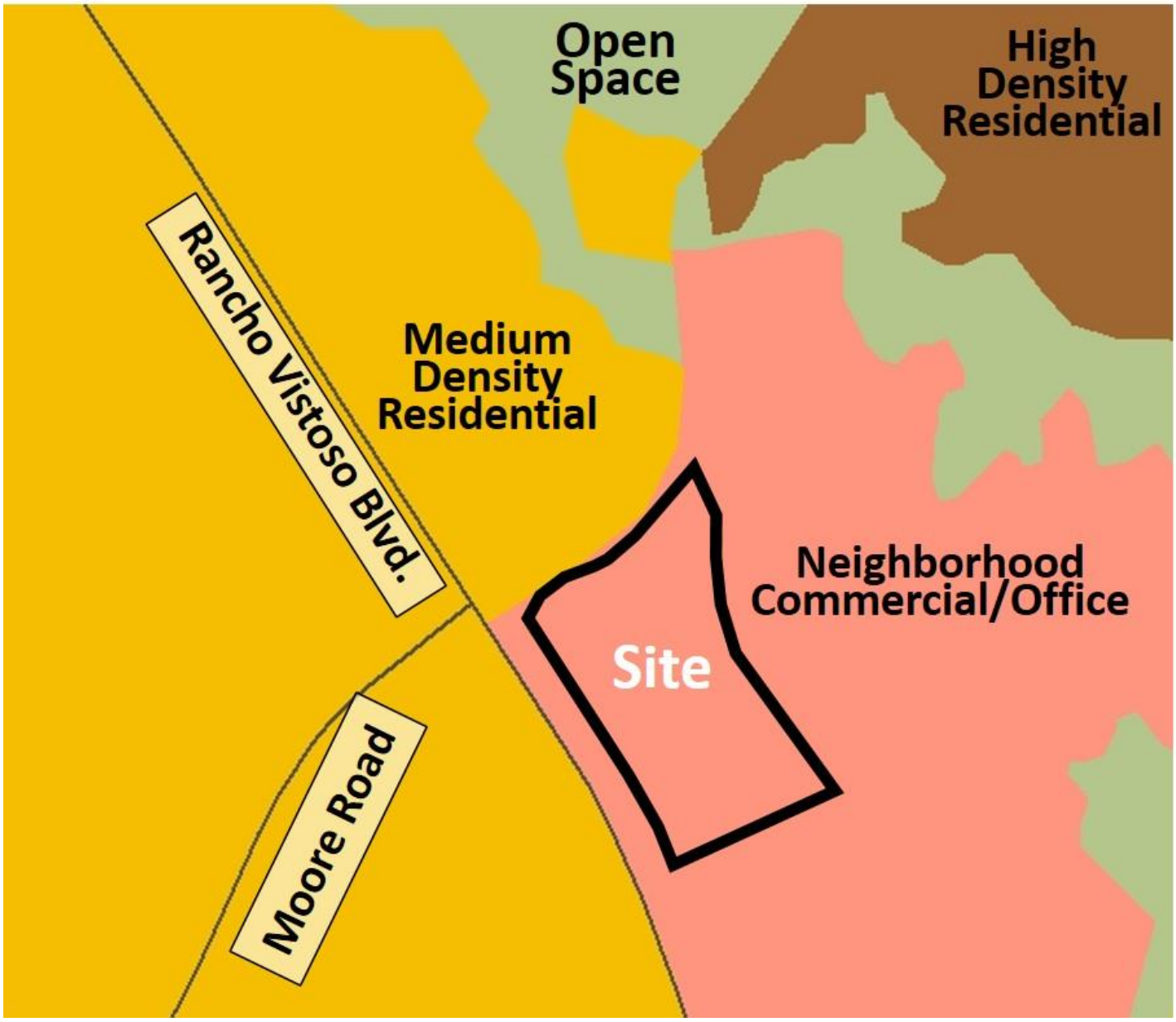
RAMADA

VIEWPOINTE AT VISTOSO TRAILS INTERPRETIVE AREA

SEPTEMBER 2016

The WLB Group INC. WLB

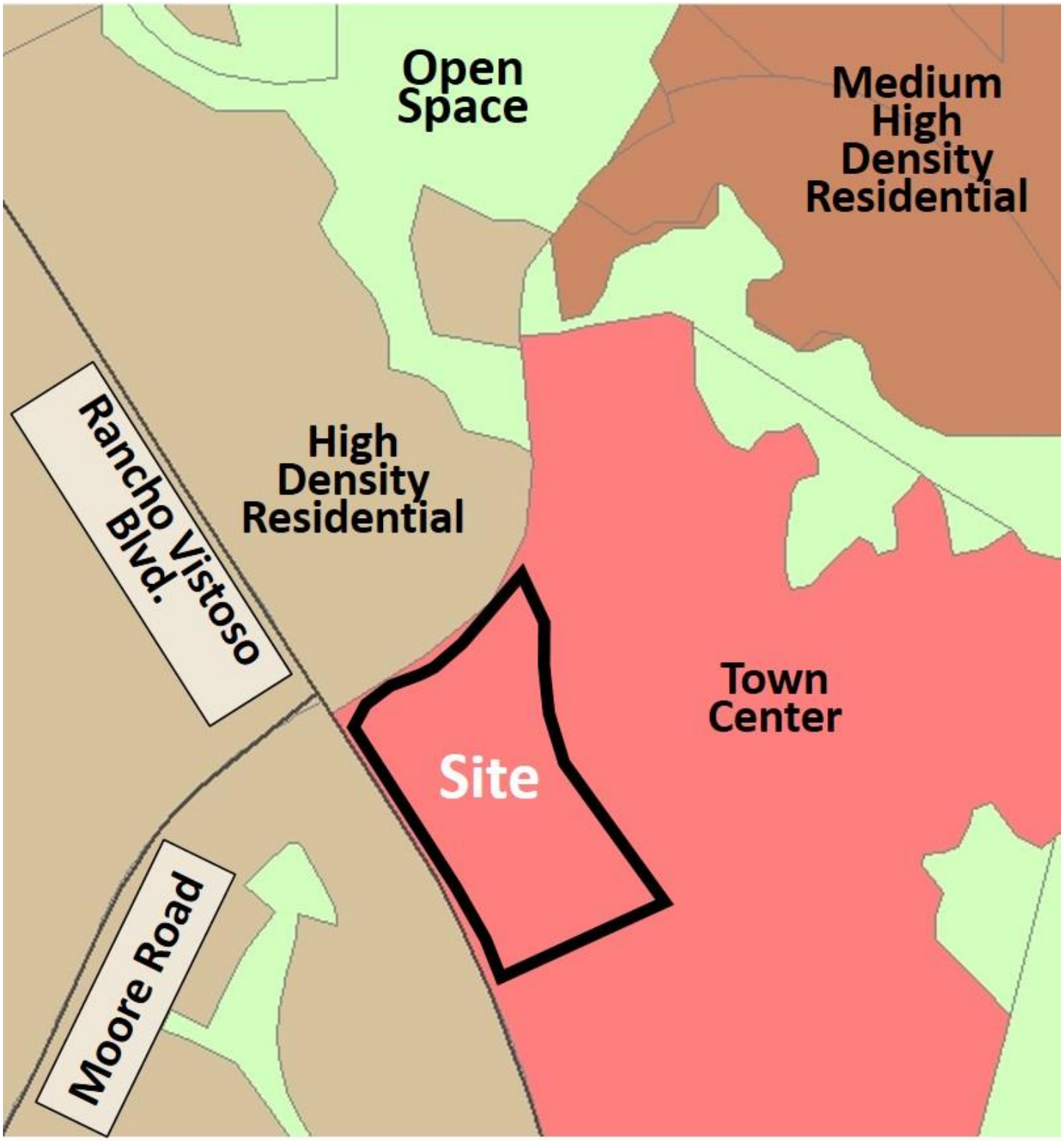
Q:\185050\MT-12 - RV Neigh 6B\02 Landscape\Exhibits\6B Rec Area.dwg



GENERAL PLAN MAP

RANCHO VISTOSO AND MOORE ROAD
(OV1600447)

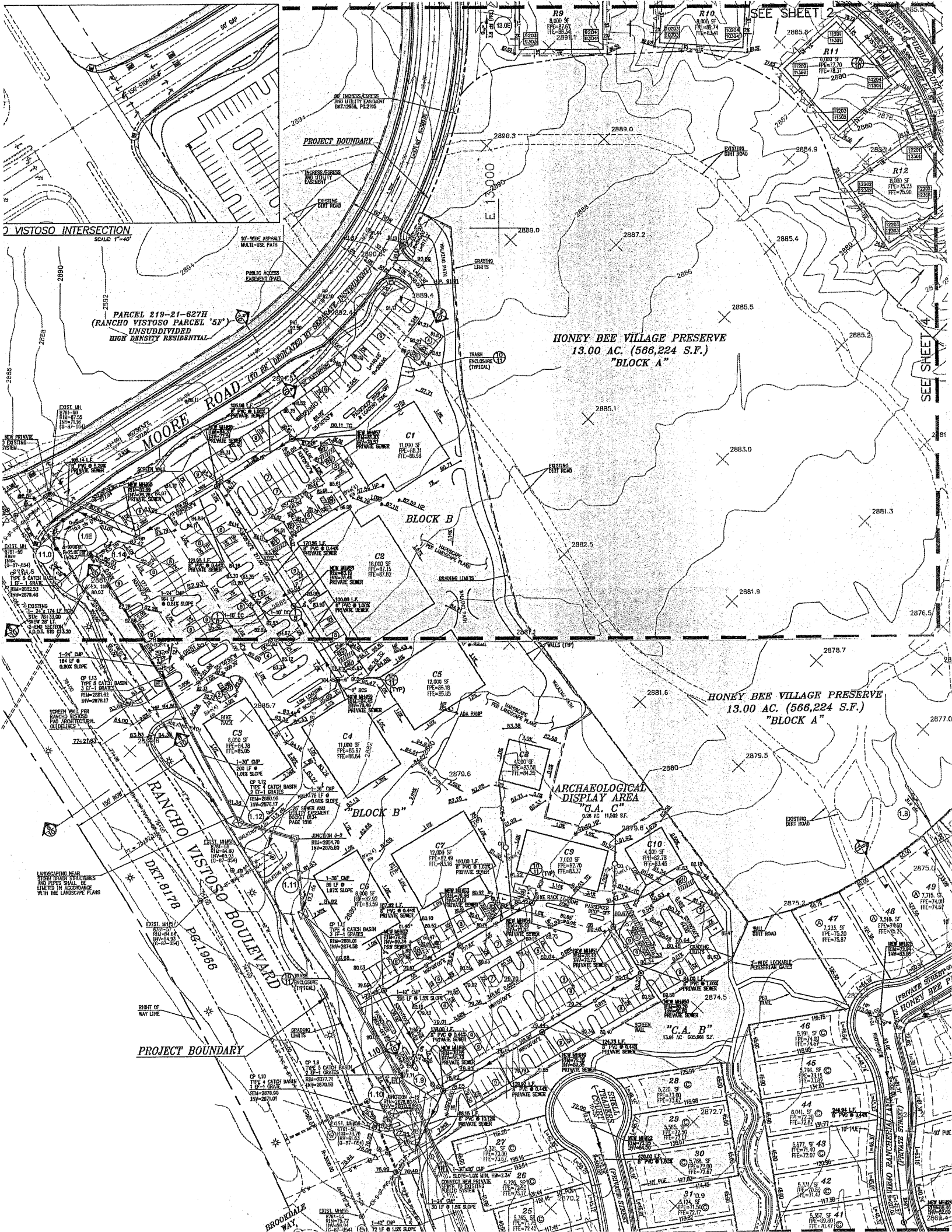
Attachment 5



ZONING MAP

RANCHO VISTOSO AND MOORE ROAD
(OV1600447)

ATTACHMENT 5


SEE SHEET 2
SEE SHEET 4
VISTOSO INTERSECTION
SCALE: 1"=40'
PROJECT BOUNDARY
PARCEL 219-21-627H
(RANCHO VISTOSO PARCEL '5F')
UNSUBDIVIDED
HIGH DENSITY RESIDENTIAL
HONEY BEE VILLAGE PRESERVE
13.00 AC. (566,224 S.F.)
"BLOCK A"
MOORE ROAD
BLOCK B
"BLOCK B"
ARCHAEOLOGICAL DISPLAY AREA
"C.A. C"
0.06 AC 11,592 S.F.
"C.A. B"
13.91 AC 606,961 S.F.
RANCHO VISTOSO BOULEVARD
DKT.8178 PG.1966
BROOKDALE WAY
STICKLE TRADERS COURT
(PRIVATE STREET)
HONEY BEE PL
(PRIVATE STREET)
RANCHO CHERRIAL LANE
(PRIVATE STREET)
EXISTING DIRT ROAD
GRADING LIMITS
TRASH ENCLOSURE (TYPICAL)
10'-WIDE ASPHALT MULTI-USE PATH
PUBLIC ACCESS EASEMENT (PAE)
80' INGRESS/EGRESS AND UTILITY EASEMENT DKT.12659, PG.2195
INGRESS/EGRESS AND UTILITY EASEMENT
RIGHT OF WAY LINE
SCREEN WALL
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
R9
R10
R11
R12

Attachment 7
Mattamy Homes Viewpointe at Vistoso Trails
Conceptual Site Plan and Landscape Plan Summary

The subject property is zoned Rancho Vistoso PAD Town Center as indicated in Attachment 6. The Town Center zoning district permits detached single-family dwelling units and retail buildings. However, the PAD does not establish development standards for the Town Center zoning district. As such, the High Density Residential (HDR) development standards have been established, by previous developments in the Town Center, as the standards for residential development.

The Rancho Vistoso development standards were used as the primary evaluative tool for determining compliance. However, where the Rancho Vistoso development standards are silent, several development standards are derived from the Oro Valley Zoning Code.

Conceptual Site Plan

The applicant's proposal is to develop 37 detached single-family residential lots on approximately 7.3 acres with a commercial component encompassing approximately 1.6 acres. The Site Plan also incorporates parking and amenities serving the future Honey Bee Village Preserve interpretative trail.

Project details for both the residential and commercial are provided in the tables below:

Residential

Total lots	37
Density (du/ac)	5.1 du/ac
Maximum Building height	30 ft
Minimum lot size	4,626 sq. ft.
Average lot size	5,022 sq. ft.
Open space	10.7%

The High Density Residential (HDR) Zoning District requires a minimum of 30% of the site to be preserved as open space. This requirement was previously satisfied for the entire Town Center area by the preservation of the 13-acre Honey Bee Village Preserve.

The Conceptual Site Plan incorporates sidewalks on both sides of the street throughout a majority of the subdivision as well as meandering sidewalk along Rancho Vistoso Boulevard connecting to existing sidewalks.

Commercial

The commercial component of the site plan will be located nearest the intersection of Rancho Vistoso Boulevard and Moore Road. A significant increase in traffic is expected in the area as the Moore Road loop extension is developed in the future. This increase in traffic will directly

impact the commercial center, making it substantially more viable than existing commercial north on Rancho Vistoso Boulevard. Furthermore, the proximity to the Display Area makes it an excellent complimentary land use to serve the future users of the Preserve.

Project details specific to the commercial area provided in the table below:

Total building	1
Building square footage	14,614 sq. ft.
Building height	34 ft.
Total parking	59 spaces; 3 handicap spaces
Bicycle parking	3
Loading areas	1

There are three points of ingress/egress providing access to the subject property:

1. Southern end of the property providing access from the residential onto Rancho Vistoso Boulevard.
2. Northern end of the property providing access from the commercial onto Rancho Vistoso Boulevard. This drive will be right-in/right-out only.
3. Northern end of the property providing access from both the commercial and residential to Moore Road.

Archaeological Display Area

Staff and the applicant have worked with the Historic Preservation Commission and representatives from Pima County to develop a design, including programing, for the display area and entrance. The plan developed has drawn upon a number of facets of the Implementation Plan approved by Town Council in 2007. This plan laid out a number of important details including required improvements and an overall design aesthetic.

The plan will be located adjacent to the existing Honey Bee Village Preserve and will incorporate numerous amenities, including:

- Ramada
- Picnic Tables
- Water fountain
- Pedestrian connections
- Trails
- Seating areas
- Interpretive signage
- Parking, including shared parking at the future commercial site.

The applicant will be responsible for the development of the display area in conjunction with the construction of the adjacent residential development.

Dedication

Staff has discussed with the property owner the potential of dedicating the display area to the Town. Staff supports the dedication proposal as it ensures Town control over the continued maintenance and stewardship of the area and the amenities. Furthermore, town staff has the capacity to take on the responsibility of maintenance for the display area and the associated amenities.

Conceptual Landscape Plan

The Conceptual Landscape Plan has been reviewed for conformance with the applicable Rancho Vistoso PAD and Zoning Code requirements. The Conceptual Landscape Plan includes landscaped entries, as well as landscaping in all common areas. The landscape plan includes dense vegetation and low screen walls in areas where headlight pollution could pose a problem for neighboring properties.

Proposed Recreation Area

The Rancho Vistoso PAD established areas where recreational amenities were required. As such, the proposed Conceptual Site Plan does not require recreation area. The subdivision does incorporate crosswalks and other pedestrian improvements providing access to amenities located in the vicinity.

Attachment 8
Mattamy Homes Viewpointe at Vistoso Trails
Conceptual Site Plan and Landscape Plan
Rancho Vistoso PAD, Design Principles and Design Standards Analysis

Rancho Vistoso PAD conformance

The applicant's proposed design, with conditions, will be consistent with the development standards of the Town Center zoning district and High Density Residential development standards.

Several minor conditions have been included in Attachment 1 regarding the applicant's proposal.

Oro Valley Zoning Code Conceptual Site Design Principles, Section 22.9.D.5.a

The Conceptual Site Plan, with conditions, will be 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 subject property is surrounded by similar residential subdivisions and higher density condominiums. The proposed subdivision incorporates the required landscape buffers along Moore Road and Rancho Vistoso Boulevard further visually separating the proposed residences from adjacent properties. The homes will incorporate standard entry and side entry garages that will provide for a varied streetscape.

The commercial component is appropriately located nearest the intersection of Moore Road and Rancho Vistoso Boulevard. The proposed building is situated furthest from adjacent residential, separated by parking and landscape buffers, which will help limit potential impacts to the subdivision.

Lastly, the commercial area complements the future archaeological preserve by providing shared parking and pedestrian crossings.

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 overall topography of the developable area of the site is relatively flat. No major cuts or fills are proposed.

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: The proposed development will be accessible from both Moore Road and Rancho Vistoso Boulevard. The subdivision incorporates sidewalks throughout and connects to the planned archaeological display area adjacent to Moore Road. Connections are provided to a future multi-use path along Moore Road providing pedestrian and bicycling opportunities to area residents.

Varying textures and materials will be incorporated into the pedestrian crossing from the commercial center to the future archaeological display area to visually separate the area to decrease potential vehicular/pedestrian conflicts.

Design Standards Analysis

The proposed Conceptual Site Plan has been reviewed for conformance with the Conceptual Site Design Standards, where the Rancho Vistoso PAD is silent. Following are key Design Standards (*in italics*), followed by staff's commentary.

1. *Section 3.1B.1: Street character should be diverse.*
2. *Section 3.1.B.2: Street trees, landscape themes, varied setbacks or architectural treatments shall be used to provide individual street character.*

Staff Commentary: The applicant's proposal incorporates a housing product that will utilize varied setbacks and entries, including side entry garages, which will provide for diversity and individual street character.

3. *Section 3.1.D.4: Pedestrian connections shall be provided between neighborhoods*

Staff Commentary: The proposed subdivision will incorporate sidewalks providing access to the commercial area and external pedestrian connections, including the multi-use path along Moore Road.

Recreation Area

The Rancho Vistoso Planned Area Development included specific areas where neighborhood parks were to be developed. Subdivisions in neighboring Rancho Vistoso Neighborhood 5 will be contributing to the development of a community park within the

immediate vicinity. As such, the proposed subdivision is not required to provide a recreation area.

Attachment 9
Mattamy Homes Viewpointe at Vistoso Trails
Neighborhood Meeting Summaries

Neighborhood Meeting Summary
Rancho Vistoso Neighborhood 6 Parcel 6B
Proposed Subdivision (Conceptual Site Plan)
January 27, 2016
6:00 – 7:30 PM
Town of Oro Valley Town 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 15 residents and interested parties attended the meeting, including Vice Mayor Waters Council member Hornat. Also in attendance was Conceptual Design Review Board Members Linton and Basking.

2. Staff Presentation

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

- Subject Property
- Applicant's request
- Existing zoning of the property, including development standards
- Review tools
- Impacts to Honey Bee Village preserve
- Traffic impacts and submittal requirements
- 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
- Traffic impact on Rancho Vistoso Boulevard
- Anticipated architectural style for the subdivision

4. Public Questions & Comments

Following is a summary of additional questions and comments:

- Will there be a Home Owners Association?
- Will the streets by public or private?
- Will residents be allowed to park on the street?

- Does Mattamy Homes offer muli-generational floorplans?
- What are the future plans for Moore Road?
- Will there be sidewalks installed on Rancho Vistoso?
- Towns view on open space preservation?
- Why is the commercial being retained on the corner?
- What type of buffer yards will be provided? Will there be pedestrian connections?
- What will the lighting impacts be for the future commercial?
- Why have two pointes of access?
- Will perimeter walls be installed with the subdivision?

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

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
Rancho Vistoso Neighborhood 6 Parcel 6B
Proposed Subdivision (Conceptual Site Plan)
March 23, 2016
6:00 – 7:30 PM
Town of Oro Valley Town 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 15 residents and interested parties attended the meeting. In attendance was Conceptual Design Review Board Member Eggerding.

2. **Staff Presentation**

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

   - Subject Property
   - Applicant's request
   - Existing zoning of the property, including development standards
   - Review tools
   - Impacts to Honey Bee Village preserve
   - Traffic impacts and submittal requirements
   - Review process
   - Public participation opportunities
   - Previous issues raised during first meeting

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
- Traffic impact on Rancho Vistoso Boulevard
- Outstanding questions from first meeting

4. Public Questions & Comments

Following is a summary of additional questions and comments:

- What will be the proportion of 2-story homes in the subdivision?
- What is anticipated for the future commercial? Headlight and traffic concerns.
- What is the proposed density for the subdivision?
- What will be the minimum lot size?
- What is the Town doing about concerns at the Rancho Vistoso intersection?
- Should the southern entrance be exit only?
- What is the anticipated square footage of the homes?
- When will the light be constructed at Rancho Vistoso and Moore?

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

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.

Conceptual Site Plan
Conceptual Design Review Board Staff Report

CASE NUMBER: OV1600447

MEETING DATE: July 12, 2016

AGENDA ITEM:

STAFF CONTACT: Michael Spaeth, Senior Planner
mspaeth@orovalleyaz.gov (520) 229-4812

Applicant: Paul Oland, The WLB Group Inc. on behalf of Mattamy Homes

Request: Conceptual Site Plan and Landscape Plan for a 37- lot single family residential development and 1.6 acre commercial development.

Location: Southeast corner of Rancho Vistoso Boulevard and Moore Road.

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

SUMMARY:

The subject property is located on the southeast corner of Rancho Vistoso Boulevard and Moore Road (Attachment 2) and is a component of the larger Rancho Vistoso PAD designated "Town Center". This zoning designation includes single-family residential, multi-family and commercial centered on the Honey Bee Village Archaeological Preserve.

The entrance to the Preserve was originally located within the subject property, but has since been relocated (as part of a Block Plat Amendment) to a more accessible location along Moore Road. The applicant's request (Attachment 3) is to develop the approximate 8.9-acre property as follows:

- 37 detached single-family lots on approximately 7.3 acres
- Approximately 1.6-acre commercial center with two points of ingress/egress
- Archaeological display area amenities, pedestrian connections and parking
- Buffer yards and pedestrian connections

The Conceptual Site Plan and Landscape Plan conforms with the Rancho Vistoso Planned Area Development and Conceptual Design Principles and Design Standards of the Zoning Code. Several conditions have been included in Attachment 1, most of which are minor in nature.

The current configuration of the southern residential access point onto Rancho Vistoso Boulevard is for exit only traffic. To improve traffic circulation through the subdivision, a

condition has been included in Attachment 1 to require full ingress and ingress from the southern access point from Rancho Vistoso Boulevard.

BACKGROUND/DETAILED INFORMATION:

Current Site Conditions

- The property encompasses approximately 8.9 acres
- Vacant
- Located in Rancho Vistoso Neighborhood 6 Town Center
- Extensive archaeological work has been conducted on the site

The General Plan and Zoning maps for the property and the surrounding area are depicted in Attachment 4.

Approvals to Date

- 1987: The subject property was part of the original Rancho Vistoso PAD.
- 2006: Preliminary plat/development plan approved for Rancho Vistoso Town Center
- 2008: Approved development plan for subject property expired
- 2016: Block plat approved for subject property

The Rancho Vistoso Town Center site is located on a pre-historic Hohokam Indian site and the focal point is the Honey Bee Village Preserve, immediately east of the subject property. It includes a variety of well-preserved cultural resources that will be featured as part of a future interpretive trail.

The approved Final Plat for the entire Town Center site included a mix of uses surrounding the preserve including detached single-family residential, condominium and, on the subject property, commercial which included the archaeological preserve display area and entrance.

The applicant recently processed a Block Plat Amendment to the existing Final Plat to relocate the archaeological display area and entrance from an internal location to a more accessible location immediately adjacent to Moore Road. For additional information on the archeological display area and the future Honeybee Village Preserve, see the Block Plat Amendment and staff report in Attachments 5 and 6 respectively.

DISCUSSION / ANALYSIS:

The Rancho Vistoso High Density Residential development standards are used as the primary evaluative zoning tool for determining compliance. However, where the Rancho Vistoso development standards are silent, several development standards are derived from the Oro

Valley Zoning Code. A detailed analysis of the Conceptual Site Plan's and Landscape Plan's conformance is provided in Attachment 7. A brief summary is provided below.

Conceptual Site Plan and Landscape Plan

The applicant's request (Attachment 3) has the following four components:

I. 37 residential lots and private roads
II. 1.6 acres of commercial development
III. Archaeological display area
IV. Landscaping and buffer yards

I. The residential component includes 37 detached single-family residential lots on approximately 7.3 acres. Sidewalks will be incorporated throughout the subdivision connecting to both the future commercial and archaeological display area, as well as the larger regional pedestrian network.

   The subdivision has two points of ingress/egress, one providing access to Moore Road and the other providing access to Rancho Vistoso Boulevard. The applicant had previously identified the Rancho Vistoso connection as exit only. To improve traffic circulation within the subdivision, a condition has been included in Attachment 1 requiring the entrance be both ingress and egress.

II. The second component of the Conceptual Site Plan is for a planned future commercial component encompassing approximately 1.6 acres. The commercial element includes one building (approximately 14,640 sq. ft.), associated parking and a loading zone. Conceptual Architecture and Public Art will be required at a later date for the commercial building.

III. The Conceptual Site Plan incorporates parking and amenities to serve the future Honey Bee Village Preserve interpretative trail located immediately adjacent to the subject property. The display area encompasses approximately 24,800 sq. ft. and will include a Ramada, informational signage, landscaping, parking and pedestrian connections to the surrounding area. The concept plan for the archaeological display area will be presented to the Historic Preservation Commission for review and recommendation prior to Town Council consideration of the Conceptual Site Plan. The property owner has expressed interest in dedicating the display area to the Town at a later date. Town Council would consider the dedication request in conjunction with the Final Plat for the proposed subdivision.

IV. The Conceptual Landscape Plan includes landscaped entries, buffer yards, screen walls and landscaping in all common areas throughout the residential, commercial and archaeological display components of the site plan. The proposal includes a crosswalk providing access to the planned multi-use path on the north side of Moore Road.

Rancho Vistoso PAD, Zoning Code Design Principles and Design Standards Analysis

The applicant's proposal has been reviewed for conformance with the Rancho Vistoso PAD Design Standards and the Town of Oro Valley Zoning Code including the Conceptual Design Principles and Design Standards. Each is utilized as evaluation criteria for staff and CDRB evaluation of the application. The Addendum "A" Design Standards are used as secondary guidance, as appropriate. A discussion and analysis of the projects conformance with each is provided in Attachment 8.

Engineering Comments

Traffic

The proposed development will be served by two access points from Rancho Vistoso Boulevard, south of the Moore Road intersection. There is an additional access point from the extension of Moore Road that is currently under construction east of Rancho Vistoso Boulevard. The Moore Road section will consist of one travel lane in each direction, with a raised median and dedicated left turn lanes. Bike lanes and sidewalk will also be provided. This development is similar to the other developed areas of Rancho Vistoso and will not generate traffic that is uncharacteristic of the area. The existing roadway network within Rancho Vistoso and the surrounding areas have existing capacity to accommodate the traffic volume.

Drainage

Existing storm water runoff flows through the site in a southerly direction. 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 drainage channels, storm drains, culverts, and basins throughout the development. Post-developed discharges will be reduced to pre-developed discharges to mimic existing conditions.

Grading

A Type 2 Grading Permit is required to construct the utilities, street, and any other structures requiring grading on the project site. The grading represented within the Conceptual Site Plan conforms to the requirements of the Rancho Vistoso PAD and applicable sections of the Town's Zoning Code (Section 27.9) as well as the Town's Subdivision Street Standards.

PUBLIC PARTICIPATION:

Neighborhood Meetings

Two neighborhood meetings were held on January 27, 2016 and March 23, 2016 regarding the applicant's proposal. Approximately 20 residents attended each meeting. The primary topics discussed during the meetings included:

- Traffic: Neighbors voiced concern about the increased level of traffic at the intersection of Moore Road and Rancho Vistoso Boulevard. Staff discussed the future signal to be located at the intersection and its eventual impact on current traffic conditions.

- Compatibility of the commercial center: Staff detailed the future vision for the commercial center and the potential benefit to users of the archaeological preserve. Further, information was provided regarding the requirement for buffer yards between residential and commercial uses to mitigate any negative impacts.

- The Honey Bee Village Preserve: Neighbors were concerned about potential impacts to the preserve from the new subdivision. Staff explained the Preserve would continue to be protected and the existing walls and fences surrounding the site would be preserved in their current state.

A copy of the neighborhood meeting minutes have been provided in Attachment 9.

No additional correspondence has been received by staff.

CONCLUSION/RECOMMENDATION:

Based on the following findings:

- The request is, with conditions, in conformance with the Rancho Vistoso Planned Area Development
- The request is, with conditions, consistent with the Oro Valley Design Principles and applicable Design Standards,

Recommend approval to Town Council of the Mattamy Homes Conceptual Site Plan and Landscape Plan, subject to the conditions on Attachment 1.

SUGGESTED MOTIONS:

I move to recommend approval of the Mattamy Homes Conceptual Site Plan and Landscape Plan, based on the findings that in the staff report, subject to the conditions on Attachment 1.

OR

I move to recommend denial of the Mattamy Homes Conceptual Site Plan and Landscape Plan finding that _____.

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Conceptual Site Plan and Landscape Plan
4. General Plan and Zoning Maps
5. Hohokam Mesa Block Plat Amendment
6. Hohokam Mesa Block Plat Amendment staff report
7. Conceptual Site Plan and Landscape Plan Summary
8. Rancho Vistoso PAD, Design Principles and Design Standards Analysis
9. Neighborhood Meeting Summary

_____
Bayer Vella AICP, Planning Manager

MINUTES
ORO VALLEY CONCEPTUAL DESIGN REVIEW BOARD
REGULAR SESSION
JULY 12, 2016
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 to order at 6:00 pm

ROLL CALL

PRESENT:	Dick Eggerding, Chair Bruce Wyckoff, Vice Chair Nathan Basken, Member Sarah Chen, Member Jacob Herrington, Member Hal Linton, Member
ABSENT:	Kit Donley, Member

ALSO PRESENT:

Vice Mayor Lou Waters
Council Member Joe Hornat
Joe Andrews, Chief Civil Deputy Attorney
David Laws, Permitting Manager

2. DISCUSSION AND POSSIBLE ACTION ON A PROPOSED CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN FOR AN 8.9-ACRE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF RANCHO VISTOSO BOULEVARD AND MOORE ROAD, OV1600447

Bayer Vella, Planning Manager, provided a presentation that included the following:

- Purpose
- Location Map
- Conceptual Site Plan
- Neighborhood Meetings
- Summary and Recommendation

Cory Tompson, WLB Group, representing the applicant, provided a presentation that included the following:

- Conceptual Site Plan
- Screen Wall along Brookdale Way

Chairman Eggerding opened the public hearing.

Chairman Eggerding closed the public hearing.

MOTION: A motion was made by Sarah Chen, Member and seconded by Bruce Wyckoff, Vice Chair recommend approval of the Mattamy Homes Conceptual Site Plan and Landscape Plan, based on the findings that in the staff report, subject to the conditions on Attachment 1.

MOTION carried, 6-0.

ADJOURNMENT

MOTION: A motion was made by Sarah Chen, Member and seconded by Jacob Herrington, Member to adjourn the Conceptual Design Review Board meeting at 7:13 PM.

MOTION carried, 6-0.

HISTORIC PRESERVATION COMMISSION BOARD REPORT

DATE: September 2, 2016

TO: Historic Preservation Commission (HPC)

FROM: Bayer Vella, Planning Manager
Michael Spaeth, Senior Planner

SUBJECT: Honey Bee Village Preserve Archaeological Display Area and entrance

This purpose of this agenda item is for the Historic Preservation Commission (HPC) to review and provide a recommendation to Town Council regarding the proposed plan for the Honey Bee Village Preserve Archaeological Display Area and potential dedication upon completion. The proposed plan is a component of the larger Conceptual Site Plan for the Viewpointe at Vistoso Trails residential subdivision at the southeast corner of Rancho Vistoso and Moore Road (Attachment 1).

Additionally, the memo is intended to provide an update regarding the timing for development of the Archaeological Display Area. A projected timeline of the remaining steps required for approval is provided at the end of this memo.

DISCUSSION

Display area and amenities

The Historic Preservation Commission (HPC) previously considered the archaeological display area plan in March, 2015. During the meeting, staff outlined the code requirements for development of the park and committed to return to HPC with additional details regarding the amenities and timing of development.

Following the HPC meeting in 2015, staff and the applicant met with Pima County representatives to discuss design and programming for the display area and entrance. The concept plan developed as a result of these meetings is provided in Attachment 2.

The plan will be located adjacent to the existing Honey Bee Village Preserve and will incorporate numerous amenities, including:

- Ramada
- Picnic Tables
- Water fountain
- Pedestrian connections
- Trails
- Seating areas
- Interpretive signage
- Parking, including shared parking at the future commercial site.

An Implementation Plan approved in 2007 for the Honey Bee Village preserve established a design theme for all associated amenities (Attachment 3). All of the above amenities will be designed to be consistent with the approved aesthetic.

Dedication

Staff has discussed with the property owner the potential of dedicating the display area to the Town. Staff supports the dedication proposal as it ensures Town control over the continued maintenance and stewardship of the area and the amenities. Furthermore, town staff has the capacity to take on the responsibility of maintenance for the display area and the associated amenities.

Timeline

A projected timeline for key dates regarding the proposed park and correlating conceptual site plan is provided below.

- September 6, 2016: HPC Consideration of display area plan and dedication for recommendation
- September 21, 2016: Town Council consideration of the conceptual site plan, including the proposed plan for the archaeological display area.

RECOMMENDATION / CONCLUSION: Recommend approval of the plan with associated amenities for the display area and future dedication of the display area to the Town upon completion.

ATTACHMENTS:

1. Viewpointe at Vistoso Trails Conceptual Site Plan
2. Proposed plan
3. Approved design program.

Town Council Regular Session **Item # 4.**

Meeting Date: 09/21/2016

Requested by: Councilmember Zinkin & Councilmember Garner

Submitted By: Mike Standish, Town Clerk's Office

Department: Town Clerk's Office

Information

SUBJECT:

DISCUSSION AND POSSIBLE DIRECTION REGARDING THE TOWN'S INVOLVEMENT IN THE OVERLOOK RESTAURANT LOCATED AT 10555 N. LA CANADA DRIVE, INCLUDING THE POSSIBILITY OF CONTRACTING THE SERVICES OR CLOSING THE RESTAURANT

RECOMMENDATION:

N/A

EXECUTIVE SUMMARY:

Councilmember Zinkin and Councilmember Garner have requested that this item be placed on the agenda for discussion.

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to _____

Attachments

No file(s) attached.