AGENDA
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
May 6, 2025
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

For information on public comment procedures, please see the instructions for in person and/or virtual speakers at the end of the agenda.

To watch and/or listen to the public meeting online, please visit
https://www.orovalleyaz.gov/town/departments/town-clerk/meetings-and-agendas

Executive Sessions – Upon a vote of the majority of the Planning and Zoning Commission, the Commission may enter into Executive Sessions pursuant to Arizona Revised Statutes §38-431.03 (A)(3) to obtain legal advice on matters listed on the Agenda.

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CALL TO AUDIENCE - at this time, any member of the public is allowed to address the Commission on any issue not listed on today's agenda. Pursuant to the Arizona open meeting law, individual Commission 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 Commission 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.

COUNCIL LIAISON COMMENTS

REGULAR SESSION AGENDA

1. REVIEW AND APPROVAL OF THE APRIL 1, 2025 REGULAR SESSION MEETING MINUTES

2. Update on the Resident Working Groups' efforts to create the next 10-year action plan, known as OV's Path Forward

PLANNING UPDATE (INFORMATIONAL ONLY)

ADJOURNMENT

POSTED: 4/29/2025 at 5:00 p.m. by sa

When possible, a packet of agenda materials as listed above is available for public inspection at least 24 hours prior to the Commission meeting in the Town Clerk's Office between the hours of 8:00 a.m. – 5:00 p.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 Commission meeting at 229-4700.

PUBLIC COMMENT ON AGENDA ITEMS

The Town has modified its public comment procedures for its public bodies to allow for limited remote/virtual comment via Zoom. The public may provide comments remotely only on items posted as required Public Hearings, provided the speaker registers 24 hours prior to the meeting. For all other items, the public may complete a blue speaker card to be recognized in person by the Chair, according to all other rules and procedures. Written comments can also be emailed to Recording Secretary Jeanna Ancona at jancona@orovalleyaz.gov, for distribution to the Planning and Zoning Commission prior to the meeting. Further instructions to speakers are noted below.

INSTRUCTIONS TO IN-PERSON SPEAKERS

Members of the public shall be allowed to speak on posted public hearings and during Call to Audience when attending the meeting in person. The public may be allowed to speak on other posted items on the agenda at the discretion of the Chair.

If you wish to address the Commission on any item(s) on this agenda, please complete a blue speaker card located on the Agenda table at the back of the room and give it to the Recording Secretary. Please indicate on the blue 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.

Please step forward to the podium when the Chair calls on you to address the Commission.

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 the Commission. You will only be allowed to address the Commission one time regarding the topic being discussed.
3. Please limit your comments to 3 minutes.
4. During Call to Audience, you may address the Commission on any matter that is not on the agenda.
5. Any member of the public speaking, must speak in a courteous and respectful manner to those present.

INSTRUCTIONS TO VIRTUAL SPEAKERS FOR PUBLIC HEARINGS

Members of the public may attend the meeting virtually and request to speak virtually on any agenda item that is listed as a Public Hearing. If you wish to address the Commission virtually during any listed Public Hearing, please complete the online speaker form by clicking here https://forms.orovalleyaz.gov/forms/bluecard **at least 24 hours prior to the start of the meeting**. You must provide a valid email address in order to register. Town Staff will email you a link to the Zoom meeting the day of the meeting. After being recognized by the Chair, staff will unmute your microphone access and you will have 3 minutes to address the Commission. Further instructions regarding remote participation will be included in the email.

Thank you for your cooperation.

Planning & Zoning Commission **1.**

Meeting Date: 05/06/2025

Requested by: Bayer Vella, Community and Economic Development

Case Number: N/A

SUBJECT:

REVIEW AND APPROVAL OF THE APRIL 1, 2025 REGULAR SESSION MEETING MINUTES

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

N/A.

BACKGROUND OR DETAILED INFORMATION:

N/A.

FISCAL IMPACT:

N/A.

SUGGESTED MOTION:

I MOVE to approve the April 1, 2025 meeting minutes as written.

OR

I MOVE to approve the April 1, 2025 meeting minutes with the following changes...

Attachments

4-1-2025 Draft Meeting Minutes

D R A F T

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
April 1, 2025
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chair Clark called the meeting to order at 6:00 p.m.

ROLL CALL

Present:	Joe Nichols, Commissioner
	William Thomas, Commissioner
	Sandra Wilson, Commissioner
	Philip Zielinski, Commissioner
	Kimberly Outlaw Ryan, Vice Chair
	Anna Clark, Chair
Absent:	Robert Kellar, Commissioner
Staff Present:	Michael Spaeth, Principal Planner
	Joe Andrews, Chief Civil Deputy Attorney
Attendees:	Melanie Barrett, Town Council Liaison

PLEDGE OF ALLEGIANCE

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

CALL TO AUDIENCE

There were no speaker requests.

COUNCIL LIAISON COMMENTS

Council Liaison Melanie Barrett stated the progress continues on the general plan meetings and provided an update on the Town Council meeting the following evening.

REGULAR SESSION AGENDA

1. REVIEW AND APPROVAL OF THE MARCH 4, 2025 REGULAR SESSION MEETING MINUTES

Motion by Commissioner William Thomas, **seconded by** Commissioner Philip Zielinski to approve the March 4, 2025 meeting minutes as written.

Vote: 6 - 0 Carried

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE A REVISION TO THE ORO VALLEY MARKETPLACE MASTER ARCHITECTURE CONCEPT PLAN AND A SITE SPECIFIC ARCHITECTURE FOR THE ENCANTADA AT ORO VALLEY MARKETPLACE NEAR THE SOUTHWEST CORNER OF TANGERINE ROAD AND WATER HARVEST DRIVE

Principal Planner Michael Spaeth provided a presentation that included the following:

- Location
- History and background
- Applicant proposal
- Review criteria
- Summary & recommendation

Mr. Tim Smith with Swaim Associates provided a presentation that included the following:

- Narrative
- Materials palette
- Elevations of clubhouse
- Elevations of apartment buildings
- Elevations of maintenance building

Discussion ensued between the Commission and the applicant.

Motion by Commissioner Joe Nichols, **seconded by** Commissioner William Thomas to recommend approval of the proposed architecture for HSL Encantada luxury apartments, subject to the conditions listed in Attachment 2, based on finding it is in conformance with the Oro Valley Marketplace Master Architectural Concept Plan, and the Design Principles and Standards of the Oro Valley Zoning Code.

Vote: 6 - 0 Carried

PLANNING UPDATE (INFORMATIONAL ONLY)

Principal Planner Michael Spaeth provided an update of items on the next Commission meeting agenda.

ADJOURNMENT

Motion by Commissioner Philip Zielinski, **seconded by** Commissioner Sandra Wilson to adjourn the meeting.

Chair Clark adjourned the meeting at 6:16 p.m.

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 Planning and Zoning Commission of Oro Valley, Arizona held on the 1st day of April 2025. I further certify that the meeting was duly called and held and that a quorum was present.

_____

Jeanna Ancona
Senior Office Specialist

Planning & Zoning Commission **2.**

Meeting Date: 05/06/2025

Requested by: Bayer Vella, Community and Economic Development

Case Number: Not applicable

SUBJECT:

Update on the Resident Working Groups' efforts to create the next 10-year action plan, known as OV's Path Forward

RECOMMENDATION:

This item is for presentation and discussion only. The Planning and Zoning Commission will be tasked with providing additional feedback on the recommended land use map changes and amendment criteria during the meeting.

EXECUTIVE SUMMARY:

This item updates the Planning and Zoning Commission on OV's Path Forward, Phase 2: "Let's Think." Phase 2 began on January 28, 2025, with an orientation session for Resident Working Groups. These groups met from February to May to utilize the substantial guidance the broader community provided to develop goals, policies, and actions for the community's next 10-year action plan.

The #1 priority is ensuring the plan reflects and honors the resident voices heard during Phase 1.

Over 100 residents contributed to this phase by responding to questions posted online and participating in meaningful discussions during 24 meetings. Staying true to what was learned from the community in Phase 1, these residents helped craft 30 draft goals, 86 draft policies, and 230 draft actions related to:

- Transportation, including pedestrian and cyclist connectivity
- Town finances and services
- Public safety, including emergency preparedness
- Housing
- Workforce and employment
- Business attraction and tourism
- Community character
- Schools
- Arts and culture
- Land use and development
- Parks, recreation and trails
- Environmental resources and views
- Climate and sustainability
- Water resources and conservation

Additionally, residents participating in the land use and development meetings provided guidance to update the land use map for accuracy and expand the planning area, urban service boundaries, and growth areas. Participating residents also reviewed the types of 10-year plan amendments (Attachment 1) and amendment criteria (Attachment 2) to ensure they are clear for the community and useful for decision-makers. Both the land use map and amendment criteria are under the purview of the Planning and Zoning Commission. More information about the recommended changes is provided in the Discussion portion of this report.

Next steps:
The result of their time and commitment to Oro Valley's future will be a 30% draft of the 10-year action plan. This draft will incorporate all the groups' efforts and will be shared with the Resident Working Group members, key stakeholder groups, boards, commissions, and the Town Council for feedback.

Over the summer, staff will work with a consultant to incorporate suggestions that stay true to the resident voices heard during Phase 1 and produce a fully designed 60% draft. The 60% draft will be presented to the Resident Working Groups to gain consensus before a large-scale engagement process for broader public review.

BACKGROUND OR DETAILED INFORMATION:

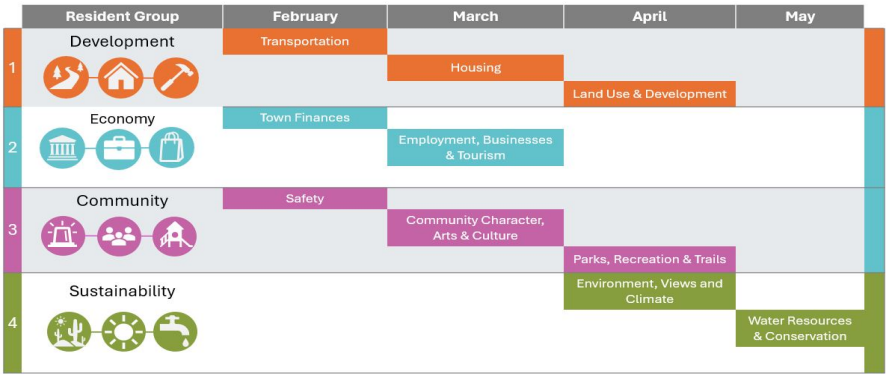
The three-year effort to create the community's next 10-year action plan launched in October 2023. Utilizing the resident-driven process established in the Town Council-approved and award-winning Community Engagement Plan, Phase 1: "Let's Talk" included extensive community engagement to understand residents' priorities and expectations for Oro Valley's future. Over 9,000 responses were collected through a survey, pop-up events and an interactive website. Themes were derived from the responses and transformed into a draft vision and principles guiding the 10-year plan and Phase 2: "Let's Think."

The Community Engagement Plan established the roles and methods for each phase of this important effort:

- Resident voices are the top priority throughout each phase. The plan will only be successful and achieve voter approval if it resonates with the community.
- Community stakeholders are engaged to share ideas and information for residents to consider as they develop the plan.
- Staff, the Planning and Zoning Commission and the Town Council's primary task is to ensure the plan reflects the community's voice.



DISCUSSION
Phase 2 continues to prioritize resident voices by gaining additional guidance and feedback through Resident Working Groups. Four different working groups were established to cover 12 different topics. Each month, the groups would focus on a different topic as depicted in the image below.



The convenience of monthly topics and online meetings more than doubled the participation in working groups, compared to 10 years ago. Not only were more residents involved, but the working groups represented a broad range of ages and demographics. Similar to Phase 1, several residents were participating in a town process for the first time.

There were a minimum of two meetings for each topic. The first meeting focused on gathering additional guidance within the framework of the resident priorities and expectations established in Phase 1. The second meeting gathered feedback on the draft goals, policies, and actions. All groups achieved consensus that the first drafts were on the right path to capture resident priorities and expectations. An example of this process is depicted in the chart below:

Community Guidance	Additional Guidance from Resident Working Groups	Draft Goal	Draft Policy	Draft Action
According to a statistically projectable survey, 58% of residents prefer that the remaining land in OV be used for a central gathering area with shopping, dining and a performing visual arts center. At events and online, residents wanted more things to do, including a downtown or public gathering space.	Development Group: A place with shopping and dining options, amenities for all ages, entertainment, shade, mixed use, accessible, walkable, and has sufficient parking. Community Group: A flexible space, arts and culture, walkable, accessible, and a hub connected to other nearby areas. Economy Group: Maximize sales tax with an attraction or draw to businesses in the area.	Create unique, vibrant and interconnected mixed-use destinations for residents, visitors and businesses.	Facilitate the development of inviting, walkable and vibrant community gathering spaces that connect commercial, entertainment, arts, and cultural opportunities that are accessible to all.	Continue to work with the owners of the Oro Valley Marketplace to make it a "hub" for community gathering by: • Connecting Steam Pump Ranch, Rooney Ranch, Catalina State Park, San Dorado and the adjacent Town-owned property, to create a corridor of community spaces • Increase walkability by improving connections ot the Loop, multi-use path, trails and other pedestrian/cyclist routes. • Incorporating space for events, arts and cultural activities. • Identifying area(s) for gathering that are highly visible and integrated with shopping, dining, seating, the Loop and multi-use path. • Providing shade and other amenities to improve the outdoor experience.

Land Use Map
Residents participating in the land use and development meetings reviewed and recommended changes to the land use map. The land use map includes "macro" aspects that help guide growth and development. This includes a planning area, urban service boundary and legally required growth areas. Definitions of each are provided below. The Resident Working Group's recommendations will be presented to the Planning and Zoning Commission for discussion on May 6, 2025.

- Planning Area - Extends beyond the Town's boundaries. The Town may not control these areas, but works with other jurisdictions as they influence the growth and development of Oro Valley.
- Urban Service Boundary - Around most of the planning area. The area outside the Urban Service Boundary indicates land that should not receive any increase in density or land use intensity over what is currently existing, because urban infrastructure has not yet been extended into these areas, nor is it planned for the foreseeable future.
- Growth Areas - Areas that are particularly suitable for planned multimodal transportation, 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 intensive development.

In addition to the "macro" elements, the land use map also includes parcel-specific designations to guide the types and locations of uses the community wants in Oro Valley. The land use map does not grant property rights, such as permitted uses, building height, etc., which are provided through zoning. There are two types of parcel-specific land use map changes requested during the 10-year plan effort:

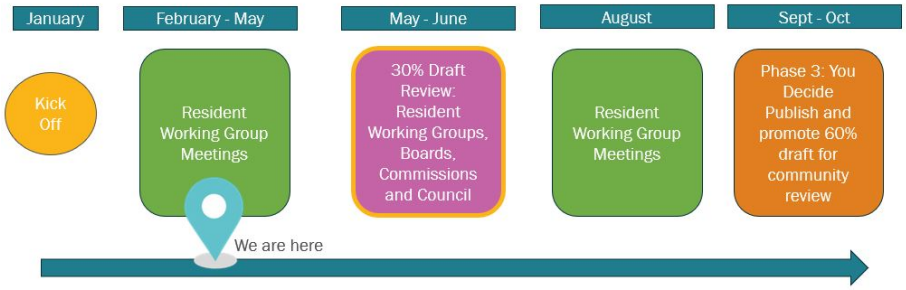
1. Housekeeping changes to improve accuracy and eliminate public confusion - these changes align the land use designations with the development and existing zoning. These inaccuracies occur because property owners do not have to amend the land use map when they are developing under their existing zoning rights. Therefore, the best time to update the map for accuracy is during the 10-year plan effort. The Resident Working Group recommendations will be presented to the Planning and Zoning Commission for discussion on May 6, 2025.
2. Anticipated and private property owner requests - Private property owners may request land use map changes at this time. Additionally, staff anticipate other changes to the land use map or special area policies for larger properties, such as Arroyo Grande (9,000+ acres to the north) and State land 880, will be made in the future. The group considered all the anticipated and proposed requests and recommended that they be handled through the typical amendment process, which involves extensive engagement with nearby neighbors.

Amendment Types and Criteria
The 10-year plan is expected to evolve to stay relevant and be implemented in the community. Per state law, the 10-year plan must include an amendment process. The current plan includes two types of amendments:

- Type 1 - Significant changes to the plan. They include changes on parcels to different land use types that have the most impact.
- Type 2 - Changes with less impact to the plan and do not represent a substantial alteration of the Town's land use mixture or balance.

The Resident Working Group decided to maintain the existing definitions for each type of amendment (see Attachment 1). Both types of amendments are a big deal. They both require extensive community engagement and are evaluated by the same criteria. The group recommended that the amendment criteria be revised to strengthen the language. Guidance from the Resident Working Group, the existing criteria and the proposed criteria are provided in Attachment 2.

Next steps:
The last topic, water resources and conservation, is anticipated to conclude on May 13, 2025. Once completed, a 30% draft will be sent to all Resident Working Group members for review. The 30% draft will then be presented to stakeholders, the board, commission and the Town Council for further review.



As established in the Community Engagement Plan, the role of stakeholders is to share ideas for the resident groups to consider. The role of the Planning and Zoning Commission and the Town Council is to review the draft to ensure the plan reflects the community's voices. Feedback from stakeholders, boards, commissions and the Town Council will be presented to the Resident Working Groups in August, along with a complete, fully designed plan.

Once the Resident Working Group members achieve consensus that the full draft of the plan honors the substantial number of resident voices heard in Phase 1, it will be released and promoted for broader community feedback. The public release will kick off Phase 3: "You Decide," when the broader community checks the plan to make sure it represents resident voices.

FISCAL IMPACT:

Not applicable.

SUGGESTED MOTION:

This item is for presentation and discussion only. The Planning and Zoning Commission will be tasked with providing additional feedback on the recommended land use map changes and amendment criteria during the meeting.

Attachments

ATTACHMENT 1 - AMENDMENT TYPES AND PROCESS

ATTACHMENT 2 - AMENDMENT CRITERIA

Presentation

Amendment Types

Purposeful to not use "major or minor" as both types are a big deal.

Type 1 Amendments

Significant changes to the plan. They include changes on parcels to different land use types that have the most impact. Type 1 Amendments require more extensive neighborhood meetings, public hearings and a higher level of concurrence by Town Council for approval.

- Any change to the Land Use Plan that affects forty (40) acres and shown as Type 1 in matrix.
- Regardless of acreage:
  - Increasing the amount of High Density Residential
  - Increasing the amount of Master Planned Community
  - Decreasing the amount of commercial or employment areas
  - Decreasing the amount of open space
- Changes to the Planning area boundary
- Amendments for properties outside the Urban Services Boundary (USB).
- Any text changes that alter the intent of the plan.

Type 2 Amendments

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

- Any change that do not meet the criteria for a Type 1
- Open space trades that do not result in a net loss
- May be reclassified to a Type 1 if:
  - Highly visible to a significant portion of the community
  - Will result in significant environmental or grading impacts
  - Proposed density or type of development creates a significant and abrupt transition in land use
- Amendments to the Urban Service
- Any text changes that DO NOT alter the intent of the plan.

Amendment Process

Legal Requirement: The general plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments. 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.

Requirements	Type 1 Amendments	Type 2 Amendments
Neighborhood meetings	**Minimum** of 2	**Minimum** of 2
Hearings*	Requires 2 PZC public hearings	Requires 1 PZC public hearing
Reviewers *	60-day review by outside agencies	
Notice Area*	15-day min. to properties within 1000 feet	15-day min. to properties within 600 feet
Timeframe*	Must be considered by Council within 12 months	
Approval *	Requires super majority (2/3) vote by Town Council	Requires regular majority vote by Town Council

* = Legal requirement

Amendment Criteria

RWG Guidance	Existing Criteria	Proposed Criteria (New language show in red)
Add language: • Explaining it is the applicant's burden to meet criteria. • The amendment is necessary or good/beneficial for the community • Evaluates impacts to historical or cultural sites • Evaluates the fiscal impacts to the Town Look at ways to tighten 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 the existing development character and land use patterns without adequate and appropriate buffers and graduated transitions om density and land use.* *b. Impact existing uses with increased infrastructure without 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 amendments will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with the 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.*	*It shall be the responsibility of the applicant to demonstrate that the benefits of the proposed amendment significantly outweigh any potential impacts on the community by meeting all the following criteria:* *1. The amendment benefits the community by meeting the direction provided by the vision, guiding principles, goals and policies.* *2. The amendment shall not significantly impact the community in the following ways:* *a. Alter the existing development character and land use patterns without providing adequate ~~and appropriate~~ buffers and graduated transitions in density and land use.* *b. Increase infrastructure demands on existing uses without implementing improvements to accommodate planned growth.* *c. Reduce public services, including police, fire, parks, and water, ~~and drainage~~ without addressing anticipated impacts.* *d. Impact the natural beauty and environmental resources without suitable mitigation* *e. Impact historical or cultural resources without a suitable treatment plan* *3. The applicant has identified long-term financial benefits and costs to Town infrastructure, services and facilities.* *4. 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.* *5. All non-residential amendments will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with the goals and policies related to economic development and financial stability*

ORO VALLEY'S
Path Forward
Planning Together for Our Future

Update on Phase 2: Let's Think

Planning and Zoning Commission

May 6, 2025

OV's Path Forward

The top priority is creating a draft plan that honors the direction provided by residents in Phase 1.

- Phase 1: Extensive engagement with residents to get direction captured in the draft vision and guiding principles
- Phase 2: Residents craft goals, policies and actions based on significant resident direction provided during Phase 1 and stakeholder ideas
- Phase 3: Complete draft of a web-based plan for resident review and approval



Community Engagement Plan

Priority 1: Residents

- Survey responders
- Pop-up event
- Online engagement
- Working group members
- **Voters**

Work closely together *with residents to* ***involve and reach consensus*** *on the community's vision, values, goals, and elements of the General Plan.*

Priority 2: Community Stakeholders

- Business owners and groups
- Development community
- Environment groups
- Recreational groups
- Safety groups

Work together with interested parties and field experts to ***share ideas and information.***

Priority 3: Regulatory Groups

- Regional agencies
- State
- Surrounding jurisdictions

Work with regulatory groups to ***gather information and consult*** *on goals, policies, and action.*

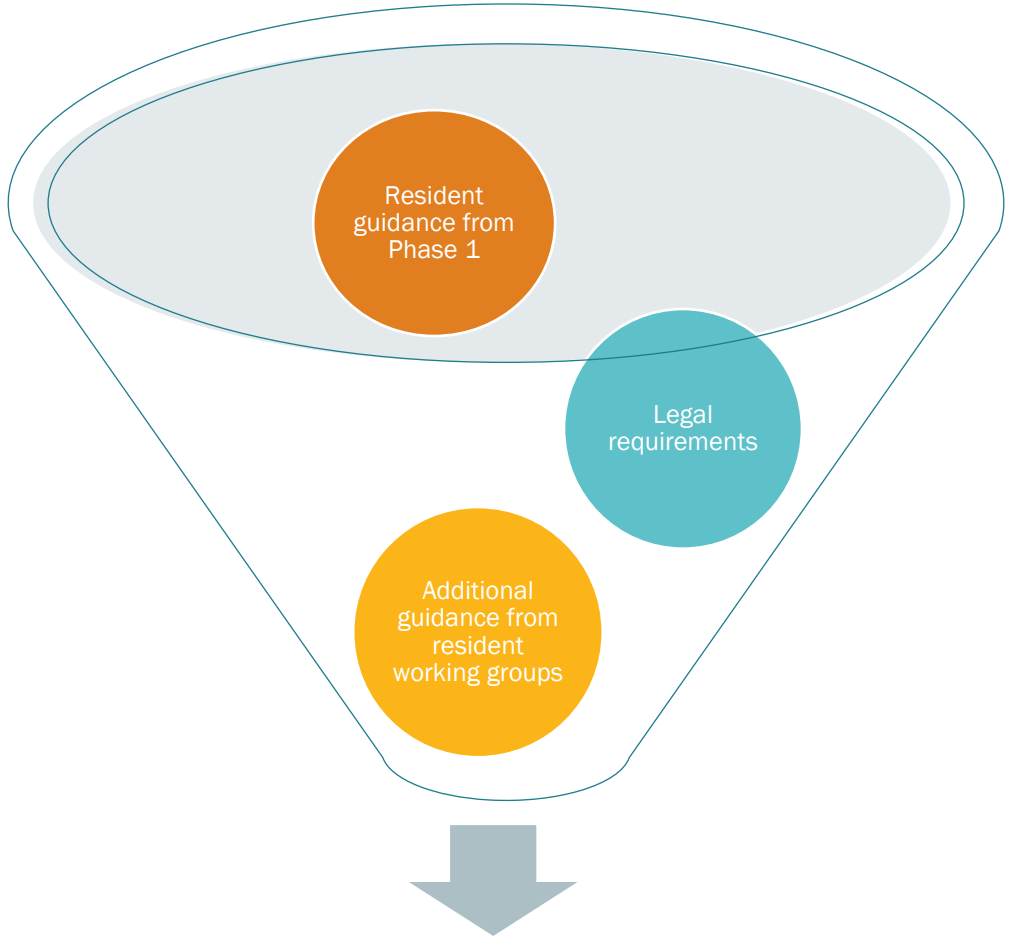
The Planning and Zoning Commission and Town Council make sure the plan represents the community.

Resident Guidance

1. BIG Community Phone Survey used as a guide
   - Phone portion projectable to all OV adults
   - Online and paper portions align with phone survey

2. Comments from 93 events and interactive website provide additional context the survey did not capture

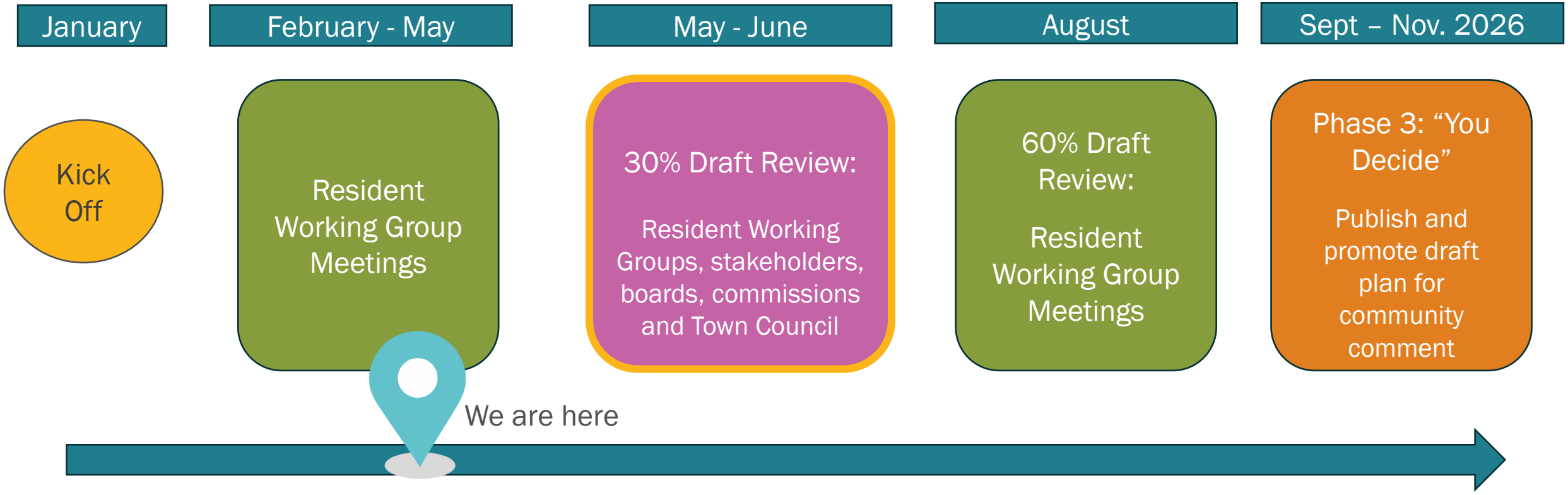
3. Over 100 residents involved in resident working groups – representing all ages and demographic groups



Draft Goals, Policies and Actions

Phase 2: “Let’s Think”

The top priority is creating a draft plan that honors the direction provided by residents in Phase 1.



Resident Working Groups

- Minimum of 2 meetings per topic
- Achieved consensus on 1st draft of the goals, policies and actions

	Resident Group	February	March	April	May
1	Development 	Transportation	Housing	Land Use & Development	
2	Economy 	Town Finances	Employment, Businesses & Tourism		
3	Community 	Safety	Community Character, Arts & Culture	Parks, Recreation & Trails	
4	Sustainability 			Environment, Views and Climate	Water Resources & Conservation

Preliminary Results

2025:
25 meetings
107 residents

30 Draft Goals

85 Draft Policies

230 Draft Actions

2015:
25 meetings
41 residents

25 Goals

77 Policies

163 Actions







Draft Goals, Policies and Actions



58% prefer the remaining land in OV be used for a central gathering area with shopping, dining, and a performing visual arts center.



Shopping and dining options, spaces for all ages, entertainment, shade and amenities, mixed use, accessible and walkable, sufficient parking.



Flexible space, arts and culture, walkable and accessible, a hub with other areas nearby.



Maximize sales tax with a unique attraction to draw people to businesses in the area.

Draft Goal: *Create unique, vibrant and interconnected mixed-use destinations for residents, visitors and businesses.*

Draft Policy: *Facilitate the development of inviting, walkable and vibrant community gathering spaces that connect commercial, entertainment, arts, cultural opportunities that are accessible to all.*

Draft Goals, Policies and Actions

58% prefer the remaining land in OV be used for a central gathering area with shopping, dining, and a performing visual arts center.

OV Marketplace, connectivity to the loop, mixed use areas, outdoor experiences

A hub with several nearby nodes. OV Marketplace, Steam Pump Ranch, existing retail and restaurants.

Promote events as a unique experience to attract people and businesses.

Draft Action: *Continue to work with the owners of the Oro Valley Marketplace to make it a "hub" for community gathering by:*

- *Connecting Steam Pump Ranch, Rooney Ranch, Catalina State Park, San Dorado and the adjacent Town-owned property, to create a corridor of community spaces*
- *Increasing walkability by improving connections to the Loop, multi-use path, trails and other pedestrian/cyclist routes*
- *Incorporating space for events, arts and cultural activities*
- *Identifying area(s) for gathering that are highly visible and integrated with shopping, dining, seating, the loop, and multi-use path.*
- *Providing shade and other amenities to improve the outdoor experience*

Land Use Map and Zoning

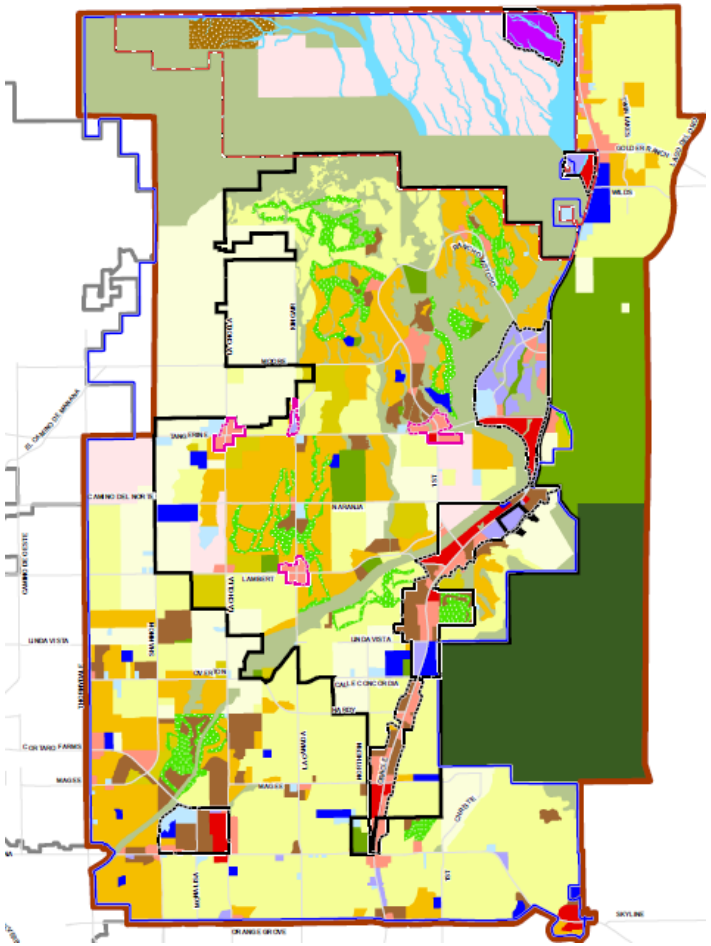
Depicts general uses of land allowed in OV. Provides broad guidance to achieve residents' priorities and vision for the Town.

- Does not grant property rights like building height or permitted uses (zoning)

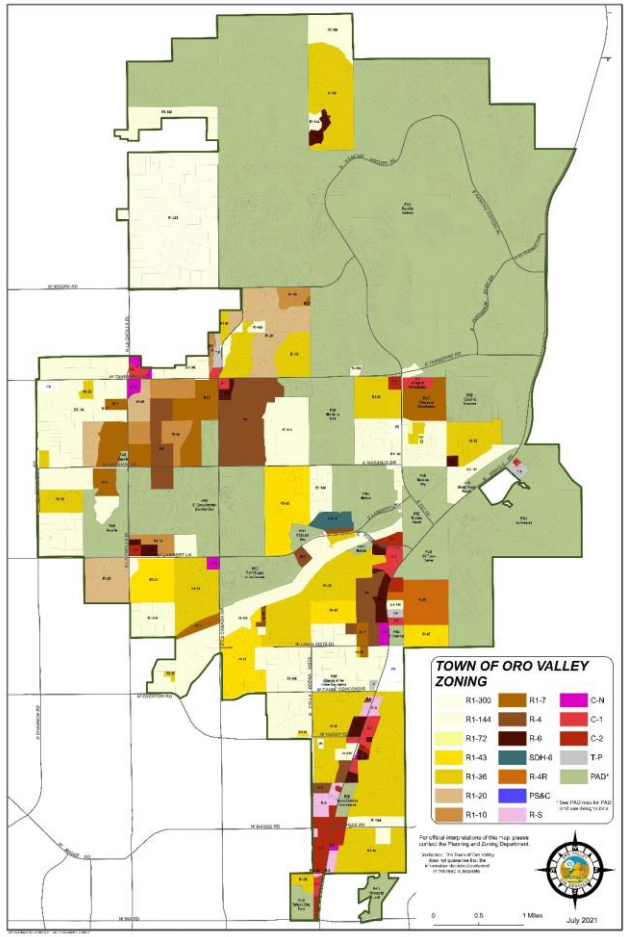
Land Use Map is generally changed with rezonings

- Rezonings may require a general plan amendment for alignment
- Property owners do not have to amend the land use map if they are developing under their existing zoning rights.

Best time to align the land use map with existing zoning and approved development is during the 10-year plan process



Land Use Map
(Policy and Guidance)



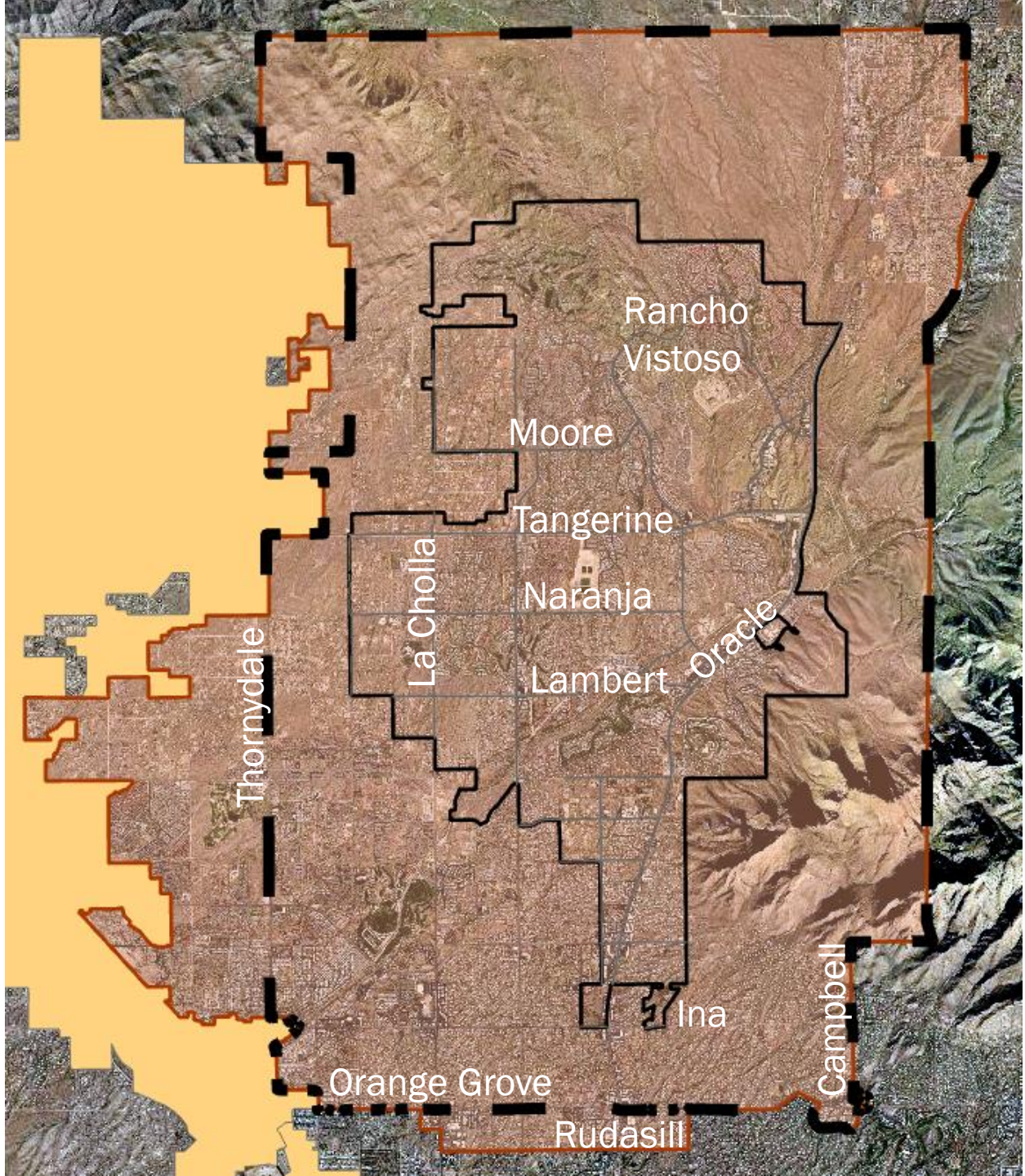
Zoning Map
(Uses, setbacks, height, etc.)

ORO VALLEY'S
Path Forward
Planning Together for Our Future

Planning Area Boundary

The Planning Area extends beyond the Town's boundaries. The Town may not control these areas, but this serves as a request to work with other jurisdictions, as each **influences development, traffic, lifestyle, environmental resources of Oro Valley.**

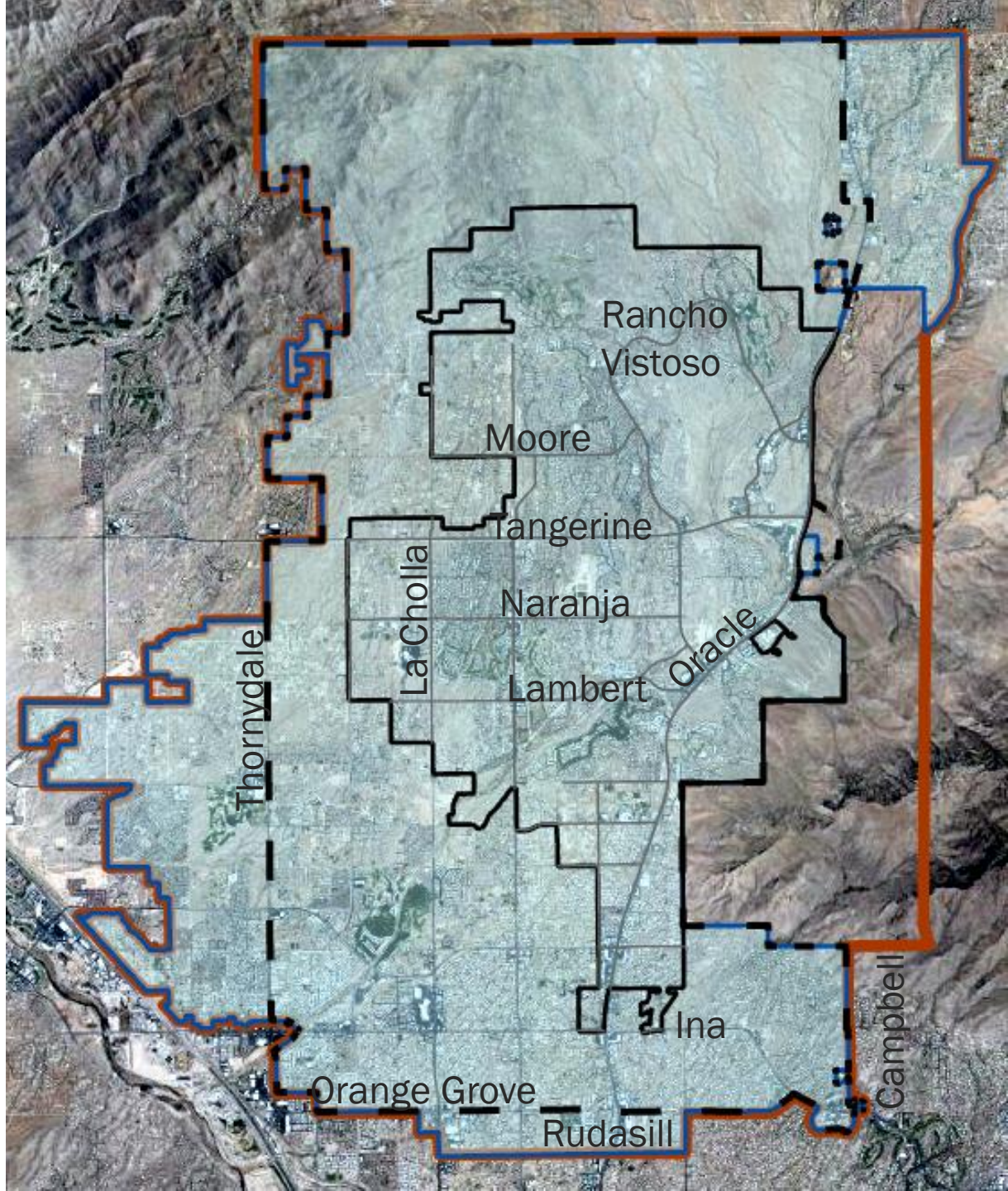
- Extended south to Rudasill
- Extended west to Marana boundaries
  - Excluded residential pockets surrounded by the Town of Marana



Urban Service Boundary

The Urban Services Boundary is around most of the Planning Area. The area **outside** of the Urban Service Boundary indicates land that should not receive any increase in density or land use intensity over what currently existing because urban infrastructure has not yet been extended into these areas and is not planned for the foreseeable future.

- Extend to include northeast Catalina
- Extend south to Rudasill
- Extend west to Marana boundaries
- Align with the Planning Area
  - Excluding Catalina State Park



Recommended Urban Service Boundary
Existing Urban Service Boundary
Planning Area Boundary
Town Boundary

Growth Areas

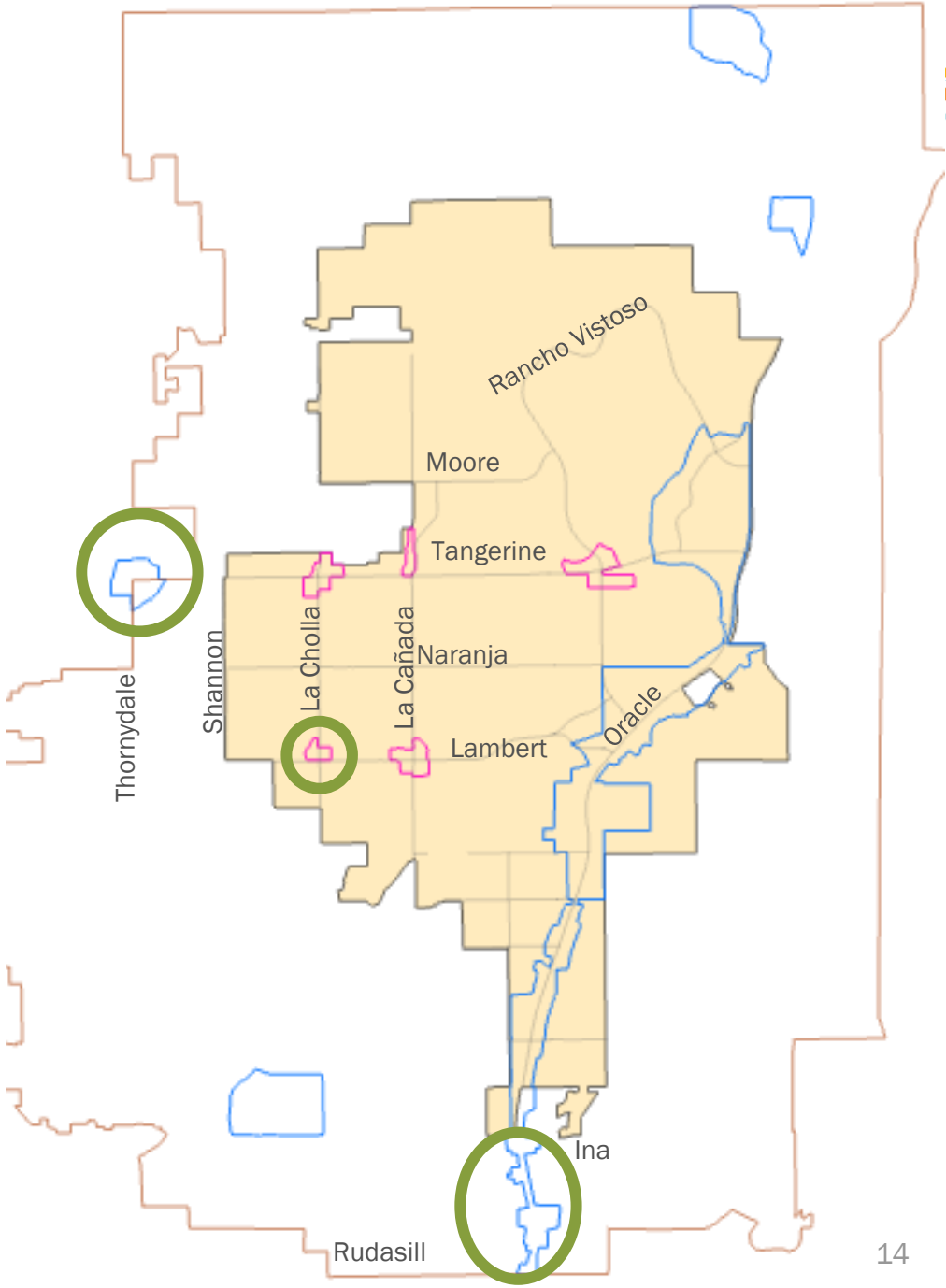
Required by State Law – Areas that are particularly suitable for planned multimodal transportation, infrastructure expansion, and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. These areas are open for a range of more intensive development.

The 10-year plan includes two types of growth areas:

- Tier 1 Growth Areas are major commercial areas that serve the greater OV community and surrounding communities.
- Tier 2 Growth Areas are neighborhood focused commercial areas, supported by a variety of residential areas. These areas serve the immediate needs of residents, while limiting impact.

<u>Development Resident Working Group</u>

- Add Thornydale and Tangerine as Tier 1
- Add Lambert and La Cholla as Tier 2
- Extend existing Tier 1 along Oracle to Rudasill

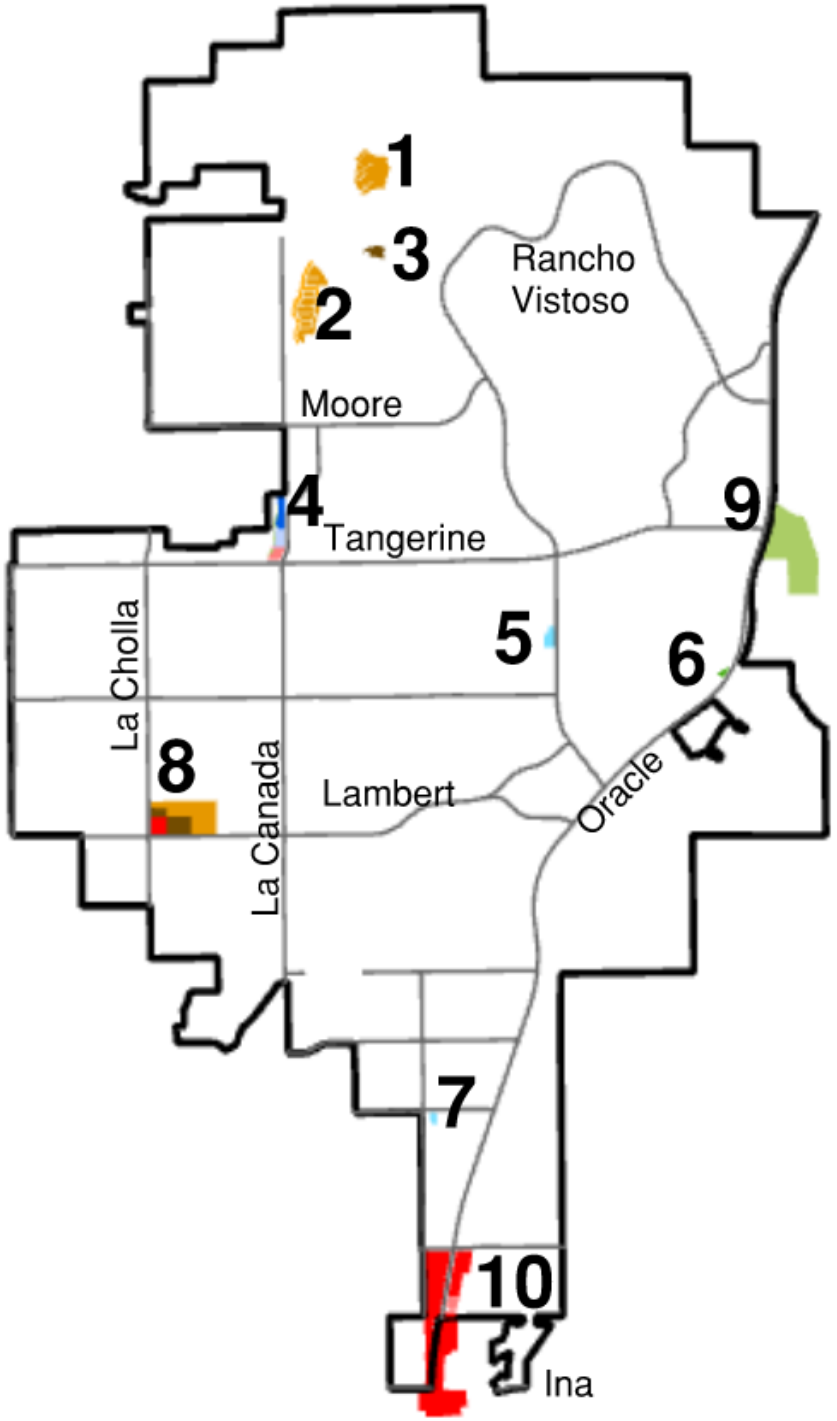


Parcel Specific Changes

These “housekeeping” changes to do not grant new property rights like building height or permitted uses or impact the existing developments. However, they are important for accuracy and to eliminate public confusion.

Development Resident Working Group : Make all housekeeping changes recommended in the chart below.

ID	Area	Existing Land Use	Proposed Land Use
1	Enclave at Stone Canyon	Low Density Residential	Medium Density Residential
2	Center Point subdivision	Low Density Residential	Medium Density Residential
3	Vistoso Highlands Apartments	Medium Density Residential	High Density Residential
4	Leman Academy / area south	Commerce Office Park (COP)	School, Open Space, COP and Neighborhood Commercial Office
5	Resurrection Church	Rural Low Density Residential	Public / Semi-Public
6	Thoa’ag Park	Public / Semi-Public	Park
7	Brethren Church	Low Density Residential	Public / Semi-Public
8	NEC of La Cholla and Lambert	Neighborhood Commercial Office Low Density Residential	Community Regional Commercial High Density Residential Medium Density Residential
9	Pima County owned Kelly Ranch	Neighborhood Commercial Office Low Density Residential Resort/Golf Course	Open Space
10	Oracle from Magee to Ina	Neighborhood Commercial Office	Community Regional Commercial



Amendment Types

Purposeful to not use "major or minor" as both types are a big deal.

Type 1 Amendments

Significant changes to the plan. They include changes on parcels to different land use types that have the most impact. Type 1 Amendments require more extensive neighborhood meetings, public hearings and a higher level of concurrence by Town Council for approval.

- Any change to the Land Use Plan that affects forty (40) acres and shown as Type 1 in matrix.
- Regardless of acreage:
  - Increasing the amount of High Density Residential
  - Increasing the amount of Master Planned Community
  - Decreasing the amount of commercial or employment areas
  - Decreasing the amount of open space
- Changes to the Planning area boundary
- Amendments for properties outside the Urban Services Boundary (USB).
- Any text changes that alter the intent of the plan.

Type 2 Amendments

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

- Any change that do not meet the criteria for a Type 1
- Open space trades that do not result in a net loss
- May be reclassified to a Type 1 if:
  - Highly visible to a significant portion of the community
  - Will result in significant environmental or grading impacts
  - Proposed density or type of development creates a significant and abrupt transition in land use
- Amendments to the Urban Service Boundary (USB)
- Any text changes that DO NOT alter the intent of the plan.

Amendment Process

Legal Requirement: The general plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments. 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.

Requirements	Type 1 Amendments	Type 2 Amendments
Neighborhood meetings	**Minimum** of 2	**Minimum** of 2
Hearings*	Requires 2 PZC public hearings	Requires 1 PZC public hearing
Reviewers *	60-day review by outside agencies	
Notice Area*	15-day min. to properties within 1000 feet	15-day min. to properties within 600 feet
Timeframe*	Must be considered by Council within 12 months	
Approval *	Requires super majority (2/3) vote by Town Council	Requires regular majority vote by Town Council

* = Legal requirement

Amendment Criteria

RWG Guidance	Existing Criteria	Proposed Criteria (New language show in red)
Add language: • Explaining it is the applicant's burden to meet criteria. • The amendment is necessary or good/beneficial for the community • Evaluates impacts to historical or cultural sites • Evaluates the fiscal impacts to the Town Look at ways to tighten 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 the existing development character and land use patterns without adequate and appropriate buffers and graduated transitions om density and land use.* *b. Impact existing uses with increased infrastructure without 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 amendments will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with the 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.*	*It shall be the responsibility of the applicant to demonstrate that the benefits of the proposed amendment significantly outweigh any potential impacts on the community by meeting all the following criteria:* *1. The amendment benefits the community by meeting the direction provided by the vision, guiding principles, goals and policies.* *2. The amendment shall not significantly impact the community in the following ways:* *a. Alter the existing development character and land use patterns without providing adequate ~~and appropriate~~ buffers and graduated transitions in density and land use.* *b. Increase infrastructure demands on existing uses without implementing improvements to accommodate planned growth.* *c. Reduce public services, including police, fire, parks, and water, ~~and drainage~~ without addressing anticipated impacts.* *d. Impact the natural beauty and environmental resources without suitable mitigation* *e. Impact historical or cultural resources without a suitable treatment plan* *3. The applicant has identified long-term financial benefits and costs to Town infrastructure, services and facilities.* *4. 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.* *5. All non-residential amendments will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with the goals and policies related to economic development and financial stability*

30% Draft Review Process

1. May-June: Release 30% draft to the resident working group members, stakeholders, consultants
   - Review and provide comments

2. June: Refine based on comments and publish to boards, commissions and Town Council
   - Email to all boards and commissions (those not in a working group)
   - Study session with the Planning and Zoning Commission
     Study session with the Town Council

