

AGENDA
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
April 7, 2026
CANYON DEL ORO HIGH SCHOOL - MULTI-PURPOSE ROOM
25 W. CALLE CONCORDIA

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.

SPECIAL 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

SPECIAL SESSION AGENDA

1. ELECTION OF CHAIR FOR THE PLANNING AND ZONING COMMISSION
2. ELECTION OF VICE CHAIR FOR THE PLANNING AND ZONING COMMISSION
3. REVIEW AND APPROVAL OF THE DECEMBER 2, 2025 REGULAR SESSION MEETING MINUTES
4. PUBLIC HEARING: DISCUSSION ONLY ABOUT THE FINAL RESIDENT RECOMMENDED DRAFT OF OV'S PATH FORWARD, THE COMMUNITY'S NEXT 10-YEAR GENERAL PLAN

PLANNING UPDATE (INFORMATIONAL ONLY)

ADJOURNMENT

POSTED: 4/1/2026 at 5:00 p.m. by ck

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 Special Session

3.

Meeting Date: 04/07/2026

Requested by: Bayer Vella, Community and Economic Development

Case Number: N/A

SUBJECT:

REVIEW AND APPROVAL OF THE DECEMBER 2, 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 December 2, 2025 meeting minutes as presented.

or

I MOVE to approve the December 2, 2025 meeting minutes with the following changes...

Attachments

12-2-2025 Draft Meeting Minutes

DRAFT

**MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
December 2, 2025
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Vice Chair Outlaw Ryan called the meeting to order at 6:00 p.m.

ROLL CALL

Present: Robert Kellar, Commissioner
Joe Nichols, Commissioner
William Thomas, Commissioner
Sandra Wilson, Commissioner
Philip Zielinski, Commissioner
Kimberly Outlaw Ryan, Vice Chair

Absent: Anna Clark, Chair

Staff Present: Michael Spaeth, Principal Planner

Attendees: Melanie Barrett, Town Council Liaison

PLEDGE OF ALLEGIANCE

Vice Chair Outlaw Ryan 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 thanked the Commission for their service and hopes to see them at the upcoming volunteer appreciation reception. She provided updates on recent and upcoming Planning items on Town Council agendas. Ms. Barrett also provided an update on the Town attorney process.

REGULAR SESSION AGENDA

1. REVIEW AND APPROVAL OF THE OCTOBER 7, 2025 REGULAR SESSION MEETING MINUTES

Motion by Commissioner Philip Zielinski, **seconded by** Commissioner Robert Kellar to approve the meeting minutes as presented.

Vote: 6 - 0 Carried

2. REVIEW AND APPROVAL OF THE 2026 PLANNING AND ZONING COMMISSION MEETING DATES

Motion by Commissioner William Thomas, **seconded by** Commissioner Philip Zielinski to approve the 2026 meeting schedule as presented.

Vote: 6 - 0 Carried

3. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING A MASTER SIGN PROGRAM FOR THE RANCHO VISTOSO CENTER LOCATED AT 13005 N. ORACLE ROAD, TO INCREASE THE MONUMENT SIGN HEIGHT ALLOWANCE

Senior Planning Technician Patty Hayes provided a presentation that included the following:

- Purpose
- Location
- Master Sign Program
- Monument sign height
- Signs 1 & 2
- Sign 1 on Oracle Road
- Sign 2 on Rancho Vistoso Blvd
- General Plan
- Summary

Applicant Milton Solomon (who joined the meeting via Zoom), spoke about the history behind the two monument signs that were approved over five years ago and why the signs were later built taller. The signs are approximately 18 inches and 12 inches taller than approved, as they were placed on the existing sign bases.

Vice Chair Outlaw Ryan opened the public hearing.

There were no speaker requests.

Vice Chair Outlaw Ryan closed the public hearing.

Discussion ensued among the commission, staff and applicant.

Motion by Commissioner Joe Nichols, **seconded by** Commissioner William Thomas to recommend approval of the proposed master sign program, for the Rancho Vistoso Center's monument sign height increase, based on finding it meets the standards of a master sign program of the Oro Valley Zoning Code.

Motion by Commissioner Sandra Wilson, to make a friendly amendment that a condition be added to soften the base of the sign along Oracle Road with landscaping, working within the center's approved landscape plan and with Town staff.

The Motioner and Seconded accepted the friendly amendment.

Vote: 6 - 0 Carried

4. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING ZONING CODE AMENDMENTS TO MECHANICAL EQUIPMENT SCREENING STANDARDS (OVZC 23.6.A.6) AND THE ALLOWED HEIGHTS OF YARD WALLS (OVZC 23.6.A.3, CHAPTER 31) ON RESIDENTIAL PROPERTIES

Senior Planning Technician Patty Hayes provided a presentation that included the following:

- Purpose
- Item A: Mechanical equipment screening
- 1: mechanical equipment screening wall height
- 2: Additional wall for screening
- 3: Rooftop mechanical equipment screening
- Item B: yard wall height
- International Residential Building Code
- Item B: wall height location sample
- 1: yard wall height
- 2: yard wall height measurements
- Summary

Vice Chair Outlaw Ryan opened the public hearing.

There were no speaker requests.

Vice Chair Outlaw Ryan closed the public hearing.

Discussion ensued among the commission and staff.

Motion by Commissioner William Thomas, **seconded by** Commissioner Sandra Wilson to recommend approval of a zoning code amendment for the following items on residential: Item A: update screening standards for ground and roof-mounted mechanical equipment units, Item B: update the yard wall height allowances on side and rear property lines, with the recommendation that the Town Council consider input from the Golder Ranch Fire Department.

Vote: 6 - 0 Carried

5. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION FOR PROPOSED TOWN CODE AND ZONING CODE AMENDMENTS REGARDING THE FOLLOWING:

1. COMPLIANCE WITH STATE LAW FOR ADMINISTRATIVE PLAN & PLAT REVIEW AND APPROVAL
2. GENERAL CODE CLEAN-UP INCLUDING SCRIVENER'S ERRORS
3. REQUIRING A CONDITIONAL USE PERMIT FOR BUILDING HEIGHT INCREASES IN THE PRIVATE SCHOOLS AND PARKS AND OPEN SPACE ZONING DISTRICTS

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

- Purpose
- 1. Compliance with state law
- 2. General code "clean-up" and 3. CUP for height increases
- Summary

Vice Chair Outlaw Ryan opened the public hearing.

There were no speaker requests.

Vice Chair Outlaw Ryan closed the public hearing.

Discussion ensued among the commission and staff.

Motion by Commissioner Joe Nichols, **seconded by** Commissioner Robert Kellar to recommend approval of the proposed amendments included in Attachment 1 based on a finding they comply with state law and all applicable *Your Voice, Our Future* General Plan policies.

Vote: 6 - 0 Carried

6. PRESENTATION OF THE 2025 YOUR VOICE, OUR FUTURE GENERAL PLAN ANNUAL PROGRESS REPORT

Principal Planner Milini Simms provided a presentation that included the following:

- *Your Voice, Our Future* (YVOF)
- Importance of the annual progress report
- Progress over the years
- 2025 progress report
- Actions completed or maintained in 2025
- Actions prioritized for completion
- Actions transferred to OV's Path Forward
- Summary

Discussion ensued among the commission and staff.

7. DISCUSSION REGARDING THE DEVELOPMENT OF A PRE-APPROVED HOUSING PLANS PROGRAM TO COMPLY WITH RECENT STATE LAW REQUIREMENTS

Planner Michael Garcia provided a presentation that included the following:

- New state law (ARS 9-461.20)
- Single-family units and accessory dwelling units
- Duplex units and triplex units
- Pre-approved housing design plans program
- Model plan library example - City of Tucson
- Summary

Discussion ensued among the commission and staff.

PLANNING UPDATE (INFORMATIONAL ONLY)

Principal Planner Michael Spaeth thanked outgoing Commissioner Kellar for his service and noted interviews for his position will take place on December 10. He reminded the Commission about the upcoming volunteer appreciation dinner, and advised on two upcoming Resident Working Group meetings for the next general plan. Mr. Spaeth stated the next commission meeting will be on the second Tuesday of next month on January 13, 2026.

ADJOURNMENT

Motion by Commissioner William Thomas, **seconded by** Commissioner Robert Kellar to adjourn the meeting.

Vice Chair Outlaw Ryan adjourned the meeting at 7:29 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 2nd day of December 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Jeanna Ancona
Senior Office Specialist



4.

Planning & Zoning Commission Special Session

Meeting Date: 04/07/2026

Requested by: Bayer Vella, Community and Economic Development

Case Number: Not applicable.

SUBJECT:

PUBLIC HEARING: DISCUSSION ONLY ABOUT THE FINAL RESIDENT RECOMMENDED DRAFT OF OV'S PATH FORWARD, THE COMMUNITY'S NEXT 10-YEAR GENERAL PLAN

RECOMMENDATION:

This is the first of two required public hearings for OV's Path Forward. No action is to be taken at this meeting. A formal recommendation will be requested at the 2nd public hearing, scheduled for April 14, 2026.

EXECUTIVE SUMMARY:

OV's Path Forward (Attachment 1) is a resident-created plan that will guide town decisions over the next 10 years. The process and product has centered on ensuring resident ownership of the plan. This public hearing is the first step in the adoption process, which ends with residents voting on the plan this November. The purpose of this public hearing is to hear questions and comments from the community and the Commission. The Planning and Zoning Commission will be tasked with making a recommendation to the Town Council at the second public hearing scheduled for April 14, 2026.

A resident-driven process. OV's Path Forward was created by residents and must be approved by residents. This resident-driven process began in January 2023, with residents identifying the methods and tools to engage the community through an award-winning Community Engagement Plan. Implementing the engagement plan (see Attachment 2) serves as the most extensive community engagement process the Town has ever conducted for a project. The process to adopt a new 10-year plan is divided into three phases:

- Phase 1: "Let's Talk" — In October 2023, the effort to create the plan officially launched with Phase 1: "Let's Talk." During this phase, residents provided over 9,000 comments to identify their values, priorities, and expectations for Oro Valley's future. This substantial guidance established the foundation for the plan and was summarized in the vision statement and guiding principles.
- Phase 2: "Let's Think" — Starting in January 2025, four resident working groups met approximately 29 times to create a draft plan that reflects the majority of resident voices heard in Phase 1. Over the past year, several drafts of the plan were published and vetted by the broader community to ensure it accurately represented residents.
- Phase 3: "Residents Decide" — This final phase will start in August 2026. The purpose of this final phase is to ensure residents are aware of the Plan and feel empowered to act at the polls in November.

Over 10,700 comments were received to create the 10-year plan. The top priority throughout this entire process was creating a plan that reflects the majority of residents' values, priorities, and expectations for the Town's future.

A plan that reflects the majority of residents. The plan covers all major topics that influence Oro Valley's quality of life. Although some topics are required by state law, OV's Path Forward exceeds state requirements by truly involving residents and incorporating topics they deem important. Examples include arts and culture, economic development, financial stability, and more.

The vision statement, guiding principles, goals, policies, and actions related to these topics were written to reflect residents' values and aspirations for Oro Valley's future. Great care was taken to balance varying perspectives

and the needs of a diverse community. The majority of the comments received through the community reviews confirm the plan achieves this balance and represents residents.

Changes between the 60% draft and the Final Resident Recommended Draft

The 60% draft of the Plan was presented to the Planning and Zoning Commission and the Town Council in September 2025. The Town Council accepted the 60% draft, "with option 3 for the height guiding principle for the community to consider as part of their review." The plan was subsequently reviewed by the broader community, stakeholders, State and local agencies, and resident working group participants.

Based on the multiple resident reviews and discussions, refinements were made to the plan. However, there were no significant changes in direction or to the wording "accepted" in the 60% draft. For example, the language related to the "views" guiding principle, goals, policies, and actions were not significantly changed. Key aspects the Planning and Zoning Commission should be aware of, include:

- The resident working group participants were able to achieve consensus on all aspects of the draft plan, except the wording for the policies related to views. Although the majority of the participants accepted the Town Council's language, a small minority wanted changes. Ultimately, the group decided to leave the policies as written and defer to the Planning and Zoning Commission or the Town Council to make necessary revisions.
- Clarifications: Existing goals, policies, and actions were expanded upon or revised to ensure residents' intent is clear. Specifically, Action 69 related to a performing arts center was revised by the resident working group to maintain the Town's role and expectation that "the Center is financially self-sustaining and independent of the Town" but provide flexibility for future decision-makers and residents to be involved.
- New Actions: 8 new actions were included in the 90% draft plan distributed to the Planning and Zoning Commission in January. These were related to emergency service providers (Action 24), intergenerational programs (Action 38), senior task forces (Action 41), the Overlook Restaurant (Action 80), the Vistoso Trails Nature Preserve (Action 87), trail access (Action 89), and swimming pools (Action 172). An additional action was added to this draft to "continue participating in regional park and recreational planning efforts (Action 82)."

Overall, the Final Resident Recommended Draft is very similar to the 60% draft and the 90% draft previously distributed to the Planning and Zoning Commission. It represents a culmination of work done over the past 3 years by residents, community stakeholders, town boards, commissions and the Town Council. It is imperative the draft plan represents the majority of residents as it will only be successful and achieve voter approval if it continues to resonate with the community. **Since the plan was created and reviewed by residents, staff recommends no significant changes at this point in the process.** This has been a meticulous effort to achieve resident consensus.

BACKGROUND OR DETAILED INFORMATION:

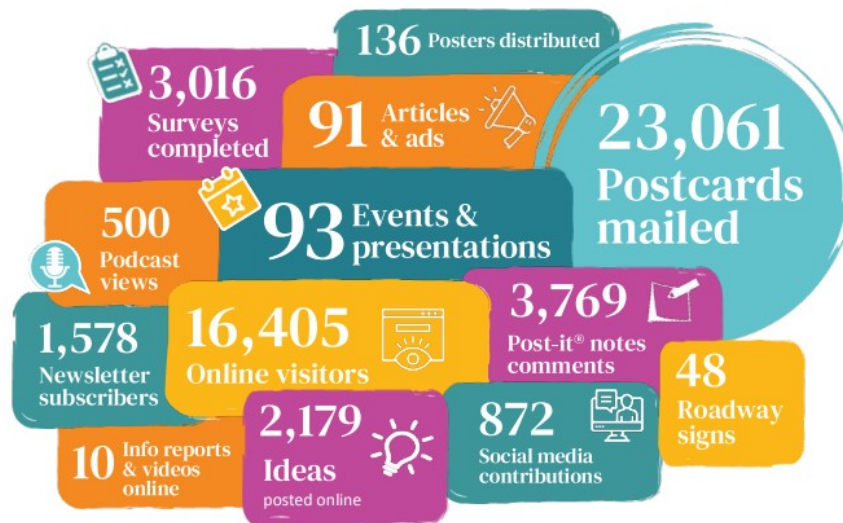
Residents play a pivotal role in creating OV's Path Forward from start to finish. Beginning in January 2023, they created an award-winning Community Engagement Plan and brand to invite residents to participate. This plan outlined the tools and methods used to engage residents. The plan made sure residents were the top priority and the process was "convenient, accessible, transparent, and meaningful." Through this guidance, residents were encouraged to share their perspectives and ideas, engage, and collaborate to create a plan that represents the majority of their voices. Implementing the engagement plan represents the most extensive outreach the Town has ever done for a project (see Attachment 2).

This resident-driven effort to create OV's Path Forward officially launched in October 2023. The first two phases (of 3 total phases) of the project were as follows:

Phase 1: "Let's Talk" (October 2023–December 2024). The first phase focused on listening to residents to understand their priorities and expectations for Oro Valley's future. A variety of methods were used to reach as many people as possible. Residents were invited to share their voice through postcards, roadway signs, local newsletters, social media, newspaper ads and articles, podcasts, videos and more. Three questions were posed during this phase: 1) What do you like best about Oro Valley? 2) What should Oro Valley be known for? and 3) What will be Oro Valley's biggest challenges over the next three years? Residents discussed the questions online and gave their responses on sticky notes at 93 booths set up in front of local restaurants, along trails, at community events, and more. **Approximately 6,389 comments were provided online or at events.**

In addition to the online discussions and pop-up events, a survey was conducted. A phone survey, statistically representative of all Oro Valley adults, took place in the spring of 2024. To ensure that everyone had an opportunity to take it, the same survey was also offered online and in paper format. It was published in the NW Explorer, included with the Oro Valley water bills, and promoted through postcards, social media, roadway signs, newspaper ads and articles. **Approximately 3,016 surveys were completed.**

Result of Phase 1: The substantial guidance provided during this phase established a solid foundation for the Plan with themes being summarized into a big-picture vision and draft guiding principles. The draft vision and guiding principles were improved by the community, then accepted by the Town Council in December 2024.



Phase 2: "Let's Think" (January 2025–July 2026). The second phase aimed to create a specific course of action the Town will take to fulfill the community's vision and guiding principles. Using the substantial guidance provided in Phase 1, four resident working groups met 29 times to draft goals, policies, and actions. The groups met online and focused on different topics each month. 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 representing a broader range of ages and demographics involved, but for many, this was their first time engaging with the Town.

The four groups and topics covered in the plan are as follows:

- Community Resident Working Group — Crafted 9 goals, several policies, and 110 actions related to public safety, community character, arts, culture, parks, recreation, and trails.
- Sustainability Resident Working Group — Crafted 11 goals with associated policies and 75 actions related to environmental and cultural resources, climate, water resources and conservation.
- Economy Resident Working Group — Crafted 5 goals with associated policies and 42 actions related to the Town's financial stability, business attraction and retention, and tourism.
- Development Resident Working Group — Crafted 10 goals with associated policies and 58 actions related to transportation, housing, and development. This group also reviewed the land use map.

Their efforts created several drafts of the Plan that were reviewed by the broader community, state and local agencies.

- May 2025 — A 30% "Resident Working Group Draft" was published and reviewed by all resident working group participants, community stakeholders, like the OV Chamber of Commerce and environmental groups, town boards, commissions and the Town Council. This was the first time participants saw each other's work. **They provided 341 comments that helped make sure the plan was cohesive.**
- September 2025 — A 60% "Community Comment Draft" was published and the BIG Community Review was launched. This was the first time a complete draft of the web-based plan was released. Prior to the BIG Community Review, residents helped make sure the website was easy to navigate and understand. The entire community was invited to participate in the BIG Community Review through postcards, roadway signs, newsletters, newspaper ads and articles. Resident working group participants

were brought back together in December to provide additional guidance on specific actions the community determined needed more attention. **The 359 comments received help clarify actions, fill in gaps, and improve accuracy.**

- January 2026 — A 90% "Resident Recommended Draft" was published and distributed to resident working group participants, community stakeholders, state, and local agencies. **The 117 comments received helped make final refinements.**



Result of Phase 2: The Final Resident Recommended Draft (Attachment 1) represents a culmination of work completed over the past 3 years by residents, community stakeholders, town boards, commissions and the Town Council.

The Planning and Zoning Commission's role is to verify the plan honors the majority of resident voices heard throughout this process. **Since the plan was created and reviewed by residents, staff recommends no significant changes be made at this point in the process.**

DISCUSSION/ANALYSIS

The 10-year plan covers a variety of topics that influence the quality of life in Oro Valley. The plan not only meets state requirements but exceeds them by genuinely involving residents and incorporating additional topics that were important to them. The vision, guiding principles, goals, policies, and actions are written to reflect what residents value about Oro Valley and their aspirations for its future. Key themes identified during Phase 1 and reflected in the plan include:

- Overall, residents are proud to live in Oro Valley. The majority of the actions aim to maintain the characteristics they value most, which include being one of the safest communities in Arizona, conserving views and the natural environment, and opportunities for an active, outdoor lifestyle.
- More focus on amenities and things to do. Over the past 10 years, the town has grown and is approaching build-out. It is typical as the town matures for less focus on development and more on filling in gaps. Due to this, new projects or efforts identified in the plan focus on park and recreational amenities, business attraction and retention, and gathering spaces.
- Great care was taken to balance the varying perspectives and needs of a diverse community. For example, the plan honors residents' preference for 1–2-story buildings but also their acceptance that taller buildings may be okay depending on the benefit to the community and location. Another example is the housing goals, policies, and actions that honor residents' preference for single-family homes and ownership while also reflecting the residents' identified need to have more housing options for young people, the workforce, and seniors.

Going from a 60% draft to the Final Resident Recommended Draft:

Since the effort officially launched in 2023, town staff has updated the Planning and Zoning Commission 10 times about the residents' progress to create OV's Path Forward. Our last major update was presenting the 60% draft to the Planning and Zoning Commission and the Town Council in September 2025. The Town Council accepted the

60% draft "with option three(3) for the height guiding principle for the community to consider as part of their review, and direct staff to draft additional sustainability goals, principles, and action items to reflect support for small-scale food production and animal husbandry." Goal R: Food Access was added, and the plan was subsequently reviewed by the broader community, stakeholders, State and local agencies, and resident working groups.

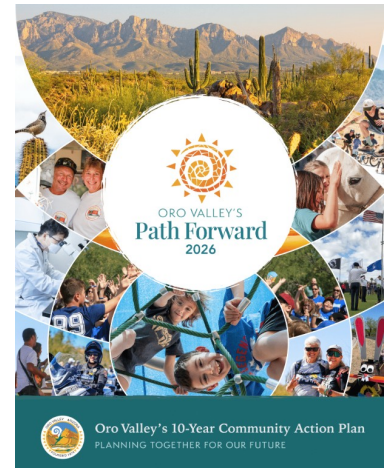
Based on multiple resident reviews and discussions, refinements were made to the plan. However, there have been no significant changes in direction, including the "views" related guiding principle, goal, policies or actions that were accepted by the Town Council last September (see table below). It is important to note, the only aspect the resident working groups were unable to reach consensus on were the policies related to views. Although the majority of the participants accepted the Town Council's language, a small minority wanted changes to the terms "limit" and "restrict". Ultimately, the group decided to leave the policies as written and defer to the Planning and Zoning Commission or the Town Council to make necessary revisions.

Views	60% Draft Accepted by Town Council	90% Draft (distributed in January) and Final Resident Recommended Draft (current)
Guiding Principle	Protect mountain views. <ul style="list-style-type: none"> ● Honor the community's preference for 1-2 story buildings and acceptance for 3-story buildings on appropriate sites. ● Limit building heights to no more than 3-stories for residential uses and facilities, like senior care ● Create effective transitions between varying building heights ● Mitigate the appearance of building scale and bulk through design 	Conserve highly valued community views. <ul style="list-style-type: none"> ● Honor the preferences for 1-2 story buildings and acceptance for 3-story buildings on appropriate sites. ● Limit building heights to no more than 3 stories for residential uses and facilities, like senior care. ● Create effective transitions between varying building heights. ● Mitigate the appearance of larger buildings (scale and mass) through design.
Goal	Ensure mountain views are protected through the development process.	Ensure views are conserved through the development process.
Policies	<ul style="list-style-type: none"> ● Policy 1: Limit 2-3 story apartment communities to targeted sites along major roads that are near commercial areas and significantly distant from single-family residential. ● Policy 2: Restrict rezoning requests for residential (e.g., apartments) and common commercial service uses like senior care or self-storage, to a maximum of 3 stories. ● Policy 3: Consider additional height requests for highly significant and unique non-residential employment, or revenue-generating uses (like the hospital, primary employers, or hotels) in areas where topography mitigates view impacts. ● Policy 4: Create transitions between varying building heights by positioning taller buildings away from existing homes and on lower areas of the site. 	<ul style="list-style-type: none"> ● Policy 1: Limit 2-3 story apartment communities to targeted sites along major roads that are near commercial areas and significantly distant from single-family residential. ● Policy 2: Restrict rezoning requests for residential (e.g., apartments) and common commercial service uses (e.g., senior care or self-storage) to a maximum of 3 stories. ● Policy 3: Consider additional height requests for highly significant and unique non-residential employment, or revenue-generating uses (like the hospital, primary employers, or hotels) in areas where topography mitigates view impacts. ● Policy 4: Create transitions between varying building heights by positioning taller buildings away from existing homes and on lower areas of the site.

Actions	<p>268: Identify appropriate locations for 2-3 story apartment communities that are:</p> <ul style="list-style-type: none"> ● In proximity to Oracle Road with pedestrian access to shops, services, employment areas, and transportation options. ● Separated from existing single-family subdivisions by enhancing setbacks unless a physical barrier exists, such as topography, washes, roadway. etc. <p>269: Maintaining existing building height requirements for:</p> <ul style="list-style-type: none"> ● Commercial and tech-park zoning districts ● Oracle Road and Tangerine Road scenic corridors 	<p>268: Identify appropriate locations for 2-3 story apartment communities that are:</p> <ul style="list-style-type: none"> ● In proximity to Oracle Road with pedestrian access to shops, services, employment areas, and transportation options. ● Separated from existing single-family subdivisions by enhancing setbacks unless a physical barrier exists, such as topography, washes, roadway. etc. <p>269: Maintaining existing building height requirements for:</p> <ul style="list-style-type: none"> ● Commercial and tech-park zoning districts ● Oracle Road and Tangerine Road scenic corridors
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Refinements include:

- **Proofreading edits:** Include minor text edits to address grammatical or formatting errors.
- **Updated data:** The land use distribution tables and associated charts were updated to reflect the current version of the Land Use Map. The "Transit" and the "Bicycle and Pedestrian Routes" maps were also updated to reflect up-to-date information received from the Pima Association of Governments (PAG) and through the OV Trails Connect (a plan for Oro Valley's paved paths and dirt trails) effort.
- **Acknowledgments:** The plan was created from 1000s of resident voices. Appreciation to those who took the time to help shape the plan was added, along with a specific mention of residents who committed extra time and care to creating the plan.
- **Organization:** Goal O was previously titled, "Recycling" yet included actions related to waste reduction, solar, and air quality. For clarity, the title of the goal was updated to "Waste Reduction," and only associated actions are now under it. A new goal was created for Air Quality and the solar-related actions were moved under Goal Q: Utilities. Creating a new goal required all subsequent goals and policies to be renumbered.
- **Clarifications:** Existing goals, policies, and actions were expanded upon or revised to ensure residents' intent is clear. Additionally, Action 69 related to a performing arts center was revised by the resident working group to maintain the Town's role and expectation that "the Center is financially self-sustaining and independent of the Town" but provide flexibility for future decision-makers and residents to be involved.
- **New Actions:** 8 new actions were included in the 90% draft plan distributed to the Planning and Zoning Commission in January. These were related to emergency service providers (Action 24), intergenerational programs (Action 38), senior task forces (Action 41), the Overlook Restaurant (Action 80), the Vistoso Trails Nature Preserve (Action 87), trail access (Action 89), and swimming pools (Action 172). An additional action was added to this draft to "continue participating in regional park and recreational planning efforts (Action 82)."



Overall, the plan content is very similar to the previous drafts reviewed by the community, including the Commission. The main change between this draft and previous versions is the design of the PDF supplement. The PDF supplement now includes graphics and photos to match the web-based version available on OVPathForward.com.

SUMMARY AND NEXT STEPS

The top priority throughout this entire process was creating a plan that reflected the majority of residents' values, priorities, and expectations for the Town's future. The only way for the plan to be successful and achieve voter approval is if it resonates with the community. Overall, the Final Resident Recommended Draft is very similar to

the 60% and 90% draft previously distributed to the Planning and Zoning Commission. Although refinements were made to the plan, no changes in direction were made. The plan takes great care to ensure the plan balances varying perspectives and achieves this priority. The community reviews and resident working group consensus confirm this priority has been met.

This public hearing is the first step in the adoption process. A second public hearing is scheduled on April 14, 2026, in which the Planning and Zoning Commission will be tasked with making a recommendation to the Town Council. Town Council approval will signify the plan is ready to be placed on the ballot for voter ratification in November. Phase 3: "Residents Decide" will launch this August to help raise awareness and empower residents to act the polls. Similar to Phase 1, extensive community engagement will take place, which will include postcards, roadway signs, videos, podcasts, local newsletters, and more.

FISCAL IMPACT:

Not applicable.

SUGGESTED MOTION:

No action will be taken during this public hearing. The purpose of this public hearing is to hear questions and comments from the community and the Commission. The Planning and Zoning Commission will be tasked with making a recommendation to the Town Council at the second public hearing scheduled for April 14, 2026.

Attachments

ATTACHMENT 1 - FINAL RESIDENT RECOMMENDED DRAFT PLAN

ATTACHMENT 2 - CEP IMPLEMENTATION

ATTACHMENT 3 - PZC MEMO 1.16.2026

PZC Presentation

Thank you!

We want to thank the hundreds of individuals who dedicated their time to this important effort. Whether you filled out a survey, visited a booth at an event, spoke with a volunteer at the farmers market, park or in front of your favorite restaurant in town, participated online, or attended a meeting, your voice created this Plan.

We would also like to express our gratitude to those who generously offered their time and expertise to ensure that this effort was resident-driven. The following individuals participated in the Community Engagement Advisory Group, Resident Working Groups, or served as Ambassadors.

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Resident Working Group (Jan. 2025 – May 2026)

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Lisa Kaimer
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Sherri Lomayesva
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Stephanie Cetti
Stephen Woodall
Suellen Black
Susan Allen
Suzanne Hayes
Ted Shepard
Terry Hart
Theresa David
Thomas Gribb
Tom Stegman
Toni Kane
Tony D'Angelo

Phase 3:
"You Decide" Ambassadors
(Aug. 2026 – Nov. 2026)

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CHAPTER 1

Introduction

OVERVIEW

Oro Valley's Path Forward is the community's 10-year action plan. Residents created the Plan to guide decisions that shape our quality of life. The Plan is designed to be user-friendly and mirrors resident expectations for Oro Valley's future. It includes focused direction to ensure meaningful results over the next 10 years.

Written from the perspective of residents, it reflects our shared values, goals, policies, and the actions necessary to bring our vision for Oro Valley into reality.

All the actions will move forward through thoughtful planning and must entail the effective use of existing resources. Some actions will require additional community engagement and means to achieve specific results. This Plan is the result of many voices coming together to create a clear vision for Oro Valley's future. It will be up to all of us to bring the Plan to life.



Welcome to Oro Valley, Arizona

Oro Valley is situated in the beautiful Sonoran Desert, nestled between the Tortolita and the towering Santa Catalina Mountain ranges. Known for its scenic beauty and spectacular mountain views, Oro Valley is a thriving community with over 48,000 residents and a maximum of 55,850 residents projected by 2040. Founded in 1974, Oro Valley has become a sought-after home for families, seniors, working professionals, and businesses, as well as a popular destination for visitors. This is largely due to its reputation as one of the safest places in Arizona, as well as its abundant outdoor recreation opportunities and vibrant quality of life.



Why Plan?

Every 10 years, we, the residents, get to shape Oro Valley's future together. State law requires all towns, cities, and counties in Arizona to develop or update their General Plan every 10 years. This plan is unique because it requires voter approval to be implemented. Community ownership is essential for its success, which is why our efforts to achieve a high level of participation far exceeded the state's requirements.

The Plan was developed by us, the residents, who contributed our ideas and perspectives through surveys, events, online discussions, and numerous meetings.

Since the last 10-year Plan, *Your Voice, Our Future*, Oro Valley has matured and only has roughly 12% of land remaining for potential development. This means our community is in a period of refinement, and our focus has evolved, placing greater emphasis on safety, Town finances, water conservation, and opportunities to live, work, shop, dine, and play. *Oro Valley's Path Forward* helps formalize community expectations and guides stakeholders and Town governance in making informed decisions for our future.

To achieve our vision, the Plan will be used in various ways to guide decisions and implement actions.

- » **Residents and Community Members** will reference the Plan to advocate and hold the Town accountable for meeting its goals, policies, and actions.
- » **Private Property Owners** will reference the Plan to guide the development of their property.
- » **Town Staff** will use the Plan to guide their recommendations, actions, and work plans.
- » **Boards, Commissions, and the Town Council** will use the Plan to guide their decisions and actions.

STATE REQUIREMENTS

Under Arizona’s Growing Smarter/Plus legislation, towns are required to adopt a 10-year plan, also referred to as a General Plan. The overall purpose of the legislation is to help Arizona communities comprehensively plan for needs, growth, protect open space, and manage growth-related issues. A comprehensive effort to engage community members must be used to update the plan every 10 years. As Oro Valley’s last General Plan was adopted in 2016, *Oro Valley’s Path Forward* serves as the required update.

In addition to the overall purpose and community engagement requirements of *Growing Smarter/Plus*, the state also outlines specific topics that must be covered in the plan. The required topics depend on the community’s population.

As residents of Oro Valley, we value excellence, especially when it comes to making decisions about our quality of life. That’s why we have not only met all state requirements but have exceeded expectations by truly involving residents and incorporating topics that, while not required by the state, are important to us. Together, we have made this very much our community’s plan.

The state-required topics and those added by residents are shown in the table below. To learn more about each of the state requirements and their fulfillment through this Plan, please click [HERE](#).

Chapter	Topics	State Required	Community Focus
Community	Character, Arts, and Culture	No	Yes
	Parks, Recreation, and Trails	Yes	Yes
	Public Safety	Yes	Yes
Sustainability	Climate	No	Yes
	Energy	Yes	Yes
	Environment: Conservation and Open Space	Yes	Yes
	Water Resources	Yes	Yes
Economy	Employment, Business Attraction, and Retention	No	Yes
	Public Buildings	Yes	Yes
	Public Services and Facilities	Yes	Yes
	Tourism	No	Yes
	Town Finances and Cost of Development	Yes	Yes
Development	Housing	Yes	Yes
	Land Use	Yes	Yes
	Transportation	Yes	Yes

ACHIEVING MEANINGFUL RESULTS

This Plan signifies a commitment between the Town and the residents to uphold our values, priorities, and expectations for the future of Oro Valley. It includes specific actions that will be implemented over the next 10 years to achieve meaningful results in our community. Oro Valley takes pride in the successful implementation of its 10-year plans, having addressed 100% of the actions from the previous plan, *Your Voice, Our Future*. A progress report for the previous plan is available [HERE](#) with some notable achievements highlighted below:

- » Effective and high-quality public safety.
- » Acquisition of Vistoso Trails Nature Preserve and improvements to Naranja Park.
- » Widening of La Cholla Boulevard.
- » Enhanced conservation and protection of large saguaros during construction.
- » An updated Town website and increased opportunities for community involvement.

This Plan can only become a reality through clear and detailed actions. Similar to the previous plans, *Oro Valley's Path Forward* outlines a specific and measurable course of action. Residents worked together to identify specific actions necessary to fulfill our vision and guiding principles. It is anticipated that all actions will be addressed during the 10-year lifespan of the Plan. Each will move forward with thoughtful planning. Most will entail efficient and effective use of existing resources. Others require further community engagement and additional resources to achieve meaningful results.

Each action includes a timeframe for completion and assigns a responsible department within the Town of Oro Valley to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

Actions will be prioritized through Town Council-Adopted Strategic Plans, allowing Oro Valley to focus on the most pressing needs and optimize resources accordingly, while also keeping the community's long-term goals in mind. Additionally, each Strategic Plan allows for re-evaluating actions based on changing conditions, needs, or unexpected events.

While the Town bears much of the responsibility for the actions, community members also share a vital role in making the Plan a reality. Every effort will be made to ensure the actions are implemented in a responsive and fair manner. The success of the community's vision depends on many people working together.





Creating the Plan

AS RESIDENTS, OUR VOICES DROVE THIS ENTIRE EFFORT

Starting in 2023, we created an award-winning Community Engagement Plan to make sure participation was accessible, convenient, and meaningful for everyone in our community. A diverse group of community members came together, representing a wide range of ages, experiences, and perspectives, to create the Plan.

Since *Oro Valley's Path Forward* was created by residents, we want to acknowledge the hundreds of individuals who dedicated their time to this important effort. Whether you filled out a survey, visited a booth at an event, spoke with a volunteer at the farmers market, park, or in front of your favorite restaurant in town, participated online, or attended a meeting, your voice created this Plan. It includes our shared vision and direction to ensure the future of this special community.

The dedication and commitment of Oro Valley residents to our future is reflected through the intensive, three-year effort to create this Plan. The effort included three key phases.

PHASE 1 – LET’S TALK

(OCTOBER 2023 – DECEMBER 2024)



The purpose of this first phase was to listen and learn from the community about our values, priorities, and expectations for Oro Valley’s future. Oro Valley residents and community members shared their ideas and perspectives through a survey representative of all Oro Valley adults, at 93 events, and in online discussions.

During this phase, over 9,000 comments were collected to establish a solid foundation for the Plan. The themes were summarized into a big-picture vision statement and thirteen guiding principles crafted by residents through the Wordsmith Challenge. Our community’s vision and

guiding principles were accepted by the Town Council on December 4, 2024, which set the stage to continue building the Plan in Phase 2.

PHASE 2 – LET’S THINK

(JANUARY 2025 – JULY 2026)

The purpose of this second phase was to create a specific and measurable course of action to fulfill the community’s vision and guiding principles. Oro Valley residents were invited to participate in four Resident Working Groups, which initially met from February through May 2025.

During that time, approximately 116 residents provided over 900 comments to develop the initial drafts of the goals, policies, and actions. The groups represented a diverse range of ages, perspectives, and geographic areas within Oro Valley’s vibrant community.

The first draft of the Plan was published and promoted to the broader community in September 2025 through the *BIG Community Review*. After the review, the resident working groups met again to refine the Plan and produce the *Resident Recommended Draft*. The recommended draft will be presented to the Planning and Zoning Commission and the Town Council for adoption. Town Council adoption signifies the Plan is ready to be placed on a ballot for voter approval.

PHASE 3 – YOU DECIDE

(JULY – NOVEMBER 2026)

The purpose of this final phase is to ensure that residents are aware of the Plan and feel empowered to act in the polls. Voters are encouraged to participate in an election to adopt or reject *Oro Valley’s Path Forward* in November 2026.

Reading the Plan

The Plan is divided into four main chapters, covering topics that are most important to us as residents. Focus areas include:

1. **Community.** Public safety, character, arts, culture, parks, recreation, and trails.
2. **Sustainability.** Environment, climate, energy, water resources, and conservation.
3. **Economy.** Employment, tourism, business attraction, and retention.
4. **Development.** Transportation, housing, and land use.

Each chapter includes:

Introduction. Offers a brief overview of the topics covered and the resident-driven process that developed the associated goals, policies, and actions.

Relationship with other chapters. The topics within this Plan are interrelated in the same way that elements of our lives are interrelated. Information may overlap 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.



Guiding principles, goals, policies, and specific actions for each topic.

The Guiding Principles provide a high-level view building on the vision statement and establishing the foundation for the goals, policies, and actions. The goals, policies, and actions set the course to turn our vision into a reality.

- » **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- » **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- » **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- » **Ongoing.** Actions that are continually maintained.
- » **Annual.** Actions that are implemented on a yearly basis.
- » **Short (1 – 2 years).** Actions that have been started or require minimal resources.
- » **Medium (3 – 6 years).** Actions that require additional resources or time to complete.
- » **Long (7 – 10 years).** Actions that require additional guidance, time, and resources to complete.



CHAPTER 2

Vision for the Future

INTRODUCTION

Oro Valley's future is shaped by a vision statement that captures our community's values and aspirations. This vision serves as the foundation for the Plan, while the guiding principles provide a broader perspective and create a framework for establishing clear goals. Each goal defines an outcome we aim to achieve over the next 10 years to help turn the residents' vision into a reality.

This chapter focuses on the following:

- » Vision Statement
- » Guiding Principles
- » Goals

VISION STATEMENT

The vision statement serves as the foundation for the Plan and represents the values and desires of our community:

Oro Valley is a community where all residents have access to valued amenities, activities, services, and opportunities to live, work, shop, dine, and play. The Town maintains its strong sense of community by prioritizing public safety, natural beauty, scenic views, outdoor recreation, arts, and culture.

Guiding Principles

The Guiding Principles provide a high-level view building on the vision and establishing the foundation for the goals, policies, and actions.

PUBLIC SAFETY

Uphold community safety as the top value.

- » Maintain a low crime rate.
- » Support and promote school safety.
- » Improve traffic, bicycle, and pedestrian safety, especially at major intersections.
- » Maintain a highly visible, community-engaged, and fully staffed police force with quick response times.
- » Develop and promote crime prevention programs.
- » Prepare for natural disasters.





CHARACTER, ARTS, AND CULTURE

Maintain the community's unique character.

- » Maintain a friendly, kind, and neighborly town feel.
- » Create and attract community gathering opportunities and spaces.
- » Support arts and culture.
- » Foster a community that welcomes a diverse population.
- » Strive to keep a quiet and peaceful atmosphere.

Keep Oro Valley a friendly community that supports a diverse range of ages, interests, and backgrounds.

- » Foster more activities and entertainment options.
- » Meet the needs and interests of children, youth, families, adults, and an aging population.
- » Promote high-quality schools and educational opportunities.

PARKS, RECREATION, AND TRAILS

Grow and maintain Oro Valley's outdoor and recreational opportunities.

Increase opportunities and improve the user experience at park and recreation facilities, especially during the hot summer months.

- » Provide accessible recreational options for all ages and abilities.
- » Support a variety of sports and activities.
- » Expand biking, hiking, walking, running, and equestrian trails and connectivity.

ENVIRONMENT

Uphold the scenic beauty and natural environment as a top priority.

- » Conserve the natural desert and mountain views.
- » Protect significant native vegetation, especially heritage saguaros and established ironwood trees.
- » Maintain and create wildlife corridors.
- » Expand open space conservation areas.
- » Prioritize environmental resource conservation and restoration when considering development and transportation infrastructure.

CLIMATE AND ENERGY

Incorporate strategies for sustainability.

- » Promote waste reduction and participation in recycling programs.
- » Encourage the use of solar and energy efficiency technology.
- » Reduce the heat island effect through landscaping, building materials, and design.
- » Reduce carbon emissions by encouraging the use of electric vehicles, public transit, and other low-carbon transportation options.

WATER RESOURCES AND CONSERVATION

Ensure water availability.

- » Continue planning for a reliable water future.
- » Increase community awareness of the importance of water conservation.
- » Expand water conservation programs, opportunities, and requirements.
- » Reduce the use of drinking water (potable) for irrigation.
- » Support the use of reclaimed water to augment drinking water (potable) supplies.

TOWN FINANCES AND SERVICES

Maintain financial stability.

- » Manage and administer the Town's budget to meet the community's needs.
- » Anticipate increasing service and infrastructure needs and costs.
- » Plan for revenue impacts as land for development becomes scarce.
- » Diversify and increase revenue sources.

EMPLOYMENT, BUSINESSES, AND TOURISM

Grow the number of high-quality employment opportunities.

- » Diversify the type of industries and job opportunities.
- » Attract employers who offer high-paying jobs.
- » Attract and retain workers by promoting quality schools, housing, parks, and things to do.
- » Foster entrepreneurship.
- » Expand research and development, bioscience, and emerging tech industries.

Foster a broad range of shopping, entertainment, events, and dining options.

- » Fill empty storefronts and redevelop existing buildings.
- » Increase the customer base to retain and attract new businesses.
- » Attract and support more local businesses.
- » Increase tourism to support Oro Valley's resorts, hotels, and businesses.

TRANSPORTATION

Maintain good roads, manage traffic flow, and encourage a variety of transportation options.

- » Proactively keep roads in good condition.
- » Increase the efficiency of all signalized intersections.
- » Reduce vehicle miles traveled between housing, shopping, and employment areas.
- » Increase public transportation options, like Dial-a-Ride and commuter bus routes that provide focused transit options.
- » Increase safety and connectivity for pedestrians and cyclists.
- » Improve the transportation system to support all users.





HOUSING

Strive for a diverse mix of housing options.

- » Foster the development of a variety of housing types and price ranges to increase attainable housing options for workers, seniors, and families.
- » Balance the need for townhomes, condos, and patio homes with the desire for single-family homes.
- » Limit construction of new high-density apartment communities to selective areas with access to shops, services, facilities, and major roadways.

LAND USE

Balance Oro Valley's unique suburban environment with thoughtful development that improves the community.

- » Strategically manage growth and redevelopment to increase opportunities to live, work, shop, dine, and play.
- » Increase community, social, and cultural opportunities by seeking well-designed gathering areas.
- » Diversify employment and housing options.
- » Attract and retain more restaurants and retail.
- » Maintain a well-planned and cohesive design of the built environment that complements the natural environment, dark skies, and Oro Valley's unique character.

Conserve highly valued community views.

- » Honor preferences for one- to two-story buildings and acceptance of three-story buildings on appropriate sites.
- » Limit building heights to no more than three stories for residential uses and facilities, like senior care.
- » Create effective transitions between varying building heights.
- » Mitigate the appearance of larger buildings (scale and mass) through design.

Goals

The following is a list of goals that support the community's long-term vision. Please click on the links below to see the related policies and specific actions the Town will take to achieve the goals.

Goal A: COMMUNITY SAFETY

Maintain a safe and secure environment for all residents, businesses, and visitors.

Goal B: EMERGENCY PREPAREDNESS

Protect the lives and property of all residents, visitors, and businesses from emergencies and hazards (natural or human-made).

Goal C: INTERGENERATIONAL COMMUNITY

Support a vibrant, intergenerational community.

Goal D: COMMUNITY ENGAGEMENT

Increase opportunities for residents to provide meaningful input on Town decisions and planning.

Goal E: PARTNERSHIPS AND VOLUNTEERS

Pursue partnerships that achieve common goals and improve the quality of life in Oro Valley.

Goal F: NEIGHBORLY COMMUNITY

Nurture a welcoming environment that embodies the friendliness and neighborly spirit of a close-knit community.

Goal G: ARTS AND CULTURE

Promote Oro Valley's arts and culture to honor and celebrate its significance.

Goal H: PARKS AND RECREATION

Support Oro Valley's active lifestyle by providing high-quality parks and recreational opportunities for all ages and abilities.

Goal I: TRAILS AND PATHS

Maintain Oro Valley's commitment to being an outdoor community with opportunities to bike, walk, hike, or ride.

Goal J: WILDLIFE HABITATS

Proactively protect and restore environmentally sensitive lands, natural resource areas, and other conservation areas to support wildlife habitat and connectivity.

Goal K: ENVIRONMENTAL RESOURCES

Promote land use development practices and programs that conserve and minimize impacts on natural and cultural resources.

Goal L: OUTDOOR LIGHTING

Preserve and protect dark skies as a key component of Oro Valley's natural environment and community value.

Goal M: STORMWATER MANAGEMENT

Promote the conservation of natural resources through thoughtful design, sustainable construction practices, and proactive management strategies.

Goal N: HEAT MITIGATION

Reduce heat absorption through building design, landscaping, and unpaved surfaces.

Goal O: WASTE REDUCTION

Promote and implement responsible waste management strategies.

Goal P: AIR QUALITY

Establish and enable sustainable practices to improve air quality.

Goal Q: UTILITIES

Provide sustainable and innovative public services and utilities that serve the current and future needs of the community.

Goal R: FOOD ACCESS

Increase access to fresh and healthy food options.

Goal S: WATER USE EFFICIENCY

Promote and increase efficient water use.

Goal T: WATER RESOURCE PLANNING

Maintain responsible use of water resources for the current and future benefit of the community.

Goal U: FINANCIAL STABILITY

Ensure sustainable revenue sources, funding, and efficient allocation of resources to provide high-quality, well-maintained, and reliable Town assets and services.

Goal V: COST OF DEVELOPMENT

Ensure the costs to provide public services for new developments are recovered.

Goal W: EMPLOYERS AND WORKFORCE

Foster a robust local economy and job market that provides quality employment, builds on Oro Valley's assets, and encourages responsible growth and investment.

Goal X: BUSINESS ATTRACTION AND RETENTION

Encourage a wide range of services, entertainment, shopping, and dining options.

Goal Y: TOURISM

Establish Oro Valley as a tourist destination to enhance local economic stability.

Goal Z: SAFE ROUTES

Provide safe routes for all users to travel throughout the Town.

Goal AA: ROAD MAINTENANCE

Maintain and enhance the Town's superior roadway maintenance and design practices.

Goal BB: PUBLIC TRANSPORTATION AND TRAFFIC CONGESTION

Foster transportation options that support the diverse and growing needs of the community.

Goal CC: HOUSING VARIETY

Enable a wide range of housing types, densities, and prices that maintain Oro Valley's quality architectural aesthetics and site designs, community character, and value of home ownership.

Goal DD: NEIGHBORHOOD APPEARANCE

Support efforts to maintain and improve the appearance of neighborhoods, including residential and commercial buildings.

Goal EE: MIXED USE

Support the development of mixed-use projects that include new and valued commercial businesses to increase Oro Valley's housing supply and support long-term economic vitality.

Goal FF: VIEWS

Ensure views are conserved through the development process.

Goal GG: SMART GROWTH

Support diverse land uses that meet the Town's overall needs and effectively transition in scale and density from existing developments.

Goal HH: QUALITY DESIGN

Foster quality architectural aesthetics and site designs that enhance Oro Valley's unique, suburban character.

Goal II: GATHERING SPACES

Create unique, vibrant, and interconnected community gathering spaces as destinations for residents, visitors, and businesses.



CHAPTER 3

Community

INTRODUCTION

Oro Valley residents value community, safety, and an outdoor lifestyle as essential aspects of our quality of life. These high-valued characteristics attract new residents, visitors, businesses, and employees who all work together to maintain and achieve our shared goals.

This chapter focuses on the following topics:

- » Public safety, including emergency preparedness
- » Character, arts, and culture
- » Parks, recreation, and trails



Resident Guidance and Background Information

OUR COMMUNITY DEDICATED ITS TIME AND VOICE TO CREATE THIS PLAN.

Starting in Phase 1, extensive and innovative efforts were made to engage the Oro Valley community and gather ideas from a broad range of residents. This phase resulted in the vision and guiding principles that form the foundation for the Plan.

Moving into Phase 2, the Community Resident Working Group used valuable insights from Phase 1, along with relevant background information, to craft the goals, policies, and actions outlined in this section. This dedicated group met nine times from February to December 2025 to reach a consensus on the Plan. Their work ensured the Plan reflects residents' values and preferred outcomes.

The guidance from residents that shaped the 10-year Plan can be found in the Phase 1 Report, available [HERE](#). For more details about the existing conditions related to the topics discussed in this section, please refer to the companion document, *Oro Valley's Path Forward Background Report*, which is also available [HERE](#).

Relationship with Other Chapters of the Plan

The topics in this chapter are interrelated with other aspects of the Plan, in the same way they are connected in our lives. The following table depicts the overlap between this chapter's goals and those in other chapters. Please click on the links to read the related goals, policies, and actions.

GOALS IN THIS CHAPTER	RELATED GOALS IN OTHER CHAPTERS
Goal A: COMMUNITY SAFETY	Goal L: OUTDOOR LIGHTING Goal Z: SAFE ROUTES
Goal B: EMERGENCY PREPAREDNESS	Goal M: STORMWATER MANAGEMENT
Goal C: INTERGENERATIONAL COMMUNITY	Goal W: EMPLOYERS AND WORKFORCE
Goal D: COMMUNITY ENGAGEMENT	Goal O: WASTE REDUCTION Goal S: WATER USE EFFICIENCY Goal U: FINANCIAL STABILITY Goal GG: SMART GROWTH
Goal E: PARTNERSHIPS AND VOLUNTEERS	Goal R: FOOD ACCESS Goal U: FINANCIAL STABILITY
Goal F: NEIGHBORLY COMMUNITY	Goal II: GATHERING SPACES
Goal G: ARTS AND CULTURE	Goal Y: TOURISM
Goal H: PARKS AND RECREATION	Goal W: EMPLOYERS AND WORKFORCE Goal Y: TOURISM
Goal I: TRAILS AND PATHS	Goal J: WILDLIFE HABITATS Goal K: ENVIRONMENTAL RESOURCES



Public Safety

Public safety has always been highly valued in Oro Valley. This focus has led to Oro Valley's recognition as the "Safest City in Arizona" in 2025 by Safewise. Our community expressed a strong desire to maintain safety in the community.

Our priorities that shaped this part of the Plan include:

- » Improving roadway safety.
- » Maintaining a highly visible police force with quick response times.
- » Continuing crime prevention programs and being prepared for flooding or wildfires.

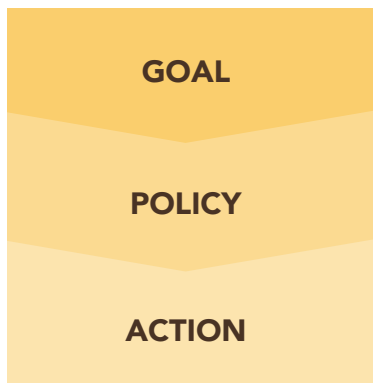
GUIDING PRINCIPLE

The guiding principle provides the foundation for building goals, policies, and actions. It represents the desires of our community.

Uphold community safety as the top value.

- » **Maintain a low crime rate.**
- » **Support and promote school safety.**
- » **Improve traffic, bicycle, and pedestrian safety, especially at major intersections.**
- » **Maintain a highly visible, community-engaged, and fully staffed police force with quick response times.**
- » **Develop and promote crime prevention programs.**
- » **Prepare for natural disasters.**

GOALS, POLICIES, AND ACTIONS



The goals, policies, and actions support the long-term vision for the community.

- » **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- » **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- » **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- » **Ongoing.** Actions that are continually maintained.
- » **Annual.** Actions that are implemented on a yearly basis.
- » **Short (1–2 years).** Actions that have been started or require minimal resources.
- » **Medium (3–6 years).** Actions that require additional resources or time to complete.
- » **Long (7–10 years).** Actions that require additional guidance, time, and resources to complete.



Goal A: COMMUNITY SAFETY

Maintain a safe and secure environment for all residents, businesses, and visitors.

POLICY A.1.

Provide effective and high-quality public safety services.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|---|---|--------|
| 1 | Ensure a high level of police staffing, training, and funding to maintain: <ul style="list-style-type: none"> » Quick responses to calls. » High visibility. » Involvement and participation in the community. | Police |
| 2 | Support police initiatives towards transparency and safety through the continued use of technology. | Police |
| 3 | Support emergency service providers by offering ongoing training for mental health crises, substance abuse, and other complex issues. | Police |
| 4 | Continue and expand the High Visibility Enforcement (HiVE) program in areas of greatest need. | Police |
| 5 | Increase visibility of police along roadways. | Police |

POLICY A.1. (CONTINUED)

Provide effective and high-quality public safety services.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|---|---|--------|
| 6 | Intensify enforcement efforts targeting speeding, red-light violations, and distracted or aggressive driving behaviors to enhance road safety and reduce traffic incidents. | Police |
| 7 | Support the Town court to ensure a fair, efficient, and effective process. | Legal |

POLICY A.2.

Work with schools, businesses, and residents to maintain a low crime rate.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|----|---|--------|
| 8 | Enhance and sustain the school resource officer program to ensure a safe educational environment. Allocate necessary resources for its ongoing success. | Police |
| 9 | Collaborate with schools and parent organizations to assess needs and share educational resources for school safety. | Police |
| 10 | Strengthen the relationship between police and businesses through visits and events by partnering with the Oro Valley Chamber of Commerce. | Police |

The following actions are anticipated to be completed in 3-6 years:

Departments

- | | | |
|----|---|--------|
| 11 | Help schools review plans, train personnel, and identify best practices for safety. | Police |
|----|---|--------|

POLICY A.3.

Expand telecommunications and broadband services for safety purposes.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|----|---|---|
| 12 | <p>Increase opportunities for telecommunications and broadband services in the community by:</p> <ul style="list-style-type: none"> » Identifying areas where service is needed. » Promoting diversified service options. » Assessing suitable providers and the impact on current infrastructure. | <p>Innovation and Technology, Planning, Town Manager's Office</p> |
|----|---|---|



POLICY A.4.

Support and expand public safety training and educational programs.

The following actions will be implemented on an ongoing basis:

Departments

13 Continue and evolve community safety programs based on crime trends and needs.

Police

14 Utilize multiple communication tools to further educate residents about public safety.

Police

The following actions are anticipated to be completed in 1-2 years:

Departments

15 Promote and improve accessibility of the Citizens' Academy to accommodate families and working professionals.

Police



Goal B: EMERGENCY PREPAREDNESS

Protect the lives and property of all residents, visitors, and businesses from emergencies and hazards (natural or human-made).

POLICY B.1.

Establish preventive measures, preparedness plans, and recovery strategies to respond to emergencies and hazards (natural and human-made).

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|----|---|---|
| 16 | Maintain up-to-date building and fire codes to ensure safety and optimal homeowner insurance rates. | Community and Economic Development (CED)

Key collaborator: Golder Ranch Fire District (GRFD) |
| 17 | Proactively educate and encourage property owners to adopt vegetation management practices to: <ul style="list-style-type: none"> » Increase defensible space by thinning or removing dense, flammable foliage, like buffelgrass, stinknet, and fountain grass. » Plant native vegetation, like succulents, to reduce fire risks. | Lead: CED

Key collaborator: GRFD |

POLICY B.1. (CONTINUED)

Establish preventive measures, preparedness plans, and recovery strategies to respond to emergencies and hazards (natural and human-made).

The following actions will be implemented on an ongoing basis:		Departments
18	Utilize a variety of methods, in addition to the Code Red or similar emergency notification services, to alert residents about emergencies.	Lead: Human Resources Key collaborators: Police, Town Manager’s Office
19	Implement risk assessments for areas most susceptible to the threats of flood, fire, or other hazards.	Human Resources, GRFD, Police, Public Works
20	Maintain comprehensive preparedness plans for all types of hazards, which include evacuation routes, alerting methods, cooling centers, and protection of vulnerable populations.	Lead: Human Resources Key collaborators: GRFD, Police, Public Works
21	Review and update the Town’s Continuity of Operations Plans (COOP) to ensure rapid restoration of essential services and aid to affected individuals and businesses following a hazard or emergency.	Lead: Human Resources Key collaborators: GRFD, Police, Public Works, Water

POLICY B.2.

Coordinate emergency preparedness with Town departments, local, county, state, and federal agencies.

The following actions will be implemented on an ongoing basis:		Departments
22	Address safety issues, including flooding and fire prevention, during the development review process.	Lead: CED Key collaborators: Public Works, GRFD

POLICY B.2. (CONTINUED)

Coordinate emergency preparedness with Town departments, local, county, state, and federal agencies.

The following actions will be implemented on an ongoing basis:	Departments
23 Partner with local, county, state, and federal agencies to share resources as well as prevent and recover from emergencies.	Lead: Human Resources Key collaborators: GRFD, Public Works, Water, Town Manager's Office
24 Partner with local emergency service providers to help ensure adequate fire and EMT services are available.	Lead: OVPD Key collaborators: GRFD, Town Manager's Office

POLICY B.3.

Increase education about emergency preparedness.

The following actions will be implemented on an ongoing basis:	Departments
25 Increase accessibility and distribution of emergency preparedness tools and resources by: <ul style="list-style-type: none">» Coordinating marketing and educational efforts with Golder Ranch Fire District.» Dedicating a page on the Town's website for emergency preparedness.» Using social media and other similar platforms to distribute information.	Lead: Town Manager's Office Key collaborators: Police, GRFD, Human Resources
26 Partner with HOAs, schools, businesses, and other community organizations to distribute information about fires and flooding.	Lead: Town Manager's Office Key collaborators: GRFD, Water Public Works, Human Resources

POLICY B.3. (CONTINUED)

Increase education about emergency preparedness.

The following actions will be implemented on an ongoing basis:

Departments

27 Develop, implement, and periodically update programs and outreach measures that educate the community to prepare for:

Lead:
Town Manager's
Office

- » Fire safety.
- » Floods.
- » Sheltering in place.
- » Cybersecurity.
- » Energy shortages or outages.
- » Extreme heat.

Key collaborators:
GRFD, Public Works,
Innovation and
Technology, Police,
Water





Character, Arts, and Culture

Oro Valley has approximately 48,855 residents (2024 Population Estimates, U.S. Census) and is expected to grow to roughly 55,850 people by 2040 (Arizona Office of Economic Opportunity). As a community, we strive to support a diverse range of ages, interests, and backgrounds by having a “complete community.”

A “complete community” offers opportunities for involvement, promotes healthy lifestyles, and encourages lifelong learning. Additionally, it includes safe neighborhoods with access to parks and other outdoor spaces, quality housing, and other desirable amenities.

Residents value Oro Valley’s strong sense of community. Our priorities that shaped this part of the Plan include:

- » Supporting a broad range of ages and diverse backgrounds.
- » Being a family-friendly community.
- » Having quality schools.
- » Promoting arts and culture.

GUIDING PRINCIPLES

The guiding principles provide the foundation for building goals, policies, and actions. They represent the desires of our community.

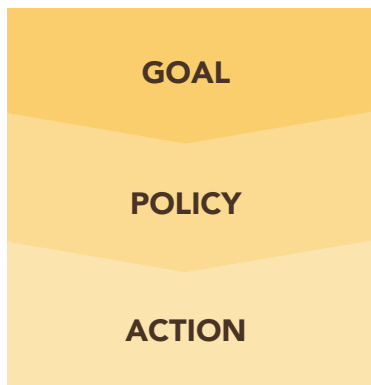
Keep Oro Valley a friendly community that supports a diverse range of ages, interests, and backgrounds.

- » Foster more activities and entertainment options.
- » Meet the needs and interests of children, youth, families, adults, and an aging population.
- » Promote high-quality schools and educational opportunities.

Maintain the community's unique character.

- » Maintain a friendly, kind, and neighborly town feel.
- » Create and attract community gathering opportunities and spaces.
- » Support arts and culture.
- » Foster a community that welcomes a diverse population.
- » Strive to keep a quiet and peaceful atmosphere.

GOALS, POLICIES, AND ACTIONS



The goals, policies, and actions support the long-term vision for the community.

- » **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
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Goal C: INTERGENERATIONAL COMMUNITY
 Support a vibrant, intergenerational community.

POLICY C.1.

Promote and support high-quality educational and enrichment opportunities.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|----|---|--|
| 28 | Continue to require applicants with significant residential land use requests to work with the Amphitheater School District to determine the adequacy of school capacity. | Community and Economic Development (CED) |
| 29 | Continue to support OVPD’s engagement with schools to foster positive mental health and other services. | Police |

The following actions are anticipated for completion in 1-2 years:

Departments

- | | | |
|----|--|-----------------------|
| 30 | Help connect volunteers, including organizations like the Oro Valley Historical Society, with local schools. | Town Manager’s Office |
|----|--|-----------------------|

The following actions are anticipated for completion in 3-6 years:

Departments

- | | | |
|----|---|---|
| 31 | Seek partnership opportunities to increase educational programs about Oro Valley’s history, culture, and environmental resources in the community, including schools. | Lead:
Town Manager’s Office

Key collaborator:
Parks and Recreation |
|----|---|---|

POLICY C.2.

Promote Oro Valley as an exceptionally safe and active place for youth, families, and retirees.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|----|--|--|
| 32 | Market Oro Valley's safety, mountain views, and active lifestyle to remain a top retirement destination. | Lead:
Town Manager's Office

Key collaborator:
CED |
| 33 | Market Oro Valley's quality of life, exceptional lifelong educational opportunities, safety, and other strengths to attract families and young people. | Lead:
Town Manager's Office

Key collaborator:
CED |



POLICY C.3.**Increase programs and options for families and children.**

The following actions will be implemented on an ongoing basis:		Departments
34	Explore partnerships and opportunities to provide early-education programs and enrichment activities for children.	Parks and Recreation

The following actions are anticipated to be completed in 7-10 years:		Departments
35	<p>Increase space for programs, sports, and play areas by:</p> <ul style="list-style-type: none"> » Developing cooperative agreements with public school districts, private, and charter schools to use indoor spaces and sports fields. » Exploring private-public partnerships to utilize vacant buildings. » Identifying opportunities to maximize the use of the existing space at the Community and Recreation Center. 	<p>Lead: Parks and Recreation</p> <p>Key collaborator: CED</p>

POLICY C.4.**Provide opportunities for older adults to socialize and engage with their peers and younger people.**

The following actions will be implemented on an ongoing basis:		Departments
36	Integrate public education about the benefits of physical activity into existing Town programs.	Parks and Recreation
37	Continue to promote and facilitate programs that encourage social interactions in the community.	Parks and Recreation
38	Explore opportunities to provide intergenerational programs.	Parks and Recreation



Goal D: COMMUNITY ENGAGEMENT

Increase opportunities for residents to provide meaningful input on Town decisions and planning.

POLICY D.1.

Cultivate community leaders by providing engagement opportunities for all age groups.

The following actions will be implemented on an ongoing basis:

Departments

39	<p>Promote youth civic engagement and involvement by:</p> <ul style="list-style-type: none"> » Continuing to support and promote the Town’s Youth Advisory Council and public safety programs. » Introducing new programs or opportunities that facilitate volunteerism and youth involvement. » Collaborating with schools, organizations, and clubs to engage youth. 	<p>Lead: Town Manager’s Office</p> <p>Key collaborators: CED, Police</p>
40	<p>Continue to promote and evolve the Community Academy program to recruit volunteers, board, or commission members.</p>	CED
41	<p>Utilize senior task forces for projects oriented towards older adults, as needed.</p>	All

POLICY D.2.

For all plans and projects, consider underrepresented residents, like parents, working professionals, and youth who may not be able to participate in board, commission, or Town Council meetings.

The following actions will be implemented on an ongoing basis:

Departments

- 42 For significant plans or projects, gather feedback from field experts and users, especially underrepresented residents like parents, working professionals, and youth, to help guide Town decisions by providing:
- » Interactive online tools.
 - » Focus groups.
 - » Engagement at stores, parks, and other places frequented by a broad range of residents.

All

The following actions are anticipated to be completed in 7-10 years:

Departments

- 43 Study the implications of becoming a charter city, which may provide more local self-determination and control of the Town.

Lead:
Town Manager's Office

Key collaborator:
Legal



POLICY D.3.

Foster transparent, inclusive, convenient, and accessible community engagement processes to include residents in Town decisions.

The following actions will be implemented on an ongoing basis:		Departments
44	Support diverse and easily accessible opportunities for residents of all ages and abilities to participate in the public process and local government.	Town Manager's Office
45	Develop new and continue existing programs, such as the Community Academy, to educate the community about: <ul style="list-style-type: none"> » Town finances and services. » Recycling, water efficiency, and conservation. » Emergency preparedness. » Development, housing, business attraction, and retention. » Other community interest topics. 	Lead: CED Key collaborators: Town Manager's Office, Finance, Water
46	Provide ongoing and easy access to Town information and resources: <ul style="list-style-type: none"> » Update the Town's website to improve navigation, searchability, and access to information. » Utilize a variety of platforms, like social media, to announce and distribute reports, publications, and opportunities for involvement. 	Town Manager's Office
47	Support and continue outreach and engagement efforts with neighbors about development projects.	CED
48	Seek improvements to ensure neighborhood meetings focus on the priorities and concerns of affected residents while remaining open to everyone.	CED
49	Periodically survey residents to identify and implement the best and most effective engagement methods to reach all ages.	Town Manager's Office

POLICY D.3. (CONTINUED)

Foster transparent, inclusive, convenient, and accessible community engagement processes to include residents in Town decisions.

The following actions are anticipated to be completed in 3-6 years:

Departments

50	Improve OVProjects.com, or a similar website to routinely update the community about new development and construction projects.	Lead: CED Key collaborators: Innovation and Technology, Town Manager's Office
51	Publish historical development information on the Town's website.	Lead: CED Key collaborator: Town Manager's Office
52	Create an ADA compliance plan for all Town facilities and functions, including associated parking lots to: <ul style="list-style-type: none"> » Prioritize improvements based on use and need. » Assign timeframes for completion. 	Lead: CED Key collaborator: Town Manager's Office



Goal E: PARTNERSHIPS AND VOLUNTEERS

Pursue partnerships that achieve common goals and improve the quality of life in Oro Valley.

POLICY E.1.

Create and support volunteer opportunities for clean up and maintenance of roads, parks, recreation facilities, trails, and more.

The following actions will be implemented on an ongoing basis:

Departments

53 Provide more opportunities for community-wide cleanups and recycling events.

Lead:
Town Manager's Office

Key collaborator:
Public Works

54 Evaluate and improve the Adopt-A-Trail program to train, coordinate, and equip volunteers for trail maintenance, including equestrian trails.

Parks and Recreation

The following actions are anticipated for completion in 1-2 years:

Departments

55 Establish an Adopt-A-Park program to train, coordinate, and equip volunteers.

Parks and Recreation

POLICY E.2.**Partner with volunteer groups.****The following actions will be implemented on an ongoing basis:****Departments**

- | | | |
|----|--|-----------------------|
| 56 | Work with schools, nonprofits, homeowner associations, organizations, and businesses to promote and recruit volunteers for the Town. | Town Manager's Office |
|----|--|-----------------------|

The following actions are anticipated for completion in 1-2 years:**Departments**

- | | | |
|----|--|----------------------|
| 57 | Evaluate the process to improve access and ease of partnering with the Town's Parks and Recreation Department. | Parks and Recreation |
|----|--|----------------------|

POLICY E.3.**Promote and connect residents with community resources.****The following actions will be implemented on an ongoing basis:****Departments**

- | | | |
|----|---|-----------------------|
| 58 | Promote programs and events hosted by organizations with which the Town has a financial participation or marketing agreement. | Town Manager's Office |
|----|---|-----------------------|
-
- | | | |
|----|---|--|
| 59 | <p>Utilize workshops, events, information sessions, social media, and online engagement tools to provide and distribute educational information to HOAs to assist with their efforts to:</p> <ul style="list-style-type: none"> » Maintain private roadways. » Reduce outdoor water use and encourage rainwater harvesting. » Improve or maintain neighborhood appearances, including landscaping, exterior of homes, and common areas. » Understand the Town's lighting code requirements, objectives, and violation process. » Reduce the use of harmful pesticides and gasoline-fueled landscaping tools for common area maintenance. » Remove invasive plant species. | <p>Lead:
Town Manager's Office</p> <p>Key collaborators:
Public Works,
CED Water Utility, Parks and Recreation</p> |
|----|---|--|

POLICY E.3. (CONTINUED)

Promote and connect residents with community resources.

The following actions are anticipated for completion in 3-6 years:

Departments

60 Partner with the Pima County Health Department and related nonprofits to promote information and resources related to aging in place on the Town’s website or other communication tools.

Town Manager’s Office

The following actions are anticipated for completion in 7-10 years:

Departments

61 Seek opportunities to partner and promote community resources that increase water conservation and sustainability (like Watershed Management Group and Sustainable Tucson) on the Town’s website or other community outreach efforts.

Lead:
Town Manager’s Office

Key collaborators:
Water, CED





Goal F: NEIGHBORLY COMMUNITY

Nurture a welcoming environment that embodies the friendliness and neighborly spirit of a close-knit community.

POLICY F.1.

Foster Oro Valley's strong sense of community through programs, events, and public gathering areas.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|----|--|---|
| 62 | Develop strategies to increase and continue educational, recreational, and community events or programs. | Lead:
Town Manager's Office |
| | | Key collaborator:
Parks and Recreation |
| 63 | Identify suitable locations and transportation options to increase accessibility to Town events. | Lead: Parks and Recreation |
| | | Key collaborators:
Public Works, Police, CED |
| 64 | Continue to offer a variety of community-wide events for all ages and families. | Town Manager's Office, Parks and Recreation |



Goal G: ARTS AND CULTURE

Promote Oro Valley's arts and culture to honor and celebrate its significance.

POLICY G.1.

Foster economic vitality and tourism through the expansion and promotion of arts and culture.

The following actions will be implemented on an ongoing basis:

Departments

65	Partner with schools, nonprofit organizations, and regional agencies to establish Oro Valley as an arts and cultural "hub" in Southern Arizona.	CED
66	Facilitate a variety of programs, events, and educational opportunities that strengthen residents' connection to the past.	Parks and Recreation
67	Expand programs, events, and other opportunities for residents and visitors of Steam Pump Ranch, while maintaining the integrity of its historic designation.	Lead: Parks and Recreation Key collaborator: CED
68	Inform community organizations, for example, the Oro Valley Historical Society, about Town events related to history.	Parks and Recreation

POLICY G.1. (CONTINUED)**Foster economic vitality and tourism through the expansion and promotion of arts and culture.****The following actions are anticipated for completion in 7-10 years:****Departments**

- 69 Provide informational support to a nonprofit or other entity interested in establishing an art, performing, humanities, or cultural centers to include:
- » Regional, state, and federal funding opportunities.
 - » Suitable locations and the development process.

Lead: CED
Key collaborator:
Town Manager's
Office

A nonprofit is studying its feasibility and has undertaken all aspects of establishing a center. The Center is expected to be financially self-sustaining and independent from the Town. Any additional Town support is dependent on further community outreach and capacity.

POLICY G.2.**Ensure art is a fundamental component of the community and economy.****The following actions will be implemented on an ongoing basis:****Departments**

- 70 Integrate public art into the design of Town facilities, public rights-of-way, and other suitable locations.

Lead: Public Works
Key collaborators:
CED, Parks and
Recreation, Water

- 71 Fund and perform regular maintenance of publicly owned art and memorials.

CED

- 72 Regularly inspect the required art on private, non-residential properties for maintenance needs.

CED

The following actions are anticipated for completion in 1-2 years:**Departments**

- 73 Create an Arts Advisory Board with a focus on, but not limited to, the following objectives:
- » Identify opportunities for programs and events that promote and link art to tourism.
 - » Determine ways to promote art and Oro Valley's history in schools.
 - » Review of public art proposals.

CED



Parks, Recreation, and Trails

Oro Valley's parks and trails are vital to the community. Appreciation for these valuable amenities continues to increase. The community aims to maintain and enhance these features for users of all ages and abilities.

We, the residents, value living in an active and outdoorsy community. Our priorities that shaped this part of the Plan include:

- » Increasing bike or pedestrian connections, routes, and trails.
- » Improving parks and recreational facilities for year-round use.

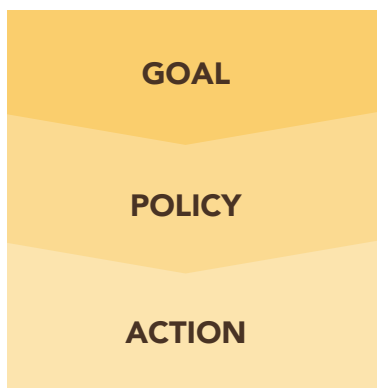
GUIDING PRINCIPLE

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Grow and maintain Oro Valley's outdoor and recreational opportunities.

- » Increase opportunities and improve the user experience at park and recreation facilities, especially during the hot summer months.
- » Provide accessible recreational options for all ages and abilities.
- » Support a variety of sports and activities.
- » Expand biking, hiking, walking, running, and equestrian trails and connectivity.

GOALS, POLICIES, AND ACTIONS



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Goal H: PARKS AND RECREATION

Support Oro Valley’s active lifestyle by providing high-quality parks and recreational opportunities for all ages and abilities.

POLICY H.1.

Consider all demographic groups and geographic areas when distributing funding for parks and recreation facilities.

The following actions will be implemented on an ongoing basis:

Departments

- | | |
|----|---|
| 74 | Engage the community when evaluating the fee structure for park and recreation facilities and programs. |
|----|---|

Parks and Recreation

The following actions are anticipated for completion in 3-6 years:

Departments

- | | |
|----|--|
| 75 | Explore opportunities to expand subsidy programs or lower park and recreation fees based on income, residency, or family size. |
|----|--|

Parks and Recreation

- | | |
|----|--|
| 76 | Promote and explore opportunities to raise donations that support and maintain parks, recreation, and trails by: |
|----|--|

Parks and Recreation

- » Working with residents to establish a foundation to accept monetary donations.
- » Expanding the current donation program to include other amenities beyond trees and benches.

POLICY H.2.

Periodically assess and evaluate park and recreational facilities to ensure that the park system adequately meets the needs of residents.

The following actions will be implemented on an ongoing basis:		Departments
77	Continuously assess and solicit educational classes and recreational programs that ensure a broad variety and meet the needs of all ages.	Parks and Recreation
78	Ensure that community use of the Oro Valley Aquatic Center is prioritized and accommodates private events by: <ul style="list-style-type: none"> » Providing amenities for passive and active recreation. » Varying hours for use of facilities. 	Parks and Recreation
79	Ensure regular maintenance of public parks and recreational facilities, including Town-owned golf courses and Vistoso Trails Nature Preserve.	Parks and Recreation
80	Review the business and marketing plan for the Overlook Restaurant to continually assess opportunities for improvement.	Parks and Recreation
81	Provide shade at all parks, especially at Naranja Park: <ul style="list-style-type: none"> » Over play structures. » In targeted and appropriate areas near playing surfaces, including sports fields. 	Parks and Recreation
82	Continue to participate in regional park and recreation planning efforts.	Parks and Recreation
The following actions are anticipated for completion in 1-2 years:		Departments
83	Post well-designed and accessible contact information for maintenance in highly visible areas at all park facilities and on the Town's website.	Parks and Recreation

POLICY H.2. (CONTINUED)

Periodically assess and evaluate park and recreational facilities to ensure that the park system adequately meets the needs of residents.

The following actions are anticipated for completion in 3-6 years:		Departments
84	<p>Establish a long-term restoration plan for the Vistoso Trails Nature Preserve, which should include:</p> <ul style="list-style-type: none"> » The pond area restoration and revegetation. » Revegetation of the former greens and fairways. » The process to promote, accept, and acknowledge donations. » Opportunities to partner with community organizations and schools, like the University of Arizona. 	Parks and Recreation
The following actions are anticipated for completion in 3-6 years:		Departments
85	Evaluate the Town-owned pools and splash pads to improve safety, which includes providing shade.	Parks and Recreation
86	<p>Create a new Parks and Recreation Master Plan to:</p> <ul style="list-style-type: none"> » Inventory all park and recreational facilities. » Establish maintenance and quality standards for parks and recreational facilities. » Identify program, class, and facility needs based on users, demographic groups, and geographic area. » Conduct a comprehensive financial analysis to report on the expenses and revenues of recreational amenities, including golf courses, the aquatic center, the community recreation center, and all individual parks. » Distribute funding based on safety, quality, maintenance needs, and frequency of use. 	<p>Lead: Parks and Recreation</p> <p>Key collaborators: Finance, CED</p>
The following actions are anticipated for completion in 7-10 years:		Departments
87	Implement the Vistoso Trails Nature Preserve Desert Ecosystem Restoration Project.	Parks and Recreation



Goal I: TRAILS AND PATHS

Maintain Oro Valley’s commitment to being an outdoor community with opportunities to bike, walk, hike, or ride.

POLICY I.1.

Maintain a high-quality, safe, and accessible trail and paved-path system

The following actions will be implemented on an ongoing basis:		Departments
88	Ensure regular maintenance of trails, multi-use paths, the Loop, and Vistoso Trails Nature Preserve.	Parks and Recreation, Public Works
89	Provide accessible parking and access to trails and paved paths.	Parks and Recreation
90	Regularly inspect, clean, and repair pedestrian, equestrian, and cyclist routes for cracks, debris, obstructions, and other needed repairs.	Public Works
91	Research and utilize appropriate equipment to keep pedestrian and cyclist routes maintained.	Lead: Public Works Key collaborator: Parks and Recreation

POLICY I.1. (CONTINUED)**Maintain a high-quality, safe, and accessible trail and paved-path system****The following actions will be implemented on an ongoing basis:****Departments**

- | | | |
|----|--|----------------------|
| 92 | Coordinate trail maintenance on Pima County-owned land within Oro Valley's jurisdiction. | Parks and Recreation |
|----|--|----------------------|

POLICY I.2.**Provide signage and amenities along pedestrian, equestrian, and cyclist routes, where appropriate.****The following actions are anticipated for completion in 1-2 years:****Departments**

- | | | |
|----|--|---|
| 93 | Add uniform directional signage along multi-use paths and trails to shops, parks, and other activity areas or connecting routes. | Lead: Parks and Recreation
Key collaborator: CED |
|----|--|---|

The following actions are anticipated for completion in 3-6 years:**Departments**

- | | | |
|----|--|---|
| 94 | Work with Pima County to add consistent signage along the portion of the Loop in Oro Valley. | Lead: Parks and Recreation
Key collaborator: CED |
|----|--|---|

- | | | |
|----|--|---|
| 95 | Provide signage with QR codes at parks and along trails to educate the community about wildlife, plants, historic, and cultural resources. | Lead: Parks and Recreation
Key collaborator: CED |
|----|--|---|

The following actions are anticipated for completion in 3-6 years:**Departments**

- | | | |
|----|---|---|
| 96 | Establish criteria for the appropriate placement of amenities like seating, drinking fountains, restroom facilities, bike pumps or tire repair stations, shade, etc., along the Loop, multi-use paths, bike routes, and trails. | Lead: Parks and Recreation
Key collaborator: CED |
|----|---|---|

- | | | |
|----|---|---|
| 97 | Publish and distribute information about trail types, including ADA accessibility, level of difficulty, and more. | Lead: Parks and Recreation
Key collaborator: CED |
|----|---|---|

POLICY I.3.**Promote Oro Valley as a bike-friendly and recreational community.**

The following actions will be implemented on an ongoing basis:		Departments
98	Work with local organizations, schools, and businesses to promote walking and biking as a healthy transportation option.	Lead: Parks and Recreation Key collaborator: CED
99	Maintain and pursue recognitions that signify Oro Valley as an exemplary bike-friendly community.	Lead: Parks and Recreation Key collaborators: Town Manager's Office, CED
100	Collaborate with schools to identify programs or opportunities that promote walking or biking to school.	Parks and Recreation

POLICY I.4.**Develop well-connected and highly visible routes to parks, schools, shops, open spaces, and other activity areas.**

The following actions will be implemented on an ongoing basis:		Departments
101	Continue to prioritize connectivity and safety for pedestrians and cyclists with all roadway improvement projects.	Lead: Public Works Key collaborators: CED, Parks and Recreation
102	Continue to require developers to provide pedestrian and bicycle access to schools, parks, shopping, and employment opportunities.	CED
103	Enhance accessibility and connectivity to the portion of the Loop within Oro Valley limits by integrating local paths and trails.	Lead: Parks and Recreation Key collaborator: CED

POLICY I.4.

Develop well-connected and highly visible routes to parks, schools, shops, open spaces, and other activity areas.

The following actions are anticipated for completion in 7-10 years:**Departments**

- | | | |
|-----|--|---|
| 104 | Create an Active Transportation Plan that integrates the Trails Master Plan to provide a comprehensive focus on pedestrian and cyclist safety, trail and path expansions, amenities, and connectivity. | Lead: Public Works

Key collaborators:
Parks and Recreation, CED |
| 105 | Work with Arizona Department of Transportation (ADOT) to study and implement safe pedestrian and cyclist crossings across Oracle Road. | Lead: Public Works, CED |

POLICY I.5.

Participate in regional planning efforts to ensure the Town's trail system is safe and connects with neighboring communities.

The following actions will be implemented on an ongoing basis:**Departments**

- | | | |
|-----|---|--|
| 106 | Work with regional partners, including the Arizona State Land Department, U.S. Forest Service, Catalina State Park, Pinal County, Pima County, and Marana, to eliminate gaps and provide consistent connections for pedestrians, equestrians, and cyclists. This includes, but is not limited to, the following areas: <ul style="list-style-type: none"> » Tortolita Mountain Park » Arroyo Grande area » Big Wash » Honeybee Canyon » Edwin Road » Badlands areas » Catalina State Park Trail System » U.S. Forest Trail System | Lead: CED

Key collaborator:
Parks and Recreation |
| 107 | Seek federal, state, and regional grants for trail maintenance and expansion in partnership with other jurisdictions. | Parks and Recreation |

POLICY I.6.

Educate pedestrians, equestrians, hikers, and cyclists about safety and proper etiquette along roadways, trails, and multi-use paths.

The following actions are anticipated for completion in 1-2 years:

Departments

108 Develop safety guidelines, etiquette standards, and route maps for pedestrians, equestrians, and all types of cyclists.

Lead: Parks and Recreation

Key collaborators:
Public Works, CED

109 Distribute information about safety guidelines, etiquette, and routes through the following methods:

Lead: Parks and Recreation

- » Town website, publications, and newsletters.
- » Information at local businesses.
- » Signage along multi-use paths to direct flow and enhance wayfinding.
- » Educational programs.
- » Partnerships with local resorts and hotels.
- » Explore Oro Valley or similar platform.

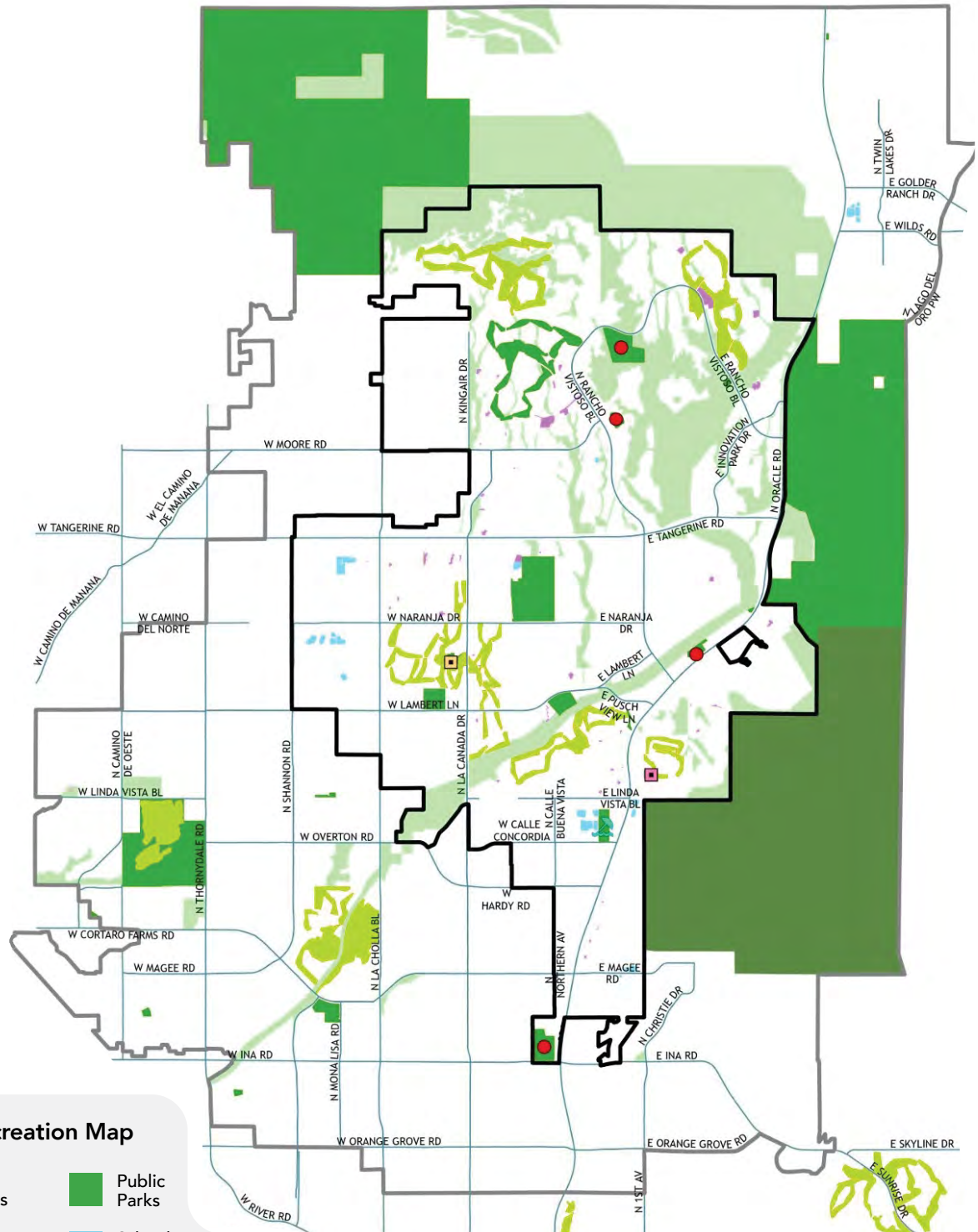
Key collaborators:
Public Works,
Town Manager's Office,
CED

111 Inform the community about the rules for E-bikes and other similar transportation modes.

Lead: Parks and Recreation

Key collaborators:
Public Works,
Town Manager's Office,
Police

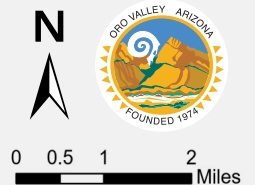




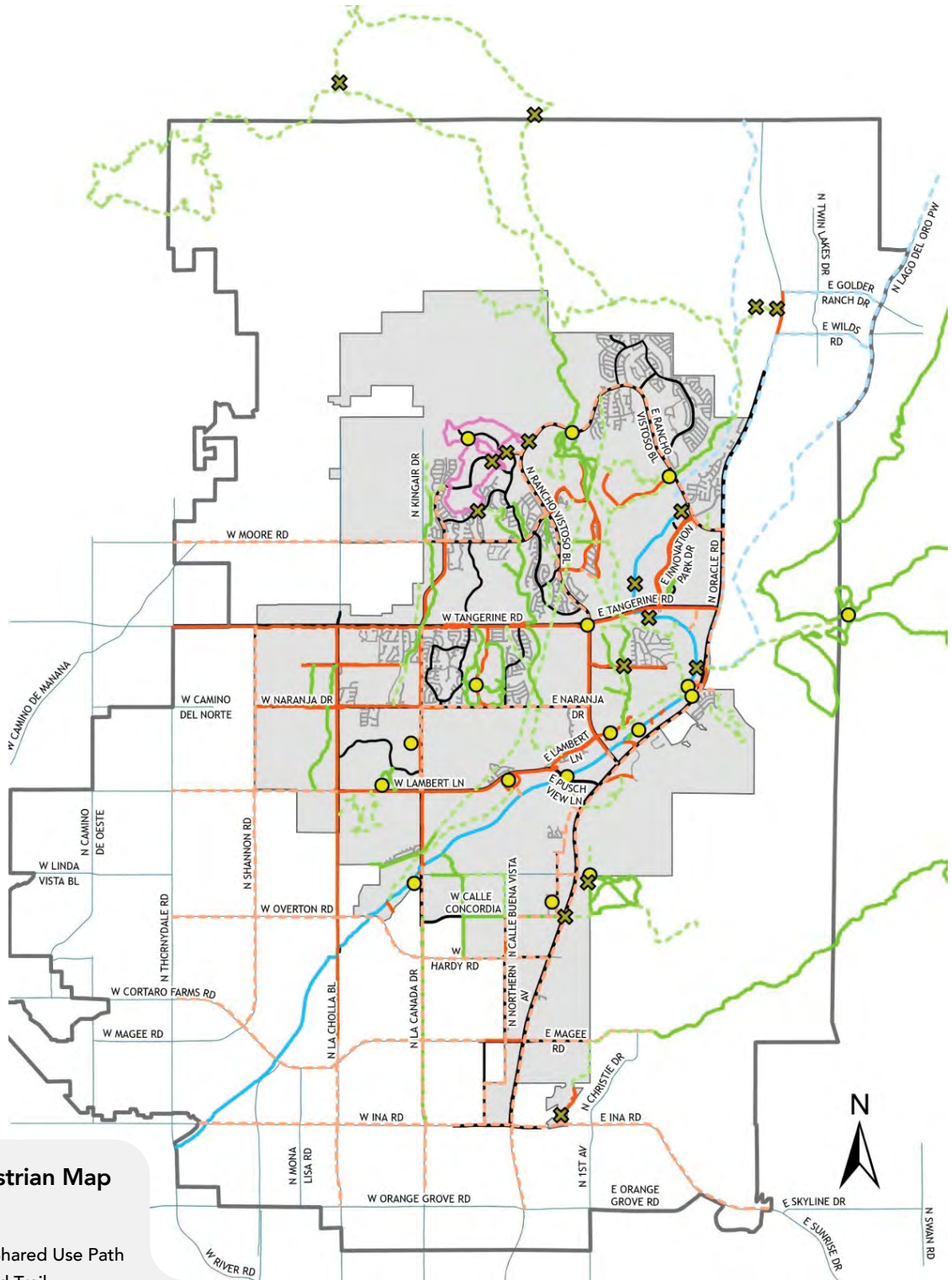
Parks and Recreation Map

-  Historic and Cultural Sites
-  Pusch Ridge Tennis
-  Community & Recreation Center
-  Aquatic Center
-  Private (HOA) Parks
-  Public Parks
-  School Fields
-  Golf Courses
-  Open Space
-  Coronado National Forest
-  Major Streets
-  Oro Valley Town Limits
-  Planning Area

An interactive version of this map is available on OVPathForward.com



This map is for illustrative purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained in this map is accurate. For more information please contact Town of Oro Valley Planning and Zoning staff. Source Data from Town of Oro Valley, Pima County, and Arizona Department of Transportation, 2026.



Bicycle and Pedestrian Map

Trails and Paths

- Existing, Paved Shared Use Path
- Existing, Unpaved Trail
- Proposed, Paved Shared Use Path
- Proposed, Unpaved Trail

The Loop

- Existing
- Existing, Unpaved Trail

Vistoso Trails

- Existing

Trailheads

- Existing
- ✕ Proposed
- Sidewalks
- Bike Lanes
- Major Streets
- Oro Valley Town Limits
- Planning Area

An interactive version of this map is available on OVPathForward.com



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CHAPTER 4

Sustainability

INTRODUCTION

Oro Valley's defining 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 the north. At night, the dark sky is full of bright stars. Wildlife corridors with abundant native vegetation cross the area.

In keeping true to the Sonoran Desert climate, we place high value on using water and energy resources wisely.

This chapter focuses on the following topics:

- » **Environment**
- » **Climate and energy**
- » **Water resources and conservation**



Resident Guidance and Background Information

OUR COMMUNITY DEDICATED ITS TIME AND VOICE TO CREATE THIS PLAN.

Starting in Phase 1, extensive and innovative efforts were made to engage the Oro Valley community and gather ideas from a broad range of residents. This phase resulted in the vision and guiding principles that form the foundation for the Plan.

Moving into Phase 2, the Sustainability Resident Working Group used valuable insights from Phase 1, along with relevant background information, to craft the goals, policies, and actions outlined in this section. This dedicated group met seven times from February to December 2025 to reach a consensus on the Plan. Their work ensured the Plan reflects residents' values and preferred outcomes.

The guidance from residents that shaped the 10-year Plan can be found in the Phase 1 Report, available [HERE](#). For more details about the existing conditions related to the topics discussed in this section, please refer to the companion document, Oro Valley's Path Forward Background Report, which is also available [HERE](#).

Relationship with Other Chapters of the Plan

The topics in this chapter are interrelated with other aspects of the Plan, in the same way they are connected in our lives. The following table depicts the overlap between this chapter's goals and those in other chapters. Please click on the links to read the related goals, policies, and actions.

GOALS IN THIS CHAPTER	RELATED GOALS IN OTHER CHAPTERS
Goal J: WILDLIFE HABITATS	Goal I: TRAILS AND PATHS Goal GG: SMART GROWTH
Goal K: ENVIRONMENTAL RESOURCES	Goal I: TRAILS AND PATHS Goal GG: SMART GROWTH
Goal L: DARK SKIES	Goal A: COMMUNITY SAFETY Goal HH: QUALITY DESIGN
Goal M: STORMWATER MANAGEMENT	Goal GG: SMART GROWTH
Goal N: HEAT MITIGATION	Goal HH: QUALITY DESIGN
Goal O: WASTE REDUCTION	Goal E: PARTNERSHIPS AND VOLUNTEERS
Goal P: AIR QUALITY	Goal Z: SAFE ROUTES Goal BB: PUBLIC TRANSPORTATION AND TRAFFIC CONGESTION
Goal Q: UTILITIES	Goal GG: SMART GROWTH Goal HH: QUALITY DESIGN
Goal R: FOOD ACCESS	Goal B: EMERGENCY PREPAREDNESS
Goal S: WATER USE EFFICIENCY	Goal D: COMMUNITY ENGAGEMENT
Goal T: WATER RESOURCE PLANNING	Goal J: WILDLIFE HABITATS



Environment

Oro Valley's exceptionally rich wildlife and vegetation are a big part of the community's appeal. Approximately 30% of land within Oro Valley's town limits is natural or landscaped open space. The Town is crisscrossed with washes and arroyos that are dry most of the year, but 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 corridors, recreational trails, and serve as natural buffers to development.

Our community places a high value on the Sonoran Desert environment and strives to conserve and protect its resources. Additionally, there is a strong desire to connect open spaces, creating an enjoyable environment for all.

Other resident priorities that shaped this part of the Plan include:

- » **Maintaining views and wildlife corridors**
- » **Protecting native plants**
- » **Expanding Oro Valley conservation areas**

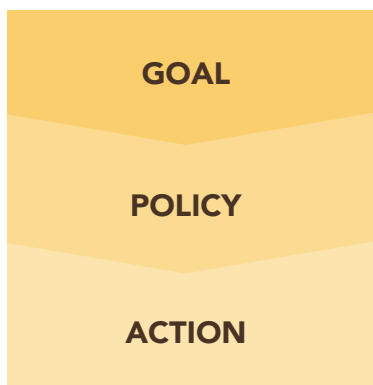
GUIDING PRINCIPLE

The guiding principle provides the foundation for building goals, policies, and actions. It represents the desires of our community.

Uphold the scenic beauty and natural environment as a top priority.

- » **Conserve the natural desert and mountain views.**
- » **Protect significant native vegetation, especially heritage saguaros and established ironwood trees.**
- » **Maintain and create wildlife corridors.**
- » **Expand open space conservation areas.**
- » **Prioritize environmental resource conservation and restoration when considering development and transportation infrastructure.**

GOALS, POLICIES, AND ACTIONS



The goals, policies, and actions support the long-term vision for the community.

- » **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- » **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- » **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- » **Ongoing.** Actions that are continually maintained.
- » **Annual.** Actions that are implemented on a yearly basis.
- » **Short (1–2 years).** Actions that have been started or require minimal resources.
- » **Medium (3–6 years).** Actions that require additional resources or time to complete.
- » **Long (7–10 years).** Actions that require additional guidance, time, and resources to complete.



Goal J: WILDLIFE HABITATS

Proactively protect and restore environmentally sensitive lands, natural resource areas, and other conservation areas to support wildlife habitat and connectivity.

POLICY J.1.

Require conservation areas and other integrated open spaces with new development proposals.

The following actions will be implemented on an ongoing basis:

Departments

- | | |
|---|---|
| <p>111 Protect wildlife and wildlife routes within the community by:</p> <ul style="list-style-type: none"> » Identifying preferred wildlife routes, including riparian areas. » Ensuring that any recreational trail location and use is appropriate to wildlife needs in natural areas. » Implementing roadway design standards that enable wildlife to move below, above, or safely across roadways. » Incorporating appropriate spacing and wildlife-friendly fencing into roadway design and construction. | <p>Lead:
Community and Economic Development (CED)</p> <p>Key collaborator:
Public Works</p> |
| <p>112 Connect environmentally sensitive lands, which include wildlife and plant habitat, riparian areas, and significant natural resource areas, by:</p> <ul style="list-style-type: none"> » Cooperating with other jurisdictions and agencies like Tortolita Mountain Park, Pima County, Catalina State Park, and Coronado National Forest. » Implementing context-sensitive site designs to create habitat corridors between new developments and surrounding areas. » Actively pursue opportunities to restore identified degraded areas. | <p>CED</p> |

POLICY J.2.

Enable the long-term survival of native plants and animals by maintaining well-connected open spaces and minimizing impacts on wildlife habitats.

The following actions will be implemented on an ongoing basis:	Departments
<p>113 Promote the removal of invasive plant species throughout the Town by:</p> <ul style="list-style-type: none"> » Publishing resources and information. » Developing programs to educate private property owners about removal. » Continuing to require the removal of invasive plant species in existing and proposed developments. 	CED
<p>114 Protect wildlife habitats with all new developments by:</p> <ul style="list-style-type: none"> » Preserving dense clusters of significant native vegetation, such as saguaros, ironwoods, and mesquites. » Protecting all healthy heritage saguaros (24 feet or taller, with two or more arms) and mature ironwood trees in place. » Working with the Arizona Game and Fish Department, U.S. Fish and Wildlife, and Pima County to identify plant and wildlife species. 	CED
<p>115 Protect natural open space, including hillsides, floodplains, riparian habitats, and ridgelines by:</p> <ul style="list-style-type: none"> » Managing development by continuing to require compact site designs and enabling flexible development options, including clustering, transfer of development rights, or other techniques. » Developing new or improving existing land use regulations that promote infill. 	CED
<p>116 Support and potentially update the Environmentally Sensitive Lands (ESL) conservation system, including the associated map to ensure:</p> <ul style="list-style-type: none"> » Best practices for habitat conservation, maintenance, and connectivity are being implemented. » Continued alignment between ESL and the Pima County Sonoran Desert Conservation Plan. 	CED



POLICY J.2. (CONTINUED)

Enable the long-term survival of native plants and animals by maintaining well-connected open spaces and minimizing impacts on wildlife habitats.

The following actions will be implemented on an ongoing basis:

Departments

- 117 Execute a plan to identify, remove, and continually monitor invasive species at all Town-owned facilities:
- » Focus on the Vistoso Trails Nature Preserve and areas adjacent to Town-owned facilities.
 - » Organize a Town-supported program to coordinate, train, and equip volunteers.

Lead:
Parks and
Recreation

Key collaborator:
Town Manager's
Office

The following actions are anticipated for completion in 1-2 years:

Departments

- 118 Evaluate Town practices to minimize the use of potentially harmful herbicides and pesticides on Town properties to act as a model for the community.

Public Works,
Parks and
Recreation

The following actions are anticipated for completion in 3-6 years:

Departments

- 119 Research and implement best practices to make landscaped open space areas, like golf courses, more suitable for wildlife.

Lead:
CED

Key collaborator:
Parks and
Recreation



Goal K: ENVIRONMENTAL RESOURCES

Promote land use development practices and programs that conserve and minimize impacts on natural and cultural resources.

POLICY K.1.

Encourage development patterns that protect natural open spaces, environmental and cultural resources.

The following actions will be implemented on an ongoing basis:

Departments

120	Support compact site designs to position development away from environmentally sensitive areas and provide more connected open spaces.	CED
-----	--	-----

121	Identify grading envelopes on individually graded lots during the platting process to protect native vegetation.	CED
-----	--	-----

122	Continue to require the identification and preservation of significant cultural resources with all new development.	CED
-----	---	-----

The following actions are anticipated for completion in 3-6 years:

Departments

123	Limit the amount of grading on individual, large residential lots by adding site coverage requirements to the zoning code.	CED
-----	--	-----



Goal L: OUTDOOR LIGHTING

Preserve and protect dark skies as a key component of Oro Valley's natural environment and community values.

POLICY L.1.

Promote outdoor lighting that ensures safety, minimizes impacts to adjacent properties, reduces excessive use of energy, preserves wildlife habitats, and enhances the enjoyment of the night sky.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|-----|--|-----|
| 124 | Continue to enforce the Town's lighting code by performing periodic light inspections of all commercial centers and working with residents to resolve lighting concerns. | CED |
| 125 | Continue to maintain naturally dark environments in wildlife habitats, such as washes and natural open spaces. | CED |

The following actions are anticipated for completion in 1-2 years:

Departments

- | | | |
|-----|---|-----|
| 126 | <p>Improve night sky visibility and maintain safety by updating the Town's lighting code to:</p> <ul style="list-style-type: none"> » Identify best practices and support regional efforts to minimize light pollution. » Address private sports field lighting design and levels. » Research and address emerging lighting technology. » Require the minimum amount of outdoor lighting necessary while ensuring safety. | CED |
|-----|---|-----|

The following actions are anticipated for completion in 3-6 years:

Departments

- | | | |
|-----|--|---|
| 127 | Educate and explore opportunities to support property owners in converting light fixtures to more energy-efficient and dark-sky-compliant options. | CED |
| 128 | <p>Identify opportunities to implement energy saving and dark-sky compliant lighting technology, designs, and operations at all Town facilities, including:</p> <ul style="list-style-type: none"> » Buildings. » Public parks, including sports fields. » Public roads. » High-use paved paths. | Parks and Recreation,
Public Works,
CED |



Goal M: STORMWATER MANAGEMENT

Promote the conservation of natural resources through thoughtful design, sustainable construction practices, and proactive management strategies.

POLICY M.1.

Integrate green infrastructure to effectively capture and manage stormwater in a way that prioritizes groundwater recharge, enhances recreational opportunities, and supports the preservation of wildlife habitats.

The following actions will be implemented on an ongoing basis:

Departments

129	Design, construct, and maintain green infrastructure for stormwater management, prioritizing infiltration into the groundwater system and flood mitigation as part of routine operations.	Public Works
130	Integrate green infrastructure into new development projects to provide recreational, aesthetic, and ecological benefits.	Public Works
131	Support and enhance wildlife habitats with native vegetation and connected ecological corridors, through continuous maintenance and monitoring.	Public Works
132	Incorporate climate resilience considerations (e.g., increase rainfall intensities, drought cycles) into all stormwater design projects to address changing conditions over time.	Public Works

The following actions will be implemented on an annual basis:

Departments

133	Review and update the Drainage Criteria Manual and related standards to incorporate best practices, new research, and regulatory updates.	Public Works
134	Evaluate and update performance metrics and adaptive management protocols based on monitoring data to guide program improvements.	Public Works

The following actions are anticipated for completion in 7-10 years:

Departments

135	Conduct large scale studies and policy refinements to enhance groundwater infiltration and address downstream and standing water impacts, informed by data from ongoing and annual efforts.	Public Works
-----	---	--------------



Climate and Energy

Oro Valley strives to positively impact the environment and lead by example through education and other efforts. These include promoting energy efficiency, recycling, reducing air pollution, and other efforts that will ultimately make Oro Valley cleaner and more sustainable.

Resident priorities that shaped this part of the Plan:

- » Increasing recycling programs, including composting.
- » Encouraging solar and energy-efficient appliances.
- » Reducing the heat island effect with landscaping and building materials.

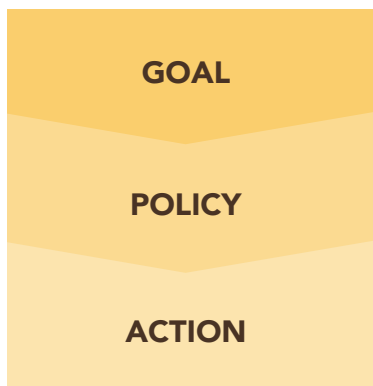
GUIDING PRINCIPLE

The guiding principle provides the foundation for building goals, policies, and actions. It represents the desires of our community.

Incorporate strategies for sustainability.

- » Promote waste reduction and participation in recycling programs.
- » Encourage the use of solar and energy efficiency technology.
- » Reduce the heat island effect through landscaping, building materials, and design.
- » Reduce carbon emissions by encouraging the use of electric vehicles, public transit, and other low-carbon transportation options.

GOALS, POLICIES, AND ACTIONS



The goals, policies, and actions support the long-term vision for the community.

- » **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
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- » **Ongoing.** Actions that are continually maintained.
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- » **Long (7–10 years).** Actions that require additional guidance, time, and resources to complete.



Goal N: HEAT MITIGATION

Reduce heat absorption through building design, landscaping, and unpaved surfaces.

POLICY N.1.

Encourage new development and redevelopment projects to utilize energy-efficient, green, and sustainable building materials.

The following actions will be implemented on an ongoing basis:

Departments

- | | | |
|-----|---|--|
| 136 | Adopt the most up-to-date building codes (International Code Council) to accommodate gray water use and increase energy conservation in concert with regional jurisdictions and stakeholders. | Community and Economic Development (CED) |
| 137 | Identify and mitigate heat islands by reducing paving, increasing pervious surfaces, planting low-water-use native trees, or installing shade structures. | CED |

The following actions are anticipated for completion in 1-2 years:

Departments

- | | | |
|-----|---|-------|
| 138 | Update the Town's design standards to mitigate heat by: <ul style="list-style-type: none"> » Allowing cool or white roofs for commercial structures. » Identifying building materials that are sustainable and eco-friendly. » Incorporating overhangs and awnings, emphasizing the south and west elevations. | (CED) |
| 139 | Review and possibly update building color standards to improve energy efficiency while maintaining low, reflective values that blend with the natural environment. | CED |



POLICY N.2.

Reduce the amount of paved surfaces and uncovered parking.

The following actions are anticipated for completion in 1-2 years:

Departments

- 140 Update parking standards to:
- » Support multimodal transportation, mixed, and shared uses.
 - » Minimize asphalt coverage and allow more pervious surface treatments to increase groundwater infiltration.
 - » Promote the shared use of parking lots to reduce the number of parking spaces needed.
 - » Reduce the view of the parking areas.
 - » Maintain landscaping and rainwater harvesting in parking areas.

Lead:
CED

Key
collaborator:
Public Works

The following actions are anticipated for completion in 3-6 years:

Departments

- 141 Explore opportunities that incentivize solar use, including solar-covered parking.

CED



Goal O: WASTE REDUCTION

Promote and implement responsible waste management strategies.

Policy O.1.

Aim to reduce solid waste in all sectors through a combination of sustainable waste management practices, such as waste minimization, recycling, and composting.

The following actions will be implemented on an ongoing basis:

Departments

142 Provide information about recycling by:

Town Manager's
Office

- » Working with local waste management companies to identify and effectively communicate which materials can be recycled.
- » Updating the Town's website to provide resources and education about recycling, reuse, and upcycling.
- » Promoting groups that reuse plastic waste for building materials, recycle batteries, electronics, energy-intensive appliances, or other household goods.
- » Engaging the library and other organizations to distribute information or provide educational workshops, seminars, etc.

143 Continue and expand Town-wide waste disposal events, such as:

Police,
Town Manager's
Office

- » Medication.
- » Paper shredding.

Policy O.1. (CONTINUED)

Aim to reduce solid waste in all sectors through a combination of sustainable waste management practices, such as waste minimization, recycling, and composting.

The following actions are anticipated for completion in 3-6 years:

Departments

144 Evaluate opportunities for Town facilities to reduce plastic and Styrofoam use, including plastic bags and disposable dinnerware, as a model to promote in the community.

Lead:
Parks and Recreation

Key collaborator:
Town Manager's Office

145 Assist non-profits or businesses providing donation or compost drop-off sites by:

- » Identifying suitable locations.
- » Updating the zoning code to accommodate use while maintaining Oro Valley's quality architectural aesthetic and site design standards.
- » Providing clear guidance on the zoning requirements and the permitting process.

Community and Economic Development (CED)





Goal P: AIR QUALITY

Establish and enable sustainable practices to improve air quality.

POLICY P.1.

Contribute to regional efforts to reduce air pollution and greenhouse gas emissions.

The following actions are anticipated for completion in 3-6 years:		Departments
146	Assist residents interested in installing private electric vehicle charging stations in their homes by: <ul style="list-style-type: none"> » Updating building codes » Promoting and distributing information 	Community and Economic Development (CED)
147	Update the zoning code to accommodate privately owned and maintained charging stations in commercial or employment centers, gas stations, hotels, and apartment complexes.	CED
148	Publish information about the options or rebates available for residents interested in converting from gas to electricity on the Town’s website.	Lead: Town Manager’s Office Key collaborator: CED
The following actions are anticipated for completion in 7-10 years:		Departments
149	Create a Climate Resilience and Sustainability Plan to establish Town-wide measures and strategies for adaptation and mitigation to reduce greenhouse gas emissions or other harmful air pollutants.	Lead: CED Key collaborators: Public Works, Water, Town Manager’s Office



Goal Q: UTILITIES

Provide sustainable and innovative public services and utilities that serve the current and future needs of the community.

POLICY Q.1.

Accommodate community services and utilities that meet the larger community needs and goals.

POLICY Q.2.

Consider the aesthetics and visual impacts of utilities and infrastructure during the planning, design, or upgrade process, to the greatest extent possible.

The following actions will be implemented on an ongoing basis:

Departments

150 Maintain criteria for agencies and providers to locate, improve, or maintain utilities, infrastructure, or other public facilities, to minimize impacts to:

Community and Economic Development (CED)

- » Mountain views.
- » Safety.
- » Current infrastructure.
- » Residential areas, schools, parks, or areas where people congregate.
- » Environmentally sensitive lands and open spaces.
- » Fire and hazard risks.

151 Continue to require new or expanded communication facilities to be camouflaged and blend with the surrounding area.

CED

POLICY Q.3.

Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed.

The following actions will be implemented on an ongoing basis:

Departments

152 Coordinate infrastructure expansion and future utility services with land use needs.

Lead:
Public Works

Key collaborator:
CED

POLICY Q.4.

Maximize renewable energy generation and storage capacity by encouraging solar throughout the community.

The following actions are anticipated for completion in 3-6 years:

Departments

- | The following actions are anticipated for completion in 3-6 years: | Departments |
|--|-------------|
| 153 Provide information about the benefits, options, and rebates available for solar power. | CED |
| 154 Contact local electric companies to investigate the feasibility of a utility-sponsored community solar program, which would allow residents to buy shares or receive credits to reduce their electric bills. | CED |





Goal R: FOOD ACCESS

Increase access to fresh and healthy food options.

POLICY R.1.

Increase opportunities for small-scale animal farming, home or community gardening to produce and distribute local and healthy food options to the community.

The following actions will be implemented on an ongoing basis:

Departments

- 155 Support opportunities that address barriers to food access, like farmers markets at Steam Pump Ranch.

Parks and Recreation,
Community and Economic Development (CED)

The following actions are anticipated for completion in 1-2 years:

Departments

- 156 Identify and address barriers for small-scale animal farming by updating the zoning code.

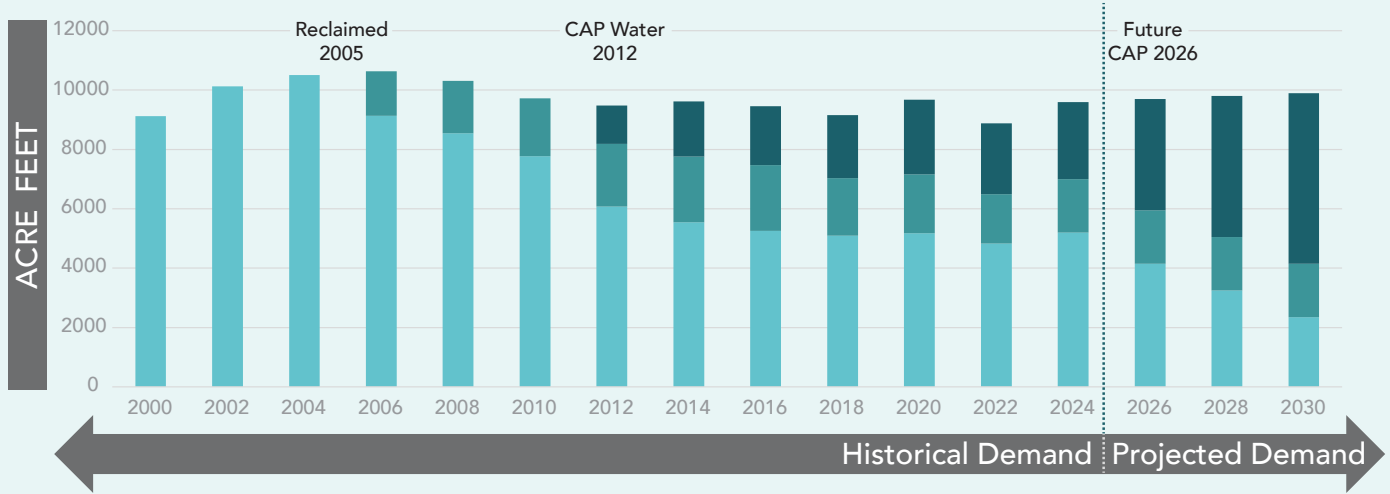
CED

- 157 Review and update town codes to ensure farmers markets and community gardens are permitted in HOA common areas, commercial centers, schools, churches, or other areas as appropriate.

CED

Water Resource Use and Demand

● Groundwater ● Reclaimed ● CAP Water



Source: Oro Valley Water Utility
 Projected demand is based on the projected build-out of Oro Valley under existing conditions.

Water Resources and Conservation

Due to Oro Valley’s location in a desert climate, water is a valued resource. Oro Valley carefully plans for future water use by assessing available water supplies in relation to expected growth. The graph above depicts the use and demand for each water resource, which shows a slight increase for demand as the Town approaches build-out.

We all play a part in saving water at home, around our neighborhoods, and across the community. Resident priorities that shaped this part of the Plan include:

- » **Maintaining Oro Valley’s water availability.**
- » **Increasing community resources for water conservation.**
- » **Expanding water conservation programs.**
- » **Efficient use of all water resources (drinking and reclaimed water).**

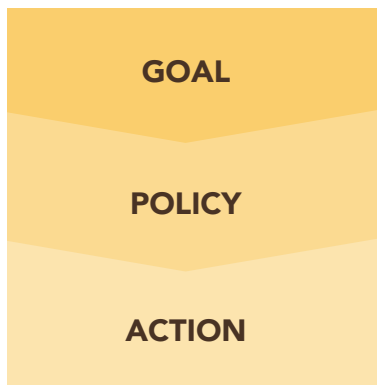
GUIDING PRINCIPLE

The guiding principle provides the foundation for building goals, policies, and actions. It represents the desires of our community.

Ensure water availability.

- » Continue planning for a reliable water future.
- » Increase community awareness of the importance of water conservation.
- » Expand water conservation programs, opportunities, and requirements.
- » Reduce the use of drinking water (potable) for irrigation.
- » Support the use of reclaimed water to augment drinking water (potable) supplies.

GOALS, POLICIES, AND ACTIONS



The goals, policies, and actions support the long-term vision for the community.

- » **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- » **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- » **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- » **Ongoing.** Actions that are continually maintained.
- » **Annual.** Actions that are implemented on a yearly basis.
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- » **Long (7–10 years).** Actions that require additional guidance, time, and resources to complete.



Goal S: WATER USE EFFICIENCY

Promote and increase efficient water use.

POLICY S.1.

Reduce residential and commercial outdoor water use.

The following actions will be implemented on an ongoing basis:

Departments

158	Increase awareness about the Town's approved plant list and provide educational opportunities about irrigation, plant types, and maintenance.	Community and Economic Development (CED)
159	Continue to develop and promote water monitoring tools, like water audits and the Water Smart Program, to identify and address high water usage.	Water Utility
160	Maintain zoning requirements to restrict natural non-native grass.	CED
161	Continue to prohibit ornamental water features, like water fountains, in non-residential developments, common areas, and residential front yards.	CED
162	Provide resources and education on different rainwater harvesting techniques.	Lead: Water Utility Key collaborator: CED

POLICY S.1. (CONTINUED)**Reduce residential and commercial outdoor water use.**

The following actions are anticipated for completion in 3-6 years:	Departments
163 Review and update the Town's approved plant list to maintain a landscape plant palette that includes drought-tolerant and native Sonoran Desert plants.	CED
164 Identify opportunities to streamline the process and reduce permitting fees to encourage HOAs and commercial developments to replace grass with ground covers, like decomposed granite, mulch, or native vegetation.	CED
165 Review and potentially update the passive and active rainwater harvesting requirements for subdivisions and non-residential developments to reflect best practices.	CED
166 Support community pools in lieu of individual pools in residential subdivisions during the development review process.	CED



POLICY S.2.**Reduce outdoor water use at Town facilities.****The following actions will be implemented on an ongoing basis:****Departments**

- | | | |
|-------|---|----------------------|
| 167 | Continue to prohibit the installation of ornamental natural grass at Town facilities, unless used for sports fields, golf courses, or other recreational areas. | Parks and Recreation |
| <hr/> | | |
| 168 | Cease irrigation after plant establishment along roadways and at Town facilities. | Public Works |

The following actions are anticipated for completion in 7-10 years:**Departments**

- | | | |
|-----|--|---|
| 169 | Where appropriate, install visible rainwater harvesting systems at Town facilities as functional demonstration projects. | Lead:
Water Utility

Key collaborators:
Parks and Recreation,
Public Works |
|-----|--|---|

POLICY S.3.**Encourage programs and opportunities that help residents make their homes more water efficient.****The following actions are anticipated for completion in 1-2 years:****Departments**

- | | | |
|-------|--|--|
| 170 | Encourage gray water use and tankless water heaters by publishing information and resources to help educate the community. | Lead:
Water Utility

Key collaborator:
CED |
| <hr/> | | |
| 171 | Ensure building codes facilitate the construction of gray water options. | CED |
| <hr/> | | |
| 172 | Provide information and resources about removing swimming pools on the Town's website. | Lead:
Water Utility

Key collaborator:
CED |

The following actions are anticipated for completion in 3-6 years:**Departments**

- | | | |
|-----|---|---------------|
| 173 | Further investigate the community's desire to add a dedicated water conservation fee to offer rebates that incentivize low-water-use appliances and fixtures. | Water Utility |
|-----|---|---------------|

POLICY S.4.**Increase awareness and education about water use and conservation.****The following actions will be implemented on an ongoing basis:****Departments**

174 Promote responsible water usage by encouraging residents to shut off water when away for extended periods of time and reduce irrigation during the rainy seasons.

Water Utility

175 Continue to promote water monitoring programs, like WaterSmart, to increase enrollment, education, and awareness about individual water use.

Water Utility

176 Continue to use newsletters and other platforms to promote best practices and tools for water conservation and efficiency.

Water Utility

The following actions are anticipated for completion in 3-6 years:**Departments**

177 Create and publish an online dashboard depicting community-wide water use by different user types to provide context and benchmarks.

Water Utility

178 Provide information about water conservation at public facilities.

Lead:
Water UtilityKey collaborators:
Public Works,
Town Manager's
Office



Goal T: WATER RESOURCE PLANNING

Maintain responsible use of water resources for the current and future benefit of the community.

POLICY T.1.

Ensure the long-term water resource supply, quality, and groundwater conservation for present and future Water Utility customers.

The following actions will be implemented on an ongoing basis:

Departments

179	Participate in regional and statewide drought planning efforts to prepare and address future water source reductions, such as the Central Arizona Project.	Water Utility
180	Protect water resources for current residents and businesses by continuing to: <ul style="list-style-type: none"> » Coordinate with appropriate water utilities, jurisdictions, and public agencies. » Monitor water quality. » Conduct long-term planning efforts. » Review all new developments and potential annexations to maintain a 100-year assured water supply. 	Water Utility
181	Expand infrastructure and facilities that provide a diverse water supply portfolio, including Central Arizona Project and reclaimed water.	Water Utility
182	Continue to review and strategically update the tiered water rate and price of water to encourage water conservation.	Water Utility

The following actions are anticipated for completion in 7-10 years:

Departments

183	Create and implement a plan to identify short and long-term actions to reduce water use for Town-owned golf courses and facilities.	Lead: Parks and Recreation Key collaborator: Water Utility
-----	---	---

POLICY T.2.

Elevate the value and importance of reclaimed water conservation.

The following actions will be implemented on an ongoing basis:

Departments

- 184 Educate the community about the importance, use, and cost of water resources through the Town website, social media, newsletters, Community Academy, etc.

Water Utility

The following actions are anticipated for completion in 3-6 years:

Departments

- 185 Establish a water campaign to educate the public about the Town's long-term water resource management.

Water Utility





CHAPTER 5

Economy

INTRODUCTION

Oro Valley will continue to be a safe and well-maintained community, making it an attractive destination for businesses and visitors. Being financially stable to maintain our quality of life is important.

This chapter focuses on the following topics:

- » Town Finances.
- » Employment, Businesses, and Tourism.



Resident Guidance and Background Information

OUR COMMUNITY DEDICATED ITS TIME AND VOICE TO CREATE THIS PLAN.

Starting in Phase 1, extensive and innovative efforts were made to engage the Oro Valley community and gather ideas from a broad range of residents. This phase resulted in the vision and guiding principles that form the foundation for the Plan.

Moving into Phase 2, the Economy Resident Working Group used the valuable insights from Phase 1, along with relevant background information, to craft the goals, policies, and actions outlined in this section. This dedicated group met eight times from February to December 2025 to reach a consensus on the Plan. Their work ensured the Plan reflects residents' values and preferred outcomes.

The guidance from residents that shaped the 10-year Plan can be found in the Phase 1 Report, available [HERE](#). For more details about the existing conditions related to the topics discussed in this section, please refer to the companion document, *Oro Valley's Path Forward Background Report*, which is also available [HERE](#).

Relationship with Other Chapters of the Plan

The topics in this chapter are interrelated with other aspects of the Plan in the same way they are connected in our lives. The following table depicts the overlap between this chapter's goals and those in other chapters.

GOALS IN THIS CHAPTER	RELATED GOALS IN OTHER CHAPTERS
Goal U: FINANCIAL STABILITY	Goal A: COMMUNITY SAFETY Goal B: EMERGENCY PREPAREDNESS Goal D: COMMUNITY ENGAGEMENT Goal E: PARTNERSHIPS AND VOLUNTEERS Goal H: PARKS AND RECREATION Goal I: TRAILS AND PATHS Goal T: WATER RESOURCE PLANNING Goal AA: ROAD MAINTENANCE Goal EE: MIXED USE Goal GG: SMART GROWTH
Goal V: COST OF DEVELOPMENT	Goal CC: HOUSING VARIETY Goal EE: MIXED USE Goal GG: SMART GROWTH
Goal W: EMPLOYERS AND WORKFORCE	Goal C: INTERGENERATIONAL COMMUNITY Goal T: WATER RESOURCE PLANNING Goal CC: HOUSING VARIETY Goal EE: MIXED USE Goal GG: SMART GROWTH
Goal X: BUSINESS ATTRACTION AND RETENTION	Goal C: INTERGENERATIONAL COMMUNITY Goal CC: HOUSING VARIETY Goal EE: MIXED USE Goal GG: SMART GROWTH
Goal Y: TOURISM	Goal G: ARTS AND CULTURE Goal II: GATHERING SPACES



Town Finances

Oro Valley is well known for its high-quality services, safety, and roads. Residents have voiced a strong desire to uphold these core services and assets, along with water resources, parks, and community facilities.

Resident guidance that shaped this part of the plan:

- » Being financially stable is a top priority.
- » Maintaining core services, which include safety, roads, water, parks, and community facilities.

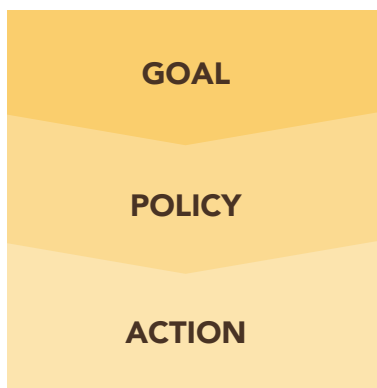
GUIDING PRINCIPLE

The guiding principle provides the foundation for building goals, policies, and actions. It represents the desires of our community.

Maintain financial stability.

- » **Manage and administer the Town’s budget to meet the community’s needs.**
- » **Anticipate increasing service and infrastructure needs and costs.**
- » **Plan for revenue impacts as land for development becomes scarce.**
- » **Diversify and increase revenue source.**

GOALS, POLICIES, AND ACTIONS



The goals, policies, and actions support the long-term vision for the community.

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Goal U: FINANCIAL STABILITY

Ensure sustainable revenue sources, funding, and efficient allocation of resources to provide high-quality, well-maintained, and reliable Town assets and services.

POLICY U.1.

Adhere to budgeting practices that prioritize planning for long-term financial obligations related to public services and amenities.

The following actions will be implemented on an ongoing basis:

Departments

186	Periodically review and update the Town’s fiscal management policies and practices to produce sound budget reports.	Finance
187	Continue to evaluate the minimum percentage for general fund reserves to make sure it is adequate and in compliance with town financial policies.	Finance

POLICY U.2.

Regularly report on financial performance and increase engagement with the community in the budgeting process.

The following actions will be implemented on an ongoing basis:

Departments

188 Produce and distribute financial reports on a timely basis (monthly, quarterly, and annually) that provide comprehensive information at various levels of financial literacy, such as the Popular Financial Report and Know Your Town's Budget.

Finance

The following actions are anticipated for completion in 1-2 years:

Departments

189 Add more financial details, including a schedule of publications, to the Town's website.

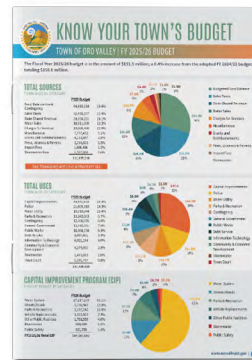
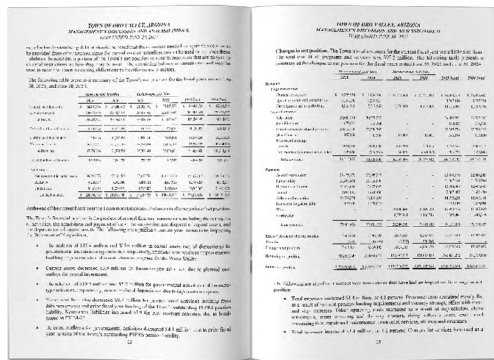
Finance

The following actions are anticipated for completion in 3-6 years:

Departments

190 Explore tools to increase transparency of revenue and expenditures.

Finance



POLICY U.3.

Routinely conduct financial studies and assessments to increase efficiency and effectiveness.

The following actions will be implemented on an ongoing basis:		Departments
191	Routinely review Town processes, project management practices, and contracts for inefficiencies.	Town Manager's Office
192	Research the best practices of similar cities for possible new revenue generators.	Finance
193	Conduct an analysis to evaluate the projected costs and benefits to the community for major Capital Improvement Projects (CIP). The financial evaluation is to be weighted with consideration of the overall community benefit and need.	Finance

The following actions are anticipated for completion in 1-2 years:		Departments
194	Establish a schedule to periodically review all fees for potential increases.	Finance

POLICY U.4.

Prioritize budget allocations that maintain Oro Valley's core services and benefit the community as a whole.

The following actions will be implemented on an ongoing basis:		Departments
195	Ensure adequate funding is consistently available for core services, which are safety, streets, water, parks, and community facilities.	Finance
196	Evaluate Town projects with the following emphasis: <ul style="list-style-type: none"> » Significant safety and infrastructure needs. » Enhancement of the quality of life for the majority of residents. » Balanced distribution geographically, specifically for Parks and Recreation projects. » Long-term financial sustainability. 	Town Manager's Office
197	Make strategic public investments that maintain Oro Valley's quality of life and support desirable economic development.	Town Manager's Office

POLICY U.4. (CONTINUED)

The following actions will be implemented on an ongoing basis:		Departments
198	Coordinate projects with outside agencies, including utility providers, to minimize long-term costs and construction impacts to the community.	Public Works
199	Leverage the Town’s participation in local, regional, state, and federal planning initiatives to secure funding and expand revenue sources for short- and long-term improvements, adapting to ever-changing community and market dynamics. This includes but is not limited to participating with the following groups: <ul style="list-style-type: none"> » Pima Association of Governments. » Regional Transportation Authority. » Pima County housing efforts. » State of Arizona. 	Town Manager’s Office

**POLICY U.5.
Encourage process improvements throughout all Town departments.**

The following actions will be implemented on an ongoing basis:		Departments
200	Routinely review Town processes and project management tools for opportunities to increase efficiency and optimize performance.	Town Manager’s Office
201	Periodically review and explore the use of technology, systems, and IT infrastructure to address needs and increase efficiency.	Innovation and Technology
202	Routinely review procurement procedures and contracts to reduce costs.	Town Manager’s Office

**POLICY U.6.
Engage the community about alternative and ongoing revenue sources.**

The following actions will be implemented on an ongoing basis:		Departments
203	Utilize a variety of tools and methods, such as surveys, online and in-person community engagement regarding revenue sources (bonds, sales tax, user fees) by: <ul style="list-style-type: none"> » Educating the community about existing and potential revenue sources, especially the importance of local sales tax generation. » Identifying the need for new revenue or adjustments to levels of service and offerings. » Considering community feedback in recommendations, as appropriate. 	Finance



Goal V: COST OF DEVELOPMENT

Ensure the costs to provide public services for new development are recovered.

POLICY V.1.

Continue to review and update fees associated with development to ensure the cost of services and infrastructure is recovered.

The following actions will be implemented on an ongoing basis:

Departments

204 Continue to update impact fees as required by state law to ensure developers pay the appropriate costs associated with expanding infrastructure and public services, such as transportation, water, and emergency services.

Lead: Town Manager’s Office

Key collaborators:
Community and Economic Development (CED),
Finance, Parks and Recreation, Water, Police, Public Works

205 Negotiate development agreements and explore other cost-sharing mechanisms to fund major infrastructure and public facility improvements that provide necessary community benefits.

Lead: Town Manager’s Office

Key collaborators: CED,
Public Works, Parks and Recreation, Water

POLICY V.2.

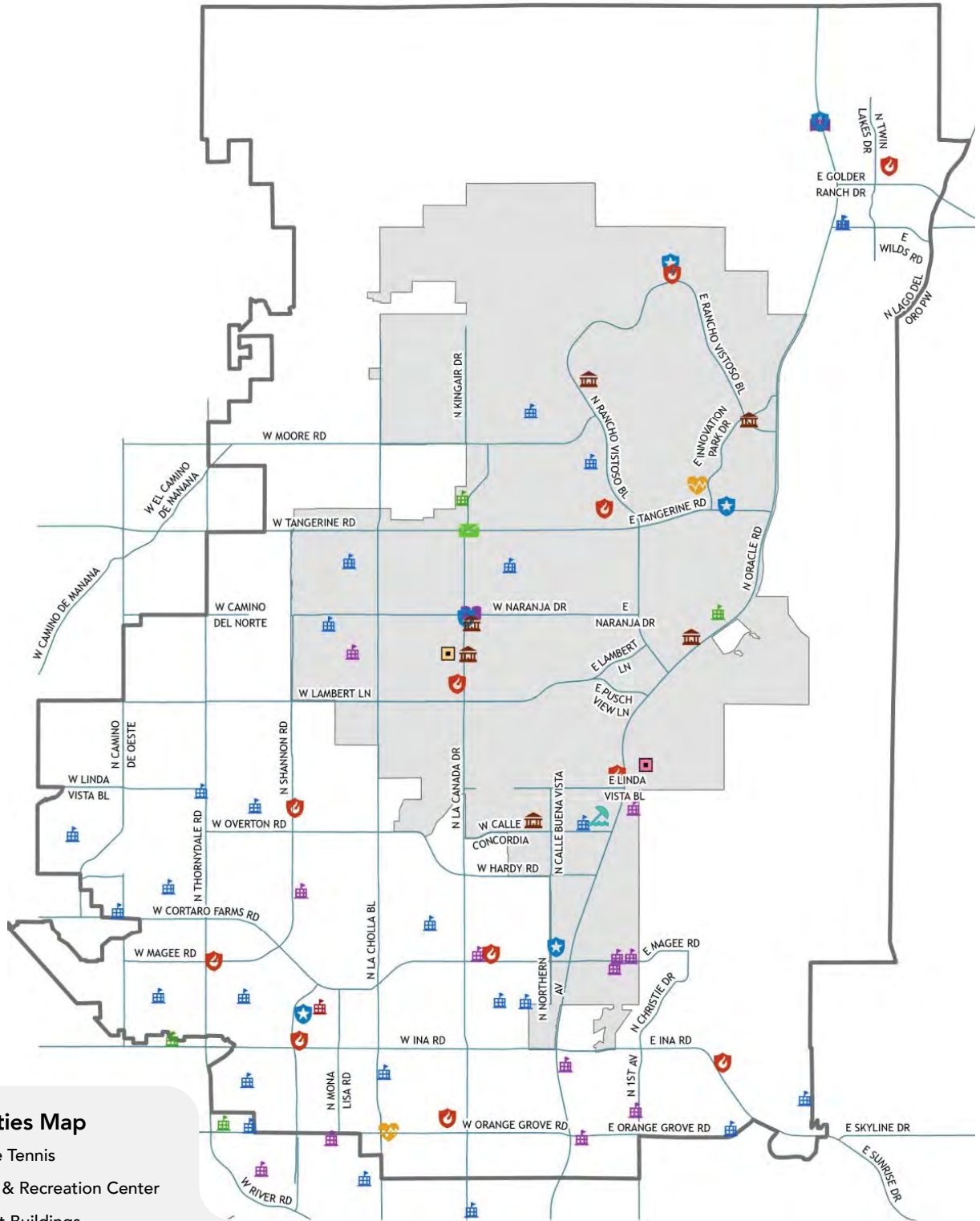
Coordinate land use and public facility planning to effectively locate public facilities in safe locations for emergency response.

The following actions are anticipated for completion in 7-10 years:

Departments

206 Routinely review and update the Town’s Facilities and Space Plan to identify needs.

Public Works



Public Facilities Map

- Pusch Ridge Tennis
- Community & Recreation Center
- Government Buildings
- Aquatic Center
- Fire Stations
- Police Stations
- Hospitals
- Libraries
- Post Office

Schools

- Public
- Private
- Charter
- Pima Community College NW

- Major Streets
- Oro Valley Town Limits
- Planning Area

An interactive version of this map is available on OVPathForward.com



This map is for illustrative purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained in this map is accurate. For more information please contact Town of Oro Valley Planning and Zoning staff. Source Data from Town of Oro Valley, Pima County, and Arizona Department of Transportation, 2026.



Employment, Businesses, and Tourism

Oro Valley, with its talented and well-educated workforce, attracts and supports a diverse blend of businesses. This dynamic environment fosters job creation and enhances the local economy. Our community is thriving in key sectors such as healthcare, bioscience, and high-tech industries. Additionally, tourism, retail, education, and service industries play a significant role in our economic landscape.

Resident priorities that shaped this part of the Plan include:

- » **Having options to live, work, and play.** Residents emphasized wanting more restaurants, entertainment, and places to gather.
- » **Attracting and retaining a healthy workforce and diverse industries.**
- » **Supporting entrepreneurs and local or small businesses.**

GUIDING PRINCIPLES

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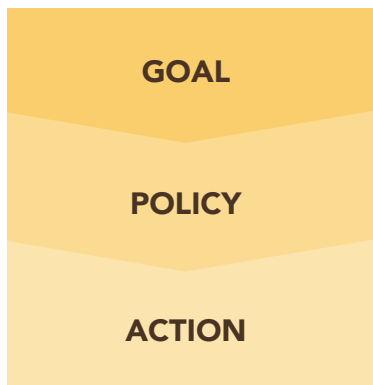
Grow the number of high-quality employment opportunities.

- » Diversify the type of industries and job opportunities.
- » Attract employers who offer high-paying jobs.
- » Attract and retain workers by promoting quality schools, housing, parks, and things to do.
- » Foster entrepreneurship.

Grow the number of high-quality employment opportunities.

- » Fill empty storefronts and redevelop existing buildings.
- » Increase the customer base to retain and attract new businesses.
- » Attract and support more local businesses.
- » Increase tourism to support Oro Valley's resorts, hotels, and businesses.
- » Expand research and development, bioscience, and emerging tech industries.

GOALS, POLICIES, AND ACTIONS



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Goal W: EMPLOYERS AND WORKFORCE

Foster a robust local economy and job market that provides quality employment, builds on Oro Valley’s assets, and encourages responsible growth and investment.

POLICY W.1.

Promote and target industries that increase local employment.

The following actions will be implemented on an ongoing basis:

Departments

207 Help promote businesses providing services in high demand by residents or employment opportunities for youth by:

Community and Economic Development (CED)

- » Working with the Oro Valley Chamber of Commerce.
- » Listing businesses on the Town’s website.

208 Develop and implement a plan to attract, expand, and retain:

CED

- » Quality industries, including bioscience, medical, light manufacturing, research, and development.
- » Start-ups, entrepreneurs, and emerging technologies.

POLICY W.2.

Nurture an educated, skilled, and competitive workforce to match the employment needs of the local and regional economy.

The following actions will be implemented on an ongoing basis:

Departments

209 Act as a liaison between businesses, educational training institutions, or other local organizations to help attract, retain, and connect skilled workers. Educational training institutions and local organizations include, but are not limited to:

CED

- » Amphitheater school district.
- » Local charter and private schools.
- » Pima Community College and the University of Arizona.
- » Oro Valley Chamber of Commerce.
- » Startup Tucson.

POLICY W.3.

Promote and expand upon the community characteristics that are mutually beneficial to businesses, workers, and the quality of life for residents.

The following actions will be implemented on an ongoing basis:

Departments

210 Market Oro Valley’s quality of life, exceptional lifelong educational opportunities, safety, and other strengths to attract businesses and workers.

Lead:
Town Manager’s Office

Key collaborator:
CED

The following actions are anticipated for completion in 3-6 years:

Departments

211 Develop strategies to create private and public gathering spaces, collaborative spaces, and other amenities that encourage social and educational interactions.

CED



POLICY W.4.

Attract and retain valued and underrepresented businesses, including startups, small, and local establishments.

The following actions will be implemented on an ongoing basis:

Departments

212 Partner with higher educational institutions, like the University of Arizona and Pima Community College, and community organizations to attract entrepreneurs, local businesses, and startup businesses.

CED

The following actions are anticipated for completion in 7-10 years:

Departments

213 Work with the University of Arizona Center for Innovation Oro Valley to create additional opportunities for startup tenants in biosciences and bio-life employment sectors.

CED



Goal X: BUSINESS ATTRACTION AND RETENTION

Encourage a wide range of services, entertainment, shopping, and dining options.

POLICY X.1.

Pursue and support businesses that expand the local tax base and decrease the need to shop outside the community.

The following actions will be implemented on an ongoing basis:

Departments

214	Support dining and entertainment options that are open past 8 p.m.	Community and Economic Development (CED)
215	Continue to utilize lead generation software platforms, partnerships, and other resources to attract businesses to Oro Valley.	CED
216	Expand marketing of existing businesses through the Town websites, social media, and other communication tools.	CED

The following actions are anticipated for completion in 1-2 years:

Departments

217	Facilitate the development of more retail, restaurants, and services by streamlining the development review process for commercially zoned areas.	CED
218	Support or attract businesses and events that contribute to the fiscal well-being of the Town by: <ul style="list-style-type: none"> » Promoting and implementing a shop local program. » Promote events and programs that attract visitors and support local businesses. 	CED
219	Expand the outreach and marketing of available resources to aid business recruitment and assist new businesses that are opening in Oro Valley.	CED



Goal Y: TOURISM

Establish Oro Valley as a tourist destination to enhance local economic stability.

POLICY Y.1.

Promote the Town as a destination for unique and high-quality experiences that drive tourism, support local businesses, and expand job opportunities.

The following actions will be implemented on an ongoing basis:

Departments

220	Continue to work with local resorts and leisure travel stakeholders to identify needs and opportunities to increase tourism revenue.	Community and Economic Development (CED)
221	<p>Create a robust marketing strategy to position Oro Valley as a regional destination for:</p> <ul style="list-style-type: none"> » Shopping, entertainment, and dining. » Arts and culture. » Wellness and relaxation. » Hiking, biking, and other outdoor activities. 	CED
222	Promote Oro Valley as a safe destination for visitors to enjoy regional attractions.	CED
223	Continue to update and enhance the Town’s destination marketing online presence through websites, social media, and apps.	CED
224	Promote events and programs that attract visitors and support local businesses.	<p>Lead: CED</p> <p>Key collaborator: Town Manager’s Office</p>

POLICY Y.1. (CONTINUED)

Promote the Town as a destination for unique and high-quality experiences that drive tourism, support local businesses, and expand job opportunities.

The following actions are anticipated for completion in 1-2 years:

Departments

225 Inform local businesses about major tourist events to help leverage the influx of potential customers through various communication and online tools.

CED

The following actions are anticipated for completion in 1-2 years:

Departments

226 Address seasonality by targeting a variety of visitor markets.

CED

The following actions are anticipated for completion in 3-6 years:

Departments

227 Develop strategies to increase opportunities for sports tourism and community events by:

Lead: CED

- » Partnering with local schools or school districts for shared use of facilities.
- » Planning for sports tournaments, festivals, or fairs.
- » Considering cost-effective investments in parks, recreation, paths, and trails that increase tourism and regional use.

Key collaborators:
Parks and Recreation,
Town Manager's Office





CHAPTER 6

Development

INTRODUCTION

Oro Valley is committed to balanced, highly focused, and targeted growth that addresses the needs of both current and future residents. With the Town having relatively little land remaining for development, our focus within the next 10 years is on targeted needs and redevelopment opportunities.

Our community promotes and supports future land uses that are in harmony with the community's natural setting and character.

Achieving harmony will require coordinating sustainability principles with development guidelines.

This chapter focuses on the following:

- » Transportation
- » Housing
- » Land use



Resident Guidance and Background Information

OUR COMMUNITY DEDICATED ITS TIME AND VOICE TO CREATE THIS PLAN.

Starting in Phase 1, extensive and innovative efforts were made to engage the Oro Valley community and gather ideas from a broad range of residents. This phase resulted in the vision and guiding principles that form the foundation for the Plan.

Moving into Phase 2, the Development Resident Working Group used valuable insights from Phase 1, along with relevant background information, to craft the goals, policies, and actions outlined in this section. This dedicated group met 13 times from February to December 2025 to reach a consensus on the Plan. Their work ensured the Plan reflects residents' values and preferred outcomes.

The guidance from residents that shaped the 10-year Plan can be found in the Phase 1 Report, available [HERE](#). For more details about the existing conditions related to the topics discussed in this section, please refer to the companion document, *Oro Valley's Path Forward Background Report*, which is also available [HERE](#).

Relationship with Other Chapters of the Plan

The topics in this chapter are interrelated with other aspects of the Plan in the same way they are connected in our lives. The following table depicts the overlap between this chapter's goals and those in other chapters. Please click on the links to read the related goals, policies, and actions.

GOALS IN THIS CHAPTER	RELATED GOALS IN OTHER CHAPTERS
Goal Z: SAFE ROUTES	Goal A: COMMUNITY SAFETY Goal I: TRAILS AND PATHS Goal L: OUTDOOR LIGHTING
Goal AA: ROAD MAINTENANCE	Goal U: FINANCIAL STABILITY
Goal BB: PUBLIC TRANSPORTATION AND TRAFFIC CONGESTION	Goal C: INTERGENERATIONAL COMMUNITY Goal W: EMPLOYERS AND WORKFORCE
Goal CC: HOUSING VARIETY	Goal C: INTERGENERATIONAL COMMUNITY Goal W: EMPLOYERS AND WORKFORCE Goal X: BUSINESS ATTRACTION AND RETENTION
Goal DD: NEIGHBORHOOD APPEARANCE	Goal A: COMMUNITY SAFETY Goal C: INTERGENERATIONAL COMMUNITY Goal X: BUSINESS ATTRACTION AND RETENTION
Goal EE: MIXED USE	Goal C: INTERGENERATIONAL COMMUNITY Goal W: EMPLOYERS AND WORKFORCE Goal X: BUSINESS ATTRACTION AND RETENTION
Goal FF: VIEWS	Goal K: ENVIRONMENTAL RESOURCES Goal L: OUTDOOR LIGHTING
Goal GG: SMART GROWTH	Goal J: WILDLIFE HABITATS Goal K: ENVIRONMENTAL RESOURCES
Goal HH: QUALITY DESIGN	Goal N: HEAT MITIGATION Goal L: OUTDOOR LIGHTING
Goal II: GATHERING SPACES	Goal C: INTERGENERATION COMMUNITY Goal W: EMPLOYERS AND WORKFORCE Goal X: BUSINESS ATTRACTION AND RETENTION



Transportation

Oro Valley is known for having well-maintained roadways and a comprehensive network of multi-use paths, bike routes, sidewalks, and a growing system of trails.

The community strives to improve safety and connectivity for all travelers in Oro Valley. Our priorities that shaped this part of the Plan include:

- » Maintaining roads in a proactive manner.
- » Increasing the efficiency of all signalized intersections.
- » Reducing dependency on vehicles through other modes of transportation like public transit, bicycling, walking, and more.
- » Increasing safety for all users, especially at major intersections.

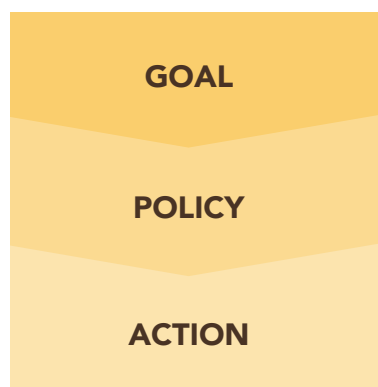
GUIDING PRINCIPLE

The guiding principle provides the foundation for building goals, policies, and actions. It represents the desires of our community.

Maintain good roads, manage traffic flow, and encourage a variety of transportation options.

- » Proactively keep roads in good condition.
- » Increase the efficiency of all signalized intersections.
- » Reduce vehicle miles traveled between housing, shopping, and employment areas.
- » Increase public transportation options, like Dial-A-Ride and commuter bus routes that provide focused transit options.
- » Increase safety and connectivity for pedestrians and cyclists.
- » Improve the transportation system to support all users.

GOALS, POLICIES, AND ACTIONS



The goals, policies, and actions support the long-term vision for the community.

- » **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- » **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- » **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- » **Ongoing.** Actions that are continually maintained.
- » **Annual.** Actions that are implemented on a yearly basis.
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Goal Z: SAFE ROUTES

Provide safe routes for all users to travel throughout the Town.

POLICY Z.1.

Prioritize safety and accessibility for all users along major routes.

The following actions will be implemented on an ongoing basis:

Departments

- 228 Work with schools to identify and respond to any community concerns regarding school bus stop locations.

Police,
Public Works

The following actions are anticipated for completion in 1–2 years:

Departments

- 229 Continue to allow, yet ensure, memorials along roads are designed and positioned safely, by creating standards similar to the Arizona Department of Transportation’s Roadside Memorial Policy.

Public Works

The following actions are anticipated for completion in 3–6 years:

Departments

- 230 Increase safety for students walking or biking to school by:
- » Formally identifying and promoting safe routes.
 - » Continuing to educate students and parents on safety practices.
 - » Working with schools, including charter and private schools, to provide safe crossings to schools.

Lead: Police
Key collaborator:
Public Works

POLICY Z.1. (CONTINUED)**Prioritize safety and accessibility for all users along major routes.****The following actions are anticipated for completion in 3–6 years:****Departments**

231	Increase safety, awareness, and visibility of pedestrians and cyclists by comprehensively improving street and intersection design: <ul style="list-style-type: none"> » Adding signage in high-traffic areas to alert drivers. » Delineating multi-use lanes (paved shoulders for bikes, pedestrians, etc.) for cyclists through pavement color, physical barriers, or other design techniques. » Study and improve crosswalk safety by addressing timing, design, and other factors, where needed or requested. » Address the width of paved shoulders in areas of inadequacy, especially at 1st and Tangerine. » Evaluate all Town multi-use paths for safety, focusing on minimizing areas with steep slopes and tight curves. 	Public Works
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POLICY Z.2.**Improve traffic safety and flow along major roadways and intersections.****The following actions will be implemented on an ongoing basis:****Departments**

232	Evaluate alternative intersection designs, such as roundabouts, to improve traffic flow and safety at intersections.	Public Works
233	Periodically review the timing of traffic signals for better alignment along major roadways.	Public Works
234	Strive to maintain a stable traffic flow (Traffic Engineering Standard Level “D” or greater) while maximizing the balance between safe and efficient traffic movement, with an emphasis on safety.	Public Works

The following actions are anticipated to be completed in 3–6 years:**Departments**

235	Coordinate with the state to improve traffic flow, safety, maintenance, and aesthetics of Oracle Road by: <ul style="list-style-type: none"> » Aligning the timing of traffic signals. » Enhancing landscaping and beautification efforts. 	Public Works
-----	--	--------------

POLICY Z.2. (CONTINUED)

Improve traffic safety and flow along major roadways and intersections.

236 Work with surrounding jurisdictions to coordinate traffic signal timing along major routes. Public Works

The following actions are anticipated to be completed in 7–10 years:

Departments

237 Evaluate and identify improvements to address traffic flow and safety at key intersections with heavy traffic. Public Works

238 Complete long-range planning for the roadway network that: Public Works

- » Addresses proper capacity to serve traffic generated by the land uses depicted on the Land Use Map.
- » Identifies transportation needs, connections, access on major roadways, and alternative routes to alleviate congestion on Oracle Road.
- » Prioritizes projects and identifies potential funding sources.





Goal AA: ROAD MAINTENANCE

Maintain and enhance the Town’s superior roadway maintenance and design practices.

POLICY AA.1.

Proactively maintain Oro Valley roadways to a high-quality level.

The following actions will be implemented on an ongoing basis:

Departments

239 Continue to support and promote the Adopt-A-Road program. Public Works

240 Implement roadway design standards, especially for arterial and collector roads, that emphasize: Public Works

- » Low water use, native plants along roadways and in medians.
- » Native trees along pedestrian and cyclist routes to increase shade.
- » Public art and other amenities that promote Oro Valley’s unique character.

POLICY AA.2.

Collaborate with surrounding jurisdictions, ADOT, and HOAs to maintain private and other publicly owned roads that are in and around Oro Valley.

The following actions will be implemented on an ongoing basis:

Departments

241 Work with the Arizona Department of Transportation, Pima County, and Marana to regularly identify roads near Oro Valley that are in need of repair and encourage preventative maintenance. Public Works



Goal BB: PUBLIC TRANSPORTATION AND TRAFFIC CONGESTION
 Foster transportation options that support the diverse and growing needs of the community.

POLICY BB.1.

Support and expand cost-effective public transportation options.

The following actions will be implemented on an ongoing basis:

Departments

- 242 Identify available funding options to continue and expand the Dial-A-Ride, or similar program to include weekend service.

Public Works

The following actions are anticipated for completion in 7–10 years:

Departments

- 243 Study the most frequent routes and destinations of Dial-A-Ride to explore the feasibility of creating fixed micro-transit routes.

Public Works

POLICY BB.2.

Reduce traffic congestion during peak hours by fostering multimodal transportation.

The following actions will be implemented on an ongoing basis:		Departments
244	Explore, plan, and prepare for new transportation modes to reduce commute times, including driverless vehicles.	Public Works
245	Work with the Pima Association of Governments (PAG), the Regional Transportation Authority (RTA), and Sun Tran to evaluate and explore possible corridors for commuter bus routes.	Public Works
246	Promote public transportation options for residents, employers, and visitors through the Town’s website, social media, and other marketing methods.	Lead: Public Works Key collaborator: Town Manager’s Office
The following actions are anticipated for completion in 3–6 years:		Departments
247	Use signage to increase the use and visibility of Park and Ride lots.	Public Works
The following actions are anticipated for completion in 7–10 years:		Departments
248	Evaluate the need and possibly expand the number of Park and Ride lots by: <ul style="list-style-type: none"> » Partnering with churches or other places with available parking spaces. » Utilizing existing lots at parks or other Town facilities. 	Lead: Public Works Key collaborator: CED
249	Improve the rider experience by providing amenities like seating and shade at bus stops and Park and Ride lots, where appropriate.	Lead: Public Works Key collaborator: CED

POLICY BB.3.

Reduce the amount of vehicle miles traveled between work, home, shops, recreation, and other destinations.

The following actions will be implemented on an ongoing basis:

Departments

250 Work with regional employers to relocate or establish satellite offices in Oro Valley.

CED

The following actions are anticipated for completion in 3–6 years:

Departments

251 Encourage complementary development along routes with high vehicle, bicycle, and pedestrian traffic, such as:

Lead:
Public Works

- » Oracle Road.
- » Tangerine Road.
- » The Loop.

Key collaborator:
Town Manager's
Office



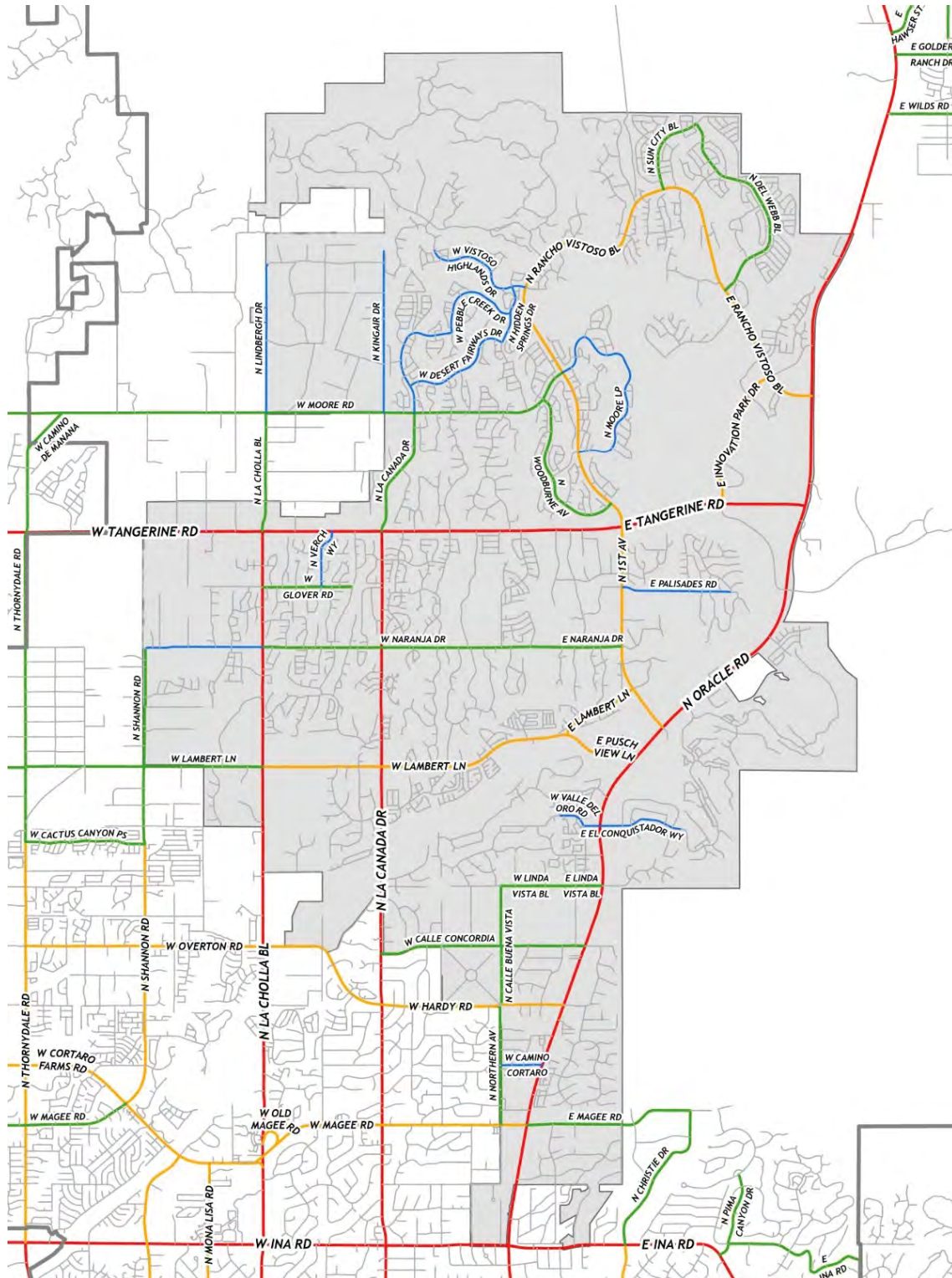
ORO VALLEY'S ROADWAY NETWORK

Oro Valley's Roadway Network includes four roadway classifications:

- » Major arterial.
- » Minor arterial.
- » Collector (major and minor).
- » 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 users' mobility. Each classification covers a variety of functional and physical characteristics. The Circulation Map Classifications and Standards table below outlines the basic characteristics of each classification in Oro Valley. Detailed cross-sections for each classification are shown in Oro Valley's Subdivisions Street Standards and Policies Manual.

STREET CLASSIFICATION	SERVICE FUNCTION	BIKE FACILITIES	ACCESS	MEDIANS	ON-STREET PARKING	SIDEWALKS	RIGHTS-OF-WAY
Major Arterial	High speeds, regional access.	Curbed bike route. Multi-Use Lane and/or Shared Use Path.	Access suburban centers.	Yes	None	None	150–300 feet
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 feet
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 feet
Local	Low speeds, through traffic discouraged.	None	Direct access, lowest traffic mobility.	No	One or both sides	Both sides on curbed streets	50–60 feet



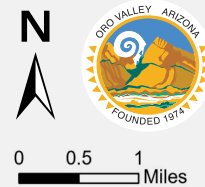
Circulation Map

Oro Valley Functional Classification

- Urban Principal Arterial
- Urban Minor Arterial
- Urban Major Collector

- Urban Minor Collector
- Urban Local
- Oro Valley Town Limits
- Planning Area

An interactive version of this map is available on OVPathForward.com



This map is for illustrative purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained in this map is accurate. For more information please contact Town of Oro Valley Planning and Zoning staff. Source Data from Town of Oro Valley, Pima County, and Arizona Department of Transportation, 2026.



Housing

The majority of Oro Valley's existing housing stock is single-family residences with roughly 14% being traditional apartment units. With limited land remaining, the community strives to balance the preference for single-family homes with the need for other housing types to meet the needs of current and future residents.

HOUSING DATA SUMMARY

Existing housing need (2024)	920
Projected future housing need (2029)	1,310
Total housing units in pipeline	2,351
Additional housing units available from undeveloped residentially zoned areas	541

*Sources: The League of Arizona Cities and Towns
Town of Oro Valley*

Residents value home ownership. Our priorities guiding this part of the Plan include:

- » Providing more housing options like townhomes and condos.
- » Focusing apartment complex development on areas along major roadways with access to shops, services, and facilities.
- » Providing a range of housing options and prices for seniors, families, and workers.

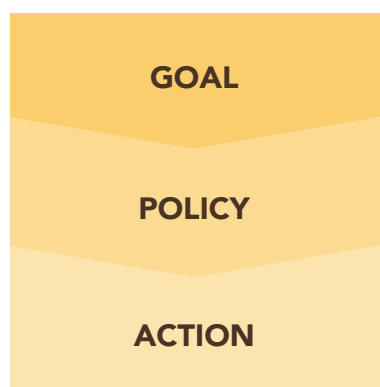
GUIDING PRINCIPLES

The guiding principles provide the foundation for building goals, policies, and actions. They represent the desires of our community.

Strive for a diverse mix of housing options.

- » Foster the development of a variety of housing types and price ranges to increase attainable housing options for workers, seniors, and families.
- » Balance the need for townhomes, condos, and patio homes with the desire for single-family homes.
- » Limit construction of new high-density apartment communities to selective areas with access to shops, services, facilities, and major roadway.

GOALS, POLICIES, AND ACTIONS



The goals, policies, and actions support the long-term vision for the community.

- » **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
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Goal CC: HOUSING VARIETY

Enable a wide range of housing types, densities, and prices that maintain Oro Valley’s quality architectural aesthetics and site designs, community character, and value of home ownership.

POLICY CC.1.

Support a variety of housing types with varying price points for seniors, young adults, families, and a broad range of workers who support Oro Valley businesses.

The following actions will be implemented on an ongoing basis:

Departments

- 252 Review development proposals with various housing types to ensure:
- » Quality architectural aesthetic and site design.
 - » Compatibility with the surrounding area.
 - » Safety.

Community and Economic Development (CED)

The following actions are anticipated for completion in 1–2 years:

Departments

- 253 Continue to reduce zoning barriers to develop diverse housing types, including attached dwelling units (like townhomes, patio homes, duplexes, etc.) and accessory dwelling units, in accordance with state law by:
- » Identifying and coordinating pre-approved architectural designs.
 - » Promoting and publishing information about pre-approved designs and accessory dwelling units.

CED

POLICY CC.1. (CONTINUED)

Support a variety of housing types with varying price points for seniors, young adults, families, and a broad range of workers who support Oro Valley businesses.

The following actions are anticipated for completion in 3–6 years:		Departments
254	Update the existing zoning requirements for site-delivered homes, which include manufactured homes, to ensure compatibility by: <ul style="list-style-type: none"> » Defining the types of allowed site-delivered homes. » Adding quality architectural aesthetic and site design standards that are equivalent to traditional single-family homes. » Establishing parameters for locations and ownership, similar to Highlands Mobile Home Park. 	CED
255	Establish flexible development options and standards to encourage the development of a variety of housing, like attached dwelling units (townhomes, patio homes, duplexes, condos, or other similar products) that provide single-dwelling ownership opportunities.	CED
The following actions are anticipated for completion in 7–10 years:		Departments
256	Address the housing needs of all types of employers by identifying a broad spectrum of housing options for permanent and extended stay employees.	CED



Example of a duplex/multi-family home in Rancho Vistoso

POLICY CC.2.

Explore strategies to reduce housing costs without providing local subsidies.

The following actions are anticipated for completion in 3–6 years:

Departments

- 257 Create a housing plan that:
- » Addresses the need for a more attainable variety of housing types and price ranges.
 - » Identifies appropriate locations and develop zoning strategies for a broad range of housing types, densities, and lot sizes.
 - » Research best practices and recommend actions to increase home ownership opportunities.

CED

The following actions are anticipated for completion in 3–6 years:

Departments

- 258 Work with community land trusts or nonprofits to identify compatible design and locations for additional housing opportunities..

CED

POLICY CC.3.

Encourage pathways to homeownership.

The following actions are anticipated for completion in 1–2 years:

Departments

- 259 Connect residents with information about state laws.
- 260 Work with the state Legislature and the League of Arizona Cities and Towns to help shape potential housing laws that will impact Oro Valley.

Town Manager's Office

Town Manager's Office

The following actions are anticipated for completion in 3–6 years:

Departments

- 261 Pursue partnerships to promote financial education programs that help increase home ownership in Oro Valley.

Parks and Recreation

POLICY CC.4.

Prioritize residential development beyond the dominant medium-density, single-family housing type.

The following actions will be implemented on an annual basis:

Departments

262 Monitor and publish information about Oro Valley’s housing stock annually.

CED

The following actions are anticipated for completion in 3–6 years:

Departments

263 Develop housing plans and assessments to ensure current and future housing needs are met.

CED





Goal DD: NEIGHBORHOOD APPEARANCE

Support efforts to maintain and improve the appearance of neighborhoods, including residential and commercial buildings.

POLICY DD.1.

Identify opportunities to help improve property conditions.

The following actions are anticipated for completion in 1–2 years:

Departments

264 Identify gaps and update property maintenance codes to help ensure high-quality neighborhoods.

Community and Economic Development (CED)

265 Increase enforcement of property maintenance codes, including signs.

CED

The following actions are anticipated for completion in 7–10 years:

Departments

266 Implement programs and services to assist residents in keeping their properties maintained.

CED



Land Use

Oro Valley has limited land available for development within the current Town boundaries. With only 12% of the land remaining, most of which are underutilized parcels that are surrounded by existing developments, the community is focused on targeted growth and redevelopment opportunities.

HISTORY OF DEVELOPMENT AND ANTICIPATED FUTURE

Throughout the Town’s history, housing has always been the driver of development with 77% of Oro Valley’s developed land being single-family residential. Oro Valley was the fastest growing municipality in Arizona for several years in the 90’s, issuing over 1,000 permits in some years. This was when much of Rancho Vistoso, Canada Hills, and other larger neighborhoods were being built.

Like most of the nation, permits slowed and almost halted to as little as 47 a year during the 2000s and early 2010s. Although permits picked up, the Town currently only issues between 100–200 SFR permits a year, with a peak (15+ year high) occurring during the pandemic.

Without any annexations, there are no large subdivisions (130+ homes) remaining to be built. The number of SFR permits is expected to significantly reduce over the next 10 years.



This means future growth will occur on smaller sites or redevelopment of existing areas. Having relatively limited land available, most of which is located adjacent to existing homes, calls for careful and targeted land use decisions to meet the community's aims.

The community aims to manage growth strategically to foster an environment where residents can live, work, and play. We value high-quality, well-planned, and cohesively designed spaces that enhance our overall quality of life.

Resident priorities shaping this part of the Plan include using the remaining land for:

- » **Employment and housing options.**
- » **Restaurants and retail.**
- » **Gathering spaces and areas to entertain.**



GUIDING PRINCIPLES

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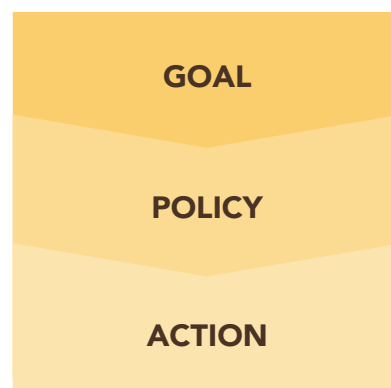
Balance Oro Valley's unique suburban environment with thoughtful development that improves the community.

- » **Strategically managing growth and redevelopment to increase opportunities to live, work, shop, dine, and play.**
- » **Increase community, social, and cultural opportunities by seeking well-designed gathering areas.**
- » **Diversify employment and housing options.**
- » **Attract and retain more restaurants and retail.**
- » **Maintain a well-planned and cohesive design of the built environment that complements the natural environment, dark skies, and Oro Valley's unique character.**

Conserve highly valued community views.

- » **Strategically managing growth and redevelopment to increase opportunities to live, work, shop, dine, and play.**
- » **Honor preferences for 1–2-story buildings and acceptance for 3–story buildings on appropriate sites.**
- » **Limit building heights to no more than 3 stories for residential uses and facilities, like senior care.**
- » **Create effective transitions between varying building heights.**
- » **Mitigate the appearance of larger buildings (scale and mass) through design the natural environment, dark skies, and Oro Valley's unique character.**

GOALS, POLICIES, AND ACTIONS



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Goal EE: MIXED USE

Support the development of mixed-use projects that include new and valued commercial businesses to increase OV's housing supply and support long-term economic vitality.

POLICY EE.1.

Encourage mixed use to revitalize long-term, vacant commercial centers or support future commercial developments.

The following actions are anticipated for completion in 3–6 years:

Departments

- 267 Create a mixed-use zoning overlay district or conditional use permit process that:
- » Defines mixed use as providing housing and commercial spaces interrelated with each other.
 - » Establishes zoning requirements, evaluation criteria, and quality architectural aesthetic and site design standards to ensure compatibility with the surrounding area. Key criteria to consider include, but it is not limited to, the amount of:
 - » Nearby residential density.
 - » Traffic and visibility of the site.
 - » Available land to ensure the design is compatible with the surrounding area.
 - » Guaranteed development of new retail, restaurant, service, or office space in proportion to the proposed residential.
 - » Other essential factors to develop a vibrant commercial center.

Community and Economic Development (CED)



Goal FF: VIEWS

Ensure views are conserved through the development process.

POLICY FF.1.

Limit 2–3-story apartment communities to targeted sites along major roads that are near commercial areas and significantly distant from single-family residential.

POLICY FF.2.

Restrict rezoning requests for residential (e.g., apartments) and common commercial service uses (e.g., senior care or self-storage) to a maximum of 3 stories.

POLICY FF.3.

Consider additional height requests for highly significant and unique non residential, employment, or revenue-generating uses (like the hospital, primary employers, or hotels) in areas where topography mitigates view impacts.

POLICY FF.4.

Create transitions between varying building heights by positioning taller buildings away from existing homes and on lower areas of a site.

The following actions will be implemented on an ongoing basis:

Departments

<p>268 Identify appropriate locations for 2–3-story apartment communities that are:</p> <ul style="list-style-type: none"> » In proximity to Oracle Road with pedestrian access to shops, services, employment areas, and transportation options. » Separated from existing single-family subdivisions by enhancing setbacks unless a physical barrier exists, such as topography, washes, roadways, etc. 	<p>Community and Economic Development (CED)</p>
<p>269 Maintaining existing building height requirements for:</p> <ul style="list-style-type: none"> » Commercial and tech-park zoning districts. » Oracle Road and Tangerine Road scenic corridors. 	<p>CED</p>



Goal GG: SMART GROWTH

Support diverse land uses that meet the Town’s overall needs and effectively transition in scale and density from existing developments.

POLICY GG.1.

Identify specific areas for targeted growth to support a variety of housing types, mixed use, or employment.

POLICY GG.2.

Consider how development decisions may impact OV’s future state shared revenue.

The following actions will be implemented on an ongoing basis:

Departments

- 270 Facilitate the development of a greater variety of multi-family and single-family housing types, mixed-use, and employment uses by:
 - » Updating the zoning code, as necessary.
 - » Working with private property owners to identify suitable locations.

Community and Economic Development (CED)

- 271 Coordinate the review of new development projects or leads for major industries with utilities providers or other government entities to ensure sustainable water and energy capacity.

CED

The following actions are anticipated for completion in 3–6 years:

Departments

- 272 Update standards for new Planned Area Developments and Planned Residential Districts to reflect resident priorities for mixed-use, a greater variety of multi-family and single-family housing, and employment areas.

CED

POLICY GG.3.

Support annexations that are economically beneficial to the Town while considering impacts on residents and the social, aesthetic, and environmental quality of the Town.

The following actions will be implemented on an ongoing basis:		Departments
273	Continue to conduct a fiscal analysis on all potential annexations to identify the short- and long-term revenues and costs.	Town Manager's Office, Finance, CED
274	Incorporate a diverse range of housing types, mixed-use commercial areas, and employment uses in large master planned communities and annexations.	CED
275	Map and prioritize environmental resources, such as native plants, washes, etc., to identify conservation areas and suitable locations for development with all annexations	CED
The following actions are anticipated for completion in 3–6 years:		Departments
276	Update the Town's Annexation Strategy to identify priority areas.	CED





Goal HH: QUALITY DESIGN

Foster quality architectural aesthetics and site designs that enhance Oro Valley's unique, suburban character.

POLICY HH.1.

Ensure compatibility, community character, and design are considered in all land use and policy decisions.

The following actions will be implemented on an ongoing basis:

Departments

277	Update and enforce design standards that ensure compatibility with surrounding areas, blend with the natural environment, and protect mountain views.	Community and Economic Development (CED)
278	Review and possibly update the Crime Prevention through Environmental Design (CPTED) Principles to enhance safety through site plans and building designs.	CED

POLICY HH.1. (CONTINUED)

Ensure compatibility, community character, and design are considered in all land use and policy decisions.

279 Require signs to be appropriate in scale, time of use, and illumination to ensure compatibility with the character and architecture of the adjacent area. CED

The following actions are anticipated for completion in 1–2 years:

Departments

280 Expand and update the Town’s design standards to include requirements for a variety of housing types, such as site-delivered homes, townhomes, patio homes, and duplexes. CED

POLICY HH.2.

Ensure redevelopment is consistent with Oro Valley’s character and integrated with the existing site and adjacent areas.

The following actions will be implemented on an ongoing basis:

Departments

281 Require cohesive developments by: CED

- » Providing adequate buffers and screening.
- » Mitigating noise and odors.
- » Modernizing lighting to conserve the night sky while maintaining safety.
- » Enhancing pedestrian and cyclist connectivity.

282 Work with property owners to update their commercial center’s Master Sign Programs to incorporate new lighting technology, styles, colors, and designs. CED





Goal II: GATHERING SPACES

Create unique, vibrant, and interconnected community gathering spaces as destinations for residents, visitors, and businesses.

POLICY II.1.

Facilitate the development of an inviting, walkable, and vibrant community district that connects commercial, entertainment, arts, and cultural opportunities that are accessible to all.

The following actions are anticipated for completion in 7–10 years:

Departments

283	Unify the Oro Valley Marketplace, Steam Pump Village, Steam Pump Ranch, Rooney Ranch, Catalina state Park, San Dorado, and the adjacent town-owned property by: <ul style="list-style-type: none"> » Promoting and marketing the area as a district. » Developing wayfinding and visitor information to raise awareness about community gathering spaces, retail, restaurant, and service options. 	Community and Economic Development (CED)
284	Create a central gathering area on a Town-owned property, like Steam Pump Ranch or the property adjacent to Push View Lane and Oracle Road by: <ul style="list-style-type: none"> » Selecting a main gathering area. » Establishing a unique atmosphere by incorporating public art, accentuating views, implementing distinct architecture, and amenities that attract local and regional visitors of all ages. » Increasing walkability and connections to the loop, multi-use path, trails, and other pedestrian/cyclist routes. » Incorporating space for events, arts, cultural activities, and day-and-nighttime entertainment options. » Providing shade and other amenities to improve the outdoor experience. 	CED

POLICY II.1. (CONTINUED)

Facilitate the development of an inviting, walkable, and vibrant community district that connects commercial, entertainment, arts, and cultural opportunities that are accessible to all.

The following actions are anticipated for completion in 7–10 years:

Departments

- 285 Seek additional community gathering spaces with all new developments and redevelopment efforts by:
- » Increasing walkability and connections to the loop, multi-use path, trails, and other pedestrian/cyclist routes.
 - » Incorporating space for events, arts, cultural activities, and day-and-nighttime entertainment options.
 - » Identifying areas for gathering that are highly visible and integrated with shopping, dining, the Loop, and multi-use paths.
 - » Encourage outdoor seating at restaurants and other applicable businesses.
 - » Providing shade and other amenities to improve the outdoor experience.

CED



LAND USE MAP

The Land Use Map shows the existing or desired general uses of land within Oro Valley and the surrounding areas. It is the official Oro Valley policy on how land is distributed or set aside for commercial, residential, parks, open space, and other uses.

Relationship Between the Land Use Map and Development

The Land Use Map offers broad guidance on the use of the land, while Oro Valley's Zoning Map regulates the development of land. The Zoning Code grants private property owners rights that establish the allowed building height, use of the property, setbacks, and more. This means the Land Use Map should not be used for determining the official amount of development anticipated on a property.

Changes to the Land Use Map

The Land Use Map was revised from the previous version with help from the Development Resident Working Group. Most designations on the map remain unchanged, with a few adjustments made to accurately reflect existing zoning, development, and associated property rights.

It is important to note that voter approval of this map does not mean it is to remain the same. Residents prefer case-by-case review of the Land Use Map changes to ensure a high level of community and adjacent neighborhood engagement. Therefore, requests to change the Land Use Map are anticipated.

Anticipated Requests to Change the Land Use Map

During the mapping process, several property owners requested changes to their land use designations. These changes would not grant new property rights but would provide a pathway to rezone their properties for new development rights.

The Development Resident Working Group determined that these requests should be addressed through the Plan amendment process outlined in Chapter 7, which includes thorough community engagement with nearby residents. Examples of anticipated Land Use Map requests include:

- » Areas with significant amounts of vacant commercial land.
- » Large, residential lots located along major roadways like Oracle Road and Tangerine Road.

Using the Land Use Map

These land use designations represent the types of development allowed in Oro Valley, such as commercial, residential, schools, parks, and open spaces. The designations are policy recommendations only and may not reflect the actual zoning designation of a property.

Decisions concerning land purchases or future construction should not be based solely on these designations. Compatibility with the surrounding areas, needs of the community, topography, and other factors should all be considered. For the most current zoning information for a property, please visit www.orovalleyaz.gov.

To learn more about each element depicted on the map, please click on the links below:

- » [Land Use Designations](#)
- » [Town Limits](#)
- » [Planning Area](#)
- » [Urban Service Boundary](#)
- » [Growth Areas](#)

UNDERSTANDING LAND USE DESIGNATIONS

The Land Use Map uses various colors and patterns to represent different land use designations. Each color or pattern represents a specific category and land use. The boundary lines between land use areas are shown as precisely as possible, and generally follow property lines, washes, and/or roads.

Each designation portrays how an area is expected to be developed. This includes the type of development, the number of homes that can be built (referred to as resident density), and the size of commercial buildings (known as commercial intensity). Resident density and commercial building intensity depict how concentrated development can be on a site. Generally, higher density or intensity results in more infrastructure required to address traffic, sewer, and other impacts.

Residential density is the allowable range of dwelling units (or homes) per acre. It establishes the appropriate number of homes for residential development. Homes may be distributed evenly across a site, or lot sizes may be smaller and clustered together, depending on terrain or other environmental factors.

For example, below is a 100-acre property designated Rural Low Density (0.0 – 0.3 homes per acre). This density would allow a maximum of 30 homes on this property.

$$\text{Acreage of Property (100 acres)} \times \text{Homes Per Acre (0.0 – 0.3)} = 0 \text{ to } 30 \text{ homes}$$

The layout of these homes could be distributed evenly across the 100 acres on 3.3-acre lots (see Figure A, below), or the lot sizes may be smaller (see Figure B, below).



Residential density ranges are used to align the development of an area with the anticipated population.

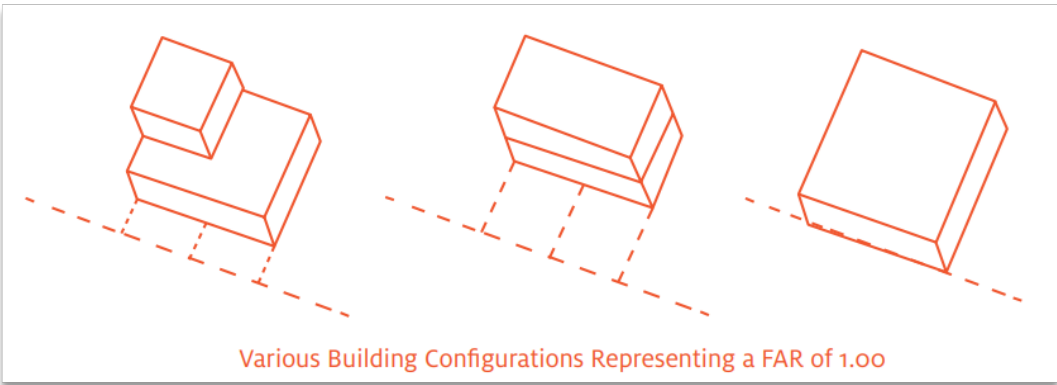
Commercial building intensity is the maximum allowable floor area ratio, or FAR. This is the ratio of total building square footage on a property relative to the property's square footage. This serves to establish the appropriate building size for future commercial development.

The image 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.

10,000 building square footage: 10,000 property square footage = FAR 1:1 or 1.0

The building could be built with two stories of 5,000 square feet each, or one story of 10,000 square feet.

If the 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.



LAND USE DESIGNATIONS

Rural Low-Density Residential (R-LDR)

Development Type:
Single-family homes on large lots

Residential Density:
0.0 – 0.3 Dwelling Units per Acre

A Rural Low-Density Residential 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 space between individual homes to maintain a rural character and retain the natural environment.

Homes in this land use designation can range up to 0.3 dwelling units per acre (DU/AC), an average number of homes per acre. For example, a development 100 acres in size may have a maximum of 30 homes.

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 (LDR-1)

Development Type:
Single-family homes on large lots

Residential Density:
0.4 – 1.2 Dwelling Units per Acre

A Low-Density Residential-1 land use designation represents areas where single-family homes are appropriate, but only when it allows the retention of a rural, open character. The lot sizes in this land use designation allow for space between individual homes. The areas to be disturbed during construction should be clearly indicated on individual lots to ensure a minimum level of disturbance.

Homes in this land use designation can range from 0.4 to 1.2 dwelling units per acre (DU/AC), the average number of homes per acre. For example, a development of 100 acres in size may be 40 to 120 homes.

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 (LDR-2)

Development Type:
Single-family homes on large lots

Residential Density:
1.3-2.0 Dwelling Units per Acre

A Low-Density Residential-2 land use designation represents areas where single-family homes are appropriate, but only when it allows retention of a rural, open character. The lot sizes in this land use designation allow for space between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots ensure a minimum level of disturbance.

Homes in this land use designation can range from 1.3 to 2.0 dwelling units per acre (DU/AC), an average number of homes per acre. For example, a development of 100 acres in size may be 130 to 200 homes.

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)

Development Type:
Single-family homes, townhouses, or patio homes

Residential Density:
2.1 -5.0 Dwelling Units per Acre

A Medium-Density Residential land use designation represents areas where single-family homes, townhouses, or patio homes are appropriate. The lot sizes in this land use designation allow for space 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 dwelling units per acre (DU/AC), an average number of homes per acre. For example, a development of 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)

Development Type: All housing types, ranging from single-family homes to apartments	Residential Density: 5.1+ Dwelling Units per Acre
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A High-Density Residential land use designation represents areas where single-family homes, mobile or manufactured housing (within the existing Highlands subdivision), townhouses, patio homes, and apartment development are appropriate. The lot sizes in this land use designation allow for relatively small spaces 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 be at or above 5.1 dwelling units per acre (DU/AC), an average number of homes per acre. For example, a development of 100 acres in size may have more than 510 homes.

Property Size	Allowed average number of homes per acre	Range of homes
100 acres	5.1+ DU/AC	501+

Master Planned Community (MPC)

Development Type: Mix of residential, commercial, employment, and open space	Residential Density/Commercial Intensity: Determined through special area policies
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A Master Planned Community land use designation represents areas where large developments with a mix of uses are 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)

Development Type: Resorts, country clubs, golf courses, and associated uses like restaurants
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A Resort and Golf Course land use designation represents areas where resorts, country clubs, and golf courses are appropriate. Resorts may include hotel accommodation, restaurants, health clubs, and recreational facilities. Country clubs do not include hotel accommodation. Golf courses may include specific ancillary golf-related activities such as clubhouses, driving ranges, storage yards, and short-term residential.

Local Commercial and Mixed Uses (LCMU)

Development Type:
Commercial, office, and some residential

Commercial Intensity:
Max 0.3 floor-area ratio

A Local Commercial and Mixed Uses 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 accommodated when it proportionately complements and directly results in new adjacent or ground-level commercial areas.

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 shown below.

Developable Land	FAR	1-story building footprint	2-story building footprint	3-story building footprint
10,000 sf	.30	3,000 sf	1,500 sf	1,000 sf

Community and Regional Commercial (CRC)

Development Type:
Large-scale commercial

Commercial Intensity:
Max 0.4 floor-area ratio

A Community and Regional Commercial land use designation represents commercial areas located at the intersection 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	.40	4,000 sf	2,500 sf	1,333 sf

Commerce and Office Park (COP)

Development Type:
Commercial, office, and/or light manufacturing

Commercial Intensity:
Max 0.5 floor-area ratio

Commerce and Office Park land use designation represents areas where commercial, office and/or light manufacturing are 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	.50	5,000 sf	2,500 sf	1,666 sf

Public and Semi-Public (PSP)

Development Type:
Town facilities, churches, police/fire stations, hospitals

Commercial Intensity:
Max 0.5 floor-area ratio

A Public and Semi-Public 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	.50	5,000 sf	2,500 sf	1,666 sf

Schools (SCH)

Development Type: Town facilities, churches, police/fire stations, hospitals	Commercial Intensity: Max 0.5 floor-area ratio
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A Schools 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	.50	5,000 sf	2,500 sf	1,666 sf

Parks (PK)

Development Type: Recreational facilities

A Park land use designation represents areas that have been developed or are intended to be developed as recreational facilities.

Open Space (OS)

Development Type: Recreational facilities

An Open Space land use designation represents areas that are natural open space that have been preserved through zoning, conservation easements, or public ownership.

National Forest (NF)

Development Type: Coronado National Forest

A National Forest (NF) land use designation only applies to the Coronado National Forest. Only non-motorized and non-mechanized recreational use is permitted.

THE FOLLOWING DESIGNATIONS ONLY APPLY TO THE ARROYO GRANDE PLANNING AREA



Master Planned Community (MPC-AG: 50% 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 densities may be allowed, but this designation allocates 50% acreage dedicated to open space.



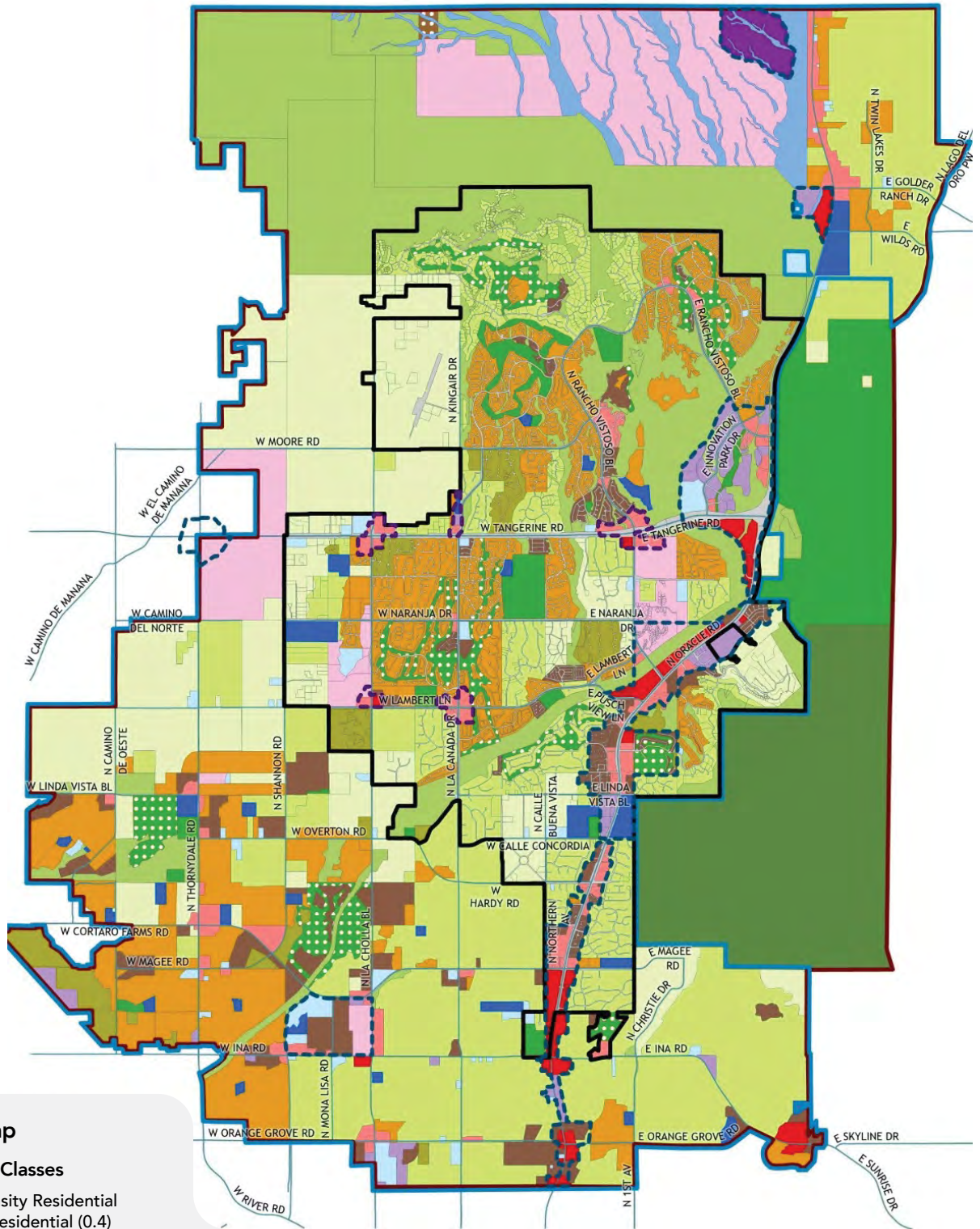
Village Center (VC)

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, a green, or square that provides a venue for community events and reinforces a sense of place.



Riparian (R)

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.

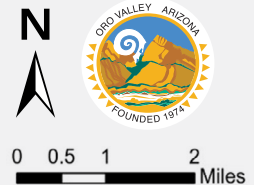


Land Use Map

2026 Land Use Classes

- Rural Low Density Residential
- Low Density Residential (0.4)
- Low Density Residential (1.3)
- Medium Density Residential
- High Density Residential
- Local Commercial & Mixed Use
- Community & Regional Commercial
- Commerce & Office Park
- Master Planned Community
- Public & Semi-Public
- School
- Resort & Golf Course
- Open Space
- Park
- Riparian
- National Forest
- Master Planned Community (50)
- Village Center
- Road
- Major Streets
- Tier 1
- Tier 2
- Planning Area
- Urban Service Boundary
- Oro Valley Town Limits

An interactive version of this map is available on OVPathForward.com



This map is for illustrative purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained in this map is accurate. For more information please contact Town of Oro Valley Planning and Zoning staff. Source Data from Town of Oro Valley, Pima County, and Arizona Department of Transportation, 2026.

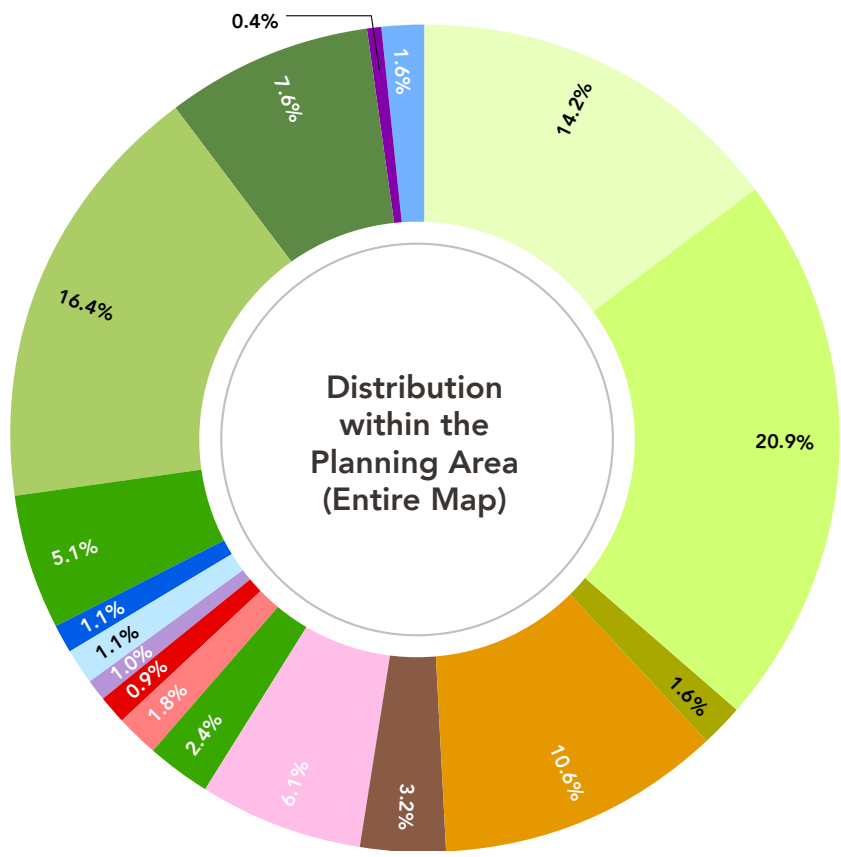
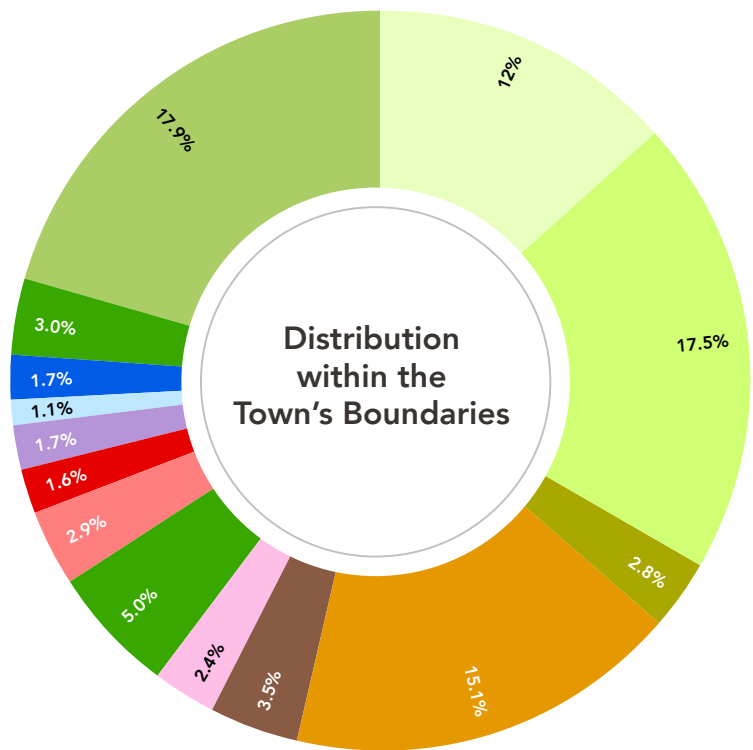
DISTRIBUTION OF LAND USE DESIGNATIONS

The following chart and associated graphs (see next page) show the acreage and percentage of land each land use designation within the Town's limits and the Planning Area (entire map). The information below should be used to identify gaps and plan accordingly.

Land Use Designation			Town Limits		Planning Area	
			Acres	%	Acres	%
RLDR	Rural Low Density Residential (0 - 0.3 DU/AC)	2,710.9	12.0%	10,059.8	14.2%	
LDR-1	Low Density Residential (0.4 - 1.2 DU/AC)	3,953.8	17.5%	14,804.3	20.9%	
LDR-2	Low Density Residential (1.3 - 2.0 DU/AC)	628.7	2.8%	1,152.9	1.6%	
MDR	Medium Density Residential (2.1 - 5 DU/AC)	3,414.4	15.1%	7,536.0	10.6%	
HDR	High Density Residential (5+ DU/AC)	779.5	3.5%	2,296.0	3.2%	
MPC	Master Planned Community	533.4	2.4%	4,374.0	6.1%	
RGC	Resort / Golf Course	1,132.0	5.0%	1,668.1	2.4%	
LCMU	Local Commercial Activity Center	649.2	2.9%	1,275.1	1.8%	
CRC	Community / Regional Commercial	359.0	1.6%	648.5	0.9%	
COP	Commerce / Office Park	371.3	1.7%	685.7	1.0%	
PSP	Public / Semi-Public	242.6	1.1%	748.1	1.1%	
SCH	School	374.3	1.7%	806.6	1.1%	
PK	Park	682.4	3.0%	3,613.5	5.1%	
OS	Open Space	4,039.0	17.9%	11,623.0	16.4%	
NF	National Forest	0.0	0.0%	5,404.2	7.6%	
MPC-AG	Master Planned Community (50% Open Space)	0.0	0.0%	14.1	0.0%	
VC	Village Center	0.0	0.0%	262.2	0.4%	
R	Riparian	0.0	0.0%	1,131.4	1.6%	

The charts below depict the percentage of each land use designation within the Town limits and Planning Area (entire map).

- RLDR
- LDR-1
- LDR-2
- MDR
- HDR
- MPC
- RGC
- LCMU
- CRC
- COP
- PSP
- SCH
- PK
- OS
- NF
- MPC-AG
- VC
- R



RELATIONSHIP BETWEEN LAND USE DESIGNATIONS AND ZONING

The table below correlates land use and zoning designations. This is for general purposes and is only provided for reference. The Environmentally Sensitive Lands and other zoning regulations may limit or impact actual development and accompanying lot sizes.

Land Use Designation		Related Zoning Districts	
R-LDR	Rural Low-Density Residential (0.0–0.3 DU/AC)	R1-300	Single-Family Residential
		R1-144	Single-Family Residential
LDR-1	Low-Density Residential-1 (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
LDR-2	Low-Density Residential-2 (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	Single and Multi-Family Residential
HDR	High-Density Residential (5.1+ DU/AC)	R1-7	Single-Family Residential
		SDH-6	Site Delivered Housing
		R-4	Single and Multi-Family Residential
		R-4R	Resort
		R-S	Residential Service
		R-6	Multi-Family Residential
MPC	Master Planner Community		Multiple zoning districts may apply
RGC	Resort Golf Course		Multiple zoning districts may apply
LCMU	Local Commercial and Mixed Use	R-S	Residential Service
		R-6	Multi-Family Residential
		C-N	Neighborhood Commercial
		C-1	Commercial
CRC	Community and Regional Commercial	C-N	Neighborhood Commercial
		C-1	Commercial
		C-2	Commercial
COP	Commerce and Office Park	T-P	Technological Park
PSP	Public and Semi-Public		Multiple zoning districts may apply
SCH	Schools	PS	Private Schools
PK	Park	POS	Parks and Open Space
OS	Outdoor Space	POS	Parks and Open Space

DU/AC = dwelling units per acre. Other zoning districts may apply to multiple land use categories, or do not offer direct correlation. This includes Planned Area Developments and Overlay Zoning Districts. Additionally, public facilities and religious institutions are permitted in any designation.

LAND USE MAP BOUNDARIES

The Land Use Map includes the following general boundaries.

Town Limits

The limits of the Town of Oro Valley are depicted on the Land Use Map. The actual Town boundaries are much smaller than the overall Planning Area. Ultimately, areas within the Town limits 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, excluding Coronado National Forest. 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.

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 and described below.

Tier 1 Growth Areas are major commercial areas that serve the greater Oro Valley community and nearby counties and towns, and include:

- » Oracle Road Corridor, from Rudasill Road to the north end of Innovation Park Drive.
- » Commercial and mixed-use area on the northwest corner of Ina and La Cholla (formerly the Foothills Mall).
- » Arroyo Grande Village Center, Office, and Commercial areas.
- » Intersection of Thornydale and Tangerine.

Tier 2 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:

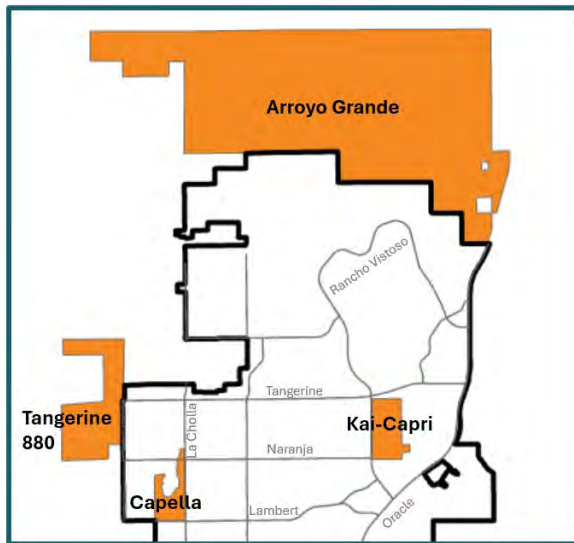
- » First Avenue/Rancho Vistoso Boulevard and Tangerine Road.
- » La Cañada Drive and Tangerine Road.
- » La Cholla Boulevard and Tangerine Road.
- » La Cañada Drive and Lambert Lane.
- » La Cholla Boulevard and Lambert Lane.

All Growth Areas should:

- » Make automobiles, 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 AREA POLICIES

Special Areas are properties that 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 surrounded by existing neighborhoods.



These conditions often require a higher degree of refinement to ensure development that is compatible and sensitive to the area. Extra time is needed to develop consensus with neighbors through a series of neighborhood meetings.

Special Area policies typically address concerns such as setbacks, building heights, screening, and traffic management. These issues are then refined during the rezoning process. All the areas, with the exception of Tangerine 880, 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.

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 is to responsibly manage the assets of a perpetual trust in alignment with the interests of the Trust and the State. State Trust Land is either leased or sold for its highest and best use at public auction, as mandated by law in order to generate revenues for the Trust beneficiaries. For more information about the State Land Department and its management of Trust land, please visit <https://land.az.gov>. State trust land near Oro Valley currently includes the southwest corner of La Cholla and Tangerine, Tangerine 880 area, and the Arroyo Grande area.

The special area policies are included in this Plan without any significant changes from the previous General Plans (2005 & 2016). Areas with or anticipated to have special area policies include:

» Arroyo Grande

The Arroyo Grande Planning Area has unique land use designations and special policies developed through an extensive stakeholder process in 2007-2008. The ASLD also approved a concept plan for the Arroyo Grande area in 2007, which is not consistent with the Land Use Map in this 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 will include public forums and media coverage. Shared goals include balancing development with preserving open space. Future action includes negotiations with the state to pursue the annexation of the Arroyo Grande area. Click [HERE](#) for the Arroyo Grande Special Area Policies.

» Kai-Capri

The Kai-Capri area is located to the east of First Avenue, roughly from Tangerine Road to the Canyon del Oro Wash. Since the last 10-year plan, the residential areas have been developed. The remaining commercial area is subject to several special area plan policies that were discussed with the community over several years. Click [HERE](#) for the Kai-Capri Special Area Policies.

» **Capella**

Capella is a large area of approximately 194 acres at the southwest and northwest corners of La Cholla Boulevard and Naranja Drive. The Capella Planned Area Development (PAD) was approved in 2017. Uses on the site are identified in the PAD and include neighborhood commercial and office, low-, medium-, and high-density residential, and park uses. Click [HERE](#) for the Capella Special Area Policies.

» **Tangerine 880**

The area located at the northwest and southwest intersection of W. Tangerine Road and N. Coyote Crossing Trail and bordered by W. Moore Road, N. Thornydale Road, and Camino del Norte is commonly referred to as Tangerine 880. It is currently outside the Town of Oro Valley limits but is included in the Town's Annexation Strategy for potential annexation into the Town in cooperation with the ASLD. The Land Use Map notes this area as "Master-Planned Community." It is anticipated that any changes to the land use in this area will be completed through a cooperative public process.



CHAPTER 7

Amending the Plan

INTRODUCTION

State law requires every 10-year plan to include a process for amending it. Changing conditions may warrant a comprehensive update or amendments to portions of the Plan on a more frequent basis as determined by the Town Council.

As the General Plan provides primary guidance for future decision-making, the procedures for amendments include significant public outreach that provides 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 assist in building consensus between applicants and neighbors. The specific procedures for amendment to the General Plan are also in the Oro Valley Zoning Code Revised (OVZCR).

This chapter focuses on the following:

- » Type 1 Amendments
- » Type 2 Amendments
- » Amendment Evaluation Criteria



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.**

It is important to note that voter approval of the land use map does not mean it is to remain the same. Residents prefer case-by-case review of land use map changes to ensure a high level of community and adjacent neighborhood engagement. Therefore, requests to change the land use map are anticipated.

ANTICIPATED REQUESTS TO CHANGE THE LAND USE MAP

While creating Oro Valley's Path Forward, several property owners requested changes to their land use designations. These changes would not grant new property rights but would provide a pathway to rezone their properties for new development rights.

Residents considered these requests but determined they should be addressed through the Plan amendment process to ensure community engagement with nearby residents. Examples of anticipated requests include:

- » Areas with significant amounts of vacant commercial land
- » Large residential lots along major roadways like Oracle Road and Tangerine Road

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 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 the Town Council for approval.

A Type 1 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 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 Communities, regardless of acreage.
 - d. Decreasing Local Commercial and Mixed Uses, Community and Regional Commercial, or Commerce and Office Park land use designations, regardless of acreage.
 - e. Increasing the amount of residential to more than 50% of an area designated Local Commercial and Mixed Uses, regardless of acreage.
 - f. Decreasing the amount of designated Open Space, regardless of acreage.
 - g. Planning Area Boundary changes.
 - h. Amendments for properties outside the Urban Services Boundary.

GENERAL PLAN AMENDMENT MATRIX

The matrix is to be used in determining the type of amendment in conjunction with 2.a. on the previous page.

Existing Designation	Proposed Designation (Change to)												
	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	LCMU	CRC	COP	PSP & SCH*	PK	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
LCMU	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
PK	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

Matrix Key of Land Use Designations:

R-LDR: Rural Low-Density Residential
 LDR-1: Low-Density Residential-1
 LDR-2: Low-Density Residential-2
 MDR: Medium-Density Residential
 HDR: High-Density Residential
 MPC: Master Planned Community
 RGF: Resort and Golf Course
 LCMU: Local Commercial and Mixed Uses

COP: Commerce and Office Park
 PSP: Public and Semi-Public
 SCH: School
 PK: Park
 OS: Open Space
 CRC: Community and Regional Commercial
 1: Type 1 General Plan Amendment Required
 2: Type 2 General Plan Amendment Required

COMMUNITY ENGAGEMENT PROCESS

All Type 1 Amendments must be presented to the Town Council at a public hearing within twelve (12) months of when the proposal is made. Type 1 Amendments may only be approved through a two-thirds majority vote.

These amendments have the potential for greater impact on the surrounding area and the community as a whole. Therefore, the Zoning Code establishes an enhanced community engagement process to increase awareness and information as follows:

- » Neighborhood meetings conducted during the process.
- » Enhanced public notice requirements that 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 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 does not alter the intent or purpose of any element, goal, policy, or action of the General Plan.
2. Any amendment that does not meet 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 meets 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.

COMMUNITY ENGAGEMENT PROCESS

Type 2 Amendments involve changes with less impact on the General Plan, but still include a substantial public outreach process. Type 2 Amendments may be approved by the Town Council with a simple majority vote.

The Zoning Code establishes the community engagement process for this type of amendment, as follows:

- » 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.



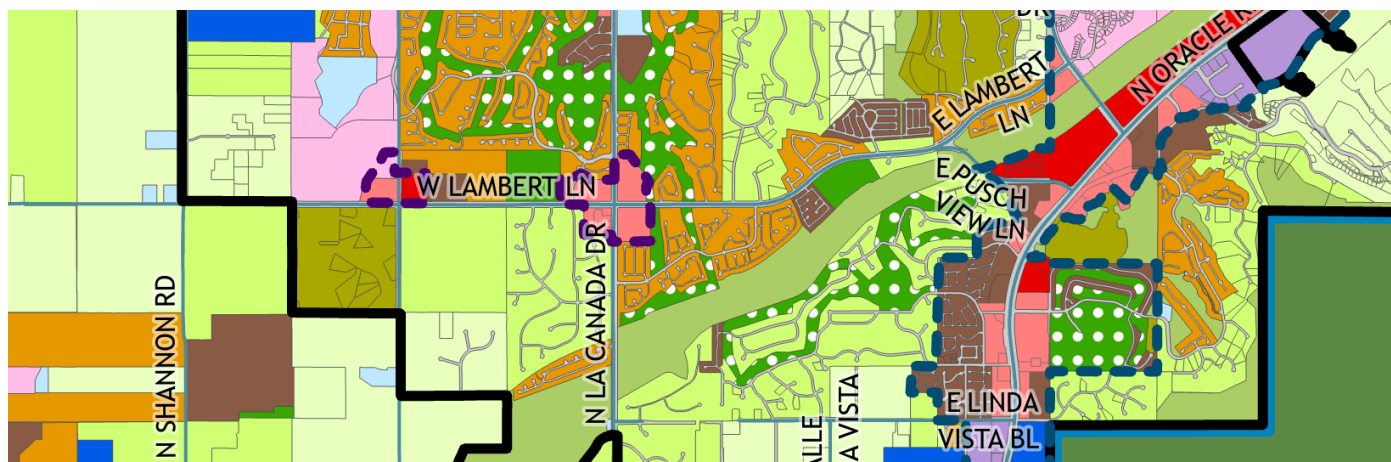
AMENDMENT EVALUATION CRITERIA

The amendment evaluation criteria provide a tool for the Town to judge the merits of a specific amendment request. The criteria identify 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 these criteria is to gather information that forms the basis for Town decision-making on amendment requests. The criteria are 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 the Town Council. Mitigation may be incorporated as needed through special area policies by the Town Council or addressed in subsequent zoning and development processes.

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 adversely impact:
 - a. Existing development character, land use, and traffic patterns without providing adequate and appropriate buffers and graduated transitions in density and land use.
 - b. Infrastructure demands on existing uses without implementing improvements to accommodate planned growth.
 - c. Public services, including police, fire, parks, and water, without addressing anticipated impacts.
 - d. Natural beauty and environmental resources without suitable mitigation.
 - e. Historical or cultural resources without a suitable treatment plan.
3. The applicant has identified long-term economic 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.





Maps and Resources

The appendices include the following information:

- » Foundational Documents
- » Maps
- » Glossary
- » Fulfilling State Requirements
- » Special Area Policies

Foundational Documents

Several documents were produced to help residents create *Oro Valley's Path Forward*. A short summary of each is provided below. The documents can be found on OVPathForward.com.

Community Engagement Plan (2023)

Residents created this award-winning plan to establish strategies and tools to engage the entire community in this important planning effort. The contents of the Plan exceed the state requirements in the Growing Smarter Act (ARS 9-461.06).

Background Report (2024)

This report provides useful information representing a wide range of topics important to the community. The report provided residents with an informational foundation to develop the Plan.

Phase 1 Report (2024)

This report details the results and findings from an extensive community engagement effort conducted to gather resident ideas, perspectives, and expectations for Oro Valley's future. The information summarized in this report was used by Resident Working Groups to develop the community's next 10-year action plan.

Resident Working Group Guidance – 30% Draft Plan (2025)

The 30% Draft Plan consolidated the efforts of all four Resident Working Groups into a cohesive and comprehensive list of draft goals, policies, and actions that will guide Oro Valley's future. The draft was refined by the community to produce the final plan.

Maps

Please visit OVPathForward.com to access interactive versions of the maps included in the Plan.

Bicycle and Pedestrian Map. A map showing existing and proposed bike and pedestrian routes.

Circulation Map. A map showing the roads, including their classifications, in and around Oro Valley.

Land Use Map. A map showing the proposed general land uses in Oro Valley. It is the official Oro Valley policy on how land is distributed or set aside for commercial, residential, parks, open space, and other uses.

Parks and Recreation Map. A map of Oro Valley's parks and recreation facilities, including open space systems.

Public Facilities Map. A map of public facilities, such as police and fire stations, schools, government buildings, libraries, and more.

Transit Map. A map of transit routes in and around Oro Valley.

Glossary

TERM	DEFINITION
Action	Indicates the specific steps, procedures, or programs the Town will implement to fulfill the goals and policies. Actions answer the question, "What steps do we need to take to achieve our goals?"
Annexation	The process of adding land to a city or town.
Boards and Commissions	Groups of residents appointed by the Town Council to provide guidance and recommendations on Town functions.
Built Environment	Human-made space in which people live, work, and play on a day-to-day basis.
Capital Improvement Program	A comprehensive, 10-year plan of capital projects that will support the Town. Capital projects include any building, facility or infrastructure project that will be owned by the Town.
Central Arizona Project (CAP)	Water from the Colorado River that is delivered to Oro Valley through a 336-mile canal.
Charter City	Cities that are governed by a locally adopted charter, offering flexibility in municipal governance.
Citizens' Academy	A course hosted by the Town to provide the public with information about the Oro Valley Police Department.
Code Red	An emergency notification service.
Community Academy	An interactive program conducted by the Town to educate residents about local government.
Community Gathering Spaces	Public and private spaces where people are able and encouraged to congregate. They are designated areas that are the result of detailed planning and serve as the focus of the community.
Conditional Use Permit	A permit granted to a property owner by the Town Council to conduct a specific use on a property. The permit may include conditions for approval that must be complied with.
Dwelling Unit Per Acre	The number of residential units on an acre of land, which is generally used to regulate population density.

TERM	DEFINITION
Environmentally Sensitive Lands (ESL)	Lands that have significant and high-value environmental resources such as dense native plants, washes, and other wildlife habitats.
Floor Area Ratio (FAR)	The floor area of a building or buildings on a lot divided by the lot area.
Field Experts	Provide specific expertise or knowledge in a particular field.
Flexible Development Options	Modifications defined in code that allow flexibility to encourage more housing variety, commercial development, etc.
General Plan	Often referred to as the 10-year action plan, this municipal or county planning document consists of policies and corresponding maps that are 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.
Goal	The desired result or the envisioned future. Goals answer the question, "What do we strive for?"
Graywater	Wastewater from washers, bathtubs, showers, and sinks used for flood or drip irrigation of outdoor plants as a means of water conservation and recycling.
Green Infrastructure	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	Legislation enacted by the State of Arizona in 1998 that 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	Additional legislation enacted by the State of Arizona in 2000 that modifies and supplements the Growing Smarter legislation.
Growth Area	An area deemed suitable for infrastructure expansion, with improvements designed to support a variety of land uses, increased land use intensity, and, if appropriate, planned multimodal transportation.

TERM	DEFINITION
High Visibility Enforcement (HiVE)	A focused deployment of police officers to increase awareness and reduce traffic collisions related to speed, inattention, and more.
Know Your Town’s Budget	A simple overview of the Town’s key sources and uses of funding.
Land Use Designation	Indicates the existing or expected type and intensity of development as for a parcel of land. Designations indicate 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).
Mixed Use	A development that includes a mix of interrelated residential and non-residential uses.
Multimodal Transportation	The use of multiple modes of transportation to complete a trip. These modes may include walking, bicycling, transit, or driving.
Open Space	Natural desert or landscaped areas, such as subdivision common areas or buffer yards that provide visual relief and resource protection.
Overlay District	A zoning district that provides supplemental regulations to be applied in addition to the property’s base zoning district.
Planning Area	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.
Planned Area Development	Customized zoning requirements used to preserve open space and significant natural features, offer a wide variety of dwelling unit types, permit greater flexibility in design, or enable development of parcels of property that would be difficult to develop under conventional zoning and subdivision regulations.
Park and Ride	Parking lots and facilities that provide areas to park and access carpools and transit routes.

TERM	DEFINITION
Policy	A direction or path that the Town will take to achieve its goals. Policies answer the question, “How are we achieving our goals?”
Population Density	Estimates the number of people per acre in 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 2.3 people per home, based on U.S. Census estimates through 2024.
Popular Financial Report	A report that summarizes the Town’s financial information from the Annual Comprehensive Financial Report.
Potable Water	Water that is safe for human consumption, including drinking, cooking, and personal hygiene.
Recharge	The process of adding water to an aquifer, which is an underground layer of rock or soil that holds water.
Reclaimed Water	Effluent water that is treated to remove solids and impurities, then used to irrigate plants, recharge groundwater aquifers, and meet commercial and industrial needs.
Riparian	Biological communities occurring in association with any spring, cienega, lake, watercourse, river, stream, creek, wash, arroyo, or other body of water, either surface or subsurface, or any channel having banks and beds through which water flows, at least periodically.
Roadway Standards	Standards prescribing the preferred right-of-way width, number of lanes, lane widths, medians, landscaped areas, bike lanes, and multimodal paths for each roadway classification. Roadway classifications include major and minor arterials, major and minor collectors, and local streets.
Scenic Corridors	Transportation corridors that have significant scenic views of mountain ranges, foothills, prominent ridges, and riparian areas. This includes the Oracle Road Scenic Corridor Overlay District (ORSCOD) and Tangerine Road Scenic Corridor Overlay District (TRSCOD), which protect significant scenic views by limiting building height, scale, landscape, site development, etc.
Site-delivered Homes	A dwelling that is not constructed on the site on which it is located. Site-delivered homes include prefabricated housing, manufactured housing, and mobile homes but do not include recreational vehicles.

TERM	DEFINITION
Sports Tourism	A specific type of tourism that encourages both local and outside individuals and groups to attend and participate in sporting events.
Stakeholder	A person or organization that has an interest or concern in the community and cares about the outcomes.
Stormwater	Runoff water generated from rain that does not saturate quickly into the ground.
Type 1 General Plan Amendment	Amendments to the General Plan that involve a substantial alteration of the Town’s land use mixture or balance. Type 1 Amendments are defined as “Major Amendments” by State Law and require more extensive neighborhood meetings, public hearings, and a higher level of concurrence by the Town Council for approval.
Type 2 General Plan Amendment	Amendments to the General Plan that involve changes with less impact and do not represent a substantial alteration of the Town’s land use mixture or balance. Type 2 Amendments require neighborhood meetings, public hearings, and Town Council approval.
Urban Service Boundary	Indicates land that may see an increase in density or land use intensity over what currently exists because urban infrastructure exists or is planned.
Water Smart Program	A tool for Oro Valley Water Utility customers that helps increase awareness of water use, encourage conservation, and save money.
Zoning/Zoning Code	Formal regulations for the administration and implementation of the General Plan that divide a city or county into zoning districts specifying development rights like allowable uses and building heights.
Zoning District	A zone applied to an area, as shown on the Zoning Map of the Town of Oro Valley, for which there are uniform regulations governing the use of buildings and premises or the height and area of buildings.



Fulfilling 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, 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 Legislation 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 interests of the state's citizens.

A few new components enacted by Growing Smarter/Plus include:

- » Require 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 encourage comments between entities before adoption to encourage regional coordination.
- » Requires full disclosure to property buyers of the lack of available services and facilities.
- » Requires landowner 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 incentive districts and plans that could include expedited process incentives.

State Legal Requirements

The 15 legally required elements as stated in ARS 9-461.05 are provided below in italics, along with the Plan's goals or materials that address them.

PUBLIC SAFETY

1. The safety element is required for the Town of Oro Valley:

A safety element for the protection of the community from natural and artificial hazards, including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths according to function, clearances around structures, and geologic hazard mapping in areas of known geologic hazards.

The Plan fulfills this requirement through the following:

- » Goal A: Community Safety.
- » Goal B: Emergency Preparedness.
- » Goal M: Stormwater Management.

PARKS, RECREATION, AND TRAILS

2. The recreation element is required for the Town of Oro Valley:

A recreation element showing a comprehensive system of areas and public sites for recreation, including the following and, if practicable, their locations and proposed development:

- (a) *Natural reservations.*
- (b) *Parks.*
- (c) *Parkways and scenic drives.*
- (d) *Beaches.*
- (e) *Playgrounds and playfields.*
- (f) *Open space.*
- (g) *Bicycle routes.*
- (h) *Other recreation areas.*

The Plan fulfills this requirement through the following:

- » Goal H: Parks and Recreation.
- » Goal I: Trails and Paths.
- » Goal J: Wildlife Habitats.
- » Goal K: Environmental Resource.
- » Parks and Recreation Map.
- » Bicycle and Pedestrian Map.

ENVIRONMENT

3. The open space element is required for the Town of Oro Valley:

- (a) A comprehensive inventory of open space areas, recreational resources, and designations of access points to open space areas and resources.
- (b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources, and implementation strategies to acquire additional open space areas and further establish recreational resources.
- (c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources, and a consideration of any existing regional open space plans.

The Plan fulfills this requirement through the following:

- » Open space inventory in the associated Oro Valley's Path Forward Background Report.
- » Goal J: Wildlife Habitats.
- » Goal K: Environmental Resources.

4. The environmental planning element is required for the Town of Oro Valley:

An environmental planning element that contains analyses, policies, and strategies to address anticipated effects, if any, of plan elements on air quality, water quality, and natural resources associated with proposed development under the general plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.

The Plan fulfills this requirement through the following:

- » Goal J: Wildlife Habitats.
- » Goal K: Environmental Resources.
- » Goal P: Air Quality.
- » Goal S: Water Use Efficiency.
- » Goal T: Water Resource Planning.
- » Goal BB: Public Transportation and Traffic Congestion.

5. The conservation element is required for the Town of Oro Valley:

A conservation element for the conservation, development and utilization of natural resources, including forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.

The conservation element may also cover:

- (a) The reclamation of land.
- (b) Flood control.
- (c) Prevention and control of the pollution of streams and other waters.
- (d) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (e) Prevention, control and correction of the erosion of soils, beaches and shores.
- (f) Protection of watersheds.

ENVIRONMENT (CONTINUED)

The Plan fulfills this requirement through the following:

- » Goal J: Wildlife Habitats.
- » Goal K: Environmental Resources.
- » Goal M: Stormwater Management.

CLIMATE AND ENERGY

6. The energy element is required for the Town of Oro Valley:

- (a) A component that identifies policies that encourage and provide incentives for the efficient use of energy.*
- (b) An assessment that identifies policies and practices that provide for greater use of renewable energy sources.*

The Plan fulfills this requirement through the following:

- » Goal L: Outdoor Lighting.
- » Goal N: Heat Mitigation.
- » Goal O: Waste Reduction.
- » Goal Q: Utilities.

WATER RESOURCES AND CONSERVATION

7. The water resources element is required for the Town of Oro Valley:

- (a) The known legally and physically available surface water, groundwater, and effluent supplies.*
- (b) The demand for water that will result from future growth projected in the general plan, added to existing uses.*
- (c) 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 in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.*

The water resources element of the general plan does not require:

- 1. New independent hydrogeologic studies.*
- 2. The city or town is to be a water service provider.*

The Plan fulfills this requirement through the following:

- » Water Resource Use Chart.
- » Goal S: Water Use Efficiency.
- » Goal T: Water Resource Planning.

TOWN FINANCES

8. The cost of the development element is required for the Town of Oro Valley:

A cost of development element that identifies 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. This element shall include:

- (a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications, and service privatization.*
- (b) A component that identifies policies to ensure that any mechanisms that are 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.*

The Plan fulfills this requirement through the following:

- » Goal V: Cost of Development.

9. The public buildings, services, and facilities elements are required for the Town of Oro Valley:

A public buildings element showing locations of civic and community centers, public schools, libraries, police and fire stations, and other public buildings. A public services and facilities element showing general plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements, and facilities for them.

The Plan fulfills this requirement through the following:

- » Public Buildings and Facilities Map.
- » Goal U: Financial Stability.

TRANSPORTATION

10. The circulation and transportation elements are required for the Town of Oro Valley:

A circulation element consisting of 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.

The circulation element provided for in subsection C, paragraph 2 of this section shall also include for cities with a population of fifty thousand persons or more and may include for cities with a population of less than fifty thousand persons recommendations concerning parking facilities, building setback requirements and the delineations of such systems on the land, a system of street naming and house and building numbering and other matters as may be related to the improvement of circulation of traffic. The circulation element may also include:

- (a) A transportation element showing a comprehensive transportation system, including locations of rights-of-way, terminals, viaducts, and grade separations. This element of the plan may also include port, harbor, aviation, and related facilities.*
- (b) A transit element showing a proposed system of rail or transit lines or other mode of transportation as may be appropriate.*

The Plan fulfills this requirement through the following:

- » Circulation Map.
- » Transit Map.
- » Goal Z: Safe Routes.
- » Goal BB: Public Transportation and Traffic Congestion.

11. The bicycle element is required for the Town of Oro Valley:

A bicycling element consists of proposed bicycle facilities such as bicycle routes, bicycle parking areas, and designated bicycle street crossing areas.

The Plan fulfills this requirement through the following:

- » Bicycle and Pedestrian Map.
- » Goal I: Trails and Paths.
- » Goal Z: Safe Routes.

HOUSING

12. The housing element is required for the Town of Oro Valley:

A housing element consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety, and affordability, and for the provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community, regardless of race, color, creed, or economic level.

(a) A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods, and that promote maintenance of both commercial and residential buildings in neighborhoods.

(b) A component that identifies city programs that provide for the safety and security of neighborhoods.

The Plan fulfills this requirement through the following:

- » Housing Data Summary Table.
- » Goal CC: Housing Variety.
- » Goal DD: Neighborhood Appearance.

LAND USE AND DEVELOPMENT

13. The land use element is required for the Town of Oro Valley:

(a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as may be appropriate to the municipality.

(b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.

(c) Identifies specific 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.

(d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.

(e) Includes policies that address maintaining a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted, or amended.

(f) For cities and towns with territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, includes consideration of military airport or ancillary military facility operations. If a city or town includes land in a high noise or accident potential zone as defined in section 28-8461, the city or town shall identify the boundaries of the high noise or accident potential zone in its general plan for purposes of planning land uses in the high noise or accident potential zone that are compatible with the operation of the military airport or ancillary military facility pursuant to section 28-8481, subsection J.

(g) Includes sources of aggregates from maps that are available from state agencies, information from the Arizona geological survey on how to locate existing mines, consideration of existing mining operations and suitable geologic resources, policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses, except that this subdivision shall not be construed to affect any permitted underground storage facility or limit any person's right to obtain a permit for an underground storage facility pursuant to title 45, chapter 3.1.

LAND USE AND DEVELOPMENT (CONTINUED)

The Plan fulfills this requirement through the following:

- » Land Use Map and Land Use Designations.
- » Goal O: Waste Reduction.
- » Goal P: Utilities.
- » Goal EE: Mixed Use.
- » Goal GG: Smart Growth.
- » Goal HH: Quality Design.

Requirements “F” and “G” do not apply to the Town of Oro Valley. The Town is not within the vicinity of a military airport, and no aggregates have been identified in Oro Valley.

14. The conservation, rehabilitation, and redevelopment elements are required for the Town of Oro Valley:

A conservation, rehabilitation, and redevelopment element consisting of plans and programs for:

- (a) The elimination of slums and blighted areas.*
- (b) Community redevelopment, including housing sites, business and industrial sites, and public building sites.*
- (c) Other purposes authorized by law.*

The Plan fulfills this requirement through the following:

- » Goal DD: Neighborhood Appearance.

GROWTH AREAS

15. The growth area element is required for the Town of Oro Valley:

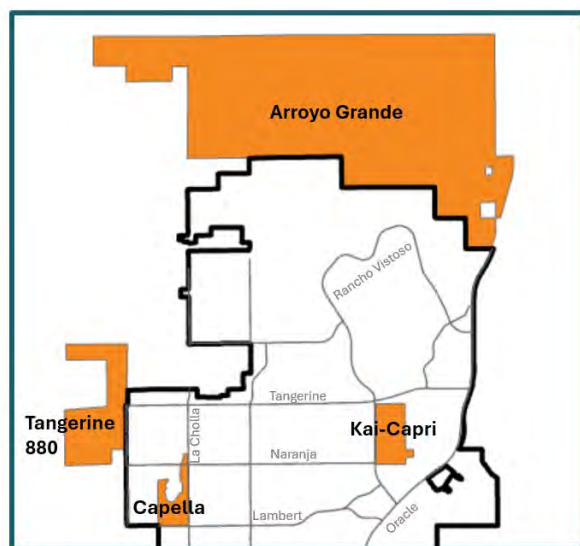
A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism, and industrial uses. This element shall include policies and implementation strategies that are designed to:

- (a) Make automobile, transit, and other multimodal circulation more efficient, make infrastructure expansion more economical, and provide for a rational pattern of land development.*
- (b) Conserve significant natural resources and open space areas in the growth area and coordinate their location with similar areas outside the growth area’s boundaries.*
- (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.*

The Plan fulfills this requirement through the following:

- » Growth Areas.

Special Area Policies



Special area policies focus on addressing concerns related to the development of specific areas, that require tailored planning due to their size, location, or other factors that enhance their importance to the community.

The policies listed below were adopted as part of previous General Plan efforts, which included significant engagement with key stakeholders and the community. Any future revisions will involve additional meetings with both the community and stakeholders.

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 68% open space designation in the Arroyo Grande Planning Area (the Planning Area), which is 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 Rural Low Density Residential (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 and Office Park (COP) and Community and 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 Planned Area Development (PAD). The PAD will include zoning provisions for cluster development and Village Center regulations.
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 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/workspace, 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 the 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 preserved as perpetual open space without 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.
13. NOS preservation will be achieved while maintaining an appropriate overall development density. This will necessitate transferring normally anticipated densities from conservation areas to suitable land that can accommodate cluster development.

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 the 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.

2. KAI-CAPRI

These policies apply to the area shown on the map below, which includes the approximately 10-acre Steam Pump Ranch Estates property in the southeast corner of the area (Parcel 220-07-0010 abutting the Sanctuary at Silverhawke subdivision).

General Requirements

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 split parcels), and (3) the area southeast and visible from Palisades split 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 use shall be treated as a major amendment. The Oro Valley Zoning Code Revised will apply.

Local Commercial and Mixed Uses (LCMU)

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 (Walgreens) development.

Master Planned Community

1. Must be developed for residential uses as part of an overall master plan that includes planning for the Local Commercial and Mixed Uses (LCMU) 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.

3. CAPELLA PLANNED AREA DEVELOPMENT

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 impact. 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 number 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 Local Commercial and Mixed Uses, 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-Eleven, 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 Local Commercial and Mixed Uses, all C-1 uses enabled in Town zoning are permitted, except as provided below:
 - a. Broadcasting stations, fabric stores, medical marijuana dispensary, video store, appliance repair, laundromat, car washes, auto service centers, convenience stores such as Circle K, 7-Eleven, 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 services 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 impact. 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 number 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-Eleven, 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.
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 - a. Broadcasting stations, fabric stores, medical marijuana dispensary, video store, appliance repair, laundromats, car washes, auto service centers, convenience stores such as Circle K, 7-Eleven, 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 services only are permitted.
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 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.
 21. The Capella Planned Area Development can be found [HERE](#).

Oro Valley's 10-Year Community Action Plan

PLANNING TOGETHER FOR OUR FUTURE



Town of Oro Valley, Arizona
11000 North La Cañada Drive | Oro Valley, Arizona 85737

OVPathForward.com



COMMUNITY ENGAGEMENT PLAN IMPLEMENTATION

AWARENESS AND ENGAGEMENT TOOLS		PHASE 1 LET'S TALK	PHASE 2 LET'S THINK
Interactive website	Website Visits	33,933	16,709
	Total Contributions	2,620	2,962
	Engaged Visitors	3,379	761
	Informed Visitors	8,053	3,615
	Aware Visitors	21,943	10,388
OV Path Forward Newsletter	Subscribers	807	107
	Number of subscribers	1,558	1,735
	Number sent	14	11
Events or Meetings	Open rate	65%	55%
	Total Events or Meetings	98	49
	Number of comments from events	3,769	1,000+
Informational videos	Number of videos published	13	29 (Meeting Recordings)
	Total Views	1,472	Unknown
Social Media	Number of social media posts	157	112
	Boosted posts on social media	6	1
	Facebook Followers	201	233
	Instagram Followers	86	120
	Interactions	180	80
Articles and ads	Total number of ads or articles	105	43
	NW Explorer	18	2
	Vista Newsletter	12	12
	Water bill insert	1	0
	OV Style Magazine	2	0
	Press releases	5	1
	Sun City Tipster	2	1
	HOA newsletter articles or ads	14	2
	School newsletter articles or ads	4	2
	Other newsletter articles or ads	10	15
	OV Chamber of Commerce newsletter	4	2
	OV Play	24	2
	OV Edge	3	1
	OVPD Crime Newsletter	2	1
	Radio	1	0
Other promotional tools	Podcasts	10	2
	Total number of posters distributed	154	206
	Total places with posters	36	36
	Parks or town facilities with posters	29	46
	HOAs with posters	1	1
	Churches with posters	1	0
	Apartments with posters	10	11
	Businesses with posters	6	21
	Roadway/Community signs	48	48
	Featured Content on OV main website	Y	Y
	Magnets/decals on Town vehicles	43	43
	Clickable email banners	Y	Y
	Ambassadors and advocates	Y	Y
Social media groups	Y	Y	
Survey	Total surveys completed	3016	Not applicable
	Phone Survey	300	NA
	Online Survey	2530	NA
	Paper Survey	186	NA
Direct correspondence	Direct email to participants	Y	Y
	Postcards to households	46,122	23,061
	Text messaging to subscribers	Unused	Unused



Planning Division

Planning and Zoning Commission Report

DATE: 1/16/2026
TO: Planning and Zoning Commission
FROM: Bayer Vella, Planning Manager
SUBJECT: OV's Path Forward – 90% Resident Recommended Draft Plan and the legally required 60-Day Review

This memo serves to inform the Planning and Zoning Commission about the legally required 60-day review of the OV's Path Forward – 90% Draft Plan. By sending this report along with the draft plan, we are meeting the state's requirement to notify the Planning and Zoning Commission, Town Council, surrounding jurisdictions, local and state agencies (such as Pima County, Town of Marana, Arizona Commerce Authority, and more) about the draft at least 60 days prior to the public hearing process.

No action is requested from the Planning and Zoning Commission at this time. The final draft of the plan will be presented to the Commission for discussion and recommendation in April.

BACKGROUND/DISCUSSION:

The upcoming 10-year community action plan, also known as the General Plan, will be on the ballot for voter ratification this November. To ensure the plan's success and garner voter support, it must be community-driven and truly reflect the voices of most residents.

The community's effort to create this 10-year action plan began in October 2023. Over the past two years residents have contributed more than 10,600 comments to shape the draft plan. They expressed their values and priorities for OV's future through events, meetings, online posts and the statistically projectable "BIG" Community Survey.

The Resident Recommended Draft (90% - Completion) is the culmination of work by the community, resident working groups, Town boards, commissions and the Town Council. It is very similar in nature to the Community Comment Draft (60% - Completion), presented to the Planning and Zoning Commission in September, yet

incorporates revisions identified through the BIG Community Review, Resident Working Group meetings, and preliminary meetings with other agencies.

The BIG Community Review

From September 22 to October 31, the community was invited to participate in the BIG Community Review. This was the first opportunity for residents to read the entire plan and ensure it reflected the collective voices heard over the past 2 years.

The BIG Community Review was promoted through postcards, roadway signs, newsletters, a press release, social media, presentations to boards and commissions, and informational booths set up around the community. During this period, there were approximately 2,443 visits to the website, and 256 comments were submitted to help refine the draft plan.

Community Comments

Most of the comments from the BIG Community Review confirmed residents' values and priorities are reflected in the draft plan.

Other comments were minor and related to the following:

- Wordsmithing and clarifications – Existing goals, policies, and actions were expanded upon or revised to ensure residents' intent is clear.
- Gaps – Eight new actions were added related to emergency service providers, intergenerational programs, senior task forces, trails, the Overlook Restaurant, water use, and Vistoso Trails Nature Preserve.
- Prioritization – Some anticipated timeframes were updated to ensure greater accuracy in the implementation process.
- Organization – Many goals, policies, and actions within the plan are interconnected. To improve clarity and understanding, some items were relocated to different sections of the plan.

Finally, some comments needed additional guidance from residents to address. All residents were invited to participate in two online working group meetings to reach consensus on these outstanding issues.

Resident Working Group Meetings

On December 9 and December 16, approximately 40 residents participated in online meetings to offer further guidance on the topics listed below. Participants also had the opportunity to suggest additional topics for discussion; however, no new topics were proposed.

Through these discussions, the group reached a consensus on the following points:

1. Performing Arts Center: Action 69		
BIG Community Review	RWG Discussion	Consensus
Comments for and against the Town having a role in establishing an arts center	Funding needs to be specified but concern the action is too specific and restrictive for a 10-year timeframe.	Revised language that maintains intent but provides flexibility for

		future decision-makers and residents.
2. Housing Types – Goal BB		
BIG Community Review	RWG Discussion	Consensus
Concern about apartments and other rental housing types being excluded.	Housing types reflect the statistically projectable survey. Clarify the intent of the manufactured housing action.	No significant changes to the actions specifying preferred housing types. Minor changes to clarify the action related to manufactured housing (Action 244)
3. High-quality Design: Goal GG		
BIG Community Review	RWG Discussion	Consensus
Concern about the term “high-quality” as it relates to affordability and enforcement.	High-quality can be misused and clarify that design is related to building exteriors.	Replace the term “high-quality” with quality and add context that design pertain to architectural aesthetics and site design.
4. Community Gathering Spaces: Actions 283-285		
BIG Community Review	RWG Discussion	Consensus
Concern about emphasis on OV Marketplace and funding sources.	Too much emphasis on the OV Marketplace. Clarify how the corridor will be unified and identify a specific area for a central gathering space.	Separate into multiple actions to 1) focus on unifying the area through signage, programming, etc. 2) identify a central gathering space on Town-owned property and 3) continue to add more community gathering spaces with all new developments and re-development.

The group also discussed the policies under Goal EE: “Views” at length with specific attention to:

- Policy EE.1 - “Limit 2-3 story apartment communities to targeted sites along major roads that are near commercial areas and significantly distant from single-family residential.”
- Policy EE.2 - “Restrict rezoning requests for residential (e.g., apartments) and common commercial service uses, like senior care or self-storage, to a maximum of 3 stories.”

The group discussed the possibility of replacing the terms “limit” and “restrict” with “focus” or “encourage.” Although the majority of participants were ok with the existing wording, there was a small minority that wanted changes. Therefore, the group was unable to reach a consensus on this issue. As a result, they decided to leave the

policies as they are written and defer to the Planning and Zoning Commission or Town Council to make any necessary revisions. Meeting recordings and notes from the Resident Working Group discussions can be found at <https://www.ovpathforward.com/volunteer>

The 90% Draft Plan

The purpose of the 90% draft is to meet the following state requirement, “*At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:*

- *The planning agency of the county in which the municipality is located.*
- *Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.*
- *The regional planning agency within which the municipality is located.*
- *The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.*
- *The department of water resources for review and comment on the water resources element, if a water resources element is required.*
- *Any person or entity that requests in writing to receive a review copy of the proposal. (ARS 9-461.06. D.)*

Preliminary Discussions with Other Agencies

In preparation for the 60-day review, staff met with representatives from the Town of Marana, Pima County, Arizona State Land Department and Amphitheatre School District. As a result of these initial discussions, the following changes were made:

- The action related to school capacity was broadened to no longer focus on the need for a middle school.
- The Land Use Map’s Planning Area, which was previously expanded by the Resident Working Group to Marana’s Town limits, has been slightly reduced to exclude areas that may be annexed into Marana. Additionally, the land use designations for a few parcels in Pima County were updated to accurately reflect existing zoning and development.

The legally required 60-day review will occur from January 16 to March 16, 2026.

Next Steps

At this point in the process, the draft plan should not be significantly changed. It has been reviewed by the broader community and consensus on the plan was achieved by the Resident Working Group participants.

After the 60-day review, proofreading edits or minor changes that improve accuracy will be incorporated into a Final Resident Draft (100% - Completion). The Final Resident Draft will be available online and the PDF supplement will be updated to include graphics and photos that match the website.

The Final Resident Draft will be discussed and presented for recommendation at two public hearings with the Planning & Zoning Commission in April. It will then be presented to Town Council for discussion in April and action in May.

Following Town Council action, Phase 3 of this effort will commence with an extensive public outreach and awareness campaign leading up to the public vote in November 2026.

RECOMMENDATION:

This report is for informational purposes only to distribute the Resident Recommended Draft Plan (90% - Completion) and notify the Planning and Zoning Commission about the legally required 60-day review. No action is requested from the Commission at this time.

ATTACHMENTS:

Attachment 1 – The BIG Community Review Report

Attachment 2 – OV’s Path Forward - 90% draft plan

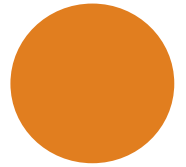


ORO VALLEY'S
Path Forward
2026

1st Public Hearing for the Next General Plan
Planning and Zoning Commission
April 7, 2026

OV's Path Forward

- A resident created plan that must be approved by residents
- Creates a roadmap guiding town decisions over the next 10 years
 - If approved by the voters, it will replace the Town's current general plan
- Final Resident Recommended Draft
 - Multiple reviews and discussions with residents
 - No significant changes in direction
- Discussion only. 2nd public hearing scheduled for April 14, 2026



“The plan far exceeds that of the state [requirements] and is more appropriately focused on building a community that is a neighborhood of caring neighbors. Good job!”

“I can see that my voice was heard.”

—Oro Valley residents and stakeholders

Resident Driven-Process



The process starts and ends with residents.

Community Engagement Plan *(January – Sept. 2023)*



- Residents helped create a brand that resonated with the community
- Residents helped plan the methods and tools to engage the community

Phase 1: Let's Talk *(Oct. 2023 – Dec. 2024)*



- Residents shared their values, priorities, and expectations for Oro Valley's future
- Residents improved the vision statement and guiding principles

Phase 2: Let's Think *(Jan. 2025 – June 2026)*



- Residents set a specific course of action to fulfill their vision for the future
- Residents reviewed multiple drafts of the Plan

Phase 3: Residents Decide *(July – Nov. 2026)*



- Residents will vote on the plan in November

Community Engagement Plan



- Established residents as the top priority throughout the process
- Provided methods and tools to engage residents
- Ensure the process is:
 - Accessible
 - Convenient
 - Meaningful
 - Transparent

The Planning and Zoning Commission and the Town Council's role is to make sure the plan represents the voices heard over the past 3 years.



Phase 1: Let's Talk



Over 9,000 comments summarized into the Vision and Guiding Principles. Reviewed by residents to establish the foundation of the plan

Phase 2: Let's Think



- 4 Resident Working Groups
- 100+ Resident Participants
- 1000+ Comments
- 29 Meetings
- 12 Community Events



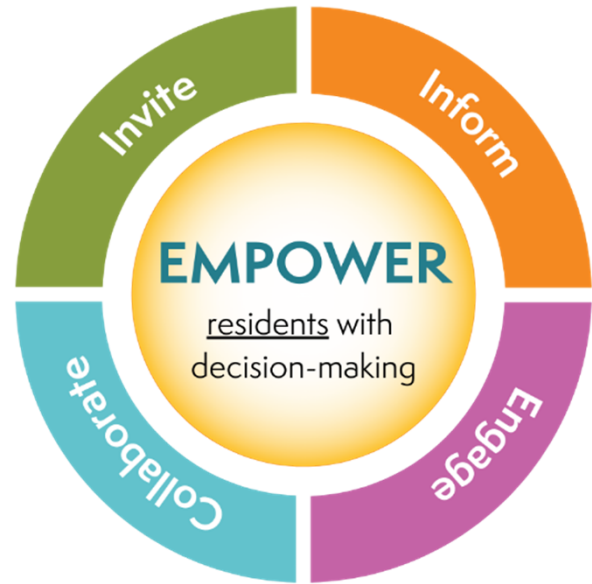
Multiple resident reviews and discussions to produce a Final Resident Recommended Draft



Phase 3: Residents Decide



- Raise awareness and educate residents
 - Roadway signs
 - Newsletters
 - Resident testimonials
 - Pop-up events
 - Articles
 - Ads
 - Podcasts
 - Videos
 - Social media and more



Spectrum of Resident Participation

Resident ownership is critical for the Plan to be successful.

The Residents' Plan - Topics



Reflects resident values and priorities for all major topics that influence Oro Valley's quality of life.

Community

- Public Safety
- Character, Arts, and Culture
- Parks, Recreation and Trails



Economy

- Town Finances
- Employment and Businesses
- Tourism



Sustainability

- Environment
- Climate and Energy
- Water Resources and Conservation



Development

- Transportation
- Housing
- Land Use



The Residents' Plan – Key Themes

Values

- Public safety
- Outdoor lifestyle
- Scenic views and natural environment

Aspirations

- Business attraction and retention
- Gathering spaces
- Park and recreational amenities

Balance

- Varying perspectives
- Needs of a diverse community (e.g., housing types)



The Final Resident Recommended Draft



Over 10,700 resident comments produce the draft plan. Meticulous effort to achieve resident consensus.

- **Multiple resident reviews:**
 - Clarified actions, filled gaps, and improved accuracy
 - Ensured the plan is cohesive
 - Confirmation it reflects their values and priorities
- **Resident Working Group discussions:**
 - Met twice in December to further discuss housing, gathering spaces, performing arts center, and views
 - Achieved consensus on all aspects of the Plan except the policies related to views
- **Town Department review:**
 - Help make sure changes still meet residents' intent
- **State and local agencies review:**
 - Facilitated regional planning
 - Updated data and maps
 - Ongoing conversations with the Arizona State Land Dept.



Final Resident Recommended Draft



No significant changes in direction from the Town Council accepted 60% draft

- **Refinement**

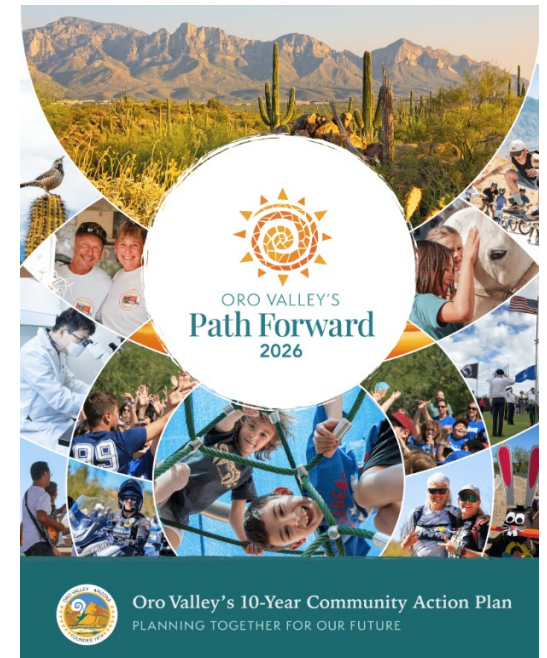
- Proofreading edits and updated data
- Acknowledgement of residents' work added
- Organization of the climate related goals

- **Clarifications**

- Actions were expanded or revised to ensure residents' intent was clear

- **New actions**

- Capacity of emergency service providers
- Intergenerational programs and senior task forces
- The Overlook Restaurant
- Vistoso Trails Nature Preserve
- Trail access
- Swimming pools
- Participation in regional parks and recreation planning



Summary and Next Steps

The process and product has centered on ensuring resident ownership of the Plan.

- 1000s of residents shared their voices to create and review the Plan
- No changes in direction between the 60% draft and the Final Resident Recommended Draft
- Discussion only tonight. Recommendation will be requested at the 2nd public hearing on April 14.
 - Town Council Study Session – April 22
 - Town Council Public Hearing – May 6
 - Resident Vote – November 3

“Thank you again for listening and for all your hard work on this comprehensive plan.”

“Excellent work. Good involvement of the community.”

“Really appreciate the tremendous patience and friendliness exhibited by the city planners to engage with the public, plus absolute reliability and integrity in eliciting and capturing comments and fulfilling any promised follow-up during meetings!”

“We appreciate how often the Town has updated us about the plan. Oro Valley sets the bar high for others.”

---Oro Valley residents and stakeholders