AGENDA
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
May 5, 2026
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

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

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

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

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CALL TO AUDIENCE - at this time, any member of the public is allowed to address the Commission on any issue not listed on today's agenda. Pursuant to the Arizona open meeting law, individual Commission members may ask Town staff to review the matter, ask that the matter be placed on a future agenda, or respond to criticism made by speakers. However, the Commission may not discuss or take legal action on matters raised during "Call to Audience." In order to speak during "Call to Audience", please specify what you wish to discuss when completing the blue speaker card.

COUNCIL LIAISON COMMENTS

REGULAR SESSION AGENDA

1. REVIEW AND APPROVAL OF THE APRIL 7, 2026 AND APRIL 14, 2026 SPECIAL SESSION MEETING MINUTES

2. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING TWO APPLICATIONS RELATED TO THE ORO VALLEY TOWN CENTRE PAD FOR AN AREA KNOWN AS THE FORMER ROONEY RANCH PROPERTY, LOCATED AT THE NORTHEAST INTERSECTION OF ORACLE ROAD AND PUSCH VIEW LANE. THE TWO ITEMS INCLUDE:

   ITEM A: GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL - 2 TO COMMUNITY AND REGIONAL COMMERCIAL AND OPEN SPACE FOR A PORTION OF AREA 4 ONLY ON TOWN-OWNED PROPERTY
   ITEM B: REZONING (PLANNED AREA DEVELOPMENT AMENDMENT) FOR AREA 2, AREA 3

AND AREA 4 TO REVISE EXISTING USES, REVISE TENTATIVE DEVELOPMENT PLANS, INCREASE OPEN SPACE, REDUCE BUILDING HEIGHTS, ADD TOWNHOMES AS A PERMITTED USE, AND OTHER RELATED CHANGES

PLANNING UPDATE (INFORMATIONAL ONLY)

ADJOURNMENT

POSTED: 4/29/2026 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 **1.**

Meeting Date: 05/05/2026

Requested by: Bayer Vella, Community and Economic Development

Case Number: N/A

SUBJECT:

REVIEW AND APPROVAL OF THE APRIL 7, 2026 AND APRIL 14, 2026 SPECIAL SESSION MEETING MINUTES

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

N/A.

BACKGROUND OR DETAILED INFORMATION:

N/A.

FISCAL IMPACT:

N/A.

SUGGESTED MOTION:

I MOVE to approve the April 7, 2026 and April 14, 2026 special session meeting minutes as presented.

OR

I MOVE to approve the April 7, 2026 and April 14, 2026 special session meeting minutes with the following changes... as presented.

Attachments

4-7-2026 Draft Minutes

4-14-2026 Draft Minutes

D R A F T

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
April 7, 2026
CANYON DEL ORO HIGH SCHOOL
25 W. CALLE CONCORDIA

SPECIAL SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

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

ROLL CALL

Present:	Joe Nichols, Commissioner Tom Stegman, Commissioner Sandra Wilson, Commissioner Philip Zielinski, Commissioner Kimberly Outlaw Ryan, Vice Chair Anna Clark, Chair
Absent:	William Thomas, Commissioner
Staff Present:	Rene Olvera, Senior Planner Milini Simms, Principal Planner Bayer Vella, Planning Manager
Attendees:	Elizabeth Robb, Town Council Liaison

PLEDGE OF ALLEGIANCE

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

CALL TO AUDIENCE

There were no speaker requests.

COUNCIL LIAISON COMMENTS

Council Liaison Elizabeth Robb provided an update on recent and upcoming Planning items on Town Council agendas.

SPECIAL SESSION AGENDA

1. ELECTION OF CHAIR FOR THE PLANNING AND ZONING COMMISSION

Motion by Commissioner Joe Nichols, **seconded by** Commissioner Sandra Wilson to elect Chair Clark to continue serving as chair.

Vote: 6 - 0 Carried

2. ELECTION OF VICE CHAIR FOR THE PLANNING AND ZONING COMMISSION

Motion by Commissioner Joe Nichols, **seconded by** Commissioner Sandra Wilson to elect Vice Chair Outlaw-Ryan to continue serving as vice chair.

Vote: 6 - 0 Carried

3. REVIEW AND APPROVAL OF THE DECEMBER 2, 2025 REGULAR SESSION MEETING MINUTES

Motion by Commissioner Sandra Wilson, **seconded by** Commissioner Joe Nichols to approve the December 2, 2025 meeting minutes as presented.

Vote: 6 - 0 Carried

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

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

- OV's Path Forward
- Resident-Driven process
- Community Engagement Plan
- Phase 1 - Let's Talk
- Phase 2 - Let's Think
- Phase 3 - Residents decide
- Residents' Plan - Topics
- Residents' Plan - Key Themes
- The final resident recommended draft
- Summary and next steps

Chair Clark commented on how impressed she was with the participation in Oro Valley.

Chair Clark opened the public hearing.

Oro Valley resident Colleen McCarthy completed a blue card, but decided not to speak.

Chair Clark closed the public hearing.

Discussion ensued among the Commission and staff.

PLANNING UPDATE (INFORMATIONAL ONLY)

Planning Manager Bayer Vella provided updates on the upcoming April 14 and May 5 commission meetings, site tours and a neighborhood meeting.

ADJOURNMENT

Motion by Commissioner Joe Nichols, **seconded by** Commissioner Sandra Wilson to adjourn the meeting.

Vote: 6 - 0 Carried

Chair Clark adjourned the meeting at 6:36 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special session of the Town of Oro Valley Planning and Zoning Commission of Oro Valley, Arizona held on the 7th day of April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

_____
Jeanna Ancona
Senior Office Specialist

D R A F T

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
April 14, 2026
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

SPECIAL SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

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

ROLL CALL

Present:	Joe Nichols, Commissioner Tom Stegman, Commissioner Sandra Wilson, Commissioner Philip Zielinski, Commissioner Kimberly Outlaw Ryan, Vice Chair Anna Clark, Chair
Absent:	William Thomas, Commissioner
Staff Present:	Michael Spaeth, Principal Planner Steven Zraick, Town Attorney

PLEDGE OF ALLEGIANCE

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

CALL TO AUDIENCE

There were no speaker requests.

COUNCIL LIAISON COMMENTS

A council liaison was not present.

SPECIAL SESSION AGENDA

1. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING A ZONING TEXT AMENDMENT TO THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT TO ENABLE USE OF AN ORNAMENTAL FOUNTAIN AT THE SUN CITY RECREATION CENTER

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

- Purpose
- Location
- Applicant Proposal - Zoning Text Amendment
- Background - Landscape Code update (2011)
- Background - "Legal, non-conforming" use
- Review Criteria
- Summary and recommendation

Trish Jensen and Dave Olsen of the Sun City Community Association provided a presentation that included the following:

- Sun City OV Plaza Lion Head fountain
- Location of fountain
- Lion Head fountain setting
- History of the Lion Head fountain
- Homeowner community outreach
- Lion Head Fountain Redesign and Improvements
- Lion Head fountain water volume comparison
- Water Usage comparison
- Rainwater Harvesting supplement option
- Additional water savings plans

Chair Clark opened the public hearing.

The following individuals spoke in support of Agenda Item #1:

- Oro Valley resident Janet Ambrosio
- Oro Valley resident Sherokee Ilse
- Oro Valley resident April Hoffman
- Oro Valley resident Julia Abston
- Oro Valley resident Kate Cusumano
- Oro Valley resident Linda Mayer

The following individuals spoke in opposition of Agenda Item #1:

- Oro Valley resident Bruce Dage
- Oro Valley resident Gail Parson
- Oro Valley resident Carrie Wiley
- Oro Valley resident Holly Ryan-Moore

Chair Clark closed the Public Hearing.

Discussion ensued among the commission, staff and the applicant.

Motion by Vice Chair Kimberly Outlaw Ryan, **seconded by** Commissioner Sandra Wilson to recommend denial of the proposed zoning text amendment to the Rancho Vistoso PAD included in Attachment 2, based on a finding that it does not comply with General Plan policies regarding water conservation and to ensure equal application of this zoning requirement to all non-residential sites.

Further discussion ensued among the commission.

A roll call vote was taken:

Commissioner Nichols - Aye
Commissioner Stegman - Nay
Commissioner Wilson - Aye
Commissioner Zielinski - Nay
Vice Chair Outlaw Ryan - Aye
Chair Clark - Nay

Vote: 3 - 3 Failed

OPPOSED: Commissioner Tom Stegman
Commissioner Philip Zielinski
Chair Anna Clark

There was discussion among the commission, staff and Town attorney regarding the split vote and options for moving forward.

Motion by Vice Chair Kimberly Outlaw Ryan, **seconded by** Commissioner Philip Zielinski to forward the commission's split vote to Town Council.

Vote: 6 - 0 Carried

Chair Clark recessed the meeting at 7:15 p.m.

Chair Clark resumed the meeting at 7:20 p.m.

2. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING THE ORO VALLEY'S PATH FORWARD GENERAL PLAN

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

- OV's Path Forward
- The Residents' Plan - Topics
- The Residents' Plan - Key Themes
- Resident Driven - Process
- Community Engagement Plan
- Phase 1: Let's Talk
- Phase 2: Let's Think
- The final resident recommended draft
- Final Resident Recommended Draft
- 1st Commission Public Hearing
- Phase 3: Residents decide
- Summary and recommendation

Discussion ensued among the commission and staff.

Chair Clark opened the public hearing.

Oro Valley resident Colleen McCarthy spoke in support of Agenda Item #2.

Chair Clark closed the public hearing.

Further discussion continued among the commission and staff.

Motion by Commissioner Joe Nichols, **seconded by** Vice Chair Kimberly Outlaw Ryan to recommend adoption of the *Oro Valley's Path Forward* General Plan as depicted in Attachment 1, finding it reflects the majority of residents and is ready for public vote.

Discussion ensued among the commission and staff.

Vote: 6 - 0 Carried

PLANNING UPDATE (INFORMATIONAL ONLY)

Principal Planner Michael Spaeth provided an update on the upcoming neighborhood meeting and the next commission meeting on May 5.

ADJOURNMENT

Motion by Commissioner Tom Stegman, **seconded by** Vice Chair Kimberly Outlaw Ryan to adjourn the meeting.

Chair Clark adjourned the meeting at 7:41 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special session of the Town of Oro Valley Planning and Zoning Commission of Oro Valley, Arizona held on the 14th day of April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

_____
Jeanna Ancona
Senior Office Specialist

Planning & Zoning Commission **2.**

Meeting Date: 05/05/2026

Requested by: Bayer Vella, Community and Economic Development

Case Number: 2500505

SUBJECT:

PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING TWO APPLICATIONS RELATED TO THE ORO VALLEY TOWN CENTRE PAD FOR AN AREA KNOWN AS THE FORMER ROONEY RANCH PROPERTY, LOCATED AT THE NORTHEAST INTERSECTION OF ORACLE ROAD AND PUSCH VIEW LANE. THE TWO ITEMS INCLUDE:

ITEM A: GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL - 2 TO COMMUNITY AND REGIONAL COMMERCIAL AND OPEN SPACE FOR A PORTION OF AREA 4 ONLY ON TOWN-OWNED PROPERTY
ITEM B: REZONING (PLANNED AREA DEVELOPMENT AMENDMENT) FOR AREA 2, AREA 3 AND AREA 4 TO REVISE EXISTING USES, REVISE TENTATIVE DEVELOPMENT PLANS, INCREASE OPEN SPACE, REDUCE BUILDING HEIGHTS, ADD TOWNHOMES AS A PERMITTED USE, AND OTHER RELATED CHANGES

RECOMMENDATION:

Staff recommend approval of both the General Plan Amendment (Attachment 1) and Rezoning (Attachment 2). This project was initiated by Town Council on September 19, 2025. As a result, the Town is the applicant.

EXECUTIVE SUMMARY:

The purpose of this item is to consider two applications related to the vacant portions of the existing Oro Valley Town Centre Planned Area Development (PAD) — shown as Area 2, Area 3, and Area 4 in the graphic at right. The undeveloped portions of the PAD are owned by the Kitchell Development Company (Area 2) and the Town (Area 3 and Area 4). The applications include:



Item A: General Plan Amendment from Low Density Residential - 2 to Community and Regional Commercial and Open Space for a portion of Area 4 only (Attachment 1) on Town-owned property
Item B: Rezoning (PAD Amendment) for Area 2, Area 3, and Area 4 to revise existing uses, add townhomes as a permitted use, increase open space, reduce building heights and other related changes (Attachment 2).

Area 3 and Area 4 were donated to the town by the original property owner, the Rooney Family, in 2019.



Following the donation, evaluating the future development potential of the parcels was added as a Town Council adopted Strategic Plan item. The project includes three phases (see table below) progressing toward the future sale (of portions of the town-owned areas) and development by the private sector.

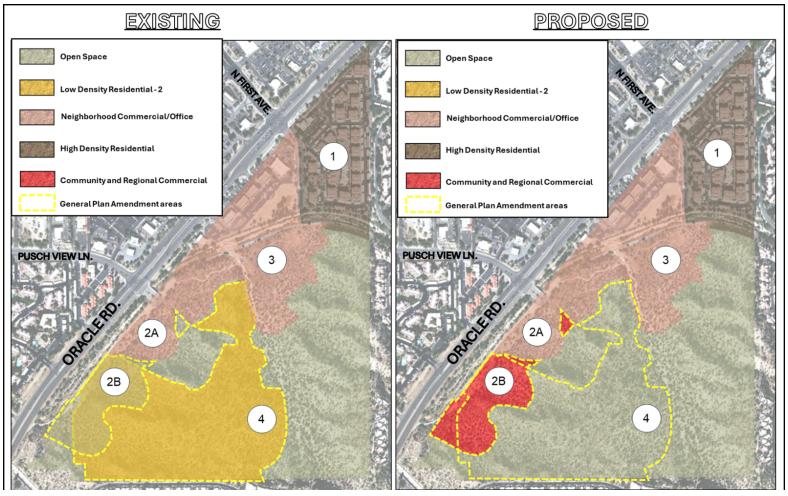
Rooney Ranch parcels (Town-owned) Project timeline	
PHASE 1	**Establish zoning prior to sale**
2020	Future development added as Town Council adopted Strategic Plan Item
SEP. 2025	Town Council Initiation of General Plan Amendment (GPA) + Rezoning
OCT. 2025	Staff work with the Kitchell Development Company
JAN. 2026	Town Council Study Session
FEB. 2026	Neighborhood Meeting 1
FEB./MAR. 2026	Refine Zoning & Illustrative Site Plans
MAR. 2026	Neighborhood Meeting 2
APR. 2026	Preliminary Land Value Estimates
MAY 2026	Planning and Zoning Commission Public Hearing: GPA + Rezoning
MAY 2026	Town Council Public Hearing: GPA + Rezoning
PHASE 2	**Future sale**
TBD	Determine timing and order of sale
TBD	Appraisal
TBD	Bid process
TBD	Selection + Sale
PHASE 3	**Future Development by private sector**
TBD	Planning (Development Plans, Landscape Plans, Architecture, Art, etc.)
TBD	Permitting (Grading Permits, Building Permits, etc.)
TBD	Construction

Staff worked with a consultant to develop a number of potential development scenarios which were presented to Town Council at a study session in January 2026 with the aim of garnering further direction. Following Town Council's selection of preferred concepts, staff worked with the Kitchell Development Company and multiple other development companies to refine the zoning and develop cohesive designs for the site. The designs, known as Illustrative Site Plans, were presented to neighbors at two neighborhood meetings to discuss the proposed changes and gather resident feedback.

A brief summary of each application is provided below with additional detail provided in the "Background or Detailed Information" section of this report.

ITEM A - GENERAL PLAN AMENDMENT

The existing General Plan land use designations for Town-owned Area 4 are Low Density Residential - 2 (which permits development of single-family homes) and Open Space. To accommodate the proposed land uses in Item B, the land use designation needs to be amended to 1) "Community and Regional Commercial" for the expanded commercial area along Oracle Road (shown as Area 2B in the proposed map at right) and 2) expansion of "Open Space" for the natural open space, trails and trailheads uses in Area 4 to 88 acres.



GENERAL PLAN CONFORMANCE

All General Plan Amendment applications are reviewed for conformance with the General Plan Amendment Criteria in the General Plan and Zoning Code. The proposed amendment to Town-owned land seeks to:

1. Increase commercial opportunities along Oracle Road (a state highway) and immediately adjacent to a Tier 1 high growth area in the General Plan
2. Eliminate currently permitted residential development potential adjacent to neighbors
3. Increase natural open space, park, and trail acreage within town.

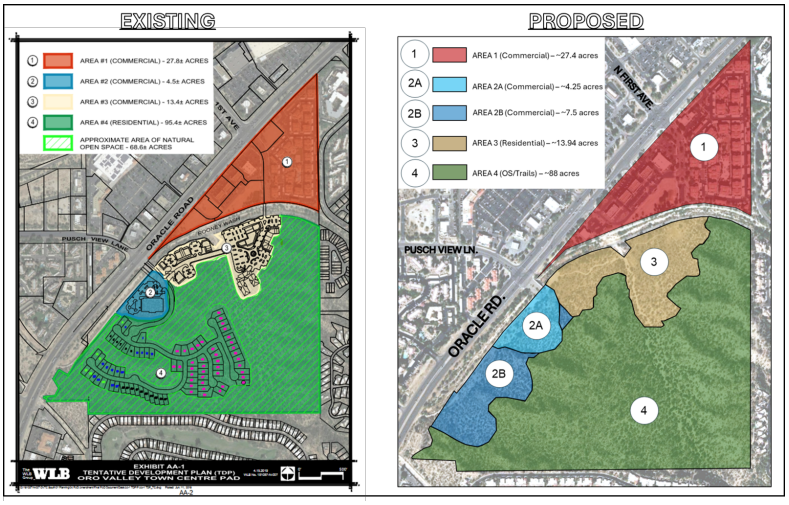
The proposed amendment is consistent with the Amendment Criteria and *Your Voice, Our Future* General Plan.

ITEM B - REZONING (PLANNED AREA DEVELOPMENT AMENDMENT)

The proposed rezoning includes changes to Area 2 (name change only to Area 2A), Area 3 and Area 4 of the PAD only (no site plan or development standard changes are proposed for Area 1 - the developed portion north of Rooney Wash). Revisions to the following key elements of the PAD are included in Attachment 2:

1. Overall Area Plan
2. The addition of several new Illustrative Site Plans (Attachment 3)
3. PAD standards and requirements to reflect the site plan changes.

Overall Area Plan (shown at right)



Because Area 2 (shown in blue in the "existing" graphic at right) is owned by the Kitchell Development Company, the Town cannot legally revise that area's zoning without the property owner's agreement. The Kitchell Development Company was invited to participate in order to achieve a comprehensive and well designed shopping center. While they did work with the town to update the PAD, they ultimately decided not to be a part of the rezoning.

To ensure future development of the vacant portions of the PAD are designed comprehensively and cohesively, while also meeting the development objectives set forth by Town Council, the Overall Area Plan was revised. As proposed, the PAD now includes the five Development Areas as shown in the graphic above.

Area 2 was split into Area 2A and Area 2B to ensure the Kitchell Development Company's existing entitlements were not changed, and to apply the commercial development standards expressed by Town Council to the town-owned portion of the original Area 4 (proposed as Area 2B). The Illustrative Site Plans discussed below represent cohesive designs (e.g. vehicular and pedestrian connectivity, building locations, etc.) while accounting for the different development standards between the two.

Illustrative Site Plans (Attachment 3)

All rezoning applications require a Tentative Development Plan (TDP) to reflect the future design for the site. This design, though tentative in nature, dictates what can and can't be developed on a property in the future. When development is imminent, more detailed design plans are required and must be in substantial conformance with the approved TDP. To meet this TDP requirement, staff have developed four additional Illustrative Site Plans (two commercial [Area 2B] and two residential [Area 3] concepts)

provided in Attachment 3, each of which were reviewed by Town Council at a study session on September 19, 2025. The plans include the following key elements:

1. A substantial increase in open space/recreation area adjacent to neighbors in Area 4 by removing all currently permitted single-family residential development potential
2. Multiple trailhead locations connecting to pedestrian, bike and equestrian trails in Area 4
3. Maintaining the existing development standards for Area 2 (area owned by Kitchell Development Company). It has been relabeled as Area 2A for consistency and clarity.
4. Area 3 building heights limited to 2 (30 feet + 10 feet for architectural features) and 3 stories (39 feet + 10 feet for architectural features).
5. A new right-in, right-out access point onto Oracle Road at the southern end of Area 2B. (The proposed access point preliminarily meets all town requirements. More detailed traffic studies with future development applications will be required for final ADOT approval.
6. An emphasis on an approximate 50/50 distribution of multifamily residential (Area 3) and commercial (Area 2A and Area 2B)

The revised PAD establishes a "substantial conformance" standard (as defined in the Oro Valley Zoning Code) for all future development in Area 2A, Area 2B, and Area 3. Future development will need to conform to the existing, approved "Illustrative Site Plans" (Area 2A) and the proposed "Illustrative Site Plans" (Area 2B and Area 3) included in Attachment 3. A table summarizing each concept is provided below with additional detail provided in the "Background or Detailed Information" section of this report.

Illustrative Site Plan Concepts Summary					
Area	**Concept style**	**Underlying Zoning**	**Uses**	**Building Heights**	**Estimated Bldg. sf**
Existing Illustrative Site Plan concepts					
2A	Existing approved Commercial layouts	Commercial CN, C-1, C-2	Retail, Restaurant, Office, Hotel Convenience Uses, others w/CUP	45 ft - 75 ft	15, 200 sf - 45,000 sf
Proposed Illustrative Site Plan concepts					
2B	Standard Commercial	Commercial CN, C-1, C-2	Retail, Restaurant, Office, Hotel Convenience Uses, others w/CUP	34 ft – 49 ft*	45,500 sf
2B	Linear Commercial	Commercial CN, C-1, C-2	Retail, Restaurant, Office, Hotel Convenience Uses, others w/CUP	34 ft – 49 ft*	47,500 sf
3	Apartments	M/F (R-6)	Apartments	40 ft – 49 ft*	350,000 sf
3	Townhomes	M/F (R-6)	Townhomes	40 ft – 49 ft*	380,000 sf

* - includes + 10 ft for architectural elements

PAD Standards and Requirements

A number of PAD standards and requirements were updated to accommodate the revised Illustrative Site Plans included in Attachment 3. While many of the changes were minor in nature (e.g. spelling and grammar fixes to outdated or no longer applicable sections, etc.), some key elements have been updated. Those include:

- Substantial Conformance with the Illustrative Site Plans - The existing "substantial conformance" standard of the Oro Valley Zoning Code is utilized to ensure all future development substantially conforms with the approved Illustrative Site Plans.
- Timing and phasing of utilities - The timing and phasing of utilities and infrastructure must be negotiated and finalized prior to future private development.
- Shared access - Public cross-access easements must be negotiated and finalized prior to future private development.

PUBLIC PARTICIPATION
Two neighborhood meetings were conducted in February and March of this year. Both meetings included approximately 20 - 25 attendees (both in-person and online) with discussions focused on open space preservation, traffic impacts and protecting mountain views. Summaries of both meetings are provided in Attachments 4.

PLANNING AND ZONING COMMISSION
The Planning and Zoning Commission will consider both applications at a public hearing on May 5, 2026. The Commission's recommendation will be provided to Town Council at the public hearing on May 6, 2026.

SUMMARY

The purpose of these items is to consider two applications related to the vacant portions of the Oro Valley Town Centre PAD. The two items include:

ITEM A: General Plan Amendment for Town-owned Area 4 only from Low Density Residential - 2 to Community and Regional Commerial and Open Space
ITEM B: Rezoning (PAD Amendment) for Area 2, Area 3, and Are 4 to revise existing uses, add townhomes as a permitted use, increase open space, reduce building heights and other related changes.

The aim of the two requests include a number of key goals, including:

1. Increasing open space by approximately 40% (~25 acres) in Area 4
2. Limiting development to areas that are minimally visible to neighbors to the east and south
3. Reducing maximum building heights in the town-owned areas, including eliminating the ability to build a 5-story, 75-foot tall hotel in Area 3. Note, this is still permitted in privately owned Area 2A.
4. Eliminating 77 single-family residential lots in Area 4, thereby providing substantially larger buffers and better land-use transitions to existing neighbors to the south
5. Increase commercial opportunities (shopping, retail, restaurants, etc.) along the Oracle Road corridor
6. Help support existing and future commercial within the area by adding multi-family housing
7. Increase housing variety and options by providing an opportunity for townhome development
8. Incorporating new gathering and seating areas
9. Expand town trails and trailheads

Both items are in conformance with the Your Voice, Our Future General Plan, the General Plan Amendment criteria and all applicable Zoning Code requirements. Staff recommend approval of the General Plan Amendment (Attachment 1) and rezoning (Attachment 2).

BACKGROUND OR DETAILED INFORMATION:

In September 2025, Town Council voted to initiate a General Plan Amendment and rezoning (Planned Area Development Amendment) for the town-owned portions (Area 3 and Area 4 in graphic at right) of the Oro Valley Town Centre Planned Area Development (PAD) as part of the following motion:



"Initiate the requested General Plan Amendment and rezoning for the Town Centre PAD to achieve the following:

- *Consider building heights in Area 3 from 30 feet + 10 feet [for architectural features] to 39*

feet + 10 feet [for architectural features] to include commercial and residential
- *Remove the first-floor commercial requirement for multifamily residential uses in Area 3*
- *Change the permitted uses in Area 4 to open space and other limited recreational uses*
- *Expand an appropriate area for commercial zoning (C-2 uses) in the area along Oracle Road, immediately south and adjacent to Area 2*
- *Designate Area 3 as Neighborhood Commercial/Office*
- *Add another area south [of Area 5] called Area 6"*



Town Council also expressed a desire to make the site more marketable for sale/development by seeking additional input from the Kitchell Development Company (owners of Area 2 in graphic above) and other similar developers. Over the course of the project, staff consulted with the Kitchell Development Company, Bourne Partners, Pulte, Mattamy Homes, and commercial real estate brokers.

Staff worked with a consultant to develop a number of potential development scenarios which were presented to Town Council in January 2026 with the aim of garnering further direction. Following the identification of preferred concepts, staff worked with the Kitchell Development Company and other development companies to refine the zoning and develop cohesive designs for the site.

ITEM A - GENERAL PLAN AMENDMENT

The existing land use designations on the General Plan Land Use Map for Area 4 include both Low Density Residential - 2 (which permits development of single-family homes) and Open Space. To accommodate the proposed land uses in Item B, the land use designation needs to be amended to 1) "Community and Regional Commercial" for the expanded commercial area along Oracle Road and 2) an expansion of "Open Space" for the natural open space, trails and trailheads uses in town-owned Area 4.

GENERAL PLAN CONFORMANCE

The proposed amendment seeks to:

1. Increase commercial opportunities along Oracle Road (a state highway) and immediately adjacent to a Tier 1 growth area in the General Plan
2. Reduce the amount of development disturbance adjacent to neighbors. This includes removal of currently permitted single-family residential development near the southern property boundary.
3. Increase natural open space, park, and trail acreage within town.

All General Plan Amendment applications are reviewed for conformance with the General Plan Amendment Criteria in the General Plan and Zoning Code. The criteria (shown in *italics*) is provided below followed by staff commentary.

1. *On balance, the request is consistent with the vision, guiding principles, goals, and policies of the General Plan as demonstrated by the following criteria. The request shall not*
    a. *Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.*
    The proposal eliminates 77 single-family residential lots adjacent to existing neighbors and concentrates proposed development along the highly trafficed Oracle Road corridor. The aim of the proposal is to minimize adverse impacts to neighbors as much as possible. The request is consistent with this criteria.

    b. *Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.*
    Future private developers of Area 2A, Area 2B, Area 3 will be responsible for all necessary infrastructure improvements related to their planned development. The request is consistent with this criteria.

c. *Impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts are provided to the Town for review.*
Future private development will be responsible for all required impact fees associated with their project. The request is consistent with this criteria.

d. *Impact the natural beauty and environmental resources without suitable mitigation.*
The proposed rezoning aims to concentrate development in areas with minimal visual impact to existing neighbors, mountain views, and protect a majority of the sites regulated slopes. Approximately 88 acres are planned as permanent open space intended to protect the sites natural beauty and environmental resources in perpetuity. The proposal is consistent with this criteria.

2. *The applicant has implemented effective public outreach efforts to identify neighborhood concerns and has responded by incorporating measures to avoid or minimize development impacts to the extent reasonably possible, as well as to mitigate unavoidable adverse impacts.*
Two neighborhood meetings were conducted for both in-person and online attendees. The meetings were reasonably well attended with discussions focused on the following:

- Protecting the site's natural beauty - The proposed rezoning increases open space by approximately 25 acres by eliminating 77 single-family lots in Area 4. Additionally, the proposed commercial concepts in Area 2A and Area 2B minimize encroachment on regulated slopes (25%+) while balancing the need to create a reasonably uniform shape for a commercial center for better building layouts and circulation.

- Increased traffic in the area - The segments of Oracle Road between Linda Vista Boulevard and Tangerine Road have between 40% - 55% capacity remaining to accommodate planned traffic increases. Furthermore, while the amount of commercial acreage proposed for Area 2A and Area 2B (11.75 acres) is more than the commercial acreage in the existing Area 2 (4.5 acres), the proposed uses for Area 3 have been limited to residential only (previously permitted hotel, restaurant, retail, office and multi-family residential). The anticipated traffic volume generated by the proposed concepts is roughly equivalent to the expected traffic volume for the existing entitlements.

- Minimizing visual impacts to neighbors - A primary goal of the two proposals is to limit development disturbance to areas with minimal visual impacts on existing neighbors. The proposed development is concentrated adjacent to Oracle Road and at significantly lower elevations (45 ft to 65 ft lower) than surrounding neighbors to the south and east. Lastly, the request includes elimination of the tallest building height (75 feet for hotel) in Area 3.

Summaries of both meetings are provided in Attachments 4. The proposal is consistent with this criteria.

3. *All nonresidential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with goals and policies related to economic development and financial stability.*
The proposal aims to increase the amount of commercial acreage along the Oracle Road corridor directly contributing to the economic well-being of the community in the future. Furthermore, the revised plans include additional housing opportunities to help bolster both existing and future commercial in the area. The proposal is consistent with this criteria.

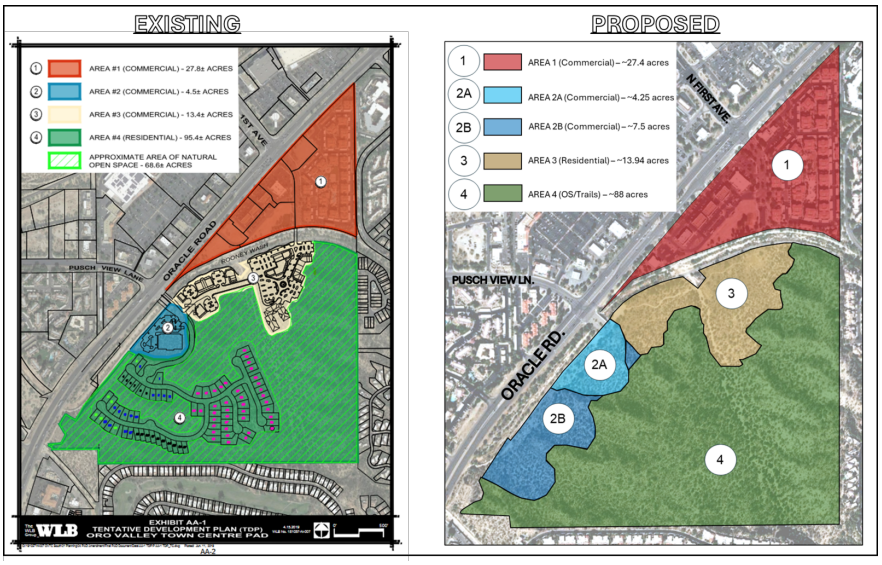
The proposed amendment is consistent with the Amendment Criteria and *Your Voice, Our Future* General Plan

ITEM B - REZONING (PLANNED AREA DEVELOPMENT AMENDMENT)

The proposed rezoning includes changes to Area 2 (name change only), Area 3 and Area 4 of the PAD only (no site plan or development standard changes are proposed for privately owned Area 1). Revisions to the following key elements of the PAD are included:

1. Overall Area Plan
2. The addition of several new Illustrative Site Plans
3. PAD standards and requirements to reflect the site plan changes.

Overall Area Plan (shown at right)



Because Area 2 (shown in blue in the "existing" graphic at right) is owned by the Kitchell Development Company, the Town cannot legally revise that area's zoning without the property owner's agreement. The Kitchell Development Company was invited to participate in order to achieve a comprehensive and well designed shopping center. While they did work with the town to update the PAD, they ultimately decided not to be a part of the rezoning.

To ensure future development of the vacant portions of the PAD are designed comprehensively and cohesively, while also meeting the development objectives set forth by Town Council, the Overall Area Plan was revised as shown in the graphic at right. As proposed, the PAD now includes the five following Development Areas (previously four areas):

Overall Area Plan summary (proposed)

Area	Acres	Underlying Zoning	Uses	Ownership
1	~27.4	Commercial CN, C-1, C-2	Retail, Restaurant, Office, Hotel Convenience Uses, others w/CUP	Multiple*
2A	~4.5	Commercial CN, C-1, C-2	Retail, Restaurant, Office, Hotel Convenience Uses, others w/CUP	The Kitchell Development Company
2B	~7.5	Commercial CN, C-1, C-2	Retail, Restaurant, Office, Hotel Convenience Uses, others w/CUP	Oro Valley
3	~13.94	M/F (R-6)	Apartments, Townhomes, Condo's	Oro Valley
4	~88	Parks & Open Space	Open space, Trails, Trailheads	Oro Valley

Area 2 was split into Area 2A and Area 2B to 1) ensure the Kitchell Development Company's existing development standards were not changed, and 2) applying development standards that reflected the direction expressed by Town Council to the town-owned portion of the original Area 2.

Lastly, the currently entitled 77 detached single-family residential lots in Area 4 are proposed to be removed with only natural open space, trails and trailheads as permitted uses in Area 4. Eliminating these lots will provide an approximately 40% (~25 acre) increase in open space (to 88 acres) and additional buffers to adjacent residential development to the south.

Illustrative Site Plans (Attachment 3)

All rezoning applications require a Tentative Development Plan (TDP) to reflect the future design for the

site. This design, though tentative in nature, dictates what can and can't be developed on a property in the future. When development is imminent, more detailed design plans are required and must be in substantial conformance with the approved TDP. To meet this requirement, staff have developed four Illustrative Site Plans (two commercial [Area 2b] and two residential [Area 3] concepts) provided in Attachment 3, each of which includes the following key elements:

1. A substantial increase in open space/recreation area adjacent to neighbors in Area 4 by eliminating the currently entitled 77 single-family residential lots
2. Multiple trailhead locations connecting to pedestrian, bike and equestrian trails in Area 4, including a multi-use path along Rooney Wash
3. Maintaining the existing development standards for Area 2 (portion owned by Kitchell Development Company)
4. Area 3 building heights limited to 2 (30 feet + 10 feet for architectural features) and 3 stories (39 feet + 10 feet for architectural features).
5. A new right-in, right-out access point onto Oracle Road at the southern end of the PAD (The proposed access point preliminarily meets all town requirements. More detailed traffic studies with future development will be required for final ADOT approval).
6. An emphasis on an approximate 50/50 distribution of multifamily residential (Area 3) and commercial (Area 2A and Area 2B)

The Illustrative Site Plans represent cohesive designs that 1) reflect the Town Council direction provided above and 2) reflect the feedback received from the Kitchell Development Company and other potential developers staff consulted. Flexibility is included in the PAD to help ensure alignment of approved designs in Area 2A with those in Area 2B.

Finally, the revised PAD (Attachment 2) establishes a similar "substantial conformance" standard to the existing Oro Valley Zoning Code requirement for all future development in Area 2A, Area 2B, and Area 3. Future development will require conformance with the existing, approved "Illustrative Site Plans" (Area 2A) and the proposed "Illustrative Site Plans" (Area 2B and Area 3). A brief highlight of each concept is provided below.

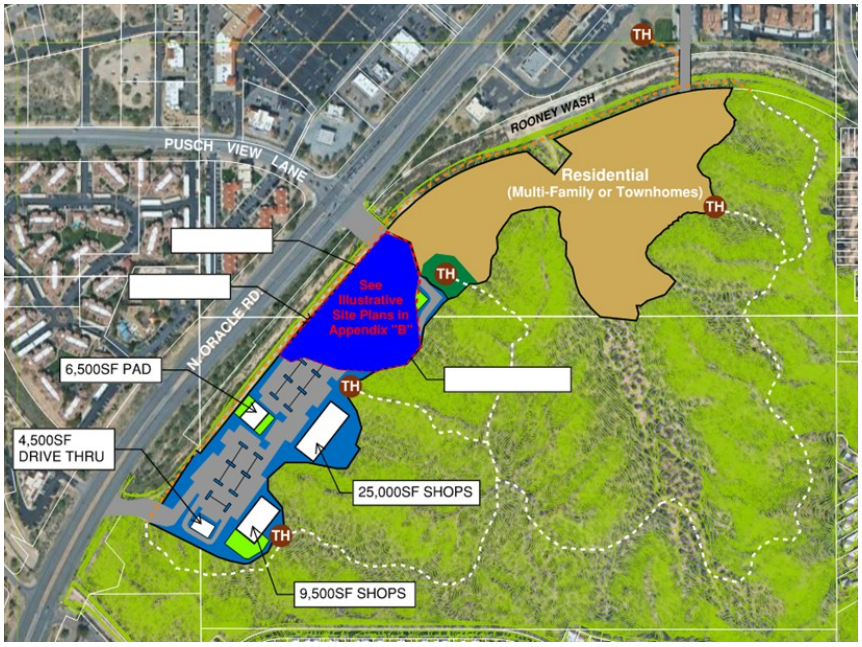
Commercial Concepts

There are two concepts proposed for future commercial development in Area 2B (Standard Commercial and Linear Commercial). Both concepts include the following:

- Lower building heights on freestanding pads fronting on Oracle Road (limited to 24 feet + 10 feet for architectural elements within 200 feet of Oracle Road)
- Taller building heights set back from the scenic corridor (39 feet + 10 feet for architectural elements beyond 200 feet)
- Gathering and seating areas spread throughout the design (shown as neon green in each graphic)
- Access from the existing Pusch View Lane bridge at the signal
- New right-in/fight-out access point at the southern end of Area 2B
- Trailhead and trail connections

Concept 1 - Standard Commercial

This concept represents your standard commercial-style shopping center, similar to the Target Shopping Center across Oracle Road (see concept plan below and in Attachment 3).



Concept 2 - Linear Commercial

This concept represents a more linear (strip) commercial-style shopping center, similar to the San Dorado shopping center in Area 1 which includes CVS, Panera Bread, and Chipotle, among others (see concept plan below and in Attachment 3)



Residential Concepts

There are two concepts proposed for future residential development in Area 3 (Apartments and Townhomes). Both concepts include the following:

- Buildings within 200 feet of Oracle Road limited to 2 stories (30 feet + 10 feet for architectural elements).
- Buildings beyond 200 feet from Oracle Road limited to 3 stories (39 feet + 10 feet for architectural elements).
- Access from the existing Pusch View Lane bridge at the signal
- Future vehicle/pedestrian bridge connecting to First Avenue near the existing San Dorado dog park
- Trailhead and trail connections

Concept 3 - Apartments

This concept represents a multi-family design with a mix of two and three-story apartment buildings (see concept plan below and in Attachment 3).



Concept 4 - Townhomes

This concept represents an attached single-family residential product with a mix of one, two and three-story townhomes (see concept plan below and in Attachment 3).



PAD Standards and Requirements

A number of PAD standards and requirements were updated to accommodate the revised Illustrative Site Plans included in Attachment 3. While many of the changes were minor in nature (e.g. spelling and grammar fixes to outdated or no longer applicable sections, etc.), some key elements have been

updated. Those include:

Substantial Conformance with the Illustrative Site Plans
The PAD stipulates that the Illustrative Site Plans are intended to conceptually illustrate how the property might be developed in the future. The PAD establishes that all future development must "substantially conform" to the Illustrative Site Plans in terms of land use mix and development density or intensity. Additionally, the Illustrative Site Plans can be further refined during future development applications as long as the refined concepts maintain key development components from the approved Illustrative Site Plans. This will be important to align approved designs in Area 2A with those in Area 2B.

Timing and phasing of utilities
One of the foremost challenges that has restricted development on the property is the lack of utilities across the Pusch View Lane bridge. The PAD establishes that the timing and costs associated with the installation of "backbone" utility infrastructure (water, wastewater, electric, natural gas, and telecommunications across the bridge) will need to be negotiated and finalized prior to future development.

Shared Access
Similar to utilities, public cross-access easements will need to be negotiated and finalized prior to future development.

GENERAL PLAN CONFORMANCE
All rezoning (PAD Amendment) applications are reviewed for conformance with the Vision, Guiding Principles, Goals and Policies of the General Plan. The following elements of the proposed rezoning are specifically supported by the General Plan:

1. Increasing commercial opportunities in strategic locations (e.g. adjacent to a Tier 1 growth area along the Oracle Road corridor)
2. Preserving the natural beauty of Oro Valley
3. Protecting mountain views
4. Providing a mix of housing options for residents
5. Incorporating appropriate open space buffers and land use transitions for neighbors
6. Expanding the towns network of trails and trailheads

The rezoning request is in conformance with *Your Voice, Our Future* General Plan, specifically the following:

1. *Long-term financial and economic stability and sustainability (Community Goal A)*
2. *A community with a wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents (Community Goal D)*
3. *A high-quality parks, recreation and open space system that is accessible, comprehensive, connected and serves the community's needs (Community Goal E)*
4. *The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value (Environment Goal K)*
5. *A built environment that creatively integrates landscape, architecture, open space and conservation elements to increase the sense of place, community interaction and quality of life (Development Goal Q)*
6. *Effective transitions between differing land uses and intensities in the community (Development Goal X)*

PUBLIC PARTICIPATION
Two neighborhood meetings were conducted in February and March of this year. Both meetings included approximately 20 - 25 attendees (both in-person and online) with discussions focused on open space preservation, traffic impacts and protecting mountain views. Summaries of both meetings are provided in Attachments 4.

PLANNING AND ZONING COMMISSION
The Planning and Zoning Commission will consider both applications at a public hearing on May 5, 2026. The Commission's recommendation will be provided to Town Council at the public hearing on May 6, 2026.

SUMMARY

The purpose of these items are to consider to applications related to the vacant portions of the Oro Valley Town Centre PAD. The two items include:

Item A: General Plan Amendment for area 4 only from Low Density Residential - 2 to Community and Regional Commercial and Open Space on town-owned property only.
Item B: Rezoning (PAD Amendment) for Area 2, Area 3, and Are 4 to revise existing uses, revise Tentative Development Plans, add townhomes as a permitted use, increase open space, reduce building heights (in the town-owned areas) and other related changes.

The aim of the two requests includes a number of key goals, including:

1. Increasing open space by approximately 40% (~25 acres) in Area 4
2. Limiting development to areas that are minimally visible to neighbors to the east and south
3. Reducing maximum building heights in the town-owned areas, including eliminating the ability to build a 5-story, 75-foot tall hotel in Area 3
4. Eliminating 77 single-family residential lots in Area 4, thereby providing substantially larger buffers and better land-use transitions to existing neighbors to the south
5. Increase commercial opportunities (shopping, retail, restaurants, etc.) along the Oracle Road corridor
6. Help support existing and future commercial within the area by adding multi-family residential
7. Increase housing variety and options by providing an opportunity for townhome development.
8. Incorporating new gathering and seating areas
9. Expand town trails and trailheads

Both items are in conformance with the Your Voice, Our Future General Plan, the General Plan Amendment criteria and all applicable Zoning Code requirements. Staff recommend approval of the General Plan Amendment (Attachment 1) and rezoning (Attachment 2).

FISCAL IMPACT:

Area 2B, Area 3, and Area 4 are owned by the town. The purpose of these items is to establish appropriate zoning to prepare Area 2B and Area 3 for future sale and development by the private sector.

SUGGESTED MOTION:

The Planning and Zoning Commission may wish to use one of the following motions:

ITEM A

I MOVE to recommend approval of the proposed General Plan Amendment for Area 4 from Low Density Residential - 2 to Community and Regional Commercial and Open Space on town-owned property only included in Attachment 1, based on a finding that the request is in compliance with the *Your Voice, Our Future* General Plan.

OR

I MOVE to recommend denial of the proposed General Plan Amendment for Area 4 included in Attachment 1, based on a finding that _____.

ITEM B

I MOVE to recommend approval of the proposed Planned Area Development Amendment included as Attachment 2, based on a finding that the request is in compliance with the *Your Voice, Our Future* General Plan and all applicable Zoning Code requirements.

OR

I MOVE to recommend denial of the proposed Planned Area Development Amendment included as Attachment 2, based on a finding that _____.

Attachments

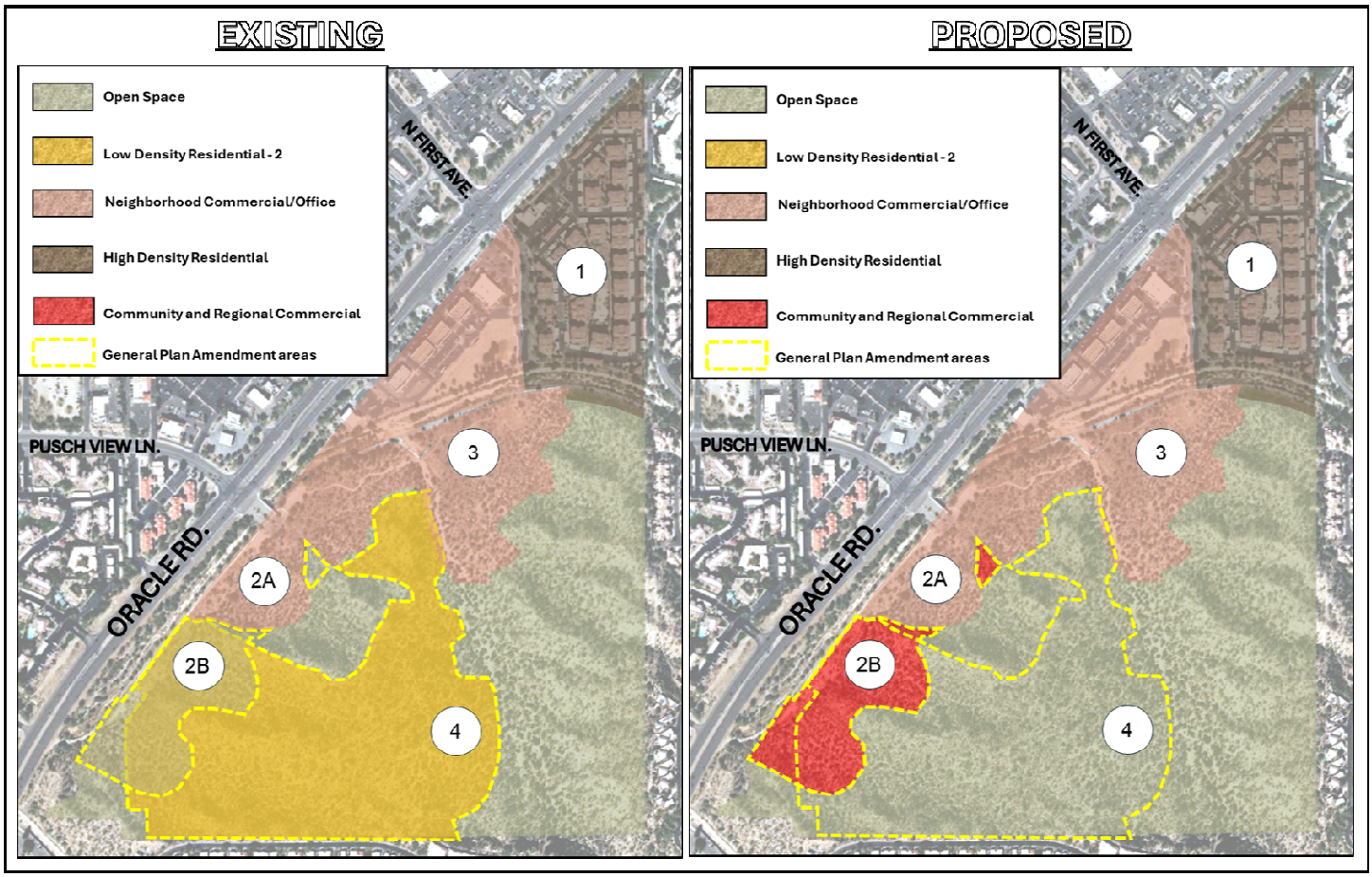
ATTACHMENT 1 - GENERAL PLAN AMENDMENT

ATTACHMENT 2 - PROPOSED OVTC PAD AMENDMENTS

ATTACHMENT 3 - PROPOSED ILLUSTRATIVE SITE PLANS (AREAS 2B AND AREA 3)

ATTACHMENT 4 - ROONEY RANCH NEIGHBORHOOD MEETING SUMMARIES

Presentation



ORO VALLEY ARIZONA FOUNDED 1974

GENERAL PLAN AMENDMENT

ORO VALLEY TOWN CENTER (2500505)

Attachment 1

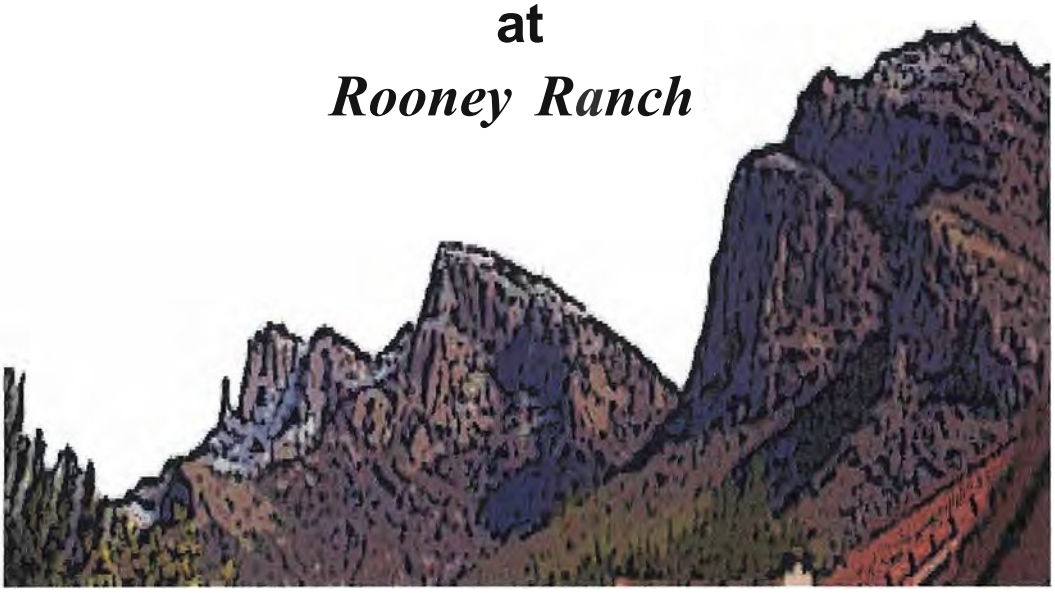
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Additions are shown in BLUE CAPS

Oro Valley Town Centre

at

Rooney Ranch



Planned Area Development

AMENDMENT APPROVED BY TOWN COUNCIL ON ----------

~~Amendment Approved by Town Council on May 15, 2019 Revised April, 2012~~

~~Previous Final Version as Approved by Town Council on October 16, 2002 Ordinance No. (0) 02-33~~

~~OV9-01-05~~

~~Property Owner~~

~~Canada del Oro Partners~~

~~1707 E. Highland, Suite 100~~

~~Phoenix, AZ 85016~~

~~Prepared By:~~

~~Kitchell Development Company~~

~~1707 E. Highland #100~~

~~Phoenix, AZ 85016~~

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Additions are shown in BLUE CAPS

Oro Valley Town Centre

at

Rooney Ranch

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D. CONCEPTUAL GRADING CONCEPT
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Appendix ~~B~~ 'B': ~~Zone Change Ordinance (No. (O) 02-33~~) ILLUSTRATIVE SITE PLANS (AREA 2A)
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Appendix ~~C-3~~ 'F': ~~Material/Color Board~~ PEDESTRIAN AMENITIES
Appendix ~~D~~ 'G': Letter of Map Amendment
Appendix E: Cactus Ferruginous Pygmy-Owl Survey dated 1D-26-1D
~~Appendix F: Previously Approved {1D-16-2DD2) Tentative Development Plan (Superseded)~~
~~Appendix G: Pedestrian Amenities~~
~~Appendix H: Conceptual Site Plan – Area 4~~
~~Appendix I: Single Family Residential Architectural Character Images~~
~~Appendix J: Viewshed Analysis – Area 4~~

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SECTION I

NO CHANGES TO SECTION I.A THROUGH SECTION I.J

K. RECREATION AND TRAILS

1. General Offsite Parks and Recreational Areas (Exhibit K-1) – There are innumerable and diverse recreational opportunities within five miles of the site. They include:

    a. Catalina State Park – 5,511 acres, two miles east of the site off Oracle Road. The park is a full service active and passive recreation area.

    b. The Coronado National Forest – The Coranado National Forest can be accessed through Catalina State Park and various other trailheads immediately south of the site. It is an extensive national resource area for hiking, horseback riding, camping, skiing, and picnicking.

    c. Tortolita Mountain Park and the Tortolita Mountains – Generally considered a publicly held conservation area, the mountain reserve contains thousands of acres of recreational use. The mountains are approximately five miles northwest of the site.

    d. James D. Kreigh Park and Canada Del Oro Riverpark – Originally known as Dennis Weaver Park, James D. Kriegh Park is located on Calle Concordia, just west of Oracle Road. The centerpiece of park activity in Oro Valley, this comprehensive facility includes an Olympic-size swimming pool, picnic ramadas, playground equipment, racquetball courts, and sports fields for Little Leage, softball, and soccer. Canada Del Oro Riverpark features an outdoor performance and community events center to seat approximately 500, two softball/little league base fields with lights for night use, two soccer/multi-purpose fields with lights, basketball and tennis courts, four picnic ramadas, children's play area, horseshoe pits, and a ¾ mile walking/multi-use path. This park opened in June 2000.

    e. Golfing/Swimming/General Recreation – Within close proximity of the site are numerous resort areas and golf clubs, including the following:
        1. Oro Valley Country Club (1/2 mile)
        2. The various courses at Rancho Vistoso (2-4 miles)
        3. The El Conquistador Country Club (2-4 miles)
        4. Sheraton El Conquistador Resort (abutting the site)

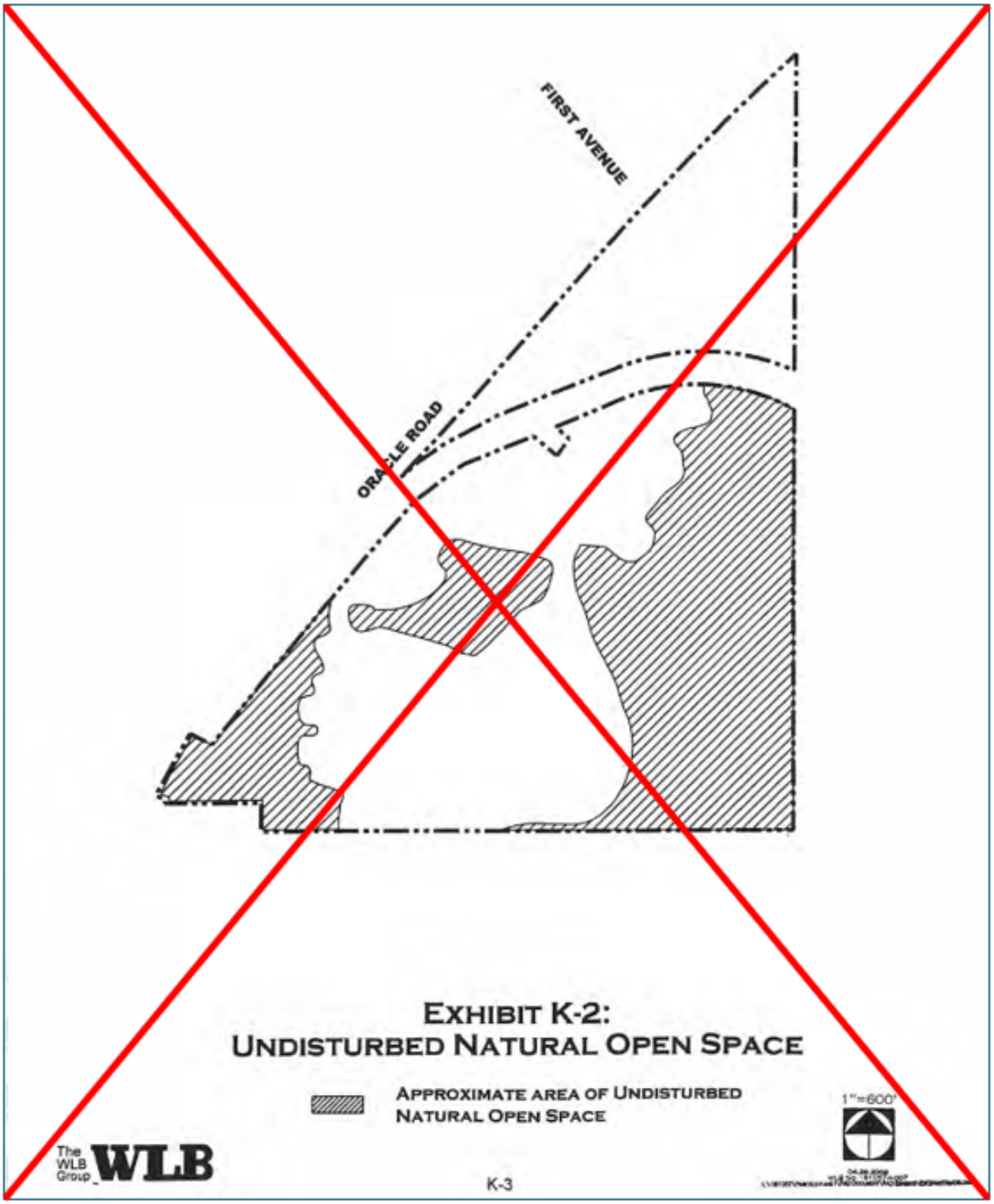
    f. Linear Trail System – Pima County ~~is planning~~ HAS DEVELOPED a linear Park and Trail system along the Canada del Oro Wash KNOWN AS "THE LOOP".

2. Undisturbed Natural Open Space (Exhibit K-2)

3. Additional Information – The proposed PAD ~~will not have a large residential component but it~~ views open space and recreation system ~~more~~ as a provision of visitor and customer amenity and to accommodate and encourage pedestrian access to and movement within the proposed commercial areas.

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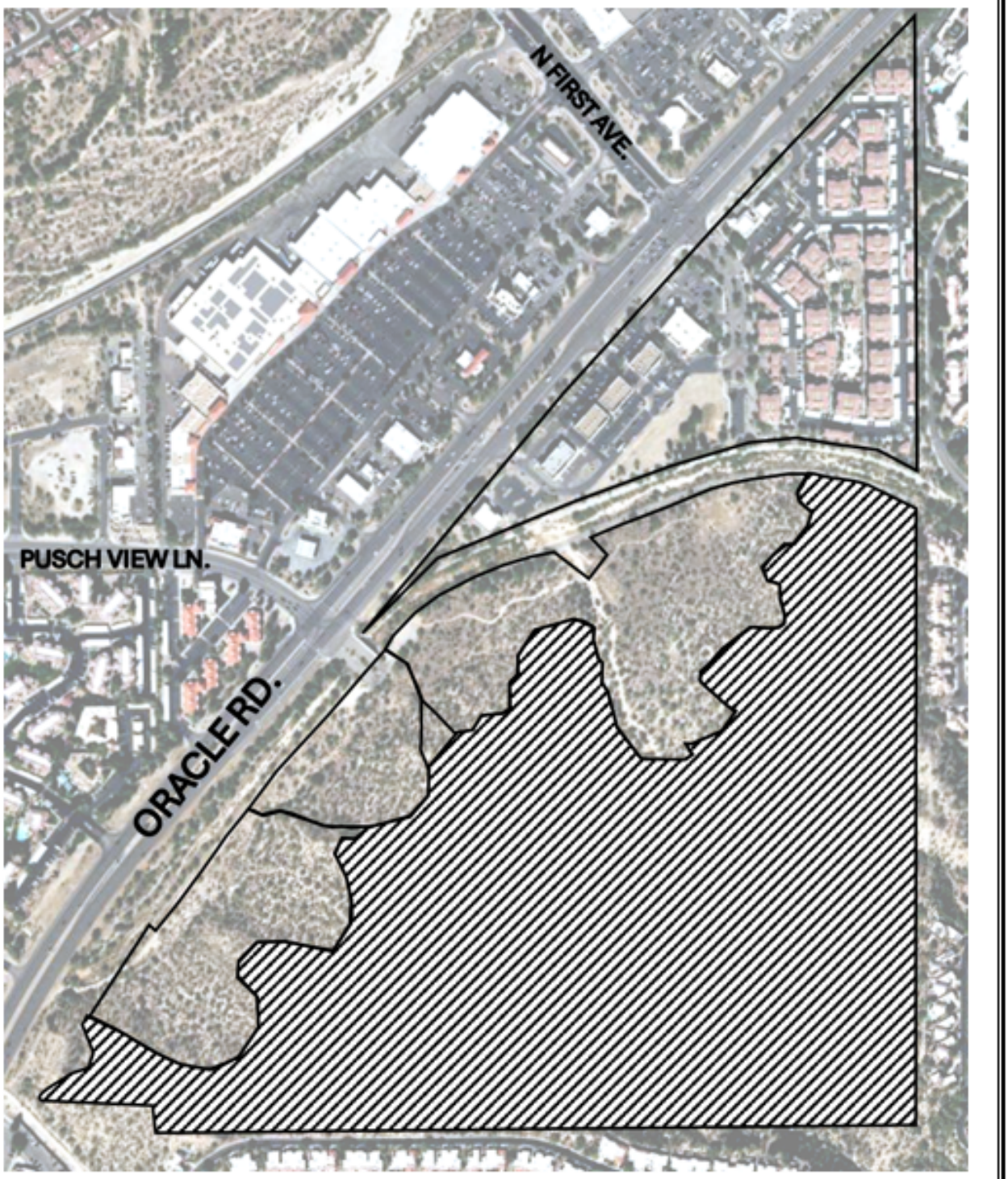


EXHIBIT K-2
APPROXIMATE AREA OF UNDISTURBED NATURAL OPEN SPACE
ORO VALLEY TOWN CENTRE PAD

NO CHANGES TO SECTIONS I.L THROUGH I.M

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SECTION II – LAND USE PROPOSAL

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SECTION II

LAND USE PROPOSAL

A. PROJECT OVERVIEW

General Urban Land Use Strategy - The Town of Oro Valley General Plan ~~"Focus 2020"~~ recognizes that lands in the immediate vicinity of Oracle Road and North 1st Avenue are appropriately projected to be higher density urban and commercial developments than lands away from the intersection and the contributing corridors. It is the intent of the proposed amended PAD to create a high quality multiple use development which is located near the very geographical center of the Town's projected incorporated area. The proposal is for a commercial core, including MULTI-FAMILY residential, office, ~~hotels~~, retail, restaurant, entertainment facilities, ~~medical facilities ,~~ and convenience USES, retail, AND POTENTIAL MEDICAL FACILITIES, HOTELS AND OTHER REGIONAL COMMERCIAL (C-2) USES. The land use mix also is designed to create a destination critical mass for services and a potential urban synergy WITH COMMUNITY GATHERING AREAS. ~~Because of the nature of the street and drainage network, the project is primarily segmented into commercial/office/apartment uses north of the proposed Pusch View Lane extension and single family residential south of the proposed Pusch View Lane extension.~~

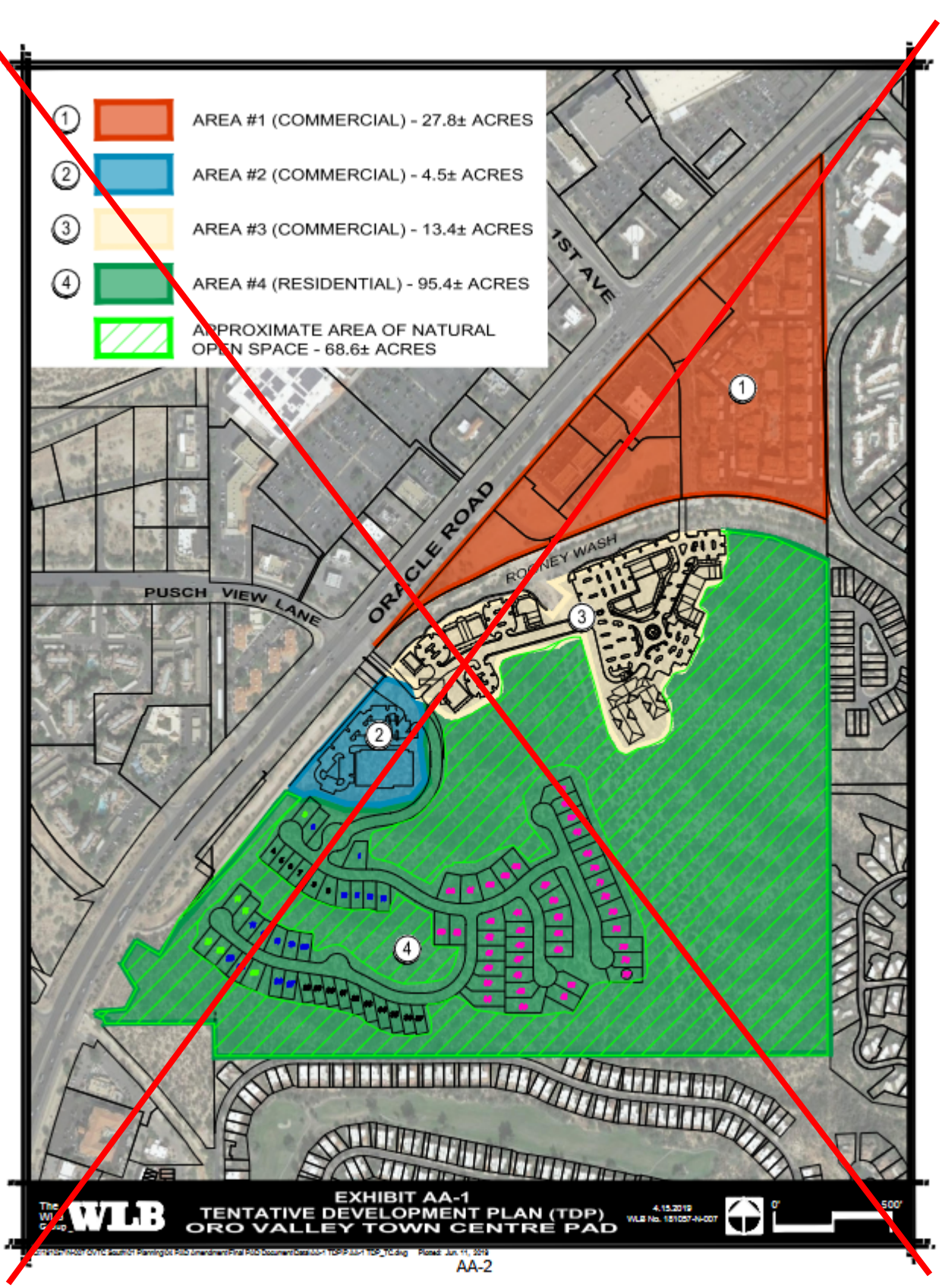
~~Exhibit AA-1~~ APPENDIX 'A', Tentative Development Plan, demonstrates the general SITE land use AND DESIGN proposed for the development. AREA 1 AND AREA 2A (RELABELED ONLY) REMAIN UNCHANGED AND AS APPROVED BY TOWN COUNCIL. AREA 2B, AREA 3, AND AREA 4 HAVE BEEN REVISED TO REFLECT TOWN COUNCIL APPROVAL ON MAY 6, 2026. THE COMMERCIAL (AREA 2B), AND RESIDENTIAL (AREA 3) AREAS BOTH INCLUDE TWO NEW DEVELOPMENT CONCEPTS WHICH REPRESENT THE MAXIMUM DEVELOPMENT POTENTIAL FOR EACH AREA. FUTURE DEVELOPMENT MUST BE IN SUBSTANTIAL CONFORMANCE WITH ONE OF THE APPROVED DEVELOPMENT CONCEPTS. A MIX OF THE DEVELOPMENT CONCEPTS THAT RETAIN THE OVERALL DESIGN THEMES OF THE ORIGINAL MAY BE APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR AND TOWN ENGINEER. ~~The Tentative Development Plan (TDP) has been revised under the amendment approved on May 15, 2019 by Town Council to address changes in Area 4 only. The changes to Area 4 generally consist of the following:~~

- ~~The changes in Area 4 are focused on making this area more receptive to the current demands and requirements of home builders. The TDP now shows a single family residential layout for Area 4 that reflects the revised development standards that are proposed for Area 4 and included in Section II-C.~~

The Land Use Plan and Illustrative Site Plans for this project have been developed to allow a ~~horizontal~~ COMPATIBLE AND INTEGRATED mix of uses. These include pedestrian scale, pedestrian access and movement, traffic control via physical barriers, mix of retail, residential and office, and access to natural open space. Buildings are architecturally "five sided". Landscaped pedestrian pathways connect the various retail areas emphasizing the importance of pedestrian movement. The primary focus of the architectural design provisions will be to create a foundation for design that will ensure development of an attractive, high quality mixture of architectural styles with primary emphasis on mixed use commercial retail, office, and residential.

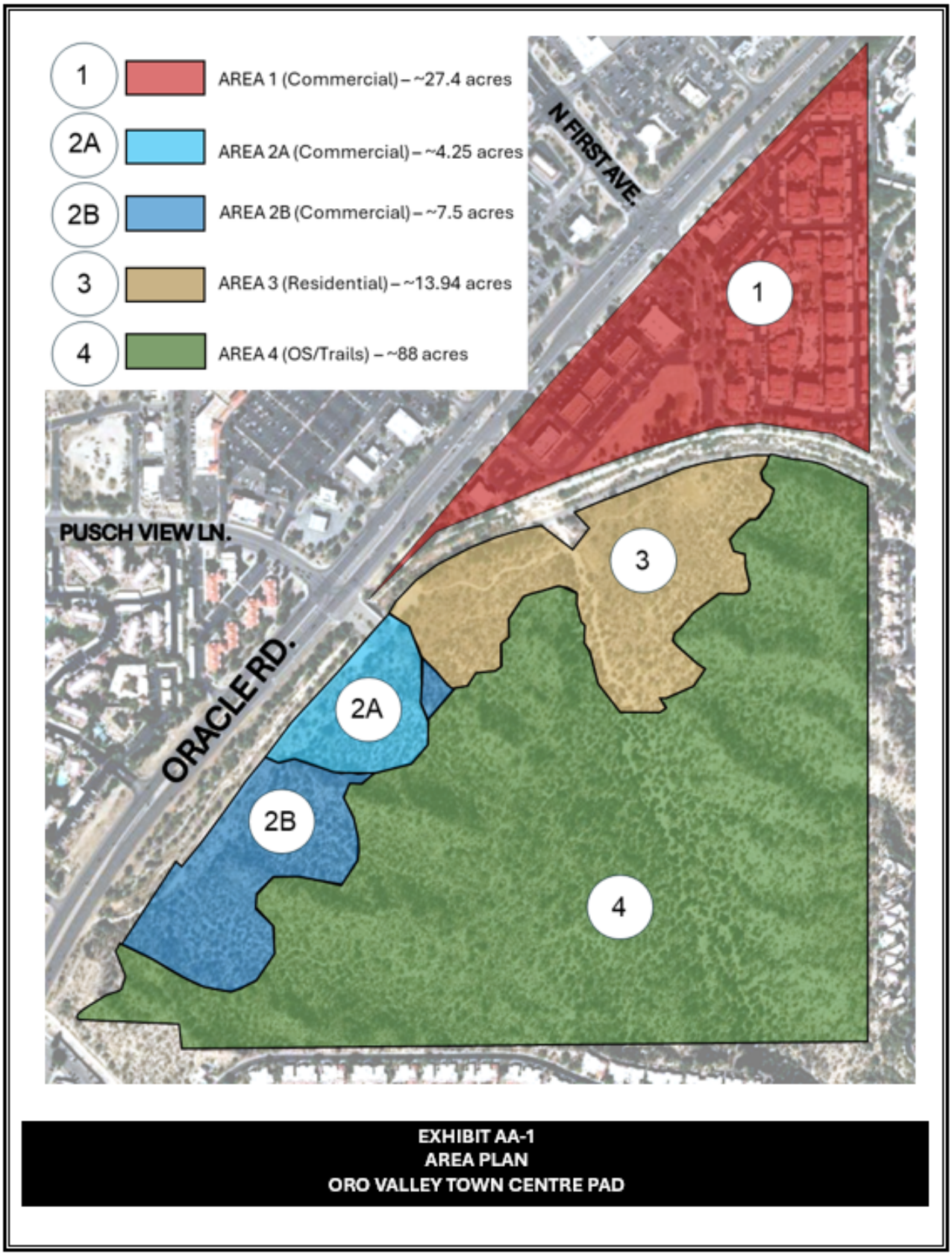
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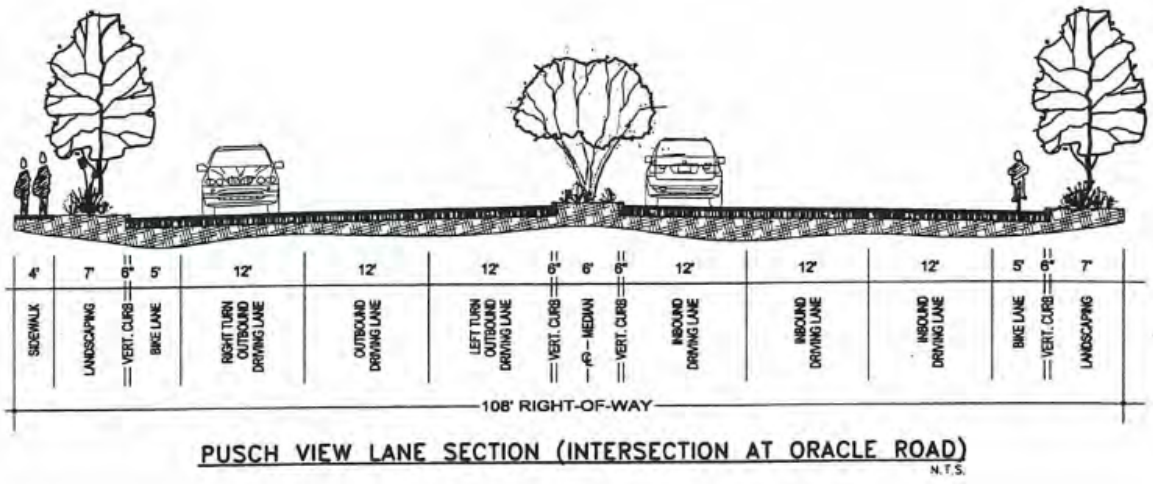


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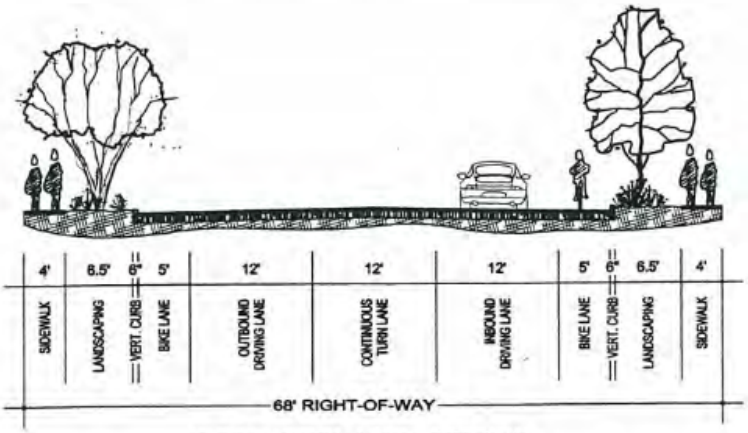
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PUSCH VIEW LANE SECTION (INTERSECTION AT ORACLE ROAD)
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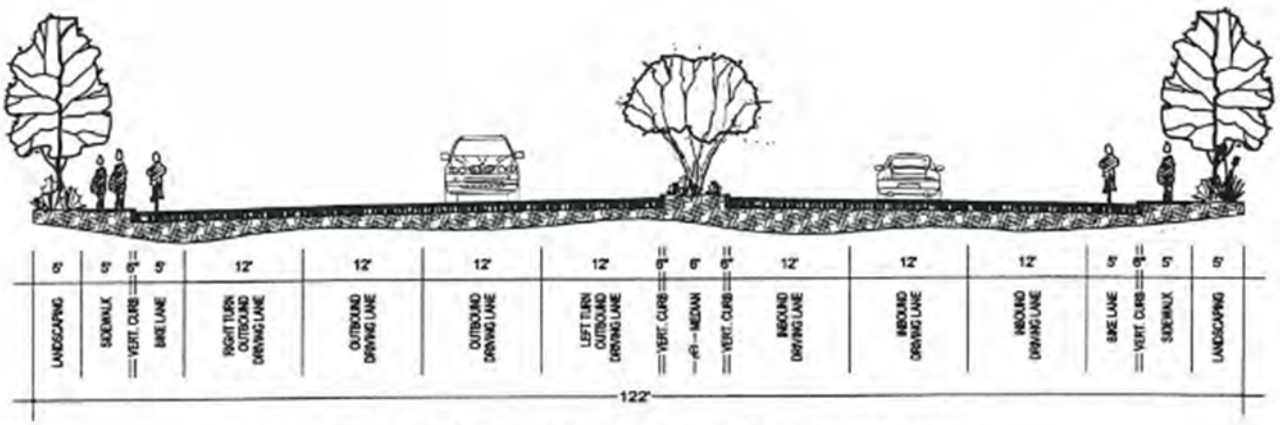


PUSCH VIEW LANE SECTION
N.T.S.

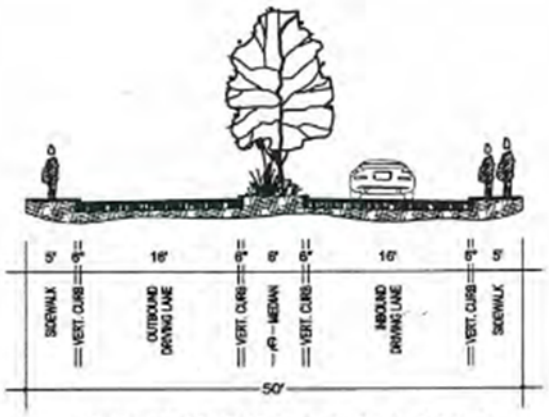
EXHIBIT AA-2:
PUSCH VIEW LANE SECTIONS

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FIRST AVENUE SECTION (INTERSECTION AT ORACLE ROAD)
N.T.S.



TWO-LANE ENTRY SECTION (TYP.)
N.T.S.

EXHIBIT AA-3:
FIRST AVENUE AND ENTRY SECTIONS

B. COMMUNITY GOALS AND POLICIES

Goals

1. To create a high quality ~~horizontally~~ integrated mixed use development that is compatible with surrounding uses as well as the town's vision for this area. The design, uses and focus of the development should consider the creation of a discernible center. GATHERING AREAS ARE STRATEGICALLY LOCATED THROUGHOUT THE DESIGN TO TAKE ADVANTAGE OF THE SITE'S MOUNTAIN VIEWS.

2. Through the comprehensive planning approach on a significantly large, centrally-located tract, establish an economically viable critical mass of urban services and residents to cause it to be a regionally important commercial destination.

3. Through the PAD process, comprehensively plan higher development densities and intensities on environmentally sound sites while planning lower densities or eliminating development altogether where slopes and unique vegetation warrant.

4. Through a master planned urban design, position and develop elements to maximize views, minimize the loss of views of adjacent land uses and create a ~~very"readable"~~ urban texture or "sense of place" and "function." ADDITIONALLY, REQUIRING LOWER BUILDING HEIGHTS ADJACENT TO ORACLE ROAD WITH TALLER BUILDING HEIGHTS SETBACK FROM THE ROADWAY AND UTILIZING THE EXISTING TOPOGRAPHY TO MINIMIZE VISUAL IMPACTS TO ADJACENT RESIDENTIAL.

5. Through the vegetation and landscaping plans, create and preserve excellent microclimates, which become quality amenities for tenants, customers, residents and other visitors while maintaining "indigenous" Arizona upland landscape.

~~6. Through the use of sensitive grading plans and re-vegetation, create and treat cut slopes such that they will appear not to have been disturbed in the single family residential development areas,~~

7. Through the use of sensitive grading plans and re-vegetation, create and treat cut slopes such that they will appear not to have been disturbed FROM THE PERSPECTIVE FROM BOTH ORACLE ROAD AND ADJACENT RESIDENTIAL COMMUNITIES, mitigated to an acceptable standard consistent with the current Town standards effective at the time of development.

8. Through vision, experience, thoughtful planning, quality design and creativity; develop an excellent ~~horizontally-~~integrated mixed-use project that provides a comfortable and interesting experience, exciting, and different to the extent that it offers a distinctive and excellent alternative to other business, retail, and residential areas in the northern Tucson metropolitan region.

9. THROUGH A REDUCTION IN DEVELOPMENT DENSITY IN AREA 4, INCREASED CONSERVATION OF OPEN SPACE, AND INCLUSION OF TRAILS AND TRAILHEADS FOR PUBLIC USE.

Policies

1. Oracle Road Scenic Corridor Overlay District - The subject parcel is located within ~~the jurisdiction of~~ the Oracle Road Scenic Corridor Overlay District (ORSCOD)~~: therefore, it is subject to the provisions of that overlay district. The Oro Valley Town Centre PAD controls~~

~~and coordinates INCLUDES approximately 141 acres in this corridor.~~ With a few exceptions, this PAD complies with the ORSCOD STANDARDS. The primary exceptions involve five areas, listed as follows: building heights, setbacks along Oracle Road, floor area ratio, free-standing building pads and landscape/screening treatment standards.

As stated in the ORSCOD, the intent of the ordinance is to establish the physical form and continuity of character ~~in the ORSCOD~~ before uncoordinated development occurs, depriving the area of its natural scenic beauty. The scenic beauty presented by the corridor consists primarily of the background views of the Santa Catalina Mountains and Pusch Ridge. This commercial portion of this project strives to protect these views by placing buildings and other site improvements in the valleys, thereby preserving ridge tops in their natural condition.

The rationale for deviating from ORSCOD in these five areas is discussed below:

a. Height Limitations - The Oro Valley Town Centre at Rooney Ranch proposes various building heights necessary for one through five story structures ~~(office buildings are limited to three (3) stories maximum)~~ appropriate for a strong ~~commercial core in a~~ mixed-use neighborhood/community commercial land use designation. However, ORSCOD restricts the heights of buildings within 100 feet of the Oracle Road ROW to 18 feet. ~~This limitation would severely constrain implementation of the General Plan and PAD policies~~. ~~However, homes constructed in Area 4 will conform to this ORSCOD requirement.~~

   Building frontage along Oracle Rd shall provide ~~a similar percentage of~~ A MIX OF view corridors to a depth of 300 feet along the east side of Oracle Road as depicted in the illustrative site plans attached in Appendix 'B' AND 'C' ~~C-1~~. Although the buildings within 300 feet will, under this proposal, exceed 18 feet, they will not negatively affect the view corridors.

b. Setbacks - The ~~apparent~~ intent is to preserve both foreground views and background views of the mountains. There are areas along Oracle Road where a 100-foot buffer is appropriate. Those areas are where the viewshed is at essentially the same elevation as the roadway. In the case of Oro Valley Town Centre at Rooney Ranch, the viewshed is the background views of the Santa Catalina Mountains and Pusch Ridge beyond the site. The dense vegetation located in a 30 feet wide strip adjacent to the right-of-way, which will for the most part be retained, limits the foreground viewshed. In short, this PAD proposes a 30- foot enhanced landscape buffer adjacent to the east right-of-way line of Oracle Road IN AREA 1 AND AREA 2A. IN AREA 2B THE EXISTING ROONEY WASH FORCES DEVELOPMENT TO BE FURTHER SETBACK. SETBACKS IN THIS AREA SHALL BE INCLUSIVE OF THE EXISTING ROONEY WASH.

c. Floor area ratio -The ORSCOD permits a floor area ratio (FAR) of .25 for sites two acres or larger. The FAR of the Oro Valley Town Centre, based on the total square footage shown will be determined at the time of final site planning but will not be limited to .25. it should be noted however, there are approximately ~~79~~ 88 acres of open space planned in Area 4. The project will be viewed holistically when calculating allowable FAR. The project is sensitive to the natural environment, through both the preservation of open space and the placement of commercial

development in areas requiring little topographic manipulation.

d. Free-standing building pads -The ORSCOD states that free-standing building pads only be permitted with a minimum of 50,000 square feet of gross floor area in the principal structure. ~~The changes proposed to this timing issue are specifically addresses in Section (11)(8)(8).~~

e. Landscape/screening treatment standards -This PAD complies with the ORSCOD landscape standards and guidelines with the one exception. The ORSCOD requires that within 100-feet of the Oracle Road right-of-way, tree species be restricted to the following: Blue and Foothills Palo Verde (Cercidium floridum and C. microphyllum), Mesquite (Prosopis spp.) and Ironwood (Olneya tesota). It further states that all introduced shrubs, accents. and ground covers shall comply with the Oro Valley Approved Plant List.

Oro Valley Town Centre will announce its entries in part through the use of vegetation. As a means of creating visual interest and a unique identity for the project, each entry to the project will have a unique blend of plants and will have its own unique species of tree. In order to accomplish this, trees other than those identified in the ORSCOD must be located within 100-feet of the Oracle Road right-of-way. The species proposed are discussed in detail in Section (II), (E) of this document.

2. Hydrology -With any form of development comes the compaction of soils and the coverage of surfaces with impervious materials, both of which tend to reduce the ability of the ground to absorb rainfall in addition to accelerating runoff. The Oro Valley Town Centre PAD is unique in the sense that, for typical rainfall events, the runoff from the proposed development areas have a sufficient opportunity to be absorbed locally in the sand channel which transects the site (Rooney Wash). In the less common rainfall events where intensity and duration are considerable, the ground will become saturated and cause runoffs comparable to developed surfaces. In any event, it shall be the policy of the PAD to adhere to the following:

a. Not to disturb surfaces and vegetation in areas which will remain undeveloped.

b. Outside of roofed areas, streets, parking areas and sidewalks, to minimize the use of impermeable materials on the surfaces of the developed areas.

c. To develop local retention in swales and other re-vegetated open spaces following the completion of development.

d. On larger local drainageways (in excess of 500 cfs) where stabilized side embankments may be needed to protect against erosion, the channel bottoms will be designed to maximize infiltration by leaving them as sand and gravel, cobbles, native vegetation, or a combination of the three.

e. On smaller local drainageways (less than 500 cfs), the design will accommodate maximum infiltration by utilizing stone, gravel and sand, and vegetation where feasible. Where not feasible, drainage may be through underground pipe systems.

f. It is the intent of Canada Del Oro LLC or their successors to bridge or cross both Rooney Wash and the unnamed wash coming from the El Conquistador Resort to the south in several places. These crossings may be in the form of clear span bridges, box culverts, pipe crossings as required by the hydrology report, and in compliance with OVZCR and the Town's Floodplain Management Ordinance. Crossing shall be for either pedestrians or vehicles.

g. A Letter of Map Amendment (LOMA) dated March 31, 2003 has been received from the Federal Emergency Management Agency. This letter indicates that the subject property is not located within a Special Flood Hazard Area (SFHA). The area is now designated as Zone X (shaded), an area of moderate flooding outside the SFHA This letter is included in this document as Appendix ~~D~~ 'G'.

h. This project will request a detention waiver in accordance with the Town of Oro Valley Drainage Criteria Manual, Section 11.4. This project is directly adjacent to the Rooney Wash and outflows from the developed site will be demonstrated not to affect the peak flow rate within this wash.

3. Grading - Recognizing that since the adoption of Rooney Ranch Oro Valley Center PAD in February 1989, the Town of Oro Valley has adopted numerous grading ordinances and revisions to those ordinances. The intent of these ordinances and their revisions have been to protect our Sonoran Desert and to assure that any disturbance of the existing landscape would be mitigated. That is also the intent of this Grading Standard for Rooney Ranch Oro Valley Town Centre. This Grading Standard adopts the current Oro Valley Grading Ordinance with only a few exceptions. These exceptions are ~~Section 27.9.E.1~~ SECTION 27.9.C.1 (CUT AND FILL LIMITATIONS) and SECTION 27.9.C.5 (RESTRICTIONS ON SLOPE DEVELOPMENT) ~~Section 27.9.E.5~~ of the Oro Valley Zoning Code ~~Revised~~.

In large part, the area north of Rooney Wash complies with Chapter 27.9 of the Oro Valley Zoning Code ~~Revised, Grading Ordinance,~~ with the ~~possible~~ exception of SECTION 27.9.C.10 ~~Section 27.9.E.9~~, Phased Grading.

Given the nature of the property south of Rooney Wash, it will be necessary to make cuts and fills ONLY WITHIN APPROVED DEVELOPMENT AREAS which exceed the limitations of SECTION 27.9.C.1 AND 27.9.C.5 ~~Section z/.g.E.1. A grading plan for this area is included in this PAD. Once approved by Council, future grading plans may generally conform to this Grading Concept. This plan~~ THESE CUTS AND FILLS shall ~~be accompanied by a~~ INCLUDE landscape mitigation, STABILIZATION/RETAINING WALLS AND TREATMENT TO BLEND IN WITH THE EXISTING TERRAIN ~~plan defining mitigation procedures for~~ TO MINIMIZE VISIBILITY OF exposed slopes IN ACCORDANCE WITH ORO VALLEY ZONING CODE DESIGN GUIDELINES.

With regard to ~~Section 27.9.E.5~~ SECTION 27.9.C.5, 25 percent slopes will be mapped and any encroachment will be mitigated on a 1:1 basis via a set-aside of land with slopes less than 25 percent.

These considerations will allow the site to be developed and at the same time avoid scarring and other adverse visual impacts from cut, fill and any other type of ground disturbance.

It should also be noted that approximately ~~70%~~ 73% of the property south of Rooney Wash will remain in a natural, undisturbed condition. A portion of this undisturbed area will act as an approximately 800-foot buffer yard between the proposed ~~residential~~ development and the existing residential communities to the east AND SOUTH of the subject property.

~~Refer to section (II)(D) for a detailed discussion of the grading concept.~~

4, Landscaping — The more specific criteria for re-vegetation of areas disturbed by approved grading follows the development proposal. However, from a general policy standpoint:

a. All trees that can be reasonably salvaged will be boxed or transplanted by tree spade to a temporary on site nursery and then ultimately distributed throughout the site. These transplanted trees will be replanted and will remain as a permanent part of the landscape and will be located in, including but not limited to, parking islands and landscape areas. These trees will be maintained by the overall property manager.

b. Salvageable trees will be spaded or side-boxed.

c. Common Bermuda grass, mulberry trees and olive trees are specifically excluded from use in the landscaping of this PAD.

d. For re-vegetation purposes, installation of long-term irrigation subsequent to the removal of temporary irrigation may be required.

e. Along Oracle Road there shall be a 30-footlandscape area (except at vehicle access points). One-third of the required landscape strip may be provided within the public right-of-way if approved by the Arizona Department of Transportation, the Zoning Administrator, and Town Engineer. Where Rooney Wash is adjacent to Oracle Road the wash ~~in its existing state~~ may serve as the 30-foot landscape area.

f. Along Pusch View Lane there shall be a 20-foot landscape area except at vehicle access points. Landscape frontage planting will be phased with construction of the road.

g. For the purpose of this PAD, natural open space is defined as any natural, completely undisturbed, desert area. Landscaped open space shall include all landscaped plazas, grass and trees, fountains, landscaped sidewalks within a landscaped setting, sitting areas, and landscaped areas exclusive of parking areas.

h. Within the landscape strip along Oracle Road and Pusch View Lane rights-of-way, a three-foot high berm or a three-foot masonry wall, or both, will be required in areas adjacent to parking.

5. Setbacks

a. Building setbacks shall be a minimum of 5 feet from the Pusch View Lane right-of-way and a minimum of 30 feet from Oracle Road right-of-way.

6. Building Height

a. For the purpose of this PAD and due to landform situations, building heights shall be defined as follows:

BUILDING, HEIGHT ~~OF~~ shall mean the vertical distance measured from the grade found along the outside walls of a building to the highest point of the building, excluding any chimney. This definition applies only to a building footprint where the natural cross-slope is less than 6%.

BUILDING HEIGHT (SLOPED AREA) shall mean the maximum vertical distance measured from finished grade to the highest point of the building directly above, excluding any chimney. This definition applies only to a building footprint where the natural cross-slope is 6% or more.

b. Architectural elements such as campaniles, clock towers, and steeples are encouraged. They may be freestanding as a campanile might be, or more commonly as an integrated part of a building or building group.

~~c. Building heights shall be as defined by the Oro Valley Zoning Code Revised except C-1, C-2, C-N uses shall not exceed 40 feet exclusive of architectural elements which can extend an additional 5 feet(provided that the architecture provides visual relief to avoid bulk concerns), office uses shall not exceed 50 feet inclusive of architectural elements (maximum of 3 stories), and hotel uses shall not exceed 75~~

~~feet inclusive of architectural elements. It is noted that the office uses are allowed a total of 5 feet of additional height compared to the other C-1, C-2, and C-N uses. These 5 feet of additional height will only be allowed for buildings that are not located directly along the Oracle Road frontage. Any office building located along the Oracle Road frontage shall not exceed 40 feet exclusive of architectural elements which can extend and additional 5 feet.~~

~~Building Heights~~

~~Use~~	~~Building Heights~~	~~Additional Architectural Elements~~	~~Total Height with Architectural Elements~~	~~Notes~~
~~C-1, C-2, & C-N (except office & hotel)~~	~~40 ft.~~	~~5 ft.~~	~~45 ft.~~	
~~Office~~	~~50 ft.~~	~~N/A~~	~~50 ft.~~	~~All buildings located directly along Oracle Rd. frontage shall be subject to the C-1, C-2, & C-N height restrictions~~
~~Hotel~~	~~75 ft.~~	~~N/A~~	~~75 ft.~~	

7. Signs

~~a. Signs shall comply with the Oro Valley Zoning Code Revised. A comprehensive sign plan may be developed for Oro Valley Town Centre and will comply with Chapter 28 of the OVZCR. If utilized, the comprehensive sign plan will be submitted prior to obtaining any sign permits for the property.~~

SIGNS SHALL COMPLY WITH THE ORO VALLEY ZONING CODE. A COMPREHENSIVE SIGN PLAN MAY BE DEVELOPED FOR ORO VALLEY TOWN CENTRE AND WILL COMPLY WITH CHAPTER 28 OF THE ORO VALLEY ZONING CODE. IF UTILIZED, THE COMPREHENSIVE SIGN PLAN WILL BE SUBMITTED PRIOR TO OBTAINING ANY SIGN PERMITS FOR THE PROPERTY.

8. Phasing - ~~Development may be phased within each portion of the project dependent upon market conditions. The Town will work with developer to ensure appropriate infrastructure is in place with each phase of development as that phase requires such infrastructure.~~

a. DEVELOPMENT MAY BE PHASED WITHIN EACH PORTION OF THE PROJECT DEPENDENT UPON MARKET CONDITIONS.

b. BACKBONE UTILITY INFRASTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH POLICY 10.

c. PUBLIC CROSS ACCESS EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH POLICY 11.

d. THE INITIAL DEVELOPER IN AREA 2B IS RESPONSIBLE FOR A MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH ORO VALLEY ZONING CODE REQUIREMENTS. PEDESTRIAN CONNECTIONS AND GATHERING AREAS THAT PROVIDE VIEWS OF THE MOUNTAINS SHALL BE PROVIDED.

~~e. A conceptual pedestrian master plan with associated conceptual landscaping and amenities (includes landscape palette of materials to be used, approximate locations and plant types) is to be submitted with the first phase Conceptual Site Plan, or Final Site Plan if a Conceptual Site Plan is not required, and Landscape Plan.~~

9. Public Improvements

~~a. Assessments. COO participated with an Oracle Road Improvement District ("ORIO") and the improvements have been constructed. COO Partners remains responsible for the assessments related to the ORIO regardless of any future ownership transfers.~~

b. The ORIGINAL developer ~~has~~ dedicated the ~~proposed~~ extension of Pusch View Lane from Oracle Road to the east abutment of the bridge over Rooney Wash TO THE TOWN OF ORO VALLEY FOR PUBLIC USE. All other internal roads shall remain private.

c. THE PROPOSED NEW ORACLE ROAD ACCESS (RIGHT-IN, RIGHT-OUT) WITHIN AREA 2B MEETS ALL APPLICABLE ENGINEERING SAFETY STANDARDS. THE OWNERS OF AREA 2B WILL UPDATE THE EXISTING TRAFFIC IMPACT ANALYSIS TO RECEIVE FINAL APPROVAL BY ADOT.

10. UTILITIES

FUTURE NEGOTIATIONS BETWEEN ALL PRIVATE DEVELOPERS WILL BE REQUIRED TO DETERMINE TIMING AND COST SHARING FOR ALL BACKBONE UTILITY INFRASTRUCTURE.

11. SHARED ACCESS

FUTURE NEGOTIATIONS BETWEEN ALL PRIVATE DEVELOPERS IN AREA 2A AND AREA 2B WILL BE REQUIRED TO ESTABLISH CROSS ACCESS EASEMENTS IN A MANNER TO PROVIDE COMPREHENSIVE PEDESTRIAN AND VEHICULAR CIRCULATION AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR AND TOWN ENGINEER.

12. ~~Permitted~~ Convenience Uses (CUP)

Notwithstanding any other provision of this section or the OVZCR, Convenience Uses shall be defined as:

a. Any use with a drive-in or drive-through;
b. Stores less than 7,500 square feet where food and drink, which may include packaged alcoholic beverages, are sold. Such items are sold primarily for consumption off premises; or
c. Gas Stations

Convenience Uses shall be permitted, subject to the following ~~conditions~~.

1. Up to a total of 6 Convenience Uses may be located within Areas 1, 2A OR 2B ~~or 3~~ as described below:

    a. A maximum of four (4) Convenience Uses may be located in Area 1.

~~Developer shall decide how the~~ THE remaining Convenience Uses will be allocated ~~between areas 2~~ IN AREA 2A AND 2B ~~and 3~~.

b. A maximum of two (2) Convenience Uses may be freestanding fast food with drive-in/drive-through that stay open past 9:00 pm, and only 1 of the freestanding fast food Convenience Uses with drive-in/drive-through that stays open past 9:00 pm may be located in Area 1.

2. IN AREA 1 AND AREA 2A A CUP IS OBTAINED, SUBJECT TO THE REQUIREMENTS OF ORO VALLEY ZONING CODE SECTION 22.5. ~~will be required pursuant to the provisions of this PAD.~~

3. The CUP is subject to all requirements as specified in Section 25.1.G of the Zoning Code with the exception of the following:
   a. Location Requirements
   b. Number of convenience uses.
   c. Timing of Development

4. In-line convenience-type uses not included in the definition above shall not be limited in number.

5. IN AREA 2B A CUP IS NOT REQUIRED, HOWEVER THEY SHALL BE REVIEWED FOR INTERNAL TRAFFIC IMPACTS, INCLUDING VEHICLE STACKING REQUIREMENTS OF THE ORO VALLEY ZONING CODE, SUBJECT TO ADMINISTRATIVE APPROVAL BY THE TOWN ENGINEER AND PLANNING ADMINISTRATOR.

13. General PAD Administration

a. This PAD is the controlling document for development ~~of~~ IN the Oro Valley Town Centre at Rooney Ranch. WHERE CONFLICTS BETWEEN THE PAD AND THE ORO VALLEY ZONING CODE OCCUR, THE PAD SHALL PREVAIL. ~~Any existing or future Town ordinances or regulations (including any design guidelines) that conflict with this PAD shall either not apply or shall be interpreted to allow the PAD regulations to control.~~

b. ALL FUTURE DEVELOPMENT MUST SUBSTANTIALLY CONFORM TO THE TENTATIVE DEVELOPMENT PLAN (AREA 1), ILLUSTRATIVE SITE PLANS INCLUDED IN APPENDIX 'B' (AREA 2A) OR ILLUSTRATIVE SITE PLANS INCLUDED IN APPENDIX 'C', (AREA 2B AND AREA 3), SUBJECT TO THE "SUBSTANTIAL CONFORMANCE" CRITERIA OF THE ORO VALLEY ZONING CODE.

c. ~~Any~~ ALL proposed changes to the PAD shall be submitted to the Planning and Zoning Administrator, who shall review the item and ascertain whether or not the change is significant based on the following CRITERIA: ~~criteria, 1 through 4. The Planning and Zoning Administrator may send any change to a hearing by the appropriate board, commission or Town Council. The representatives of the La Reserve Home Owner's Association and El Conquistador Homeowners Association will be notified in writing of any request made for any change to the PAD including any change requiring administrative review; they will have the opportunity to respond to such a notice and to participate in any such request for change.~~

~~For the purposes of the PAD, significant changes shall include, but not be limited to, the following:~~

1. Any change to the permitted uses as listed in the PAD.

2. Any change, modification or deletion to A PAD policy.

3. A change to ~~the~~ ANY development standards or zoning conditions set forth in the PAD, including proposed changes to height, setbacks, open space requirements, parking, floor area ratios, and density, as defined in this PAD.

4. Any change to the APPROVED Tentative Development Plan (TDP) ~~included as part of this rezoning~~, which would vary any material terms or conditions of the rezoning, or which would increase the proposed overall density by greater than 10%. ~~It is noted that the Illustrative Site Plans included in this package are meant to conceptually illustrate how the site might be developed. Substantial modifications to the Illustrative Site Plans that substantially deviate from the development concepts in terms of land use mix, development density or intensity, as determined by the Planning and Zoning Administrator, shall be subject to Town Council approval. Illustrative Site Plans are subject to refinement during the conceptual design process.~~

5. THE ILLUSTRATIVE SITE PLANS INCLUDED IN THIS PAD (APPENDIX 'B' AND 'C') CONCEPTUALLY ILLUSTRATE HOW THE SITE MIGHT BE DEVELOPED. MODIFICATIONS TO THE ILLUSTRATIVE SITE PLANS THAT SUBSTANTIALLY DEVIATE FROM THE DEVELOPMENT CONCEPTS IN TERMS OF LAND USE MIX, DEVELOPMENT DENSITY OR INTENSITY, AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR, SHALL BE SUBJECT TO TOWN COUNCIL APPROVAL. ILLUSTRATIVE SITE PLANS ARE SUBJECT TO REFINEMENT DURING THE DEVELOPMENT PLAN REVIEW PROCESS. ELEMENTS OF MULTIPLE ILLUSTRATIVE SITE PLANS CAN BE INTEGRATED ONLY WHEN KEY DEVELOPMENT COMPONENTS ARE REFLECTED IN THE REVISED LAYOUT AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR.

6. THE PLANNING AND ZONING ADMINISTRATOR MAY SEND ANY CHANGE TO A HEARING BY THE APPROPRIATE BOARD, COMMISSION OR TOWN COUNCIL.

7. THE REPRESENTATIVES OF THE LA RESERVE HOME OWNER'S ASSOCIATION AND EL CONQUISTADOR HOMEOWNERS ASSOCIATION WILL BE NOTIFIED IN WRITING OF ANY REQUEST MADE FOR ANY CHANGE TO THE PAD INCLUDING ANY CHANGE REQUIRING ADMINISTRATIVE REVIEW; THEY WILL HAVE THE OPPORTUNITY TO RESPOND TO SUCH A NOTICE AND TO FORMALLY COMMENT ON ANY SUCH REQUEST FOR CHANGE.

d. All ~~Conceptual Site Plans and~~ submittals shall conform to the standards contained in ~~Oro Valley Zoning~~ TOWN Codes in effect at the time of that submittal, provided those standards do not conflict with any provisions of this PAD. If any conflict arises, the PAD document shall control.

e. Where an interpretation of the PAD is required, THE PLANNING AND ZONING ADMINISTRATOR SHALL ISSUE AN INTERPRETATION IN CONFORMANCE WITH THE PROCEDURES OF THE ORO VALLEY ZONING CODE. ~~OVZCR Section 21.4.A and B shall govern.~~

~~f. The Oro Valley Town Centre PAD may be amended from time to time. Proposed amendments shall be submitted by the owners of a development area to the Planning Commission and Town Council as outlined in Section 22.3 of the Oro Valley Zoning Code.~~

g. If any provision, sentence, clause, section, subsection or phrase of this PAD is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this PAD.

h. Where the PAD document is silent on an issue, ~~OVZCR~~ THE ORO VALLEY ZONING CODE shall prevail.

C. PLANNED AREA DEVELOPMENT PROPOSAL

General

Keeping in mind the multiple use core concepts discussed in the Project Overview Section, the Proposal Section deals specifically with the areas of development, their primary uses, and development criteria.

This section of the PAD identifies the PAD development Areas 1 through 4 and further identifies the permitted uses and development criteria for each development area.

Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

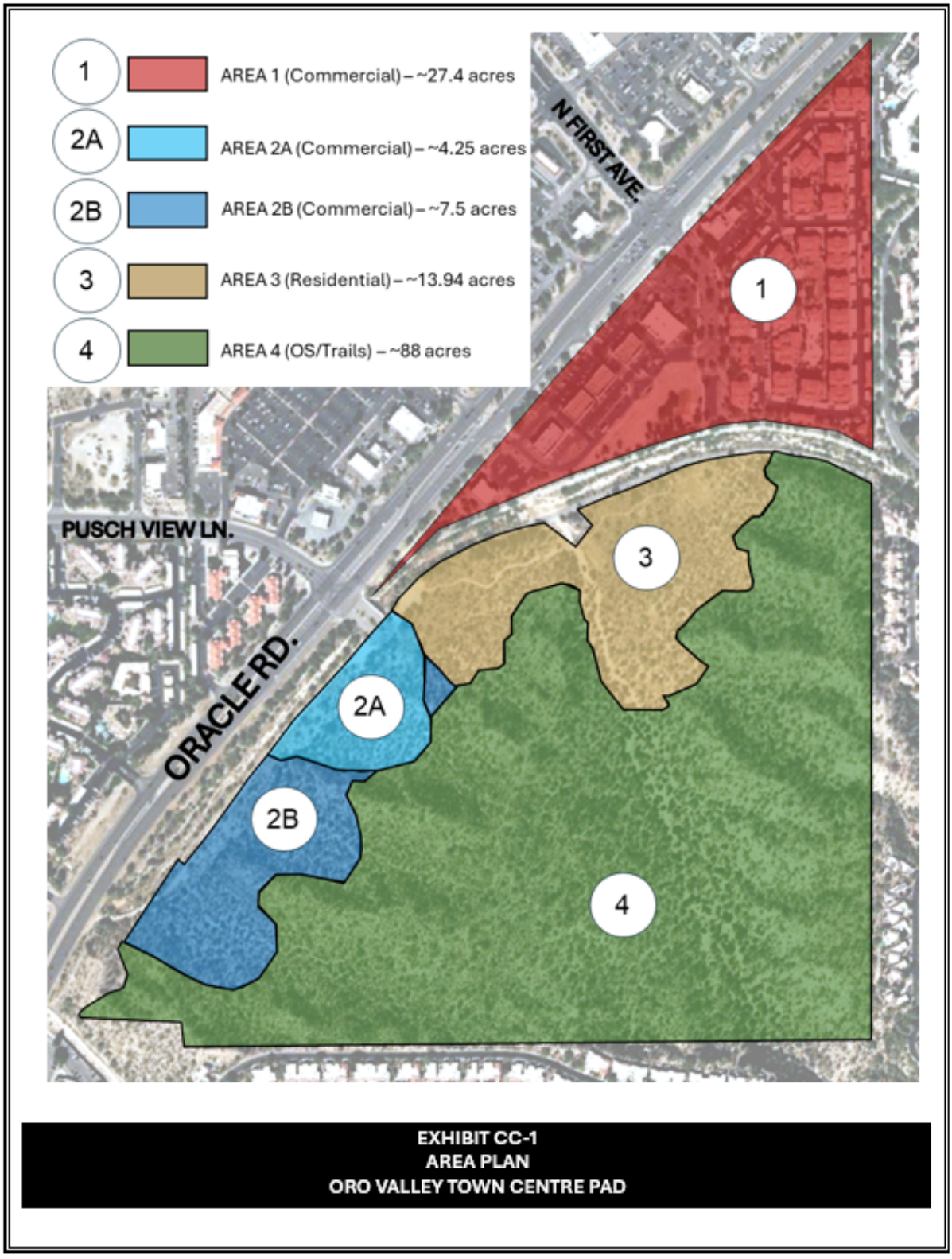


EXHIBIT CC-1
AREA PLAN
ORO VALLEY TOWN CENTRE PAD

Areas 1 & 2A (Commercial)

The limits of Areas 1 & 2 are established on Exhibit CC-1. The more intense activities are located in these two areas. These areas will be allowed all uses permitted within the CN, C-1, and C-2 standards of the Oro Valley Zoning Coded Revised ~~("OVZCR")~~. Unless this PAD states otherwise, all uses in the CN, C-1 and C-2 zoning districts which require a CUP shall be permitted, provided the CUP is obtained through the Town's CUP process. In addition, a maximum of 275 multi-family/residential dwelling units are permitted if the multi-family/residential is to be "stand-alone" (i.e. not vertically integrated with commercial uses). The combined areas defined as areas 1, & 2 contain approximately 32.3 acres.

Prohibited Uses — Sanatorium, Auto Services (unless in conjunction with new auto sales and service bays are adequately screened from Oracle), Taxidermist, Pool Hall (unless in conjunction with a permitted restaurant use), Fortune Telling, Lumbervard, Helistop, Adult Book Store, Adult Theatre, Adult Amusement Facility, Pawn Shop, Flea Market, and Junk Yard.

Development Criteria

1. Setbacks
   a. From Oracle Road right-of-way - 30 foot minimum.
   b. From Pusch View Lane right-of-way - 5 foot minimum.

2. Building Heights

   Maximum of 40 feet for all buildings plus an additional 5 feet for architectural statements. Office uses shall be limited to a 50 foot maximum height inclusive of architectural statements (Maximum of 3 stories). Hotel uses shall be limited to a 75 foot maximum height inclusive of architectural statements. It is noted that the office uses are allowed a total of 5 feet of additional height compared to the other C-1, C-2, and C-N uses. These 5 feet of additional height will only be allowed for buildings that are not located directly along the Oracle Road frontage. Any office building located along the Oracle Road frontage shall not exceed 40 feet exclusive of architectural

3. Maximum Density - Floor Area Ratio of .40. Floor Area Ratio is the ratio of gross building floor area to the net lot area of the building site

4. Minimum Landscape Requirements - 15 percent minimum. No buffer yards will be required between similar uses.

   A minimum 15 foot Buffer Yard A shall be located along the rear property line. A 6 foot high wall shall be constructed the full length of the rear property line next to La Reserve, with landscaping provided on the Oro Valley Town Centre side of the wall as well as the La Reserve side of the wall. The landscaping on the La Reserve side of the wall shall be consistent with the existing La Reserve landscaping and color scheme.

5. Parking Requirements — Developer shall provide parking per a shared parking study, approved by Town staff.

6. Outdoor Displays - with the following conditions:

   a. Subject to OVZCR 25.1.A

7. Pedestrian Connectivity

Hardscape design and pedestrian pathways are an integral component of the project. The movement of pedestrians throughout the development is intended to be safe, efficient, comfortable and interesting. This will be done through the use of (see Appendix ~~G~~ 'F' for Pedestrian Amenities Exhibit):

- Pedestrian paths and connections that are generally landscaped with canopy shade trees paralleling the walkway. Undergrowth, consisting of shrubs places in alternating clusters and rows with strategically placed living ground covers will be included where feasible.

- Crosswalks will be enhanced by a landscaping focal point that features an accent tree with either shrubs and/or flowing ground cover.

- Hardscape designs involving decorative concrete or paving where adjacent to buildings and at entry drives.

- Shaded pedestrian seating nodes with accent landscape and benches at appropriately spaced rest points and at walkway intersections.

- In strategic locations, as developed through site planning process, landscaping will be intensified to create more shade, soften building entrances and edges and create highlights of color for interest. Different hardscape and textures will be added to give safety, comfort and prominence to the pedestrian. These textures will extend from building entrances through and across the adjacent street to the next use, such as hotel, retail, office building. Pedestrians are therefore invited to move from one focal point in these outdoor space transitions to another. Bicycle racks and seating are provided at key locations.

- A 6' multiuse pathway will be included along the Rooney Wash similar to the pathways depicted in the illustrative site plans.

8. Pedestrian cross connections from the east side of Development Area #1 to La Reserve shall be provided.

9. Conditional Use Permits (CUP) shall be obtained per Section 10 of Policies

10. Multi-Family Residential Design

a. The multifamily residential component of the project will be in substantial compliance with the design depicted on the illustrative site plans.
b. The multifamily residential component of the project will include gathering areas, benches and cabanas to tie the commercial and multi-family together.

c. The entire multifamily community will be gated with context-appropriate wrought- iron and masonry walls.
d. The main entrance to the multifamily community will be comprised of a grand porte-cochere entryway with remote-wired/call box gated access with an architectural theme that ties to the overall commercial center
e. The property will include a minimum of 50 garages available to the residents.
f. A/C condensing units will be concealed and unnoticed in rooftop mechanical wells for optimal noise attenuation to maintain a pleasant atmosphere throughout the grounds of the community.
g. In terms of amenities, the multifamily community will offer:
    - a resident clubhouse area for casual lounging and special events
    - a resort-style lagoon pool with cabana and ramadas
    - an industry-leading fitness center
    - park area with play structure for recreation
    - a dedicated community lobby and leasing office
    - a whirlpool spa

11. Main Entry at 1“ Ave. and Oracle Rd.

Commercial Area 1 will include a grand entry at the intersection of 1*’ Ave. and Oracle Rd. The main entry will be framed by signage and site walls within a desert garden setting to create a sense of arrival for the overall mix of uses. Vertical masonry site fin elements will frame both sides of the entry and will provide business identity signage. The elements will be uplighted to accent these features at night.

A lower gabion site wall will wind sinuously through the desert garden towards the projects core, uplighting this wall at night will provide a dramatic backdrop to the nature garden landscape.

Along the main entry, an enhanced intersection will further create a specific sense of arrival and direct users to the various uses throughout the project using enhanced paving and landscape. All of the uses will have common architectural and landscape themes that will create an integrated sense of place common throughout the entire development.

12. Civic Area

A civic space / open area will be provided in similar scale and quality as depicted on the illustrative site plans. The civic area will be a minimum of 30,000 sf and will include an open turf area, enhanced perimeter landscape, and pedestrian pathways.

Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

AREA 2B (COMMERCIAL)

THE LIMITS OF AREA 2B ARE ESTABLISHED ON EXHIBIT CC-1. AREA 2B CONTAINS APPROXIMATELY 7.5 ACRES.

PERMITTED USES — ALL USES PERMITTED WITHIN THE CN, C-1, AND C-2 ZONING DISTRICTS OF ORO VALLEY ZONING CODE. CONVENIENCE USES, AS DEFINED IN THE ORO VALLEY ZONING CODE AND VEHICLE REPAIR FACILITIES ARE PERMITTED, WITHOUT A CUP, IN ACCORDANCE WITH POLICY 12 OF THIS PAD. A MAXIMUM OF 275 MULTI-FAMILY RESIDENTIAL DWELLING UNITS ARE PERMITTED IF THE MULTI-FAMILY RESIDENTIAL IS TO BE "STAND ALONE" (I.E. NOT VERTICALLY INTEGRATED WITH COMMERCIAL USES).

CONDITIONAL USES — A CUP WILL BE REQUIRED PURSUANT TO THE REQUIREMENTS OF THE ORO VALLEY ZONING CODE FOR THE FOLLOWING USES: ENTERTAINMENT AT BARS OR RESTAURANTS, MOBILE FOOD COURTS, WHOLESALING, PRIVATE CLUBS WITH ENTERTAINMENT, SELF STORAGE, VEHICLE RENTAL ESTABLISHMENTS (OVER 10 VEHICLES), VEHICLE RENTAL ESTABLISHMENTS (MOVING SERVICES), VEHICLE SALES, VEHICLE STORAGE FACILITY (INCLUDING PARKING GARAGE), STAND-ALONE GOLF DRIVING RANGE OR MINIATURE GOLF, PRIVATE UTILITY, ABOVE GROUND UTILITY POLES (NEW), MAJOR COMMUNICATIONS FACILITIES.

PROHIBITED USES — SANATORIUM, TAXIDERMIST, POOL HALL (UNLESS IN CONJUNCTION WITH A PERMITTED RESTAURANT USE), FORTUNE TELLING, LUMBERVARD, HELISTOP, ADULT BOOK STORE, ADULT THEATRE, ADULT AMUSEMENT FACILITY, PAWN SHOP, FLEA MARKET, AND JUNK YARD.

DEVELOPMENT CRITERIA

1. SETBACKS
   - A. FROM ORACLE ROAD RIGHT-OF-WAY - 30 FOOT MINIMUM INCLUSIVE OF ROONEY WASH.
   - B. FROM PUSCH VIEW LANE RIGHT-OF-WAY - 5 FOOT MINIMUM.

2. BUILDING HEIGHTS

USE	BUILDING HEIGHTS	ADDITIONAL ARCHITECTURAL ELEMENTS	TOTAL HEIGHT WITH ARCHITECTURAL ELEMENTS	STORIES
C-1, C-2, & C-N USES WITHIN 200 FEET OF THE ORACLE ROAD RIGHT OF WAY (INCLUSIVE OF ROONEY WASH)	24 FT.	10 FT.	34 FT	2

C-1, C-2, & C-N USES BEYOND 200 FEET OF THE ORACLE ROAD RIGHT OF WAY (INCLUSIVE OF ROONEY WASH)	39 FT.	10 FT.	49 FT	3

3. MAXIMUM DENSITY - FLOOR AREA RATIO OF .40. FLOOR AREA RATIO IS THE RATIO OF GROSS BUILDING FLOOR AREA TO THE NET LOT AREA OF THE BUILDING SITE

4. MINIMUM LANDSCAPE REQUIREMENTS - 15 PERCENT. NO BUFFER YARDS WILL BE REQUIRED BETWEEN SIMILAR USES. PROPERTY OWNER(S) WILL WORK WITH ADOT TO ESTABLISH A UNIFORM LANDSCAPE BUFFERYARD ALONG THE ORACLE ROAD FRONTAGE.

5. PARKING REQUIREMENTS — DEVELOPER SHALL PROVIDE PARKING PER A SHARED PARKING STUDY, APPROVED BY TOWN STAFF.

6. OUTDOOR DISPLAYS: SUBJECT TO THE REQUIREMENTS OF THE ORO VALLEY ZONING CODE

7. GATHERING AREAS

   A. GATHERING AREAS SHALL BE PROVIDED AS DEPICTED IN THE ILLUSTRATIVE SITE PLANS.

   B. OUTDOOR SEATING AREAS SHALL BE ORIENTED TO PROVIDE VIEWS OF THE MOUNTAINS.

8. TRAILHEADS

   A. TRAILHEADS SHALL BE PROVIDED AS DEPICTED IN THE ILLUSTRATIVE SITE PLANS.

   B. TRAILHEADS SHALL INCLUDE THE FOLLOWING AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR AND PARKS AND RECREATION DIRECTOR:

      I. PARKING

      II. SIGNAGE

      III. SHADED SEATING AREAS

      IV. WASTE COLLECTION

9. PEDESTRIAN CONNECTIVITY

HARDSCAPE DESIGN AND PEDESTRIAN PATHWAYS ARE AN INTEGRAL COMPONENT OF THE PROJECT. THE MOVEMENT OF PEDESTRIANS THROUGHOUT THE DEVELOPMENT IS INTENDED TO BE SAFE, EFFICIENT, COMFORTABLE AND INTERESTING. THIS WILL BE DONE THROUGH THE USE OF (SEE APPENDIX F FOR PEDESTRIAN AMENITIES EXHIBIT):

- PEDESTRIAN PATHS AND CONNECTIONS THAT ARE GENERALLY LANDSCAPED WITH CANOPY SHADE TREES PARALLELING THE WALKWAY. UNDERGROWTH, CONSISTING OF SHRUBS PLACES IN ALTERNATING CLUSTERS AND ROWS WITH STRATEGICALLY PLACED LIVING GROUND COVERS WILL BE INCLUDED WHERE FEASIBLE.

- CROSSWALKS WILL BE ENHANCED BY A LANDSCAPING FOCAL POINT THAT FEATURES AN ACCENT TREE WITH EITHER SHRUBS AND/OR FLOWING GROUND COVER.

- HARDSCAPE DESIGNS INVOLVING DECORATIVE CONCRETE OR PAVING WHERE ADJACENT TO BUILDINGS AND AT ENTRY DRIVES.

- SHADED PEDESTRIAN SEATING NODES WITH ACCENT LANDSCAPE AND BENCHES AT APPROPRIATELY SPACED REST POINTS AND AT WALKWAY INTERSECTIONS.

- IN STRATEGIC LOCATIONS, AS DEVELOPED THROUGH SITE PLANNING PROCESS, LANDSCAPING WILL BE INTENSIFIED TO CREATE MORE SHADE, SOFTEN BUILDING ENTRANCES AND EDGES AND CREATE HIGHLIGHTS OF COLOR FOR INTEREST. DIFFERENT HARDSCAPE AND TEXTURES WILL BE ADDED TO GIVE SAFETY, COMFORT AND PROMINENCE TO THE PEDESTRIAN. THESE TEXTURES WILL EXTEND FROM BUILDING ENTRANCES THROUGH AND ACROSS THE ADJACENT STREET TO THE NEXT USE, SUCH AS HOTEL, RETAIL, OFFICE BUILDING. PEDESTRIANS ARE THEREFORE INVITED TO MOVE FROM ONE FOCAL POINT IN THESE OUTDOOR SPACE TRANSITIONS TO ANOTHER. BICYCLE RACKS AND SEATING ARE PROVIDED AT KEY LOCATIONS.

- A 6’ MULTIUSE PATHWAY WILL BE INCLUDED ALONG THE ROONEY WASH SIMILAR TO THE PATHWAYS DEPICTED IN THE ILLUSTRATIVE SITE PLANS.

10. CONDITIONAL USE PERMITS (CUP) SHALL BE OBTAINED PER SECTION 10 OF POLICIES

.

Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

Area 3 ~~(Commercial)~~ RESIDENTIAL

THIS AREA IS INTENDED FOR RESIDENTIAL USES WITH A BACKUP DESIGNATION OF ORO VALLEY ZONING CODE R-6. The limits of the ~~Commercial~~ RESIDENTIAL Area are established on Exhibit CC-1. ~~The land use mix includes retail, including outdoor sales, theaters (movies and live) financial institutions, convenience uses, office, multi-family and hotel. There shall be no gas stations or car washes allowed unless specifically permitted by Mayor and Council.~~ The area contains approximately 13.4 acres.

~~Primary~~ PERMITTED Uses

~~Restaurants, Hotels/Motels, Financial Institutions, Health Club, Lounge, Retail Center (C-2) including Outdoor Display, Theaters (including movies and live performances), Retail/Convenience Use subject to OVZCR Convenience Use Section 25.1 (except 25.1.G.3.a), Business and Professional Offices, Multi-Family Residential (to be located on second stories of commercial buildings). Convenience Uses shall not require a conditional use permit, as the policies and conditions of the Oro Valley Town Centre PAD negate the need for a conditional use permit.~~ MULTI-FAMILY, TOWNHOMES, AND CONDOMINIUMS.

Development Criteria

1. Setbacks -
   a. From ~~Oracle Road right-of-way~~ ROONEY WASH - ~~30~~ 15 foot minimum.
   b. From Pusch View Lane right-of-way - 5 foot minimum.

2. Building Heights - ~~Maximum of 35 feet for all buildings plus an additional 10 feet for architectural statements. Hotel uses shall be limited to a 75 foot maximum height inclusive of architectural statements.~~

AREA 3				
USE	BUILDING HEIGHTS	ADDITIONAL ARCHITECTURAL ELEMENTS	TOTAL HEIGHT WITH ARCHITECTURAL ELEMENTS	STORIES
BUILDINGS WITHIN 200 FEET OF THE ORACLE ROAD RIGHT OF WAY (INCLUSIVE OF ROONEY WASH)	30 FT.	10 FT.	40 FT	2
BUILDINGS BEYOND 200 FEET OF THE ORACLE ROAD RIGHT OF WAY (INCLUSIVE OF ROONEY WASH)	39 FT.	10 FT.	49 FT	3

~~3. Maximum Density - Floor Area Ratio of .40. Floor Area Ratio is the ratio of gross building floor area to the net lot area of the building site.~~

4. Minimum Landscape Requirements - 25 percent ~~(subject to"l"of the Landscape Policy)~~. No buffer yards will be required between similar uses. ~~A minimum 15 foot Buffer Yard A shall be located along the rear property line.~~

5. Parking Requirements - Parking shall comply with ORO VALLEY ZONING CODE ~~OVZCR~~ Chapter 27.

6. ACCESS – N. FIRST AVENUE BRIDGE MAY BE DEVELOPED AS A VEHICULAR AND/OR PEDESTRIAN BRIDGE AS DETERMINED BY THE DEVELOPER.

7. RECREATION STANDARDS – RECREATION REQUIREMENTS SHALL COMPLY WITH ORO VALLEY ZONING CODE STANDARDS.

8. TRAILHEADS

   a. TRAILHEADS SHALL BE PROVIDED AS DEPICTED IN THE ILLUSTRATIVE SITE PLANS.

   b. TRAILHEADS SHALL INCLUDE THE FOLLOWING AS DETERMINED BY THE PLANNING AND ZONING ADMINISTRATOR AND PARKS AND RECREATION DIRECTOR:

      i. PARKING

      ii. SIGNAGE

      iii. SHADED SEATING AREAS

      iv. WASTE COLLECTION

   c. DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF TRAILS IN AREA 4 AS DEPICTED IN ILLUSTRATIVE SITE PLANS PRIOR TO ISSUANCE OF 35% PERCENT OF CERTIFICATE OF OCCUPANCY PERMITS (APARTMENTS) OR BUILDING PERMITS (TOWNHOMES).

~~6. Outdoor Displays - with the following conditions:~~

~~a. Subject to OVZCR Chapter 25, Sectlon A.4~~

~~b. The outdoor display area shall be clearly delineated by architectural features, and shall be screened by significant architectural elements such as arcading, columns etc. A minimum 6-foot wide sldewalk area shall remain clear for pedestrian circulation. Outdoor displays shall not be permltted withio 6 feet of the entry doors.~~

~~C. No items in the outdoor display area shall exceed six feet. (Plants, shrubs, trees, landscape display presentations, and items with significant vertical elements.)~~

~~d. No outdoor display items shall be left out overnight. Plants, shrubs, trees, and landscape display presentations are exempt from this requirement.~~

~~e. Outdoor storage of items is prohibited. Delivery items shall be placed within the store by the end of the business day.~~

~~f. Seasonal outdoor sales events, such as Christmas tree sales, outside of the designated outdoor display area shall be subject to a Use Permit under the OVZCR.~~

~~g. Outdoor display signage shall not include fluorescent or iridescent colors, and shall be limited to four square feet in size par display.~~

~~h. Review and Regulation of Outdoor Displays - Outdoor displays shall be subject to the review and regulation of the Planning and Zoning Administrator of the Town of Oro Valley. A violation of the above outdoor display criteria shall result in a written violation notification addressed to the store manager.~~

~~Upon a violation of the outdoor display criteria, the offending party will be given a written notice of violation, and a copy of the notice shall be posted on the offending item(s). If the violation is not corrected within 72 hours, the offending party shall be issued a citation, and a copy of the citation shall be posted on the offending *item(s).*~~

~~Upon five citations within a one-year period the Planning and Zoning Administrator shall review the outdoor display privileges of the offending party, and the party will be notified in writing of the review. The Planning and Zoning Administrator may suspend or revoke the outdoor display privileges of any or all items of the offending party. The Planning and Zoning Administrator will notify the party in writing of his or her decision within two weeks of the notice of review of outdoor display privileges. The decision of the Planning and Zoning Administrator may be appealed to the Board of Adjustment.~~

~~7. Conditional Use Permits (CUP) shall be subject to Section 10 of Policies~~

Area 4 (OPEN SPACE AND RECREATION) 4 ~~(Residential)~~

~~The Residential Area is~~ THIS AREA IS INTENDED FOR OPEN SPACE AND RECREATION USES WITH A BACKUP DESIGNATION OF ORO VALLEY ZONING CODE PARKS AND OPEN SPACE (POS) ~~proposed as a single family, detached, gated development and is depicted on Exhibit CC-1~~. The area contains ~~95.4~~ 88+/- acres.

~~Primary~~ PERMITTED Uses: Recreational facilities (TRAIL HEADS AND TRAILS) AND OPEN SPACE AND ALL USES PERMITTED IN THE ORO VALLEY ZONING CODE PARKS AND OPEN SPACE (POS) ZONING DISTRICT. ~~(HOA maintained) and single-family residential~~.

Development Criteria

1. ~~Setbacks:~~ STANDARDS OF THE ORO VALLEY ZONING CODE POS ZONING DISTRICT SHALL APPLY

   ~~a. Front: 20 feet.~~
   ~~b. Rear: 15 feet.~~
   ~~c. Side:~~
   ~~2 feet on 50-foot wide lots.~~
   ~~7.5 feet on all other lots (corner lots 10 feet).~~
   ~~D. Minimum 80-foot house setback is required from Oracle Road right-of-way.~~
   ~~E. See Exhibit AA-1: Tentative Development Plan (TDP) for open space buffer provided in the eastern portion of Area 4.~~
   ~~F. No residential lot line shall be located less than 100 feet from the north property line of the El Conquistador Patio homes.~~

~~2. Building Height:~~

   ~~A. Maximum of 19 feet and all homes are restricted to single story.~~
   ~~B. Homes within 100 feet of the Oracle Road right-of-way are limited to 18 feet.~~

~~3. Maximum Number of Units: 77.~~

~~4. Minimum Lot Size: 6,000 square feet.~~

~~5. Minimum Landscaping Requirement: Per Oro Valley Zoning Code. In addition, a 20-foot landscape buffer yard "B" is required adjacent to lots that are adjacent to the east right-of-way line of Oracle Road. Required plants in this buffer yard shall be as follows: for every 100 linear feet, 5 trees, 8 shrubs or cactus and 15 accents or cactus shall be planted. The area adjacent to the west boundary line of lot 21 shall be planted with additional vegetation in order to screen this lot from Oracle Road. In addition to the 20-foot landscape buffer yard "B" described above, an additional 3 trees and 5 shrubs shall be planted adjacent to lot 21. A 6 to 8-foot wall will also be included in this bufferyard. Refer to Exhibit CC-2 for the location of this wall.~~

~~6. Parking Requirement: Per Oro Valley Zoning Code~~

~~7. Outdoor Displays: There shall be no outdoor displays.~~

~~8. Enhanced Vegetation: As a means of providing additional screening and enhancing existing vegetation, either nursery grown trees or trees from the native plant salvage operation to be conducted on-site shall be transplanted to the following areas and as shown on the Conceptual Site Plan: Area 4 found in Appendix H:~~

~~A. Two trees shall be planted to the south of lot 77.~~

~~B. Six trees shall be planted adjacent to the north side of Camino Diestro and south of lots 38 and 50.~~

~~C. Six trees shall be planted adjacent to the north side of Camino Diestro and south of lots 26 and 27/.~~

~~D. Final location, species and number of trees will be shown on the landscape plan. Final location and size of trees will also be determined based on accessibility and other local conditions.~~

~~Trees shall be irrigated in accordance with Section 27.6. Landscape Conservation of the Oro Valley Zoning Code Revised.~~

~~9. ORSCOD: Area 4 shall comply with the provisions of ORSCOD as outlined in the Oro Valley Zoning Code Revised.~~

REMOVE EXHIBITS CC-1 THRU CC-4 AS THEY ARE NO LONGER NEEDED

D. CONCEPTUAL GRADING CONCEPT

1. General - All of the areas of the Oro Valley Town Centre will have some building pad and surface drainage alterations as would any typical development project.

   a. Standards. The following grading standards (demonstrated in graphic format in Exhibits CC-3, DD-1.2, AND DD-4 thru DD-8) apply to Oro Valley Town Centre at Rooney Ranch:

   - The general thrust of the grading concept is to utilize contour grading and landscaping techniques in the creation of cut slopes to achieve appearances that emulate natural, undisturbed slopes.

   - All disturbed areas with 3:1 slopes or less will be re-vegetated or landscaped to control dust and stabilize the slope. The intent is to restore disturbed slopes to a condition that emulates the pre-disturbed condition.

   - 25 percent slopes will be mapped and any encroachment will be mitigated on a 1:1 basis via a set-aside of land with slopes less than 25 percent.

   - Terraces, walls or other approved treatment shall be required for cut and fill slopes greater than 10 feet in height. ~~Refer to Exhibit DD-9 for a depiction of a retaining wall.~~

   - The overall shape, height and grade of any cut or fill slope will be designed to simulate the existing natural contours and scale of the natural terrain of the slte.

   - Rounded edges and smooth transitions will be utilized so that grading blends into the existing topography.

   - Careful site planning will minimize the potential for erosion, flood hazards or unsightly scars.

   - Vegetation in the bottom of the fill areas will be salvaged and reused on re-sculptured cut embankments and along rights of way.

   - This project will be developed in phases; grading of the site will generally foliow these phases but there may be situations where larger areas should be disturbed prior to immediate development to balance the cut/fill calculations thereby minimizing the import and export of fill to the site. Furthermore, all graded areas shall be stabilized and/or constructed prior to the expiration of the grading permit. If any portion of the phase is not developed within 12 months, the salvaged vegetation not used on the developed portion of the site shall be replanted in a temporary nursery located on the site.

   - Cut slopes will be sculpted and re-vegetated to emulate naturally existing slopes.

- Create undulating slope banks and vary gradients to assist in the creation of slopes with natural appearances.

- Seeding and erosion control techniques shall be employed, such as wood fiber hydromulch, drilled seed with straw mulch and jute matting.

- Where possible, shielded cuts will be utilized.

- ~~In the Residential Area, restrict cuts to particular sites where possible and make efforts to minimize cuts.~~

- ~~Driveway slopes shall not exceed 14% within the right-of-way and 20% outside the right-of-way.~~

b. 25% Slope. No localized slope in excess of 25 percent, as designated by Exhibit B-1, topography and slope analysis may be graded or disturbed, except as provided in the attached grading plan. It is recognized that Exhibit B-1 may not be completely accurate and the developer shall resubmit a more accurate exhibit at the time of ~~Conceptual Site Plan submittal~~ DEVELOPMENT PLAN or Preliminary Plat submittal, which depicts all 25 percent or greater slopes. This exhibit shall be based on an in-field survey and staked in the field for review and verification by the Town Engineer prior to approval of development.

Slopes in excess of 25 percent may be graded as shown on the attached grading plan.

c. Compliance with Grading Ordinance. In large part, the property north of Rooney Wash complies with Section 27.9 of the Oro Valley Zoning Code Revised, Grading Ordinance, with the ~~possible~~ exception of Section 27.9.E.9, Phased Grading.

d. Open Space Buffer. It should also be noted that approximately ~~70~~ 78% of the property south of Rooney Wash will remain in a natural, undisturbed condition. A portion of this undisturbed area will act as an approximately 800-foot buffer between the proposed residential development and the existing residential communities to the east of the subject property.

2. Average Cross Slope: The average cross slope for the site has been calculated as follows:

$$ACS = \frac{2 \text{ (Contour Interval)} \times 523{,}081 \text{ (Lenoth of Contour Lines)} \times .0023}{141.2 \text{ (Area in Acres)}}$$

$$= 17.04\%$$

Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

REMOVE EXHIBITS DD-1.1, DD-2, DD-3, DD-9, AND DD-10 AS THEY ARE NO LONGER NEEDED

PROJECT DESIGN CRITERIA

The purpose of these design guidelines is to provide an overall framework for development and to create a cohesive project at Oro Valley Town Centre. The guidelines will provide standards for architectural style, landscape standards, height, colors, exterior materials, a process for approval for all development projects and construction regulations. The Town's Design Standards, adopted June 2011, shall take precedence in situations where the PAD Land Use Proposal, the PAD Project Design Criteria, the PAD Exhibits, and/or the Illustrative Site Plans (in relation to Site Design Standards illustrated on the plans) are silent.

1. ARCHITECTURAL DESIGN CRITERIA

a. Statement of Intent:

The architectural style for Oro Valley Town Centre at Rooney Ranch is intended to be high quality, diverse and create of a sense of place. The architectural character for the project will include specific elements and features that are appropriate for the SITE ~~use~~, while relating to its surrounding context and embracing its relationship to the adjacent Catalina Mountains. The project's character will be regional in form, derived from the regional historical styles. However, Oro Valley Town Centre is intended to be diverse, eclectic, avoiding sameness and repetition, yet consistently tied through a common/consistent color and material palette. The intended project architectural character is illustrated by representative imagery of multifamily, commercial, retail and office buildings~~,~~ (SEE Exhibit EE-3). Building forms respond to and support the planning concepts, functional uses, environmental conditions and views toward the Catalina Mountains.

b. General Commercial/Multi-Family Zone Design Criteria ~~(Areas 1 and 2)~~

The criteria discussed in this section apply to all architectural elements contained within the Oro Valley Town Centre Commercial/Multifamily Zone.

i. Design Standards

- Buildings will respond to their proposed use with a combination of massing, shapes and materials that will create an authentic, enjoyable place for living, shopping, working or relaxing.

- Facades and Exterior Walls — Trie buildings shall be designed to reduce the apparent mass and monolithic appearance of the buildings and will provide visual interest consistent with the character, identity and scale of Oro Valley Town Centre. Long buildings walls shall be project up with articulation, projections or recesses.

- Detail Features - Provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effects by breaking up the building wall, front, side or rear with color, texture change, wall offsets, reveals or projecting ribs. Utilize pedestrian-scale features at ground level, such as planters and benches.

- Entryways - The building design shall provide design elements that provide users

of the building orientation on accessibility and that add aesthetically pleasing character to buildings by providing clearly defined, highly visible building entrances.

- Buildings, where practical, should have proportions and detailing that enhance the pedestrian experience. Elements such as overhead canopies, trellises, landscaping shade trees should be considered to meet this goal.

- Civic space / open area will be provided in similar scale and quality as depicted on the illustrative site plans. The civic area will be a minimum of 30,000 sf and will include an open turf area, enhanced perimeter landscape, and pedestrian pathways.

- Buildings shall be placed close to the adjoining street and any breaks between buildings shall be wide enough to allow for pedestrian movement while at the same time restricting vehicular access. Where feasible, pedestrian sidewalks might be widened to allow for outdoor restaurant seating patios.

- Buildings are to be diverse in design but have a common color/material palette that share common design elements, colors and materials to architecturally create a unified and compatible development. The palette will be enhanced by architectural detailing of the facades, i.e., reliefs, cornices, architraves, friezes, lintels, sills, trim, applied columns, pilasters and blind arcades.

- Finished building material must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.

- Roof mounted mechanical equipment must be fully screed by parapet walls as defined by the Town's Ordinance.

- Fenestrations, where practical, should be recessed to allow a break in the building façade and provide articulation. AII openings should be accented by trim, lintels, and/or sills, which should be accentuated by a different use of materials and/or color.

- Where pedestrian access is planned, overhead shading should be considered. Acceptable shading strategies include overhead vegetation, awnings, trelliswork, arcades or a variation thereof. This will provide weather protection and further serve to articulate building facades and streetscape character.

- Roof lines will vary through elevation changes.

- Heights and massing should be varied in order to provide visual relief and to maintain views.

- Color selection is to reflect the rich and varied colors of the desert. See material board in Appendix ~~C-3~~ 'E'.

ii. Exterior Colors

- Exterior colors must be compatible with the other buildings in the development.
- Any repainting of exterior surfaces that include significant changes to color palette, as determined by the Planning and Zoning Administrator shall require TOWN approval ~~of the CDRB~~.

iii. Building Materials

- Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures consistent with the architectural character of the project and expressed in Exhibits EE-2, EE-3, AND EE-6A -EE-6E ~~EE-1, 2 and 3~~ and compatible with the natural surroundings and other buildings and structures in the general vicinity.

- Exterior finish materials will consist of stucco (EIFS), slump block, brick or other compatible masonry units, natural stone, exposed wood, and steel. Colors will have desert hues as represented in material board located in Appendix ~~C-3~~ 'E'. Mortar washed slump block is the single material that will be used consistently throughout the project.

- If construction materials, such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar material are utilized, then the exterior surface is to be covered with an architectural treatment.

iv. Roofs

- "Built-up" type roof covering materials shall not be visible from Oracle Road.

- Generally acceptable roof covering materials shall be standing seam steel, concrete tile, or clay tile. Colors must conform to the overall natural desert color palette as defined in the material board located in Appendix ~~C-3~~ 'E'.

- Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and color to match or complement the main roof.

- Colors and materials with a low light reflectivity value (not to exceed 50%) shall be used on flat roofs.

- The exterior visible portion of a skylight must be bronze or a similar dark color to blend in with the colors of the roof. The interior of the skylight may be white or a light color.

- All vent pipe stacks and any equipment protruding above the plane of the roof and visible from neighboring property must be painted and/or screened to match the roof.

v. Phasing

- The project phasing will be developed subject to market demands. The

developer shall encourage the development to proceed with a mix of uses on the overall property.

~~c. Area 3 (Commercial)~~

~~This area has been grouped together due to the relative similarity in size of the proposed buildings.~~

~~In addition to the general criteria outlined Section (E)(1)(b)(i) - General Commercial Zone Design Criteria, the following additional criteria apply to Area #3:~~

- ~~Facades and Exterior Walls - The building shall be designed in such a way that reduces the mass and impersonal appearance of the building and will provide visual interest consistent with the character, identity and scale of Oro Valley Town Centre. Long building walls shall be broken up with projections or recessions with depths of at least three (3) percent of the facade length along all sides of the building.~~

- ~~Detail Features - Provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effects by breaking up the building wall, front, side or rear with color, texture change, wall offsets, reveals or projecting ribs. Utilize pedestrian-scale features at ground level, such as planters and benches.~~

- ~~Entryways - The building design shall provide design elements that provide users of the building orientation on accessibility and that add aesthetically pleasing character to buildings by providing clearly defined, highly visible building entrances.~~

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Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

HOLD FOR EXHIBITS
EE-6a thru EE-6d
And San Dorado Apt.’s arch.

~~**d. Residential Zone Design (Area 4)**~~

~~i. **Criteria**~~

- ~~Residential structures and community features shall be coordinated in architectural materials, details and quality. Community features include bus stops, recreational facilities and pedestrian access features,~~

- ~~Colors used or any buildings in the residential area shall not exceed 50% reflectivity value.~~

- ~~Building mass is probably the most prominent design feature ofa project. The design of fesidential units should avoid long, unbroken building facades without the use of offsets as an integral part of the facade design.~~

- ~~Units will be designed to have a low level profile and integrate into the natural terrain of the site to minimize views from Oracle Road. Residential units highly visible from Oracle Road shall not exceed 18 feet in height.~~

- ~~Chimneys shall be compatible in materials to the accompanying structure.~~

~~ii. Roofs~~

- ~~Roofs shall be colored to blend with surrounding geology.~~

- ~~A range *o1* roof forms and roof pitch adds an appealing visual context to the community/streetscape.~~

e. **Public Areas**

i. **Roadway Entries**

- In the area where Pusch View Lane enters the site, an entry statement and sense of arrival should be created through landscaping, public art, and/or monumentation.

- The entry to the residential area must be designed to have a sense of arrival by incorporating monumentation, landscaping, or gates.

- Decorative paving shall be used at major intersections.

ii, ~~**Motor**~~ **VEHICLE and Pedestrian Bridges**

- ~~DRB shall review pedestrian~~ PEDESTRIAN and motor bridges SHALL BE REVIEWED for consistency with overall project design at such time that the above bridges are required to be constructed in association with that phase of development.

iii. **Pedestrian System**

- The pedestrian system within the project shall include amenities such as benches, shade structures, and water fountains to encourage pedestrian use. Landscaping will also be an integral part of the pedestrian system to offer shade and to define the trail.
- Pedestrian crossings of roads shall adhere to the standards as established by the Manual on Uniform Traffic Control Devices (MUTCD).

f. Procedures

i. All buildings, roof types, designs, covering color and material, exterior building materials, exterior colors (color chips to be submitted) and other improvements erected within Oro Valley Town Centre must be approved by the Town of Oro Valley during the review process.

2. LANDSCAPE DESIGN CRITERIA

Landscape Design Guidelines shall be per Section 27,6 of the Oro Valley Zoning Code ~~(including native plant salvage, landscaping, water harvesting, and irrigation standards)~~ unless specifically conflicted elsewhere in the PAD, in which case the PAD shall supersede the Oro Valley Zoning Code.

~~EE-11 Intentionally Blank~~
~~EE-12 Intentionally Blank~~

HOLD FOR EXHIBITS EE-4 AND EE-5

ORO VALLEY TOWN CENTRE ~~RECOMMENDED~~ REQUIRED PLANT LIST

~~Per Addendum C of the Oro Valley Zoning Code~~ ALL PLANTS SHALL COMPLY WITH THE ORO VALLEY ZONING CODE.

~~D.~~ ~~SIGNS~~ SIGNS

1. Signs shall comply with the Oro Valley Zoning Code ~~Revised~~. A comprehensive sign plan shall be developed for Oro Valley Town Centre and will comply with Chapter 28 of the OVZCR. The comprehensive sign plan will be submitted prior to obtaining any sign permits for the property.

C. ~~NOISE ABATEMENT~~ NOISE ABATEMENT

1. Noise abatement shall be addressed as outlined ~~on~~ IN the Oro Valley Zoning Code ~~Revised~~ with the following additional restrictions:

   a. There shall be no delivery or loading operations for commercial uses between 10:00 p.m. and 6:00 a.m.

   b. No trash shall be removed for ~~the~~ commercial uses between 10:00 p.m. and 7:00 a.m.

   c. Delivery trucks shall not be parked in close proximity to or within designated delivery or loading areas during non-delivery hours with motors and/or refrigeration/generators running, unless the area where trucks are parked is set back at least 300 feet from residential property. The setback does not apply if the main building is located between the truck parking and residential use or residentially zoned property to act as the screen.

   d. Delivery trucks shall not be left idling between the hours of 6:00 p.m. and 7:00 a.m.

   e. Any outdoor, amplified concerts or activities shall cease no later than 11:00 p.m.

D. LIGHTING

1. Lighting shall be in conformance with Section 27.5 Outdoor Lighting of the Oro Valley Zoning Code ~~Revised~~.

Appendix 'A'

~~Areas H, I and J Legal Descriptions~~

REVISED TENTATIVE DEVELOPMENT PLAN (2012)

INSERT REVISED TENTATIVE DEVELOPMENT PLAN

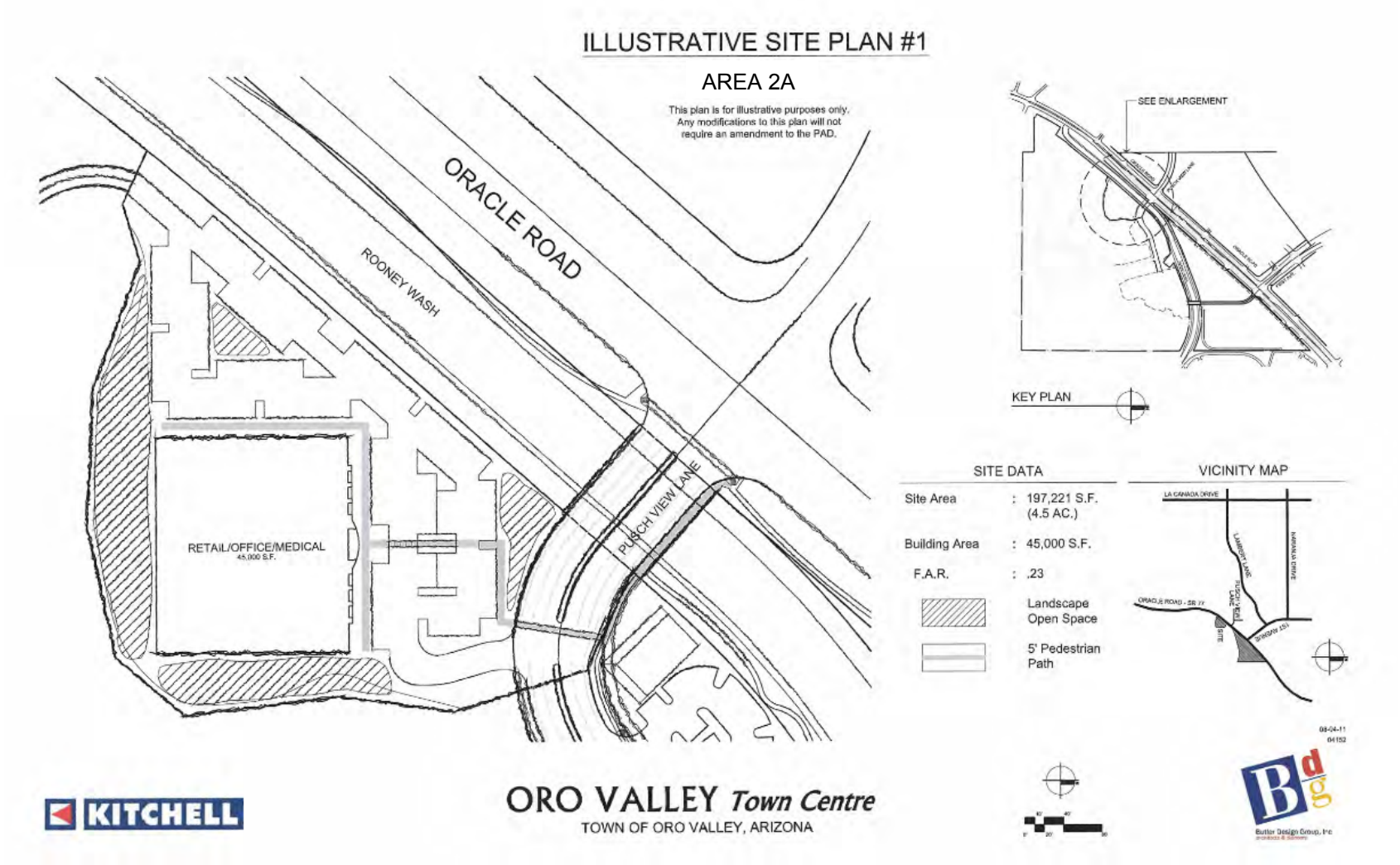
Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

Appendix 'B'

~~Zone Change Ordinance (No. (O) 02-33)~~

ILLUSTRATIVE SITE PLANS (AREA 2A)



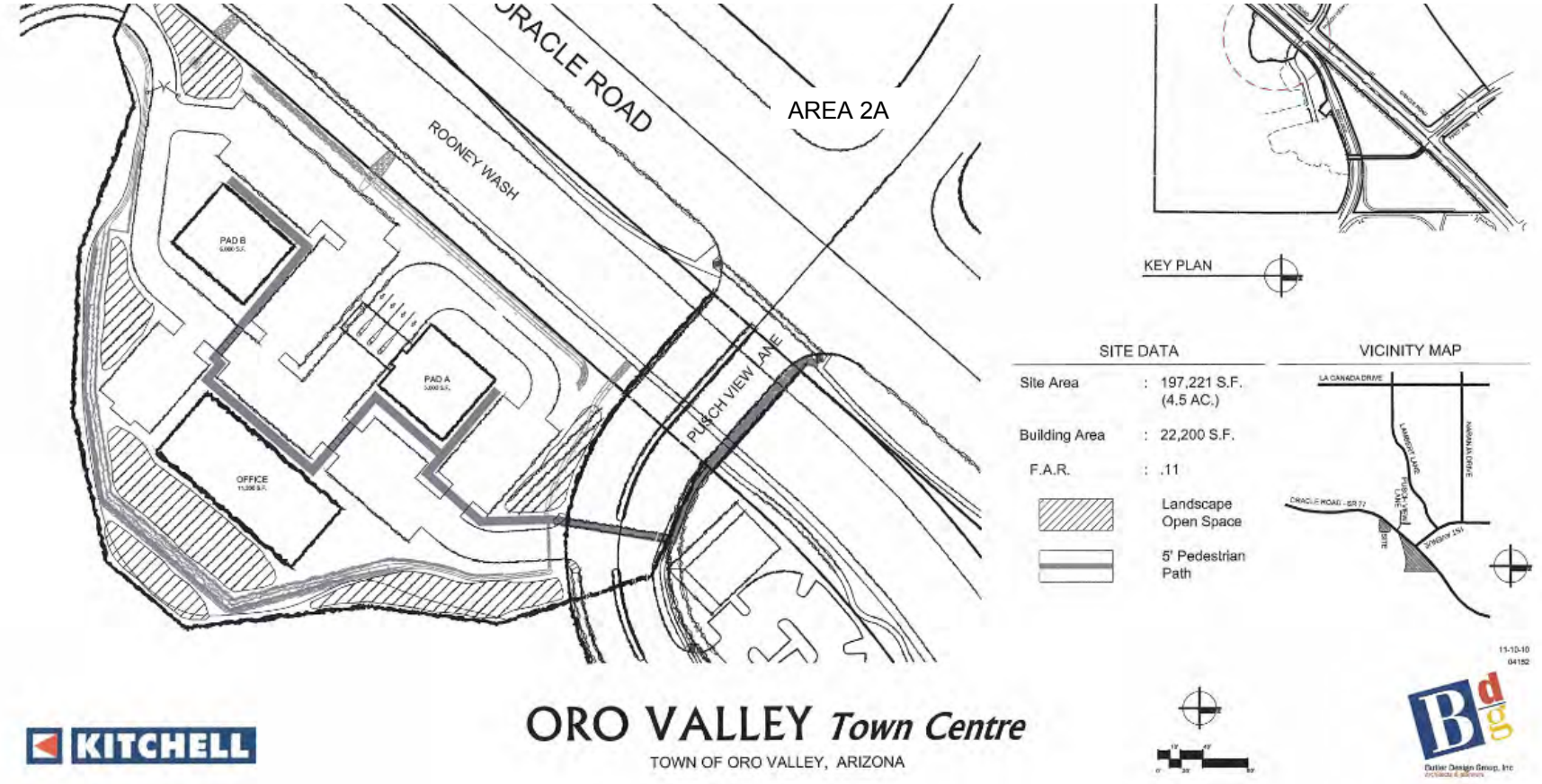
Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS



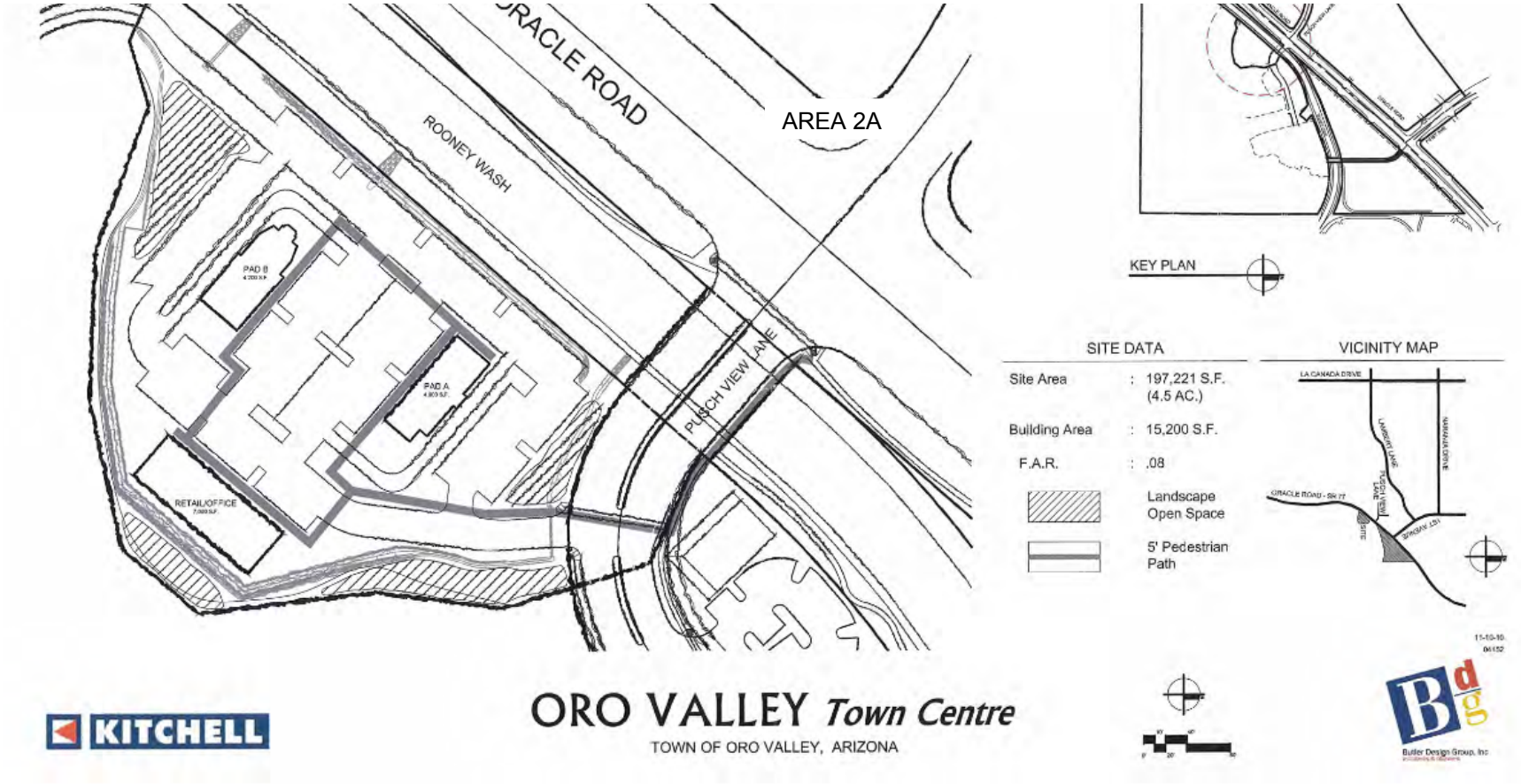
Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS



Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS



Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

Appendix 'C'

~~Tentative Development Plan~~

ILLUSTRATIVE SITE PLANS (AREA 2B & AREA 3)

Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

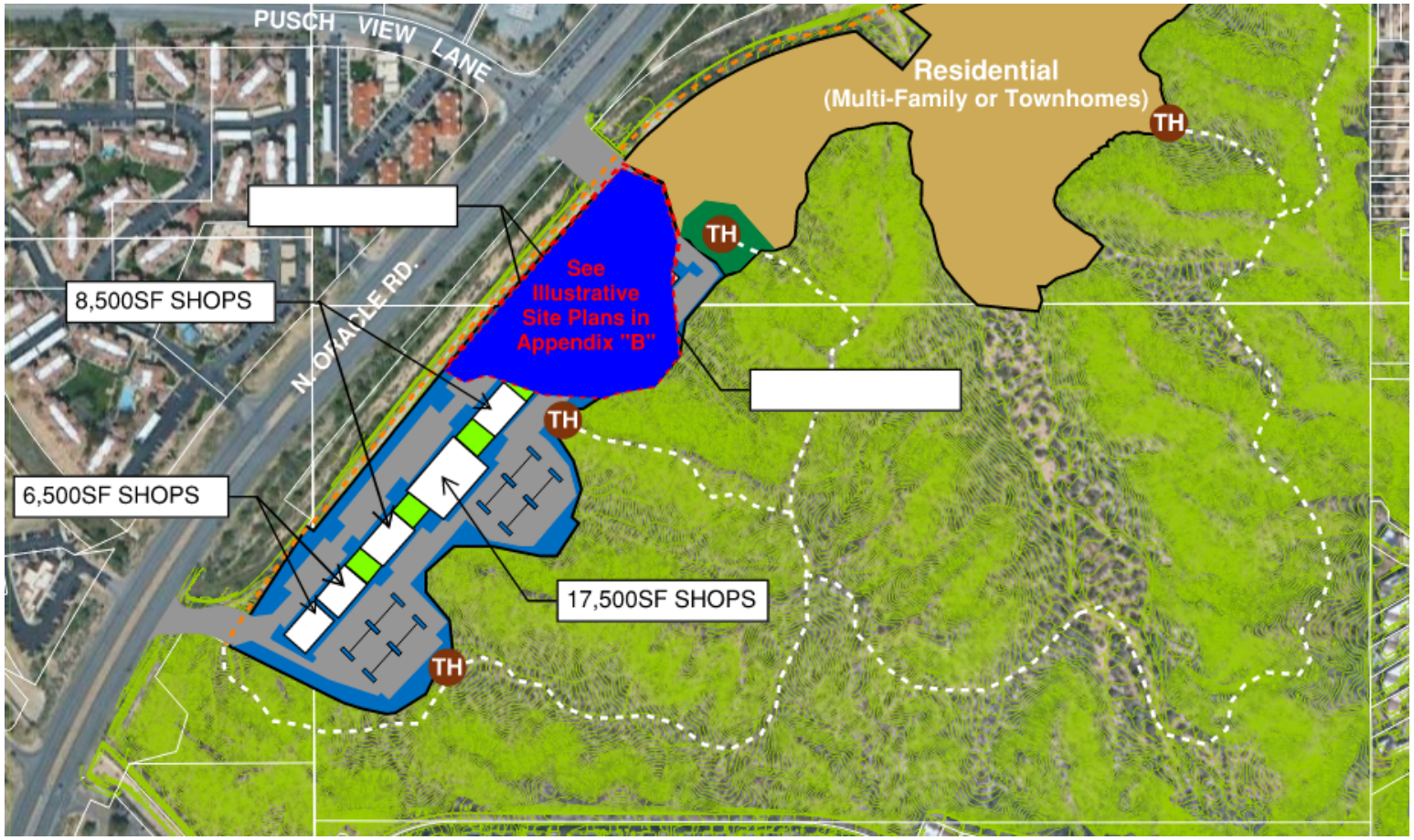
Commercial Site Plan 1



Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

Commercial Site Plan 2



Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

Residential Site Plan 1



Deletions are shown in red ~~strikethrough~~

Additions are shown in BLUE CAPS

Residential Site Plan 2



Appendix ~~(C-1)~~ 'D'
~~Illustrative Site Plans for Areas 1 & 2~~
INSERT ILLUSTRATIVE RENDERINGS

Appendix ~~(C-2)~~ 'E'
~~Illustrative Renderings~~
INSERT MATERIAL/COLOR BOARD

Appendix ~~(C-3)~~ 'F'
~~Material/Color Board~~
INSERT PEDESTRIAN AMENITIES

Appendix ~~D~~ 'G'
~~Letter of Map Amendment~~
INSERT CACTUS FERRUGINOUS PYGMY-OWL SURVEY

~~Appendix E~~
~~Cactus Ferruginous Pygmy-Owl Survey~~

~~Appendix F~~
~~Previously Approved Tentative Development Plan~~

~~Appendix G~~
~~Pedestrian Amenities~~

~~Appendix H~~
~~Conceptual Site Plan – Area 4~~

~~Appendix I~~
~~Single Family Residential Architectural Character Images~~

~~Appendix J~~
~~Viewshed Analysis– Area 4~~


Untitled Map
Write a description for your map.
Legend
PUSCH VIEW LANE
ROONEY WASH
N. ORACLE RD
Residential
(Multi-Family or Townhomes)
See
Illustrative
Site Plans in
Appendix "B"
6,500SF PAD
4,500SF
DRIVE THRU
25,000SF SHOPS
9,500SF SHOPS
TH
TH
TH
TH
TH
GoogleEarth
1000 ft
N


Untitled Map
Write a description for your map.
Legend
PUSCH VIEW LANE
ROONEY WASH
N. GALENA RD.
Residential
(Multi-Family or Townhomes)
See Illustrative Site Plans in Appendix "B"
8,500SF SHOPS
6,500SF SHOPS
17,500SF SHOPS
TH
TH
TH
TH
TH
GoogleEarth
1000 ft
N


Untitled Map
Write a description for your map.
Legend
PUSCH VIEW LANE
ROONEY WASH
N. GRACLE RD.
TH
TH
TH
TH
See Illustrative Site Plans in Appendix "B"
225 - 300 Apartments
Commercial
GoogleEarth
1000 ft


Untitled Map
Write a description for your map.
Legend
PUSCH VIEW LANE
ROONEY WASH
N. GRACLE RD.
TH
TH
TH
TH
See Illustrative Site Plans in Appendix "B"
105-110 TOWNHOMES
Commercial
GoogleEarth
1000 ft
N

Comprehensive Summary of Neighborhood Meetings

Project: OV Town Centre ("Rooney Ranch") General Plan Amendment and Rezoning
Meeting Location and Time: Town Hall and online from 6-7:30
Dates: 1st Neighborhood Meeting held on February 25, 2026; 2nd Neighborhood Meeting held on March 25, 2026

Attendance: Approximately 21 residents and interested parties attended the first neighborhood meeting, including Councilmember Greene, and Planning and Zoning Commissioner Wilson. Approximately 24 residents and interested parties attended the second neighborhood meeting, including Councilmembers Barrett, Greene, Robb, and Jones-Ivey.

Staff Contact: Michael Spaeth, Principal Planner, mspaeth@orovalleyaz.gov, (520) 229-4812. Staff's presentation is available online at OVprojects.com.

Next Steps: Planning and Zoning Commission Public Hearing on April 14, 2026. Please check OVprojects.com for meeting specifics.

Questions and Comments
During the neighborhood meetings, participants identified concerns and discussed design solutions to mitigate the concerns. A summary of the neighborhood meetings is provided below. Recordings of each meetings are available online at OVprojects.com.

Additional questions or comments: Please contact Jessica Hynd, ask@orovalleyaz.gov with any additional questions or comments.

1st Neighborhood Meeting: Attended by 14 people in-person and 7 online

Questions

- Will there be enough water for these projects?
- Is the Town considering leaving the entire area as open space?
- What is the process for public participation moving forward?
- How are we increasing open space with this proposal?
- Are you planning on allowing horses and ebikes on the trails?
- Will the Town make it open space?
- How far down is the trailhead going to be that does a loop?
- What was originally planned for Area 3?

Comments or concerns

Traffic and Parking

- Area 4: Where will firetrucks access?
- When I head south out of El Conquistador, this development will cause u-turn issues around Magee and Ina
- How will people south of this property get into it?
- How many people are you proposing in these areas to use these intesections
- I believe we are maxed out for traffic
- I don't know about the traffic counts, seems like a lot in my opinion.
- America doesn't have roundabouts, maybe we can get some of those.

Views and Height

- People come to live here because of the views. We should be reinforcing the views here.

Compatibility

- I'd like to see area 3 cut in half; I witness trespassers
- There's a dog park north of the project area, and more...it will not be changing.
- I'm not sure we're capitalizing on this area as a Town Center with these proposals
- I'd really like to see this area as a Town Center
- Would you say no to big box commercial that doesn't fit the area?
- Would it be possible to have no development at all?
- How big is a 4500 square foot drive-thru, and other general square foot comparisons?
- I don't see the dynamics of this proposal

Other

- Didn't receive a postcard, glad to hear youre removing area 4 and density. I like open space and single family
- Area 4 is a cholla forest...consider moving the trails away from el conquistador neighborhood.
- It's Stoney Canyon, not Stone
- Concerned about Town Finances
- Clarification on what use is in what area.
- Hotel stores buses in a "big dead area", who owns that?
- We should hold onto this property
- This is a unique opportunity to create something.
- Water is a concern, I lived in CO, subsidence is a thing.
- Discussion regarding Colorado River Water Rights at the Multi-State level.

Compromises / Design Changes

- Provide a Engineering staff member at the 2nd neighborhood meeting

2nd Neighborhood Meeting: Attended by 13 people in-person and 11 online

Questions

- What is daily capacity based on? 24 hour period?
- Which method of traffic capacity measurement was used for this project?
- Are the dotted lines on the site map hypothetical trails?
- What developers did the Town meet with for this project?
- Will our crime rate go up from more apartments?
- Is the site being sold? Including the open space?
- Is existing bridge part of this plan?
- Who would own the open space and trails?
- Is this a done deal?
- Are residents going to be able to participate in the passing of the site options?
- Has leasing the land been considered?
- Is there any talk about the speed limit?
- Who would have managment of the existing wash?
- Are the other options for the site public record?
- Does 100% traffic capacity mean bumper-to-bumper?
- Can we ask ADOT to determine the proper speed limit?
- Could we turn the apartments into something educational?
- What is the goal of the development?
- Does the El Conquistador intersection have more accidents?
- Do you have a recommendation as a resident? What is our best choice?
- Area 2 is owned by Kitchell? The land will be zoned and sold by the Town?
- Was it Mr. Keelser that did the traffic analysis?
- What do the citizens have to negotiate? Will development enroach into the opne space?
- What happened to the residential development previously proposed for this site?
- Has Kitchell submitted any developemnt plans for review?
- Is there any chance that ADOT will widen Oracle?
- Foot traffic over Oracle and into Frys? Will there be any pedestrian opportunities?
- Why can't the area be kept as an open space or park?
- The justification for more commerical space when many are empty?
- Who presented the orignal plans and how did this all start?
- How is the Town addressing the currently empty commerical spaces?
- Does zoning and building have to be compatible with the current general plan or the future plan?
- Why are we doing this instead of something more creative?
- Are floods and fires being considered?

Comments or concerns

Traffic and Parking

- Traffic capacity measurement method
- Existing bridge
- More cars on the road
- Speed limit on Oracle
- Pedestrian opportunities for future residents
- Ingress/egress and emergency vehicle access
- Delay to rush hours
- Timeframe for nearby light

Views and Design

- Preserving as much open space as possible. Natural beauty not respected
- Trail proximity to nearby residential in La Reserve
- Existing wash not properly maintained
- Renders
- Project looks disgsuting
- Visualization of open space alternative option
- Height requirement
- Townhomes over apartments
- Linear commerical option preferred

Compatibility

- General plan compliance
- Speed limit on Oracle
- Incompatiable with what the Town wants
- Development intensity

Other

- Site sale/leasing
- Drainage issues
- Propensity for police incidents with increased residential
- Potential educational uses
- Density brings more business
- Justification for more commercial space
- Nearby drive thru noise and oder
- Noise from garbage pickup for businesses
- Washes and buffelgrass; floods and fires
- Crime rates in apartments and multifamily
- Drainage on and off the property

Compromises / Design Changes

- Trails design and insulation

Public Hearing: Proposed General Plan and Planned Area Development Amendments for the Oro Valley Town Centre PAD

Planning and Zoning Commission

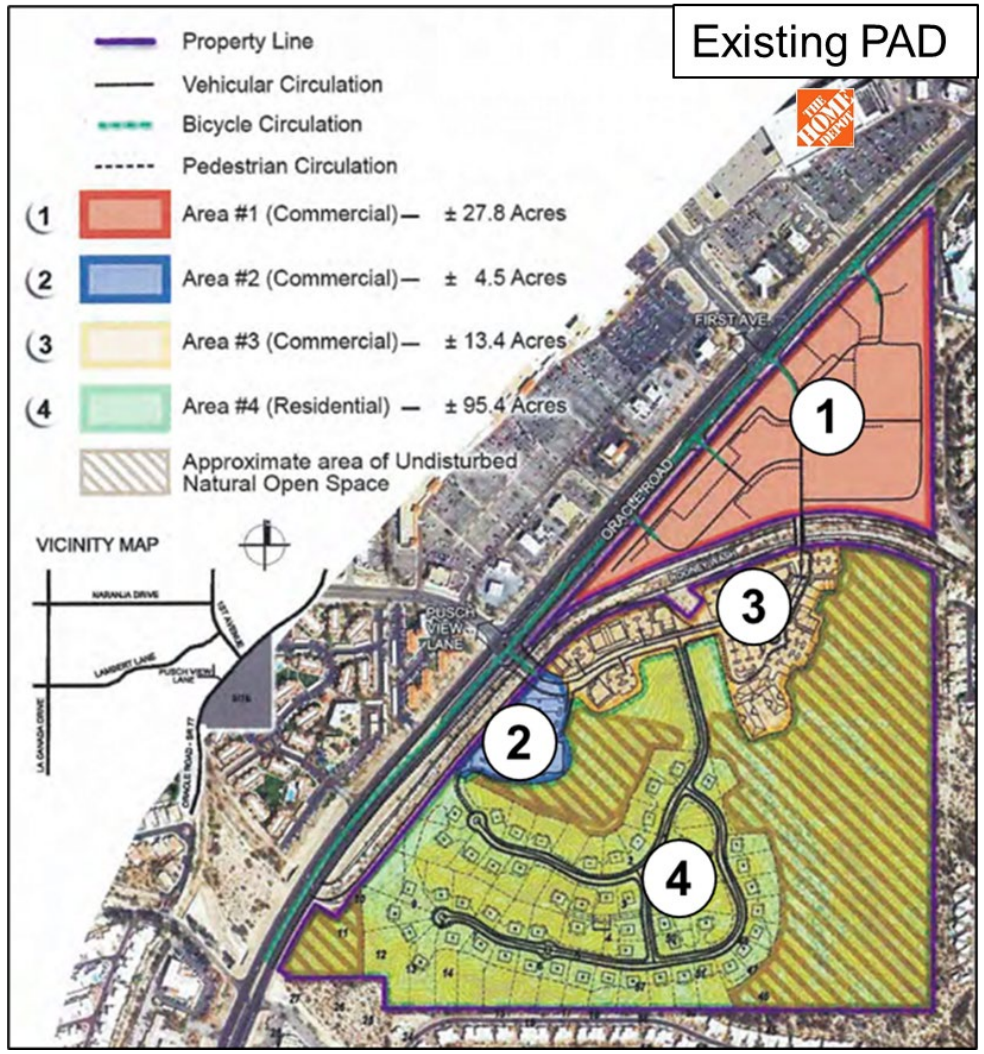
May 5, 2026

Town of Oro Valley

Purpose

Town of Oro Valley

- **Public Hearing**
  - Item A: General Plan Amendment
    - Portions of Area 4 only
      - Low Density Residential – 2 → Community and Regional Commercial and Open Space
  - Item B: PAD Amendment (rezoning)
    - Area 2, Area 3, and Area 4
      - Revise site designs
        - Limit development to areas with little impacts on neighbors
        - Expand commercial and multi-family opportunities
        - Ensure designs will attract sale interest
      - Increase Open Space
      - Limit building heights (town-owned parcels)
      - Eliminate single-family residential (Area 4)
    - Action on Item B dependent on approval of Item A

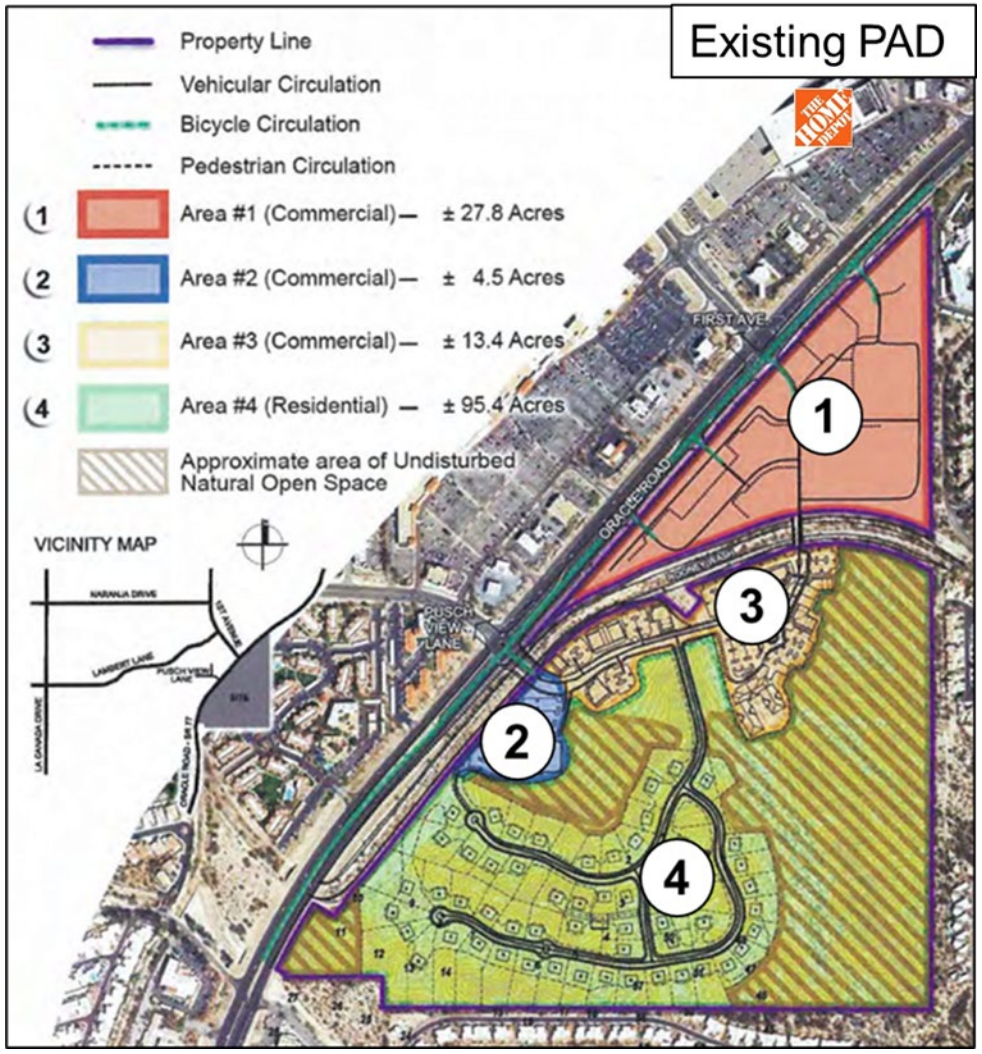


Proposal Key Elements

Town of Oro Valley

Proposal Key Elements		
Element	**Existing**	**Proposed**
Open Space	69 acres	88 acres (78% of subject areas)
Buffer to neighbors (south)	South: ~100 feet	South: ~350feet
Building Heights	40 feet (retail) 50 feet (office) 75 feet (hotel)	40 feet (≥200ft of Oracle)* 49 feet (200ft+ from Oracle)*
Commercial Acreage	4.5 acres	11.5 acres
Limit development to Oracle Rd. corridor	No	Yes
Commercial/ Residential Mix	Commercial: 4.5 acres Mixed-use: 13.9 acres Residential: 25 acres	Commercial: 11.5 acres Mixed-use: 0 acres Residential: 13.9 acres
Appraisal	N/A	Yes

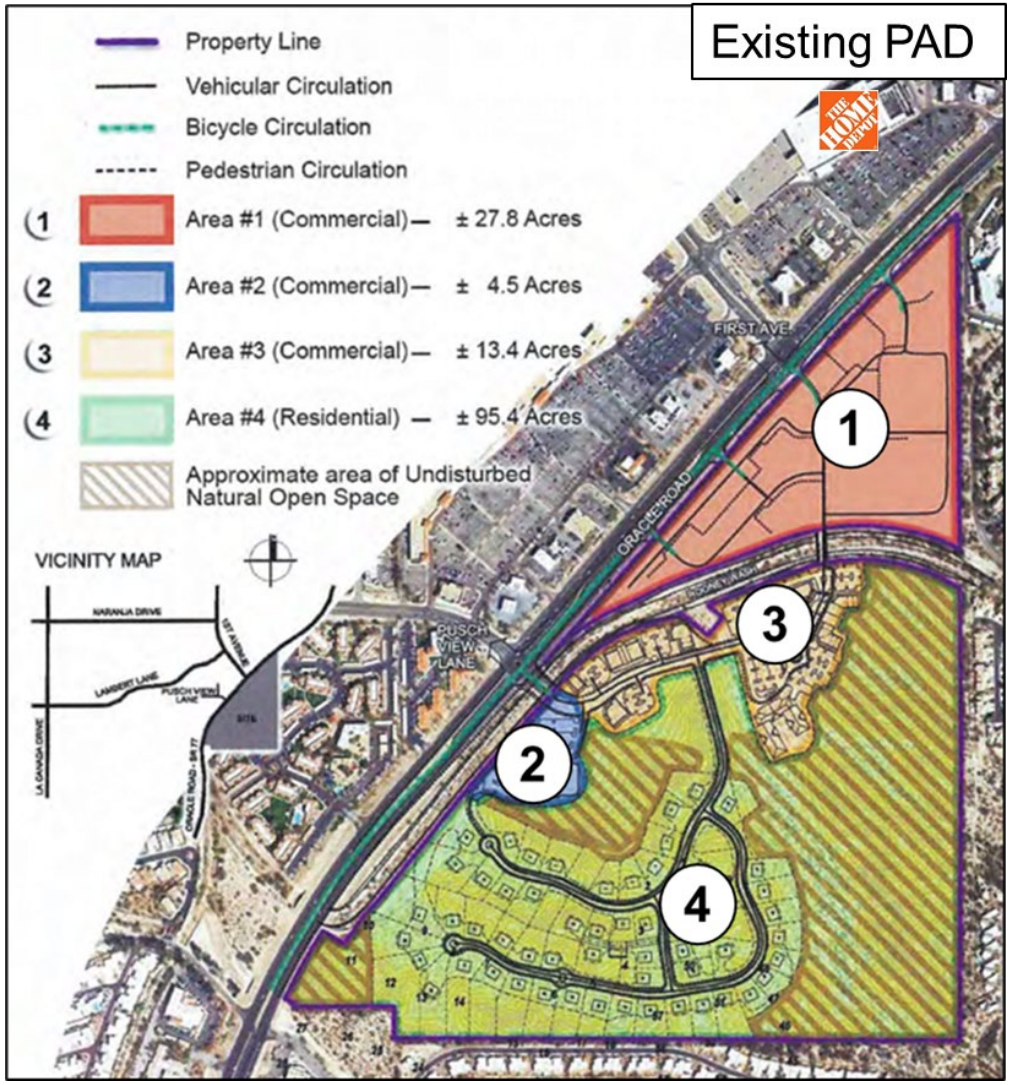
* Town-owned Area 2B and Area 3 only



Background – Oro Valley Town Centre PAD

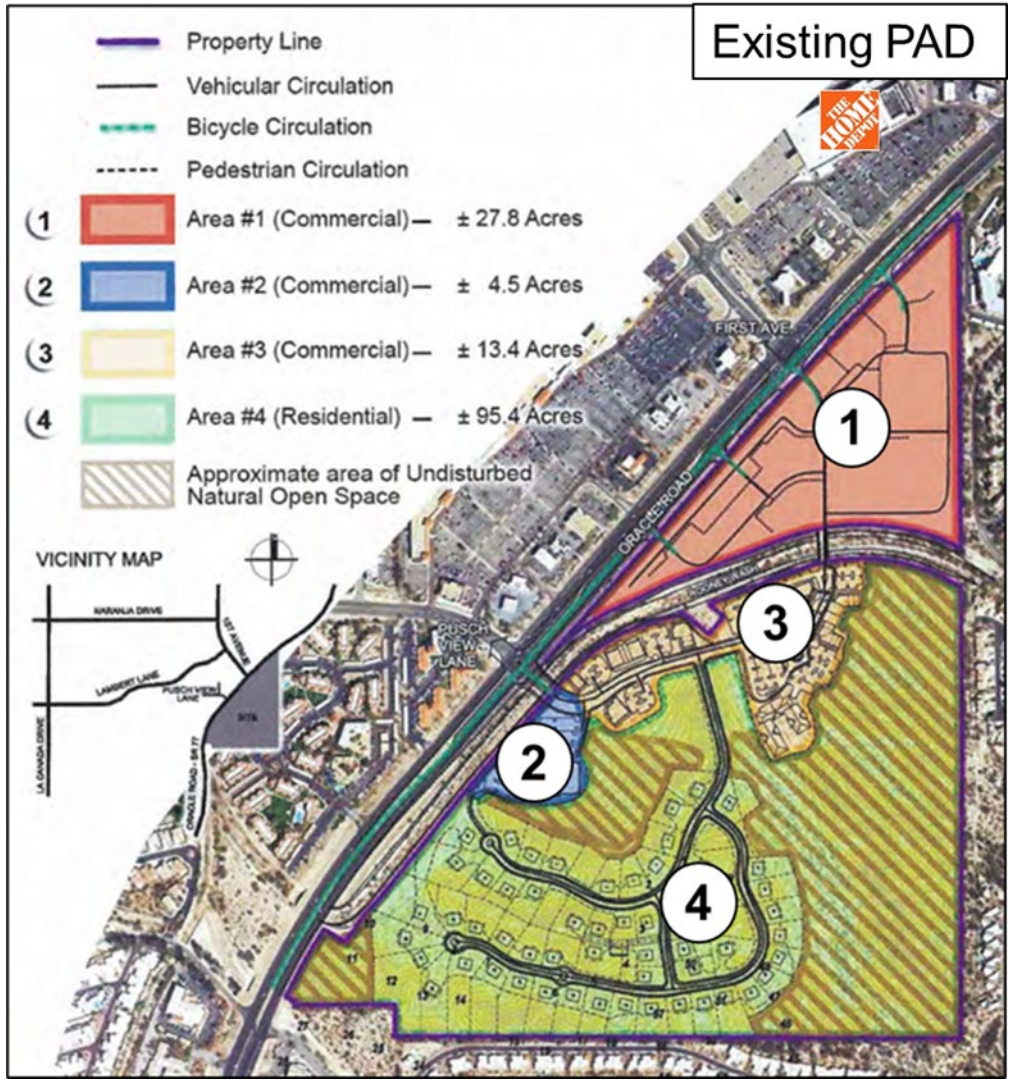
Town of Oro Valley

- Total area: ~141 acres
  - Area 1: Commercial (Not a part)
  - Area 2: Commercial
  - Area 3: Mixed – Use
    - Multi-family residential (Apartments), Commercial, Office, Hotel
  - Area 4: Residential
    - Single-family
- 2002: Original PAD zoning established
  - 2012 PAD Amendment
  - 2019 PAD Amendment
- 2019: Area 3 and Area 4 donated to the Town
- 2025: Town Council initiation of General Plan Amendment (Area 4) and rezoning (Area 3 and Area 4)



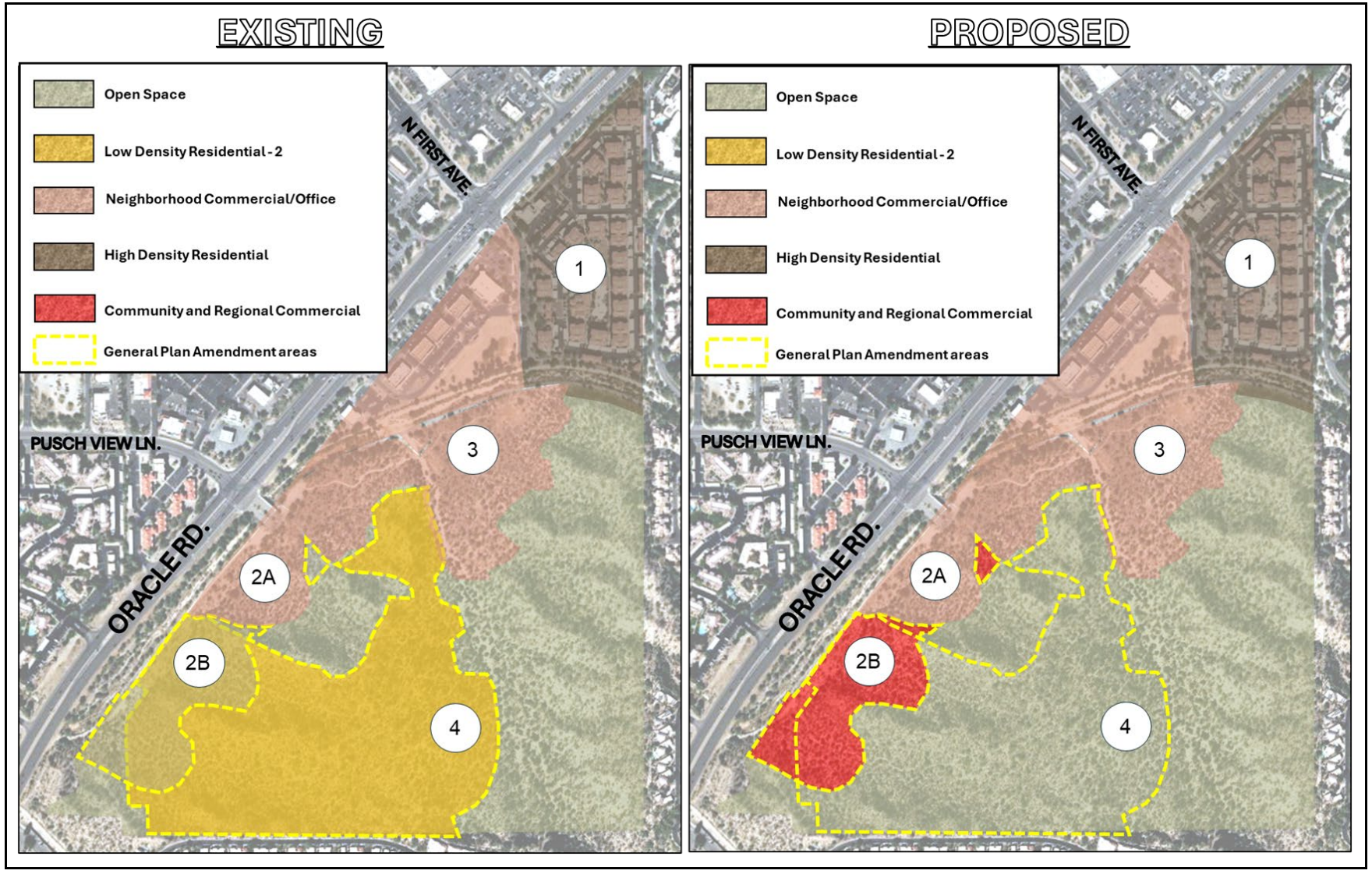
Project objectives

- Adopt zoning to “set the table” for future sale (town-owned areas)
- Establish site designs attractive to residents and future buyers
- Provide preliminary appraisal



Item A: General Plan Amendment

Town of Oro Valley

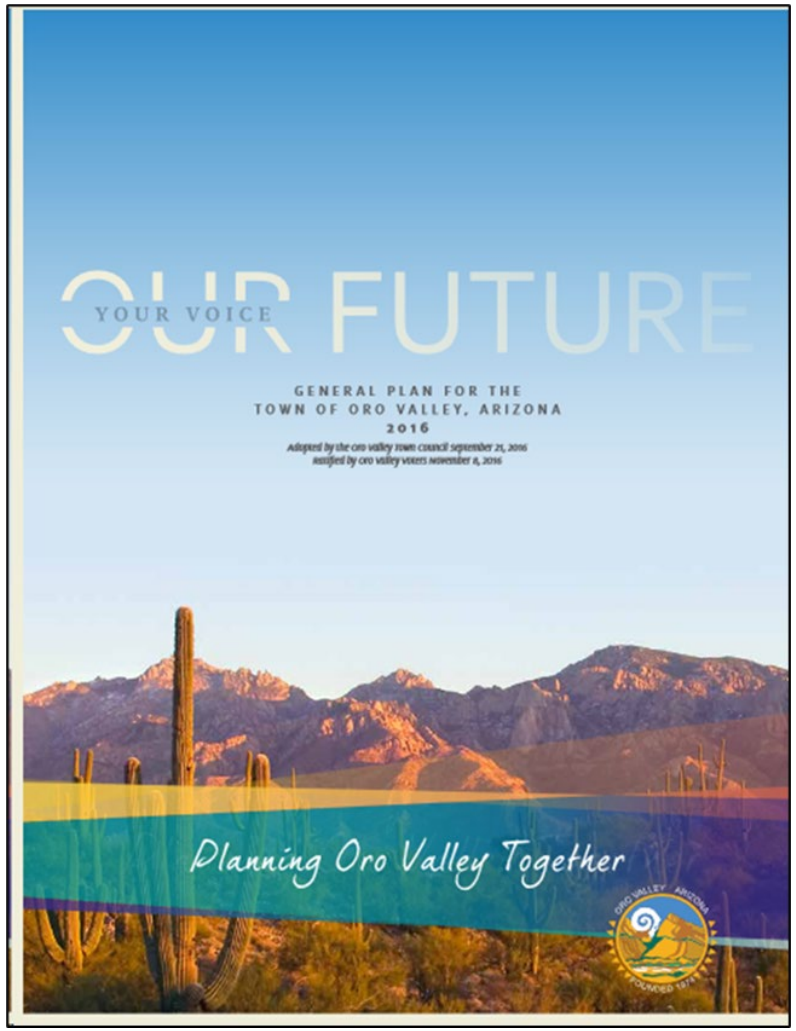


Item A: General Plan Amendment continued

Town of Oro Valley

General Plan conformance

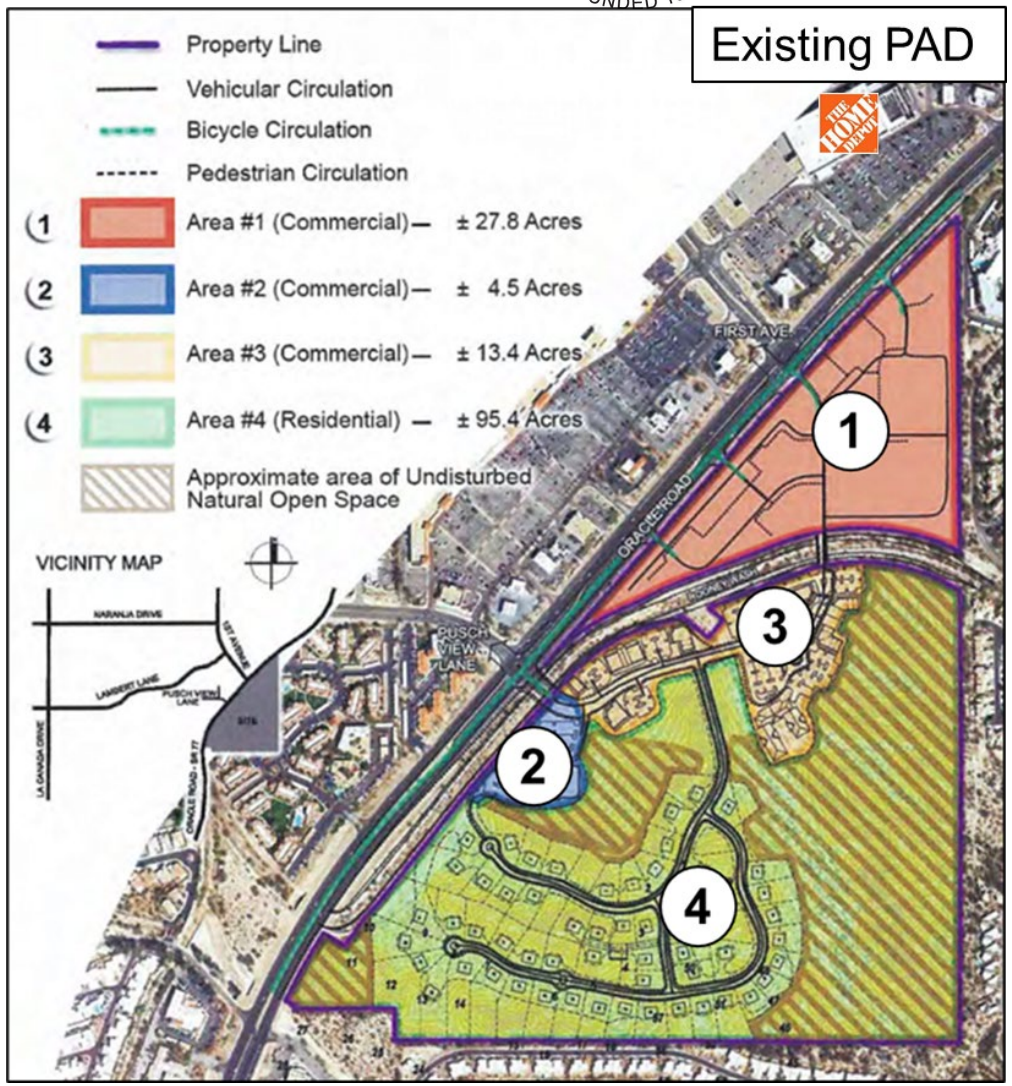
- Vision, Guiding Principles, Goals, Actions
  - Views
  - Land Use Transitions
  - Traffic
  - Open Space and Buffers
- Amendment criteria
  - Overall General Plan Conformance
  - Effective Public Outreach
  - Economic Stability



Item B: Planned Area Development Amendment

Town of Oro Valley

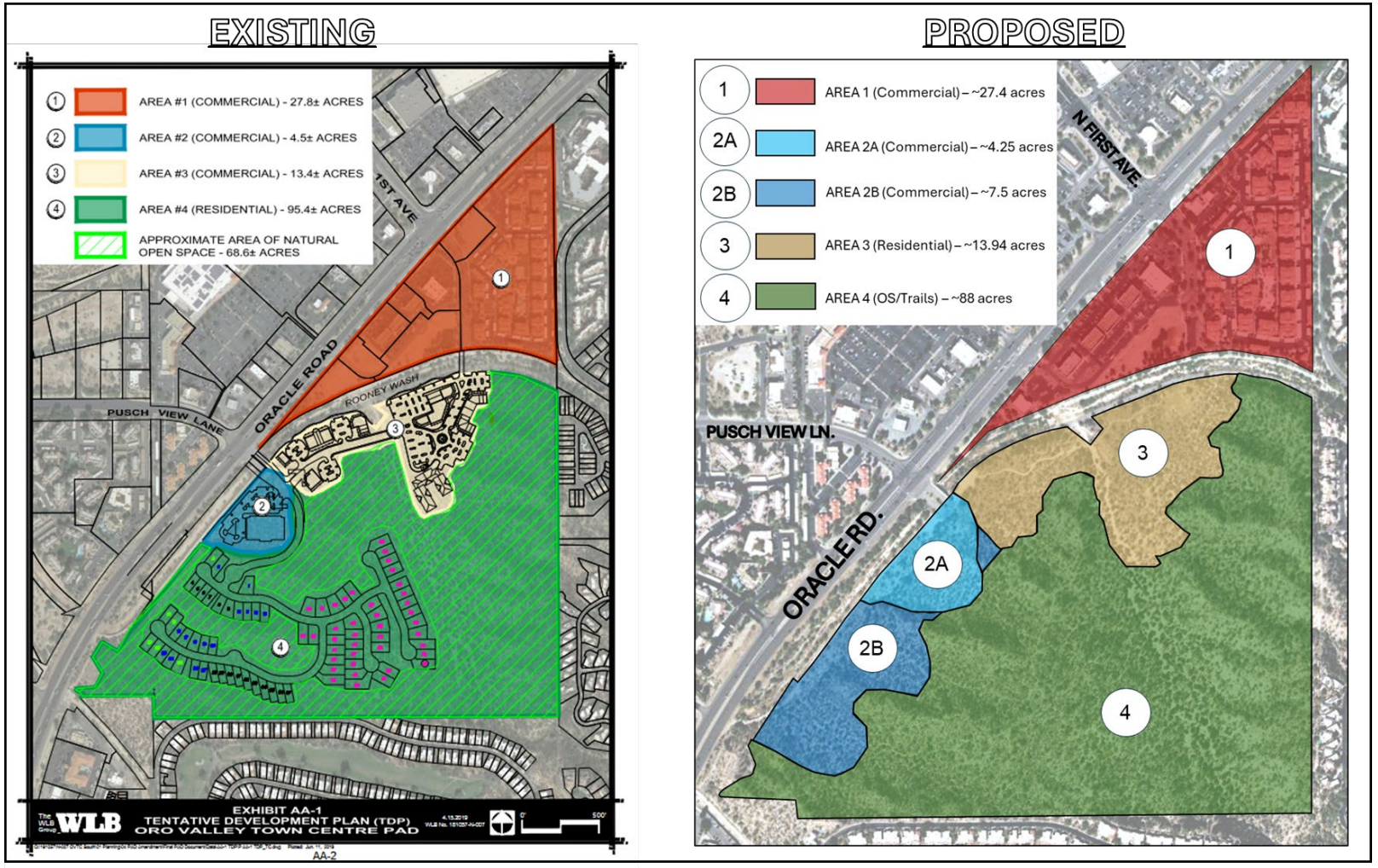
- Planned Area Development amendment (rezoning)
  - Overall Area Plan
    - Establishing five (5) development areas
  - Illustrative Site Plans
    - Two (2) commercial concepts (Area 2B)
    - Two (2) residential concepts (Area 3)
  - PAD text changes
    - Minor changes to reflect Illustrative Site Plans



Item B: Planned Area Development Amendment

Town of Oro Valley

Overall Area Plan



Item B: Illustrative Site Plans

Town of Oro Valley

Area 2B



or



Area 3



or



Item B: Planned Area Development Amendment continued

Town of Oro Valley

Area 2B

- Commercial uses
  - Retail, restaurant, office
- Building heights
  - 34 feet* (w/in 200ft of Oracle)
  - 49 feet* (beyond 200ft)
- Access
  - Pusch View Lane bridge
    - Requires cross-access
  - Right-in/right-out (new)

* Includes architectural features

Traditional Commercial



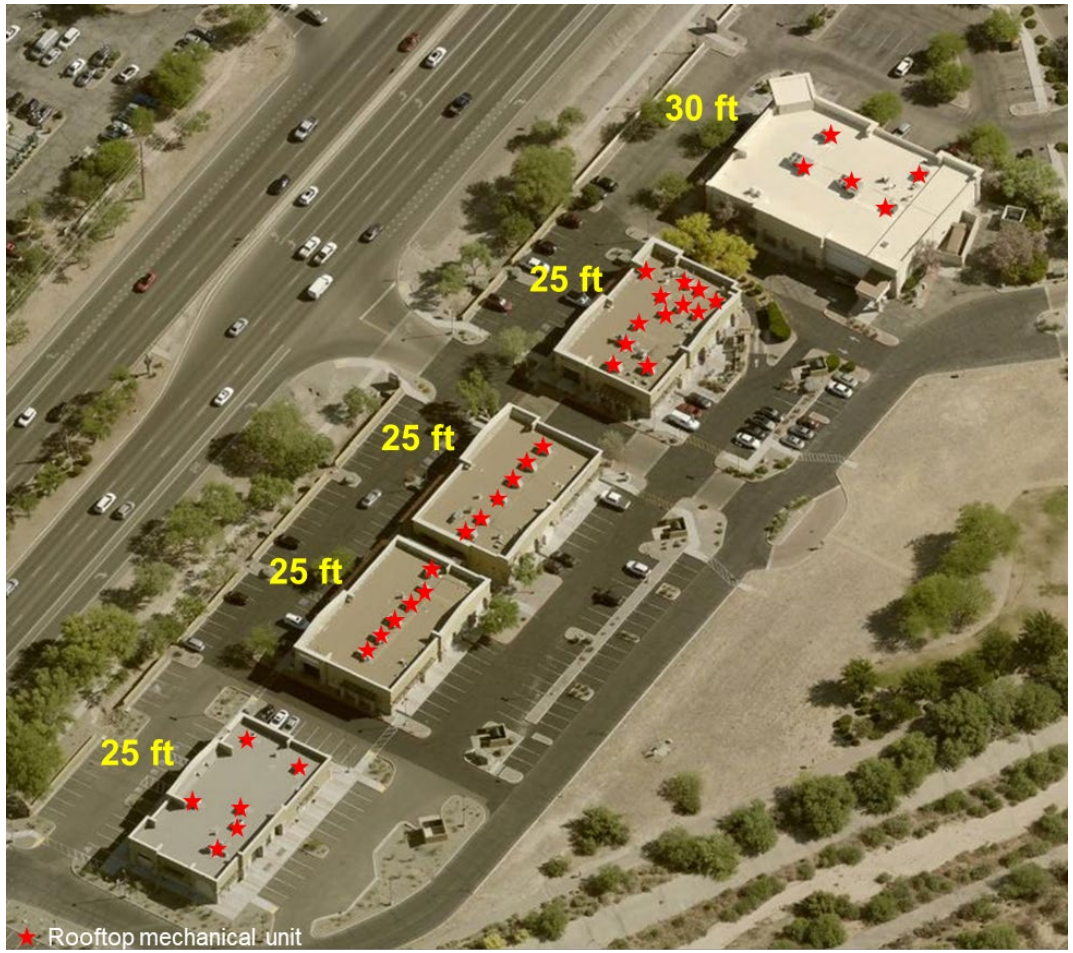
Linear Commercial



Item B: Planned Area Development Amendment continued

Town of Oro Valley

Area 2B





Item B: Planned Area Development Amendment continued

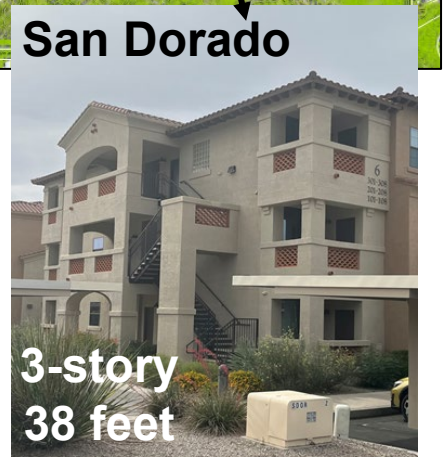
Town of Oro Valley

Area 3

- Apartments
  - 225 – 250 units
- Townhomes
  - 105 – 115 homes
- Building heights
  - 40 ft – 49 ft*
- Access
  - Pusch View Lane
  - 1st Ave bridge (future)

* Includes architectural features







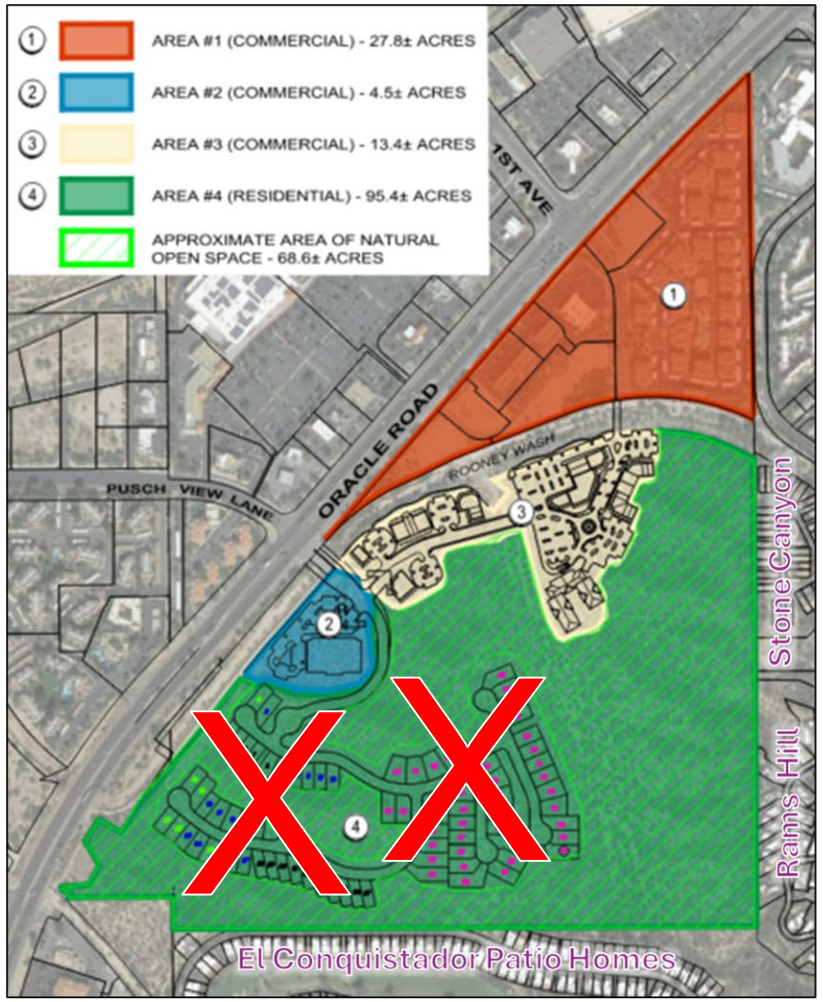
Item B: Planned Area Development Amendment continued

Town of Oro Valley

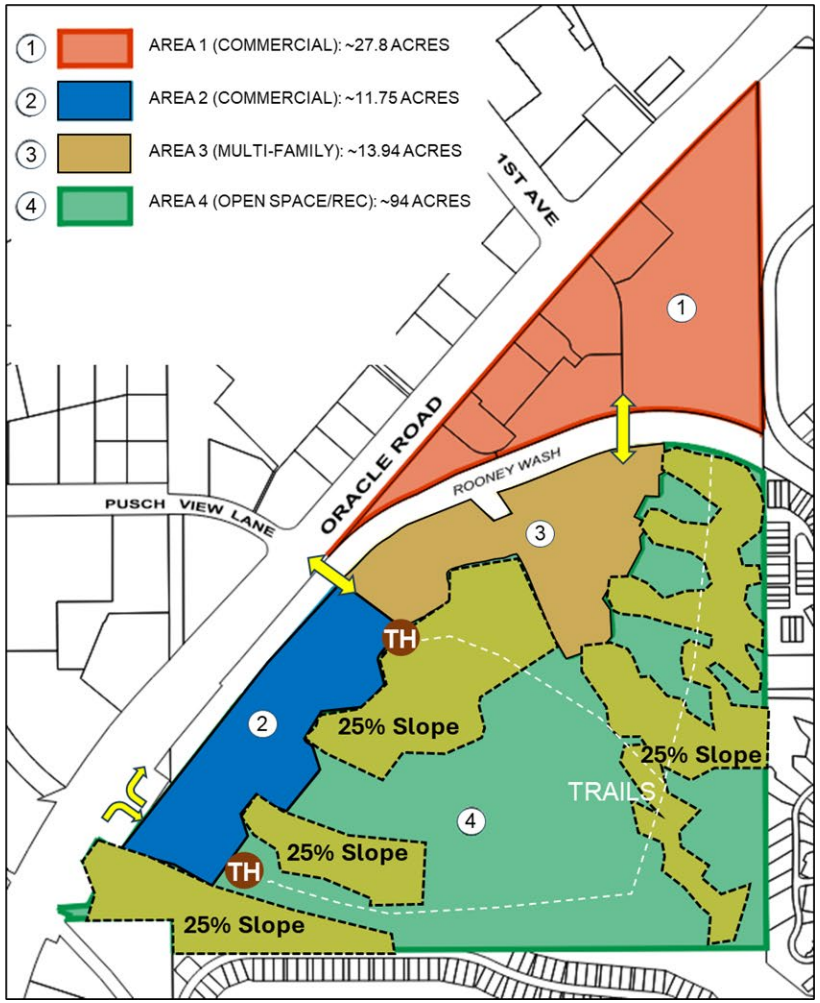
Area 4

- Remove single-family residential (77 lots)
- Increase open space (~25 acres or 40%) to 88 acres
- Trails and trailheads
- Increase commercial (Adjacent to Area 2)

EXISTING



PROPOSED



Public Participation

Town of Oro Valley

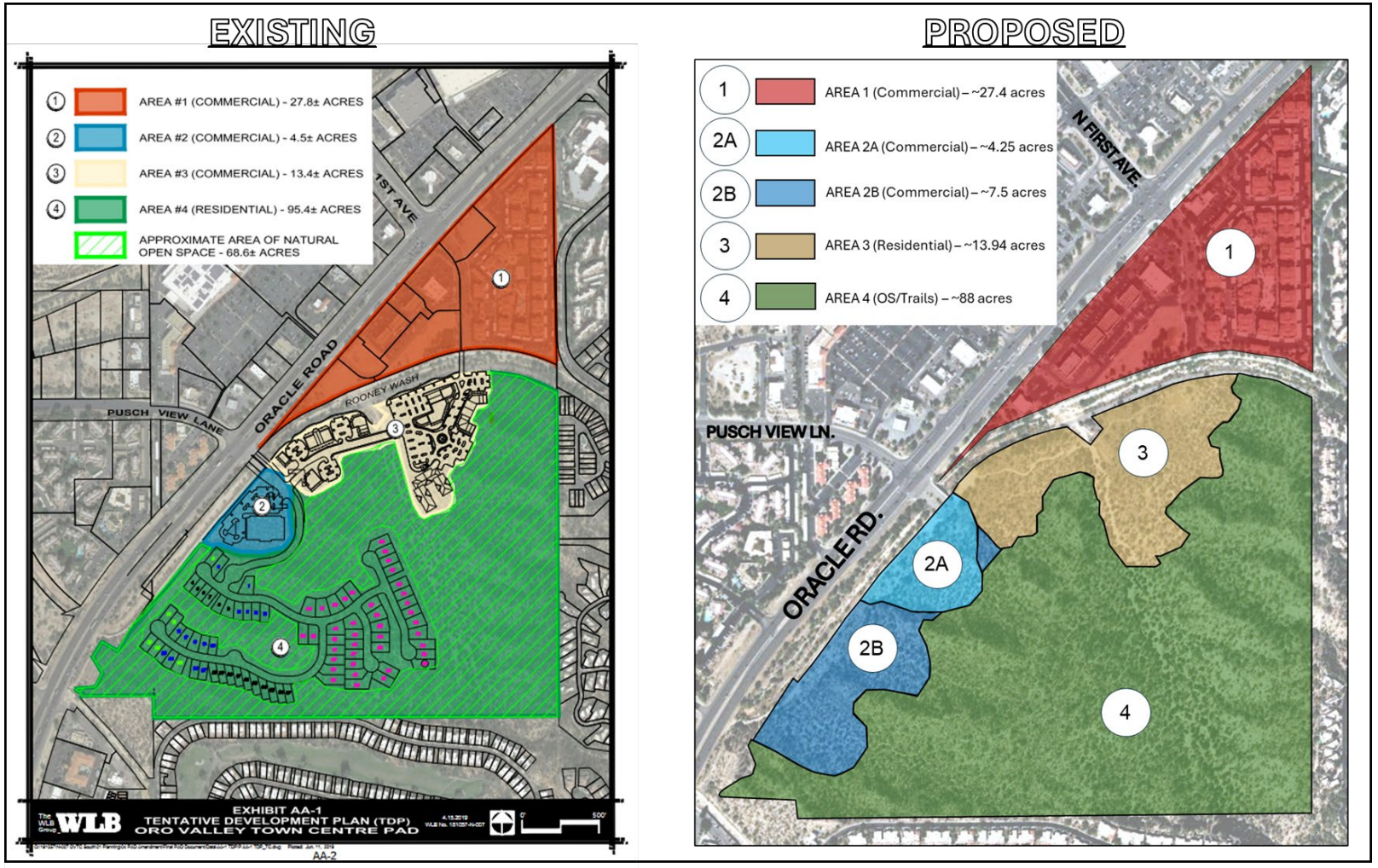
- Two (2) Neighborhood Meetings
  - February 26, 2026
  - March 25, 2026
  - Key topics
    - Minimizing view impacts
    - Traffic
    - Open Space preservation



Public Participation

Town of Oro Valley

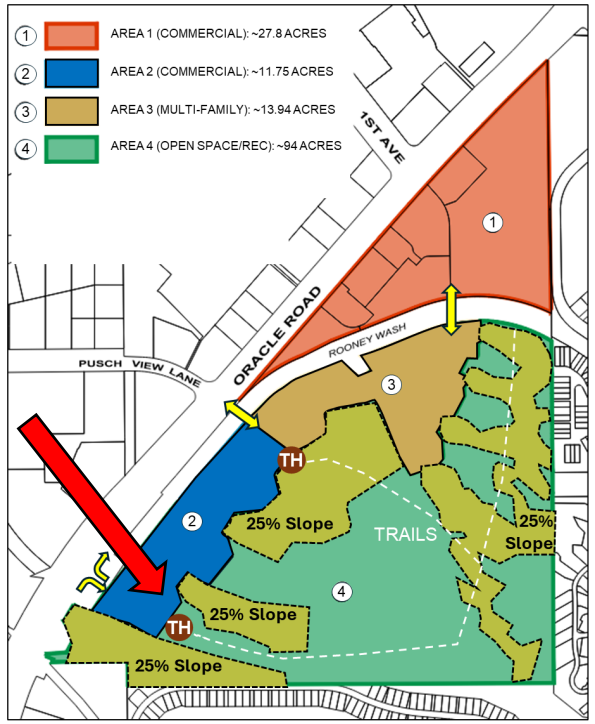
Minimize view impacts



Public participation continued

Town of Oro Valley

Area 2B

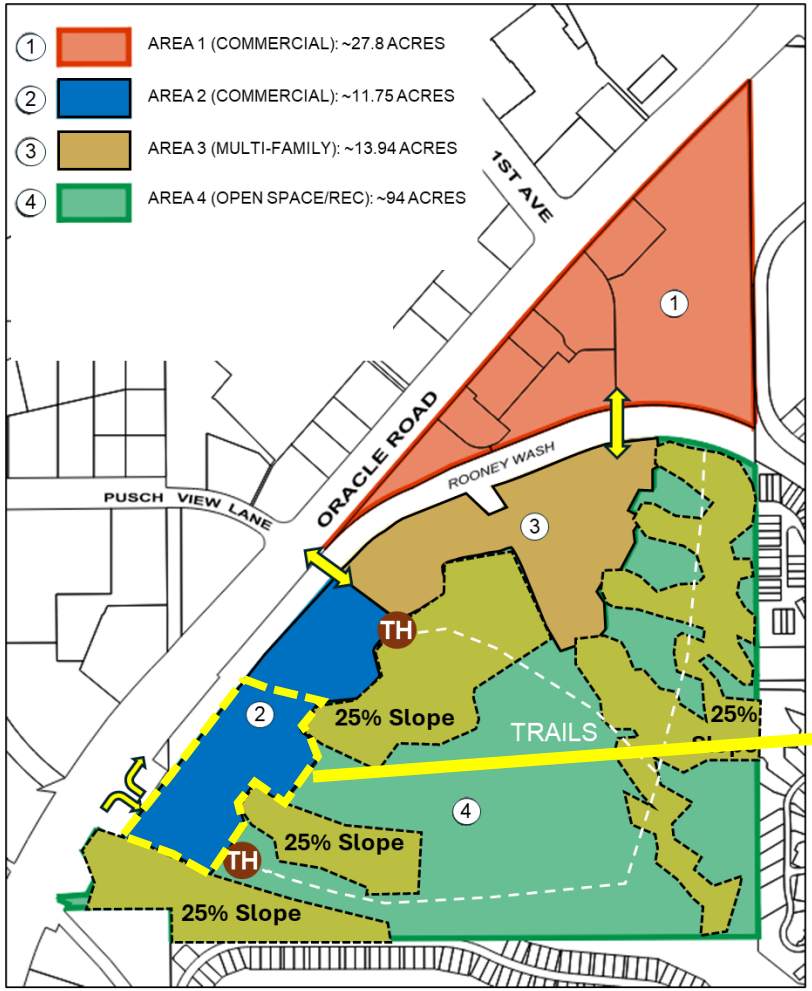




Public participation continued

Town of Oro Valley

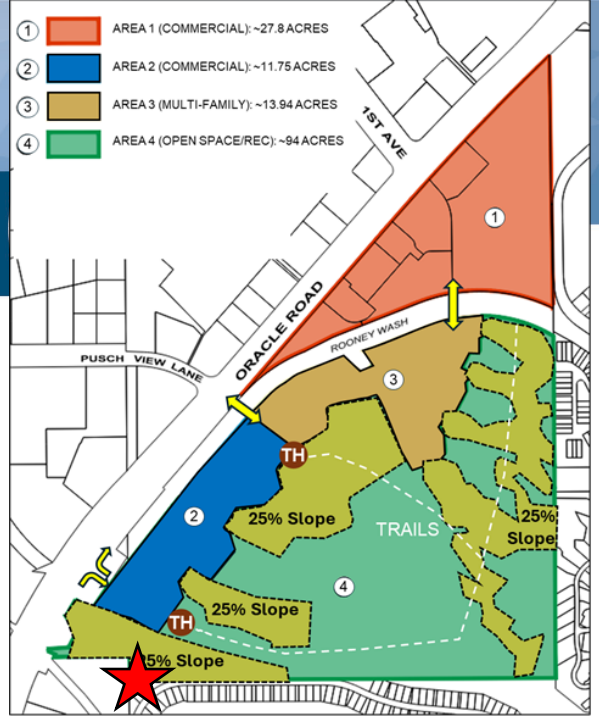
Area 2B





Public participation continued

View El Conquistador Patio Homes – Area 2



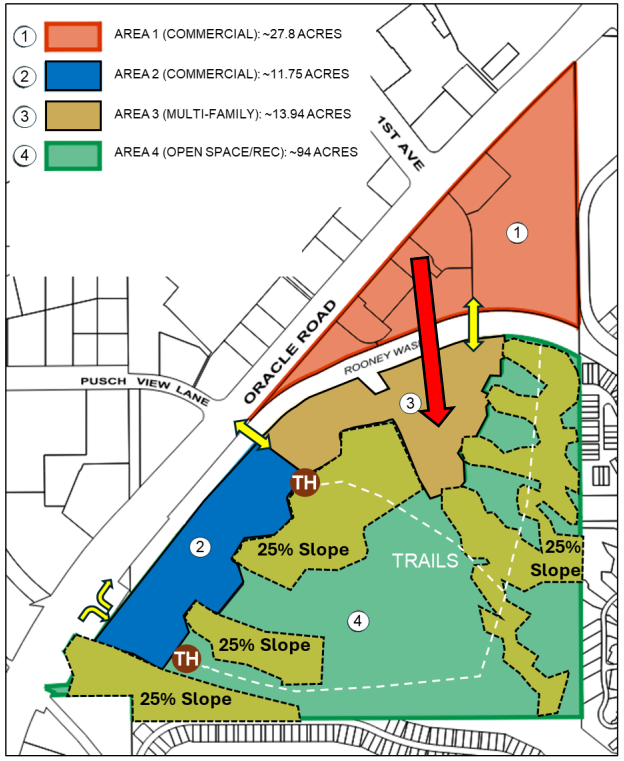


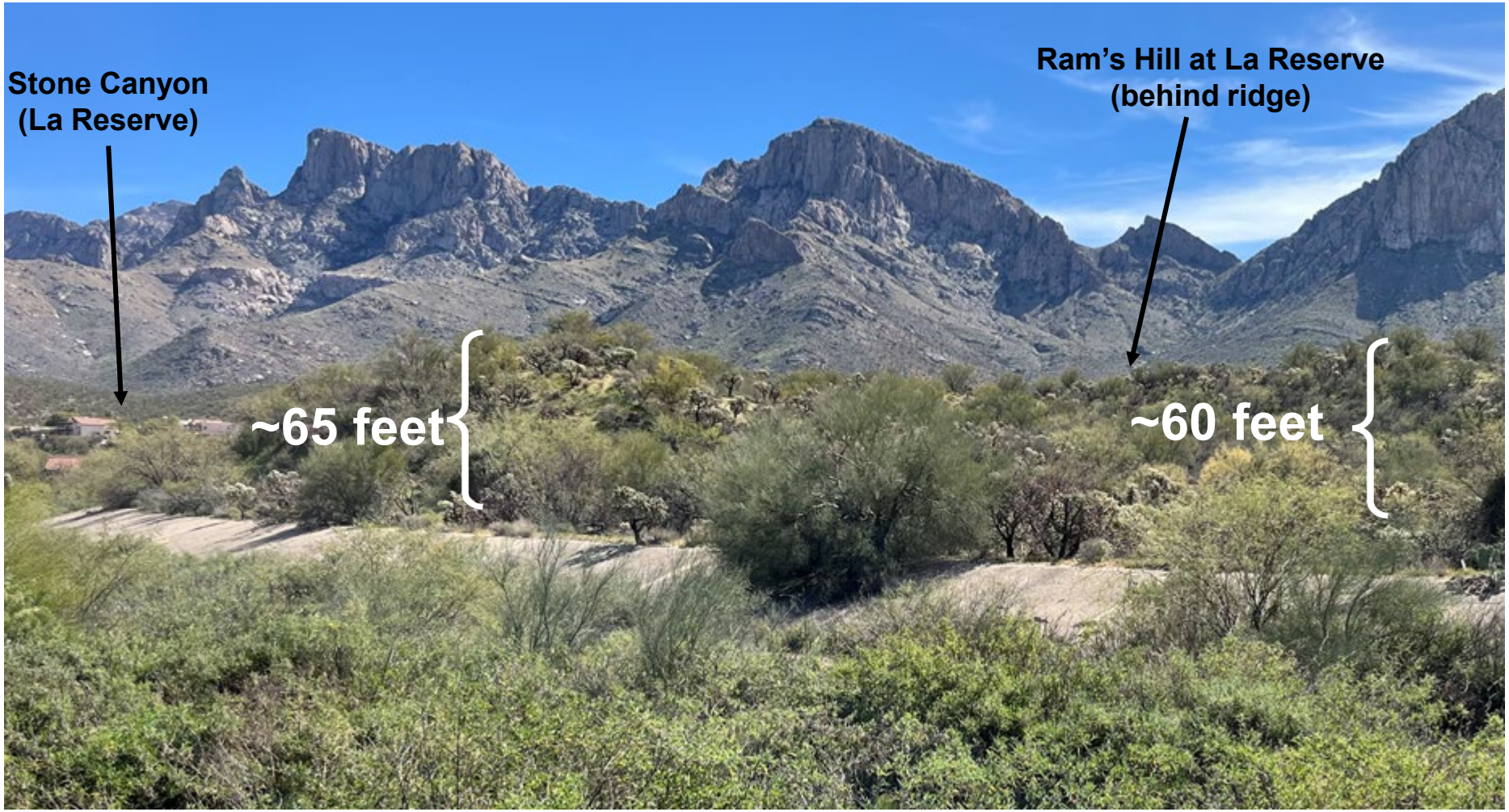


Public participation continued

Town of Oro Valley

Area 3

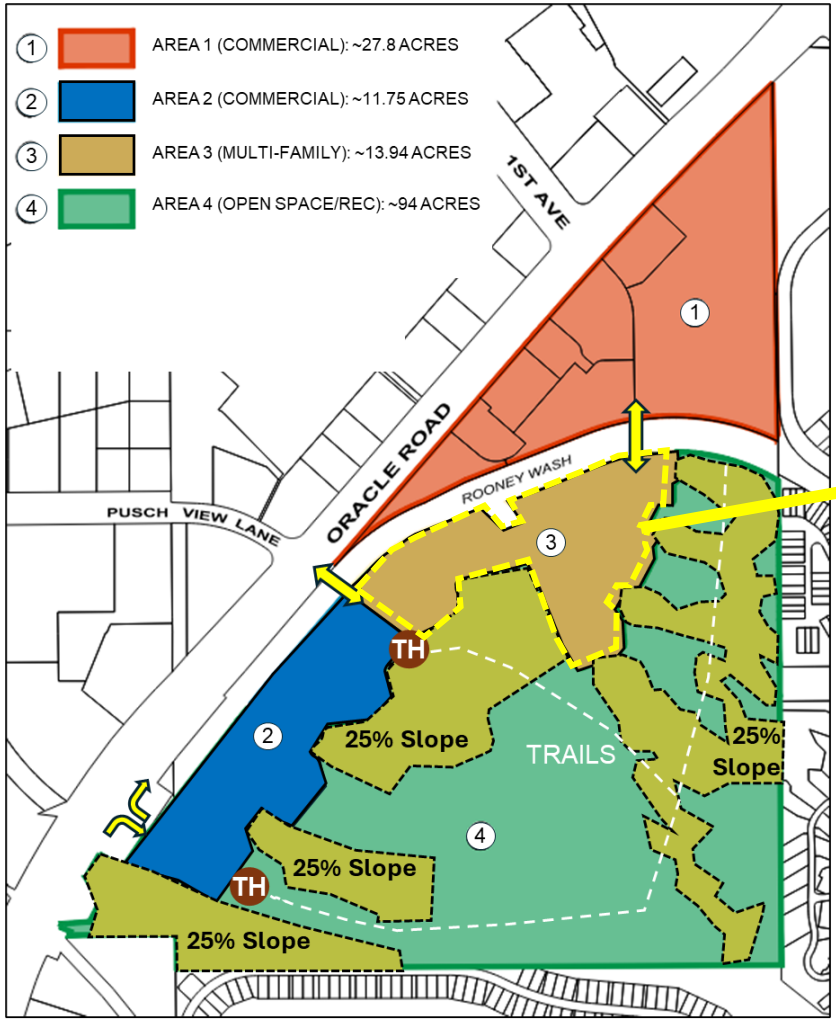




Public participation continued

Town of Oro Valley

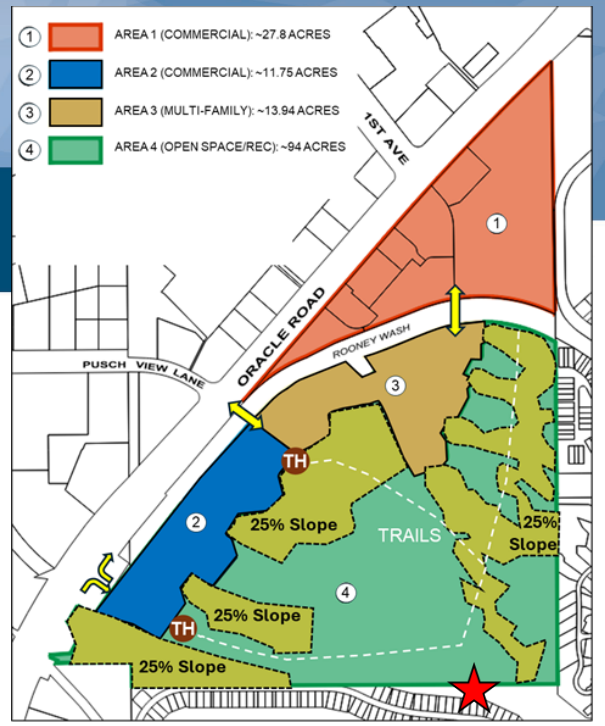
Area 3





Public participation continued

View El Conquistador Patio Homes – Area 3







Public participation continued

Town of Oro Valley

View from Oracle Road



Public participation continued

- Traffic anticipated to be same or less than currently approved
- Future traffic studies required



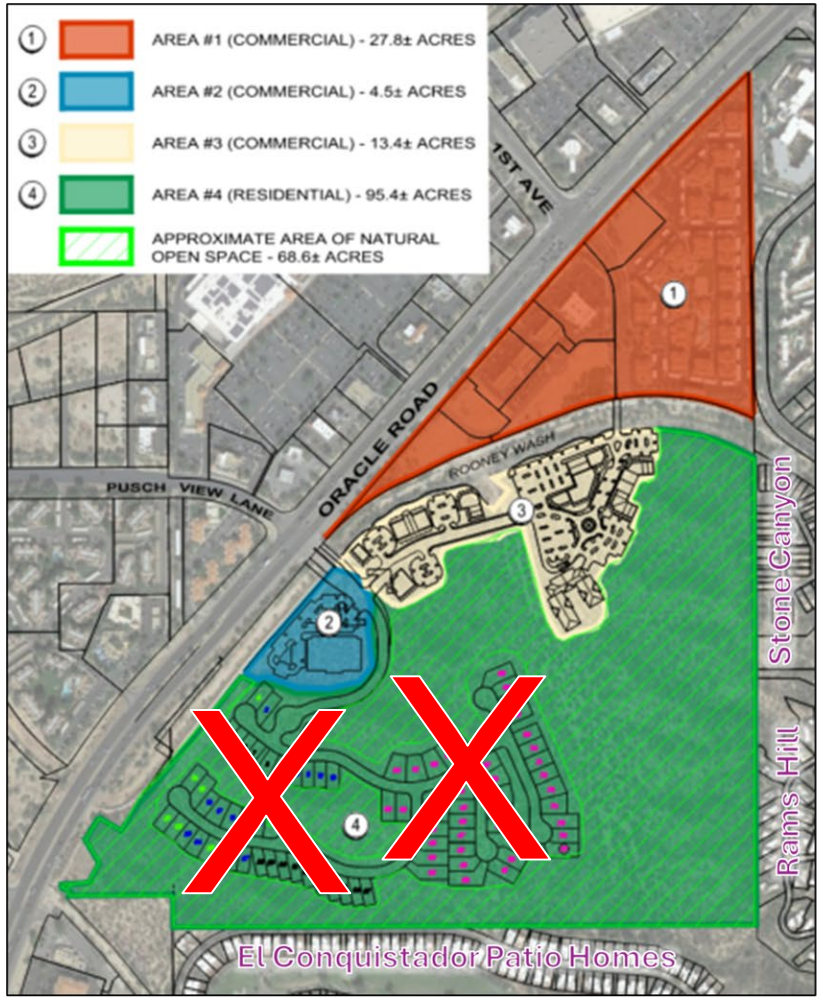
Public participation continued

Town of Oro Valley

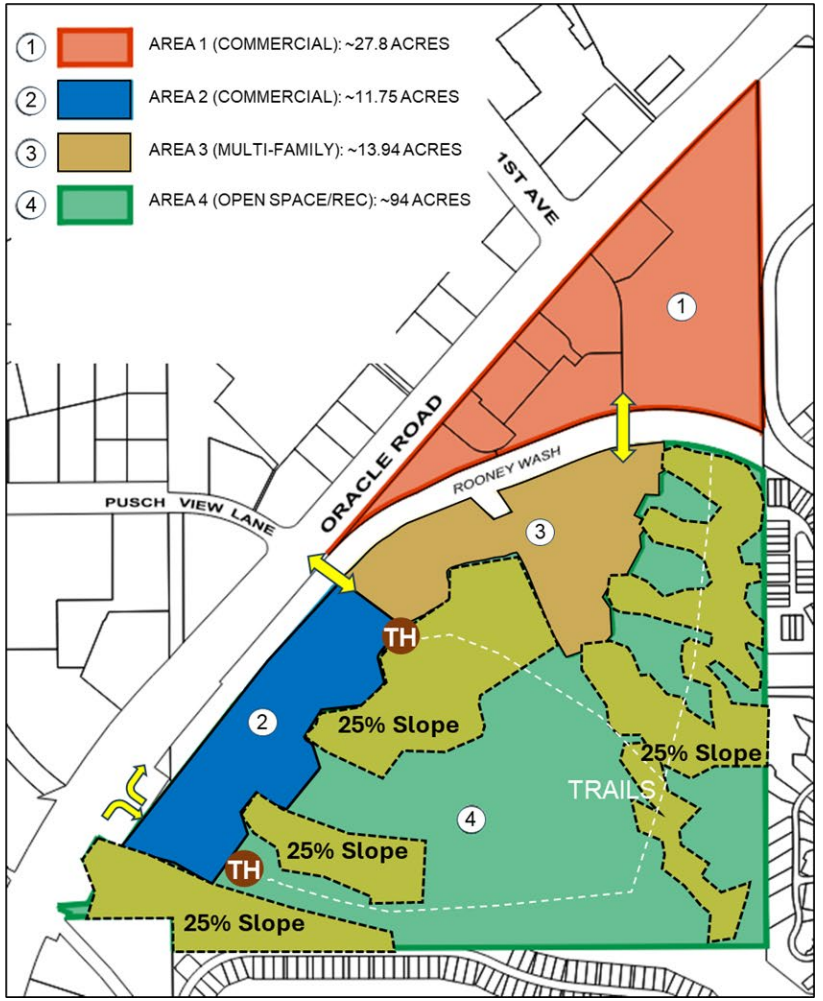
Open Space preservation

- Increase open space (~25 acres or 40%)
- Only trails and trailheads
- Total open space = 88 acres

EXISTING



PROPOSED

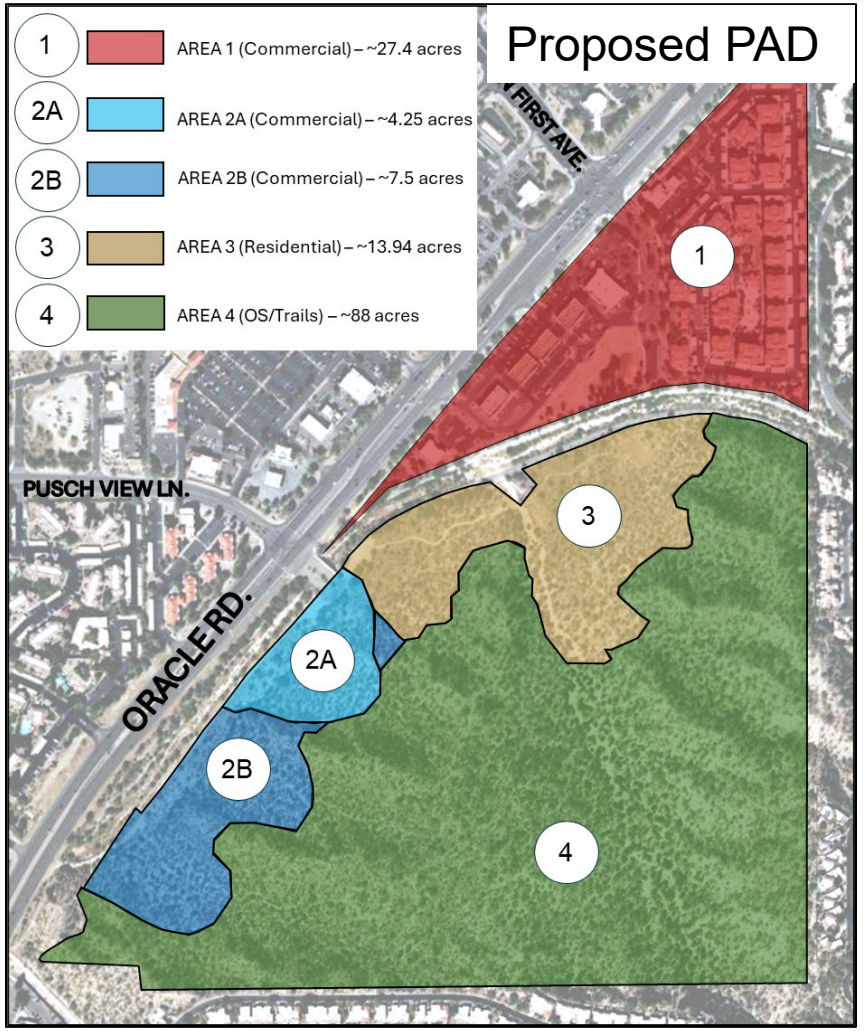


Proposal Key Elements

Town of Oro Valley

Proposal Key Elements		
Element	**Existing**	**Proposed**
Open Space	69 acres	88 acres (78% of subject areas)
Buffer to neighbors (south)	South: ~100 feet	South: ~350feet
Building Heights	40 feet (retail) 50 feet (office) 75 feet (hotel)	40 feet (≥200ft of Oracle)* 49 feet (200ft+ from Oracle)*
Commercial Acreage	4.5 acres	11.5 acres
Limit development to Oracle Rd. corridor	No	Yes
Commercial/ Residential Mix	Commercial: 4.5 acres Mixed-use: 13.9 acres Residential: 25 acres	Commercial: 11.5 acres Mixed-use: 0 acres Residential: 13.9 acres
Appraisal	N/A	Yes

* Town-owned Area 2B and Area 3 only



Summary and Recommendation

Town of Oro Valley

- **Public Hearing**
  - Item A: General Plan Amendment
    - Portions of Area 4 only
      - Low Density Residential – 2 → Community and Regional Commercial and Open Space
  - Item B: PAD Amendment (rezoning)
    - Area 2, Area 3, and Area 4
- **Staff recommend approval of both items**
- **Motion for Item B dependent on Item A**
- **Presented for discussion and possible action**

