AGENDA

Meeting 8: April 8, 2015
5:30 – 7:30 PM

We're in the **RECOMMENDATION STAGE**
Our purpose is to **Provide Feedback and Revisions** and **Offer an Endorsement**

Schedule	Event	Presenter
5:30 pm	**Welcome and Introductions**	Bayer Vella
5:35 pm	**Packet Review and Meeting Business** Overview of agenda Review meeting materials Review meeting summary notes Review schedule and next steps	Elisa Hamblin
5:45 pm	**Discussion: Development Workbook** Review and discuss latest version	All
6:15 pm	**Brainstorm: Committee Recommendations** Connecting the work of Environment, Community, Development	All
6:45 pm	**Discussion: General Plan Amendments** Review and discuss latest version	All
7:00 pm	**Presentation: Land Use Map** Overview of draft map and decisions made by the group	Elisa Hamblin
7:20 pm	**Homework and Next Steps**	Elisa Hamblin
7:25 pm	**Public Comment Period**	Open
7:30 pm	**Adjourn**	---

Notes:

HOMEWORK

Meeting 8: April 8, 2015

We're in the **RECOMMENDATION STAGE**
Our purpose is to **Provide Feedback and Revisions** and **Offer an Endorsement**

In advance of the meeting please dedicate some time to reviewing the packet materials and thinking about the following questions:

1. Please review the meeting summary notes and make note of any corrections that are needed.

2. Please review the Development Workbook and make any final notes on specific items you would like to discuss. Send editorial comments (typos, grammar, clarifications) to Elisa directly.

3. Please review the recommendation memos to the other two committees. Make note of any changes needed or additional topics you would like to highlight for their work.

4. Please review the revised General Plan Amendments draft and note any items you would like to discuss.

5. Do you have any other questions that you want to discuss at our next meeting? Please also let us know in advance at ehamblin@orovalleyaz.gov.

SUMMARY NOTES
Meeting 7: March 25, 2015

We're in the **RECOMMENDATION STAGE**
Our purpose is to provide **FEEDBACK AND REVISIONS,** and offer a recommendation or **ENDORSEMENT**

Attendance

Present:	**Staff:**	**Absent:**
Bill Adler	Elisa Hamblin	Barry Gillaspie
Diane Bristow	Chad Daines	ShoYoung Shin
Mary Caswell	Danielle Driscoll	Brooke Trentlage
Don Cox		
Kit Donley		
Steve Huffman		
Bill Leedy		
Anne McGinnis Breen		
Stephen Roach		
Michael Schoeppach		
John Spiker		
Mike Stankiewicz		

Welcome and Introductions

- Elisa Hamblin welcomed the Development Committee.
- Elisa introduced Chad Danes and said that Chad was at meeting to help.

Packet Review and Meeting Business

- The packet contents were reviewed
- Elisa reviewed the meeting agenda, which included: General Plan amendments, workbook (lots of changes have been made), and brainstorming comments/recommendations for other committees, and recap land use mapping.
    - There were no questions
- Elisa asked if there were any changes or comments to the meeting summary notes:
    - No changes were made
- Elisa reviewed the schedule:
    - Meeting 8: Wednesday, April 8th in the Hopi Conference Room (DIS Building)
        - Brainstorm things that other committees should address
        - Discussion on committee draft and land use map
        - Final Recommendation
    - Follow up: group has time to make final comments on draft in March-April, email edits
    - April: All Committee Review – TBD
- Review work of other committees will take place in April.
- Elisa will cover emails that she incorporated in her workbook copy for review.
- Elisa reminds group to focus on solutions and to be productive. Lots of information to cover.

Work Session: Sub-committee consensus on General Plan amendments

- Chad Danes spoke briefly about the sub-committee process and why there was a sub-committee.
    - Need to see the big picture; overview comments given
    - Amendment process important
    - How plan can be amended
- Three members of the Sub-committee presented the group's recommendations on General Plan Amendments

Amendment Thresholds (page 1-2 - Part 1: Major and Minor General Plan Amendment Thresholds)

- Steve Roach presented on Amendment Thresholds, Matrix, Type 2, Exceptions
- While presenting slides, he explained what the committee looked at during this process
    - Current – unclear language
    - Goal – create criteria that is understood, clear language
    - What people care about
    - Process – keep community in the know
    - Sticky wall exercise showed what was on other people's mind
        - Fewer major amendments
        - Structured
        - Name change from Major and Minor to Type 1 and Type 2
        - Suggested committee review "Part 1: Major and Minor General Plan Amendment Thresholds" pages 1-2, located in Meeting 7 packet
- *Amendment Thresholds*
    - TYPE 1 (defined 'Major' by State)
    - TYPE 2
- *Amendment Matrix*
    - Proposed Designation (changed to)
    - Type 2 Process
- *Exceptions*
    - Following shall not require a formal amendment to General Plan and will be reviewed administratively:
    - Scriveners' errors
    - Public schools
    - Planning and Zoning Administrator shall have authority to administer and interpret the application of the General Plan through administrative determinations
    - Requests for determinations may be filed by an applicant or aggrieved party owning property within required notification area
    - Determinations shall be identified in staff reports for the Planning and Zoning Commission and Town Council
- Elisa then asked the committee if they had any questions about this section
    - Discussion about changes to General Plan that is within town boundaries that is different than outside town boundaries
        - Outside boundaries could still be inside plan
        - Cannot be inside town, outside plan
        - How do we respond to what's happening outside of area?
        - Elisa: land use on our map shows boundaries of General Plan – don't foresee property owner in Pima County asking to change map
        - Chad: Desert Springs did ask to change map (it can happen)
    - Is matrix same in old and new? No

- o First slide – fewer major projects – too many
- o Amend process weighed out in General Plan; who has final say? Town Council?
  - How much weight carried in real world?
  - Elisa: General Plan outlines how we determine Type 1 and Type 2
  - Chad: As far as application window, etc. gets compared to zoning code; when recommending use, General Plan and zoning are reviewed and is then presented to town council
  - Zoning is ultimate law
  - Trying to make as clear as possible, holds to General Plan, zoning, etc. – carries weight
- o Type 1 and Type 2
  - Is the consensus to now call Type 1 and Type 2? Yes
  - Is this standard process and why are we doing this?
  - Staff explained:
    - Whole process – clarity for everyone
    - Significant percent of applications do not meet criteria
  - Committee then discussed Exceptions
    - What does structured flexibility mean?
      - o Support, idea someone needs to "provide glue"
      - o Purposefully subjective – when application is proposed, someone needs to analyze information and say "in my judgement…"
      - o Needs to clearly state why it passes or not
  - Committee talked in detail about high density criteria and how this could be interpreted
    - When should something be Type 1 or Type 2?
    - Excluding certain types of housing?
    - Soften wording
    - Sub-committee put this in because it is a "hot topic" – not saying what is good or bad, if going to high density, needs to meet points

Evaluation Criteria (page 3 - PART 2: General Plan Amendment Evaluation Criteria)
- Mike Schoeppach presented on evaluation criteria
- He explained what the sub-committee reviewed during this process
  - o Expectation application has to come forward with real information – 4 identified areas
    - Third sentence is different, primary jobs, get statement into General Plan, way to do this is in policy area (criteria) if non-residential the amendment needs to touch on revenue areas
- *Evaluation Criteria*
  - o Consistent with Vision, Goals and Policies of the General Plan, adhere to criteria:
  - o Development character and land use patterns
  - o Traffic and drainage
  - o Public services
  - o Natural beauty and environment
  - o Implement effective public outreach
  - o Contribute to long-term economic stability
- The committee then discussed evaluation criteria
  - Elisa added couple items from committee emails
    - (page 3, 1B)
      - What if traffic is already at capacity?
    - (page 3, 1C)

- Mitigate police/fire – way to phrase "careful analysis" of impacts
  - (page 3, 2)
    - Delete word "meaningful"
    - Development impacts are measureable (quantifiable) or non-measureable
    - "Job-friendly business community"?
      - With all "hoops to jump through"?
      - Collaborative language
  - (page 3)
    - In "The review and analysis shall include, but not limited to the following criteria:" – remove "but not limited to"
      - It only comes up when they want to change zoning, and it doesn't line up
    - Not necessarily revenue (third sentence)
    - Elisa pointed out that economic development is a big focus in another committee group
- Group agreed that adjustments will be made based on concerns

Amendment Process (page 4 - PART 3: General Plan Amendment Process)
- Bill Adler presented on the amendment process
- He explained what the committee looked at during this process
  - Neighbors to agree it is satisfactory, maybe not agree, but determine it is satisfactory
    - Type 1: window - only be filed one time during the year
    - Type 2: may be filed any time during the year
- Elisa then asked the committee if they had any questions about this section
  - Should neighborhood meetings restrict input from people other areas, should they only be for people in that neighborhood?
    - Elisa: deeper than what General Plan would want to go into
      - "effective neighborhood management"
  - Chad: Master Plan community – General Plan should not be turned into zoning issue
    - Needs clarified, but not sure where
    - Special are policies – not in zoning code – General Plan
  - Zoning code process
    - General Plan should lead the zoning code
    - General Plan pre-cursor to zoning code
  - Don't need to have public approval
    - For people who can't attend, publish meeting minutes
    - Elisa: set bar slightly higher
    - Chad: publicity for promoting public meeting

Discussion – Review the Community Committee Workbook (all sections)
- Elisa gave a friendly reminder to be respectful to each other. Get issues on table, but be courteous and constructive
- Land Use and Design (re-written and re-organized)
  - Conservation of natural resources
  - Neighborhoods and quality of life
  - Quality of built environment
- Development and Growth Areas (new text)

- o Included description of Growth Areas (Tier 1 and 2)
- o Placeholder for Arroyo Grande
- Infrastructure
  - o Community services/utilities
  - o Transportation/circulation

Workbook Review
- Page 4
  - o Combine 5.2.1, 5.2.8, 5.2.12
  - o Will try to combine 5.2.6 and 5.2.9
- Page 5
  - o 5.3.1.3 – Word change "ensure"
- Page 6
  - o 5.3.3 – Mention irrigation (landscape code) / water harvesting
  - o 5.3.3.2 – Word change "promote"
  - o 5.3.4.1. – Water harvesting?
- Page 7
  - o 5.3.4.4 – Leave out "permeable surfacing"
  - o 5.3.5.1 and 5.3.5.2 – combine these actions
- Page 8
  - o 5.3.8.3 – add "nearby" after word "respect"
  - o 5.3.8.5 – change word "or" to "and"
- Page 10
  - o 5.3.1 – Remove the word "fair"
  - o 5.3.1.2 – Elisa will look into "full cost" wording
  - o Combine 5.3.1 and 5.3.2
  - o Remove word "fairness"
- Page 11
  - o 5.3.2.3 and 5.3.2.4 – Clarify and combine into one action
- Page 11-12, Growth Areas
  - o Arroyo Grande
  - o Tangerine 550
- Page 13
  - o 5.4.1.2 – Town's website is in works of being improved
  - o 5.4.2 – Word change "extent possible" to reasonably
  - o 5.4.3.1 – Word change "long-term view" – long-term accounting?
  - o 5.4.3.3 – delete "for"
- Page 14
  - o 5.4.4 – Word change "advance" to long-range
  - o 5.4.4.3 – Word change "who" to that
  - o 5.4.4.3 – Committee asked what was needed for annexation proposals, technical review board? Citizen vote from people being annexed? Citizen board or professional board? Elisa will talk to Town staff about need for analysis and review, needed but maybe do not need Town Review Board?
  - o 5.4.5.1 – Add "broad-band" before telecommunications
  - o 5.4.5.2 – Add residential and business
- Page 15

- o Combine storm water
- Page 16
    - o Combine 5.4.7.3 and 5.4.7.4 into 5.4.6
    - o 5.4.8.2 – remove words "of new"
    - o 5.4.9 – Change wording
    - o 5.4.9.1 – Add "landscaping"
    - o 5.4.11 – Ok with "transit", double check "mass"
- Review ended by committee thanking Elisa for all her work in this project

Homework and Next Steps
- Elisa explained there were two things on agenda that didn't get covered
    - o Recommendations to Environment and Community
    - o Recap mapping – will do this at next meeting
    - o Elisa will reflect committee's comments, any additional changes, please let Elisa know.
    - o Homework due in 4 days (March 30).
- Workbook comes out Wednesday, April 1, with hard copies offered at the DIS front desk, as usual.
- Next meeting: Wednesday, April 8 in the Hopi Conference Room

Public Comment Period
- There were no public comments and committee meeting was adjourned.

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together

Development Committee Meeting 7: March 25, 2015

Join the Conversation
www.YourVoiceOV.com

Meeting Overview

- Welcome & Introductions
- Packet Review
- Meeting Business
- Discussions:
  - General Plan Amendments
  - Development Workbook
- Brainstorm
- Land Use Mapping Re-Cap
- Homework and Next Steps
- Public Comment
- Adjourn

www.YourVoiceOV.com

Meeting Packet

- Meeting 7 Agenda
- Meeting 7 Homework
- Meeting 6 Notes
- Meeting 6 Presentation slides
- Development Committee Meeting Schedule
- General Plan Amendments
- Development Committee Workbook
- Memo from Community Committee
- Public Comments

- *Additional materials tonight:*
  - *Mapping handout*

Summary Notes

BE THOROUGH   BE PRODUCTIVE   BE COLLABORATIVE

www.YourVoiceOV.com

Development Committee Schedule

- Meeting #7: March 25
  - General Plan Amendments
  - All Goals, Policies, Actions
  - Recommendations to Environment and Community
- Meeting #8: April 8
  - Discussion on committee draft & land use map
  - Final Recommendation
- Post-Meeting Follow-Up: Apr
  - Recommendations and final edits
- All Committee Review: April

Discussion

???

www.YourVoiceOV.com

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together

General Plan Amendments

- Sub-committee consensus
  - Fewer major amendments
  - Structured flexibility for elected & appointed decision makers
  - Support for staff & administrative judgements
  - More responsive process for low impact amendments
  - Revise terminology from major & minor to Type 1 & 2

www.YourVoiceOV.com

Amendment Thresholds

	TYPE 1 (defined 'Major' by State)	TYPE 2
Amount of change:	Significant changes to Plan	Less impactful changes to Plan
Land use impact:	Different land use types that are most impactful	Not substantial alteration of land use mixture or balance
Process requires:	• More extensive neighborhood meetings • Public hearings • Higher level of concurrence by Town Council	• Public outreach, neighborhood meetings, public hearings • Simple majority concurrence by Town Council

Required for:	• Text changes to Goal, Policy, Action which alters intent or purpose
	• Any change to Land Use Plan
	  ○ Affecting 40 acres or more AND classified Type 1 in Amendment Matrix
	  ○ Increase amount High Density Residential
	  ○ Increase amount Master Planned Community
	  ○ Decrease neighborhood commercial office, community regional commercial, commerce office park
	  ○ Decrease designated Open Space
	  ○ Planning Area Boundary changes
	  ○ Properties outside Urban Services
		• Text changes to Goal, Policy, Action which does not alter the intent or purpose
		• Any amendment not meeting criteria for Type 1
		• Change to Urban Services Boundary
		• Open Space trades resulting in no net loss & meet environmental objectives

Amendment Matrix

Existing	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	NCO	CRC	COP	PSP & SCH*	PARK	OS
R-LDR	none	1	1	1	1	1	1	1	1	1	1	2	2
LDR1	2	none	1	1	1	1	1	1	1	1	1	2	2
LDR2	2	2	none	1	1	1	1	1	1	1	1	2	2
MDR	2	2	2	none	1	1	1	1	1	1	1	2	2
HDR	2	2	2	2	none	1	1	1	1	1	2	2	2
MPC	1	1	1	1	1	none	1	1	1	2	2	2	2
RGC	1	1	1	1	1	1	none	2	1	2	2	2	2
NCO	1	1	1	1	1	1	2	none	2	1	2	2	2
CRC	1	1	1	1	1	1	2	2	none	2	1	2	2
COP	1	1	1	1	1	1	2	2	2	none	2	2	2
PSP & SCH*	2	2	2	2	1	1	2	2	2	2	none	2	2
PARK	1	1	1	1	1	1	1	1	1	1	1	none	1
OS	1	1	1	1	1	1	1	1	1	1	1	1	none

*Public Schools are not subject to the amendment process

Proposed Designation (Change To)

Designation Key
- R-LDR Rural Low Density Residential (0 - 0.3 homes per acre)
- LDR1 Low Density Residential 1 (0.4 - 1.2 homes per acre)
- LDR2 Low Density Residential 2 (1.3 - 2.0 homes per acre)
- MDR Medium Density Residential (2.1 - 5.0 homes per acre)
- HDR High Density Residential (5.1+ homes per acre)
- MPC Master Planned Community
- RGC Resort and Golf Course
- NCO Neighborhood Commercial and Office
- CRC Community/Regional Commercial
- COP Commerce/Office Park
- PSP Public/Semi Public
- SCH Schools
- PARK Parks
- OS Open Space

www.YourVoiceOV.com

Type 2 Process (continued)

- Planning and Zoning Administrator may reclassify a Type 2 Amendment to Type 1 based on the following findings:
  - High visibility of property including:
    - Major thoroughfares
    - Major gateways into the community
  - Physical characteristics such as:
    - Environmental constraints
    - Access or topography
  - Proposed density or type of development would create:
    - Significant or abrupt transition in land use
    - Impact surrounding development character
    - Signal overall change to future of area

www.YourVoiceOV.com

Exceptions

- Following shall not require a formal amendment to General Plan and will be reviewed administratively:
  - Scriveners' errors
  - Public schools
- Planning and Zoning Administrator shall have authority to administer and interpret the application of the General Plan through administrative determinations
  - Requests for determinations may be filed by an applicant or aggrieved party owning property within required notification area
  - Determinations shall be identified in taff reports for the Planning and Zoning Commission & Town Council

Evaluation Criteria

- Consistent with Vision, Goals and Policies of the General Plan, adhere to criteria:
  - Development character and land use patterns
  - Traffic and drainage
  - Public services
  - Natural beauty and environment
- Implement effective public outreach
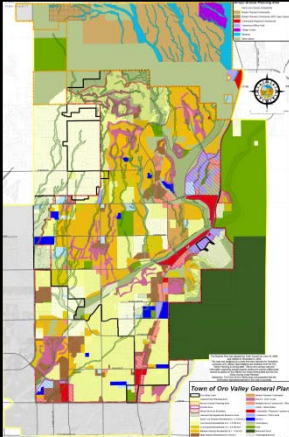- Contribute to long-term economic stability

www.YourVoiceOV.com

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together

Amendment Process

	TYPE 1	TYPE 2
Filing:	Filed one time during the year	Filed any time during year
Public info:	Public awareness program and information regarding amendments	
Neighborhood meetings:	Conducted throughout the process	Conducted throughout the process
Public notice:	Enhanced requirements	Enhanced requirements
Outside notice:	Notice adjacent communities, regional planning groups, State agencies	
Public hearings:	Enhanced requirements	Planning and Zoning Commission and Town Council

10 year updates are required by state law, other updates as determined by Town Council

www.YourVoiceOV.com

Discussion

www.YourVoiceOV.com
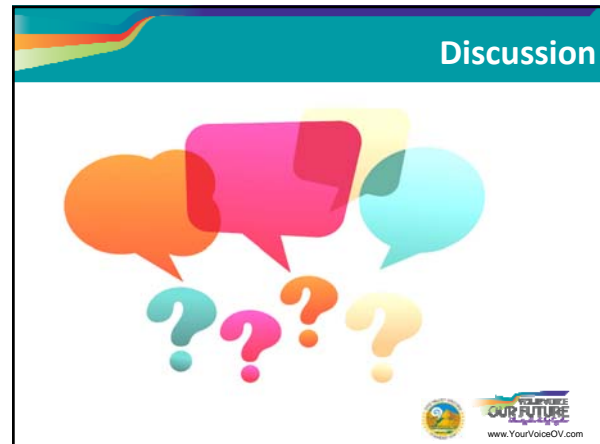
Policies and Actions

- Land Use and Design
  - Conservation of natural resources
  - Neighborhoods and quality of life
  - Quality built environment
- Development and Growth Areas
  - Included description of Growth Areas (Tier 1 and 2)
  - State Lands policies
- Infrastructure
  - Community services/utilities
  - Transportation/circulation

www.YourVoiceOV.com

Land Use Map

The Land Use Map for the General Plan depicts the general uses of land within Oro Valley. It functions as official Town policy on the allocation and distribution of different land uses. In addition to land uses, the map also depicts the Town's:
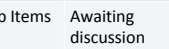
- Planning Area
- Urban Services Boundary
- Growth Areas

Land Use and the Big Picture

- You are a representative cross-section of the community with a lot of expertise
- Use your best judgment:
  - What makes sense?
  - What do you think?
  - What is the right thing to do?
- We're creating something for people to react to

TOPIC	STATUS
Planning Area	Resolved
Urban Services Boundary	Resolved
Growth Areas	Resolved
Land Use Requests	Resolved
State Lands	Continued discussion
Clean-Up Items	Awaiting discussion

Clean-Up Map Issues *(in process)*

- Pima County Area
  - Previously 'undesignated area'
  - Area added to Planning Area boundary
- In cases where the property has been developed:
  - Align with current use
  - Align with current zoning
- Changes in public/semi-public use or ownership
- Approved land use amendments not reflected on recent map

www.YourVoiceOV.com

Tangerine 550 State Land

- Property Size: 550 ac.
- Owned by State Land Department
- Potential future annexation
- Potential residential, commercial, employment uses
- Recommend "*master-planned community*" with disclaimer "*to be determined in coordination with Arizona State Land Department*"

www.YourVoiceOV.com

Arroyo Grande

- Two issues:
  – Existing planning area land use designations
  – Negotiation for annexation with State Lands
- Extensive process 2007 – 2008
  "The revised land use plan is a product of extensive analysis and negotiations with a multitude of agencies and stakeholders."
- What's next?
  "The Arroyo Grande Planning Area has unique land use designations and accompanying special area policies that were developed as part of an extensive stakeholder process in 2007-2008. If needed, it is anticipated that any further revisions related to the Arroyo Grande area will be addressed at a future date, in agreement with Arizona State Land Department, and as part of an extensive public outreach process which may include public forums and media coverage. It is assumed shared goals include creating a balance of developable area and open space."

The Workbook

DEVELOPMENT COMMITTEE WORKBOOK

- It's a tool for you to use!
- Make comments, notes, change words
- Use as a tool to discuss concepts at the meetings
- Turn it in (at the end of the meeting) or email us (within 2 days) edits to words or phrases

www.YourVoiceOV.com

Homework and Next Steps

- Use the workbook!
- Check out YourVoiceOV.com
- Expect the next packet via email next week, hard copies will be available at the meeting
- Next Development Committee Meeting: Weds. March 25 – same time, in **Hopi Room**

www.YourVoiceOV.com

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together

Get Involved...
Join the Conversation
www.YourVoiceOV.com

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together

Your Voice, Our Future: Development Committee Schedule

Outreach work continuing through all phases of the project include: YourVoiceOV.com web updates, Town of Oro Valley web updates, email announcements, stakeholder and organization meetings as well as broad news and media publications for events.

STAGE	PURPOSE	DATE	TOPICS
KICK-OFF	Orientation	Aug 27	Welcome & Introductions Team Building Project Overview, Expectations and Next Steps
OTHER COMMITTEES	Review and Recommendations	Sept – Dec 2014	Environment Committee (First committee meeting Tuesday, September 23, 2014)
		Dec '14 – Mar '15	Community Committee (First committee meeting Thursday, December 18, 2014)
INTRODUCTION	Project Overview Open Discussion	Mtg. 1: Weds. Jan 14	1. Meeting Business 2. Charter and Expectations 3. Presentation – Vision and Guiding Principles 4. Discussion 5. Homework and Next Steps
REVIEW GOALS & POLICIES	Identify Issues and Opportunities Generate Ideas and Directions Feedback and Revisions	Mtg. 2: Weds. Jan 28	1. Meeting Business 2. Presentation – Background Information 3. Discussion – Development Goals, Land Use and Design 4. Homework and Next Steps
		Sub-committee 2/2/15	1. *General Plan Amendment criteria*
		Mtg. 3: Thurs. Feb 12	1. Meeting Business 2. Discussion – Land Use and Design 3. Discussion – Development and Growth Areas 4. Homework and Next Steps
		Sub-committee 2/17/15	1. *General Plan Amendment criteria*
		Mtg. 4: Weds. Feb 25	1. Meeting Business 2. Presentation and Discussion – Land Use Mapping 3. Homework and Next Steps
		Sub-committee 3/2/15	1. *General Plan Amendment criteria*
		Mtg. 5: Thurs. Mar 12	1. Meeting Business 2. Discussion – Land Use Mapping 3. Discussion – Policies and Actions 4. Homework and Next Steps
		Sub-committee 3/10/15	1. *General Plan Amendment criteria*
RECOMMENDATION	Feedback and Revisions Endorsement	Mtg. 6: Thurs. Mar 19 *(Kachina)*	1. Meeting Business 2. Discussion – Policies and Actions, Mapping 3. Homework and Next Steps
		Mtg. 7: Weds. Mar 25	1. Meeting Business 2. Discussion on Remaining Items 3. Tentative Recommendation 4. Homework and Next Steps
		Mtg. 8: Weds. Apr 8	1. Meeting Business 2. Discussion on Final Draft 3. Final Recommendation
COMPILATION	Bring together materials Publish Draft	May – Aug 2015	Project staff will work with each committee to form final recommendations and combine all components with other supporting info to create the *Your Voice, Our Future* Plan
FINAL PLAN	Adopt Plan	Sept – Oct 2015	Planning & Zoning Commission Briefing & Hearing
		Nov 2015	Town Council Hearing
		Dec '15 – Oct '16	Public Engagement – Did we get it right?
	Accept Plan	Nov 2016	Public Vote on *Your Voice, Our Future* Plan

DEVELOPMENT COMMITTEE WORKBOOK

YOUR VOICE OUR FUTURE
Planning Oro Valley Together

INTRODUCTION

During Phase 2 – 'Let's Think' of the *Your Voice, Our Future* project, three topic-specific committees will be working to develop goals, policies and actions for the community's plan. This work will guide actions and decisions for the Town's future over the next ten years.

What is the workbook?

The workbook is a tool for committees to use. It's designed to be friendly, offer ideas and help you dive into your work. All the answers aren't in this document, instead it represents some ideas that are supported by the community's vision and guiding principles.

How should I use it?

Read it – mark it up – make notes and bring your ideas to the committee meetings! This plan can't be built without the unique contributions of every committee member and this workbook should help you bring your ideas into one place. Together we can build something that truly directs a positive future for the community.

DEVELOPMENT COMMITTEE WORKBOOK

How is the workbook organized?

The information in the workbook was examined through the lens of the endorsed vision and guiding principles. The goals offer big directions and the policies and actions take the next step.
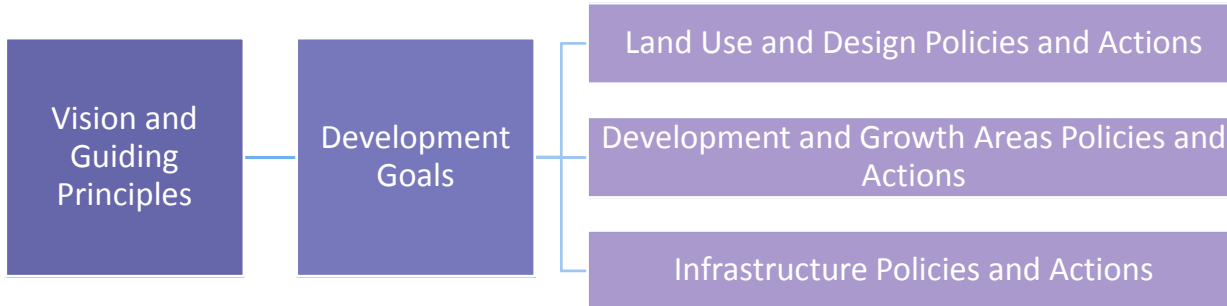
Throughout this workbook you will see references to the Vision and Guiding Principles referenced after every goal, policy and action in parentheses. This is a way to track how we're lining up with what the community told us what important. The key for these Vision and Guiding Principles codes can be found below.

Code	V&GP Phrase
V-1	Well-managed community
V-2	Opportunities for quality living
V-3	Friendly, small-town character
V-4	Access to daily services
V-5	Access to employment
V-6	Access to recreation
V-7	Strong sense of community
V-8	High regard for public safety
V-9	Extraordinary natural environment
V-10	Extraordinary scenic views
GP-1	Focus on community safety and maintain low crime
GP-2	Ensure integrity of scenic beauty and environment
GP-3	Keep the unique community identity as a special place
GP-4	Create a complete community with a broad range of shopping, dining and places to gather
GP-5	Minimize traffic and increase ways to get around Town
GP-6	Manage how we grow and maintain high design standards
GP-7	Grow the number of high quality employment opportunities
GP-8	Ensure Oro Valley is a family-friendly community
GP-9	Support and build on high quality of schools
GP-10	Provide more parks, recreation and cultural opportunities for all ages
GP-11	Promote conservation of natural resources
GP-12	Maintain financial stability

Oro Valley's Vision

To be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will retain its friendly, small-town character, while increasing access to daily services, employment and recreation. The Town's lifestyle continues to be defined by a strong sense of community, a high regard for public safety and an extraordinary natural environment and scenic views.

What do I need to know?

Please Note:

- ⏶ **Asterisks*** *indicates source comes from the current Town General Plan, Focus 2020, or the adopted Town Zoning Code.*
- ⏶ *Statements with a ( ) afterwards indicate a relationship to another chapter.*

Goal:

<u>The desired result</u> or the envisioned future. A goal answers the question "what does the Town strive for?"

Policy:

Identifies a <u>course of action</u> to help achieve the goals.

Action:

Indicates the <u>specific actions</u> to take in order to fulfill both the policies and the goals.

How will this fit into the final plan?

The work of this committee will feed into the final plan, along with the work of the other two committees.

1. **Introduction**
   a. How this plan was created: process, vision and guiding principles, state requirements
   b. How to read this plan: organization and plan content
   c. How this plan goes to work: implementation measures
2. **How to use this plan: plan administration**
   a. Amendment criteria
3. **Environment**
   Topics include: Sonoran Desert Resources, Water Resources, Cultural Resources and Clean Environment
4. **Community**
   Topics include: Economy, Complete Community and Town Services, Facilities and Buildings
5. **Development**
   Topics include: Land Use and Design, Development and Growth Areas and Infrastructure
6. **Conclusion**
7. **Appendices**

DEVELOPMENT COMMITTEE WORKBOOK

5.1   Discussion: Overview of chapter

[Placeholder – text to be developed]
Priorities from the community represented in this chapter
Explanation of legal requirements – topics that must be covered as part of State elements

5.2   Development Goals

Following is a list of goals that would help to achieve the long-term vision for development in the community.

Currently listed in alphabetical order.

All goals have a relationship to the goals in other chapters.

The Town of Oro Valley strives for. . .

5.2.1   A built environment that creatively integrates landscape, architecture, and open space and conservation elements and which elevates the quality of life. (ENV) (GP03)

5.2.2   An integrated and connected transportation network that compliments mobility for people and goods. (GP05)

5.2.3   Diverse transportation choices that are safe, user-friendly, efficient and accessible and that maintain the lifestyle of residents, and support employees, visitors and the local economy. (GP05)

5.2.4   Sustainable and innovative public services and utilities which serve the current and future needs of the community. (COMM) (V01)

5.2.5   Conservation of natural resources through effective land use and transportation planning, design, construction and management. (ENV) (GP11)

5.2.6   Neighborhoods that include access and easy transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs. (V02)

5.2.7   Full recovery of the costs of services which serve new development. (GP06)

5.2.8   Effective transitions between differing land uses and intensities in the community. (COMM) (GP04)

5.2.9   Robust development opportunities and a diverse transportation network which support a growing economy. (COMM) (GP07)

5.3   Land Use and Design

This section addresses. . .

CONSERVATION OF NATURAL RESOURCES

Suggested POLICY

Questions – comments – ideas – concepts that are important to me

5.3.1   Promote land use development practices and programs that conserve and minimize impacts to natural resources. (ENV) (GP11)

ACTION ideas

5.3.1.1 Develop new and improve existing land use regulations that discourage the unnecessary spread of development on land, and help conserve open space, land contours, elevations and ridgelines. (ENV) (V02)

5.3.1.2 Periodically update existing low-impact development regulations in order to reduce development impact on adjacent properties, the environment, drainage and traffic. (ENV) (GP11)

5.3.1.3 Maintain a thorough Town process for review of development proposals to encourage sustainability and environmental conservation. (ENV) (GP11)

5.3.1.4 Continue to manage development and allow for compact development and flexible design options which encourage conservation of open space by clustering, transfer of development rights or other techniques. (ENV) (GP11)

5.3.1.5 Remove regulatory barriers and develop programs which recognize model green building efforts in the community and promote green building for new construction. (ENV) (GP11)

5.3.1.6 Integrate green infrastructure and low impact development techniques into development regulations where appropriate. (GP11)

5.3.1.7 Study options and provide opportunities for development or redevelopment to design for, capture and manage stormwater in facilities having multiple benefits , such as stormwater management, recreation, wildlife habitat and groundwater recharge. (ENV) (GP11)

Questions – comments – ideas – concepts that are important to me

Suggested POLICY

5.3.2   Enhance the quality of roads, trails and paths which define the character, scenic features and visual appeal of the community. (GP02)

ACTION ideas

5.3.2.1 As part of transportation planning efforts, identify locations where pedestrian facilities and connections need to be upgraded along major roadways. (GP05)

5.3.2.2 Develop land use regulations which require development proposals to maintain and/or enhance

the quality of views from and to public parks. (ENV)
(GP02)

    5.3.2.3 During development review, continue to place a high priority on the conservation of views from defined scenic view corridors, as identified in the ESL ordinance and supported by the General Plan. (GP02)

Suggested POLICY

5.3.3   Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas. (ENV) (GP11)

ACTION ideas

    5.3.3.1 Expand outreach methods to educate the public on water conservation methods, stormwater management and best practices for building and landscape design and retrofits. (ENV) (GP11)

    5.3.3.2 Continue Town programs which encourage the use of drought-tolerant plant species and a native Sonoran desert landscape palette. (ENV) (GP11)

Suggested POLICY

5.3.4   Reduce heat absorption by buildings, parking surfaces and in outdoor public areas. (ENV) (GP11)

ACTION ideas

    5.3.4.1 Update building codes and design guidelines that reduce heating and cooling demands, provide more comfortable outdoor spaces and avoid blocking or reflecting sun on adjacent public spaces or buildings. (GP11)

    5.3.4.2 Develop design standards which improve the quality of outdoor public areas by creating shade on the south and west sides of structures. (GP11)

    5.3.4.3 Update and clarify existing design incentives to encourage the passive and active solar orientation of lots during the planning stages of new development. (GP11)

Suggested POLICY

5.3.5   Promote outdoor lighting that enhances safety and circulation, and beautifies landscapes while minimizing impacts to adjacent properties or reduces public enjoyment of the night sky. (V09)

ACTION ideas

    5.3.5.1 Continue to support efforts to minimize light pollution by adhering to regional night skies initiatives and

Questions – comments – ideas – concepts that are important to me

WHAT IS A POLICY?

It identifies _a course of action_ to help achieve the goals

updating regulations to incorporate new technologies and best practices. (ENV) (V09)

NEIGHBORHOODS AND QUALITY OF LIFE

Suggested POLICY

5.3.6   Provide diverse land uses which meet the Town's overall needs and offer effective transitions in scale and density adjacent to neighborhoods. (V02)

ACTION ideas

5.3.6.1 Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas. (COMM) (GP07)

5.3.6.2 Create a definition for mixed-use zoning and modify existing regulations to make mixed-use zoning available where appropriate. (COMM) (V02)

5.3.6.3 Amend land use regulations to define and incorporate effective compatibility standards which ease transitions in scale and density between uses and complements neighborhood character. (V02)

5.3.6.4 Continue to support the intent of the Airport Environs Zone at the La Cholla Airpark, which specifically limits adjacent building heights, in order to continue the viability of the area and the comfort of nearby residents. (V02)

Suggested POLICY

5.3.7   Promote the social and physical health of the community through the built environment. (COMM) (V02)

ACTION ideas

5.3.7.1 Develop a plan which identifies target locations and funding strategies for community recreational amenities, such as parks or community centers. (COMM) (GP10)

5.3.7.2 Create a program which promotes accessible, convenient and age-friendly design of public and private facilities, services and programs. (COMM) (V02)

5.3.7.3 Integrate into the development review process, a means to promote the creation of public gathering places within retail areas. (GP04)

5.3.7.4 Develop transportation plans which incorporate increased opportunities to travel by means other than an automobile. (V02)

5.3.7.5 Incorporate pedestrian facilities which connect residential with nearby services and amenities. (V02)

Suggested POLICY

Questions – comments – ideas – concepts that are important to me

5.3.8 Improve the small-town character, design and safety of the built environment. (COMM) (GP03)

ACTION ideas

5.3.8.1 Study and update signage regulations to incorporate best practices while continuing to balance the needs for clear identification and direction with community desires for compatibility and minimal intrusiveness. (COMM) (GP03)

5.3.8.2 Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley. (GP03)

5.3.8.3 Require developers to design neighborhood retail and office uses to respect nearby residential scale and character. (COMM) (V02)

5.3.8.4 Develop design standards for campus type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme. (GP03)

5.3.8.5 Continue to utilize Police personnel trained in Crime Prevention through Environmental Design (CPTED) principles to review all new development proposals, as a means to ensure sites and buildings are designed to maximize safety and minimize opportunities for crime. (GP01)

PLANNED BUILT ENVIRONMENT

Suggested POLICY

5.3.9 Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors. (V02)

ACTION ideas

5.3.9.1 Create a plan which coordinates the land use and transportation planning for growth areas with planning for transit and commercial corridors, in coordination with other jurisdictions and agencies. (ENV) (V02)

5.3.9.2 Create transit-oriented development standards and modify existing regulations to make available where appropriate. (GP03)

5.3.9.3 Develop an economic development analysis which highlights deficiencies and barriers for development in growth areas and commercial corridors. (COMM) (GP04)

5.3.9.4 Develop, in coordination with the State, detailed planning for the Oracle Road corridor in order to allow

Questions – comments – ideas – concepts that are important to me

for diverse development and an upgraded transportation experience. (GP03)

5.3.9.5 Develop detailed planning for designated neighborhood-scale growth areas at strategic intersections. (GP05)

5.3.9.6 Develop detailed planning for transportation needs, access and future development on major roadways other than Oracle Road, such as La Cholla, La Canada, Tangerine, Moore and Lambert. (GP05)

Suggested POLICY

5.3.10 Encourage the development of master planned communities which includes suitable residential and commercial uses. (V02)

ACTION ideas

5.3.10.1 Encourage the coordinated development of vacant and adjoining areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities. (V02)

5.3.10.2 Update development regulations to require master planned communities incorporate coordinated driveways, parking, readily accessible open space, landscape amenities and proper infrastructure improvements into their designs. (V02)

5.3.10.3 Update development regulations to require master planned communities that serve the needs of a mix of resident ages and backgrounds. (V02)

Suggested POLICY

5.3.11 Promote the design of cohesive developments that enhance and promote the pedestrian experience. (COMM) (V02)

ACTION ideas

5.3.11.1 Develop policies and standards which advance walkable neighborhoods and commercial areas. (GP05)

5.3.11.2 Develop an assessment process for walkability standards to be used during development review. (GP05)
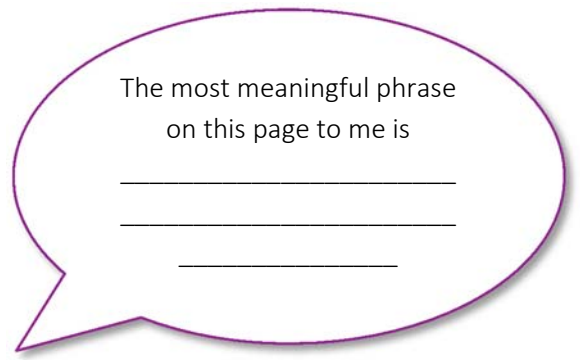
5.4 Development and Growth Areas

This section addresses. . .

Suggested POLICY

5.4.1 Require new development to pay its share towards the cost of additional public facility and service needs generated by new

Questions – comments – ideas – concepts that are important to me

The most meaningful phrase on this page to me is

_____

_____

_____

development, while balancing public and private interests in cost allocation.* (V01)

ACTION ideas

5.4.1.1 Comprehensively define public and private cost responsibilities and develop a plan the use of funding methods and techniques for new development and infrastructure. (GP12)

5.4.1.2 Periodically evaluate and update the efficiency, equity, and legality of existing and potential funding mechanisms for the provision of public facilities and services to new and existing development.* (GP12)

5.4.1.3 Periodically evaluate and update the efficiency, equity and legality of existing and potential funding mechanisms to recover the cost of public facilities and services to new development. (GP12)

Suggested POLICY

5.4.2 Continue to identify additional revenue sources that may provide supplemental revenues to ensure that infrastructure and services are maintained. (GP12)

ACTION ideas

5.4.2.1 Explore the use of special districts for the replacement/upgrading of public facilities in areas of existing development.* (GP12)

GROWTH AREAS

As required by state statute, Growth Areas are areas "that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses."

In recognition of the growth and development of Oro Valley, a two tier system is proposed for all growth areas in Oro Valley. These areas are represented on the General Plan Land Use Map.

Tier 1 Growth Areas include major and regional commercial areas, and include:
- Oracle Road Corridor from Orange Grove to the north end of Innovation Park
- Foothills Mall Area
- Arroyo Grande Village Center
- Arroyo Grande Office and Commercial

The Tier I areas could also potentially include sub-categories to further clarify the intent of each area. This could include primary employment, tourism, district or retail/office sub-categories.

Questions – comments – ideas – concepts that are important to me

DEVELOPMENT COMMITTEE WORKBOOK

<u>Tier II Growth Areas</u> include neighborhood focused commercial areas, supported by a variety of residential areas. These areas are intended to serve the immediate needs of residents, while limiting impact and include:

- Intersection of 1st Avenue/Rancho Vistoso with Tangerine Road
- Intersection of La Cañada and Tangerine
- Intersection of La Cholla and Tangerine
- Intersection of La Cañada and Lambert

<u>All Growth Areas</u> should:

(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.

(b) Conserve significant natural resources and open space areas in the growth area and coordinate their re-location, as needed, to similar areas outside the growth area's boundaries.

(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

The <u>Arroyo Grande Planning Area</u> has unique land use designations and accompanying special area policies that were developed as part of an extensive stakeholder process in 2007-2008. If needed, it is anticipated that any further revisions related to the Arroyo Grande area will be addressed at a future date, in agreement with Arizona State Land Department, and as part of an extensive public outreach process which may include public forums and media coverage. It is assumed shared goals include creating a balance of developable area and open space.

Action: Identify needed steps to initiate open negotiations with the State and actively pursue annecation of the Arroyo Grande area.

The area commonly referred to as <u>Tangerine 550</u> (bounded by Tangerine Road, Thornydale Road, Camino del Norte and Shannon Road) is currently outside the Town of Oro Valley limits. However, this 550 acres of land is currently being explored for annexation into the Town in cooperation with the Arizona State Land Department. The proposed General Plan Land Use Map notes this area as 'Master-Planned Community'. It is anticipated that any refinement to the land uses, densities and intensities in this area will be completed in a cooperative public process.

5.5 Infrastructure

This section addresses. . .

Questions – comments – ideas – concepts that are important to me

COMMUNITY SERVICES/UTILITIES

Suggested POLICY

5.5.1   Accommodate community services and utilities which meet the larger community goals.* (COMM) (V01)

ACTION ideas

5.5.1.1 Develop criteria for the responsible siting of essential public facilities in cooperation with the State of Arizona, Pima County, and other agencies and utility providers. (V01)

5.5.1.2 Provide the community up to date information through the Town's website about proposals for utility installations, including new booster or transmission facilities. (COMM) (V01)

Suggested POLICY

5.5.2   Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process, to the extent reasonably possible. (GP03)

ACTION ideas

5.5.2.1 Integrate utilities, necessary infrastructure and other public facilities into public open spaces when necessary and by considering placement, materials, form, and scale. (ENV) (GP03)

5.5.2.2 Continue to support standards which promote placement of utility lines underground to protect the visual character of the Town. (V10)

Suggested POLICY

5.5.3   Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed. (V01)

ACTION ideas

5.5.3.1 Integrate into the capital improvement program a long-term accounting of capital replacement costs. (V01)

5.5.3.2 Identify and seek funding options for infrastructure replacements and upgrades. (V01)

5.5.3.3 Develop an inspection and audit program to determine infrastructure conditions and estimate timely improvements. (V01)

5.5.3.4 Develop cooperative relationships within Town departments, outside agencies and utility providers regarding infrastructure planning. (V01)

Questions – comments – ideas – concepts that are important to me

Suggested POLICY

5.5.4   Accommodate growth in the community through long-range planning for services, utilities and other infrastructure.

ACTION ideas

5.5.4.1 Coordinate with police, fire protection and emergency service providers during the development review process to ensure that they can meet the needs of new development.* (COMM) (V01)

5.5.4.2 Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners. (V01)

5.5.4.3 Continue to support staff in technical review and analysis of annexation proposals in order to gather feedback and help plan for growth. (COMM) (GP06)

5.5.4.4 Hold periodic "energy summits" by bringing together providers, key landowners, businesses, and Town staff to identify and resolve issues and discuss plans for future growth. (COMM) (GP06)

5.5.4.5 Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.* (COMM) (GP06)

Suggested POLICY

5.5.5   Provide opportunities for high quality telecommunication and broadband services to be located within the Town in order to support economic development, residential and business needs and community-wide goals. (COMM) (V04)

ACTION ideas

5.5.5.1 Identify telecommunications and broadband needs for the community and providers which may be suitable to meet those needs. (V04)

5.5.5.2 Conduct an assessment of suitable locations and current infrastructure and its impact on the opportunity for telecommunications and broadband services. (V04)

Suggested POLICY

5.5.6   Provide for safety, efficiency and environmentally sensitive design in storm water systems. (GP11)

ACTION ideas

Questions – comments – ideas – concepts that are important to me

5.5.6.1 Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage and associated ecological systems.* (ENV) (GP11)

5.5.6.2 Design wash crossings to pass the design flow safely and with minimal physical, traffic or environmental impacts.* (ENV) (GP11)

5.5.6.3 Require water detention facilities and/or velocity reduction when necessary to manage storm water in drainage systems.* (GP11)

5.5.6.4 Evaluate and rehabilitate or enhance as appropriate, any drainage systems, water detention and retention facilities and other infiltration areas existing within the project area of a capital improvement project. (ENV) (GP11)

5.5.6.5 Evaluate storm water management ~~policies~~ practices and work programs and align with water conservation strategies where appropriate. (GP11)

5.5.6.6 Continue maintenance for publicly-owned retention basins and stormwater facilities. (V01)

TRANSPORTATION/CIRCULATION

Suggested POLICY

5.5.7 Develop a safe, convenient and efficient multi-modal transportation network that integrates amenities, provides access to services and destinations and that links places where people live, work, shop and play. (ENV, COMM) (GP05)

ACTION ideas

5.5.7.1 Plan the roadway network to be developed with the proper amount of capacity (20-year traffic volume projection) to serve traffic generated by the land uses depicted on the General Plan Land Use Map.* (GP05)

5.5.7.2 Implement methods to reduce fuel consumption, reduce congestion and the number of vehicle starts and stops in the design or redesign of public streets and significant transportation investments. (GP05)

5.5.7.3 Participate in employer- and community-based programs to encourage people to use multi-modal transportation methods, reduce trips and participate in bike and pedestrian safety courses.* (COMM) (GP05)

Questions – comments – ideas – concepts that are important to me

5.5.7.4 Support community policing and a high visibility public safety presence on roadways to help provide safe transportation options. (GP01)

5.5.7.5 Integrate standards into roadway design which facilitate easy detection, response and clearing of traffic incidents. (GP01)

Suggested POLICY

5.5.8 Enhance the Town's community identity and character through roadway design which differentiates neighborhoods, key streets and important intersections. (GP03)

ACTION ideas

5.5.8.1 Develop strategies to improve the attractiveness of roadways, including diligent maintenance, integration of public art, landscaping and decorative light poles. (GP03)

5.5.8.2 Create a complete streets design manual which takes into account means to calm traffic, traffic safety, neighborhood aesthetics, storm water management, access management, public health, safety and community vitality.* (COMM) (GP05)

5.5.8.3 Develop street standards for four-lane or larger roadways to include landscaped medians with only native vegetation, no permanent irrigation and water harvesting where appropriate.* (ENV) (GP11)

5.5.8.4 Develop transporation plans which foster alternative routes to Oracle Road, such as Pusch View Lane, La Canada Drive, La Cholla Blvd and others, in order to alleviate congestion. (GP05)

Suggested POLICY

5.5.9 Facilitate regional bikeway planning efforts to ensure that the Town's bikeway system connects with the neighboring communities and the regional bikeway system. (GP05)

ACTION ideas

5.5.9.1 Assist in the completion and funding of the regional bike and pedestrian 'loop' system through intergovernmental agreements and collaboration.* (COMM) (GP05)

5.5.9.2 Collaborate with Pima County, Marana and Tucson to enact consistent standards and design guidelines for

Questions – comments – ideas – concepts that are important to me

pedestrian and bicycle facilities that will provide for a safe and sensible network.* (COMM) (GP05)

5.5.9.3   Pursue the certification of Oro Valley as an exemplary bike-friendly community. (GP05)

Suggested POLICY

5.5.10   Foster opportunities for walking, biking and mass transit to places where people live, work, shop and play.* (COMM) (GP05)

ACTION ideas

5.5.10.1 Develop transit-oriented development standards and zoning provisions.* (GP04)

5.5.10.2   Re-examine zoning code parking ratios as part of overall transportation planning in areas where transportation options other than the automobile are available. (GP05)

5.5.10.3 Develop a plan to eliminate gaps and barriers and provide consistent connections in the pedestrian and bikeway systems.* (COMM) (GP05)

5.5.10.4 Pursue funding and agreements to incorporate pedestrian and bicycle infrastructure along the whole length of Oracle Road. (GP05)

5.5.10.5 Require new development and redevelopment to incorporate transit, pedestrian, and non-motorized transportation measures during the development review process. (GP05)

5.5.10.6 Encourage private development to provide bicycle amenities and trail system connections.* (COMM) (GP05)

5.5.10.7 Investigate options to include bike lanes, sidewalks and/or multi-use lanes along all collectors and arterials in Oro Valley. (GP05)

Suggested POLICY

5.5.11   Develop a safe, integrated and comprehensive transit system that increases public access to mass transit and improves community mobility. (COMM) (GP05)

ACTION ideas

5.5.11.1 Provide safe, attractive, efficient transit shelters that enhance the community character.* (COMM) (GP03)

5.5.11.2 Develop a plan for future transit needs that includes pull-outs for buses and efficient transit routes which allow for coordination of trips to common destinations and regional connections.* (COMM) (GP05)

Questions – comments – ideas – concepts that are important to me

5.5.11.3 Continue partnerships with other transportation providers to preserve and protect the mobility of seniors and people of all abilities. (GP05)

5.5.11.4 Develop partnerships with businesses, and other regional partners to more efficiently and effectively provide mobility options. (GP05)

Suggested POLICY

5.5.12 Support Oro Valley Transit Services in their goals to continue to build a positive, professional, and customer-responsive organization which acts as the leading proponent and advocate for mobility. (GP05)

ACTION ideas

5.5.12.1 Provide public education which expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles. (GP05)

5.5.12.2 Provide adequate responses to evolving transportation needs and provide leadership, technical assistance and financial resources. (GP05)

5.5.12.3 Monitor and modify existing transit service as needed to respond to community needs and changes. (GP05)

Suggested POLICY

5.5.13 Create opportunities for infrastructure which supports electric, biofuel, and CNG vehicles. (GP11)

ACTION ideas

5.5.13.1 Explore opportunities to encourage private industry to develop and maintain alternative fuel stations at commercial centers, hospitals, and/or other areas that attract the general population.* (GP11)

For your committee's consideration: other related goals, policies and actions

The excerpts from the Environment and Community Workbooks have been removed. The work of all the committees will be reviewed together in the near future.

Questions – comments – ideas – concepts that are important to me

memo

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together
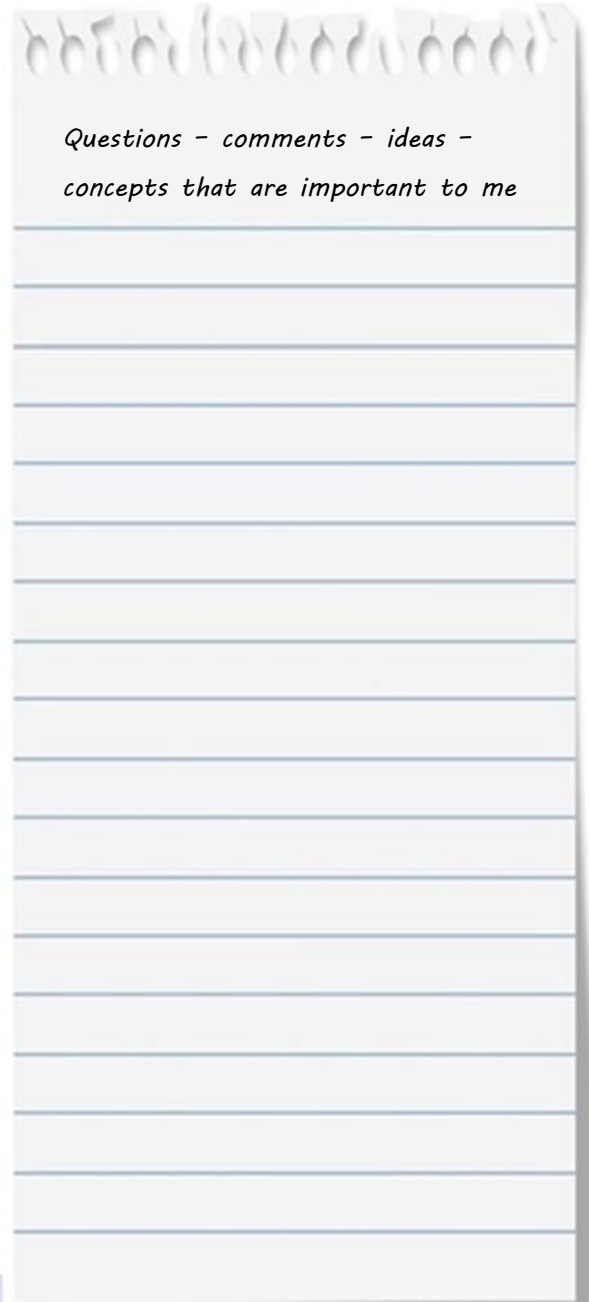
To: *Your Voice* Environment Committee Members

From: *Your Voice* Development Committee Members

CC: Vella, Bayer; Hamblin, Elisa

Date: 4/2/2015

Re: Development Committee Recommendations

The *Your Voice* Development Committee is comprised of residents of the Town of Oro Valley and has met a total of eight times from January to April 2015. This committee is charged with addressing goals, policies and actions related to land use, design, development, growth areas and infrastructure. Upon completion of their work, they would like to make recommendations to the Environment Committee on the following items and respectfully request the Environment Committee consider these items throughout their work.

- Natural and Open Space
  - Continue practice of Natural and Cultural resource conservation and preservation through Development Review
  - Town should set aside funds for open space acquisition and partner with Pima County in their efforts of open space preservation
  - Distinguish uses allowed in different types out outdoor areas:
    - Natural open space and ESL areas: public trail access walking or equestrian only, need not be connected
    - Open space: carry fewer restrictions for types of use
    - Parks: public recreational use
- Cultural and Historic Resources
  - Clarify efforts for cultural resources on public land
  - Consider a "quality of life tax on private property" to fund cultural and historical needs, plus gathering events, opportunities
- Environment
  - Require clean alternative energy in development, don't just incentivize
  - Consider visual, air, environmental and aesthetic impacts when increasing density of new development

memo

To:	*Your Voice* Community Committee Members
From:	*Your Voice* Development Committee Members
CC:	Vella, Bayer; Hamblin, Elisa
Date:	4/2/2015
Re:	Development Committee Recommendations

The *Your Voice* Development Committee is comprised of residents of the Town of Oro Valley and has met a total of eight times from January to April 2015. This committee is charged with addressing goals, policies and actions related to land use, design, development, growth areas and infrastructure. Upon completion of their work, they would like to make recommendations to the Community Committee on the following items and respectfully request the Community Committee consider these items throughout their work.

- Public Safety
    - Continue to encourage public interaction with Public Safety staff
- Economic Development
    - Reconsider methods to diversify the tax base
    - Clearly define the districts concept
    - Carefully consider how historic properties should or should not foster economic vitality, or if they have a different purpose
- Parks
    - Develop Parks Master Planning effort based upon community needs. Criteria should be developed based upon National Standards.
    - Carefully consider sports tourism and how it benefits the local community
- Public Art
    - Continue Oro Valley commitment to public art construction though private development and public construction projects
    - Consider increasing the art requirement from 1% to 1.5 or 2%
- Education
    - Partner with Amphi School District and other local Private and Charter Schools to understand future goals and assess potential needs the Town might assist with
- Town Finances
    - Continue to promote transparency with Town Budget and provide public outreach/education about the budget process

Type 1 Amendments

Type 1 Amendments involve significant changes to the Town's General Plan. They include changes on parcels to different land use types that are most impactful. Such amendments may include changes from large lot residential to commercial use or decreases in open space.

Type 1 Amendments are defined as Major General Plan Amendments in State Law and involve a substantial alteration of the Town's land use mixture or balance as further specified in Section ____ of this Plan. Type 1 Amendments require more extensive neighborhood meetings, public hearings and a higher level of concurrence by Town Council for approval.

A Type 1 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a Goal, ~~Policies~~ Policy or~~and~~ Action which alters the intent or purpose of any Element, Goal, Policy or Action of the General Plan.

2. Any change to the Land Use Plan as follows:

   a. Affecting 40 acres or more <u>AND</u> classified as a Type 1 amendment on Table __. Table __ includes all land use amendment scenarios and specifies the type of amendment required. Generally, a Type 1 amendment is required when a request involves 40 acres or more and a two-step increase in land use categories. For example, a 50 acre property proposed for amendment from Low Density 1 to Medium Density would require a Type 1 amendment.

   b. Increasing the amount of High Density Residential, regardless of acreage.

   c. Increasing the amount of Master Planned Community, regardless of acreage.

   d. Decreasing neighborhood commercial office, community regional commercial or commerce office park land use designations, regardless of acreage.

   e. Decreasing the amount of designated Open Space regardless of acreage.

   f. Planning Area Boundary changes.

   g. Amendments for properties outside the Urban Services Boundary.

Table __ General Plan Amendment Matrix
(To be used in determining type of amendment, in conjunction with 2.a. above)

Existing	Proposed Designation (Change To)												
	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	NCO	CRC	COP	PSP & SCH*	PARK	OS
R-LDR	none	2	1	1	1	1	1	1	1	1	1	2	2
LDR1	2	none	2	1	1	1	1	1	1	1	1	2	2
LDR2	2	2	none	2	1	1	1	1	1	1	1	2	2
MDR	2	2	2	none	1	1	1	1	1	1	1	2	2
HDR	2	2	2	2	none	1	1	1	1	1	2	2	2
MPC	1	1	1	1	1	none	1	1	1	2	2	2	2
RGC	1	1	1	1	1	1	none	2	1	2	2	2	2
NCO	1	1	1	1	1	1	2	none	1	2	2	2	2
CRC	1	1	1	1	1	1	2	2	none	2	1	2	2
COP	1	1	1	1	1	1	2	2	2	none	1	2	2
PSP & SCH*	2	2	2	2	1	1	2	2	2	2	none	2	2
PARK	1	1	1	1	1	1	1	1	1	1	1	none	2
OS	1	1	1	1	1	1	1	1	1	1	1	1	none

*Public Schools are not subject to the amendment process

Designation Key

R-LDR	Rural Low Density Residential (0 - 0.3 homes per acre)
LDR1	Low Density Residential 1 (0.4 - 1.2 homes per acre)
LDR2	Low Density Residential 2 (1.3 - 2.0 homes per acre)
MDR	Medium Density Residential (2.1 - 5.0 homes per acre)
HDR	High Density Residential (5.1+ homes per acre)
MPC	Master Planned Community
RGC	Resort and Golf Course
NCO	Neighborhood Commercial and Office
CRC	Community/Regional Commercial
COP	Commerce/Office Park
PSP	Public/Semi Public
SCH	Schools
PARK	Parks
OS	Open Space

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan and do not represent a substantial alteration of the Town's land use mixture or balance. Type 2 amendments are not intended to be Major General Plan Amendments as provided by State Law.

Type 2 Amendments involve a ~~more streamlined approval~~review process~~, but still provide~~ with ample public outreach, neighborhood meetings and public hearings related to the amendment.

A Type 2 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a Goal, ~~Policies~~ Policy or~~and~~ Action which does not alter the intent or purpose of any Element, Goal, Policy or Action of the General Plan.

2. Any amendment not meeting the criteria for a Type 1 Amendment.

3. Amendments to the Urban Services Boundary.

4. Open Space trades resulting in no net loss of open space and which meet the Town's environmental objectives.

5. The Planning and Zoning Administrator may reclassify a Type 2 Amendment to a Type 1 Amendment based on the following findings:

    a. High visibility of the property by a significant portion of the community, beyond visibility by adjacent property owners. Areas of high visibility include, but are not limited to locations along major thoroughfares, at major gateways into the community such as town limits and properties which are highly visible due to elevation.

    b. The physical characteristics of the ~~property~~ site such as environmental constraints, access or topography ~~create~~ will likely result in significant environmental or grading impacts to the property.

    c. The proposed density or type of development would create a significant and abrupt transition in land use in comparison with the adjacent area and development context. The change may impact the surrounding development character or signal an overall change to the future of the area.

Exceptions

The following shall not require a formal amendment to the General Plan and may be reviewed administratively:

1. All scriveners' errors will be subject to administrative approval. Scriveners' errors are unintentional clerical mistakes made during the drafting, publishing, and copying process.

2. Public schools are not subject to the amendment process.

3. The Planning and Zoning Administrator shall have the authority to administer and interpret the ~~application~~ provisions of the General Plan ~~through administrative determinations~~. Requests for ~~determinations~~ interpretations may be filed by an applicant or an aggrieved party owning property within the required notification area for general plan amendments. Information on ~~determinations~~ interpretations shall be identified in all related staff reports for the Planning and Zoning Commission and Town Council.

PART 2: GENERAL PLAN AMENDMENT EVALUATION CRITERIA

General Plan Amendment evaluation criteria provides a tool for the Town ~~to use~~ to objectively assess the merits of a specific amendment request. The criteria identifies broad themes from the General Plan that an amendment should ~~advance~~address, as well as specific development related issues that will be evaluated by the Town in relation to the amendment request. <u>The intent of this criteria is to gather information which</u> ~~The criteria~~ provides a basic framework for Town decision making on amendment requests.

The criteria is purposely written using subjective language to enable review of ~~potential~~ applications ~~covering the~~<u>based on the full</u> breadth of General Plan topics. The ultimate interpretation of the criteria will be made by Town Council.

The review and analysis shall include, ~~but not limited to~~ the following criteria:

1. On balance, the request is consistent with the Vision, Goals and Policies of the General Plan~~,~~ and will not adversely impact the community as a whole or a portion of the community, as demonstrated by adherence to all the following criteria. The request shall not:

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

    b. Impact existing uses with increased traffic or drainage <u>beyond unused existing capacity or</u> without appropriate improvements to accommodate planned growth.

    c. Impact other public services including police, fire, parks, water and ~~wastewater~~ <u>drainage</u> ~~without~~ <u>unless careful analysis and explanation of anticipated impacts is provided to the Town for review.</u> ~~mitigation and improvements to accommodate planned growth.~~

    d. Impact the natural beauty and environmental resources without <u>suitable</u> mitigation.

2. The applicant has implemented effective public outreach efforts to identify neighborhood concerns and has responded by incorporating ~~meaningful~~ measures to mitigate <u>measurable</u> development impacts on adjoining areas, to the extent reasonably possible.

3. All non-residential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with Goals __ and Policies __ related to economic development and financial stability.

It shall be the ~~burden~~ <u>responsbility</u> of an applicant to submit information, studies and analysis which will enable all participants to adequately assess the request in relation to the criteria.

PART 3: GENERAL PLAN AMENDMENT PROCESS

As the General Plan provides primary guidance for future decision making, the procedures for amendment include significant public outreach which provide for meaningful public involvement in the amendment process. The specific procedures for amendment to the General Plan are codified in the Oro Valley Zoning Code Revised (OVZCR).

Type 1 Amendments

Type 1 Amendments involve significant property changes to different land use types. As these amendments have the potential for greater impact to the surrounding area and the community as a whole, the Zoning Code establishes an enhanced process of public outreach as ~~follows:~~described below. Also of note, Type 1 Amendments must be heard before Town Council during the same year the original amendment request is made and may only be approved through a two-thirds majority vote.

- Type 1 Amendments may only be filed ~~one time~~ during a single limited-duration period of the year
- The Town will provide a program which increases public awareness and information regarding amendments
- Neighborhood meetings conducted ~~throughout~~ during the process
- Enhanced public notice requirements, which exceed the State's legal requirements
- Notice to adjacent communities, regional planning groups and State agencies for comment
- Enhanced public hearing requirements

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan, but still include a substantial public outreach process as follows:

- Type 2 Amendments may be filed any time during the calendar year
- Neighborhood meetings conducted ~~throughout~~ during the process
- Enhanced public notice requirements, which exceed the State's legal requirements
- Public hearings before the Planning and Zoning Commission and Town Council

10 Year Updates

State law requires that a comprehensive update of the General Plan be undertaken at least once every 10 years. Changing conditions may warrant a comprehensive update or amendments to portions of the plan on a more frequent basis as determined by Town Council.