

ORDINANCE NO. (O)18-05

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE ORO VALLEY ZONING CODE REVISED, CHAPTER 24 SUPPLEMENTARY DISTRICT REGULATIONS, SECTION 24.9, ECONOMIC EXPANSION ZONE; REPEALING ALL RESOLUTIONS, ORDINANCES AND RULES OF THE TOWN OF ORO VALLEY IN CONFLICT THEREWITH; PRESERVING THE RIGHTS AND DUTIES THAT HAVE ALREADY MATURED AND PROCEEDINGS THAT HAVE ALREADY BEGUN THEREUNDER

WHEREAS, on March 13, 1981, the Mayor and Council approved Ordinance (O)81-58, adopting that certain document entitled "Oro Valley Zoning Code Revised" (OVZCR); and

WHEREAS, on October 3, 2012, the Mayor and Council approved Ordinance (O)12-15 adopting the creation of an Economic Expansion Zone (EEZ) overlay district; and,

WHEREAS, the proposed amendment to Section 24.9, Economic Expansion Zone, would expand the boundaries of the EEZ in Innovation Park and would include of the business and technology park areas, as depicted in Exhibit "B"; and

WHEREAS, the proposed amendment would apply the EEZ to all non-residential land in the Innovation Park area and remove the 600' buffer currently in place; and

WHEREAS, the Planning and Zoning Commission reviewed the proposed amendments to Section 24.9, Economic Expansion Zone at a duly noticed public hearing on March 6, 2018, in accordance with State Statutes and recommended approval to the Town Council; and

WHEREAS, the Oro Valley Town Council has considered the proposed amendments to Section 24.9, Economic Expansion Zone and the Planning and Zoning Commission's recommendation and finds that they are consistent with the Town's General Plan and other Town ordinances.

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


SECTION 1. Section 24.9, Economic Expansion Zone attached hereto as Exhibit "A" and Exhibit "B", is hereby amended with additions being shown in ALL CAPS and deletions being shown in ~~strike through~~ text.

SECTION 3. All Oro Valley Ordinances, Resolutions, or Motions and parts of Ordinances, Resolutions, or Motions of the Council in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

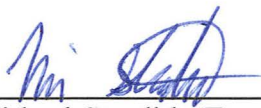
PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona, this 21st day of March, 2018.

TOWN OF ORO VALLEY



Dr. Satish I. Hiremath, Mayor

ATTEST:

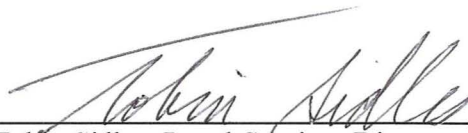


Michael Standish, Town Clerk

Date: 3/23/18

PUBLISH: DAILY TERRITORIAL
MARCH 27, 28, 29, 30, 2018

APPROVED AS TO FORM:



Tobin Sidles, Legal Services Director

Date: 3/23/18

POSTED: 3/27/18 - 4/26/18

EXHIBIT "A"

Section 24.9 Economic Expansion Zone

A. Purpose

The purpose of this overlay district is to provide a streamlined review process for development in ~~Rancho Vistoso Neighborhood 3 (Innovation Park)~~ THE INNOVATION PARK AREA AS WELL AS OTHER BUSINESS AND TECHNOLOGY PARK AREAS, thereby supporting Town economic development initiatives while preserving and protecting the health, safety, and welfare of the community.

B. Applicability

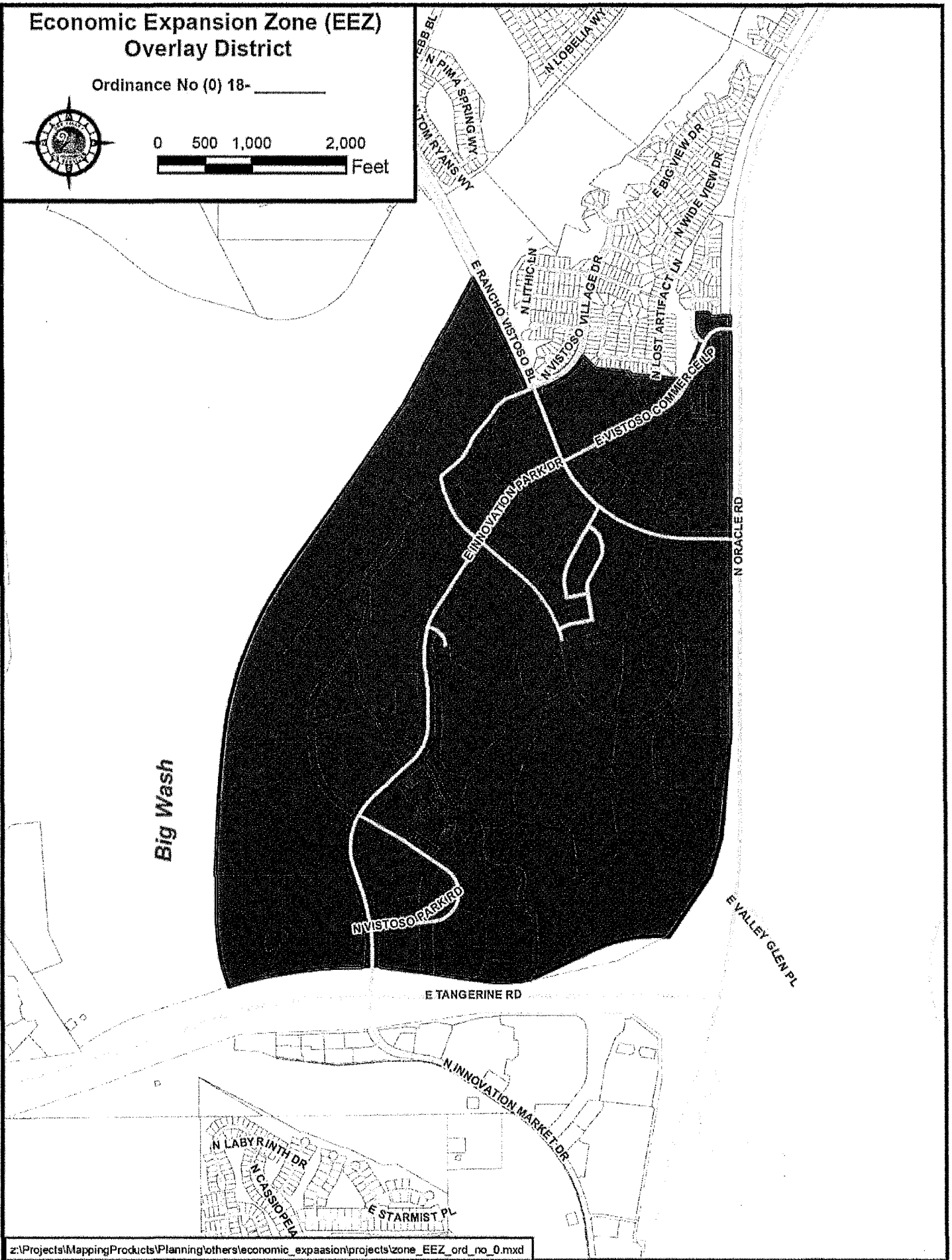
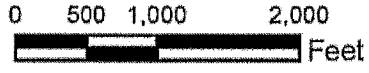
The Economic Expansion Zone (EEZ) review process is available to all property located within the EEZ ~~Innovation Park~~ Overlay District boundaries, which include: ALL RANCHO VISTOSO AREAS DEPICTED IN THE OVERLAY MAP, ATTACHED TO THE ORDINANCE CODIFIED IN THIS SECTION, AND ALL TECHNOLOGY PARK ZONED LAND IN THE TOWN WITH THE EXCEPTION OF ANY PROPERTY WITH RESIDENTIAL USES. ~~Innovation Park in Rancho Vistoso Neighborhood 3, with the exception of any property within six hundred (600) feet of Rancho Vistoso PAD Residential Zones, as depicted in the overlay map, attached to the ordinance codified in this section.~~

1. The EEZ process is available to new development, additions, expansions, or changes to existing development proposing permitted uses and otherwise consistent with existing zoning and development standards.
2. The provisions of this section do not apply to applications for amendments to the zoning or planned area development standards, or applications for conditional use permits.

EXHIBIT "B"

Economic Expansion Zone (EEZ) Overlay District

Ordinance No (0) 18- _____



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Planning Division Work Plan Jul 2017 – Jun 2019

| | PROJECT | NEEDS | POTENTIAL SOLUTIONS | PARTNERS | ITEM | |
|--------------------------------------|--------------------------|--|---|--|-------------------------------------|---------------------|
| LONG-RANGE PLANNING | Main Streets | <ul style="list-style-type: none"> • Create town center in Oro Valley • Integrate economic development and community planning • Enhance Oro Valley’s character and appeal • Respond to anticipated growth pressure and redevelopment | <ul style="list-style-type: none"> • Main Streets Improvement Plan <ul style="list-style-type: none"> ○ Implementation tools <ul style="list-style-type: none"> ▪ Public/private partnerships ▪ Economic development initiatives ▪ Regulations (such as form-based or mixed-use zoning) ▪ Funding methods ○ Designs and improvements | Various | YVOF: 10 SP: CC 1, LUD 4 | |
| | Economic Growth Analysis | <ul style="list-style-type: none"> • Targeted and research based methods to facilitate economic development | <ul style="list-style-type: none"> • Commercial broker roundtable and report • Targeted industry and business study • Commercial/employment to residential ratio study | Economic Development | YVOF: 3 SP: ED 1 | |
| | Annexation Strategy | <ul style="list-style-type: none"> • Prepare for future annexation proposals • Proactive relationship with State Lands | <ul style="list-style-type: none"> • Define annexation process and strategy • Evaluate Planning tools and participation • Require Annexation Impact Assessment | Economic Development | YVOF: 132 SP: ED 4 | |
| PROCESS AND CODE IMPROVEMENTS | Development Review | <ul style="list-style-type: none"> • Increase efficiency of review process • Review Economic Expansion Zone (EEZ) <ul style="list-style-type: none"> ○ Study effectiveness ○ Identify new locations | <ul style="list-style-type: none"> • Streamline review process • Consolidate CDRB and PZC • Expand EEZ area • Update zoning code | Economic Development and Permitting | YVOF: 3, 4 SP: ED 1, 2 | |
| | Sign Code | <ul style="list-style-type: none"> • Increase efficiency • Reevaluate community and business needs | <ul style="list-style-type: none"> • Special allowances for unique districts • Staff approval for code-compliant signs (vs. board) • Revise processes and update zoning code | Permitting | YVOF: 4, 66 SP: ED 2, LUD 2 | |
| | Zoning Code Maintenance | <ul style="list-style-type: none"> • Evaluate provisions that may be outdated • Create effective standards | <ul style="list-style-type: none"> • Parking standards • Odor abatement • Tenant exceptions • Communication facilities | <ul style="list-style-type: none"> • Projections into setbacks • Accessory use standards • Residential allowance for small farm animals | Economic Development and Permitting | YVOF: 4 SP: ED 2 |
| | Public Art Maintenance | <ul style="list-style-type: none"> • Review and inspect art within public areas and private development | <ul style="list-style-type: none"> • Art maintenance work plan | Various Sources | YVOF: 30, 33 SP: ED 3 | |
| LAND USE AND DEVELOPMENT | ESL Evaluation | <ul style="list-style-type: none"> • Review and evaluate results from ESL | <ul style="list-style-type: none"> • Potentially update zoning code | | YVOF: 66 SP: LUD 1 | |
| | Infill and Redevelopment | <ul style="list-style-type: none"> • Anticipate needs for redevelopment • Analyze designated growth areas | <ul style="list-style-type: none"> • Growth area standards • Mixed-use, infill zoning standards • Land use designation changes (HDR, MU) | | YVOF: 4, 70 SP: ED 2, LUD 1 | |
| | Design Standards | <ul style="list-style-type: none"> • Study and update various standards: <ul style="list-style-type: none"> ○ Site, Arch, colors, compatibility | <ul style="list-style-type: none"> • Revise design standards | | YVOF: 125, 126 SP: LUD 2, 3 | |