

ORDINANCE NO. (O)18-06

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,
APPROVING A REZONING REQUEST BY PAUL OLAND OF
WLB GROUP, INC, FOR AN 85.2 ACRE PROPERTY LOCATED
NEAR THE NORTHWEST CORNER OF NARANJA DRIVE AND
LA CHOLLA BOULEVARD FROM R1-20 AND R1-144 TO R1-7**

WHEREAS, Paul Oland of WLB Group, Inc., (the "Applicant"), applied for a rezoning from R1-20 and R1-144 to R1-7 for an 85.2 acre property located near the northwest corner of Naranja Drive and La Cholla Boulevard, as depicted on Exhibit "A" attached hereto; and

WHEREAS, the Applicant wishes to change the zoning to R1-7 to develop a 178 lot single-family residential subdivision; and

WHEREAS, the Application also requests two flexible design options enabled by the Environmentally Sensitive Lands regulations: 1) smaller building setbacks 2) reduced lot size and width; and

WHEREAS, the Applicant's request for rezoning complies with the OVZCR; and

WHEREAS, the Applicant's request for rezoning complies with the applicable *Your Voice Our Future General Plan* requirements; and

WHEREAS, on March 6, 2018, the Planning & Zoning Commission recommended denial for rezoning the property from R1-144 to R1-43 and three flexible design options with conditions due to concerns about traffic on Naranja Drive, timing of traffic improvements to Glover and La Cholla Boulevard and compatibility to existing homes east of the property; and

WHEREAS, the Town Council has duly considered the Applicant's request for rezoning of for an 85.2 acre property located near the northwest corner of Naranja Drive and La Cholla Boulevard.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that the rezoning requested by Paul Oland of WLB Group, Inc., (the "Applicant"), applied for a rezoning and requested flexible design options for an 85.2 acre property located near the northwest corner of Naranja Drive and La Cholla Boulevard is hereby approved with conditions attached hereto as Exhibit "B".


NOW THEREFORE BE IT FURTHER ORDAINED that:

1. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.

2. 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 on this 4th day of April, 2018.

TOWN OF ORO VALLEY

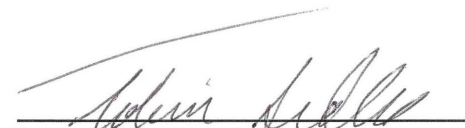

Dr. Satish I. Hiremath, Mayor

ATTEST:


Michael Standish, Town Clerk

Date: 4/4/18

APPROVED AS TO FORM:


Tobin Sidles, Legal Services Director

Date: 4/4/18

PUBLISH: DAILY TERRITORIAL
APRIL 10, 11, 12, 13, 2018

POSTED: 4/10/18 - 5/10/18

*EXHIBIT "A" and "B" ON FILE IN THE TOWN CLERK'S OFFICE

EXHIBIT "A"

MAP OF PROPERTY



EXHIBIT "B"

CONDITIONS OF APPROVAL

Revisions made after the Planning and Zoning Commission, which add further details but do not change the intent of the conditions, are shown below. Deletions shown with strikethroughs and additions shown in ALL CAPS.

1. All saguaros shown on the Tentative Development Plan shall be preserved-in-place. To ensure preservation of these saguaros, the applicant must adjust lot lines accordingly as part of the Final Site Plan review process
2. This development shall ~~contribute its fair share of costs in~~ BE RESPONSIBLE FOR the reconstruction of Glover Road TO INCLUDE A PAINTED MEDIAN, BIKE LANES ON BOTH SIDES AND A SHARED USE PATH ON THE SOUTH SIDE OF THE ROAD. TIMING OF THE IMPROVEMENT IS TO BE COORDINATED WITH THE AMPHITHEATER SCHOOL DISTRICT AND IS TO COINCIDE WITH DEVELOPMENT OF SAGUAROS VIEJOS WEST (PHASE 1) OR SAGUAROS VIEJOS EAST (PHASE 2, THIS PROJECT), WHICHEVER CONNECTS TO GLOVER ROAD FIRST. ~~The Town will not participate in the reconstruction cost of Glover Road.~~
3. ~~This project shall coordinate with both the Town of Oro Valley and Amphitheater School District in the planning and design of the Glover Road reconstruction.~~
4. This development shall dedicate 50 feet of right-of-way on Glover Road; this includes the portion of parcel 224-11-037B that has been identified as excluded from this rezoning. Said dedication shall extend to the La Cholla Boulevard western right-of-way boundary.
5. ~~A shared use path on the south side of Glover Road shall be constructed as a part of the street reconstruction and dedication.~~
6. The Water Utility Department has requested the following items be required:
 - a. Extend the twelve (12") inch "E" Zone main across La Cholla Boulevard on Glover Road to the property's western boundary.
 - b. Extend the twelve (12") inch "E" Zone main in the south right-of-way of Glover Road west to the property's Western boundary.
 - c. Connect the above mentioned mains with eight (8") inch mains through the development.

The following conditions were added by Town Council, through their motion of approval on April 4, 2018.

7. The minimum lot size for the development shall be 7,000 square feet.
8. All lots along Naranja Drive shall have a minimum lot size of 10,000 square feet.