

ORDINANCE NO. (O)18-07

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, APPROVING A REZONING REQUEST BY THE WLB GROUP, INC, FROM R1-144 TO PLANNED AREA DEVELOPMENT FOR APPROXIMATELY 199 ACRES LOCATED WEST OF LA CHOLLA BOULEVARD BETWEEN LAMBERT LANE AND NARANJA DRIVE AND APPROXIMATELY 8.2 ACRES LOCATED ON THE NORTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE

WHEREAS, WLB Group, Inc., (the “Applicant”) who represents the property owners, applied for a rezoning from R1-144 to Planned Area Development for approximately 199-acres located west of La Cholla Boulevard between Lambert Lane and Naranja Drive and approximately 8.2-acres located on the northwest corner of La Cholla Boulevard and Naranja Drive, see map of property as depicted on Exhibit “A” attached hereto; and

WHEREAS, the gross site of the proposed rezoning is approximately 207 acres; and

WHEREAS, the current zoning of R1-144 allows one lot per 144,000 square feet; and

WHEREAS, the Applicant wishes to change the zoning to Planned Area Development to facilitate development of a comprehensively planned project which includes residential, commercial, recreation and quasi-public development; and

WHEREAS, in 2015 a General Plan Amendment to Master Planned Community was approved for the site which included the development of a Long Range Conceptual Master Plan as well as numerous Special Area Policies; and

WHEREAS, the Applicant’s request is consistent with both the General Plan, the Long Range Conceptual Master Plan and the Special Area Policies; and

WHEREAS, the Applicant’s request for rezoning complies with the OVZCR, including the requirements for new Planned Area Developments; and

WHEREAS, the Planning and Zoning Commission held two duly noticed public hearings on March 6, 2018, and April 3, 2018, and voted to recommend approval to the Town Council with conditions, attached hereto as Exhibit “B”; and

WHEREAS, the Town Council has duly considered the Applicant’s request for rezoning for approximately 199-acres located west of La Cholla Boulevard between Lambert Lane and Naranja Drive and approximately 8.2-acres located on the northwest corner of La Cholla Boulevard and Naranja Drive.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that the rezoning requested by the Applicant, a rezoning for approximately 199-acres located west of La Cholla Boulevard between Lambert Lane and Naranja Drive and approximately 8.2-acres located on the northwest corner of La Cholla Boulevard and Naranja Drive is hereby approved with the 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.

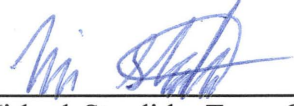
PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona, on this 16th day of May, 2018.

TOWN OF ORO VALLEY



Dr. Satish I. Hiremath, Mayor

ATTEST:

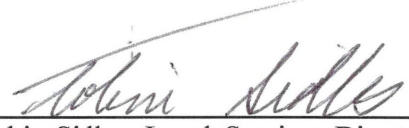


Michael Standish, Town Clerk

Date: 5/16/18

PUBLISH: DAILY TERRITORIAL
MAY 21, 22, 23, 24, 2018

APPROVED AS TO FORM:



Tobin Sidles, Legal Services Director

Date: 5/16/18

POSTED: 5/22/18 - 6/21/18

EXHIBIT "A"

MAP OF PROPERTY

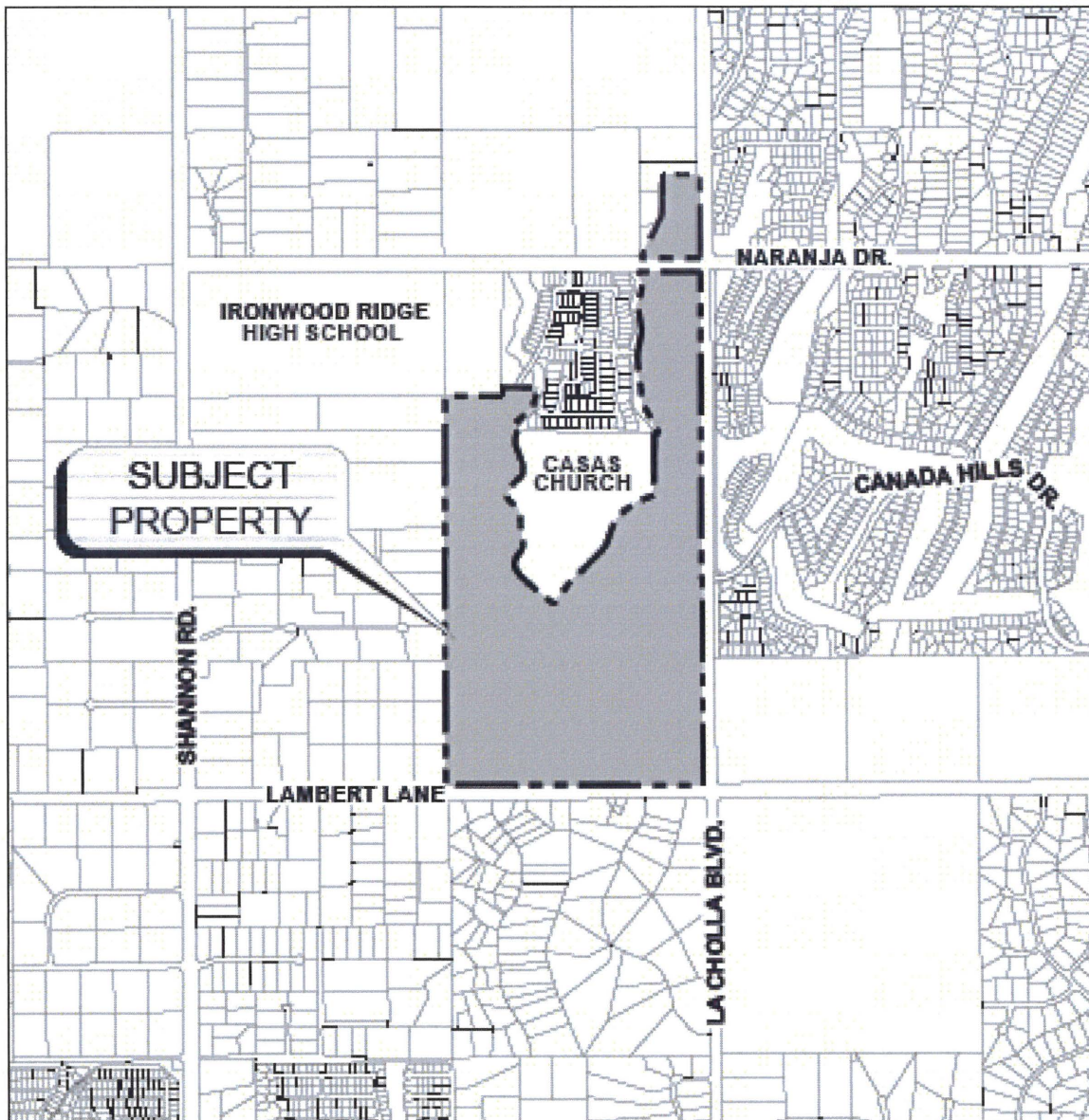


EXHIBIT “B”
CONDITIONS OF APPROVAL

1. The plans for restrooms and playgrounds in recreation areas must be maintained.
2. THE WESTERN LOTS (LOTS 1-11) ON PARCEL B SHALL BE LIMITED TO SINGLE-STORY SHOULD THE PARCEL DEVELOP AS RESIDENTIAL (PARCEL B CONCEPT 5) – ADDED BY TOWN COUNCIL (5.16.2018)

PLANNING

Page 52

3. Revise development standard d.ii.5 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.
4. Remove first part of development standard d.ii.6 to reflect existing maximum building height permitted in the R1-7 zoning district.

Page 58

5. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.

Page 60

6. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.
7. Remove first part of development standard d.ii.4 to reflect existing maximum building height permitted in the R1-7 zoning district.

Page 63

8. Revise development standard d.ii.3 to reflect a minimum front setback of 15-feet with at least 20 provided for driveway length.
9. Remove first part of development standard d.ii.4 to reflect existing maximum building height permitted in the R1-7 zoning district.

Page 144

10. Remove reference to restroom structures in section 2.A.v. as they are not a permitted use in ESOS areas.

ENGINEERING

11. Off-site public roadway improvements shall be completed by the developer as identified within the project Traffic Impact Analysis Report (TIA) submitted with the Capella PAD. Minimum improvements required as identified within the TIA consist of the following:
 - a. Cañada Hills Drive/La Cholla Boulevard intersection: The installation of a traffic signal and associated intersection improvements to prohibit both eastbound and westbound through traffic across La Cholla Boulevard. The through traffic restriction will satisfy the Capella Special Area Policy intended to prevent new development traffic from accessing Cañada Hills Drive from the west side of La Cholla Boulevard. Timing of the signal installation and associated intersection improvements shall coincide with construction of any PAD development area or construction of the

proposed roadway creating the new west leg of the intersection, whichever occurs first WHEN WARRANTED. – ADDED BY TOWN COUNCIL (5.16.2018)

- b. Lambert Lane/Shannon Road intersection: The installation of additional turn/through lanes and/or a traffic signal (when warranted). The geometric design of the intersection and timing of the improvements shall be as approved by Pima County.
 - c. Lambert Lane: The widening of Lambert Lane to accommodate two through lanes in the eastbound and westbound directions, from La Cholla Boulevard to the western project limits. Timing of the improvements shall coincide with the construction of Development Areas J, H and K as they develop.
 - d. Other off-site improvements such as the construction of new right/left-turn lanes shall be constructed by the developer with each development area as warranted by the TIA and at no cost to the Town.
12. The owner(s) of the Capella development shall dedicate right-of-way along the project's La Cholla Boulevard frontage as identified and requested during previous coordination meetings with Town staff. Dedication of the right-way is to be completed within 30 days of Town Council approval of this PAD request.
13. The owner(s) of the Capella development shall dedicate easements for the purposes of public drainage and slope encroachments along the project's La Cholla Boulevard frontage as identified and requested during previous coordination meetings with Town staff. Dedication of the easements are to be completed within 45 days of Town Council approval of this PAD request.