

I. PROJECT OVERVIEW

NexMetro/Avilla has built a reputation for developing high-quality and successful single-story, rental casitas. NexMetro and Avilla neighborhoods can be found throughout the Tucson and Phoenix metropolitan areas, and in other parts of the country. NexMetro proposes to develop Avilla Rancho Vistoso, a neighborhood of single-family rental casitas on the parcel north of the Safeway shopping center and on a portion of the parcel west of the shopping center.



The properties total just over 21 acres and are currently zoned C-1 Community Commercial and Open Space in the Rancho Vistoso PAD. In order to allow the proposed development, we propose to rezone the properties to High-Density Residential (HDR) in the PAD, which is allowed as a comparable zone to R-6 under the Oro Valley General Plan's Neighborhood Commercial / Office land use designation that exists on the property today. No change is proposed to the Open Space zoning on either property.

Avilla Rancho Vistoso will include approximately 215, 1-story (18-foot maximum height), predominately detached residences that will be an attractive presence in the area. Avilla will be more compatible with the existing homes to the north than would a commercial development under the property's existing commercial zoning. It will provide a high quality, unique, and popular housing opportunity within the Town of Oro Valley. The proposed architecture will be consistent with the existing subdivisions in the area, as they will follow the Rancho Vistoso design guidelines as well.



The proposed residences within the project are a mix of one, two, and three bedrooms, with approximately 65% of the residences being detached and the one-bedroom residences being attached in a duplex style. The residences will range in square footage between approximately 690 sq. ft. to 1,265 sq. ft. The residences are grouped around landscaped pedestrian corridors to create a sense of arrival, place, and safety where neighbors frequently interact with each other as they come and go within the neighborhood. The home interiors are an open

concept design with 10-foot ceilings, large windows, and high-end finishes such as stainless-steel appliances and granite countertops.

Within the pool areas, residents will be able to enjoy a variety of amenities. A resort-style pool and jacuzzi will be the focal point of the main amenity areas. Additionally, a shade trellis and outdoor kitchen will be located within the pool areas offering residents with a place to relax and socialize. The amenities have been centrally located to ensure convenient access for all residents. Managed by a professional management company, maintenance of all the landscaping, walls, and structures is entrusted into one entity providing a higher level of maintenance without the HOA viability concerns of a typical single-family subdivision.



A website and onsite signage will direct prospective residents to visit the fully staffed leasing office on the eastern portion of the project, which is proposed on Parcel 5-U north of Safeway.

The existing commercial zoning is not viable, as demonstrated by the fact that it has been zoned for commercial, office, and research & development uses for roughly 35 years without attracting a developer for those uses. Yet again, the residential underdevelopment of the PAD underscores the fact that some of the remaining commercially zoned parcels would benefit the Town, neighbors, and existing businesses more if allowed to develop at transitional residential densities. The transitional density of this project will help support the many commercial businesses not only located immediately south of the property but also within greater Oro Valley.

II. YOUR VOICE, OUR FUTURE CONFORMANCE

Oro Valley's Your Voice, Our Future General Plan includes many goals and policies that support the development of appropriate, transitional, and viable land uses such as those proposed by this downzoning. Below are a sample of goals and policies that this proposal supports:

- 3.4.A. & D. – A robust local economy and job market that provide opportunities for quality employment, build on Oro Valley's assets, and encourage high-quality growth. A community with a wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents.
 - A robust economy within Oro Valley will be fueled by successful businesses in Oro Valley. Businesses can provide a wide range of services, shopping, and dining opportunities only when they thrive. They thrive when they have enough customers living and working within their service area. Oro Valley's generally low residential densities do not provide enough customers for most Oro Valley businesses within their services areas, so additional residential units are needed to help fulfill this General Plan goal. Ideally the development of additional residential units is not unreasonably impactful to nearby residents, nor it is on land that is environmentally sensitive. This project fits those two criteria well.

- Given that existing Oro Valley businesses are already struggling, re-designating undeveloped and less desirable commercial land to provide much needed additional residential units is appropriate from a long-range land use planning standpoint. The intersection of Tangerine Road and First Avenue is surrounded by 81 acres of commercially zoned parcels spread over all four corners, but only 29% of the acreage is developed, leaving nearly 60 acres of undeveloped, historically non-viable commercial land that is not currently benefitting the property owners, nearby businesses, or the Town in general. This proposed PAD amendment will help realign this commercial intersection to better support the General Plan's goal of achieving a robust local economy.
- 3.6.CC.7. – Support the development of diverse housing types within the community.
 - Oro Valley's residential market is dominated by single-family detached homes, which doesn't align with the broader spectrum of housing options demanded by existing and future residents. Additional denser transitional residential housing units such as Avilla Rancho Vistoso's leased homes are needed to make living in Oro Valley accessible to everyone.
- 3.6.CC.8.– Foster development of complete neighborhoods with easy access to transportation and employment options, and commercial areas that offer amenities and services for residents' daily needs.
 - The General Plan describes a complete neighborhood as including parks and other outdoor spaces, recreational facilities, access to quality housing, and safe and varied transportation options. It goes on to describe a complete community as one that serves the needs of residents on a day-to-day basis and is "a good place to open a business". This proposed PAD amendment will fulfil these goals by providing another quality housing option for existing and future residents, recreation areas to serve those future residents, convenient pedestrian and bicycle access to the nearby sidewalk and pathway system, convenient access to nearby commercial areas, and additional residents to help local businesses thrive.
- 5.4.X. – Effective transitions between differing land uses and intensities in the community.
 - Residential-scale development such as that which is proposed provides a graduated transition in density and land use and is generally accepted to be less impactful to nearby homeowners than the commercial developments that could be built on the property under existing zoning. Landscaped bufferyards will be incorporated into the development to further soften the boundary between this and nearby developments.
- 5.5.LU.5. – Provide diverse land uses that meet the Town's overall needs and effectively transition in scale and density adjacent to neighborhoods.
 - Currently Oro Valley has more commercially zoned land than can be supported by its residential and employment density. Conversely, the Town's supply of higher density residential units is deficient relative to demand and relative to the General Plan's goal of

providing a full spectrum of housing options. Allowing this property to develop as a higher density residential neighborhood would help address both of these statistical deficiencies.

- 5.5.LU.7. – Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.
 - A General Plan Tier II Growth Area is designated over the entire 81 acres of commercially zoned land centered around the intersection of First Avenue and Tangerine Road. The General Plan defines a Growth Area as a location that is “particularly suitable” for a planned concentration of a range of more intensive land uses. Development within Tier II Growth Areas must limit impacts to nearby homeowners, which this proposal achieves. This proposal also provides for a “sensible pattern of land development” coupled with infrastructure funding that is “coordinated with development activity” (i.e. developer-funded).
- 5.7.DG.1. – Require new development to pay its share toward the cost of additional public facility and service needs generated by new development while balancing public and private interests in cost allocation.
 - This project will fund the construction of a new connector road from Tangerine Road to Rancho Vistoso Boulevard. That roadway construction effort will also include extension of utilities necessary to serve the development. Beyond providing the actual infrastructure improvements needed to serve this development, impact fees will be paid to help cover the cost of maintaining the Town’s broader public infrastructure networks.

III. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is usually taken to mean “any interested party”. The terms are not synonymous, but for the purpose of this report we will assume them to be. Primary stakeholders are the immediate neighbors of the subject parcels, all of whom will be notified of any public meetings or hearings associated with this project. The nearest neighborhoods to the western parcel are Reflections, Mesquite Crest, and The Overlook. The nearest neighborhoods to the eastern parcel are Horizons and Reflections. Safeway and the individual building owners within that shopping center are also important stakeholders.

IV. PROPOSED NEIGHBORHOOD MEETING PROCESS

The Town Code defines the minimum neighborhood outreach requirements for rezoning proposals. The goal of the requirements is to inform nearby property owners and solicit their feedback about the project in hopes of encouraging adjustments to the proposals that are best for the common good. This project has created a fair amount of interest from the public, but the ongoing specter of COVID-19 and its unlimited supply of potential future variants has created an ongoing circumstance wherein large gatherings of people are often still not permitted by public health decrees. In order to fulfill the goal of the Code’s requirements our primary initial outreach efforts were via the internet. To announce the neighborhood meetings for each portion of Avilla Rancho Vistoso the Town mailed notices to all

Homeowners’ Associations in Town and landowners within 600 feet of the properties and also posted signs on the properties notifying passersby of this proposed rezonings and the upcoming neighborhood meetings. Past rezonings have proven that posting informational videos is an effective method of disseminating project information to the public. Interested stakeholders were notified of the videos and the associated opportunities on the Town website to submit questions and comments about the information presented. This initial outreach including the informational videos and the first formal neighborhood meetings occurred prior to the formal rezoning applications. Public comments regarding the informational videos were collected and responses were offered at the formal neighborhood meetings.

The following schedule is proposed:

Oct. 20, 2021	Informational Video Posted for the Eastern Portion of Avilla
Nov. 4, 2021	Web-Based Interactive Neighborhood Meeting (Eastern Portion)
Nov. 17, 2021	Informational Video Posted for the Western Portion of Avilla
Dec. 2, 2021	Web-Based Interactive Neighborhood Meeting (Western Portion)
Jan. 19, 2022.....	Formal Submittal (Eastern Portion)
Jan. 31, 2022.....	Formal Submittal (Western Portion)
August 2022.....	Online & In-Person Neighborhood Meeting #2 (Eastern Portion)
September 2022	Online & In-Person Neighborhood Meeting #2 (Western Portion)
November 2022.....	Planning & Zoning Commission Hearing #1 (Both Portions)
December 2022.....	Town Council Hearing (Both Portions)

The Town maintains copies of the meeting sign-in sheets.

V. ISSUES RAISED TO-DATE

- Existing traffic safety concerns and potential increased traffic due to the project.
 - We are working with Town staff to address this issue.
- Responsibility for funding necessary infrastructure improvements.
 - Necessary improvements that are triggered by the development will be developer funded. Existing infrastructure deficiencies should be addressed by the Town or via an agreement between the Town and the developer.
- Adequate water supply.
 - Oro Valley Water Utility has a 100-year assured water supply.
- Dysfunctional access drive and loading zone along north side of the Safeway Center.
 - We will leave enough room onsite to allow the future construction of an additional drive lane behind the middle building along the northern edge of the Safeway Center.
- Presumed decrease of property values.
 - Other examples in OV disprove this notion.
- Rental rates are too high in OV.
 - Rental rates follow market demand.
- Dark Skies.
 - The project will comply with OV’s strict lighting code.
- Questioned non-viability of the existing C-1 commercial zoning.

- The subject parcels have been zoned for commercial development for over three decades with no interest materializing from commercial developers. As OV approaches build-out, the opportunity additional homes to be built dwindles significantly. Without additional homes, the existing commercial parcels will remain undeveloped.
- Presumed higher rate of criminal activity among people who live in rental homes.
 - Rental homes in OV do not exhibit a higher per capita crime rate. The statistical difference is one of population density.
- Presumed higher rate of cannabis use among people who live in rental homes.
 - Ridiculous.
- Suggestion that OV condemn the land and make it into a public park.
 - This would be an irresponsible use of land that has been set aside to be economically productive. The Rancho Vistoso PAD already set aside roughly 50% of its several thousand acres as open space.
- Overall neighborhood compatibility.
 - The proposed Avilla development will certainly be more compatible than a commercial development would be under the sites' existing zoning.

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