



Westward Look Resort Proposed Annexation, General Plan Amendment and Rezoning

Zoom Neighborhood Meeting

September 15, 2020

Meeting will commence at 6pm.

All participants are
currently on mute with
video off. Host will
provide directions
when meeting starts.

Town of Oro Valley



Town of Oro Valley

Tonight's Meeting

- ▶ Goal #1: a fair, efficient and productive meeting
- ▶ Details:
 - ▶ Audio: One speaker unmuted at a time
 - ▶ Video: Speaker video on
 - ▶ Time: 6 to 7:30 PM
- ▶ Project information at OVprojects.com

zoom

www.OVprojects.com

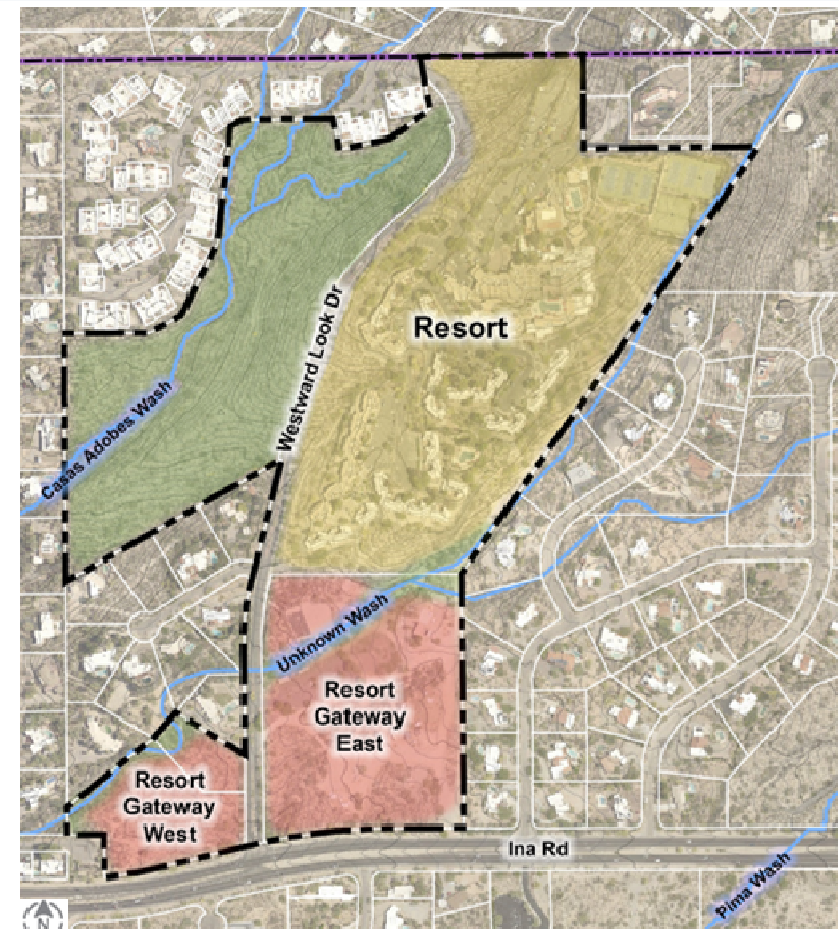
Please contact Jessica Hynd, Constituent Services Coordinator, at 229-4711 for additional ZOOM assistance.

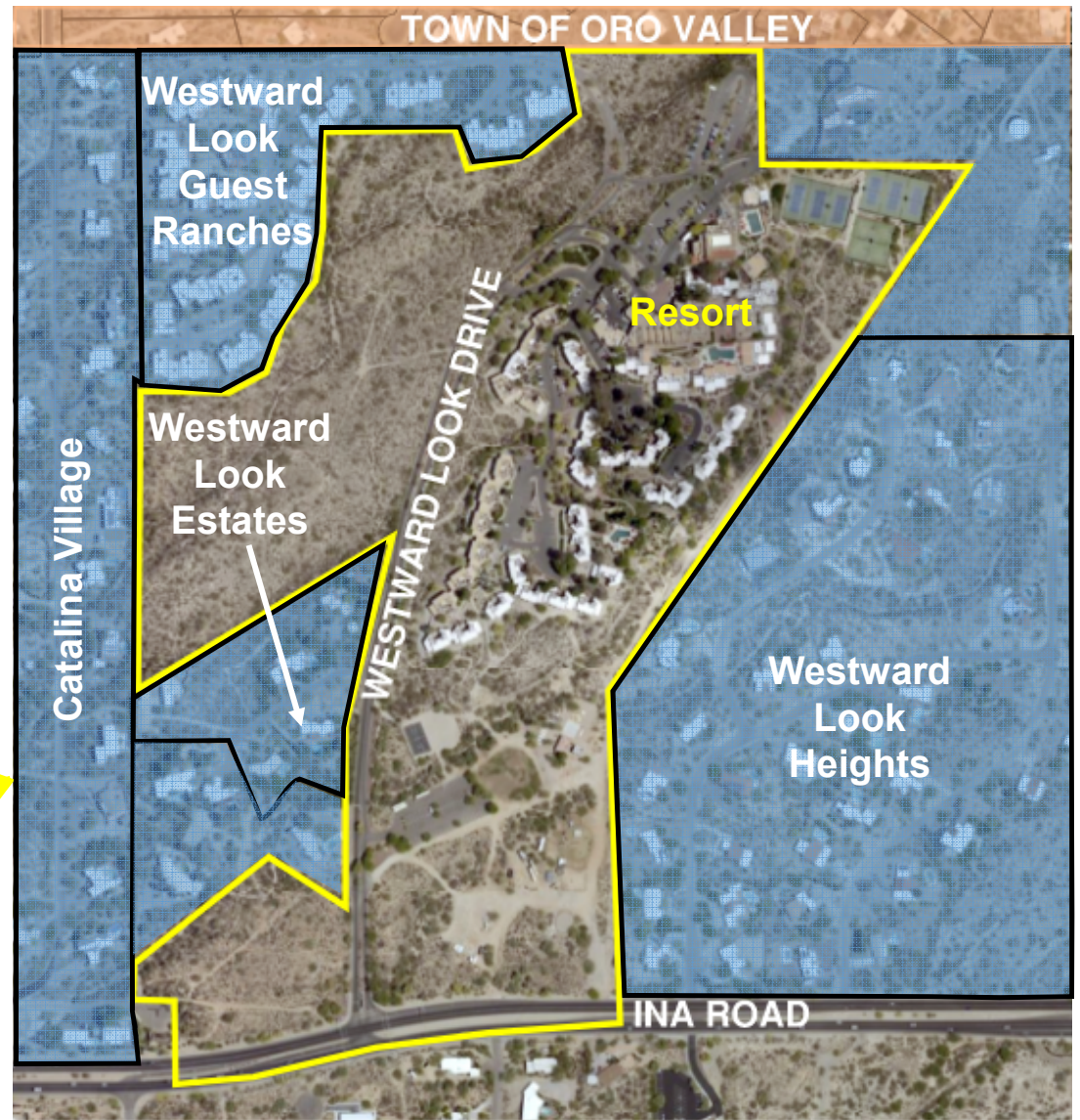
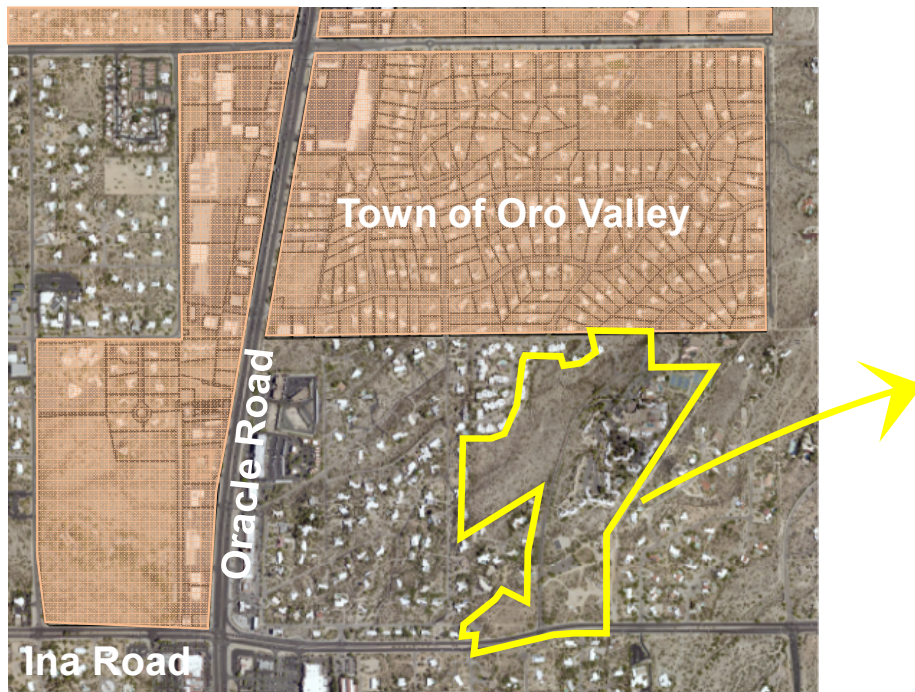


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Project and site overview

- ▶ Annexation
- ▶ Public Outreach and Participation
 - ▶ Anticipated timeline
- ▶ Staff presentation
 - ▶ General Plan and Zoning
 - ▶ Background and History
 - ▶ Applicant's proposal
- ▶ Applicant presentation
 - ▶ The "What and Why"
- ▶ Next steps







Town of Oro Valley

Annexation

► Annexation Basics

- Only ~75 acres owned by the Resort
- Annexation invited by Town
- Requires property owner agreement
- Mutual benefit to both Town and property owner



Questions?

For more information

Ask@orovalleyaz.gov

Ovprojects.com



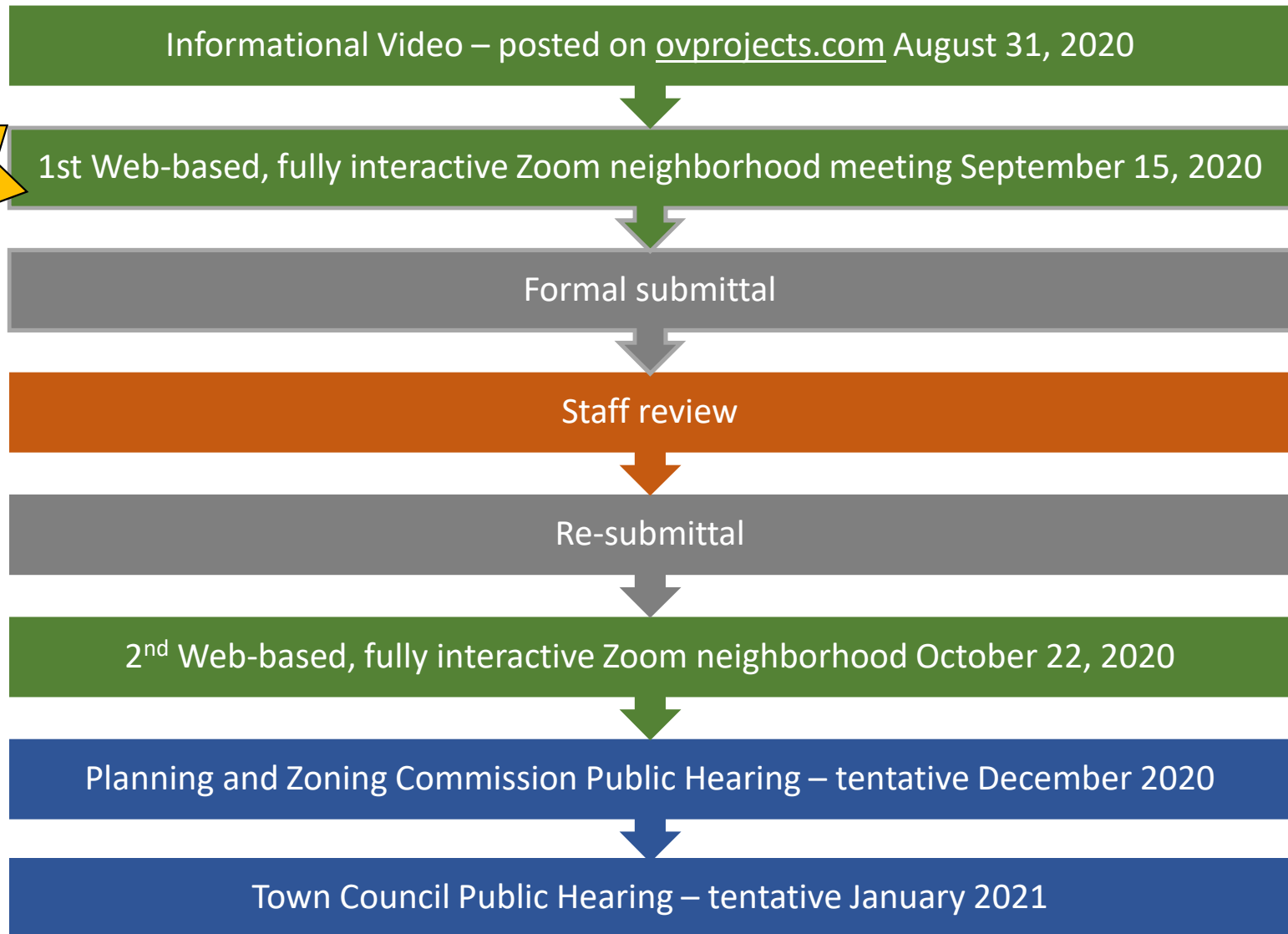
Town of Oro Valley

Annexation

Your Voice, Our Future General Plan

- ▶ **3.5 ECONOMY FOCUS:***“The people of Oro Valley have expressed a desire for a strong local economy that supports tourism, cultural offerings and education.*
- ▶ **Policy E.3.** *“Promote Oro Valley as an ideal destination for economic activity, tourism, shopping, cultural attractions, research and development”*
- ▶ **Policy E.5.** *“Support annexations that are economically beneficial to the Town while also considering the impacts to residents and the social, aesthetic and environmental quality of the Town”*





Questions?

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For more information

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Town of Oro Valley

Your Voice, Our Future General Plan

- ▶ Long range policy document that drives Town decisions and reflects the Community's values
 - ▶ Includes the Vision, Guiding Principles, Goals and Policies of the *Community, Environment and Development* elements
 - ▶ General Plan Land Use Map
 - ▶ Ratified by the voters in 2016

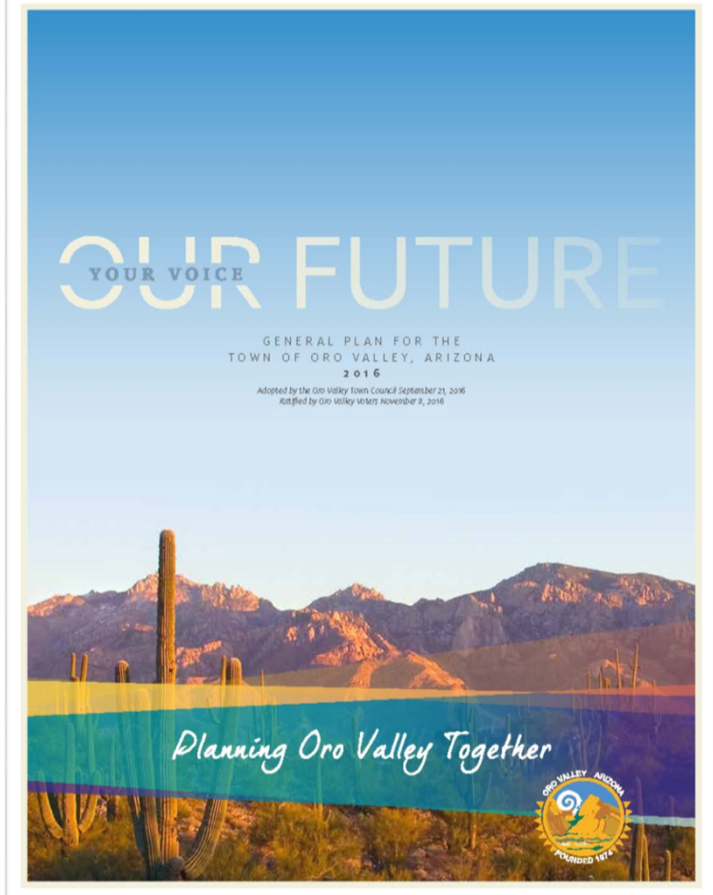
- ▶ Acknowledges

"...applications are typically made every year...that most often concern changes to the Town's Land Use Map and generate a significant amount of interest within the community."

*"...residents on the Development Committee, recommended changes to the map be handled through the plan amendment process due to the robust public engagement involved...**As such it is anticipated that changes to the map will occur during the lifespan of this plan**"*

- ▶ Amendment Criteria

- ▶ General conformance to the Vision, Guiding Principles, Goals and Policies
- ▶ Appropriately addresses neighbor concerns
- ▶ Contributes to the long-term stability of the Town

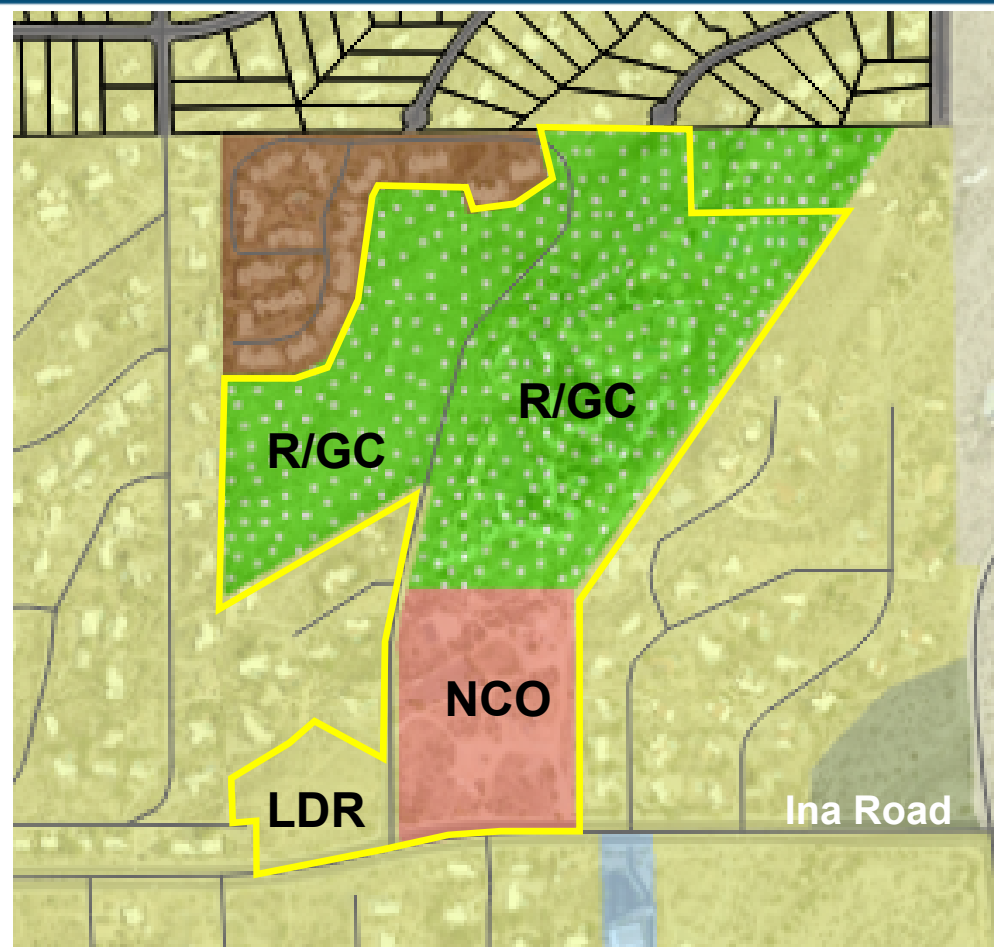




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Existing General Plan Land Use Map Designations

	Resort/Golf Course (R/GC)
	Neighborhood Commercial/Office (NCO)
	Low Density Residential (LDR)



Questions?

For more information

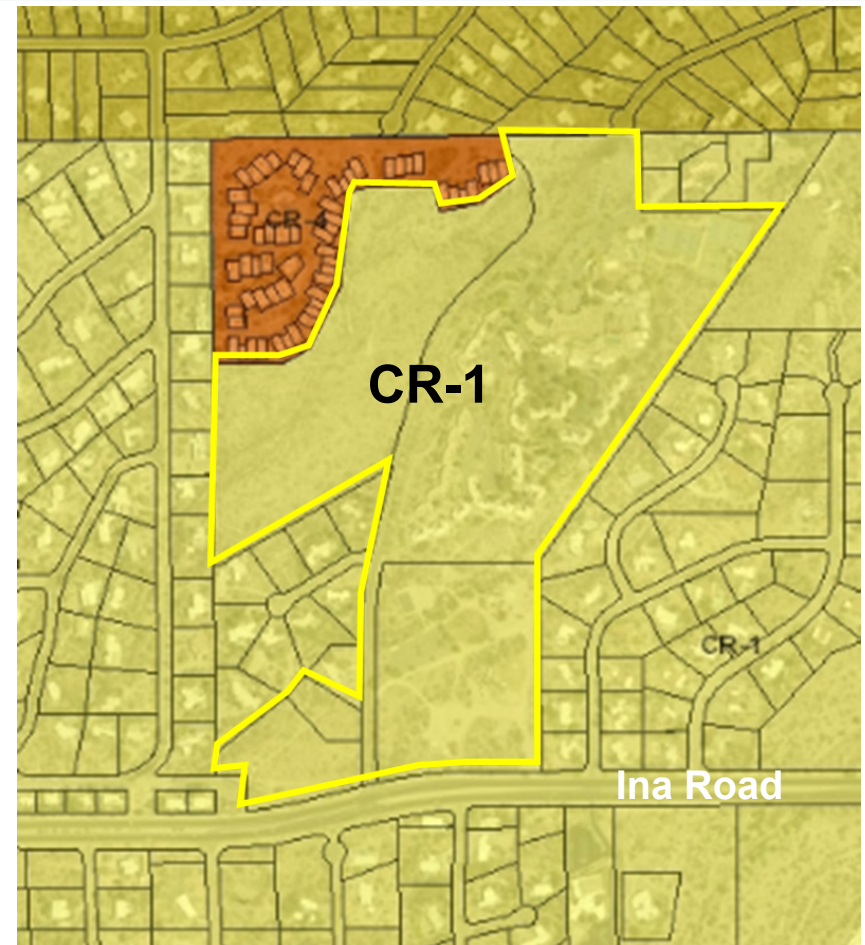
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Zoning

- ▶ Gives the property owner legal right to use their land
- ▶ Zoning regulates:
 - ▶ Permitted uses (e.g. homes)
 - ▶ Development Standards
 - ▶ Building height
 - ▶ Setbacks, etc.
- ▶ Existing zoning:
 - ▶ Pima County CR-1

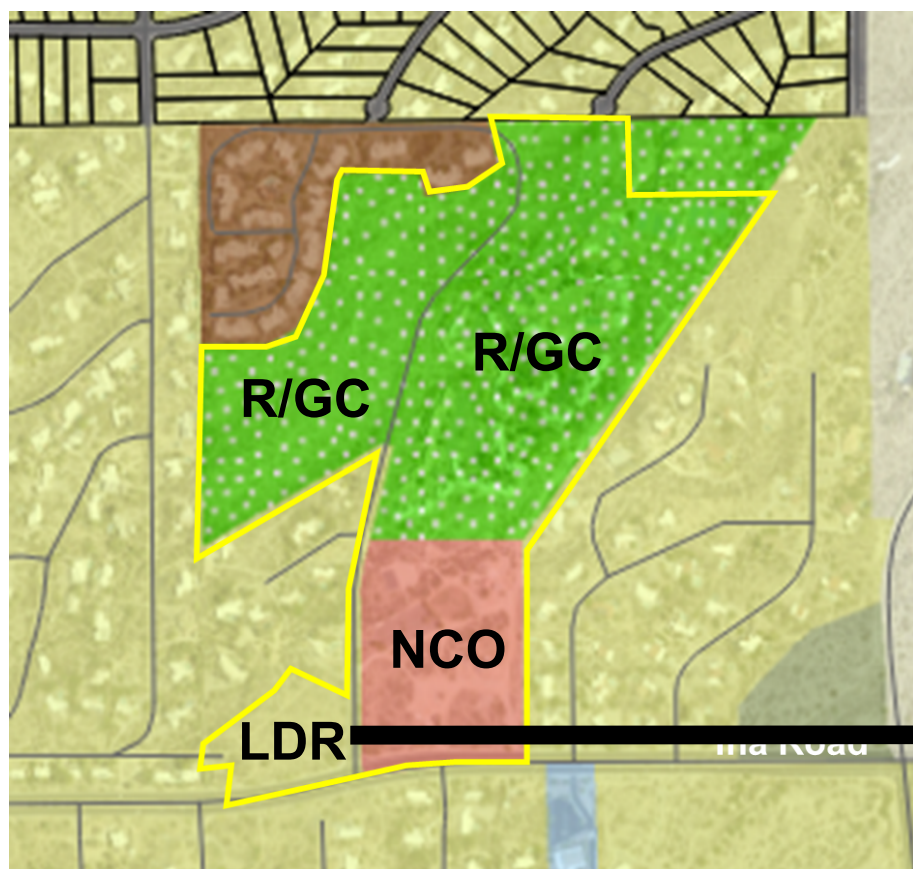




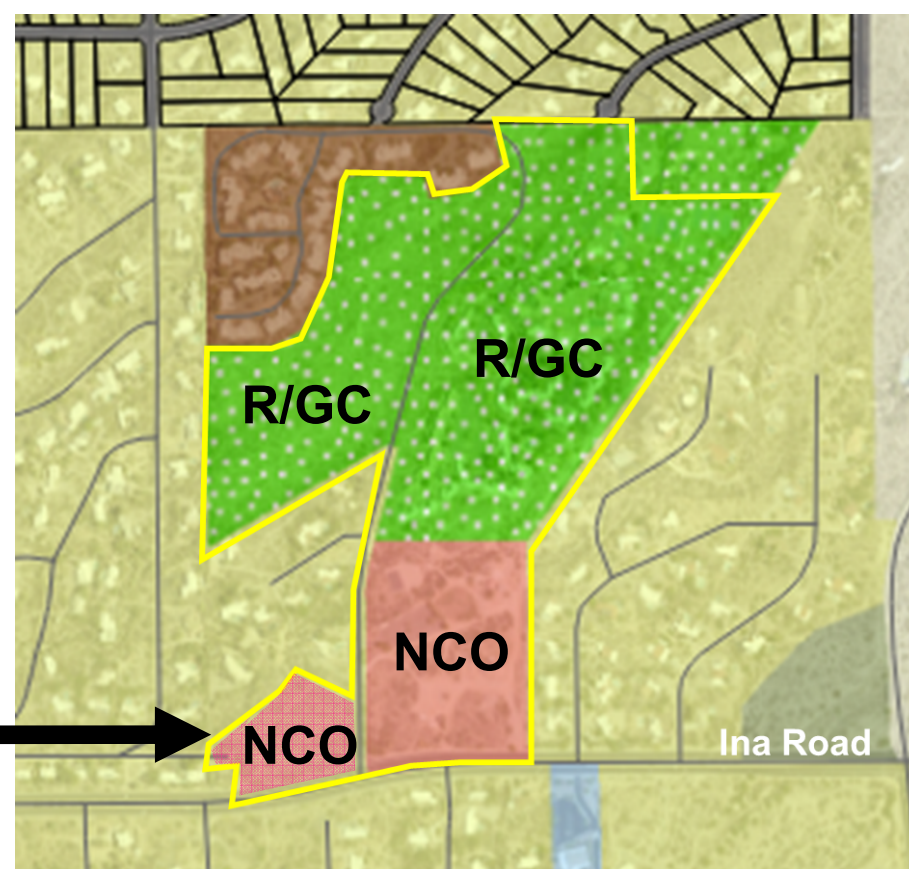
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Applicant's proposal – General Plan Amendment

Existing



Proposed

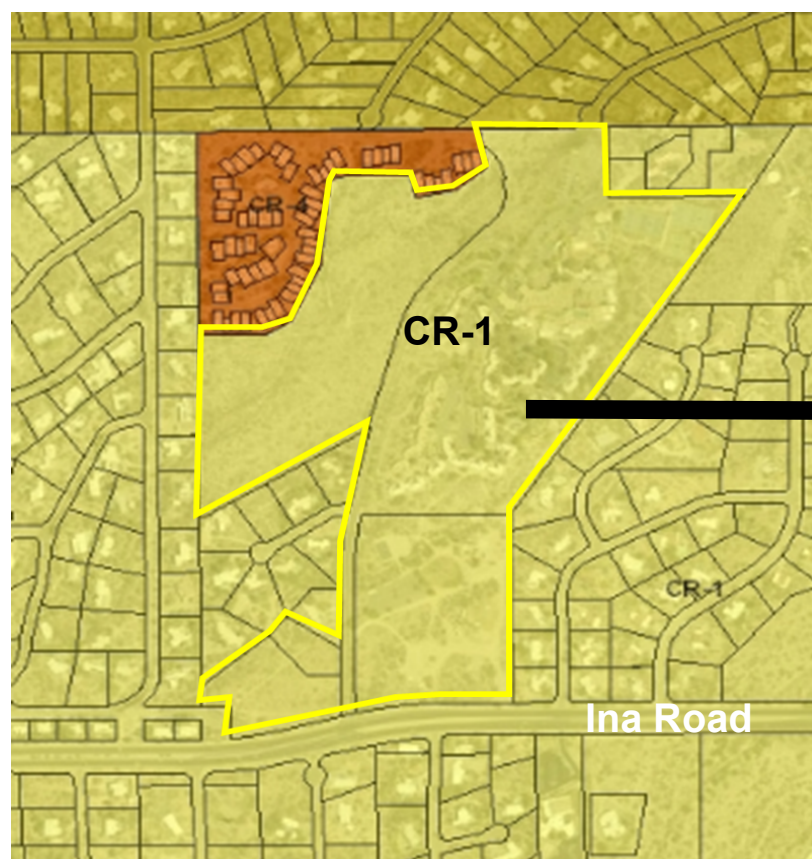




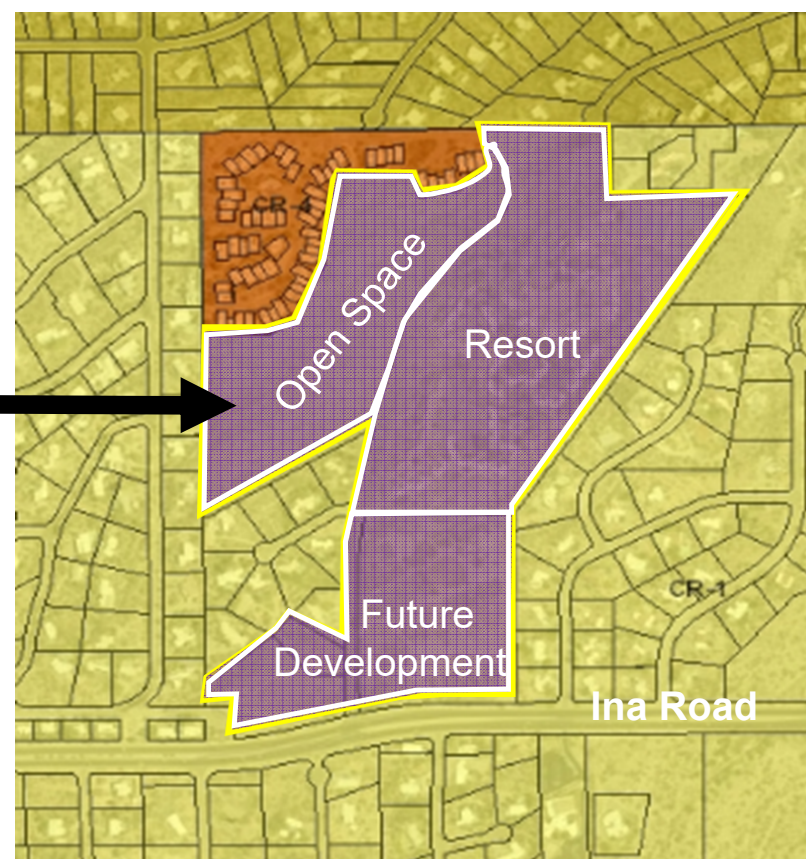
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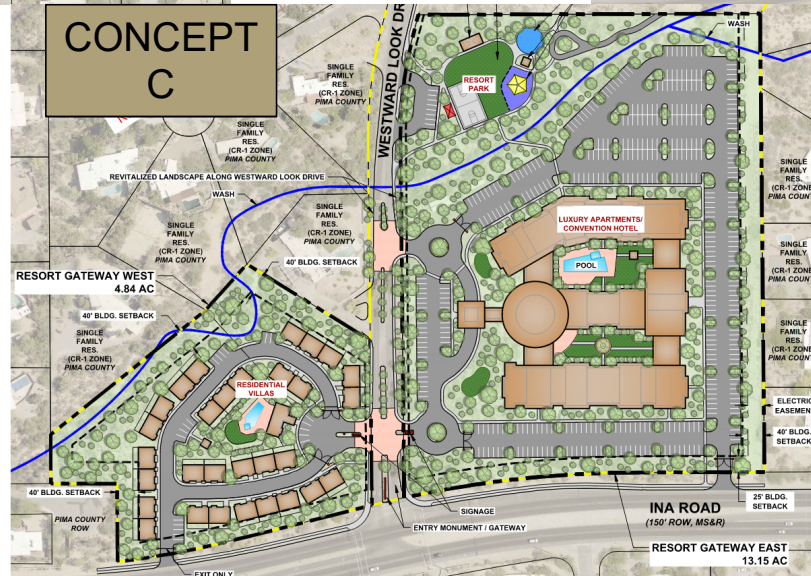
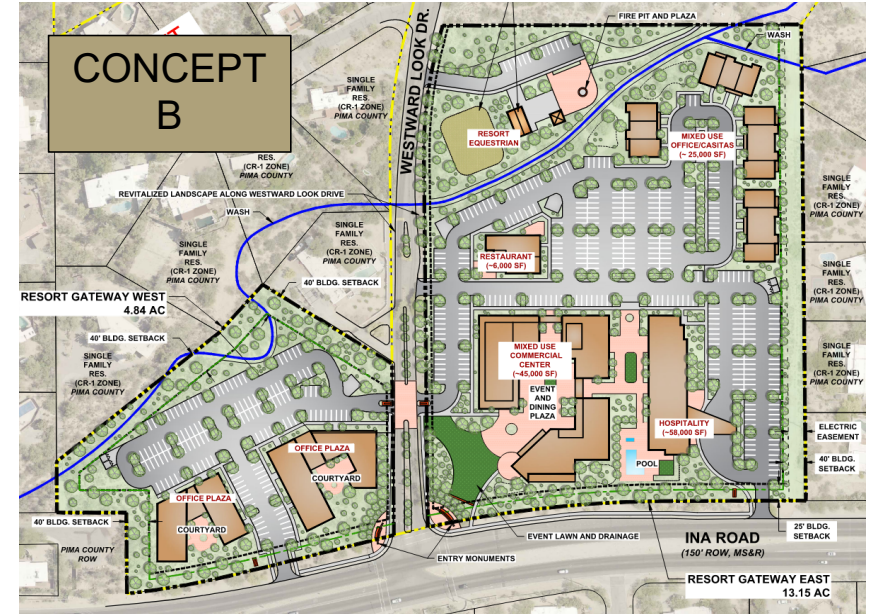
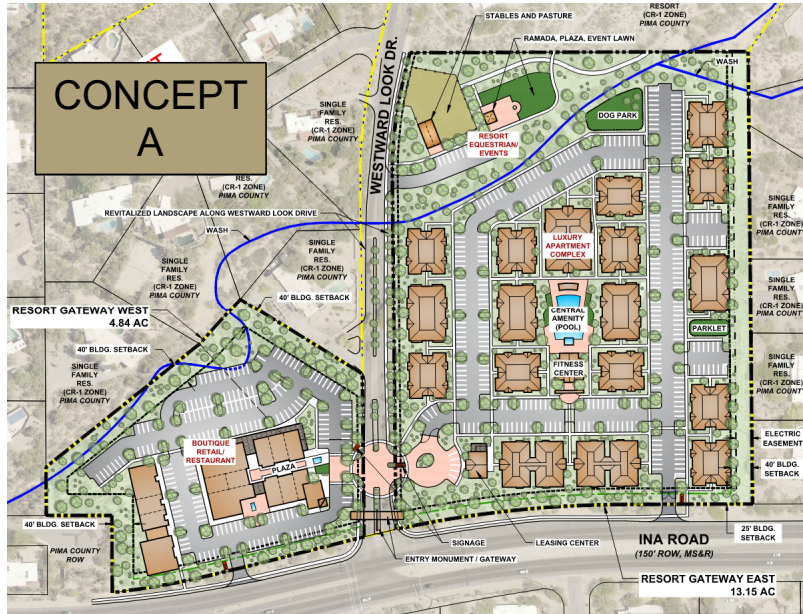
Applicant's proposal – Rezoning

Existing – Pima County CR-1



Proposed – Planned Area Development







CONCEPT A

RESORT GATEWAY WEST
4.84 AC

RESORT GATEWAY EAST
13.15 AC

INA ROAD
(150' ROW, MS&R)

WESTWARD LOOK DR.

RESORT (CR-1 ZONE) PIMA COUNTY

SINGLE FAMILY RES. (CR-1 ZONE) PIMA COUNTY

RES. (CR-1 ZONE) PIMA COUNTY

REVITALIZED LANDSCAPE ALONG WESTWARD LOOK DRIVE

WASH

40' BLDG. SETBACK

SINGLE FAMILY RES. (CR-1 ZONE) PIMA COUNTY

40' BLDG. SETBACK

SINGLE FAMILY RES. (CR-1 ZONE) PIMA COUNTY

40' BLDG. SETBACK

PIMA COUNTY ROW

BOUTIQUE RETAIL/RESTAURANT

PLAZA

ENTRY MONUMENT / GATEWAY

SIGNAGE

LEASING CENTER

STABLES AND PASTURE

RAMADA, PLAZA, EVENT LAWN

RESORT EQUESTRIAN/ EVENTS

DOG PARK

LUXURY APARTMENT COMPLEX

CENTRAL AMENITY (POOL)

FITNESS CENTER

PARKLET

25' BLDG. SETBACK

ELECTRIC EASEMENT

40' BLDG. SETBACK

SINGLE FAMILY RES. (CR-1 ZONE) PIMA COUNTY

SINGLE FAMILY RES. (CR-1 ZONE) PIMA COUNTY

SINGLE FAMILY RES. (CR-1 ZONE) PIMA COUNTY

SINGLE FAMILY RES. (CR-1 ZONE) PIMA COUNTY

WASH

CONCEPT B

RESORT GATEWAY WEST 4.84 AC

RESORT GATEWAY EAST 13.15 AC

WESTWARD LOOK DR.

INA ROAD (150' ROW, MS&R)

RESORT GATEWAY WEST BUILDINGS:

- OFFICE PLAZA
- COURTYARD
- 40' BLDG. SETBACK

RESORT GATEWAY EAST BUILDINGS:

- MIXED USE COMMERCIAL CENTER (~45,000 SF)
- EVENT AND DINING PLAZA
- HOSPITALITY (~58,000 SF)
- RESTAURANT (~6,000 SF)
- RESORT EQUESTRIAN
- MIXED USE OFFICE/CASITAS (~25,000 SF)

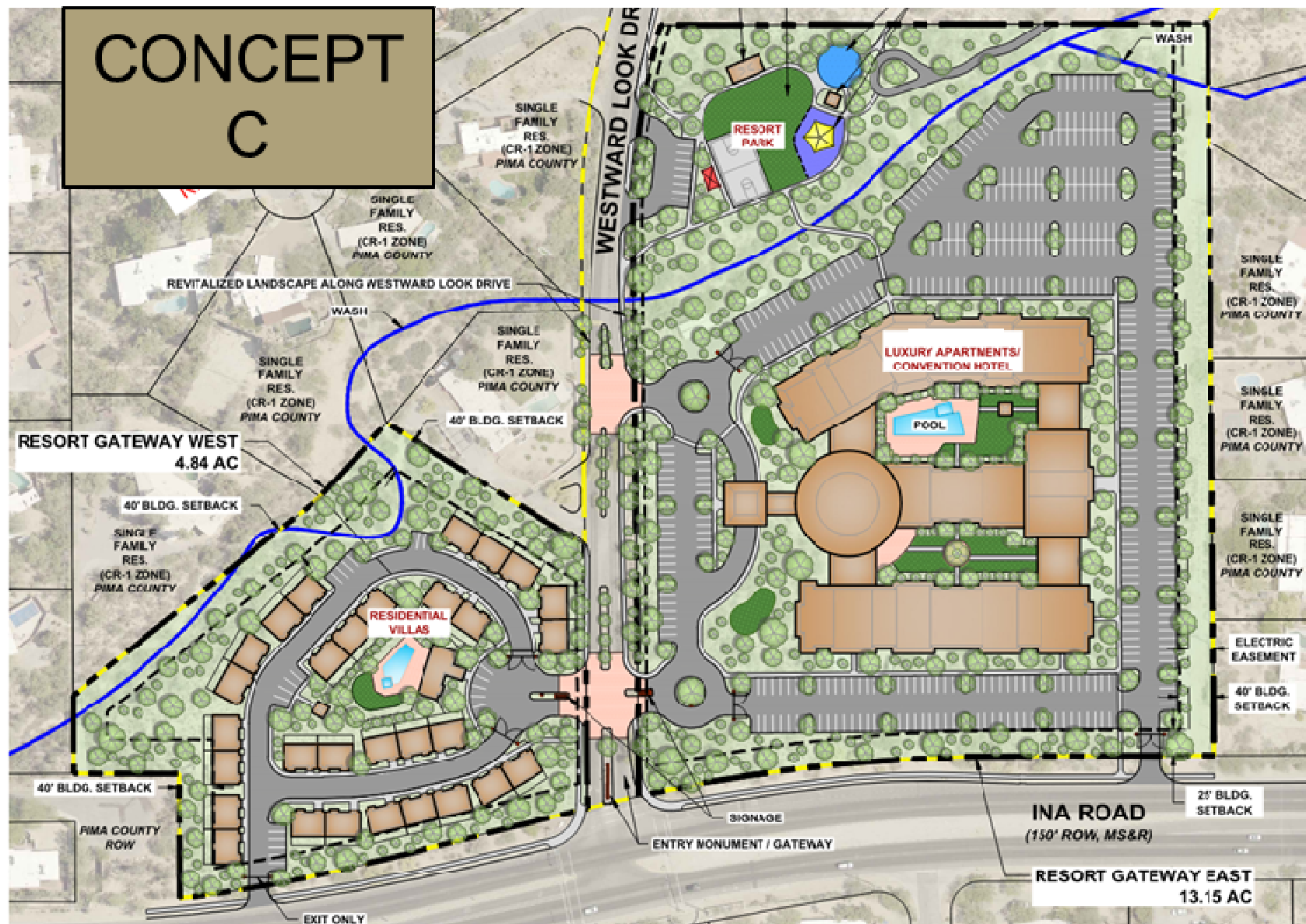
LANDSCAPING AND OTHER FEATURES:

- WASH
- FIRE PIT AND PLAZA
- POOL
- ENTRY MONUMENTS
- EVENT LAWN AND DRAINAGE
- 25' BLDG. SETBACK
- 40' BLDG. SETBACK
- REVITALIZED LANDSCAPE ALONG WESTWARD LOOK DRIVE
- SINGLE FAMILY RES. (CR-1 ZONE) PIMA COUNTY
- ELECTRIC EASEMENT
- PIMA COUNTY ROW

INA ROAD
(150' ROW, MS&R)

RESORT GATEWAY EAST
13.15 AC

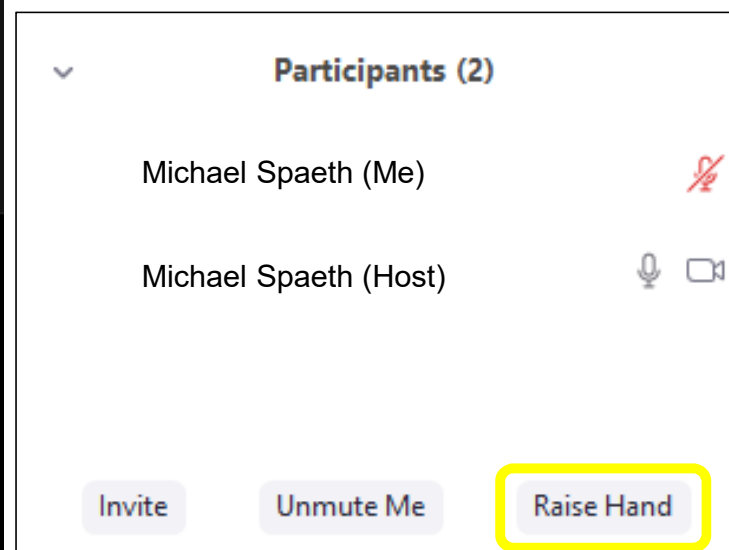
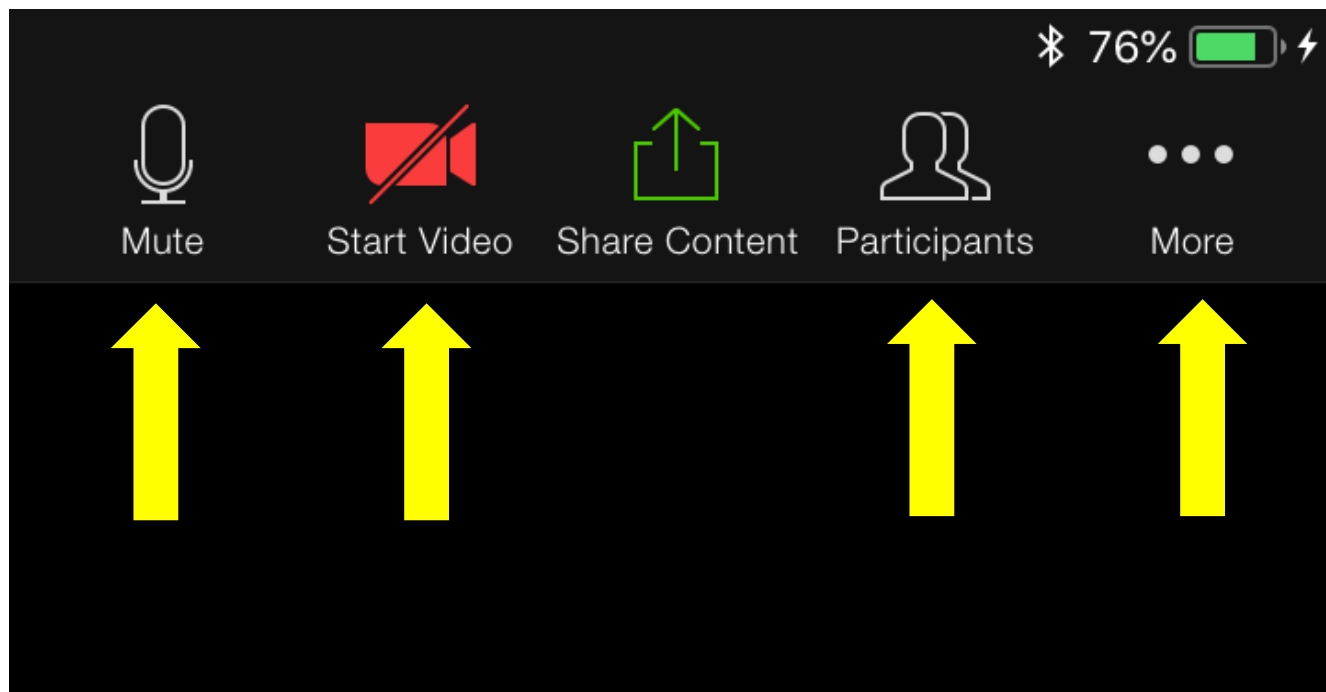
CONCEPT C



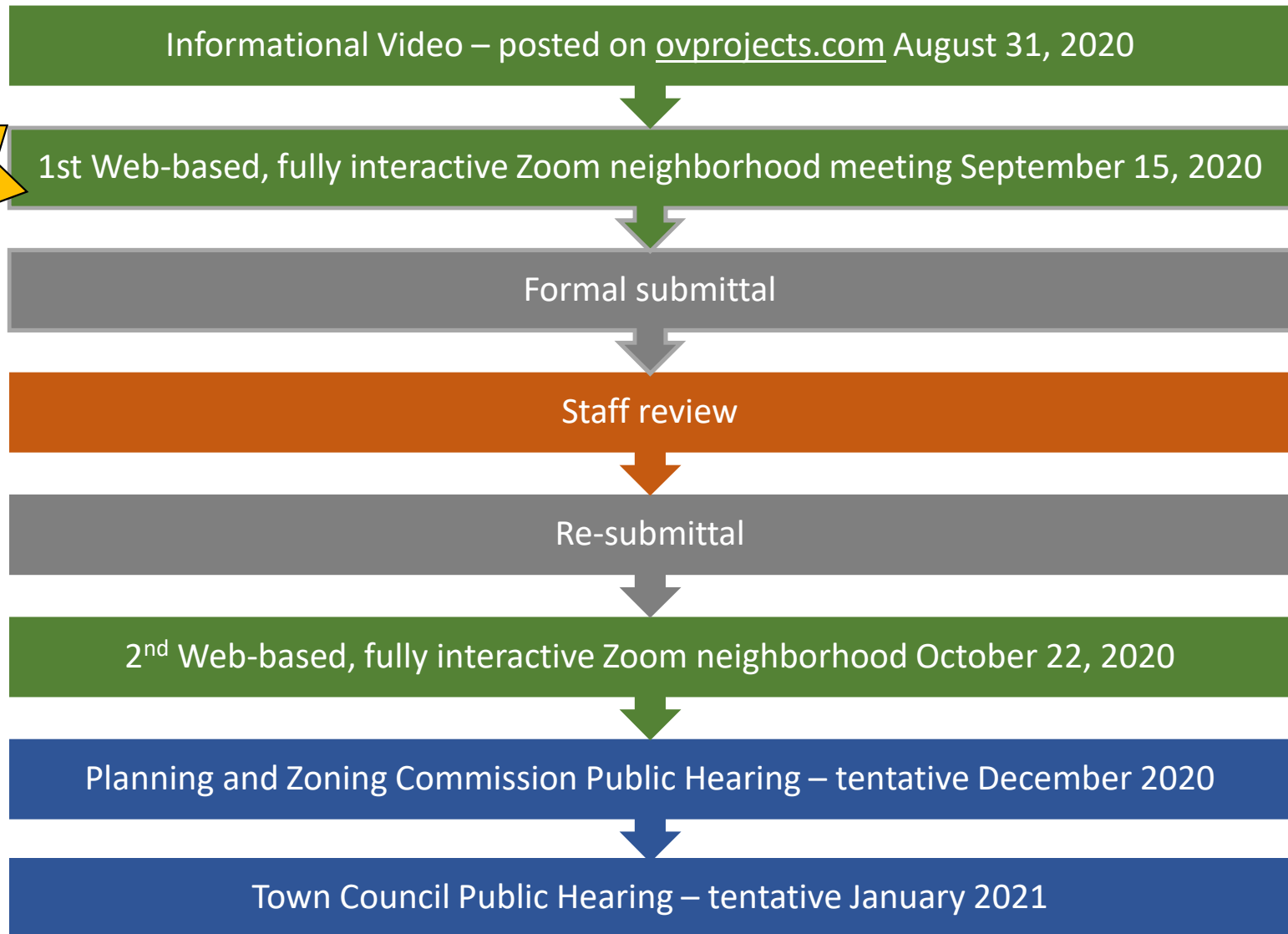


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Zoom – Raising your hand to ask a question



Please contact Jessica Hynd, Constituent Services Coordinator, at 229-4711 for additional ZOOM assistance.



Questions?

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For more information

Ovprojects.com

Staff Contact and Project Website

Jessica Hynd

Constituent Services Coordinator

Phone: (520) 229-4711

Questions?

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For more information:

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Westward Look proposed General Plan Amendment and Rezoning

2nd Neighborhood Meeting: October 22, 2020

Town of Oro Valley
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