

Westward Look Resort – Annexation, Type 2 General Plan Amendment, and Concurrent PAD Rezoning

Fact Sheet

Project Proposal

Pursuant to discussions with Town leadership, Westward Look Resort, LLC, has agreed to pursue annexation of their property located at 245 E Ina Road into the Town of Oro Valley. As shown in Exhibit 1, the annexation is comprised of five parcels (APN: 225-50-021A, 225-50-0120, 225-50-0130, 225-50-0180 & 225-50-0200) and encompasses approx. 74.5 acres. The Westward Look Wyndham Grand Resort and Spa was built as a guest ranch in the early 1900s and has been operating under its legal non-conforming zoning status in Pima County. To bring the property into conformance with Town zoning, and to set the stage for future development of their vacant parcels along Ina Road, we intend to process a Type 2 General Plan Amendment (GPA) and PAD rezoning concurrently. These requests will help enable the Westward Look Resort to serve as an attractive resort-quality entry to the Town of Oro Valley and create an array of office, commercial, and housing options designed to be compatible with neighboring homes.

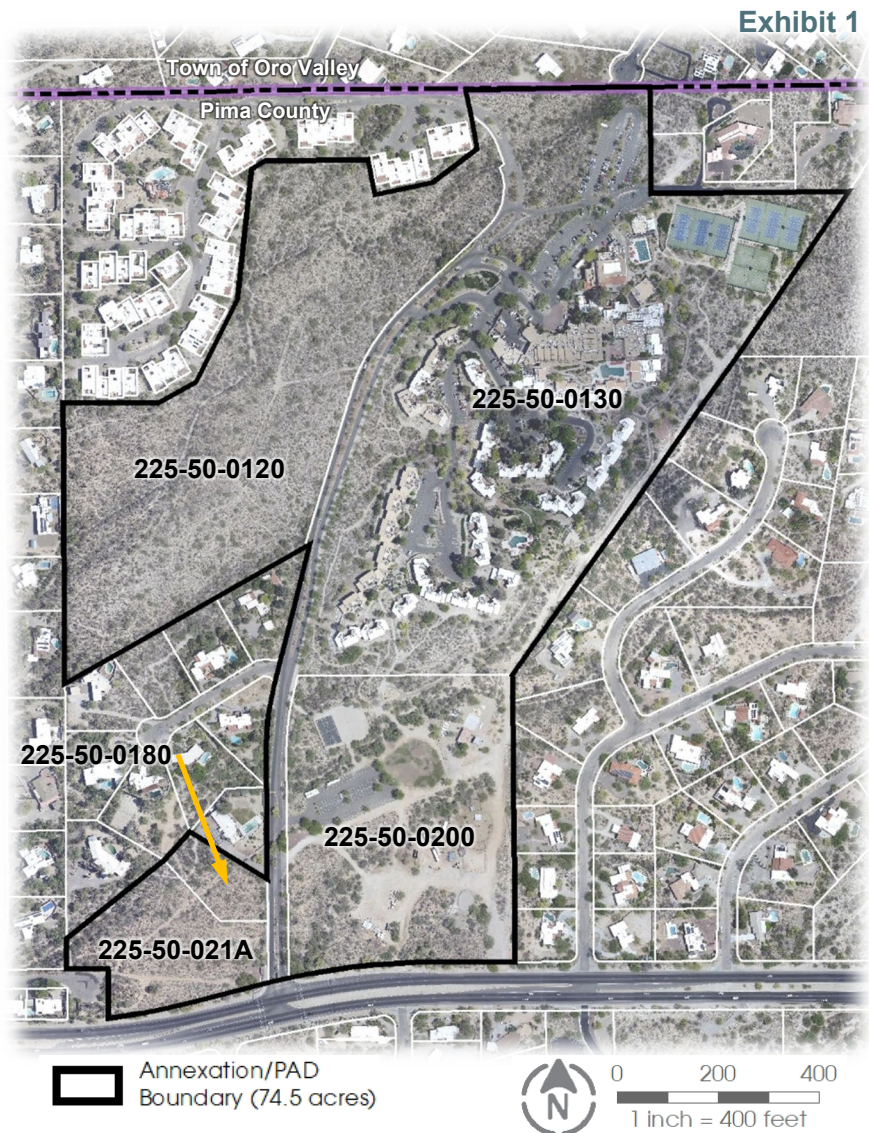
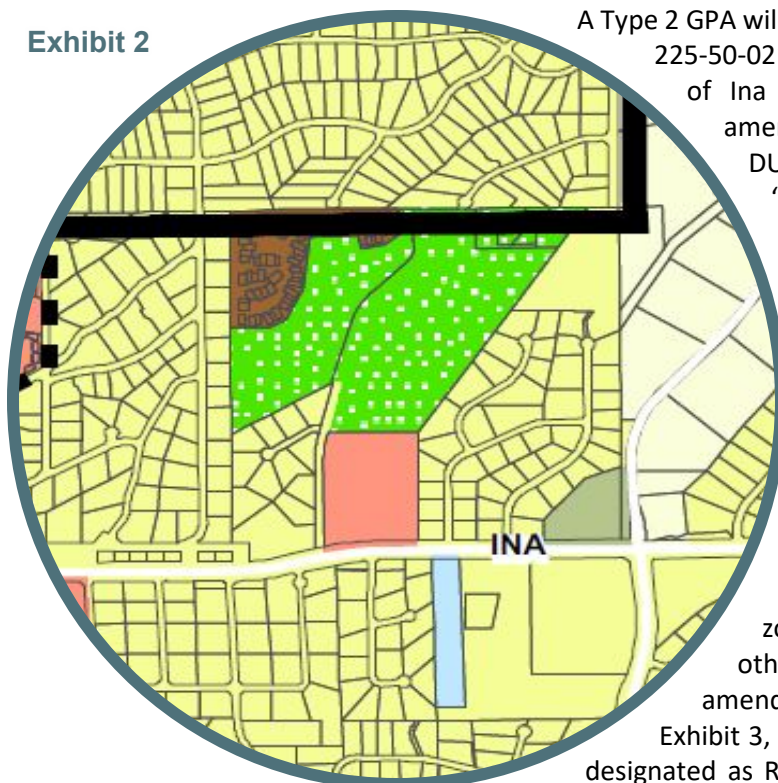


Exhibit 2



- Low Density Residential (0.4 - 1.2 DU/AC)
- Neighborhood Commercial / Office
- Resort / Golf Course

A Type 2 GPA will be requested for the approximately 4.63 acres (APN: 225-50-021A & 225-50-0120) located on the northwest corner of Ina Road and Westward Look Drive. The requested amendment is from Low Density Residential (0.4 – 1.2 DU/AC) 'LDR' to Neighborhood Commercial/Office 'NCO'. The balance of the property will utilize the existing land use designations in the General Plan, as shown in Exhibit 2.

The PAD rezoning request will encompass all five parcels, as shown in Exhibit 1. Upon annexation into the Town, the existing Pima County CR-1 zoning will translate to Oro Valley R1-36 zoning. Through the PAD process, the Westward Look Resort and adjacent open space to the west (APN: 225-50-0120) is envisioned to be rezoned to a modified version of the Town's R-4R (Resort District) zone to eliminate incompatible uses that would otherwise be permitted under standard R-4R zoning and amend development standards as necessary. As shown in Exhibit 3, the remaining land along Ina Road is proposed to be designated as Resort Gateway within the PAD, given its prominent location at the entrance to the Westward Look Resort off Ina Road. The Resort Gateway is further divided into 'East,' and 'West' relative to Westward Look Drive to craft permitted uses and development standards that are specific to the onsite and offsite characteristics of each side of the roadway. The Resort Gateway designation will be based on the C-N (Neighborhood Commercial District) zone with modifications to building height, setbacks, screening standards, and maximum floor area ratios.

The area proposed for the Westward Look Resort and open space is approx. 56.4 acres. The Resort Gateway area is approximately 18 acres and proposes a diverse mix of uses, as shown in the three illustrative site plan alternatives attached to this narrative.

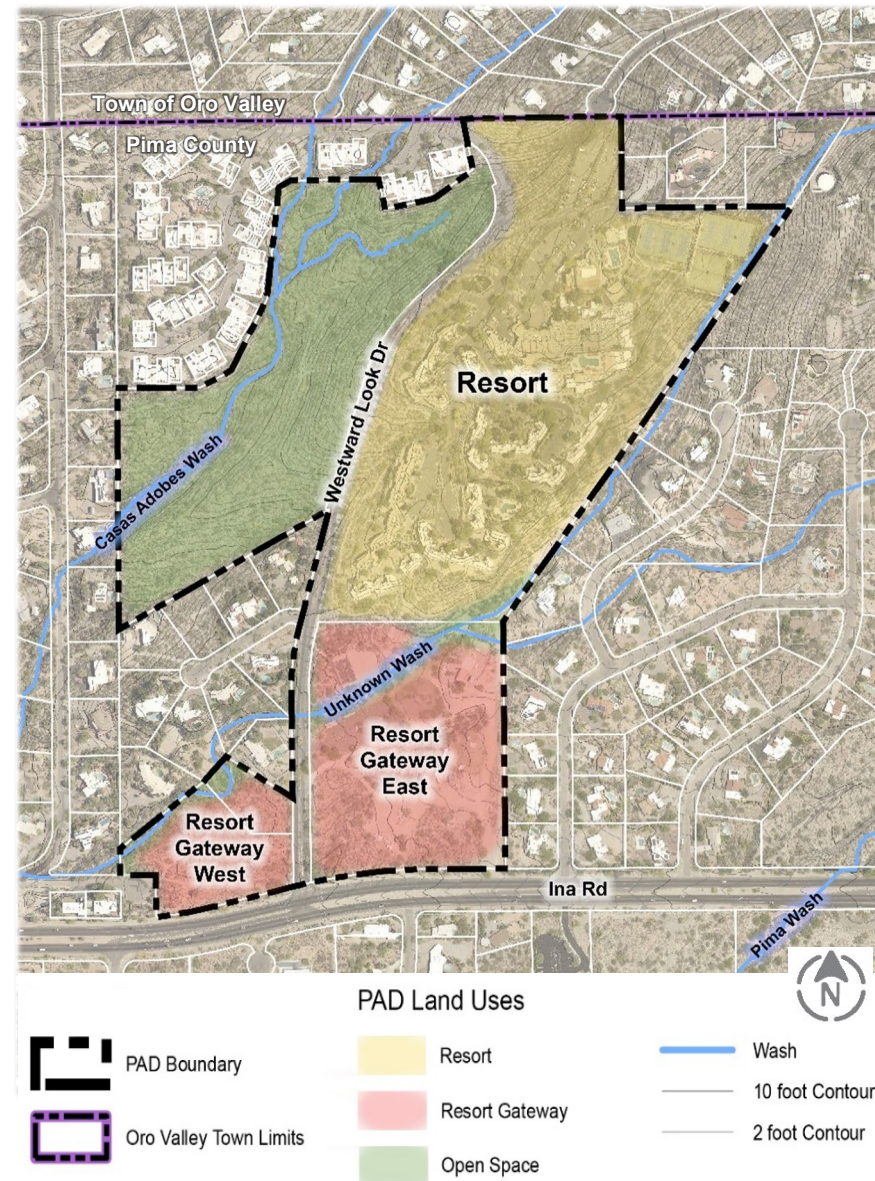
Each of these scenarios presents a unique layout and mix of uses between the east and west sides of Westward Look Drive. Each plan utilizes the existing lay of the land, buffering, and new landscaping to create compatible development opportunities. Emphasis on including public plazas and other amenities will facilitate a boutique-style environment for shopping, office, and residential uses representative of the same quality of development as Westward Look Wyndham Grand Resort and Spa.

Your Voice, Our Future Conformance

The Town of Oro Valley's General Plan, *Your Voice, Our Future* (YVOF), provides a variety of goals and policies in support of horizontal and vertical mixed-use development that allow for live-work-play opportunities. The following key points demonstrate how the PAD and Illustrative site plan alternatives support the YVOF.

Key Points

- Westward Look Resort Annexation, Type 2 GPA, and PAD (the "Project") will aid in the financial stability of the Town through increased bed-tax revenues, construction sales tax for new development, and sales tax revenue from consumer spending in Oro Valley.
- The Project will feature high-quality development in line with that of the Westward Look Resort and will add new employment opportunities in the Town.
- Uses proposed in the PAD include attached residential villas, apartments, offices, shopping, dining, and hospitality. The goal is to carefully develop the land off Ina Road into a destination that can be celebrated and enjoyed by everyone.
- Westward Look Wyndham Grand Resort and Spa already features tremendous recreational amenities, including tennis, basketball, two resort-style pools, a lap pool, spa, equestrian center, and open space trails. Resort amenities may be reconfigured or enhanced through the PAD, and new





development in the Resort Gateway will also feature high-quality parks, recreation, and open space amenities. Convenient pedestrian access to recreation areas and open space will be emphasized.



- The approximately 20-acre open space parcel (APN: 225-50-0120) west of the resort will be protected as open space in the PAD. If feasible, the area immediately adjacent to Westward Look Drive may be used to add to the already existing equestrian facilities on that parcel, or to add new recreation amenities for resort guests. However, the majority of the open space parcel will remain as it is today. Additionally, the Casas Adobes Wash and unnamed wash through the Resort Gateway area will be preserved.
- The design of the uses proposed in each illustrative site plan is based on local precedent in Oro Valley and the Catalina Foothills to ensure architectural compatibility and strengthen the sense of place. Park space, event lawns, and courtyards combined with plazas for shopping, dining, and events are proposed to promote community interaction and enhance the quality of life.
- The standards in the Oro Valley Zoning Code (OVZC) create effective transitions between differing land uses but may need to be modified in certain instances per the PAD. For example, future development proposals will attempt to meet required setbacks, but if proposed setbacks do not fully comply with OVZC standards, alternative measures such as enhanced screening and architectural detail will be required to ensure compatibility between uses.



Your Voice, Our Future designates the surrounding properties as:

- North – High Density Residential (5+ DU/AC), & Low Density Residential (0.4 - 1.2 DU/AC)
- West – Low Density Residential (0.4 - 1.2 DU/AC)
- South – Low Density Residential (0.4 - 1.2 DU/AC)
- East – Low Density Residential (0.4 - 1.2 DU/AC)

Existing Zoning:

The subject property is designated as Pima County CR-1 Single Residence Zone. The following provides the land use designations of the surrounding properties.

- North – Pima County CR-4 Mixed-Dwelling Type & Oro Valley R1-36 Single-Family Residential District – 36,000 sq. ft. per lot
- West – Pima County CR-1 Single Residence Zone
- South – Pima County CR-1 Single Residence Zone
- East – Pima County CR-1 Single Residence Zone



ILLUSTRATIVE PLAN 'A'

NOTES

PARCELS: 225-50-021A, 225-50-0180, 225-50-0200
JURISDICTION: PIMA COUNTY, ARIZONA
EXISTING ZONING: CR-1
PARCELS AREA: 18.0 ACRES

RESORT GATEWAY WEST - BOUTIQUE RETAIL / RESTAURANT

GROSS FLOOR AREA: APPROX 30,000 SF
BUILDING HEIGHT: 1-2 STORIES
PARKING PROVIDED: 200 SPACES (1 SPACE PER 150 SF GFA)
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - LUXURY GATED APARTMENT COMPLEX

UNIT QUANTITY: APPROX 184
BUILDING HEIGHT: 2-3 STORIES
PARKING PROVIDED: 334 SPACES (1.5 SPACES PER ROOM + GUEST)
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - RESORT EQUESTRIAN AND EVENT SPACE

USE: RESORT EQUESTRIAN STABLES AND EVENT AREA

PLANNED AREA DEVELOPMENT (PAD) NOTE:
PAD TO PROVIDE FLEXIBILITY REGARDING LAND USE, BUILDING HEIGHT, BUILDING SETBACK, LANDSCAPE BUFFERS, AND PARKING REQUIREMENTS, AMONG OTHERS. THIS CONCEPTUAL SITE PLAN REFLECTS LOCAL STANDARDS (BUT DOES NOT ADHERE ENTIRELY TO ORO VALLEY STANDARDS WHERE PIMA COUNTY DEVELOPMENT STANDARDS PROVIDE GREATER FLEXIBILITY).

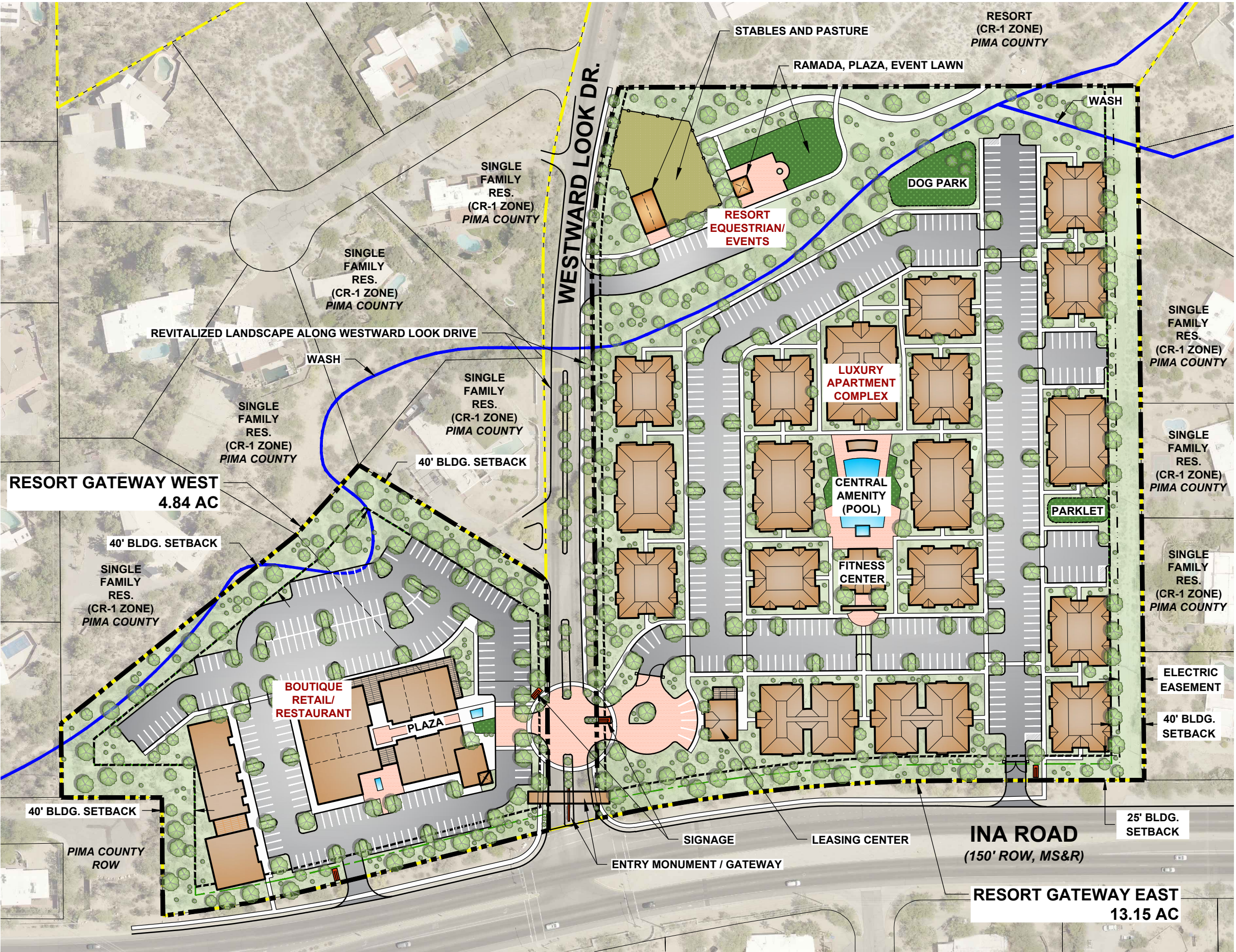
LOCAL PRECEDENTS



BOUTIQUE RETAIL / RESTAURANT: BROADWAY VILLAGE



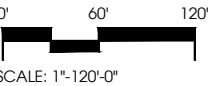
LUXURY APARTMENTS: VILLAS AT SAN DORADO



WESTWARD LOOK

PROJECT: WWL-01 DATE: 7/29/2020
FILE NAME: WWL-01_ILLUSTRATIVE A 7.29.2020.DWG

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.



ILLUSTRATIVE PLAN 'B'

NOTES

PARCELS: 225-50-021A, 225-50-0180, 225-50-0200
JURISDICTION: PIMA COUNTY, ARIZONA
EXISTING ZONING: CR-1
PARCELS AREA: 18.0 ACRES

RESORT GATEWAY WEST - OFFICE PLAZA/ RETAIL

GROSS FLOOR AREA: APPROX 35,000 SF
BUILDING HEIGHT: 1-2 STORIES
PARKING PROVIDED: 150 SPACES (1 SPACE PER 233 SF GFA)
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - MIXED USE COMMERCIAL CENTER, RESTAURANT, OFFICE/CASITAS

GROSS FLOOR AREA: APPROX 76,000 SF
BUILDING HEIGHT: 1-2 STORIES
PARKING PROVIDED: 248 SPACES (~1 SPACES PER 300 SF - SHARED)
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - HOSPITALITY

GROSS FLOOR AREA: APPROX 58,000 SF
BUILDING HEIGHT: 4 STORIES
PARKING PROVIDED: 110 SPACES (1 SPACES PER UNIT + EMPLOYEE)
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

PLANNED AREA DEVELOPMENT (PAD) NOTES:
- PAD TO PROVIDE FLEXIBILITY REGARDING LAND USE, BUILDING HEIGHT, BUILDING SETBACK, LANDSCAPE BUFFERS, AND PARKING REQUIREMENTS, AMONG OTHERS. THIS CONCEPTUAL SITE PLAN REFLECTS LOCAL STANDARDS (BUT DOES NOT ADHERE ENTIRELY TO ORO VALLEY STANDARDS WHERE PIMA COUNTY DEVELOPMENT STANDARDS PROVIDE GREATER FLEXIBILITY).

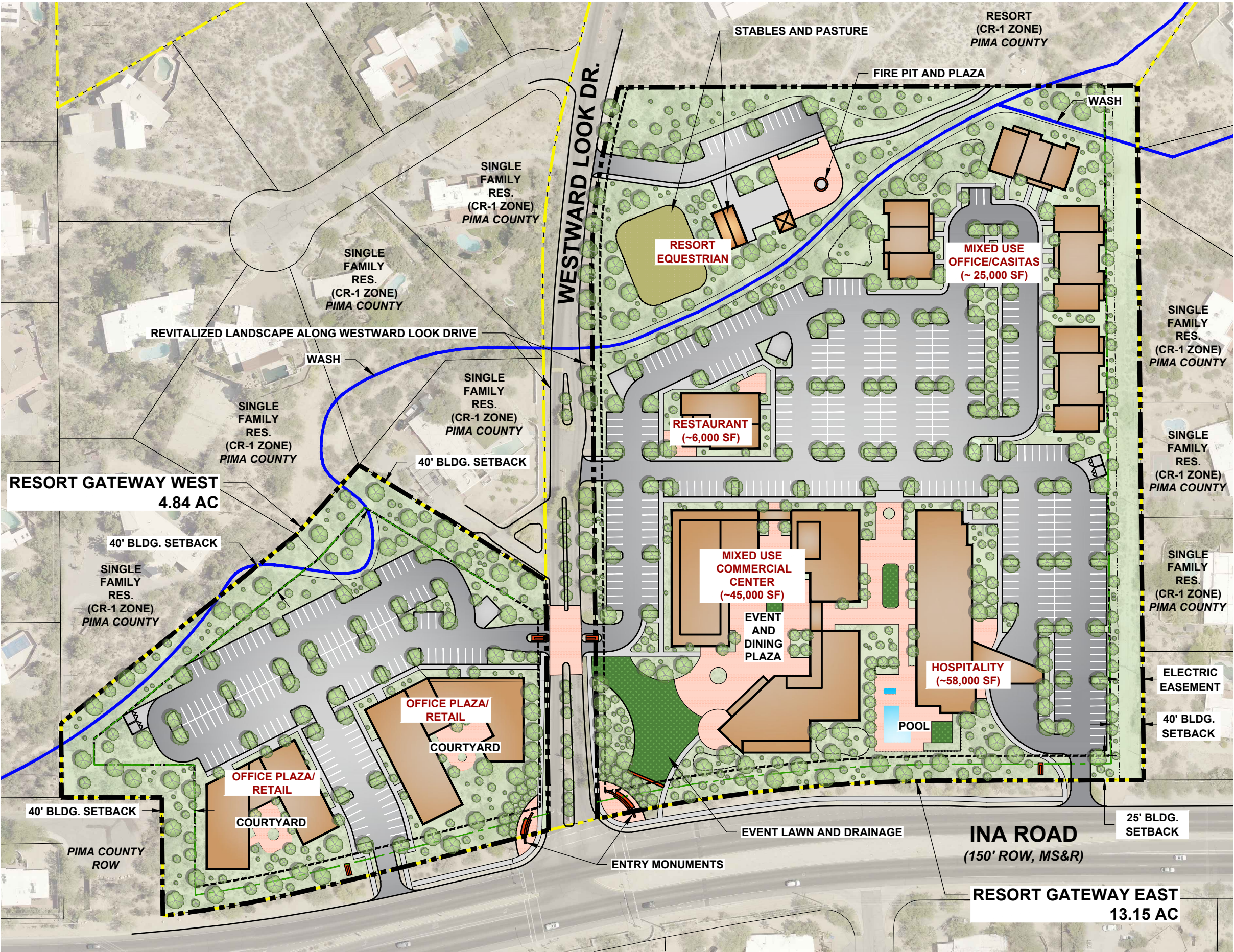
LOCAL PRECEDENTS



OFFICE PLAZA: SAM HUGHES PLACE



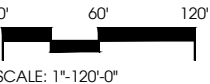
MIXED USE COMMERCIAL CENTER: ST PHILIP'S PLAZA



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ILLUSTRATIVE PLAN 'C'

NOTES
PARCELS: 225-50-021A, 225-50-0180, 225-50-0200
JURISDICTION: PIMA COUNTY, ARIZONA
EXISTING ZONING: CR-1
PARCELS AREA: 18.0 ACRES

RESORT GATEWAY WEST - RESIDENTIAL VILLAS
TOTAL UNITS: 38 (16 - 1 BEDROOM, 22 - 2 BEDROOM)
BUILDING HEIGHT: 1-2 STORIES
PARKING PROVIDED: 63 SPACES (38 GARAGE, 25 GUEST PARKING)
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - LUXURY APARTMENT COMPLEX /CONVENTION HOTEL
GROSS FLOOR AREA: APPROX 400,000 SF OR 250 UNITS
BUILDING HEIGHT: 3-4 STORIES
PARKING PROVIDED: 418 SPACES*
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN
*Note: For the purpose of this concept the parking was determined using apartment parking ratios.

RESORT GATEWAY EAST - RESORT EQUESTRIAN AND EVENT SPACE
USE: RESORT PARK AND EVENT AREA

PLANNED AREA DEVELOPMENT (PAD) NOTE:
PAD TO PROVIDE FLEXIBILITY REGARDING LAND USE, BUILDING HEIGHT, BUILDING SETBACK, LANDSCAPE BUFFERS, AND PARKING REQUIREMENTS, AMONG OTHERS. THIS CONCEPTUAL SITE PLAN REFLECTS LOCAL STANDARDS (BUT DOES NOT ADHERE ENTIRELY TO ORO VALLEY STANDARDS WHERE PIMA COUNTY DEVELOPMENT STANDARDS PROVIDE GREATER FLEXIBILITY).

LOCAL PRECEDENTS



HACIENDA AT THE CANYON



RESIDENTIAL VILLAS: MIRAMONTE AT THE RIVER

WESTWARD LOOK

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