



# Westward Look Resort General Plan Amendment and Rezoning

**PLEASE SUBMIT ALL QUESTIONS AND COMMENTS TO [ASK@OROVALLEYAZ.GOV](mailto:ASK@OROVALLEYAZ.GOV)**

**Access the project webpage below at [www.ovprojects.com](http://www.ovprojects.com)**

## **Project Summary**

The Town of Oro Valley has invited the Westward Look Resort to consider annexation and if approved, the only area that would be annexed would be the Westward Look property. Additionally, the property owner (applicant) seeks a General Plan Amendment and Rezoning to incorporate the following:

1. Existing resort facility and open space next to the Westward Look Guest Ranches; and
2. Potential for new development adjacent to Ina Road

The project site is approximately 75 acres and is shown in yellow in the image at right.

The applicant's requests include the following changes:

1. General Plan Amendment **FROM** Low Density Residential – 1 **TO** Neighborhood Commercial/Office (NCO)
2. Rezoning **FROM** Pima County CR-1 **TO** Planned Area Development (PAD)

## **Anticipated Meeting Dates**

Meeting Type	Date
1. First Informational Video	August 31st
2. 1 <sup>st</sup> Neighborhood Meeting*	September 15 <sup>th</sup>
3. 2 <sup>nd</sup> Neighborhood Meeting*	October – TBD
4. Planning and Zoning Commission Public Hearing	December – TBD
5. Town Council Public Hearing	January – TBD

\* In-person if safe. If not, meetings will be web-based

## **Project Milestones**

1. Pre-application submitted – August 2020



## 2. Formal Submittal (expected) – October 2020

### **General Plan**

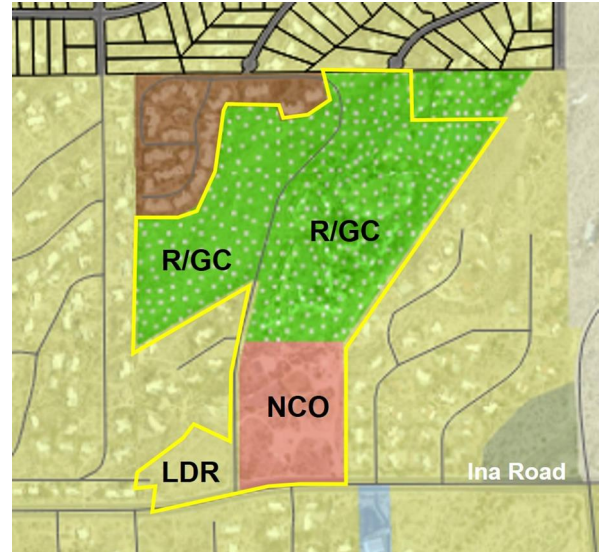
The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.

#### **Existing General Plan Designation**

The subject property has a General Plan Land Use designation of Low Density Residential – 1. See image to the right.

#### **Low Density Residential – 1**

*This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.*



#### **Proposed General Plan Designation**

The applicant is proposing to change the property's existing General Plan Land Use designation to Medium Density Residential and High Density Residential.

#### **Neighborhood Commercial/Office**

*This land use designation represents commercial and office areas with good access to major roadways that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices. Residential development may be included on a case-by-case basis.*

### **General Plan Vision**

*To be a well-planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.*

### **General Plan Goals and Policies**

Several General Plan goals and policies applicable to this applicant's proposal (though not all) are listed below:

1. *Long-term financial and economic stability and sustainability (Goal A).*
2. *A robust local economy and job market that provide opportunities for quality employment, build on Oro Valley assets and encourage high-quality growth (Goal B).*
3. *A community with wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents (Goal C).*
4. *Effective transitions between differing land uses and intensities in the community (Goal X).*
5. *Support the development of diverse housing types within the community (CC.7).*

### **Existing Zoning Designation**

The subject property has a zoning designation of CR-1 in Pima County. See image to the right.

#### **CR-1 (Pima County)**

*This zoning district enables detached single-family residential development with minimum lot sizes of 36,000 square feet.*

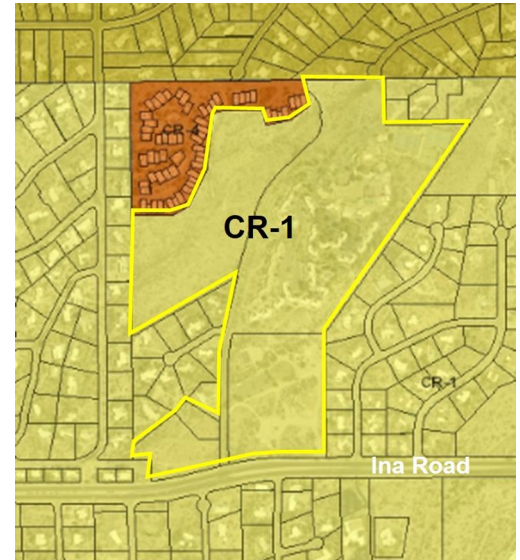
### **Proposed Zoning Designation**

The applicant is proposing to rezone the property to Planned Area Development (PAD).

#### **Planned Area Development**

*The purpose of this Section is to improve and protect the public health, safety, and welfare by pursuing unified planning and development and provide for development proposals, which are superior to that which may occur under conventional zoning regulations and the following objectives:*

1. *To ensure that future growth and development which occurs is in accord with the adopted goals and elements of the [general plan](#) and all planning policies of the [Town](#).*
2. *To encourage innovative [site](#) planning by providing:*
  - a. *Variety in individual [lot](#) sizes,*
  - b. *Variety in land [uses](#),*
  - c. *[Open space](#),*
  - d. *[Preservation](#) of natural topography,*



e. Integrated circulation systems which provide for safe vehicular and pedestrian traffic interaction.

f. Solar design and water conservation features such as water harvesting, minimizing or eliminating use of turf in landscaping, incorporating design features which enhance and protect solar access and providing for solar orientation of structures.

3. To foster the safe and efficient use of the land.

4. To facilitate greater efficiency in design and provision of adequate public services and infrastructure.

5. To avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage.

6. To encourage patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.

7. To increase public access to mass transit, bicycle routes and other alternative modes of transportation.

8. To reduce energy consumption and demand.

9. To minimize adverse environmental impacts of development.

10. To foster a rational pattern or relationship between land uses for the mutual benefit of the community.

11. To protect existing neighborhoods from harmful encroachment by intrusive or disruptive development.

### **Review Criteria**

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

[www.orovalleyaz.gov/planning](http://www.orovalleyaz.gov/planning)

[www.orovalleyaz.gov/generalplan](http://www.orovalleyaz.gov/generalplan)

### **Review Process**

