

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

Project Narrative

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.

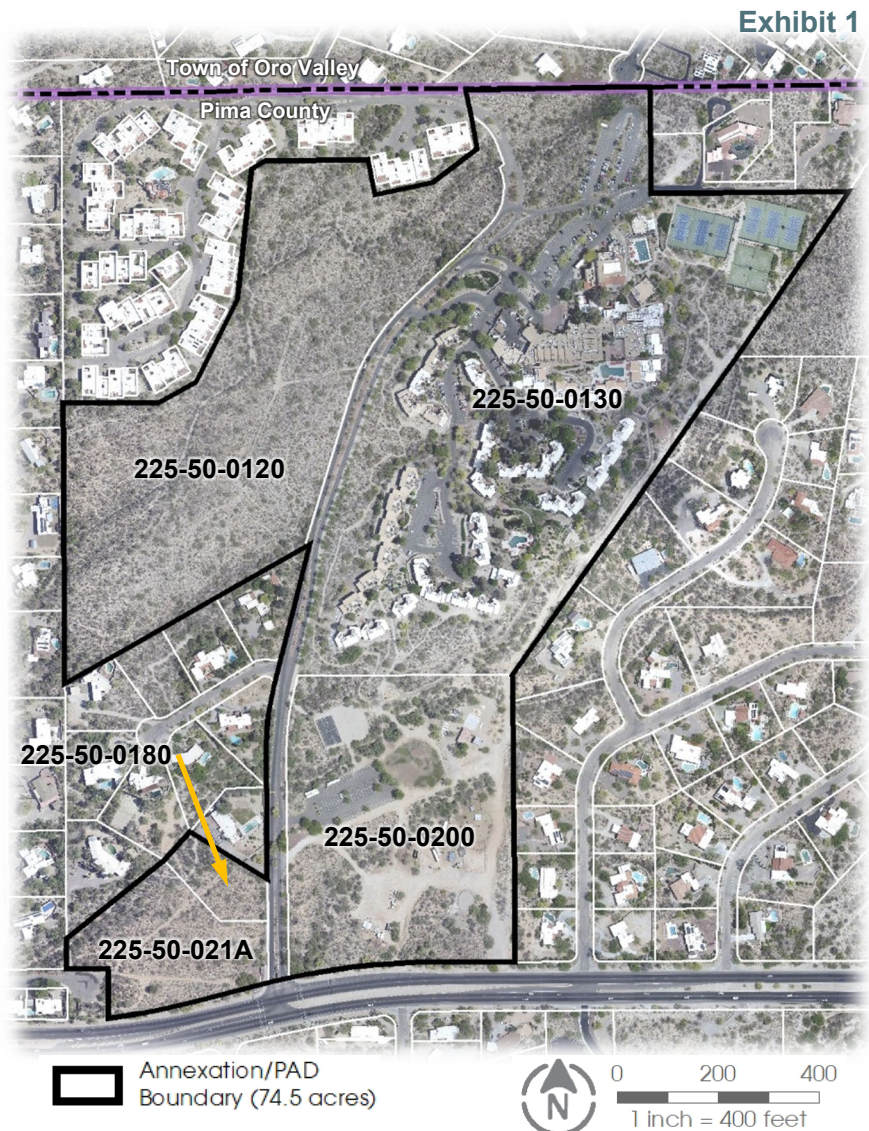
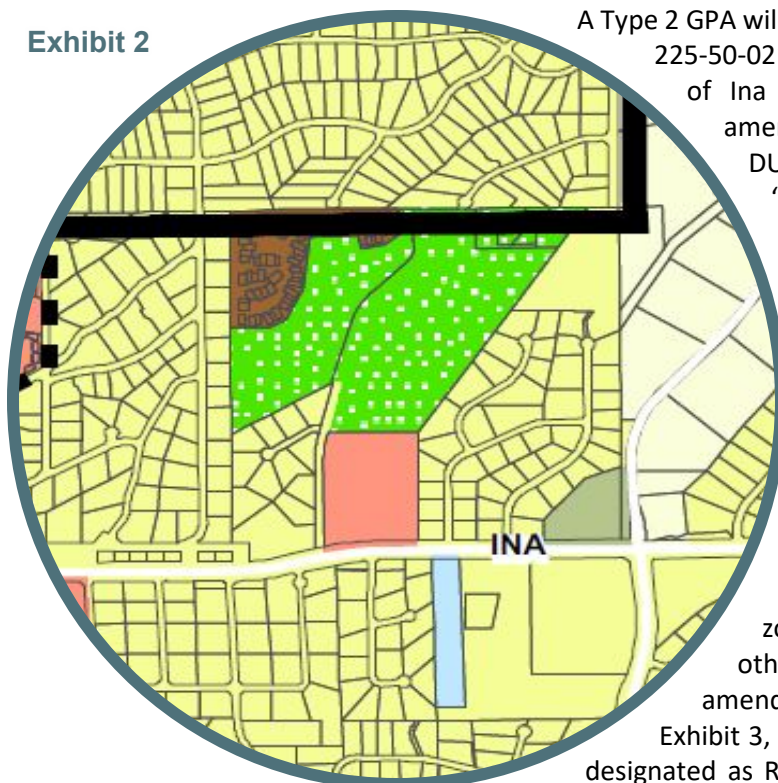


Exhibit 2



- 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.

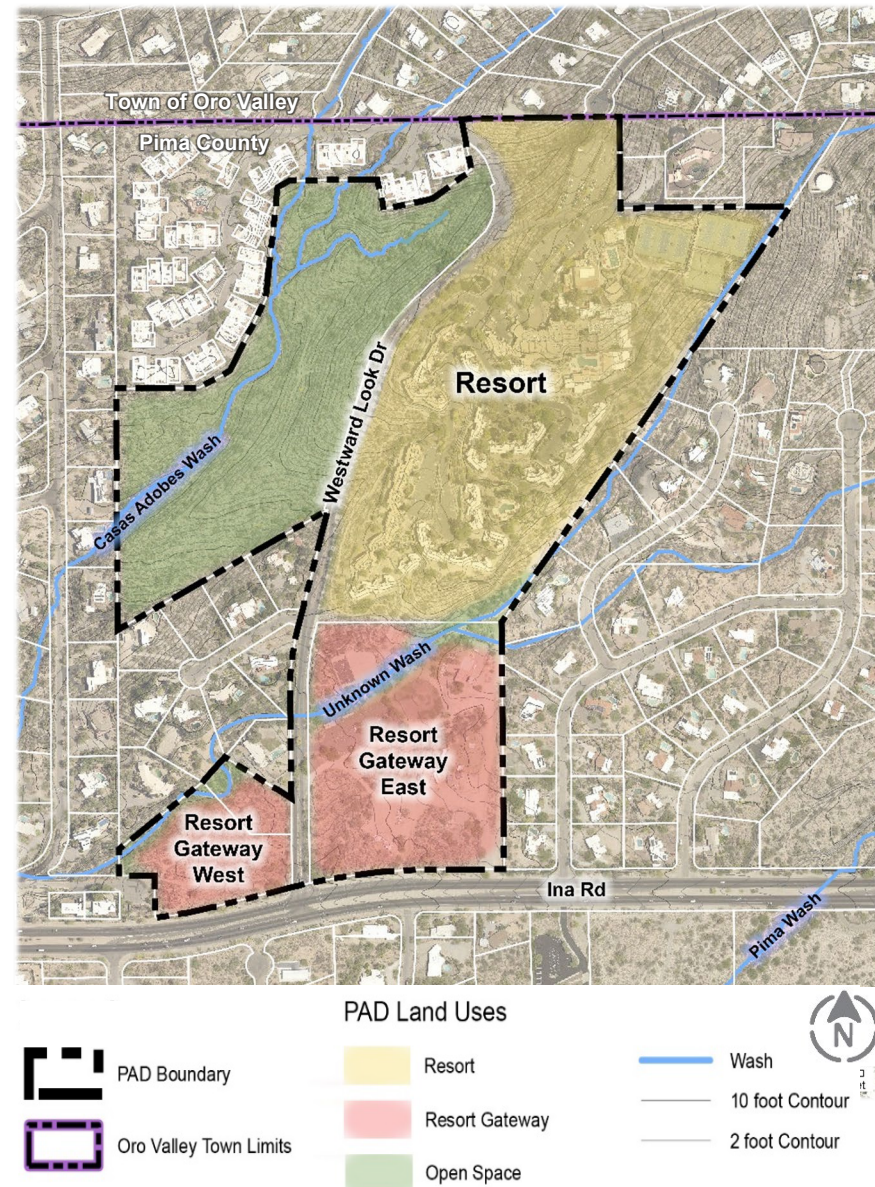
Each of these scenarios presents a unique layout and mix of uses between the east and west sides of Westward Look Drive. Each plan utilizes the existing lay of the land, buffering, and new landscaping to create compatible development opportunities. Emphasis on including public plazas and other amenities 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 proposed development demonstrates concurrence with the YVOF vision through compliance with the following goals and policies.

Community Goals

- A. Long-term financial and economic stability and sustainability.
 - 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.
- B. A robust local economy and job market that provide opportunities for quality employment, build on Oro Valley's assets, and encourage high-quality growth.
 - 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.
- D. 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.
 - 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.

- E. High-quality parks, recreation, and open space system that is accessible, comprehensive, connected, and serves the community's needs.
- 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.



Environmental Goals

- K. The proactive conservation, protection, and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.
- 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.



Development Goals

Q. A built environment that creatively integrates landscape, architecture, open space, and conservation elements to increase the sense of place, community interaction, and quality of life.

- 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.

X. Effective transitions between differing land uses and intensities in the community.

- 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

