

NORTHRIDGE ESTATES GENERAL PLAN AMENDMENT NARRATIVE

(ORO VALLEY # _____)



PREPARED FOR:



CONTACT: MIKE JONES
MIKE@INSIGHTHOMES.COM
(520) 575-6081

PREPARED BY:



CONTACT: PAUL OLAND
GPO@PARADIGMLAND.US
(520) 664-4304

IN COLLABORATION WITH:



WILDER
Landscape Architects



Part of Civil & Environmental Consultants, Inc. (CEC)

JUNE 2024

PARADIGM #21ABB01

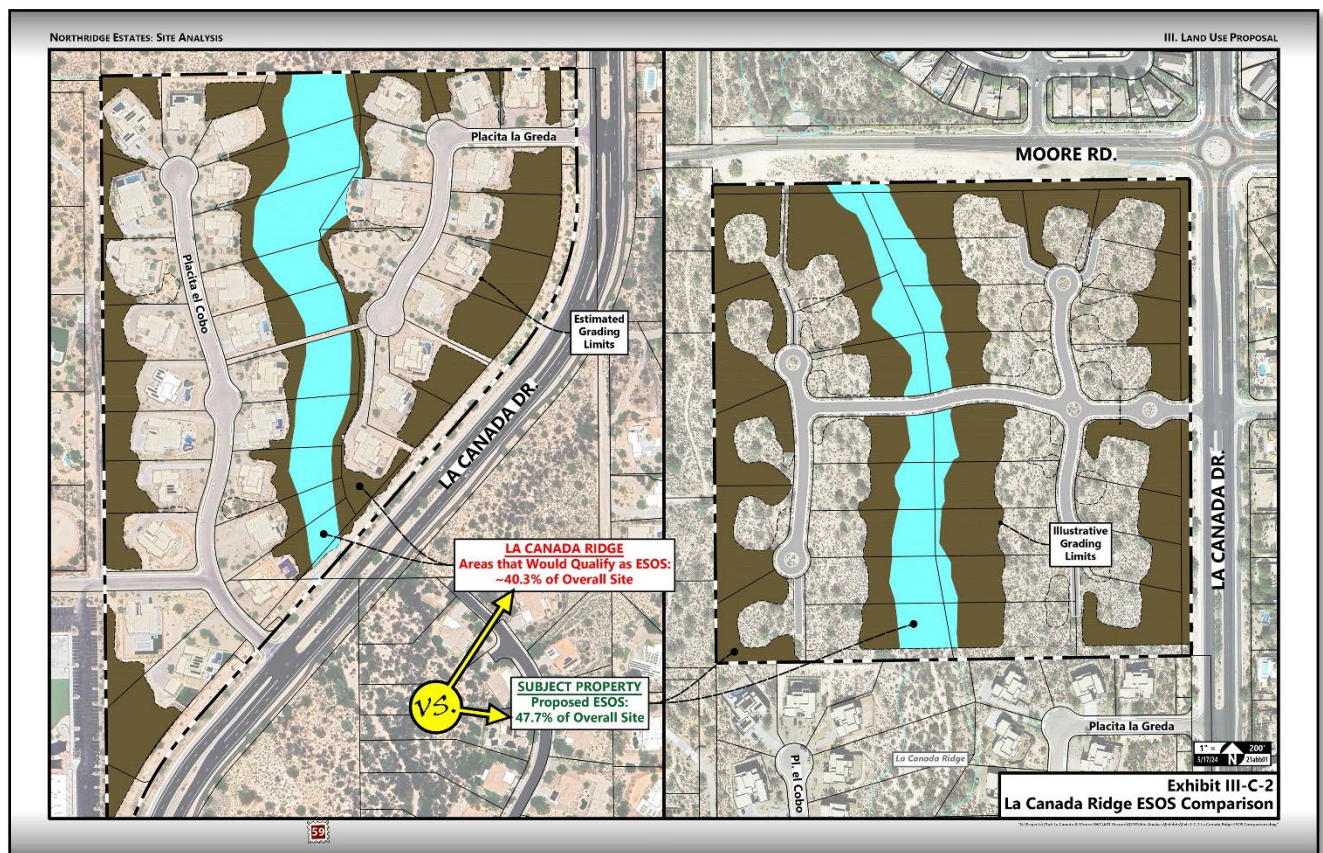
G:\Projects\21ab La Canada & Moore SWC\b01 Rezone\0220\Northridge GPA Narrative.docx

I. PROJECT OVERVIEW

Insight Homes proposes the construction of a neighborhood of approximately 31 custom homes at the southwest corner of La Canada Drive and Moore Road in Oro Valley, Arizona. The subject property (the "Property") consists of 35.4± acres and is currently undeveloped. The voter-approved Your Voice Our Future General Plan designates the western side of the Property as LDR-1 (Low Density Residential 1: 0.4-1.2 homes per acre) and the eastern side of the Property as LDR-2 (Low Density Residential 2: 1.3-2.0 homes per acre), indicating that construction of up to 59 homes would be appropriate for this Property. However, Insight's proposed neighborhood will be less than one home per acre. The Property is surrounded by single-family residential to the south and west, La Canada Drive and single-family residential to the east, and Moore Road and single-family residential to the north.



The ESLO's ESOS requirements and development incentives encourage reductions in lot size and clustering of homes to preserve wider swaths of open space. While that is generally an appropriate development strategy for properties that are highly impacted by natural and other constraints, less constrained sites such as this Property afford the potential for development of more generously sized lots with larger, higher-end homes (which, in this case, are much more compatible with the surrounding neighborhoods). Insight Homes built the La Canada Ridge neighborhood directly south of this project before ESLO was enacted. La Canada Ridge features luxury custom homes on individual building pads, but nowadays it wouldn't even come close to being permitted under the stricter open space requirements of the ESLO. Exhibit III-C-2: La Canada Ridge ESOS Comparison, shown below, illustrates this clearly.



The intent of the ESLO was not to prohibit high-quality and responsible developments like La Canada Ridge, nor should it disallow projects such as is proposed by this rezoning, which provides a higher open space percentage than La Canada Ridge. La Canada Ridge (including the home pictured below) would not be buildable today without lowering the ESOS requirements.

Example of likely ESOS (to the right) meeting Non-ESOS (to the left). Both types of open space are functional and important to the natural edge and aesthetics of the neighborhood.



II. PROPOSED AMENDMENT

This document has been prepared in support of a request to amend the General Plan land use of the eastern portion of the Property from Low-Density Residential 2.0 to Medium Density Residential.

III. GENERAL PLAN AMENDMENT CRITERIA

A. ON BALANCE, THE REQUEST IS CONSISTENT WITH THE VISION, GUIDING PRINCIPLES, GOALS, AND POLICIES OF THE GENERAL PLAN AS DEMONSTRATED BY THE FOLLOWING CRITERIA.

1. The request shall not significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.
 - ✓ This proposal will not alter existing development character and land use patterns. The proposed residential density and lot sizes are equivalent to nearby subdivisions. One-acre lots have been located along the southern and western edges of this development, adjacent to existing residential lots. All homes within this project will be single-story with a maximum height of 18 feet.

2. The request shall not impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.
 - ✓ This property gains vehicular, pedestrian, and utility access via existing infrastructure that was designed to accommodate this Property being developed as greater densities than are proposed by this amendment's accompanying rezoning. In other words, existing infrastructure has adequate capacity to serve this development. Any ancillary improvements such as turn lanes, will be constructed by the developer. The cost of necessary infrastructure will be borne by the developer.
 - ✓ This development will improve the Oro Valley Water Utility's access to their two existing well sites near the Property.
3. The request shall not impact other public services including police, fire, parks, water, and drainage unless careful analysis and explanation of anticipated impacts are provided to the Town for review.
 - ✓ This subdivision's low density and large lot size exempt it from providing an onsite recreation area. Impact fees generated by this development will offset any additional offsite recreational demand.
 - ✓ All applicable utilities and public service providers have the capacity to serve this development.
4. The request shall not impact the natural beauty and environmental resources without suitable mitigation.
 - ✓ A Site Resource Inventory has been prepared by a local landscape architect according to the Town's guidelines. All identified significant vegetation will be treated according to the Town's requirements.
 - ✓ Development of the Property will conform to the applicable night sky regulations to limit light pollution.
 - ✓ Oro Valley is not a noisy place. Its residential neighborhoods, multifamily developments, commercial centers, and employment complexes are generally peaceful. Development of the subject property will follow suit, as did Insight Homes' adjacent custom home neighborhood La Canada Ridge.

B. THE APPLICANT HAS IMPLEMENTED EFFECTIVE PUBLIC OUTREACH EFFORTS TO IDENTIFY NEIGHBORHOOD CONCERNS AND HAS RESPONDED BY INCORPORATING MEASURES TO AVOID OR MINIMIZE DEVELOPMENT IMPACTS TO THE EXTENT REASONABLY POSSIBLE, AS WELL AS TO MITIGATE UNAVOIDABLE ADVERSE IMPACTS.

An informational video was prepared and posted to the Town's website, and a neighborhood meeting was held on November 16, 2023. Primary concerns voiced at that meeting were related to traffic, with particular emphasis on the existing unlawful parking that occurs north of the Property within the Moore Road right-of-way. No significant concerns were voiced about the development itself, which is reasonable considering the proposed neighborhood features more than one gross acre per home, lot sizes ranging from half an acre to more than an acre, is all single-story, and features nearly half the site as open space set-aside.

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 rezoning. Below are a sample of goals and policies that this proposal supports:

- 3.6.CC.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.
 - ✓ Oro Valley Trail #325 runs from Tangerine Road north toward the Tortolita Mountains. A section of that trail follows the wash alignment coursing through this Property. A final alignment for that trail will be determined in coordination with the Oro Valley Parks & Recreation Department, and will then be granted as a permanent public, non-motorized trail easement. Sidewalks within the project will connect to the trail as well as to existing pedestrian facilities in the La Canada Drive right-of-way.

- 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 having 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 rezone will fulfil these goals by answering demand for more quality housing for existing and future residents, convenient pedestrian and bicycle access to the nearby sidewalk and trail systems, convenient access to nearby commercial areas, and additional residents to help local businesses thrive.
- 3.7.TS.5. Coordinate community safety and land use planning in order to reduce sources of conflict and nuisance crime through design, regulation and management.
- ✓ Currently a large, cleared area within the existing Moore Road right-of-way north of the property is used unlawfully to park vehicles. This project will provide landscaping within that area to help reduce that unauthorized activity.
- 3.7.TS.7. Plan for, manage, and maintain Oro Valley's assets, including streets, infrastructure, and facilities to ensure long-term value to the community.
- ✓ This project will follow all applicable codes related to infrastructure provision and construction. Being an infill property, this development benefits from previous infrastructure master planning.
- 4.5.SD.1. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents and visitors while recognizing our place in the larger ecosystem.
- ✓ The project will provide a public, non-motorized trail easement along Trail #325 within the property, connecting to existing adjacent trail easements .
- 4.5.SD.2. Protect and provide connections between contiguous, environmentally sensitive lands within the Town, including key habitat areas and significant natural resource areas.
- ✓ As part of the recent annexation of this property, the existing onsite wash was surveyed by a local environmental firm, resulting in a delineation of qualifying ESLO Critical Resource Area. This newly mapped stretch of CRA connects to existing mapped CRA both up- and downstream of the property.
- 4.5.SD.3. Conserve Oro Valley's natural resources in a comprehensive manner.
- ✓ This project will comply with the Environmentally Sensitive Lands Ordinance, which is the Town's comprehensive plan for natural resource conservation.
- 4.5.SD.4. Protect and conserve healthy native vegetation during the development process.
- ✓ This project will follow all applicable native plant preservation requirements.
- 4.5.SD.6. Protect scenic corridors, public park and trail view sheds, and the distinctive visual character and visual appeal of Oro Valley.
- ✓ A wide swath of this property has been set aside as open space along the existing wash corridor, preserving viewsheds from Trail #325. The development itself will be low density and single-story, which fits perfectly with the visual character and appeal of Oro Valley.
- 4.5.SD.7. Enhance, protect, create and restore native biological habitats, especially along washes, groundwater basins, recharge areas and wildlife corridors, in order to benefit native plant and wildlife habitats and species movement, minimize the negative impacts of invasive species and provide protection from flood risk.
- ✓ The native biological habitat associated with the onsite wash will largely be protected, including only minimal floodplain encroachment.

- 4.5.SD.8. Encourage development project designs that connect wildlife habitat areas, avoid disturbing significant wildlife habitats and minimize the overall impacts on wildlife habitat areas.
- ✓ The only encroachments into the newly mapped onsite CRA will be for utility and roadway crossings, which have been kept to a minimum.
- 4.5.SD.9. Provide for the safe movement of wildlife near man-made features which may potentially disconnect wildlife corridors.
- ✓ The necessary drainage culvert within the single roadway crossing of the onsite wash will be sized according to wildlife-friendly guidelines provided by Town staff.
- 5.5.LU.1. Promote land use development practices and programs that conserve and minimize impacts to natural and cultural resources.
- ✓ This neighborhood will be ESLO-compliant, providing over 50% of the site as qualifying Environmentally Sensitive Open Space. By comparison, this neighborhood will provide approximately 14% more open space than the La Canada Ridge neighborhood immediately to the south, which was developed prior to adoption of the Environmentally Sensitive Lands Ordinance.
- 5.5.LU.4. Promote outdoor lighting that enhances safety and circulation, beautifies landscapes, minimizes impacts to adjacent properties, and does not reduce public enjoyment of the night sky.
- ✓ This project will comply with all applicable night sky lighting ordinances.
- 5.5.LU.5. Provide diverse land uses that meet the Town's overall needs and effectively transition in scale and density and lot size adjacent to neighborhoods.
- ✓ There is a strong demand for quality single-family housing in Oro Valley that this neighborhood will partially fulfill. No land use transition is necessary because this proposed neighborhood is very similar in density and design to nearby subdivisions.
- 5.5.LU.6. Maintain the small-town, neighborly character and improve the design and safety of the built environment.
- ✓ This low-density custom home neighborhood will fit well into the surrounding development pattern featuring similar uses.
- 5.5.LU.9. Promote the design of cohesive developments that enhance and promote the pedestrian experience.
- ✓ This neighborhood will feature sidewalks along its streets, which will connect to the existing pedestrian system along La Canada Drive. Additionally, Trail #325 will be formalized onsite within a public, non-motorized trail easement, and a connection will be established from the proposed sidewalk system to that public trail alignment.
- 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 any new public infrastructure improvements necessary to support it and mitigate for its additional demands on existing public infrastructure. 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.
- 5.8.I.2. Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process, to the extent reasonably possible.
- ✓ All new utilities will be installed underground.

- 5.8.l.6. Provide for safety, efficiency and environmentally-sensitive design in stormwater systems.
 - ✓ Per Town staff and the Arizona Game & Fish Department, onsite drainage culverts will be designed to be wildlife friendly.
- 5.8.l.8 Enhance the Town's community identity and character through roadway design that differentiates neighborhoods, key streets and important intersections.
 - ✓ This custom home neighborhood will feature private streets, entry monumentation, and common design details that will establish a distinguishing design aesthetic for residents and visitors.