

Development Plan Narrative for the vacant Oro Vista Padsite

Oro Valley Shopping Center LLC 31731 Northwestern Hwy, Ste 250W, Farmington Hills, MI 48334

Date: 11-18-20

EXISTING CONDITIONS

Oro Vista development is at the southeast corner of Lambert Lane and LaCanada Drive. It consists of Oro Vista Shopping Center and Oro Vista Apartments. The development Oro Vista began in 2003 and ended in 2007 with completion of the shopping center on lots 1 & 2. The only piece left undeveloped at that time was the padsite at the northeast corner of the overall site. The padsite is separated from the rest of the shopping center by a shared entrance driveway off Lambert Lane. The Oro Vista Apartments have maintained high occupancy rates (97%). The Oro Vista Shopping Center is roughly 95% full. There has been limited interest in the padsite. In the past 6 years we've received only 1 inquiry.

PROPOSED DEVELOPMENT

Because the padsite is physically separated from the Shopping Center by the shared driveway, but is directly adjacent to the Apartments, and because there is a very strong market for apartments in this area, we are proposing to develop the padsite as apartments.

- The padsite is 0.91 acres, with frontage on Lambert Lane and the shared access drive. To the east is the golf course and wash.
- The site is in the El Conquistador PAD
- The new apartments will be owned by an affiliate of the Beztak Companies. Oro Valley Estates (existing apartments) is also an affiliate of the Beztak Companies.
- The apartments will be managed and maintained by Oakland Management, the manager of Oro Valley Estates.
- The new apartments will share the clubhouse/amenities with the existing Apartments.
- Access will be off the shared entrance drive. There is no access to Lambert Lane.
- Parking for the new apartments will be surface parking and carports on the padsite.
- The facade of the apartments will complement the commercial facade of the Shopping Center, fitting in with the commercial and residential aspect of Oro Vista.
- The Public Art requirement for this padsite, as part of the original proposed development plan, was fulfilled with the installation of the existing sundial for Lots 1, 2 and 3 of the shopping center. The Sundial will be relocated on the site.
- The proposed use for this site as multi-family residences is allowed by the El Conquistador PAD. The purpose of this proposal is to change the use previously shown on the development plan from a restaurant to apartments.

Community Impacts and Project Benefits

Opportunity Cost – There are numerous restaurants in the Town. This site has been available to develop as a restaurant for almost 14 years. As a restaurant, it would compete directly with many in the area. The 30 residents (approx.) of new apartments support existing restaurants and other businesses too. People spend where they live. Providing an opportunity for a new business is good, but without nearby housing options, employees leave the area with their salaries. People tend to spend where they live, so more housing in Oro valley helps keep the income in the Town.

Habitat - The property to the east is a wash and a golf course, and will not be developed for this development. The property to the south and west is part of the overall Oro Vista development. This site was disturbed for mass grading as part of the overall development. There are a few trees near the edge of the wash. There is no "wildlife habitat" on this site.

Water Main - There is Public Water Main available to this site. The public water system in this area was designed considering the development of this site, and it has sufficient capacity for the proposed uses with no impact to the surrounding developments.

Sanitary Sewer – There is Public Sanitary Sewer available to this site. The public sewer system in this area was designed considering the development of this site, and it has sufficient capacity for the proposed uses with no impact to the surrounding developments.

Storm Water Management - Storm water detention for this site and adjacent apartments and commercial property was designed and constructed to detain the runoff for these sites. Storm water storage is provided in the detention basin at the southeast corner the overall site.

Fire / EMS / Police Responses (yearly) – Oro Valley's population is approximately 43,815 (2018) The proposed 16 apartments will likely add about 30 residents to the population. That is a 0.07% increase. These new residents will add a negligible number of emergency calls.

Safety - Apartment Staff will be onsite during normal office hours 7 days a week, and a staff member will be on-call for emergencies during off-hours. Residents must pass a rigorous review including criminal and civil background checks. Our residents expect a safe environment and don't generally tolerate troublemakers.

Lights – Lighting levels will meet or be less than allowed by ordinance. Building lighting is architecturally integrated with the building style, material, and color. Light poles and fixtures for the apartment will be residential in scale. Residential lighting will be less intense than commercial lighting.

Noise - The adjacent businesses are less sensitivity to noise. Apartments are occupied primarily from evening through early morning, and businesses from morning to early evening, so the uses generally won't disturb each other. The adjacent apartments generate a similar level of noise.

Traffic - This site is on a major road and near a major intersection, which helps disperse traffic and lessens impacts. Commercial developments tend to generate a larger volume of traffic than residential developments. The traffic generated by this small site, no matter its use, will be negligible.

Schools - The general estimate is about 0.15 to 0.18 children/apartments, or about 3 school-aged children on this site. Our usual resident demographic has about 25% fewer children than the estimate. New children are beneficial as school districts experience shrinking enrollment and competition from private/charter schools. The potential new children from the site will be negligible.

Conclusion - This proposed new use allows for development of an otherwise difficult parcel to market and develop; Many Impacts from this development are positive, and the other impacts are minimal and reasonably mitigated; It does not prevent future significant development of commercial businesses on the numerous other sites in the area; It supports and enhances viability of existing and vacant commercial properties; It helps satisfy the Market Demand for multi-family residences in the area; It provides an opportunity to bring new residents and their income to the Town; It supports schools and local businesses; And It reduced potential impacts on infrastructure.