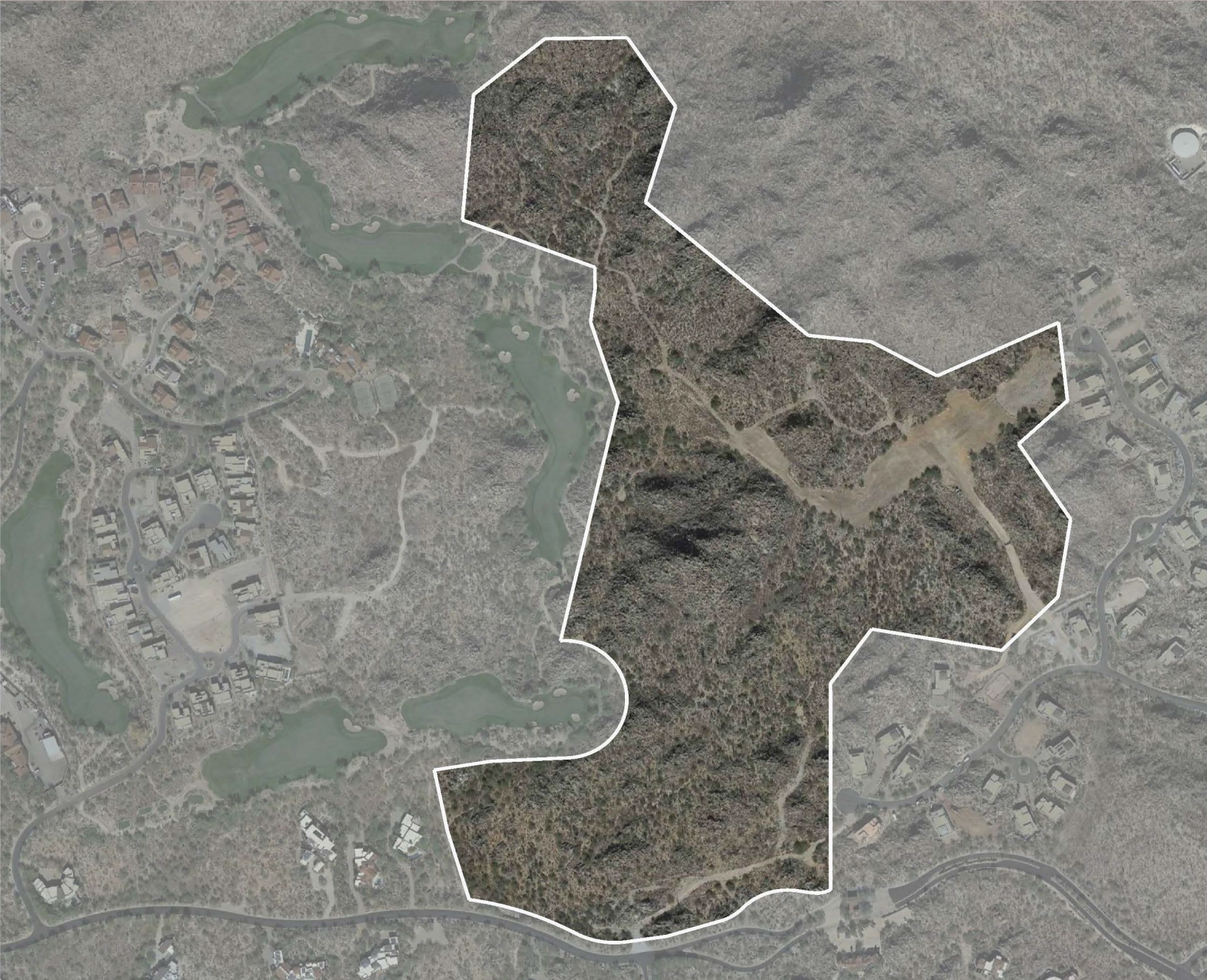


The Stone Canyon Reserve General Plan Amendment Request

OV# _____

December 22, 2022



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1. Introduction

This document has been prepared in support of a requested amendment to the Oro Valley General Plan Your Voice Our Future. The proposed amendment involves two different properties totaling approximately 51.5 acres described as follows:

- Tax parcels 219-19-196C and 219-05-010B, formerly known as the Stone Canyon Resort Site and now referred to as the North Property for easy identification purposes in this application. This property consists of 35+/- acres located in Neighborhood 11 of the Rancho Vistoso Planned Area Development (RV PAD). It is currently subject to the Resort District of the RV PAD. The General Plan designates this property as Resort/Golf Course (RGC) and Open Space (OS).
- Tax parcel 219-20-002B, being referred to as the East Property for easy identification purposes in this application. It consists of 16.5+/- acres located east of and adjacent to the North Property. It is zoned R1-144 and the General Plan designates this property as Resort/Golf Course (RGC).

Please refer to *Exhibit A: Location Map and Surrounding Land Uses*.

A. Summary of the Requested Amendment

The request is to amend the Oro Valley General Plan to change the land use designation on the North Property to Low Density Residential 1 (LDR1) (0.4 – 1.2 DU/AC) and the East Property to Low Density Residential 1 (LDR1) (0.4 – 1.2 DU/AC). This requested amendment will form the foundation for entitlements that will allow a proposed single-family residential community to be developed within Stone Canyon named The Stone Canyon Reserve. One of these entitlements is an amendment to the RV PAD that would change the zoning on both the North Property and the East Property to Low Density Residential (LDR). An application to amend the RV PAD is being processed concurrently with this application.

B. Basic Property Information

The entire proposed community will consist of a total of 69.9+/- acres, which includes the two properties subject to this requested General Plan amendment, as well as Blocks 3 and 4 of the Stone Canyon 8, Blocks 1 – 4 Final Plat (SQ. 20160290013). This property is located immediately south of the North and East Properties and is referred to as the South Property. The South Property is currently part of the RV PAD in which it is zoned Low Density Residential (LDR). It does not require rezoning and will be developed in accordance with the existing RV PAD LDR development standards.

C. Brief Property History

This property remains vacant and previous efforts to develop it have failed to come to fruition. The subject property was included in a Development Plan (OV12-00-07) for a proposed Ritz Carlton resort hotel. This Development Plan was approved by Oro Valley Town Council on April

18, 2001, and the hotel was never constructed. More recently, the property was considered for a senior living facility, but the developer decided not to pursue the project.

We believe that single family residential is the best use for this property and the purchaser/developer of the property is excited to bring a new, attractive and well-planned development to the Stone Canyon community.

D. Surrounding General Plan Land Use Designations

The following identifies the surrounding General Plan Land Use Designations:

- North: Open Space (OS) and Low Density Residential 1 (LDR1) (0.4 – 1.2 DU/AC).
- East: High Density Residential (HDR) (5+ DU/AC).
- South: Low Density Residential 1 (LDR1) (0.4 – 1.2 DU/AC).
- West: Resort/Golf Course (RGC).

The requested Land Use Designation amendments are consistent with the surrounding Land Use Designations.

Please refer to *Exhibit B: Existing General Plan Land Use Designations* and *Exhibit C: Proposed General Plan Land Use Designations*.

2. General Plan Goals and Policies Met by Proposal

A number of General Plan goals and policies will be met by this development. Below are a few key points.

Environmental Goals

- The proactive, conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.
- Responsible use of energy and water resources for the current and future benefit of the community.
- Efficient and responsible management of trash and recyclable material for the current and future benefit of the community.

Development Goals

- 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.
- Conservation of natural and cultural resources through effective land use and transportation planning, design, construction and management.

Healthy Lifestyle Policies

- Promote the overall physical and social health of the community.
- Provide appropriate park facilities and services for residents of all ages in the community.

Sonoran Desert Resources Focus Policies

- Protect and conserve healthy native vegetation during the development process.
- Provide for the safe movement of wildlife near man-made features which may potentially disconnect wildlife corridors.
- Strive to protect the public and environment from the threats and risks of stormwater surges and potential negative impacts of contaminants from runoff.

Land Use and Design Focus Policies

- Promote land use development practices and programs that conserve and minimize impacts to natural and cultural resources.
- Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas.
- 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.
- Encourage the development of master planned communities which include suitable residential and commercial uses.

3. General Plan Amendment Evaluation Criteria

Section 7.4.2 of the General Plan states the following:

General Plan amendment evaluation criteria provide a tool for the Town to judge the merits of a specific amendment request. The criteria identify broad themes from the General Plan that an amendment should address, as well as specific development-related issues that will be evaluated by the Town in relation to the amendment request. The intent of this criteria is to gather information that forms the basis for Town decision-making on amendment requests. The criteria is purposely written using broad language to enable review of applications based on the full breadth of General Plan topics. The ultimate decision regarding compliance with the criteria will be made by Town Council. Mitigation as needed may be incorporated as special area policies by Town Council or addressed in subsequent zoning and development processes.

The evaluation criteria for a General Plan amendment are listed below, accompanied by an explanation of why this proposed amendment meets these criteria.

- A. On balance, the request is consistent with the vision, guiding principles, goals and policies of the General Plan as demonstrated by adherence to all the following criteria. The request shall not:
- i. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.

The development character of the Stone Canyon community is predominantly single family residential in nature, so the proposed community is consistent with this character. The density proposed is similar to the existing residential areas to the east and south. The property to the

east is the Boulder Vista Community (Meritage at Stone Canyon VIII Final Plat) where lots are single family residential with detached homes. The average lot size is 26,105 square feet and lots range from 9,224 square feet to 63,021 square feet. The lots nearest the proposed residential community have been buffered through lot positioning and common areas. The second access point into the proposed residential community has been designed as an emergency access only. This means that vehicles will not be driving by Lots 618 and 618 in Boulder Vista on a daily basis, thereby minimizing disturbance that may have been caused by residents and their guests using this access point.

The Stone Gate community (Stone Canyon VI) to the south of the proposed residential community contains single family detached housing with an average lot size of 29,640 square feet and a minimum lot size of 15,943 square feet. These lot sizes and types are similar to the proposed residential community. The Stone Gate community is also located across Tortolita Mountain Circle from the proposed residential community.

Existing Lot 341 is situated west and adjacent to the South Property. While the South Property is not part of the requested PAD and General Plan amendment, it is worth noting that the houses in this portion of The Stone Canyon Reserve will be approximately a minimum of 100 feet from the west property line of The Stone Canyon Reserve. The existing house on Lot 341 is approximately 70 feet from the east property line of the lot. This total of approximately 170 feet coupled with the preservation of mature vegetation will provide an ample buffer that is, for the sake of comparison, wider than distance between the houses on Lots 341 and 342.

- ii. Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.

The Stone Canyon Reserve will make use of existing infrastructure and will not negatively impact existing users of that existing infrastructure.

Tortolita Mountain Drive is able to handle the additional vehicle trips that will generated by the proposed community. Tortolita Mountain Drive is being connected through the South Property as has always been planned. This will allow residents and their guests to access the northeastern portions of Stone Canyon via the main gate as well as via the Flint Peak gate.

Water lines are currently located on the North and East Properties and a sewer line is stubbed to the North Property.

Electric and gas lines are located in Tortolita Mountain Circle and have the capacity to serve the proposed residential community.

- iii. Impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts is provided to the Town for review.

Police

The proposed community will be served by the Oro Valley Police Department (OVPD). OVPD's main station is located at 11000 N. La Canada Drive and the Sun City Station is located at 11171 Rancho Vistoso Boulevard.

Fire

The proposed community will be served by the Golder Ranch Fire District (GRFD). GRFD has two stations in close proximity to the proposed community identified as follows:

- Station 374 located at Rancho Vistoso Boulevard and Sun City Boulevard.
- Station 375 located at Rancho Vistoso Boulevard and Woodburne Boulevard.

These stations currently serve the Rancho Vistoso area and will be able to provide service to the proposed community.

Parks and Recreational Facilities

The existing Stone Canyon community provides a variety of recreational amenities to its residents. The Stone Canyon Health and Fitness facility offers a clubhouse, work out rooms, a lap pool, jacuzzi, wading pool, tennis courts and pickleball courts. The Stone Canyon Golf Course is available for membership for Stone Canyon residents.

The proposed community contains an approximately 2.3-acre area that will provide additional recreational facilities and amenities to all Stone Canyon residents. The facility is anticipated to include a new clubhouse, pool, spa, outdoor seating areas, small sports courts, and 4 tennis/pickleball courts.

While there are no parks within Stone Canyon, there are public parks within close proximity to Stone Canyon. The trailhead for the Vistoso Trails Nature Preserve is located just south of Stone Canyon and Honey Bee Park is a short distance to the east of Stone Canyon.

Drainage

The proposed community will route surface drainage through the property and largely respect natural drainage patterns. The site generally drains to the south and drainage leaves the southern boundary of the South Property via four box culverts located beneath Tortolita Mountain Circle and enters a wash located on the east side of Stone Canyon VI Lot 353. The North Property drains into the golf course located to the west of the site. The proposed community will comply with the Town of Oro Valley Drainage Criteria Manual and downstream property owners will not be negatively affected.

- iv. Impact the natural beauty and environmental resources without suitable mitigation.

This proposed community is respectful of the natural beauty and environmental resources on the site. The site has been designed to respect significant rock outcrops, areas of slope at 25% and above, significant saguaros and views, both near and far. Road alignments and lot locations have been designed to work with and maximize preservation of the most significant natural resources on the site.

- 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.

Thus far, two community meetings have been held and a third meeting is planned immediately after the submittal of this application. The first two meetings were held in July 2022 and September 2022.

The following measures have been made to make the community as compatible as possible with the community:

- The proposed community will be included in the Stone Canyon HOA and will be subject to the Stone Canyon CC&Rs, the Stone Canyon Design Guidelines and a specific set of design guidelines that will be developed for the proposed community.
 - The existing entitlement for the resort hotel and senior living facility are being removed via the proposed PAD amendment.
 - All houses will be single family detached. No attached housing product will be constructed in the proposed community.
 - The secondary vehicular access point will now be an emergency access only and residents and their guests will not be using it on a daily basis.
 - The developer is working with Arcis Golf to provide recreational amenities within The Stone Canyon Reserve. These facilities will be available to all Stone Canyon residents and will supplement the existing recreational facilities. The existing recreational facilities in Stone Canyon are not sufficient to serve the existing Stone Canyon community population.
 - The Tortolita Mountain Circle connection is being made through the South Property.
- C. All non-residential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with goals and policies related to economic development and financial stability. It shall be the responsibility of an applicant to submit information, studies and analysis that will enable all participants to adequately assess the request in relation to the criteria.

This criterion does not apply since the amendment request is residential.

Exhibits

NOTES

- A** SOUTH PROPERTY
ACRES: 18.4± (NOT A
PART OF GP
AMENDMENT)
- B** EAST PROPERTY
ACRES: 16.5±
- C** WEST PROPERTY
ACRES: 35.0±

**PAD & GENERAL
PLAN AMENDMENT
AREA**

**STONE CANYON
RESERVE PROJECT
BOUNDARY**

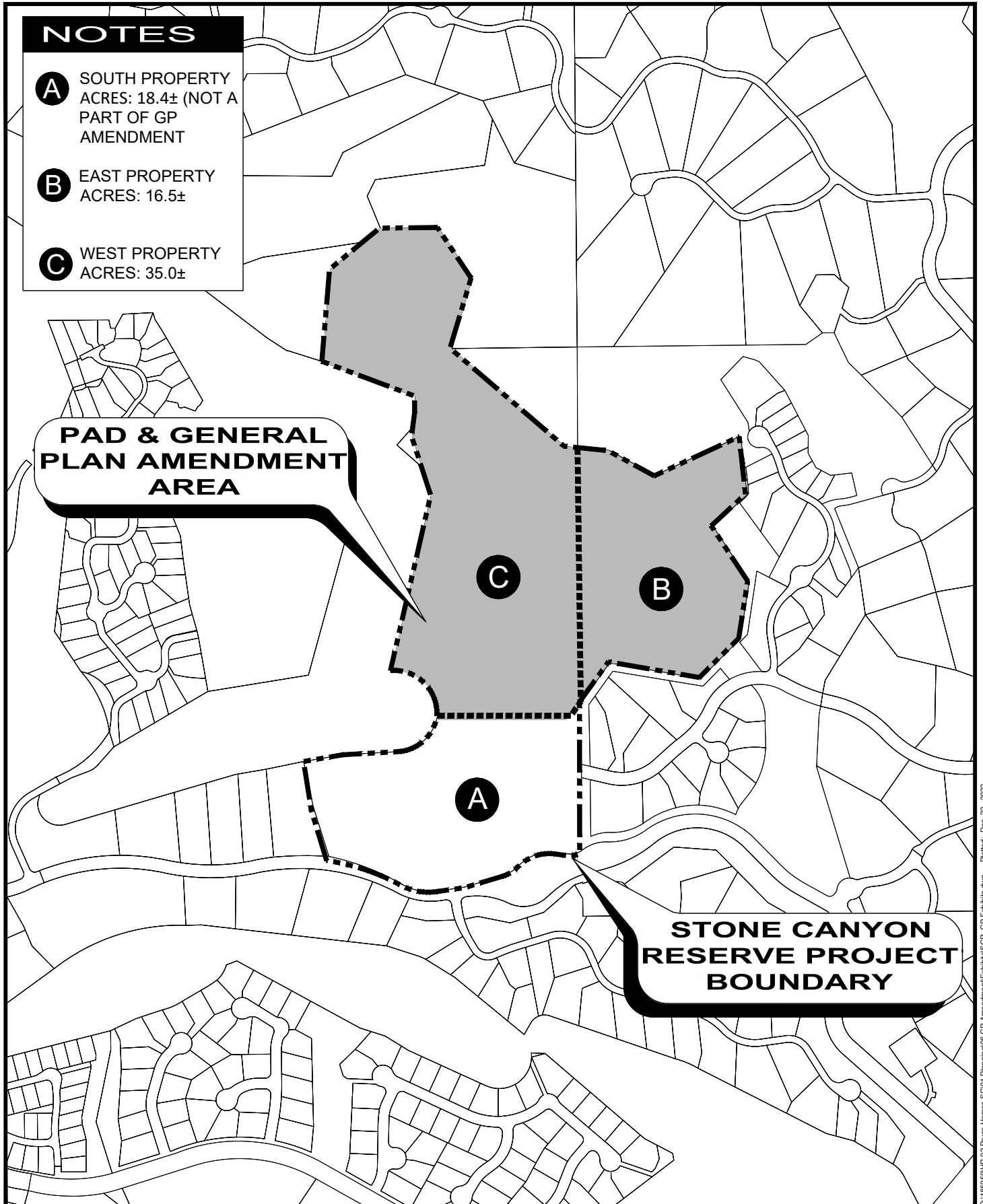


EXHIBIT A
STONE CANYON RESERVE BOUNDARY



0'

600'

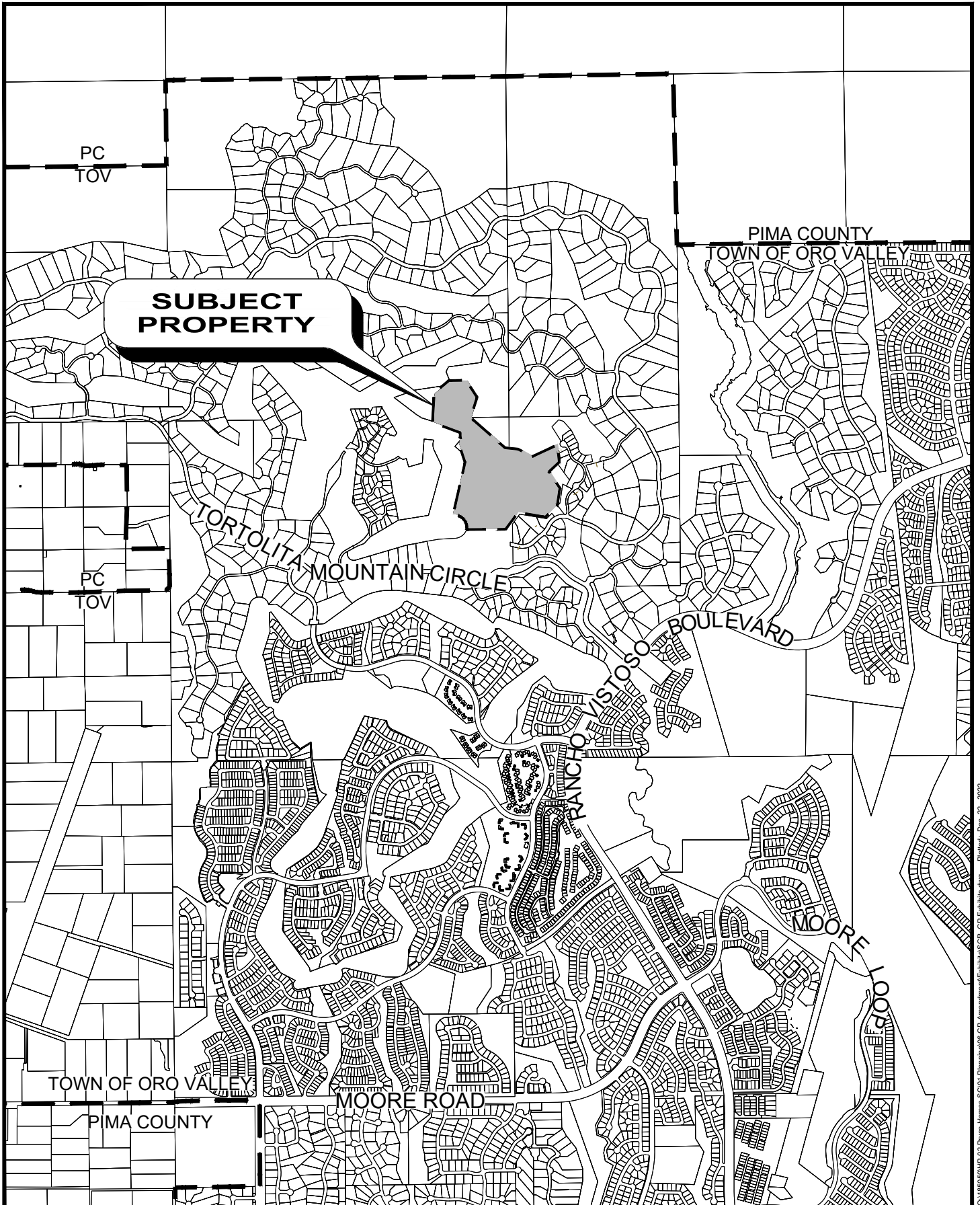


EXHIBIT B
SITE LOCATION MAP

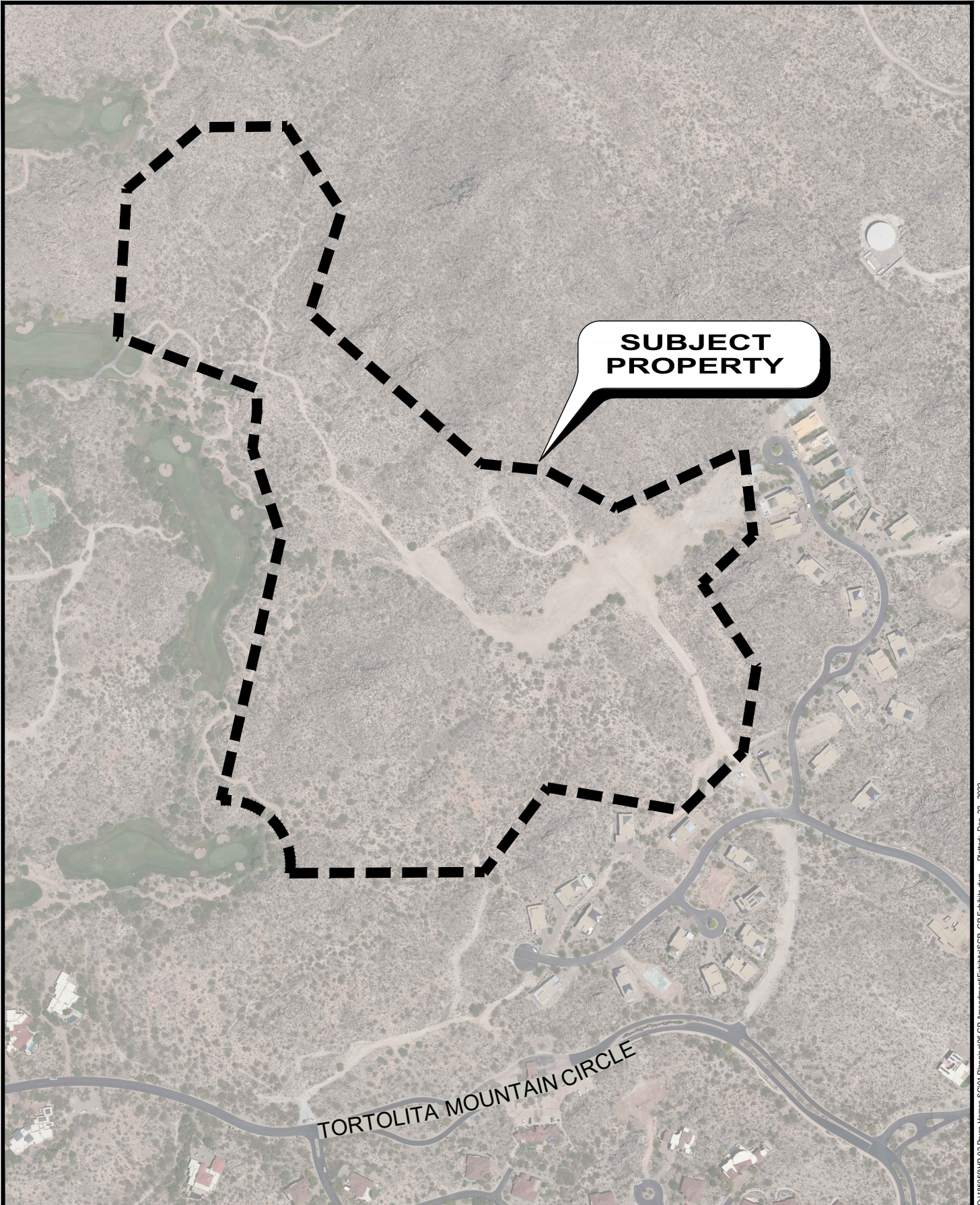


EXHIBIT C
AERIAL PHOTOGRAPH

Aerial Photo Date = 2021



0'

400'



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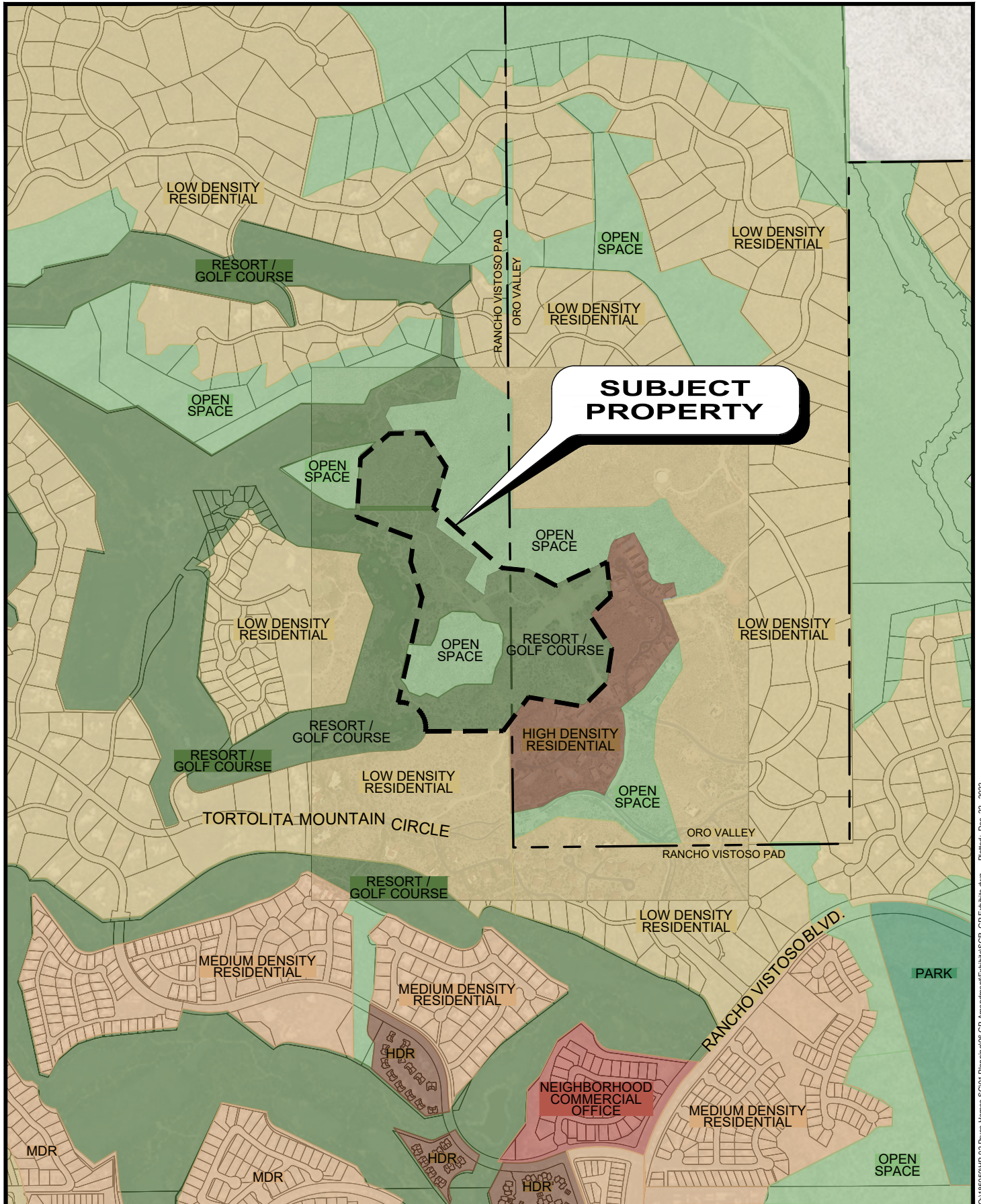
EXHIBIT D
EXISTING LAND USE

Aerial Photo Date = 2021



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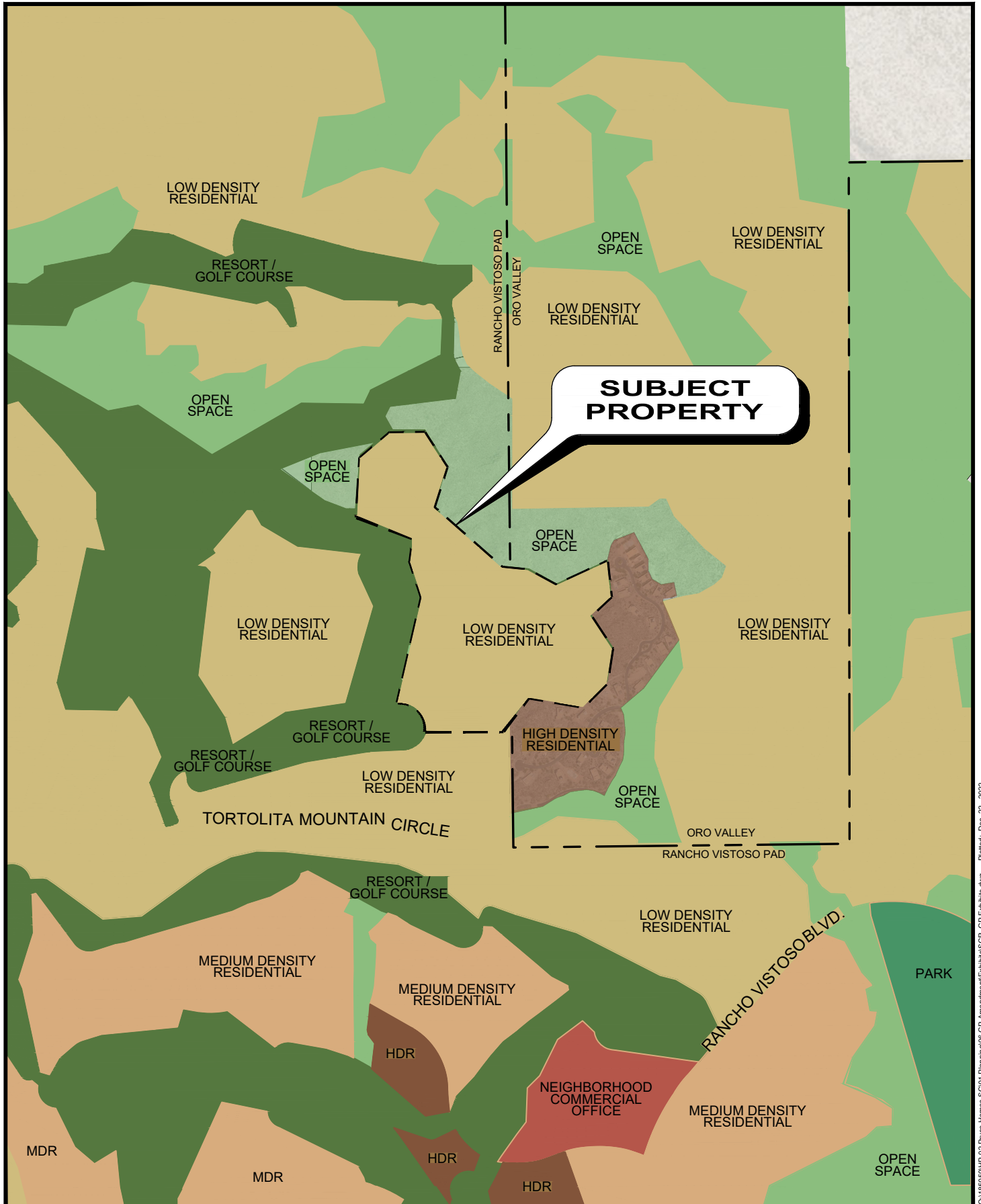
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**EXHIBIT E
EXISTING GENERAL PLAN LAND USE DESIGNATION**





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EXHIBIT F **PROPOSED GENERAL PLAN LAND USE DESIGNATION**



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1000'