

JLM LIVING AT TANGERINE (SOUTH) GENERAL PLAN AMENDMENT NARRATIVE

(PCZ_____ - _____)

PREPARED BY:



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ENGINEERING, LLC

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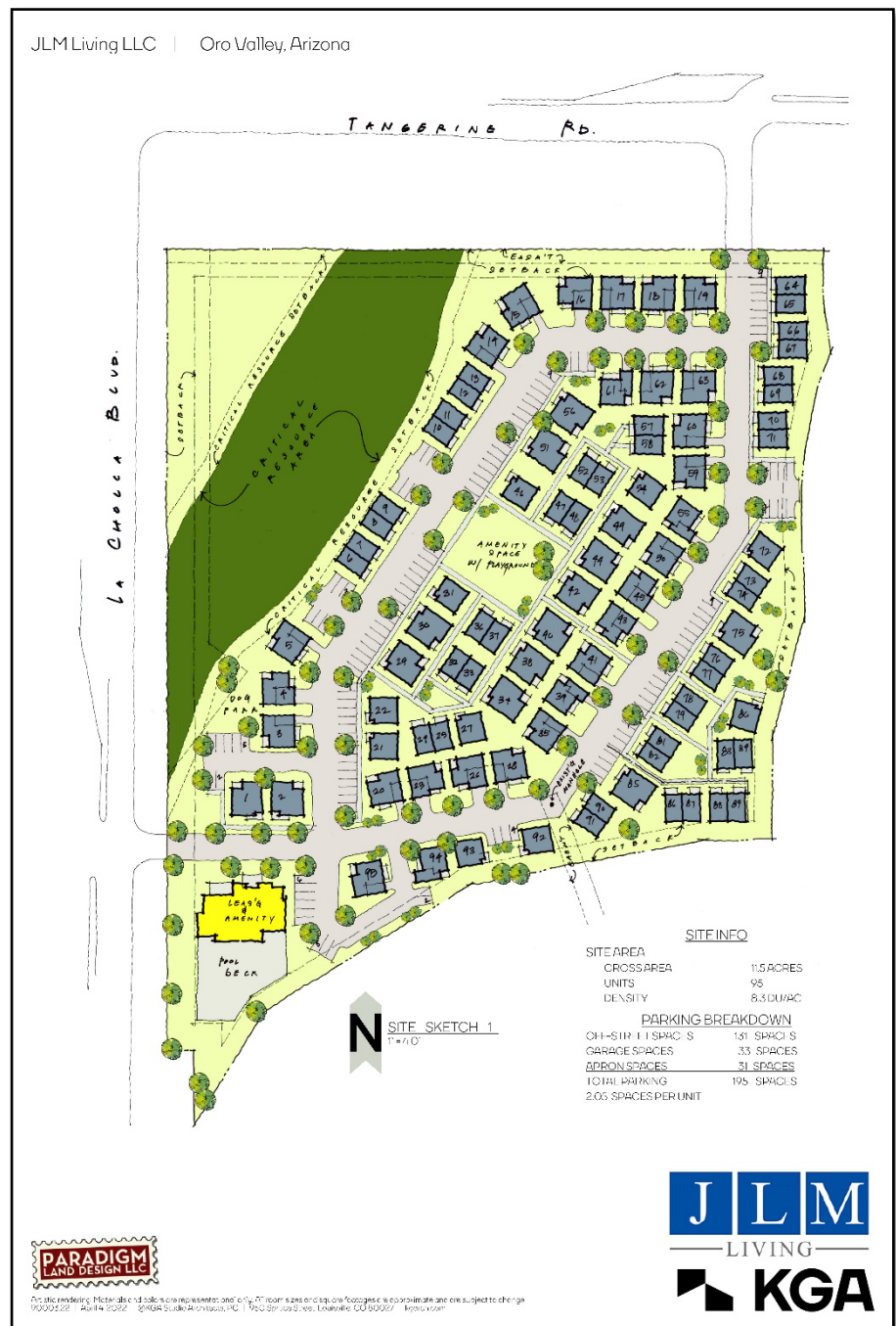
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I. PROJECT OVERVIEW

The Town of Oro Valley is nearly built out, meaning that remaining properties available for development are few and far between. That said, there are a number of commercially zoned properties that remain undeveloped because of a lack of demand for new commercial development. That lack of demand is due to the relatively low residential density at which Oro Valley has developed over the years. For a long time, many of these undeveloped commercial properties were held back from potential residential development in hopes that enough commercial demand would materialize. Unfortunately, now that nearly all of the available residential properties have been developed, we see clearly that commercial demand will never come because it would have to be based on a number of nearby residences that will never materialize. As a result, the commercial parcels will likely remain undeveloped if not rezoned for land uses that actually exhibit demand.

To that end, JLM Living proposes to develop the parcel as a high-quality neighborhood of small single-family homes. This residential housing format has become extremely popular in recent years because it offers a high quality of life without all the maintenance hassles that come with owning a typical home. In the conceptual site plan shown on the previous page the proposed cottages are shown in blue, the vehicular circulation route and parking areas are in grey, and the leasing office is in yellow with a pool. Open space is shown in green, and near the middle of the site is a central amenity space that'll have turf, picnic spots, and a playground. The large wash in the northwest portion of the property, which is designated by the OV Environmentally Sensitive Lands Ordinance as a Critical Resource Area, will be preserved. The eastern edge of the property is bounded by



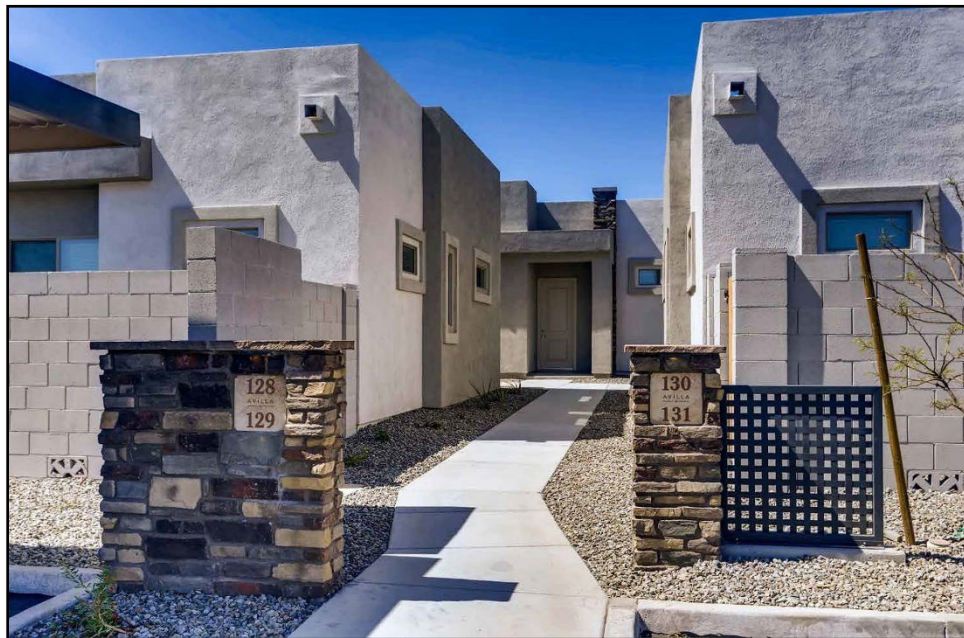
a large wash, and the southern edge is bounded by a 25' wildlife corridor that was established by the Rancho del Cobre plat.

Examples of the architectural styles that are envisioned for this neighborhood are shown to the left, all of which will meet or exceed Oro Valley's architectural design guidelines and will go through those normal approval processes as well.

The existing commercial zoning is not viable, as demonstrated by the fact that it has been zoned for commercial, office, and research & development uses for roughly 35 years without attracting a developer for those uses. Yet again, the residential underdevelopment of the PAD underscores the fact that some of the remaining commercially zoned parcels would benefit the Town, neighbors, and existing businesses more if allowed to develop at transitional residential densities. The transitional density of this project will help support the many commercial businesses not only located immediately south of the property but also within greater Oro Valley.

II. PROPOSED AMENDMENT

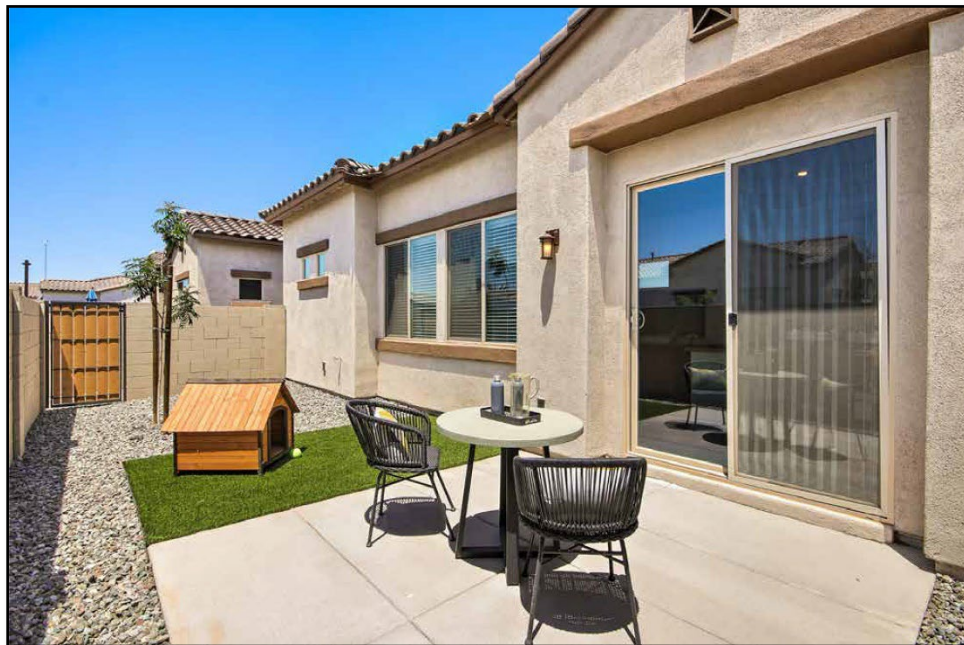
This document has been prepared in support of a request to amend the General Plan future land use designation on the Property from "Neighborhood Commercial / Office (NCO)" to "High Density Residential (HDR)" in order to allow the development as proposed.



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 significantly alter existing development character and land use patterns. The subject property is already zoned Neighborhood Commercial (C-N). This proposed amendment will allow a downzoning to permit residential use, which is less intensive than what is currently allowed under existing zoning.
 - ✓ Transitional residential densities such as that which is proposed on this parcel are the most appropriate development character to exist between a major roadway like Tangerine and medium density residential uses such as the Rancho del Cobre subdivision. This amendment will result in a better “graduated transition in density and land use” than under existing zoning.
 - ✓ The General Plan does not envision commercially zoned parcels sitting unproductively vacant due to perpetual deficiencies in nearby residential density. Allowing this property to be developed residentially will help sustain the existing commercial developments in the area and increase the chances that those other undeveloped commercial parcels will someday become successful commerce centers that serve the daily needs of local residents.
 - ✓ Landscape bufferyards will be provided along the project perimeter in accordance with OVZCR requirements.



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 for non-residential use. In other words, existing infrastructure has adequate capacity to serve this development. Any ancillary improvements to Tangerine Road or La Cholla Boulevard, such as turn lanes, will also be constructed by the developer. The cost of necessary infrastructure will be borne by the developer.
 - ✓ According to the US Census, household size in Oro Valley is approximately 2.35 people per household regardless of whether the household is a single-family residence or a multifamily unit. With a maximum of approximately 95 housing units proposed, the maximum number of new residents expected to live onsite would be approximately 224, with an expected typical potable water demand of approximately 78,500 gallons per day. The existing C-N zone limits shopping centers to a floor area ratio of 25%, which would equate to a typical water demand of approximately 12,525 gallons per day on this 11.5-acre property. Either of these scenarios can be served by Oro Valley's Water Utility, which has an adequate water supply. Of course, the project's "impacts" also include supplying more customers to local businesses, and the associated sales tax benefits.
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.
 - ✓ Crime rates in Oro Valley are very low. Even so, law enforcement manpower requirements would be comparable whether this property develops as a retail center or a residential use.
 - ✓ The development will include onsite recreational facilities to meet the immediate needs of its residents. The Town's public parks will also serve the needs of future residents. Impact fees generated by this development will offset any additional offsite recreational demand.
 - ✓ The only impact to other public services will be the revenues those departments receive in the form of development impact fees that would not likely be paid in the foreseeable future under the existing commercial zoning.
 - ✓ 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.
 - ✓ The proposed amendment and its associated downzoning request will not impact the natural beauty and environmental resources more than under existing zoning.
 - ✓ A Site Resource Inventory will be prepared by a local landscape architect according to the Town's guidelines. Any identified significant vegetation will be treated accordingly per the Town's requirements.
 - ✓ Any development of the subject property, be it under the existing commercial zoning or the proposed zoning, must conform to the applicable dark skies ordinances to limit light pollution.
 - ✓ Views across the site from existing residences will not be negatively impacted by this proposed development. The site is only minimally visible from Tangerine Road, so views from that scenic corridor will not be impacted either.
 - ✓ Oro Valley is not a noisy place. It's residential neighborhoods, multifamily developments, commercial centers, and employment complexes are generally peaceful. Development of the subject property will follow suit.



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 first neighborhood meeting was held on April 27th. More meetings will follow in the future as the project moves through the rezoning process.

It is important to remember that this proposed amendment and its associated downzoning will not create adverse development impacts that necessitate mitigation. Residential-scale development such as that which is proposed provides a graduated transition in density and land use and is generally accepted to be less impactful to nearby homeowners than the commercial developments that could be built on the property under existing zoning. Otherwise, it would not be regarded as "transitional".

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.

As this proposed amendment is residential in nature this amendment criterion does not apply. Even so, by creating a new residential development opportunity this amendment will certainly contribute positively to the long-term economic stability of nearby commercial centers (both existing and future) and by extension the Town as well. To support this assertion an economic impact analysis by Valbridge Property Advisors will be submitted to the Town with the rezoning package. The analysis basically finds that the subject property is not viable as a retail site, and so the highest and best use of this property is a high-density residential neighborhood that will generate more local sales tax dollars and will help meet the demand for quality rental housing. Oro Valley's primary employers have stated over the years that their recruitment efforts are hindered by a shortage of quality rental housing options in Town.

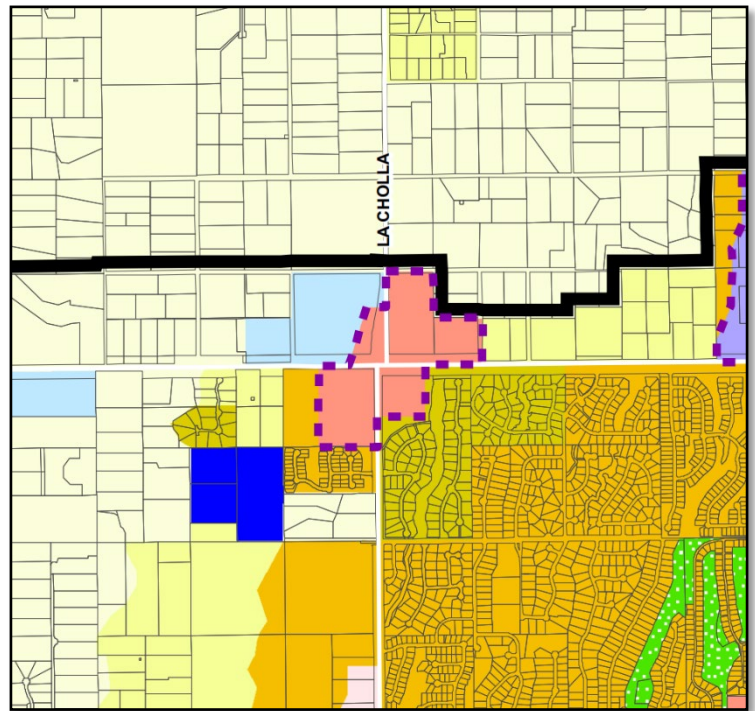
IV. YOUR VOICE, OUR FUTURE CONFORMANCE

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

- 3.4.A. & D. – A robust local economy and job market that provide opportunities for quality employment, build on Oro Valley's assets, and encourage high-quality growth. 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.

- A robust economy within Oro Valley will be fueled by successful businesses in Oro Valley. Businesses can provide a wide range of services, shopping, and dining opportunities only when they thrive. They thrive when they have enough customers living and working within their service area. Oro Valley's generally low residential densities do not provide enough customers for most Oro Valley businesses within their services areas, so additional residential units are needed to help fulfill this General Plan goal. Ideally the development of additional residential units is not unreasonably impactful to nearby residents, nor it is on land that is environmentally sensitive. This project fits those two criteria well.

- Given that existing Oro Valley businesses are already struggling, re-designating undeveloped and less desirable commercial land to provide much needed additional residential units is appropriate from a long-range land use planning standpoint. The intersection of Tangerine Road and La Cholla Blvd. includes approximately 70 acres of commercially designated parcels spread over all four corners in the General Plan, yet the long-range land use plan designates over half (52%) of the land within the surrounding four square miles as Very Low Density Residential. An



additional 14% of that area is designated as Low Density Residential. In all, two-thirds (66%) of all land within a mile of this intersection is planned for no more than one home per every half acre, and most of that land is already locked into those low densities by existing development. The 70 acres of planned commercial land at this location grossly exceeds the commercial demand that will likely ever exist here, so repurposing some of it for residential purposes will lead to responsible and productive use of these lands. As a point of reference, the Safeway shopping center at First Avenue and Tangerine is approximately 13 acres and has many hundreds more homes within a mile. Leaving significant acreage of undeveloped, non-viable commercial land does not benefit the property owners, nearby existing and future

- businesses, or the Town in general. This proposed rezoning will help realign this commercial intersection to better support the General Plan's goal of achieving a robust local economy.
- 3.6.CC.7. – Support the development of diverse housing types within the community.
 - Oro Valley's residential market is dominated by single-family detached homes, which doesn't align with the broader spectrum of housing options demanded by existing and future residents. Additional denser transitional residential housing units such as JLM's leased homes are needed to make living in Oro Valley accessible to everyone.
 - 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 including parks and other outdoor spaces, recreational facilities, 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 providing another quality housing option for existing and future residents, recreation areas to serve those future residents, convenient pedestrian and bicycle access to the nearby sidewalk and pathway system, convenient access to nearby commercial areas, and additional residents to help local businesses thrive.



- 5.4.X. – Effective transitions between differing land uses and intensities in the community.
 - Residential-scale development such as that which is proposed provides a graduated transition in density and land use and is generally accepted to be less impactful to nearby homeowners than the commercial developments that could be built on the property under existing zoning. Landscaped bufferyards will be incorporated into the development to further soften the boundary between this and nearby developments.

- 5.5.LU.5. – Provide diverse land uses that meet the Town’s overall needs and effectively transition in scale and density adjacent to neighborhoods.
 - Currently Oro Valley has more commercially zoned land than can be supported by its residential and employment density. Conversely, the Town’s supply of higher density residential units is deficient relative to demand and relative to the General Plan’s goal of providing a full spectrum of housing options. Allowing this property to develop as a higher density residential neighborhood would help address both of these statistical deficiencies.
- 5.5.LU.7. – Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.
 - A General Plan Tier II Growth Area is designated over the entire 70 acres of commercially designated land centered around the intersection of La Cholla Blvd. and Tangerine Road. The General Plan defines a Growth Area as a location that is “particularly suitable” for a planned concentration of a range of more intensive land uses. Development within Tier II Growth Areas must limit impacts to nearby homeowners, which this proposal achieves. This proposal also provides for a “sensible pattern of land development” coupled with infrastructure funding that is “coordinated with development activity” (i.e. developer-funded).
- 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.

