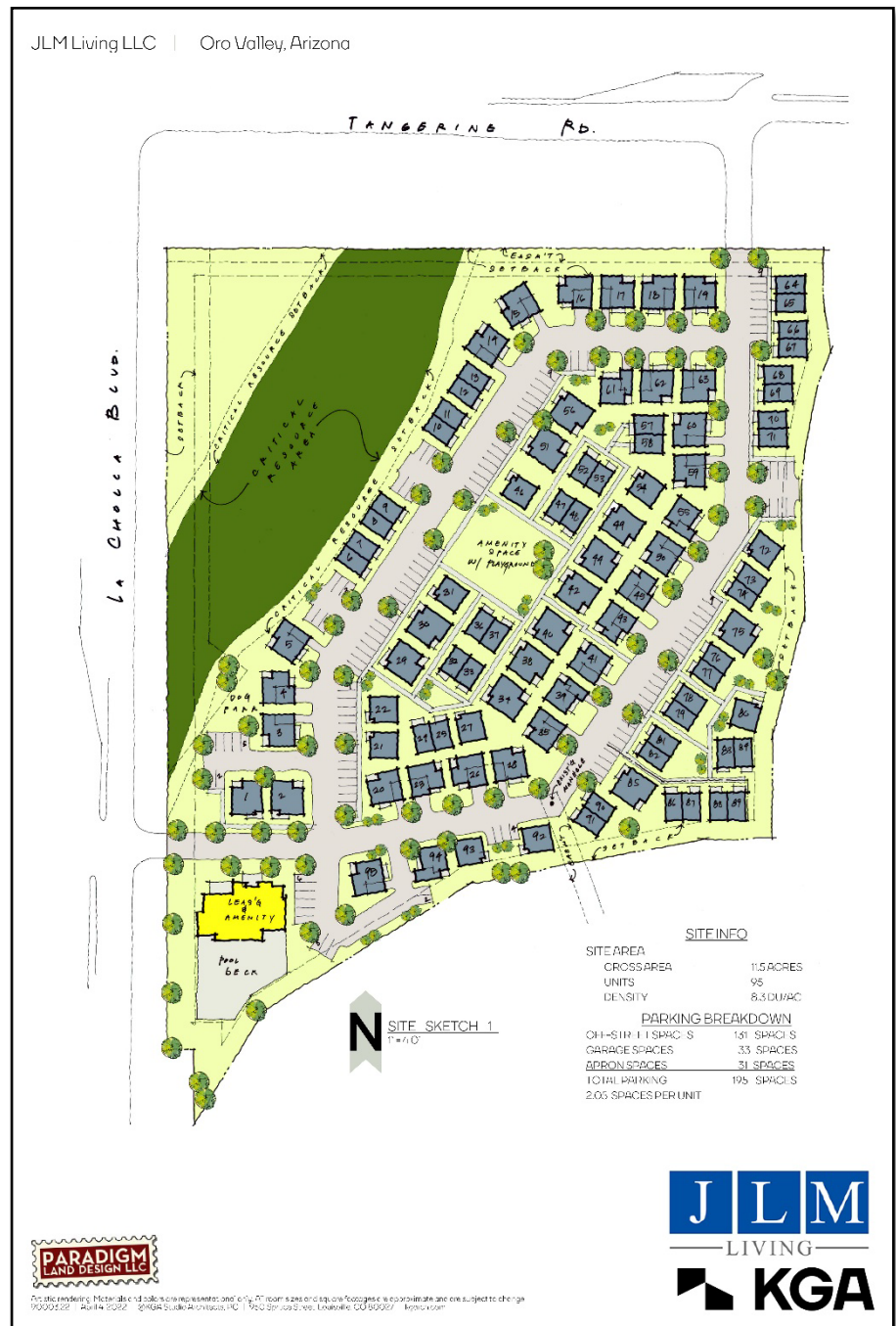


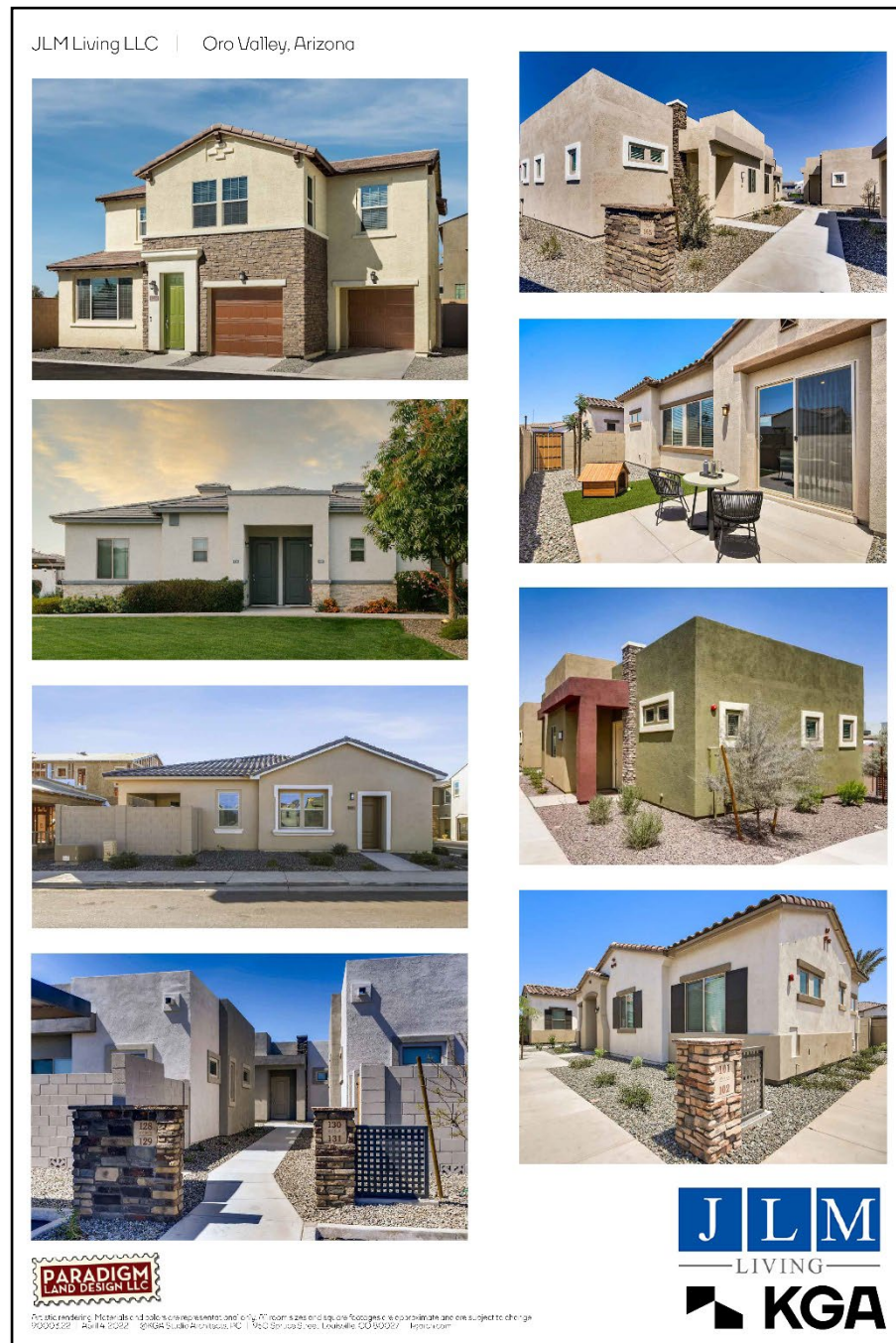
I. PROJECT OVERVIEW

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.

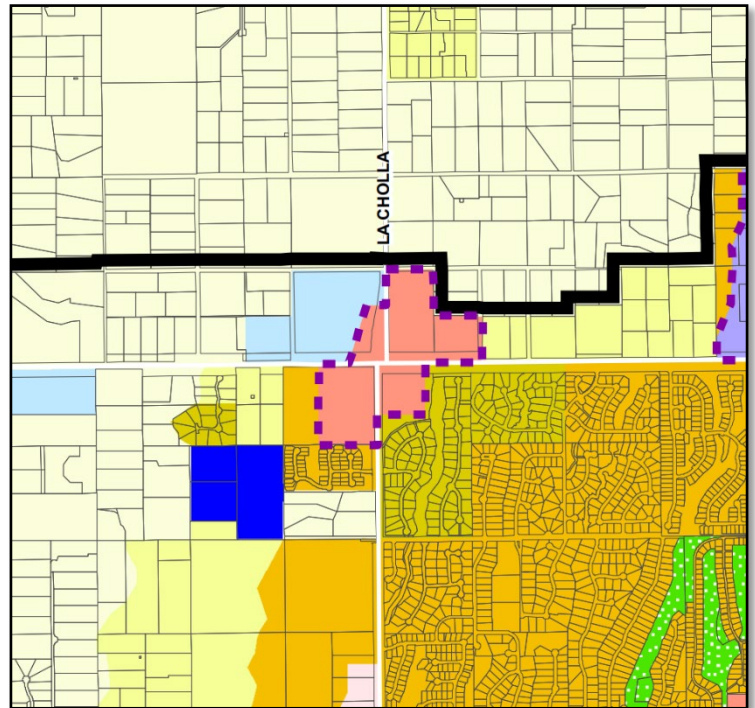
II. YOUR VOICE, OUR FUTURE CONFORMANCE

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.

III. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is usually taken to mean “any interested party”. The terms are not synonymous, but for the purpose of this report we will assume them to be. Primary stakeholders are the immediate neighbors of the subject parcels, all of whom will be notified of any public meetings or hearings associated with this project.

IV. PROPOSED NEIGHBORHOOD MEETING PROCESS

The following schedule is proposed:

April 12, 2022.....	Informational Video Posted
April 27, 2022.....	Neighborhood Meeting #1
April 29, 2022.....	Formal General Plan Amendment Submittal
June or July 2022.....	Neighborhood Meeting #2
October 2022.....	Planning & Zoning Commission Hearing #1
November 2022.....	Planning & Zoning Commission Hearing #2
December 2022.....	Town Council Hearing