

Oro Valley's Path Forward

Community Comment Draft

60% Complete

This Plan is still under construction.

Disclaimer: This document is supplementary to the web-based plan. Additional information, like maps, photos, graphics, and illustrations are included in the web-based plan but will not be added to this supplementary document until the next draft is ready. **Please visit OVPathForward.com to see a more polished version that includes interactive maps, photos, graphics, and illustrations.**

Congratulations to everyone in our community for contributing a high level of participation and thoughtful conversations about Oro Valley's future. **Much has been accomplished but there is still more work ahead to ensure the Plan accurately represents residents' values and expectations for the future.** The community is encouraged to read through the draft Plan and share their voice on OVPathForward.com between September 22 – October 31, 2025.

Table of Contents

Chapter 1: Introduction	4
Overview	4
Welcome to Oro Valley, Arizona	4
Why Plan	4
State Requirements	5
Achieving Meaningful Results	6
Creating the Plan	7
Reading the Plan	9
Chapter 2: Vision for the Future	10
Vision and Guiding Principles	10
Goals	13
Chapter 3: Community	15
Introduction	15
Public Safety	17
Character, Arts, and Culture	22
Parks, Recreation, and Trails	30
Chapter 4: Sustainability	35
Introduction	35
Environment	37
Climate and Energy	43
Water Resources and Conservation	48
Chapter 5: Economy	53
Introduction	53
Town Finances	55
Employment, Businesses, and Tourism	59
Chapter 6: Development	64
Introduction	64
Transportation	66
Housing	73
Land Use	77
Land Use Map	84
Chapter 7: Amending the Plan	100

Anticipated Requests to Change the Land Use Map.....	100
Types 1 Amendments.....	100
Type 2 Amendments.....	103
Amendment Evaluation Criteria.....	105
Appendices: Maps and Resources	106
Related Work.....	106
Interactive Maps.....	106
Glossary.....	107
Fulfilling State Requirements	111
Special Area Policies	118

Chapter 1: Introduction

Overview

Oro Valley's Path Forward is the community's 10-year action plan. Residents created the Plan to guide decisions that shape our quality of life. The Plan is designed to be user-friendly and mirrors resident expectations for Oro Valley's future. It includes focused direction to ensure meaningful results over the next 10 years.

Written from the perspective of residents, it reflects our shared values, goals, policies, and the actions necessary to bring our vision for Oro Valley into reality.

All the actions will move forward through thoughtful planning and most entail the effective use of existing resources. Some actions will require additional community engagement and means to achieve specific results. This Plan is the result of many voices coming together to create a clear vision for Oro Valley's future. It will be up to all of us to bring the Plan to life.

Welcome to Oro Valley, Arizona

Oro Valley is situated in the beautiful Sonoran Desert, nestled between the Tortolita and the towering Santa Catalina Mountain ranges. Known for its scenic beauty and spectacular mountain views, Oro Valley is a thriving community with over 48,000 residents with 55,850 projected by 2040. Founded in 1974, Oro Valley has become a sought-after home for families, seniors, working professionals, and businesses, as well as a popular destination for visitors. This is largely due to its reputation as one of the safest places in Arizona, as well as its abundant outdoor recreation opportunities and vibrant quality of life.

Why Plan

Every 10 years, we, the residents, get to shape Oro Valley's future together. State law requires all towns, cities, and counties in Arizona to develop or update their General Plan every 10 years. This plan is unique because it requires voter approval to be implemented. Community ownership is essential for its success, which is why efforts to achieve a high level of participation far exceeded the state's requirements. **The Plan was developed by us, the residents, who contributed our ideas and perspectives through surveys, events, online discussions, and numerous meetings.**

Since the last 10-year plan, Oro Valley has matured and only has roughly 12% of land remaining for potential development. This means our community is in a period of refinement and our focus has evolved, placing greater emphasis on safety, Town finances, water conservation, and opportunities to live, work, shop, dine, and play. *Oro Valley's Path Forward* helps formalize community expectations and guides stakeholders and Town governance in making informed decisions to progress.

To achieve our vision, the Plan will be used in various ways to guide decisions and implement actions.

- **Residents and community members** will reference the Plan to advocate and hold the Town accountable for meeting its goals, policies, and actions.
- **Private property owners** will reference the Plan to guide the development of their property.
- **Town staff** will use the Plan to guide their recommendations, actions, and work plans.
- **Boards, commissions, and the Town Council** will use the Plan to guide their decisions and actions.

State Requirements

Under Arizona’s Growing Smarter/Plus legislation, towns are required to adopt a 10-year plan, also referred to as a General Plan. The overall purpose of the act is to help Arizona communities comprehensively plan for needs, growth, protect open space, and manage growth-related issues. A comprehensive effort to engage community members must be used to update the plan every 10 years. As Oro Valley’s last General Plan was adopted in 2016, *Oro Valley’s Path Forward* serves as the required update.

In addition to the overall purpose and community engagement requirements of Growing Smarter/Plus, the state also outlines specific elements that must be covered in the plan. The required topics depend on the community’s population.

As residents of Oro Valley, we value excellence, especially when it comes to making decisions about our quality of life. That’s why we have not only met all state requirements but have exceeded expectations by truly involving residents and incorporating topics that, while not required by the state, are important to us. Together, we have made this very much our community’s plan.

The state-required topics and those added by residents are shown in the table below. To learn more about each of the state requirements and their fulfillment through this Plan, please click [HERE](#).

Chapter	Topics	State Required	Community Focus
Community	Character, Arts, and Culture	No	Yes
	Parks, Recreation, and Trails	Yes	Yes
	Public Safety	Yes	Yes
Sustainability	Climate	No	Yes
	Energy	Yes	Yes
	Environment: Conservation and Open Space	Yes	Yes
	Water Resources	Yes	Yes
Economy	Employment, Business Attraction, and Retention	No	Yes
	Public Buildings	Yes	Yes
	Public Services and Facilities	Yes	Yes
	Tourism	No	Yes
	Town Finances and Cost of Development	Yes	Yes
Development	Housing	Yes	Yes
	Land Use	Yes	Yes
	Transportation	Yes	Yes

Achieving Meaningful Results

This Plan signifies a commitment between the Town and the residents to uphold our values, priorities, and expectations for the future of Oro Valley. It includes specific actions that will be implemented over the next 10 years to achieve meaningful results in our community. Oro Valley takes pride in the successful implementation of its 10-year plans, having completed nearly 100% of the actions from the previous plan, *Your Voice, Our Future*. A progress report for the previous plan is available [HERE](#) with some notable achievements highlighted below:

- Effective and high-quality public safety
- Acquisition of Vistoso Trails Nature Preserve and improvements to Naranja Park
- Widening of La Cholla Boulevard
- Enhanced conservation and protection of large saguaros during construction
- An updated Town website and increased opportunities for community involvement

This Plan can only become a reality through clear and detailed actions. Similar to the previous plans, *Oro Valley's Path Forward* outlines a specific and measurable course of action. Residents worked together to identify specific actions necessary to fulfill our vision and guiding principles. It is anticipated that all actions will be addressed during the 10-year lifespan of the Plan. Each will move forward with thoughtful planning. Most will entail efficient and effective use of existing resources. Others require further community engagement and additional resources to achieve meaningful results.

Each action includes a timeframe for completion and assigns a responsible department within the Town of Oro Valley to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

Actions will be prioritized through Town Council-Adopted Strategic Plans, allowing Oro Valley to focus on the most pressing needs and optimize resources accordingly, while also keeping the community's long-term goals in mind. Additionally, each Strategic Plan allows for re-evaluating actions based on changing conditions, needs, or unexpected events.

While the Town bears much of the responsibility for the actions, community members also share a vital role in making the Plan a reality. Every effort will be made to ensure the actions are implemented in a responsive and fair manner. The success of the community's vision depends on many people working together.

Creating the Plan

As residents, our voices drove this entire effort.

Starting in 2023, we created an award-winning Community Engagement Plan to make sure participation was accessible, convenient, and meaningful for everyone in our community. A diverse group of community members came together, representing a wide range of ages, experiences, and perspectives, to create the Plan.

Since *Oro Valley's Path Forward* was created by residents, we want to acknowledge the hundreds of individuals who dedicated their time to this important effort. Whether you filled out a survey, visited a booth at an event, spoke with a volunteer at the farmers market, park, or in front of your favorite restaurant in town, participated online, or attended a meeting, your voice created this Plan. It includes our shared vision and direction to ensure the future of this special community.

The dedication and commitment of Oro Valley residents to our future is reflected through the intensive, three-year effort to create this Plan. The effort included several key phases:

Phase 1 – Let's Talk (October 2023 – December 2024)

The purpose of this first phase was to listen and learn from the community about our values, priorities, and expectations for Oro Valley's future. Oro Valley residents and community members shared their ideas and perspectives through a survey representative of all Oro Valley adults, at 93 events, and in online discussions.

During this phase, over 9,000 comments were collected to establish a solid foundation for the Plan. The themes were summarized into a big-picture vision statement and thirteen guiding principles crafted by residents through the Wordsmith Challenge. Our community's vision and guiding principles were accepted by the Town Council on December 4, 2024, which set the stage to continue building the plan in Phase 2.

Phase 2 – Let's Think (January 2025 – June 2026)

The purpose of this second phase is to create a specific and measurable course of action to fulfill the community's vision and guiding principles. Oro Valley residents were invited to participate in four Resident Working Groups, which initially met from February through May 2025.

During this time, approximately 116 residents provided over 900 comments to develop the initial drafts of the goals, policies, and actions. The groups represented a diverse range of ages, perspectives, and geographic areas within Oro Valley's vibrant community.

All residents are invited to join the remaining Resident Working Group meetings in December 2025 to achieve consensus on a Resident Recommended Draft of the Plan. For more information and to sign up, please visit OVPathForward.com. This recommended draft will be presented to the Town Council in spring/summer of 2026 for potential adoption. Town Council adoption signifies the Plan is ready to be placed on a ballot for voter approval.

Phase 3 – You Decide (July – November 2026)

The purpose of this final phase is to ensure that residents are aware of the Plan and feel empowered to act in the polls. Voters are encouraged to participate in an election to adopt or reject *Oro Valley's Path Forward* in November 2026.

Reading the Plan

The Plan is divided into four main chapters, covering topics that are most important to us, as residents. Focus areas include:

1. **Community.** Public safety, character, arts, culture, parks, recreation, and trails.
2. **Sustainability.** Environment, climate, energy, water resources, and conservation.
3. **Economy.** Employment, tourism, business attraction, and retention.
4. **Development.** Transportation, housing, and land use.

Each chapter includes:

Introduction. Offers a brief overview of the topics covered and the resident-driven process that developed the associated goals, policies, and actions.

Relationship with other chapters. The topics within this Plan are interrelated in the same way that elements of our lives are interrelated. Information may overlap and seem repetitive; however, overlapping goals and issues are evidence of how careful and comprehensive the process has been and how well aspects of our community blend.

Guiding principles, goals, policies, and specific actions for each topic. The Guiding Principles provide a high-level view building on the vision statement and establishing the foundation for the goals, policies, and actions. The goals, policies, and actions set the course to turn our vision into a reality.

- **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department within the Town of Oro Valley to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Chapter 2: Vision for the Future

Vision

The vision statement serves as the foundation for the Plan and represents the values and desires of our community:

Oro Valley is a community where all residents have access to valued amenities, activities, services, and opportunities to live, work, shop, dine, and play. The Town maintains its strong sense of community by prioritizing public safety, natural beauty, scenic views, outdoor recreation, arts, and culture.

Guiding Principles

The Guiding Principles provide a high-level view building on the vision and establishing the foundation for the goals, policies, and actions.

Public Safety:

Uphold community safety as the top value: priority:

- Maintain a low crime rate
- Support and promote school safety
- Improve traffic, bicycle, and pedestrian safety, especially at major intersections
- Maintain a highly visible, community-engaged, and fully staffed police force with quick response times
- Develop and promote crime prevention programs
- Prepare for natural disasters

Character, Arts, and Culture:

Maintain the community's unique character:

- Maintain a friendly, kind, and neighborly town feel
- Create and attract community gathering opportunities and spaces
- Support arts and culture
- Foster a community that welcomes a diverse population
- Strive to keep a quiet and peaceful atmosphere

Keep OV a friendly community that supports a diverse range of ages, interests, and backgrounds:

- Foster more activities and entertainment options
- Meet the needs and interests of children, youth, families, adults, and an aging population
- Promote high-quality schools and educational opportunities

Parks, Recreation, and Trails:

Grow and maintain OV's outdoor and recreational opportunities:

- Increase opportunities and improve the user experience at park and recreation facilities, especially during the hot summer months
- Provide accessible recreational options for all ages and abilities
- Support a variety of sports and activities
- Expand biking, hiking, walking, running, and equestrian trails and connectivity.

Environment:

Uphold the scenic beauty and natural environment as a top priority:

- Conserve the natural desert and mountain views
- Protect significant native vegetation, especially heritage saguaros and established ironwood trees
- Maintain and create wildlife corridors
- Expand open space conservation areas
- Prioritize environmental resource conservation and restoration when considering development

Climate and Energy:

Incorporate strategies for sustainability:

- Promote waste reduction and recycling programs to increase community participation
- Encourage the use of solar and energy efficient technology
- Reduce the heat island effect through landscaping, building materials, and design
- Reduce carbon emissions by encouraging the use of electric vehicles, public transit, & other low-carbon emitting transportation options

Water Resources and Conservation:

Ensure water availability:

- Continue planning for a reliable water future
- Increase community awareness of the importance of water conservation
- Expand water conservation programs, opportunities, and requirements
- Reduce the use of drinking water for irrigation
- Support the use of reclaimed water to augment drinking water supplies

Town Finances and Services:

Maintain financial stability:

- Manage and administer the Town's budget to meet the community's needs
- Anticipate increasing service and infrastructure needs and costs
- Plan for revenue impacts as land for development becomes scarce
- Diversify and increase revenue sources

Employment, Businesses, and Tourism:

Grow the number of high-quality employment opportunities:

- Diversify the type of industries and job opportunities
- Attract employers who offer high-paying jobs
- Attract and retain workers by promoting quality schools, housing, parks, and things to do
- Foster entrepreneurship
- Expand research and development, bioscience, and emerging tech industries

Foster a broad range of shopping, entertainment, events, and dining options:

- Fill empty storefronts and redevelop existing buildings
- Increase customer base to retain and attract new businesses
- Attract and support more local businesses
- Increase tourism to support OV's resorts, hotels, and businesses

Transportation:

Maintain good roads, manage traffic flow, and encourage a variety of transportation options:

- Proactively keep roads in good condition
- Increase the efficiency of all signalized intersections
- Reduce vehicle miles traveled between housing, shopping, and employment areas
- Increase public transportation options
- Increase safety and connectivity for pedestrians and cyclists
- Improve the transportation system to support all users

Housing:

Strive for a diverse mix of housing options:

- Foster the development of a variety of housing types and price ranges to increase attainable housing options for workers, seniors, and families
- Balance the desire for single-family homes with the need for townhomes, condos, and patio homes
- Limit construction of new high-density apartment communities to selective areas with access to shops, services, facilities, and major roadways.

Land Use:

Balance OV's unique suburban environment with thoughtful development that improves the community:

- Strategically manage growth and redevelopment to increase opportunities to live, work, shop, dine, and play
- Increase community, social, and cultural opportunities by seeking well-designed gathering areas
- Diversify employment and housing options
- Attract and retain more restaurants and retail
- Maintain a well-planned and cohesive design of the built environment that complements the natural environment, dark skies, and OV's unique character

Conserve highly valued community views:

- Honor preferences for 1-2 story buildings and acceptance of 3-story buildings on appropriate sites.
- Limit building heights to no more than 3 stories for residential uses and facilities, like senior care
- Create effective transitions between varying building heights
- Mitigate the appearance of larger buildings (scale and mass) through design

Goals

The following is a list of goals that support the community's long-term vision. Please click on the links below to see the related policies and specific actions the Town will take to achieve the goals.

- **Goal A: Community Safety.** Maintain a safe and secure environment for all residents, businesses, and visitors.
- **Goal B: Emergency Preparedness.** Protect the lives and property of all residents, visitors, and businesses from emergencies and hazards (natural or human-made).
- **Goal C: Intergenerational Community.** Support a vibrant, intergenerational community.
- **Goal D: Community Engagement.** Increase opportunities for residents to provide meaningful input on Town decisions and planning.
- **Goal E: Partnerships and Volunteers.** Pursue partnerships that achieve common goals and improve the quality of life in Oro Valley
- **Goal F: Neighborly Town Feel.** Cherish and enhance OV's strong sense of place and neighborly feel.
- **Goal G: Arts and Culture.** Promote Oro Valley's arts and culture to honor and celebrate its significance.
- **Goal H: Parks and Recreation.** Maintain OV's commitment to being an outdoor community by providing high-quality parks, trails, and recreational opportunities for all ages and abilities.
- **Goal I: Trails.** Maintain OV's commitment to being an outdoor community with opportunities to bike, walk, hike, or trot.
- **Goal J: Wildlife Habitats.** Proactively protect and restore environmentally sensitive lands, natural resource areas, and other conservation areas to support wildlife habitat and connectivity.
- **Goal K: Environmental Resources.** Promote land use development practices and programs that conserve and minimize impacts on natural and cultural resources.
- **Goal L: Outdoor Lighting.** Preserve and protect dark skies as a key component of Oro Valley's natural environment and community value.
- **Goal M: Stormwater Management.** Promote the conservation of natural resources through thoughtful design, sustainable construction practices, and proactive management strategies.
- **Goal N: Heat Mitigation.** Reduce heat absorption through building design, landscaping, and unpaved surfaces.
- **Goal O: Recycling.** Promote energy efficiency and responsible waste management strategies to make the Town more sustainable.
- **Goal P: Utilities.** Provide sustainable and innovative public services and utilities that serve the current and future needs of the community.
- **Goal Q: Food Security.** Increase access to fresh and healthy food options.
- **Goal R: Water Use Efficiency.** Promote and increase efficient water use.
- **Goal S: Water Resource Planning.** Maintain responsible use of water resources for the current and future benefit of the community.

- **Goal T: Financial Stability.** Ensure sustainable revenue sources, funding, and efficient allocation of resources to provide high-quality, well-maintained, and reliable Town assets and services.
- **Goal U: Costs of Development.** Ensure the costs to provide public services for new developments are recovered.
- **Goal V: Employers and Workforce.** Foster a robust local economy and job market that provides quality employment, builds on Oro Valley's assets, and encourages responsible growth and investment.
- **Goal W: Business Attraction and Retention.** Encourage a wide range of services, entertainment, shopping, and dining options.
- **Goal X: Tourism.** Establish Oro Valley as a tourist destination.
- **Goal Y: Safe Routes.** Provide safe routes for all users to travel throughout the Town.
- **Goal Z: Road Maintenance.** Maintain and enhance the Town's superior roadway maintenance and design practices.
- **Goal AA: Public Transportation and Traffic Congestion.** Foster transportation options that support the diverse and growing needs of the community.
- **Goal BB: Housing Variety.** Enable a wide range of housing types, densities, and prices that maintain OV's high-quality design, community character, and value of home ownership.
- **Goal CC: Neighborhood Appearance.** Support efforts to maintain and improve the appearance of neighborhoods, including residential and commercial buildings.
- **Goal DD: Mixed Use.** Support the development of low-rise, mixed-use projects to increase OV's housing supply and support long-term economic vitality.
- **Goal EE: Views.** Ensure views are conserved through the development process.
- **Goal FF: Smart Growth.** Support diverse land uses that meet the Town's overall needs and effectively transition in scale and density from existing developments.
- **Goal GG: High-quality Design.** Foster high-quality design that enhances Oro Valley's unique, suburban character.
- **Goal HH: Gathering Spaces.** Create unique, vibrant, and interconnected mixed-use destinations for residents, visitors, and businesses.

Chapter 3: Community

Introduction

Oro Valley residents' strong sense of community, safety, and outdoor lifestyle are essential to our quality of life. These high-valued characteristics attract new residents, visitors, businesses, and employees who all work together to maintain and achieve our shared goals.

This section focuses on three different topics:

- Public safety, including emergency preparedness
- Character, arts, and culture
- Parks, recreation, and trails

Resident Guidance and Background Information

Our community dedicated its time and voices to create this Plan.

Starting in Phase 1, extensive and innovative efforts were made to engage the Oro Valley community and gather ideas from a broad range of residents. This phase resulted in the vision and guiding principles that form the foundation for the Plan.

Moving into Phase 2, the Community Resident Working Group used valuable insights from Phase 1, along with relevant background information, to craft the goals, policies, and actions outlined in this chapter. This dedicated group initially met six times from February to April 2025.

All residents are invited to join the remaining Resident Working Group meetings in December 2025 to achieve consensus on a Resident Recommended Draft of the Plan. For more information and to sign up, please visit OVPathForward.com.

The guidance from residents that shaped the 10-year Plan can be found in the *Phase 1 Report*, available [HERE](#). For more details about the existing conditions related to the topics discussed in this section, please refer to the companion document, *Oro Valley's Path Forward Background Report*, which is also available [HERE](#).

Relationship with other chapters of the Plan

The topics in this chapter are interrelated with other aspects of the Plan, in the same way they are connected in our lives. The following table depicts the overlap between this chapter's goals and those in other chapters.

Goals in this Chapter:	Related Goals in other Chapters:
Goal A: Community Safety	Goal L: Outdoor Lighting Goal Y: Safe Routes
Goal B: Emergency Preparedness	Goal M: Stormwater Management
Goal C: Intergenerational Community	Goal H: Parks and Recreation Goal V: Employers and Workforce
Goal G: Arts and Culture	Goal X: Tourism
Goal H: Parks and Recreation	Goal V: Employers and Workforce Goal X: Tourism
Goal I: Trails	Goal J: Wildlife Habitats Goal K: Environmental Resources

Public Safety

Public safety has always been highly valued in Oro Valley. This focus has led to Oro Valley's recognition as the "Safest City in Arizona" in 2025 by Safewise. Our community expressed a strong desire to maintain safety in the community, with a greater focus on roadways and emergency planning.

Our priorities that shaped this part of the Plan include:

- Improving traffic, school, and pedestrian safety
- Maintaining a highly visible police force with quick response times
- Continuing crime prevention programs and being prepared for flooding or wildfires

Guiding Principle

The guiding principle provides the foundation for building goals, policies, and action. It represents the desires of our community.

Uphold community safety as the top value:

- Maintain a low crime rate
- Support and promote school safety
- Improve traffic, bicycle, and pedestrian safety, especially at major intersections
- Maintain a highly visible, community-engaged, and fully staffed police force with quick response times
- Develop and promote crime prevention programs
- Prepare for natural disasters

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question "What do we strive for?"
- **Policy.** The direction or path, answering the question "How are we achieving our goals?"
- **Action.** The specific and measurable steps, answering the question "What steps do we need to take to achieve our goals?"

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal A: Community Safety. Maintain a safe and secure environment for all residents, businesses, and visitors.

Policy A.1. Provide effective and high-quality public safety services.

The following actions will be implemented on an ongoing basis:		Departments
1	Ensure a high level of police staffing, training, and funding to maintain: <ul style="list-style-type: none">• Quick responses to calls• High visibility• Involvement and participation in the community	Police
2	Support police initiatives towards transparency and safety through the continued use of technology.	Police
3	Support emergency service providers by offering ongoing training for mental health crises, substance abuse, and other complex issues.	Police
4	Continue and expand the High Visibility Enforcement (HiVE) program in areas of greatest need.	Police
5	Increase visibility of police along roadways.	Police
6	Intensify enforcement efforts targeting speeding, red-light violations, and distracted or aggressive driving behaviors to enhance road safety and reduce traffic incidents.	Police
7	Support the Town court to ensure a fair, efficient, and effective process.	Legal

Policy A.2. Work with schools, businesses, and residents to maintain a low crime rate.

The following actions will be implemented on an ongoing basis:		Departments
8	Enhance and sustain the school resource officer program to ensure a safe educational environment. Allocate necessary resources for its ongoing success.	Police
9	Collaborate with schools and parent organizations to assess needs and share educational resources for school safety.	Police
10	Strengthen the relationship between police and businesses through visits and events by partnering with the OV Chamber of Commerce.	Police

The following actions are anticipated to be completed in <u>3-6 years</u> :		Departments
11	Help schools review plans, train personnel, and identify best practices for safety.	Police

Policy A.3. Expand telecommunications and broadband services for safety purposes.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
12	Increase opportunities for telecommunications and broadband services in the community by: <ul style="list-style-type: none"> Identifying areas where service is needed. Promoting diversified service options. Assessing suitable providers and the impact on current infrastructure. 	Innovation and Technology

Policy A.4. Support and expand public safety training and educational programs.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
13	Continue and evolve community safety programs based on crime trends and needs.	Police
14	Utilize multiple communication tools to further educate residents about public safety.	Police

The following actions are anticipated to be completed in <u>1-2 years</u> :		Departments
15	Promote and improve accessibility of the Citizens' Academy to accommodate families and working professionals.	Police

Goal B: Emergency Preparedness. Protect the lives and property of all residents, visitors, and businesses from emergencies and hazards (natural or human-made).

Policy B.1. Establish preventive measures, preparedness plans, and recovery strategies to respond to emergencies and hazards (natural and human-made).

The following actions will be implemented on an ongoing basis:		Departments
16	Maintain up-to-date building and fire codes to ensure safety and optimal homeowner insurance rates.	Community Economic Development (CED) Golder Ranch Fire District (GRFD)
17	Proactively educate and encourage private property owners to adopt vegetation management practices to: <ul style="list-style-type: none"> • Increase defensible space by thinning or removing dense, flammable foliage, like buffelgrass, stinknet, and fountain grass. • Plant native vegetation, like succulents, to reduce fire risks. 	Lead: CED Key collaborators: GRFD
18	Utilize a variety of methods, in addition to the Code Red or similar emergency notification services, to alert residents about emergencies.	Lead: Human Resources Key collaborators: Police, Town Manager's Office
19	Implement risk assessments for areas most susceptible to the threats of flood, fire, or other hazards.	Human Resources GRFD, Police, Public Works
20	Maintain comprehensive preparedness plans for all types of hazards, which include evacuation routes, alerting methods, and protection of vulnerable populations.	Lead: Human Resources Key collaborators: GRFD, Police, Public Works
21	Review and update the Town's Continuity of Operations Plans (COOP) to ensure rapid restoration of essential services and aid to affected individuals and businesses following a hazard or emergency.	Lead: Human Resources Key collaborators: GRFD, Police, Public Works, Water

Policy B.2. Coordinate emergency preparedness with Town departments, local, county, state and federal agencies.

The following actions will be implemented on an ongoing basis:		Departments
22	Address safety issues, including flooding and fire prevention, during the development review process.	Lead: CED Key collaborators: Public Works, GRFD
23	Partner with local, county, state, and federal agencies to share resources as well as prevent and recover from emergencies.	Lead: Human Resources Key collaborators: GRFD, Public Works, Water, Town Manager's Office

Policy B.3. Increase education about emergency preparedness.

The following actions will be implemented on an ongoing basis:		Departments
24	Increase accessibility and distribution of emergency preparedness tools and resources by: <ul style="list-style-type: none">• Coordinating marketing and educational efforts with Golder Ranch Fire District.• Dedicating a page on the Town's website for emergency preparedness.• Using social media and other similar platforms to distribute information.	Lead: Town Manager's Office Key collaborators: Police, GRFD, Human Resources
25	Partner with HOAs, schools, businesses, and other community organizations to distribute information about fires and flooding.	Lead: Town Manager's Office Key collaborators: GRFD, Water Public Works, Human Resources
26	Develop, implement, and periodically update programs and outreach measures that educate the community to prepare for: <ul style="list-style-type: none">• Fire safety.• Floods.• Sheltering in place.• Cybersecurity.• Energy shortages or outages.	Lead: Town Manager's Office Key collaborators: GRFD, Public Works, Innovation and Technology, Police, Water,

Character, Arts, and Culture

Oro Valley has approximately 48,855 residents (2024 Population Estimates, U.S. Census) and is expected to grow to roughly 55,850 people by 2040 (Arizona Office of Economic Opportunity). As a community, we strive to support a diverse range of ages, interests, and backgrounds by having a “complete community.”

A “complete community” offers opportunities for involvement, promotes healthy lifestyles, and encourages lifelong learning. Additionally, it includes safe neighborhoods with access to parks and other outdoor spaces, quality housing, and other desirable amenities.

Residents value Oro Valley’s strong sense of community. Our priorities that shaped this part of the Plan include:

- Supporting a broad range of ages and diverse backgrounds
- Being a family-friendly community
- Having quality schools
- Promoting arts and culture

Guiding Principles

The guiding principles provide the foundation for building goals, policies, and action. They represent the desires of our community.

Keep OV a friendly community that supports a diverse range of ages, interests, and backgrounds:

- Foster more activities and entertainment options
- Meet the needs and interests of children, youth, families, adults, and an aging population
- Promote high-quality schools and educational opportunities

Maintain the community’s unique character:

- Maintain a friendly, kind, and neighborly town feel
- Create and attract community gathering opportunities and spaces
- Support arts and culture
- Foster a community that welcomes a diverse population
- Strive to keep a quiet and peaceful atmosphere

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal C. Intergenerational Community. Support a vibrant, intergenerational community.

Policy C.1. Promote and support high-quality educational and enrichment opportunities.

The following actions will be implemented on an <u>ongoing</u> basis:		Department
27	Continue to require applicants with significant residential land use requests to work with the Amphitheater School District to determine the adequacy of school capacity and the need for facilities, like a middle school.	Community Economic Development (CED)
28	Continue to support OVPD's engagement with schools to foster positive mental health and other services.	Police
The following actions are anticipated to be completed in <u>1-2 years</u> :		Department
29	Help connect volunteers, including organizations like the Oro Valley Historical Society, with local schools.	Town Managers Office
The following actions are anticipated to be completed in <u>3-6 years</u> :		Department
30	Seek partnership opportunities to increase educational programs about Oro Valley's history, culture, and environmental resources in the community, including schools.	Lead: Town Manager's Office Key collaborator: Parks and Recreation

Policy C.2. Promote the overall physical and social health of all ages in the community.

The following actions will be implemented on an <u>ongoing</u> basis:		Department
31	Integrate public education about the benefits of physical activity into existing Town programs.	Parks and Recreation
32	Market Oro Valley's safety, mountain views, and active lifestyle to remain a top retirement destination.	Lead: Town Manager's Office Key collaborator: CED

- | | | |
|----|--|----------------------|
| 33 | Continue to promote and facilitate programs that encourage social interactions in the community, especially for seniors. | Parks and Recreation |
|----|--|----------------------|

Policy C.3. Increase programs and options for families and children.

The following actions will be implemented on an <u>ongoing</u> basis:		Department
34	Explore partnerships and opportunities to provide early-education programs and enrichment activities for children at Town facilities.	Parks and Recreation

The following actions are anticipated to be completed in <u>7-10 years</u> :		Department
35	Increase space for programs, sports, and play areas by: <ul style="list-style-type: none"> • Developing cooperative agreements with public school districts, private, and charter schools to use indoor spaces and sports fields. • Exploring private-public partnerships to utilize vacant buildings. • Identifying opportunities to maximize the use of the existing space at the Community and Recreation Center. 	Lead: Parks and Recreation Key collaborator: CED

Goal D: Community Engagement. Increase opportunities for residents to provide meaningful input on Town decisions and planning.

Policy D.1. Cultivate community leaders by providing engagement opportunities for all age groups.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
36	Promote youth civic engagement and involvement by: <ul style="list-style-type: none"> • Continuing to support and promote the Town’s Youth Advisory Council and public safety programs. • Introducing new programs or opportunities that facilitate volunteerism and youth involvement. • Collaborating with schools, organizations, and clubs to engage youth. 	Lead: Town Manager’s Office Key collaborators: CED, Police
37	Continue to promote and evolve the Community Academy program to recruit volunteers, board, or commission members.	Community and Economic Development (CED)

Policy D.2. For all plans and projects, consider underrepresented residents, like parents, working professionals, and youth who may not be able to participate in board, commission, or Town Council meetings.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
38	For significant plans or projects, gather feedback from field experts and users, especially underrepresented residents like parents, working professionals, and youth, to help guide Town decisions by providing: <ul style="list-style-type: none"> • Interactive online tools • Focus groups • Engagement at stores, parks, and other places frequented by a broad range of residents 	All

The following actions are anticipated to be completed in <u>7-10 years</u> :		Department
39	Study the implications of becoming a charter city, which may provide more local self-determination and control of the Town.	Lead: Town Manager's Office Key collaborator: Legal

Policy D.3. Foster transparent, inclusive, convenient, and accessible community engagement processes to include residents in Town decisions.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
40	Support diverse and easily accessible opportunities for residents of all ages and abilities to participate in the public process and local government.	Town Manager's Office
41	Develop new and continue existing programs, such as the Community Academy, to educate the community about: <ul style="list-style-type: none"> • Town finances and services • Recycling, water efficiency, and conservation • Emergency preparedness • Other community interest topics 	Lead: CED Key collaborators: Town Manager's Office. Finance, Water
42	Provide ongoing and easy access to Town information and resources. <ul style="list-style-type: none"> • Update the Town's website to improve navigation, searchability, and access to information. • Utilize a variety of platforms, like social media, to announce and distribute reports, publications, and opportunities for involvement. 	Town Manager's Office
43	Support and continue outreach and engagement efforts with neighbors about development projects.	CED
44	Seek improvements to ensure neighborhood meetings focus on the priorities and concerns of affected residents while remaining open to everyone.	CED

45	Periodically survey residents to identify and implement the best and most effective engagement methods to reach all ages.	Town Manager's Office
----	---	-----------------------

The following actions are anticipated to be completed in 3-6 years:

		Department
46	Improve OVProjects.com, or similar website to routinely update the community about new development and construction projects.	Lead: CED Key collaborators: Innovation and Technology, Town Manager's Office
47	Publish historical development information on the Town's website.	Lead: CED Key collaborator: Town Manager's Office

The following actions are anticipated to be completed in 7-10 years:

		Department
48	Evaluate and improve ADA accessibility for all Town facilities and functions, including associated parking lots.	All

Goal E: Partnerships and Volunteers. Pursue partnerships that achieve common goals and improve the quality of life in Oro Valley.

Policy E.1. Create and support volunteer opportunities for clean-up and maintenance of roads, parks, recreation facilities, trails, and more.

The following actions are anticipated for completion in 3-6 years:

		Departments
49	Establish an Adopt-A-Park program to train, coordinate, and equip volunteers.	Parks and Recreation
50	Provide more opportunities for community-wide cleanups and recycling events.	Lead: Town Manager's Office Key collaborators: Public Works

Policy E.2. Partner with volunteer groups.

The following actions will be implemented on an ongoing basis:

		Departments
51	Work with schools, nonprofits, homeowner associations, organizations, and businesses to promote and recruit volunteers for the Town.	Town Manager's Office
52	Utilize workshops, events, information sessions, social media, and online engagement tools to provide and distribute educational information to HOAs to assist with their efforts to: <ul style="list-style-type: none"> Maintain private roadways. 	Lead: Town Manager's Office Key collaborators: Public Works CED Water Utility

- Reduce outdoor water use and encourage rainwater harvesting.
- Improve or maintain neighborhood appearances, including landscaping, exterior of homes, and common areas.
- Understand the Town’s lighting code requirements, objectives, and violation process.
- Remove invasive plant species.

Parks and Recreation

Policy E.3. Promote and connect residents with community resources.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
53	Promote programs and events hosted by organizations with which the Town has a financial participation or marketing agreement.	Town Manager’s Office

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
54	Evaluate the process to improve access and ease of partnering with the Town’s Parks and Recreation Department.	Parks and Recreation

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
55	Partner with the Pima County Health Department and related nonprofits to promote information and resources related to aging in place on the Town’s website or other communication tools.	Town Manager’s Office

The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
56	Seek opportunities to partner and promote community resources that increase water conservation and sustainability (like Watershed Management Group and Sustainable Tucson) on the Town’s website or other community outreach efforts.	Lead: Town Manager’s Office Key collaborators: Water, CED

Goal F: Neighborly Town Feel. Cherish and enhance OV’s strong sense of place and neighborly feel.

Policy F.1. Foster Oro Valley’s strong sense of community through programs, events, and public gathering areas.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
57	Develop strategies to increase and continue educational, recreational, and community events or programs.	Lead: Town Manager’s Office Key collaborators: Parks and Recreation

- | | | |
|----|--|--|
| 58 | Identify suitable locations and transportation options to increase accessibility to Town events. | Lead: Parks and Recreation
Key collaborators: Public Works, Police, CED |
| 59 | Continue to offer a variety of community-wide events for all ages and families. | Town Manager's Office
Parks and Recreation |

Goal G: Arts and Culture. Promote Oro Valley's arts and culture to honor and celebrate its significance.

Policy G.1. Foster economic vitality and tourism through the expansion and promotion of arts and culture.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
60	Partner with schools, nonprofit organizations, and regional agencies to establish Oro Valley as an arts and cultural "hub" in southern Arizona.	Community and Economic Development (CED)
61	Facilitate a variety of programs, events, and educational opportunities that strengthen residents' connection to the past.	Parks and Recreation
62	Expand programs, events, and other opportunities for residents and visitors of Steam Pump Ranch, while maintaining the integrity of its historic designation.	Lead: Parks and Recreation Key collaborator: CED
63	Communicate events that are related to history with associated community organizations, for example, the Oro Valley Historical Society.	Parks and Recreation
The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
64	Provide informational support to a nonprofit or other entity interested in establishing an art, performing, humanities, and cultural center, to include: <ul style="list-style-type: none"> Regional, state, and federal funding opportunities. Suitable locations and the development process. <p>The center will be completely financially independent from the Town in all aspects, including studies, land acquisition, construction, operations, and maintenance.</p>	Lead: CED Key collaborators: Town Manager's Office

Policy G.2. Ensure art is a fundamental component of the community and economy.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
65	Integrate public art into the design of Town facilities, public rights-of-way, and other suitable locations.	Lead: Public Works Key collaborators: CED, Parks and Recreation Water
66	Fund and perform regular maintenance of publicly owned art and memorials.	CED
67	Regularly inspect the required art on private, non-residential properties for maintenance needs.	CED

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
68	Create an Arts Advisory Board with a focus on, but not limited to, the following objectives: <ul style="list-style-type: none">• Identify opportunities for programs and events that promote and link art to tourism• Determine ways to promote art and Oro Valley's history in schools• Review of public art proposals	CED

Parks, Recreation, and Trails

Oro Valley's parks and trail systems are vital to the community. Appreciation for these valuable amenities continues to increase. The community aims to maintain and enhance these features for users of all ages and abilities.

We, the residents, value living in an active and outdoorsy community. Our priorities that shaped this part of the Plan include:

- Increasing bike or pedestrian connections, routes, and trails
- Improving parks and recreational facilities for year-round use

Guiding Principle

The guiding principle provides the foundation for building goals, policies, and action. It represents the desires of our community.

Grow and maintain OV's outdoor and recreational opportunities:

- Increase opportunities and improve the user experience at park and recreation facilities, especially during the hot summer months
- Provide accessible recreational options for all ages and abilities
- Support a variety of sports and activities
- Expand biking, hiking, walking, running, and equestrian trails and connectivity

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question "What do we strive for?"
- **Policy.** The direction or path, answering the question "How are we achieving our goals?"
- **Action.** The specific and measurable steps, answering the question "What steps do we need to take to achieve our goals?"

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal H. Parks and Recreation. Support OV’s active lifestyle by providing high-quality parks and recreational opportunities for all ages and abilities.

Policy H.1. Consider all demographic groups and geographic areas when distributing funding for parks and recreation facilities.

The following actions will be implemented on an ongoing basis: Department

- | | | |
|----|---|----------------------|
| 69 | Engage the community when evaluating the fee structure for park and recreation facilities and programs. | Parks and Recreation |
|----|---|----------------------|

The following actions are anticipated for completion in 3-6 years: Departments

- | | | |
|----|--|----------------------|
| 70 | Explore opportunities to expand subsidy programs or lower park and recreation fees based on income, residency, or family size. | Parks and Recreation |
| 71 | Promote and explore opportunities to raise donations that support and maintain parks, recreation, and trails, by: <ul style="list-style-type: none">• Working with residents to establish a foundation to accept monetary donations.• Expanding the current donation program to include other amenities or plants beyond trees and benches. | Parks and Recreation |
-

Policy H.2. Periodically assess and evaluate park and recreational facilities to ensure that the park system adequately meets the needs of residents.

The following actions will be implemented on an ongoing basis: Department

- | | | |
|----|---|----------------------|
| 72 | Continuously assess and solicit educational classes and recreational programs that ensure a broad variety and meet the needs of all ages. | Parks and Recreation |
| 73 | Ensure that community use of the Oro Valley Aquatic Center is prioritized and accommodates private events by: <ul style="list-style-type: none">• Providing amenities for passive and active recreation• Varying hours for use of facilities | Parks and Recreation |
| 74 | Ensure regular maintenance of public parks and recreational facilities, including trails, multi-use paths, the Loop, and Vistoso Trails Nature Preserve. | Parks and Recreation |

The following actions are anticipated for completion in 1-2 years: Departments

- | | | |
|----|---|----------------------|
| 75 | Post well-designed and accessible contact information for maintenance in highly visible areas at all park facilities and on the Town’s website. | Parks and Recreation |
|----|---|----------------------|

The following actions are anticipated for completion in 3-6 years:		Departments
76	Evaluate the Town-owned pools and splash pads to improve safety.	Parks and Recreation
77	Create a new Parks and Recreation Master Plan to: <ul style="list-style-type: none"> • Inventory all park and recreational facilities • Establish maintenance and quality standards for parks and recreational facilities • Identify program, class, and facility needs based on users, demographic groups, and geographic area • Conduct a comprehensive financial analysis to report on the expenses and revenues of recreational amenities, including golf courses, the aquatic center, the community recreation center, and all individual parks. • Distribute funding based on safety, quality, maintenance needs, and frequency of use. 	Lead: Parks and Recreation Key collaborator: Finance, CED

The following actions are anticipated for completion in 7-10 years:		Departments
78	Provide shade at all parks, especially at Naranja Park: <ul style="list-style-type: none"> • Over play structures, including splash pads • In targeted and appropriate areas near playing surfaces, including sports fields 	Parks and Recreation
79	Implement the long-term restoration plan for Vistoso Trails Nature Preserve, which may include: <ul style="list-style-type: none"> • Partnering with community organizations and schools, including the University of Arizona. • Setting up a process to accept tree and plant donations 	Parks and Recreation

Goal I. Trails. Maintain OV’s commitment to being an outdoor community with opportunities to bike, walk, hike, or trot.

Policy I.1. Provide signage and amenities along pedestrian, equestrian, and cyclist routes, where appropriate.

The timeframe for the following actions will be updated in alignment with OV Trails Connect.		Department
80	Add uniform directional signage along multi-use paths and trails to shops, parks, and other activity areas or connecting routes.	Lead: Parks and Recreation Key collaborator: CED
81	Work with Pima County to add consistent signage along the portion of the Loop in Oro Valley.	Lead: Parks and Recreation Key collaborator: CED

82	Provide signage with QR codes at parks and along trails to educate the community about wildlife, plants, historic and cultural resources.	Lead: Parks and Recreation Key collaborator: CED
83	Establish criteria for the appropriate placement of amenities like seating, drinking fountains, bike pumps or tire repair stations, shade, etc., along the Loop, multi-use paths, bike routes, and trails.	Lead: Parks and Recreation Key collaborator: CED
84	Publish and distribute information about trail types, including ADA accessibility, level of difficulty, and more.	Lead: Parks and Recreation Key collaborator: CED

Policy I.2. Promote OV as a bike-friendly and recreational community.

The following actions will be implemented on an <u>ongoing</u> basis:		Department
85	Work with local organizations, schools, and businesses to promote walking and biking as a healthy transportation option.	Lead: Parks and Recreation Key collaborator: CED
86	Maintain and pursue recognitions that signify Oro Valley as an exemplary bike-friendly community.	Lead: Parks and Recreation Key collaborators: Town Manager's Office, CED
87	Collaborate with schools to identify programs or opportunities that promote walking or biking to school.	Parks and Recreation

Policy I.3. Develop well-connected and highly visible routes to parks, schools, shops, open spaces, and other activity areas.

The following actions will be implemented on an <u>ongoing</u> basis:		Department
88	Continue to prioritize connectivity and safety for pedestrians and cyclists with all roadway improvement projects.	Lead: Public Works Key collaborators: CED, Parks and Recreation
89	Continue to require developers to provide pedestrian and bicycle access to schools, parks, shopping, and employment opportunities.	CED
90	Enhance accessibility and connectivity to the portion of the Loop within OV limits by integrating local paths and trails.	Lead: Parks and Recreation Key collaborators: CED
The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
91	Create an Active Transportation Plan that integrates the Trails Master Plan to provide a comprehensive focus on pedestrian and cyclist safety, trail and path expansions, amenities, and connectivity.	Lead: Public Works Key collaborators: Parks and Recreation CED

- 92 Work with ADOT to study and implement safe pedestrian and cyclist crossings across Oracle Road.

Lead: Public Works
CED

Policy I.4. Participate in regional planning efforts to ensure the Town's ~~bike and trail~~ system is safe and connects with neighboring communities.

The following actions will be implemented on an ongoing basis:

Department

- 93 Work with regional partners, including the Arizona State Land Department, Pima County, and Marana, to eliminate gaps and provide consistent connections for pedestrians, equestrians, and cyclists. This includes, but is not limited to, the following areas:

- Tortolita Mountain Park
- Arroyo Grande area
- Big Wash
- Honeybee Canyon
- Edwin Road
- Badlands areas

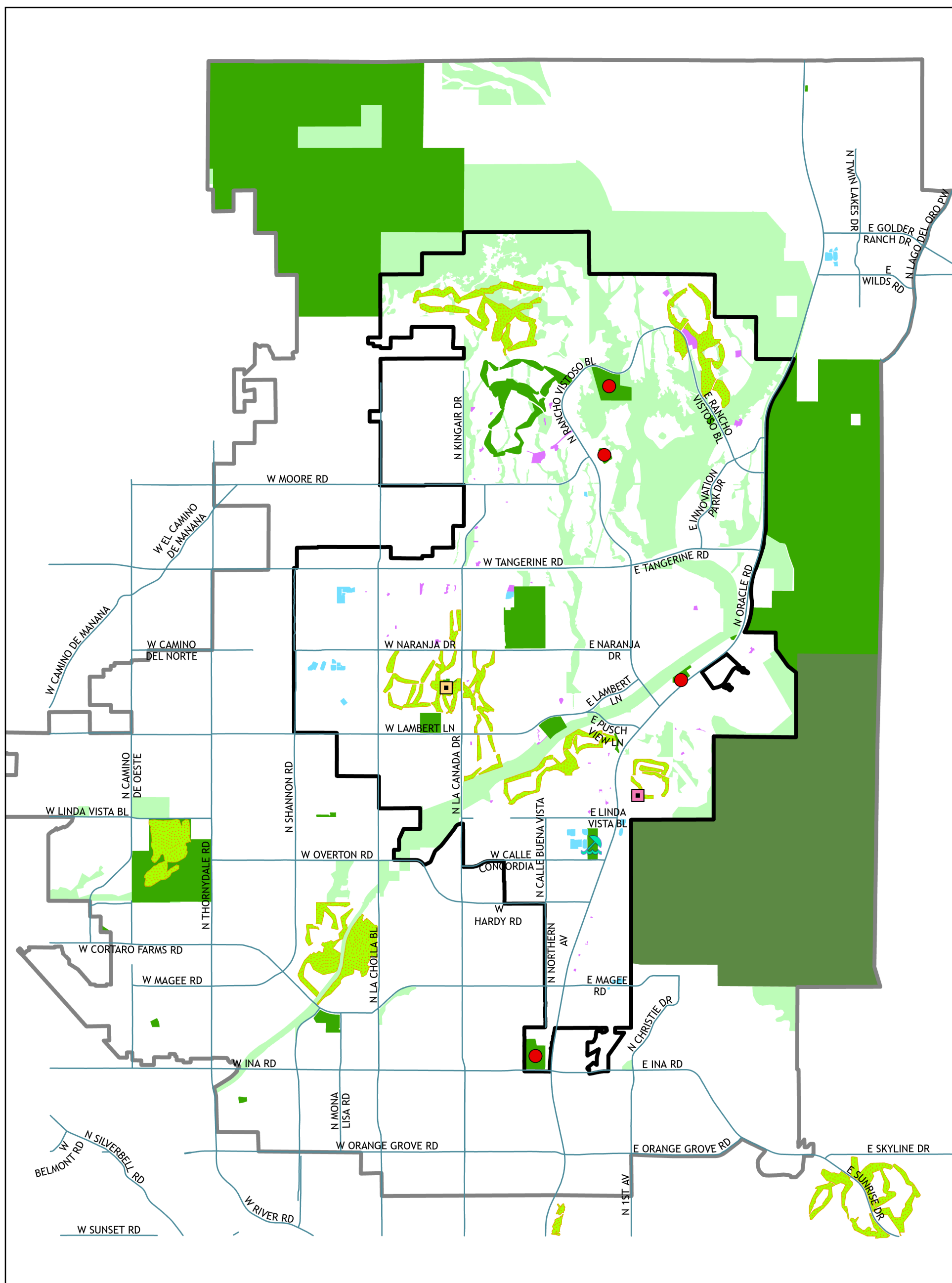
Lead: CED
Key collaborators: Parks and Recreation

- 94 Coordinate trail maintenance on Pima County-owned land within Oro Valley's jurisdiction.














Parks and Recreation

- 95 Seek federal, state, and regional grants for trail maintenance and expansion in partnership with other jurisdictions.

Parks and Recreation



Parks and Recreation Map

-  Historic and Cultural Sites
-  Pusch Ridge Tennis
-  Community & Recreation Center
-  Aquatic Center
-  Private (HOA) Parks
-  Public Parks
-  School Fields
-  Golf Courses
-  Open Space
-  Coronado National Forest
-  Major Streets
-  Oro Valley Town Limits
-  2026 General Plan Planning Area



This map is for illustrative purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained in this map is accurate. For more information please contact Town of Oro Valley Planning and Zoning staff.

Source Data from Town of Oro Valley, Pima County, and Arizona Department of Transportation.

August 2025

Chapter 4: Sustainability

Introduction

Oro Valley's defining assets are its natural environment, resources, and beauty. Our community enjoys scenic views in nearly every direction. By day, mountaintops tower to the east and the north. At night, the dark sky is full of bright stars. Wildlife corridors with abundant native vegetation cross the area. In keeping true to the Sonoran Desert climate, we place high value on using water and energy resources wisely.

This section focuses on three different topics:

- Environment
- Climate and energy
- Water resources and conservation

Resident Guidance and Background Information

Our community dedicated its time and voices to create this Plan.

Starting in Phase 1, extensive and innovative efforts were made to engage the Oro Valley community and gather ideas from a broad range of residents. This phase resulted in the vision and guiding principles that form the foundation for the Plan.

Moving into Phase 2, the Sustainability Resident Working Group used valuable insights from Phase 1, along with relevant background information, to craft the goals, policies, and actions outlined in this section. This dedicated group initially met four times from April to May 2025.

All residents are invited to join the remaining Resident Working Group meetings in December 2025 to achieve consensus on a Resident Recommended Draft of the Plan. For more information and to sign up, please visit OVPathForward.com.

The guidance from residents that shaped the 10-year Plan can be found in the *Phase 1 Report*, available [HERE](#). For more details about the existing conditions related to the topics discussed in this section, please refer to the companion document, *Oro Valley's Path Forward Background Report*, which is also available [HERE](#).

Relationship with other chapters of the Plan

The topics in this chapter are interrelated with other aspects of the Plan, in the same way they are connected in our lives. The following table depicts the overlap between this chapter's goals and those in other chapters. Please click on the links to read the related goals, policies, and actions.

Goals in this Chapter:	Related Goals in other Chapters:
Goal J: Wildlife Habitats	Goal I: Trails Goal FF: Smart Growth
Goal K: Environmental Resources	Goal I: Trails Goal FF: Smart Growth
Goal L: Dark Skies	Goal A: Community Safety Goal GG: High-quality Design
Goal M: Stormwater Management	Goal FF: Smart Growth
Goal N: Heat Mitigation	Goal GG: High-quality Design
Goal O: Recycling	Goal E: Partnerships and Volunteers
Goal P: Utilities	Goal FF: Smart Growth Goal GG: High-quality Design
Goal Q: Food Security	Goal B: Emergency Preparedness
Goal R: Water Use Efficiency	Goal D: Community Engagement
Goal S: Water Resource Planning	Goal FF: Smart Growth Goal V: Employers and Workforce

Environment

Oro Valley's exceptionally rich wildlife and vegetation are a big part of the community's appeal. Approximately 30% of Oro Valley's land is natural or landscaped open space. The town is crisscrossed with washes and arroyos that are dry most of the year, but essential for handling the large volumes of water that flow through the area during the region's rainy seasons. When dry, the washes and arroyos provide vital wildlife habitats and corridors, recreational trails, and serve as natural buffers to development.

Our community places a high value on the Sonoran Desert environment and strives to conserve and protect its resources. Additionally, there is a strong desire to connect open spaces, creating an enjoyable environment for all. Other resident priorities that shaped this part of the Plan include:

- Maintaining views and wildlife corridors
- Protecting native plants
- Expanding OV conservation areas

Guiding Principle

The guiding principle provides the foundation for building goals, policies, and action. It represents the desires of our community.

Uphold the scenic beauty and natural environment as a top priority:

- Conserve the natural desert and mountain views
- Protect significant native vegetation, especially heritage saguaros and established ironwood trees
- Maintain and create wildlife corridors
- Expand open space conservation areas
- Prioritize environmental resource conservation and restoration when considering development

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question "What do we strive for?"
- **Policy.** The direction or path, answering the question "How are we achieving our goals?"
- **Action.** The specific and measurable steps, answering the question "What steps do we need to take to achieve our goals?"

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal J: Wildlife Habitats. Proactively protect and restore environmentally sensitive lands, natural resource areas, and other conservation areas to support wildlife habitat and connectivity.

Policy J.1. Require conservation areas and other integrated open spaces with new development proposals.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
96	Protect wildlife and wildlife routes within the community by: <ul style="list-style-type: none"> • Identifying preferred wildlife routes, including riparian areas. • Ensuring that any recreational trail location and use is appropriate to wildlife needs in natural areas. • Implementing roadway design standards that enable wildlife to move below, above, or safely across roadways. • Incorporating appropriate spacing and wildlife-friendly fencing into roadway design and construction. 	Lead: Community Economic Development (CED) Key collaborators: Public Works
97	Connect environmentally sensitive lands, which include wildlife and plant habitat, riparian areas, and significant natural resource areas, by: <ul style="list-style-type: none"> • Cooperating with other jurisdictions and agencies like Tortolita Mountain Park, Pima County, Catalina State Park, and Coronado National Forest. • Implementing context-sensitive site designs to create habitat corridors between new developments and surrounding areas. • Actively pursue opportunities to restore identified degraded areas. 	CED

Policy J.2. Enable the long-term survival of native plants and animals by maintaining well-connected open spaces and minimizing impacts on wildlife habitats.

The following actions will be implemented on an ongoing basis:		Departments
98	Promote the removal of invasive plant species throughout the Town by: <ul style="list-style-type: none">• Publishing resources and information.• Developing programs to educate private property owners about removal.• Continuing to require the removal of invasive plant species in existing and proposed developments.	CED
99	Protect wildlife habitats with all new developments by: <ul style="list-style-type: none">• Preserving dense clusters of significant native vegetation, such as saguaros, ironwoods, and mesquites.• Protecting all healthy heritage saguaros (24 feet or taller, with 2 or more arms) and mature ironwood trees in place.• Working with the Arizona Game and Fish Department, U.S. Fish and Wildlife, and Pima County to identify plant and wildlife species.	CED
100	Protect natural open space, including hillsides, floodplains, riparian habitats, and ridgelines by: <ul style="list-style-type: none">• Managing development by continuing to require compact site designs and enabling flexible development options, including clustering, transfer of development rights, or other techniques.• Developing new or improving existing land use regulations that promote infill.	CED
101	Support and potentially update the Environmentally Sensitive Lands (ESL) Conservation System to ensure: <ul style="list-style-type: none">• Best practices for habitat conservation, maintenance, and connectivity are being implemented.• Continued alignment between ESL and the Pima County Sonoran Desert Conservation Plan.	CED
The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
102	Evaluate Town practices to minimize the use of potentially harmful herbicides and pesticides on Town properties to act as a model for the community.	Public Works Parks and Recreation
The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
103	Research and implement best practices to make landscaped open space areas, like golf courses, more suitable for wildlife.	Lead: CED Key collaborators: Parks and Recreation

The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
104	Execute a plan to identify, remove, and continually monitor invasive species at all Town-owned facilities: <ul style="list-style-type: none"> • Focus on the Vistoso Trails Nature Preserve and areas adjacent to Town-owned facilities. • Organize a Town-supported program to coordinate, train, and equip volunteers. 	Lead: Parks and Recreation Key collaborators: Town Manager's Office

Goal K: Environmental Resources. Promote land use development practices and programs that conserve and minimize impacts on natural and cultural resources.

Policy K.1. Encourage development patterns that protect natural open spaces and environmental resources, like native plants and wildlife habitats.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
105	Support compact site designs to position development away from environmentally sensitive areas and provide more connected open spaces.	Community Economic Development (CED)
106	Identify grading envelopes on individually graded lots during the platting process to protect native vegetation.	CED
107	Continue to require the identification and preservation of significant cultural resources with all new development.	CED

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
108	Limit the amount of grading on individual residential lots by updating the zoning code to add site coverage requirements for all new developments.	CED

Goal L: Outdoor Lighting. Preserve and protect dark skies as a key component of Oro Valley's natural environment and community values.

Policy L.1. Promote outdoor lighting that ensures safety, minimizes impacts to adjacent properties, reduces excessive use of energy, preserves wildlife habitats, and enhances the enjoyment of the night sky.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
109	Continue to enforce the Town's lighting code by performing periodic light inspections of all commercial centers.	CED
110	Continue to maintain naturally dark environments in wildlife habitats, such as washes and natural open spaces.	CED

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
111	<p>Improve night sky visibility and maintain safety by updating the Town's lighting code to:</p> <ul style="list-style-type: none"> Identify best practices and support regional efforts to minimize light pollution. Address private sports field lighting design and levels. Research and address emerging lighting technology. Require the minimum amount of outdoor lighting necessary while ensuring safety. 	CED

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
112	Educate and explore opportunities to support property owners in converting light fixtures to more energy-efficient options.	CED
113	Identify opportunities to implement new lighting technology at Town facilities, including sports fields and parks.	Parks and Recreation

Goal M: Stormwater Management. Promote the conservation of natural resources through thoughtful design, sustainable construction practices, and proactive management strategies.

Policy M.1. Integrate green infrastructure to effectively capture and manage stormwater in a way that prioritizes groundwater recharge, enhances recreational opportunities, and supports the preservation of wildlife habitats.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
114	Design, construct, and maintain green infrastructure for stormwater management, prioritizing infiltration into the groundwater system and flood mitigation as part of routine operations.	Public Works
115	Integrate green infrastructure into new development projects to provide recreational, aesthetic, and ecological benefits.	Public Works
116	Support and enhance wildlife habitats with native vegetation and connected ecological corridors, through continuous maintenance and monitoring.	Public Works
117	Incorporate climate resilience considerations (e.g., increase rainfall intensities, drought cycles) into all stormwater design projects to address changing conditions over time.	Public Works

The following actions will be implemented on an <u>annual basis</u> :		Departments
118	Review and update the Drainage Criteria Manual and related standards to incorporate best practices, new research, and regulatory updates.	Public Works
119	Evaluate and update performance metrics and adaptive management protocols based on monitoring data to guide program improvements.	Public Works
The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
120	Conduct large-scale studies and policy refinements to enhance groundwater infiltration and address downstream and standing water impacts, informed by data from ongoing and annual efforts.	Public Works

Climate and Energy

Oro Valley strives to positively impact the environment and lead by example through education and other efforts. These include promoting energy efficiency, recycling, reducing air pollution, and other efforts that will ultimately make Oro Valley cleaner and more sustainable.

Our priorities that shaped this part of the Plan:

- Increasing recycling programs, including composting
- Encouraging solar and energy-efficient appliances
- Reducing the heat island effect with landscaping and building materials

Guiding Principle

The guiding principle provides the foundation for building goals, policies, and action. It represents the desires of our community.

Incorporate strategies for sustainability:

- Promote waste reduction and participation in recycling programs
- Encourage the use of solar and energy efficiency technology
- Reduce the heat island effect through landscaping, building materials, and design
- Reduce carbon emissions by encouraging the use of electric vehicles, public transit, & other low-carbon transportation options

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal N: Heat Mitigation. Reduce heat absorption through building design, landscaping, and unpaved surfaces.

Policy N.1. Encourage new development and redevelopment projects to utilize energy-efficient, green, and sustainable building materials.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
121	Adopt the most up-to-date building codes (International Code Council) to accommodate gray water use and increase energy conservation in concert with regional jurisdictions and stakeholders.	CED
122	Identify and mitigate heat islands by reducing paving, increasing pervious surfaces, planting low-water-use native trees, or installing shade structures.	CED
The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
123	Update the Town's design standards to mitigate heat by: <ul style="list-style-type: none">• Allowing white roofs for commercial structures• Identifying building materials that are sustainable and eco-friendly• Incorporating overhangs and awnings, emphasizing the south and west elevations	Community and Economic Development (CED)
124	Review and possibly update building color standards to improve energy efficiency while maintaining low, reflective values that blend with the natural environment.	CED

Policy N.2. Reduce the amount of paved surfaces and uncovered parking.

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
125	Update parking standards to: <ul style="list-style-type: none">• Support multimodal transportation, mixed, and shared uses• Minimize asphalt coverage and allow more pervious surface treatments to increase groundwater infiltration.• Promote the shared use of parking lots to reduce the number of parking spaces needed.• Reduce the view of the parking areas.• Maintain landscaping and rainwater harvesting in parking areas.	Lead: CED Key collaborator: Public Works
The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
126	Explore opportunities that incentivize solar use, including solar-covered parking.	CED

Goal O: Recycling. Promote energy efficiency and responsible waste management strategies to make the Town more sustainable.

Policy O.1. Aim to reduce solid waste in all sectors through a combination of sustainable waste management practices, such as waste minimization, recycling, and composting.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
127	Continue and expand Town-wide waste disposal events for: <ul style="list-style-type: none"> Medication disposal. Paper shredding. 	Police Town Manager's Office
The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
128	Provide information about recycling by: <ul style="list-style-type: none"> Working with local waste management companies to identify and effectively communicate which materials can be recycled. Updating the Town's website to provide resources and education about traditional and non-traditional recycling methods. Promoting groups that reuse plastic waste for building materials, recycle batteries, electronics, energy-intensive appliances, or other household goods. Engaging the library and other organizations to distribute information or provide educational workshops, seminars, etc. 	Town Manager's Office
129	Evaluate Town facilities to reduce plastic and Styrofoam use, including plastic bags and disposable dinnerware, as a model to promote in the community.	Lead: Parks and Recreation Key collaborators: Town Manager's Office
130	Assist non-profits or businesses providing donation or compost drop-off sites by: <ul style="list-style-type: none"> Identifying suitable locations. Updating the zoning code to accommodate uses while maintaining Oro Valley's high-quality design standards. Providing clear guidance on the zoning requirements and the permitting process. 	CED

Policy O.2. Maximize renewable energy generation and storage capacity by encouraging solar throughout the community.

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
131	Provide information about the benefits, options, and rebates available for solar power.	Community and Economic Development (CED)

The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
132	Contact local electric companies to investigate the feasibility of a utility-sponsored community solar program, which would allow residents to buy shares or receive credits to reduce their electric bills.	CED

Policy O.3. Contribute to regional efforts to reduce air pollution and greenhouse gas emissions.

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
133	Facilitate private charging stations in single-family homes by: <ul style="list-style-type: none"> • Updated building codes • Promoting and distributing information 	CED
134	Update the zoning code to accommodate privately owned and maintained charging stations in commercial or employment centers, gas stations, hotels, and apartment complexes.	CED
135	Publish information about the options or rebates available for residents interested in converting from gas to electricity on the Town's website.	Lead: Town Manager's Office Key collaborator: CED

The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
136	Create a Climate Resilience and Sustainability Plan to establish Town-wide measures and strategies for adaptation and mitigation to reduce greenhouse gas emissions or other harmful air pollutants.	Lead: CED Key collaborators: Public Works, Water, Town Manager's Office

Goal P: Utilities. Provide sustainable and innovative public services and utilities that serve the current and future needs of the community.

Policy P.1. Accommodate community services and utilities that meet the larger community needs and goals.

Policy P.2. Consider the aesthetics and visual impacts of utilities and infrastructure during the planning, design, or upgrade process, to the greatest extent possible.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
137	Maintain criteria for agencies and providers to locate, improve, or maintain utilities, infrastructure, or other public facilities, to minimize impacts to: <ul style="list-style-type: none"> • Mountain views. • Safety. 	CED

- Current infrastructure.
- Residential areas, schools, parks, or areas where people congregate.
- Environmentally sensitive lands and open spaces.
- Fire and hazard risks.

138	Continue to require new or expanded communication facilities to be camouflaged and blend with the surrounding area.	CED
-----	---	-----

Policy P.3. Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
139	Coordinate infrastructure expansion and future utility services with land use needs.	Lead: Public Works Key collaborator: CED

Goal Q: Food Security. Increase access to fresh and healthy food options.

Policy Q.1. Increase opportunities for small-scale animal farming, home or community gardening to produce and distribute local and healthy food options to the community.

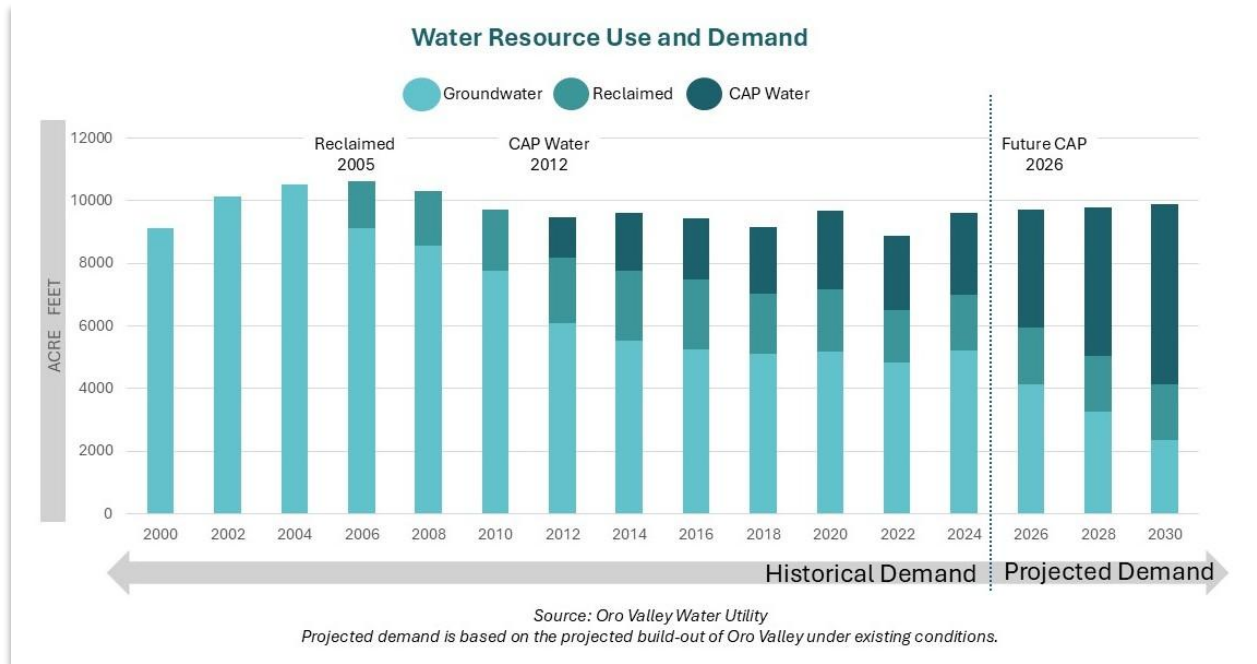
The following actions will be implemented on an <u>ongoing</u> basis:		Departments
140	Support opportunities for farmers markets throughout the community, including markets at Steam Pump Ranch.	Parks and Recreation CED

The following actions are anticipated for completion in 1-2 <u>years</u> :		Departments
141	Identify and address barriers for small-scale animal farming by updating the zoning code.	CED

142	Review and update town codes to ensure farmers markets and community gardens are permitted in HOA common areas, commercial centers, schools, churches, or other areas as appropriate.	CED
-----	---	-----

Water Resources and Conservation

Due to Oro Valley's location in a desert climate, water is a valued resource. Oro Valley carefully plans for future water use by assessing available water supplies in relation to expected growth. The graph below depicts the use and demand for each water resource.



We all play a part in saving water at home, around our neighborhoods, and across the community. Resident priorities that shaped this part of the Plan include:

- Maintaining Oro Valley's water availability
- Increasing community resources for water conservation
- Expanding water conservation programs
- Efficient use of all water resources (drinking and reclaimed water)

Guiding Principle

The guiding principle provides the foundation for building goals, policies and action. It represents the desires of our community.

Ensure water availability:

- Continue planning for a reliable water future
- Increase community awareness of the importance of water conservation
- Expand water conservation programs, opportunities, and requirements
- Reduce the use of drinking water for irrigation
- Support the use of reclaimed water to augment drinking water supplies

Goals, Policies, and Actions

The goals, policies, and actions that support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal R: Water Use Efficiency. Promote and increase efficient water use.

Policy R.1. Reduce residential and commercial outdoor water use.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
143	Increase awareness about the Town’s approved plant list and provide educational opportunities about irrigation, plant types, and maintenance.	Community and Economic Development (CED)
144	Continue to develop and promote water monitoring tools, like water audits and the Water Smart Program, to identify and address high water usage.	Water Utility
145	Maintain zoning requirements to restrict natural non-native grass.	CED
146	Continue to prohibit ornamental water features, like water fountains, in non-residential developments, common areas, and residential front yards.	CED
147	Provide resources and education on different rainwater harvesting techniques.	Lead: Water Utility Key collaborators: CED

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
148	Review and update the Town's approved plant list to maintain a landscape plant palette that includes drought-tolerant and native Sonoran Desert plants.	CED
149	Identify opportunities to streamline the process and reduce permitting fees to encourage HOAs and commercial developments to replace grass with ground covers, like decomposed granite or native vegetation.	CED
150	Review and potentially update the passive and active rainwater harvesting requirements for subdivisions and non-residential developments to reflect best practices.	CED
151	Support community pools in lieu of individual pools in residential subdivisions during the development review process.	CED

Policy R.2. Reduce outdoor water use at Town facilities.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
152	Continue to prohibit the installation of ornamental natural grass at Town facilities, unless used for sports fields, golf courses, or other recreational areas.	Parks and Recreation
153	Cease irrigation after plant establishment along roadways and at Town facilities.	Public Works
The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
154	Where appropriate, install visible rainwater harvesting systems at Town facilities as functional demonstration projects.	Lead: Water Utility Key collaborators: Parks and Recreation, Public Works

Policy R.3. Encourage programs and opportunities that help residents make their homes more water efficient.

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
155	Encourage gray water use and tankless water heaters by publishing information and resources to help educate the community.	Lead: Water Utility Key collaborators: CED
156	Ensure building codes facilitate the construction of gray water options.	CED

The following actions are anticipated for completion in 3-6 years:		Departments
157	Further investigate the community's desire to add a dedicated water conservation fee to offer rebates that incentivize low-water-use appliances and fixtures.	Water Utility

Policy R.4. Increase awareness and education about water use and conservation.

The following actions will be implemented on an ongoing basis:		Departments
158	Promote responsible water usage by encouraging residents to shut off water when away for extended periods of time and reduce irrigation during the rainy seasons.	Water Utility
159	Continue to promote water monitoring programs, like WaterSmart, to increase enrollment, education, and awareness about individual water use.	Water Utility
160	Continue to use newsletters and other platforms to promote best practices and tools for water conservation and efficiency.	Water Utility

The following actions are anticipated for completion in 3-6 years:		Departments
161	Create and publish an online dashboard depicting community-wide water use by different user types to provide context and benchmarks.	Water Utility
162	Provide information about water conservation at public facilities.	Lead: Water Utility Key collaborators: Public Works, Town Manager'

Goal S: Water Resource Planning. Maintain responsible use of water resources for the current and future benefit of the community.

Policy S.1. Ensure the long-term water resource supply, quality, and groundwater conservation for present and future Water Utility customers.

The following actions will be implemented on an ongoing basis:		Departments
163	Participate in regional and statewide drought planning efforts to prepare and address future water source reductions, such as the Central Arizona Project.	Water Utility
164	Protect water resources for current residents and businesses by continuing to: <ul style="list-style-type: none"> • Coordinate with appropriate water utilities, jurisdictions, and public agencies. • Monitor water quality. • Conduct long-term planning efforts. 	Water Utility

- Review all new developments and potential annexations to maintain a 100-year assured water supply.

165	Expand infrastructure and facilities that provide a diverse water supply portfolio, including Central Arizona Project and reclaimed water.	Water Utility
-----	--	---------------

166	Continue to review and strategically update the tiered water rate and price of water to encourage water conservation.	Water Utility
-----	---	---------------

The following actions are anticipated for completion in <u>7-10 years</u>:		Departments
167	Create a plan to identify short and long-term actions to reduce water use for Town-owned golf courses and facilities.	Lead: Parks and Recreation Key collaborators: Water Utility

Policy S.2. Elevate the value and importance of reclaimed water conservation.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
168	Educate the community about the importance, use, and cost of water resources through the Town website, social media, newsletters, Community Academy, etc.	Water Utility

The following actions are anticipated for completion in <u>3-6 years</u>:		Departments
169	Establish a water campaign to educate the public about the Town's long-term water resource management:	Water Utility

Chapter 5: Economy

Introduction

Oro Valley will continue to be a safe and well-maintained community, making it an attractive destination for businesses and visitors. Being financially stable to maintain our quality of life is important.

This section focuses on three different topics:

- Town finances and services
- Employment and businesses
- Tourism

Resident Guidance and Background Information

Our community dedicated its time and voices to create this Plan.

Starting in Phase 1, extensive and innovative efforts were made to engage the Oro Valley community and gather ideas from a broad range of residents. This phase resulted in the vision and guiding principles that form the foundation for the Plan.

Moving into Phase 2, the Economy Resident Working Group used the valuable insights from Phase 1, along with relevant background information, to craft the goals, policies, and actions outlined in this section. This dedicated group met initially five times between February to April 2025 to reach a consensus on the Plan.

All residents are invited to join the remaining Resident Working Group meetings in December 2025 to achieve consensus on a Resident Recommended Draft of the Plan. For more information and to sign up, please visit [OVPathForward.com](https://ovpathforward.com).

The guidance from residents that shaped the 10-year Plan can be found in the *Phase 1 Report*, available [HERE](#). For more details about the existing conditions related to the topics discussed in this section, please refer to the companion document, *Oro Valley's Path Forward Background Report*, which is also available [HERE](#).

Relationship with other chapters of the Plan

The topics in this chapter are interrelated with other aspects of the Plan, in the same way they are connected in our lives. The following table depicts the overlap between this chapter's goals and those in other chapters.

Goals in this Chapter:	Related Goals in other Chapters:
Goal T: Financial Stability	Goal A: Community Safety Goal B: Emergency Preparedness Goal D: Community Engagement Goal E: Partnerships and Volunteers Goal H: Parks and Recreation Goal I: Trails Goal S: Water Resource Planning Goal Z: Road Maintenance Goal DD: Mixed Use Goal FF: Smart Growth
Goal U: Cost of Development	Goal BB: Housing Variety Goal DD: Mixed Use Goal FF: Smart Growth
Goal V: Employers and Workforce	Goal C: Intergenerational Community Goal S: Water Resource Planning Goal BB: Housing Variety Goal DD: Mixed Use Goal FF: Smart Growth
Goal W: Business Attraction and Retention	Goal C: Intergenerational Community Goal BB: Housing Variety Goal DD: Mixed Use Goal FF: Smart Growth
Goal X: Tourism	Goal G: Arts and Culture Goal HH: Gathering Spaces

Town Finances

Oro Valley is well known for its high-quality services, safety, and roads. Residents have voiced a strong desire to uphold these core services and assets, along with water resources, parks, and community facilities.

Resident guidance that shaped this part of the plan:

- Maintaining financial stability is a top priority.
- Core services to maintain include safety, roads, water, parks, and community facilities.

Guiding Principle

The guiding principle provides the foundation for building goals, policies, and action. It represents the desires of our community.

Maintain financial stability:

- Manage and administer the Town's budget to meet the community's needs
- Anticipate increasing service and infrastructure needs and costs
- Plan for revenue impacts as land for development becomes scarce
- Diversify and increase revenue sources

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question "What do we strive for?"
- **Policy.** The direction or path, answering the question "How are we achieving our goals?"
- **Action.** The specific and measurable steps, answering the question "What steps do we need to take to achieve our goals?"

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal T: Financial Stability. Ensure sustainable revenue sources, funding, and efficient allocation of resources to provide high-quality, well-maintained, and reliable Town assets and services.

Policy T.1. Adhere to budgeting practices that prioritize planning for long-term financial obligations related to public services and amenities.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
170	Periodically review and update the Town’s fiscal management policies and practice to produce sound budget reports.	Finance
171	Continue to evaluate the minimum percentage for general fund reserves to make sure it is adequate and in compliance with town financial policies.	Finance

Policy T.2. Regularly report on financial performance and increase engagement with the community in the budgeting process.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
172	Produce and distribute financial reports on a timely basis (monthly, quarterly, and annually) that provide comprehensive information at various levels of financial literacy, such as the Popular Financial Report and Know Your Town’s Budget.	Finance

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
173	Add more financial details, including a schedule of publications, to the Town’s website.	Finance

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
174	Explore tools to increase transparency of revenue and expenditures.	Finance

Policy T.3. Routinely conduct financial studies and assessments to increase efficiency and effectiveness.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
175	Routinely review Town processes, project management practices, and contracts for inefficiencies.	Town Manager’s Office
176	Research the best practices of similar cities for possible new revenue generators.	Finance
177	Conduct an analysis to evaluate the projected costs and benefits to the community for major Capital Improvement Projects (CIP). The financial evaluation is to be weighted with consideration of the overall community benefit and need.	Finance

The following actions are anticipated for completion in 1-2 years:		Departments
178	Establish a schedule to periodically review all fees for potential increases.	Finance

Policy T.4. Prioritize budget allocations that maintain Oro Valley's core services and benefit the community as a whole.

The following actions will be implemented on an ongoing basis:		Departments
179	Ensure adequate funding is consistently available for core services, which are safety, streets, water, parks, and community facilities.	Finance
180	Evaluate Town projects with the following emphasis: <ul style="list-style-type: none"> • Significant safety and infrastructure needs. • Enhancement of the quality of life for the majority of residents. • Balanced distribution geographically, specifically for Parks and Recreation projects. • Long-term financial sustainability. 	Town Manager's Office
181	Make strategic public investments that maintain OV's quality of life and support desirable economic development.	Town Manager's Office
182	Coordinate projects with outside agencies, including utility providers, to minimize long-term costs and construction impacts to the community.	Public Works
183	Leverage the Town's participation in local, regional, state, and federal planning initiatives to secure funding and expand revenue sources for short- and long-term improvements, adapting to ever-changing community and market dynamics. This includes but is not limited to participating with the following groups: <ul style="list-style-type: none"> • Pima Association of Governments • Regional Transportation Authority • Pima County housing efforts • State of Arizona 	Town Manager's Office

Policy T.5. Encourage process improvements throughout all Town departments.

The following actions will be implemented on an ongoing basis:		Departments
184	Routinely review Town processes and project management tools for opportunities to increase efficiency and optimize performance.	Town Manager's Office
185	Periodically review and explore the use of technology, systems, and IT infrastructure to address needs and increase efficiency.	Innovation and Technology

186	Routinely review procurement procedures and contracts to reduce costs.	Town Manager's Office
-----	--	-----------------------

Policy T.6. Engage the community about alternative and ongoing revenue sources.

The following actions will be implemented on an ongoing basis:

187	Utilize a variety of tools and methods, such as surveys, online and in-person community engagement regarding revenue sources (bonds, sales tax, user fees) by:	Departments Finance
	<ul style="list-style-type: none"> • Educating the community about existing and potential revenue sources, especially the importance of local sales tax generation. • Identifying the need for new revenue or adjustments to levels of service and offerings. • Considering community feedback in recommendations, as appropriate. 	

Goal U: Cost of Development. Ensure the costs to provide public services for new development are recovered.

Policy U.1. Continue to review and update fees associated with development to ensure the cost of services and infrastructure is recovered.

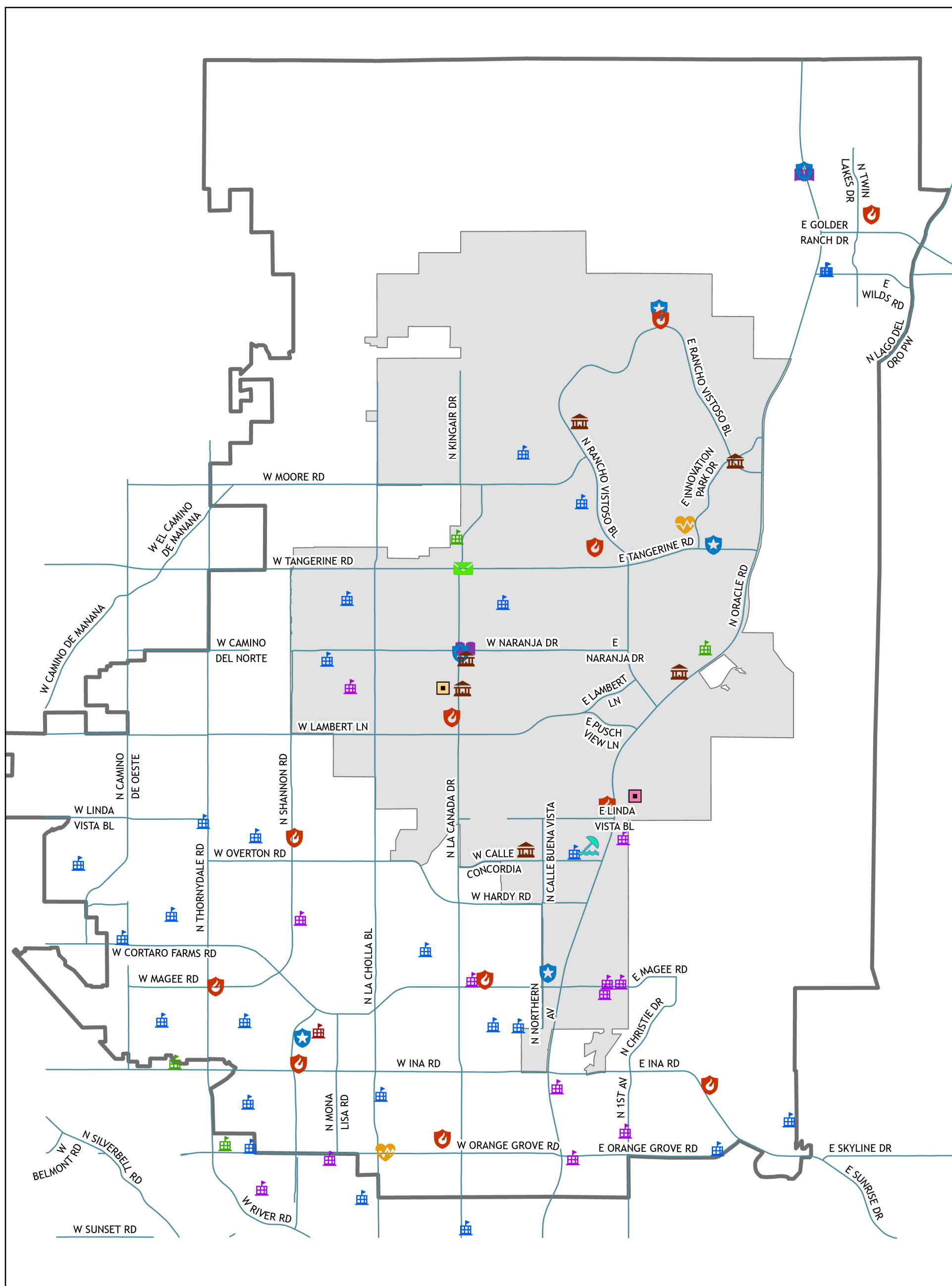
The following actions will be implemented on an ongoing basis:

188	Continue to update impact fees as required by state law to ensure developers pay the appropriate costs associated with expanding infrastructure and public services, such as transportation, water, and emergency services.	Departments Lead: Town Manager's Office Key collaborators: CED, Finance, Parks and Recreation, Water, Police, Public Works
189	Negotiate development agreements and explore other cost-sharing mechanisms to fund major infrastructure and public facility improvements that provide necessary community benefits.	Lead: Town Manager's Office Key collaborators: CED, Public Works, Parks and Recreation, Water

















Policy U.2. Coordinate land use and public facility planning to effectively locate public facilities in safe locations for emergency response.

The following actions are anticipated for completion in 7-10 years:

190	Routinely review and update the Town's Facilities and Space Plan to identify needs.	Departments Public Works
-----	---	-----------------------------



Public Facilities Map

-  Pusch Ridge Tennis
 -  Community & Recreation Center
 -  Government Buildings
 -  Aquatic Center
 -  Fire Stations
 -  Police Stations
 -  Hospitals
 -  Libraries
 -  Post Office
 - Schools**
 -  Public
 -  Private
 -  Charter
 -  Pima Community College NW
 -  Major Streets
 -  Oro Valley Town Limits
 -  2026 General Plan Planning Area



This map is for illustrative purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained in this map is accurate. For more information please contact Town of Oro Valley Planning and Zoning staff.

Source Data from Town of Oro Valley and Pima County.

August 2025

Employment, Businesses, and Tourism

Oro Valley, with its talented and well-educated workforce, attracts and supports a diverse blend of businesses. This dynamic environment fosters job creation and enhances the local economy. Our community is thriving in key sectors such as healthcare, bioscience, and high-tech industries. Additionally, tourism, retail, education, and service industries play a significant role in our economic landscape.

Our priorities that shaped this part of the Plan include:

- Having options to live, work, and play. Residents emphasized wanting more restaurants, entertainment, and places to gather
- Attracting and retaining a healthy workforce and diverse industries
- Supporting entrepreneurs and local or small businesses

Guiding Principles

The guiding principles provide the foundation for building goals, policies, and actions. They represent the desires of our community.

Grow the number of high-quality employment opportunities:

- Diversify the type of industries and job opportunities
- Attract employers who offer high-paying jobs
- Attract and retain workers by promoting quality schools, housing, parks, and things to do
- Foster entrepreneurship

Foster a broad range of shopping, entertainment, events, and dining options:

- Fill empty storefronts and redevelop existing buildings
- Increase customer base to retain and attract new businesses
- Attract and support more local businesses
- Increase tourism to support OV's resorts, hotels, and businesses
- Expand research and development, bioscience, and emerging tech industries

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal V: Employers and Workforce. Foster a robust local economy and job market that provides quality employment, builds on Oro Valley's assets, and encourages responsible growth and investment.

Policy V.1. Promote and target industries that increase local employment.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
191	Help promote businesses providing services in high demand by residents or employment opportunities for youth by: <ul style="list-style-type: none"> • Working with the OV Chamber of Commerce • Listing businesses on the Town's website 	Community and Economic Development (CED)
192	Develop and implement a plan to attract, expand, and retain: <ul style="list-style-type: none"> • Quality industries, including bioscience, medical, light manufacturing, research, and development. • Start-ups, entrepreneurs, and emerging technologies. 	CED

Policy V.2. Nurture an educated, skilled, and competitive workforce to match the employment needs of the local and regional economy.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
193	Act as a liaison between businesses, educational training institutions, or other local organizations to help attract, retain, and connect skilled workers. Educational training institutions and local organizations include, but are not limited to: <ul style="list-style-type: none"> • Amphitheater school district • Local charter and private schools • Pima Community College and the University of Arizona • OV Chamber of Commerce • Startup Tucson 	CED

Policy V.3. Promote and expand upon the community characteristics that are mutually beneficial to businesses, workers, and the quality of life for residents.

The following actions will be implemented on an <u>ongoing</u> basis:	Departments
194 Market Oro Valley's quality of life, exceptional lifelong educational opportunities, safety, and other strengths to attract families, businesses, and workers.	Lead: Town Manager's Office Key collaborator: CED

The following actions are anticipated for completion in <u>3-6 years</u> :	Departments
195 Develop strategies to create private and public gathering spaces, collaborative spaces, and other amenities that encourage social and educational interactions.	CED

Policy V.4. Attract and retain valued and underrepresented businesses, including start-ups, small, and local establishments.

The following actions will be implemented on an <u>ongoing</u> basis:	Departments
196 Partner with higher educational institutions, like the University of Arizona and Pima Community College, and community organizations to attract entrepreneurs, local businesses, and start-up businesses.	CED

The following actions are anticipated for completion in <u>7-10 years</u> :	Departments
197 Work with the University of Arizona Center of Innovation Oro Valley to create additional opportunities for startup tenancy in biosciences and bio life employment sectors.	CED

Goal W: Business Attraction and Retention. Encourage a wide range of services, entertainment, shopping, and dining options.

Policy W.1. Pursue and support businesses that expand the local tax base and decrease the need to shop outside the community.

The following actions will be implemented on an <u>ongoing</u> basis:	Departments
198 Support dining and entertainment options that are open past 8 PM.	Community and Economic Development (CED)
199 Continue to utilize lead generation software platforms, partnerships, and other resources to attract businesses to Oro Valley.	CED
200 Expand marketing of existing businesses through the Town websites, social media, and other communication tools.	CED

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
201	Facilitate the development of more retail, restaurants, and services by streamlining the development review process for commercially zoned areas.	CED
202	Support or attract businesses and events that contribute to the fiscal well-being of the Town by: <ul style="list-style-type: none"> Promoting and implementing a shop local program. Promote events and programs that attract visitors and support local businesses. 	CED
203	Expand the outreach and marketing of available resources to aid business recruitment and assist new businesses that are opening in Oro Valley.	CED

Goal X: Tourism. Establish Oro Valley as a tourist destination.

Policy X.1. Promote the Town as a destination for unique and high-quality experiences that drive tourism, support local businesses, and expand job opportunities.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
204	Continue to work with local resorts and leisure travel stakeholders to identify needs and opportunities to increase tourism.	Community and Economic Development (CED)
205	Create a robust marketing strategy to position Oro Valley as a regional destination for: <ul style="list-style-type: none"> Shopping, entertainment, and dining Arts and culture Wellness and relaxation Hiking, biking, and other outdoor recreational activities 	CED
206	Promote Oro Valley as a safe destination for visitors to enjoy regional attractions.	CED
207	Continue to update and enhance the Town's destination marketing online presence through websites, social media, and apps.	CED
208	Promote events and programs that attract visitors and support local businesses.	Lead: CED Key collaborator: Town Manager's Office

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
209	Inform local businesses about major tourist events to help leverage the influx of potential customers through various communication and online tools.	CED
210	Target specific cold-weather markets to increase winter visitations.	CED

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
211	<p>Develop strategies to increase opportunities for sports tourism and community events by:</p> <ul style="list-style-type: none"> • Partnering with local schools or school districts for shared use of facilities. • Planning for sports tournaments, festivals, or fairs • Considering cost-effective investments in parks, recreation, paths and trails that increase tourism and regional use. 	<p>Lead: CED</p> <p>Key collaborator: Parks and Recreation, Town Manager's Office</p>

Chapter 6: Development

Introduction

Oro Valley is committed to balanced, highly focused, and targeted growth that addresses the needs of both current and future residents. With the Town having relatively little land remaining for development, our focus within the next 10 years is on targeted needs and redevelopment opportunities.

Our community promotes and supports future land uses that are in harmony with the community's natural setting and character. Achieving harmony will require coordinating sustainability principles with development guidelines.

This section focuses on three different topics:

- Transportation, bicyclists, and pedestrians
- Housing
- Land use

Resident Guidance and Background Information

Our community dedicated its time and voices to create this Plan.

Starting in Phase 1, extensive and innovative efforts were made to engage the Oro Valley community and gather ideas from a broad range of residents. This phase resulted in the vision and guiding principles that form the foundation for the Plan.

Moving into Phase 2, the Development Resident Working Group used the valuable insights from Phase 1, along with relevant background information, to craft the goals, policies, and actions outlined in this section. This dedicated group initially met nine times from February to May 2025.

All residents are invited to join the remaining Resident Working Group meetings in December 2025 to achieve consensus on a Resident Recommended Draft of the Plan. For more information and to sign up, please visit OVPathForward.com.

The guidance from residents that shaped the 10-year Plan can be found in the *Phase 1 Report*, available [HERE](#). For more details about the existing conditions related to the topics discussed in this section, please refer to the companion document, *Oro Valley's Path Forward Background Report*, which is also available [HERE](#).

Relationship with other chapters of the Plan

The topics in this chapter are interrelated with other aspects of the Plan, in the same way they are connected in our lives. The following table depicts the overlap between this chapter's goals and those in other chapters.

Goals in this Chapter:	Related Goals in other Chapters:
Goal Y: Safe Routes	Goal A: Community Safety Goal I: Trails
Goal Z: Road Maintenance	Goal t: Financial Stability
Goal AA: Public Transportation and Traffic Congestion	Goal C: Intergenerational Community Goal V: Employers and Workforce
Goal BB: Housing Variety	Goal C: Intergenerational Community Goal U: Employers and Workforce Goal V: Business Attraction and Retention
Goal CC: Neighborhood Appearance	Goal A: Community Safety Goal C: Intergenerational Community Goal W: Business Attraction and Retention
Goal DD: Mixed Use	Goal C: Intergenerational Community Goal V: Employers and Workforce Goal W: Business Attraction and Retention
Goal EE: Mountain Views	Goal K: Environmental Resources Goal L: Outdoor Lighting
Goal FF: Smart Growth	Goal J: Wildlife Habitats Goal K: Environmental Resources
Goal GG: High-quality Design	Goal N: Heat Mitigation
Goal HH: Gathering Space	Goal C: Intergeneration Community Goal V: Employers and Workforce Goal W: Business Attraction and Retention

Transportation

Oro Valley is known for having well-maintained roadways and a comprehensive network of multi-use paths, bike routes, sidewalks, and a growing system of trails.

The community strives to improve safety and connectivity for all travelers in Oro Valley. Our priorities that shaped this part of the Plan include:

- Maintaining roads in a proactive manner
- Increasing the efficiency of all signalized intersections
- Reducing dependency on vehicles through other modes of transportation like public transit, bicycling, walking, and more
- Increasing safety at major intersections
- Increasing bicycle, equestrian, and pedestrian connections and routes

Guiding Principles

The guiding principles provide the foundation for building goals, policies, and actions. They represent the desires of our community.

Maintain good roads, manage traffic flow, and encourage a variety of transportation options:

- Proactively keep roads in good condition
- Increase the efficiency of all signalized intersections
- Reduce vehicle miles traveled between housing, shopping, and employment areas
- Increase public transportation options
- Increase safety and connectivity for pedestrians and cyclists
- Improve the transportation system to support all users

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal Y: Safe Routes. Provide safe routes for all users to travel throughout the Town.

Policy Y.1. Prioritize safety and accessibility for all users along major routes, including pedestrians, cyclists, and equestrians.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
212	Regularly inspect, clean, and repair pedestrian, equestrian, and cyclist routes for cracks, debris, obstructions, and other needed repairs.	Lead: Public Works Key collaborators: Parks and Recreation
213	Work with schools to identify and respond to any community concerns regarding school bus stop locations.	Police, Public Works
214	Research and utilize appropriate equipment to keep pedestrian and cyclist routes maintained.	Lead: Public Works Key collaborators: Parks and Recreation
The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
215	Adopt regulations for the use of E-bikes or other similar transportation modes, focusing on designated areas, speed limits, and etiquette.	Lead: Parks and Recreation Key collaborators: Public Works, Police
216	Inform the community about the rules for E-bikes and other similar transportation modes.	Lead: Parks and Recreation Key collaborators: Public Works, Town Manager's Office, Police
217	Continue to allow, yet ensure, memorials along roads are designed and positioned safely, by creating standards similar to the Arizona Department of Transportation's Roadside Memorial Policy.	Public Works
The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
218	Increase safety for students walking or biking to school by: <ul style="list-style-type: none">Formally identifying and promoting safe routes.Continuing to educate students and parents on safety practices.Working with schools, including charter and private schools, to provide safe crossings to schools.	Lead: Police Key collaborators: Public Works
219	Increase safety, awareness, and visibility of pedestrians and cyclists by comprehensively improving street and intersection design: <ul style="list-style-type: none">Adding signage in high-traffic areas to alert drivers.	Public Works

- Delineating multi-use lanes (paved shoulders for bikes, pedestrians, etc.) for cyclists through pavement color, physical barriers, or other design techniques.
- Study and improve crosswalk safety by addressing timing, design, and other factors, where needed or requested.
- Address the width of paved shoulders in areas of inadequacy, especially at 1st and Tangerine.
- Evaluate all Town multi-use paths for safety, focusing on minimizing areas with steep slopes and tight curves.

Policy Y.2. Educate pedestrians, equestrians, hikers, and cyclists about safety and proper etiquette along roadways, trails, and multi-use paths.

The timeframe for the following actions will be updated in alignment with OV Trails Connect.		Departments
220	Develop safety guidelines, etiquette standards, and route maps for pedestrians, equestrians, and cyclists.	Lead: Parks and Recreation Key collaborators: Public Works, CED
221	Distribute information about safety guidelines, etiquette, and routes through the following methods: <ul style="list-style-type: none"> • Town website, publications, and newsletters • Information at local businesses • Signage along multi-use paths to direct flow and enhance wayfinding • Educational programs • Partnerships with local resorts and hotels • Explore OV or similar platforms 	Lead: Parks and Recreation Key collaborators: Public Works, Town Manager's Office, CED

Policy Y.3. Improve traffic safety and flow along major roadways and intersections.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
222	Evaluate alternative intersection designs, such as roundabouts, to improve traffic flow and safety at intersections.	Public Works
223	Periodically review the timing of traffic signals for better alignment along major roadways.	Public Works
224	Strive to maintain a stable traffic flow (Traffic Engineering Standard Level "D" or greater) while maximizing the balance between safe and efficient traffic movement, with an emphasis on safety.	Public Works
The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
225	Coordinate with the State to improve traffic flow, safety, maintenance, and aesthetics of Oracle Road by:	Public Works

- Aligning the timing of traffic signals.
- Enhancing landscaping and beautification efforts.

226	Work with surrounding jurisdictions to coordinate traffic signal timing along major routes.	Public Works
-----	---	--------------

The following actions are anticipated for completion in 7-10 years:

Departments

227	Evaluate and identify improvements to address traffic flow and safety at key intersections with heavy traffic.	Public Works
-----	--	--------------

228	Complete long-range planning for the roadway network that: <ul style="list-style-type: none"> • Addresses proper capacity to serve traffic generated by the land uses depicted on the Land Use Map. • Identifies transportation needs, connections, access on major roadways, and alternative routes to alleviate congestion on Oracle Road 	Public Works
-----	---	--------------

Goal Z: Road Maintenance. Maintain and enhance the Town's superior roadway maintenance and design practices.

Policy Z.1. Proactively maintain Oro Valley roadways to a high-quality level.

The following actions will be implemented on an ongoing basis:

Departments

229	Continue to support and promote the Adopt-A-Road program.	Public Works
-----	---	--------------

230	Implement roadway design standards, especially for arterial and collector roads, that emphasize: <ul style="list-style-type: none"> • Low water use, native plants along roadways and in medians. • Native trees along pedestrian and cyclist routes to increase shade. • Public art and other amenities that promote OV's unique character. 	Public Works
-----	---	--------------

Policy Y.2. Collaborate with surrounding jurisdictions, ADOT and HOAs to maintain private and other publicly owned roads that are in and around Oro Valley.

The following actions will be implemented on an ongoing basis:

Departments

231	Work with the Arizona Department of Transportation, Pima County, and Marana to regularly identify roads near Oro Valley that are in need of repair and encourage preventative maintenance.	Public Works
-----	--	--------------

Goal AA: Public Transportation and Traffic Congestion. Foster transportation options that support the diverse and growing needs of the community.

Policy AA.1. Support and expand cost-effective public transportation options.

The following actions will be implemented on an <u>ongoing</u> basis:	Departments
232 Identify available funding options to continue and expand the Dial-A-Ride Program to include weekend service.	Public Works

The following actions are anticipated for completion in <u>7-10 years</u> :	Departments
233 Study the most frequent routes and destinations of Dial-A-Ride to explore the feasibility of creating fixed routes.	Public Works

Policy AA.2. Reduce traffic congestion during peak hours by fostering multimodal transportation.

The following actions will be implemented on an <u>ongoing</u> basis:	Departments
234 Explore, plan, and prepare for new transportation modes to reduce commute times, including driverless vehicles.	Public Works

235 Work with the Pima Association of Governments (PAG) to evaluate and explore possible corridors for commuter bus routes.	Public Works
---	--------------

236 Promote public transportation options for residents, employers, and visitors through the Town's website, social media, and other marketing methods.	Lead: Public Works Key collaborators: Town Manager's Office
---	--

The following actions are anticipated for completion in <u>3-6 years</u> :	Departments
237 Use signage to increase the use and visibility of Park and Ride lots.	Lead: Public Works

The following actions are anticipated for completion in <u>7-10 years</u> :	Departments
238 Evaluate the need and possibly expand the number of Park and Ride lots by:	Public Works
<ul style="list-style-type: none"> • Partnering with churches or other places with available parking spaces. • Utilizing existing lots at parks or other Town facilities. 	Key collaborator: CED

239 Improve the rider experience by providing amenities like seating and shade at bus stops and Park and Ride lots, where appropriate.	Lead: Public Works Key collaborator: CED
--	--

Policy AA.3. Reduce the amount of vehicle miles traveled between work, home, shops, recreation, and other destinations.

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
240	Encourage complementary development along routes with high vehicle, bicycle, and pedestrian traffic, such as: <ul style="list-style-type: none">• Oracle Road• Tangerine Road• The Loop	CED
The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
241	Work with regional employers to relocate or establish satellite offices in Oro Valley.	CED

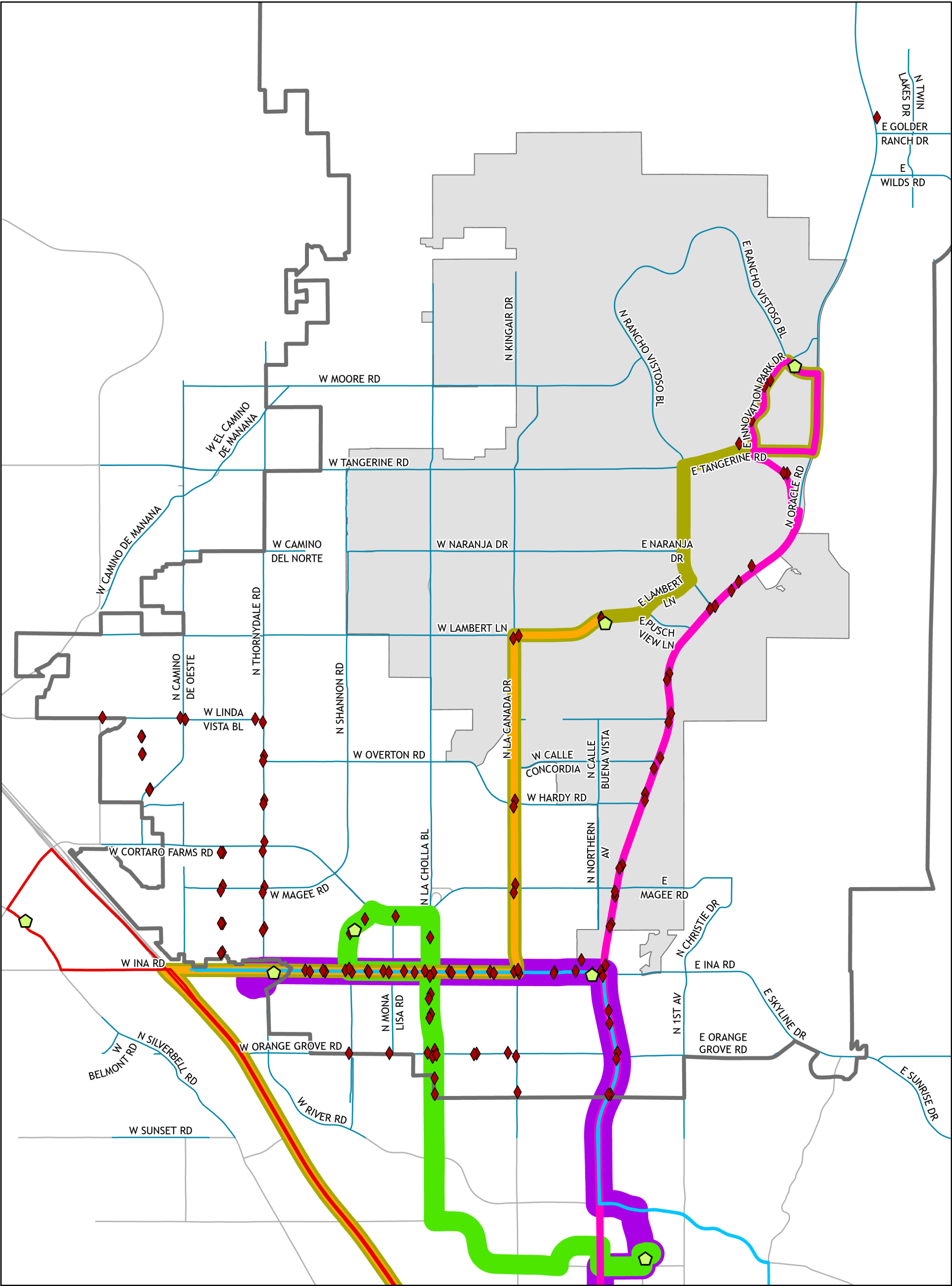
Oro Valley's Roadway Network

Oro Valley's Roadway Network includes four roadway classifications:

- Major arterial
- Minor arterial
- Collector (major and minor)
- Local

Each of these classifications is designated by the Arizona Department of Transportation based on the number of lanes, the average daily traffic (ADT) volume, and the roadway's accessibility and users' mobility. Each classification covers a variety of functional and physical characteristics. The Circulation Map Classifications and Standards table below outlines the basic characteristics of each classification in Oro Valley. Detailed cross-sections for each classification are shown in Oro Valley's Subdivisions Street Standards and Policies Manual.

Street Classification	Service Function	Bike Facilities	Access	Medians	On-Street Parking	Sidewalks	Rights-of-Way
Major Arterial	High speeds, regional access	Curbed bike route. Multi-Use Lane and/or Shared Use Path	Access suburban centers	Yes	None	None	150-300 feet
Minor Arterial	Moderate speeds and trip lengths	Curbed bike route. Multi-Use Lane and/or Shared Use Path	Intra-community continuity	Yes	None	Both sides on curbed streets	75-150 feet
Collector	Distribute trips from arterials to destination	Curbed bike route. Multi-Use Lane.	May penetrate residential neighborhoods	No	None	Both sides on curbed streets	50-150 feet
Local	Low speeds, through traffic discouraged		Direct access, lowest traffic mobility	No	One or both sides	Both sides on curbed streets	50-60 feet



Transit Map

Sun Tran Express Bus Routes

- 203X, Oro Valley-Aero Park Express
- 107X, Oro Valley-Downtown Express
- 102X, Northwest-UA Express
- 103X, Northwest-Downtown Express
- 104X, Marana-Downtown Express

Sun Tran Core Bus Routes

- 16, Oracle/Ina
- 61, La Cholla
- Sun Tran Bus Stops
- Park and Ride Stations
- Major Streets
- Major Streets Regional
- 2026 General Plan Planning Area
- Oro Valley Town Limits



This map is for illustrative purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained in this map is accurate. For more information please contact Town of Oro Valley Planning and Zoning staff.

Source Data from Town of Oro Valley, Pima County, and Arizona Department of Transportation.

July 2025

Housing

The majority of Oro Valley’s existing housing stock is single-family residences with roughly 14% being traditional apartment units. With limited land remaining, the community strives to balance the preference for single-family homes with the need for other housing types to meet the needs of current and future residents.

Housing Data Summary	
Existing housing need (2024)	920
Projected future housing need (2029)	1,310
Total housing units in pipeline	2,351
Additional housing units available from undeveloped residentially zoned areas	541
Source: Arizona League of Cities Town of Oro Valley	

Residents value home ownership. Our priorities guiding this part of the Plan include:

- Providing more housing options like townhomes and condos
- Focusing apartment complex development on areas along major roadways with access to shops, services, and facilities
- Providing a range of housing options and prices for seniors, families, and workers

Guiding Principles

The guiding principles provide the foundation for building goals, policies, and actions. They represent the desires of our community.

Strive for a diverse mix of housing options:

- Foster the development of a variety of housing types and price ranges to increase attainable housing options for workers, seniors, and families
- Balance the desire for single-family homes with the need for townhomes, condos, and patio homes
- Limit construction of new high-density apartment communities to selective areas with access to shops, services, facilities, and major roadways

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal BB: Housing Variety. Enable a wide range of housing types, densities, and prices that maintain OV's high-quality design, community character, and value of home ownership.

Policy BB.1. Support a variety of housing types with varying price points for seniors, families, and a broad array of working professionals, ranging from executives to tradespeople.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
242	Review development proposals with various housing types to ensure: <ul style="list-style-type: none"> • High-quality design. • Compatibility with the surrounding area. • Safety. 	Community and Economic Development (CED)

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
243	Continue to reduce zoning barriers to develop diverse housing types, including townhomes and accessory dwelling units, in accordance with State law by: <ul style="list-style-type: none"> • Identifying and coordinating pre-approved architectural designs. • Promoting and publishing information about pre-approved designs and accessory dwelling units. 	CED

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
244	Update the zoning code for site-delivered homes, which includes manufactured homes, to ensure compatibility by: <ul style="list-style-type: none"> • Defining the types of allowed site-delivered homes. • Adding high-quality design standards that are equivalent to traditional single-family homes. • Establishing parameters for locations and ownership, similar to Highlands Mobile Home Park. 	CED

- | | | |
|-----|--|-----|
| 245 | Establish flexible development options and standards to encourage the development of a variety of housing, like townhomes, duplexes, condos, or other similar products that provide single-dwelling ownership opportunities. | CED |
|-----|--|-----|

The following actions are anticipated for completion in <u>7-10 years</u> :	Departments
---	-------------

- | | | |
|-----|---|-----|
| 246 | Address the housing needs of all types of employers by identifying a broad spectrum of housing options for permanent and extended stay employees. | CED |
|-----|---|-----|

Policy BB.2. Explore strategies to reduce housing costs without providing local subsidies.

The following actions are anticipated for completion in <u>3-6 years</u> :	Departments
--	-------------

- | | | |
|-----|--|-----|
| 247 | Create a housing plan that: <ul style="list-style-type: none"> • Addresses the need for a more-attainable variety of housing types and price ranges. • Identifies appropriate locations and develop zoning strategies for a broad range of housing types, densities, and lot sizes. • Research best practices and recommend actions to increase home ownership opportunities. | CED |
|-----|--|-----|

The following actions are anticipated for completion in <u>7-10 years</u> :	Departments
---	-------------

- | | | |
|-----|--|-----|
| 248 | Work with community land trusts or nonprofits to identify compatible design, opportunities, and locations. | CED |
|-----|--|-----|

Policy BB.3. Encourage pathways to homeownership.

The following actions are anticipated for completion in <u>1-2 years</u> :	Departments
--	-------------

- | | | |
|-----|--|-----------------------|
| 249 | Connect residents with information about State laws. | Town Manager's Office |
| 250 | Work with the State legislature and the Arizona League of Cities to help shape potential housing laws that will impact Oro Valley. | Town Manager's Office |

The following actions are anticipated for completion in <u>3-6 years</u> :	Departments
--	-------------

- | | | |
|-----|--|----------------------|
| 251 | Pursue partnerships to promote financial education programs that help increase home ownership in Oro Valley. | Parks and Recreation |
|-----|--|----------------------|

Policy BB.4. Prioritize residential development beyond the pervasive medium-density, single-family housing type.

The following actions will be implemented on an <u>annual</u> basis:	Departments
--	-------------

- | | | |
|-----|--|-----|
| 252 | Monitor and publish information about Oro Valley's housing stock annually. | CED |
|-----|--|-----|

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
253	Develop housing plans and assessments to ensure current and future housing needs are met.	CED

Goal CC: Neighborhood Appearance. Support efforts to maintain and improve the appearance of neighborhoods, including residential and commercial buildings.

Policy CC.1. Identify opportunities to help improve property conditions.

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
254	Identify gaps and update property maintenance codes to help ensure high-quality neighborhoods.	Community and Economic Development (CED)

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
255	Increase enforcement of property maintenance codes, including signs.	CED

The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
256	Implement programs and services to assist residents in keeping their properties maintained.	CED

Land Use

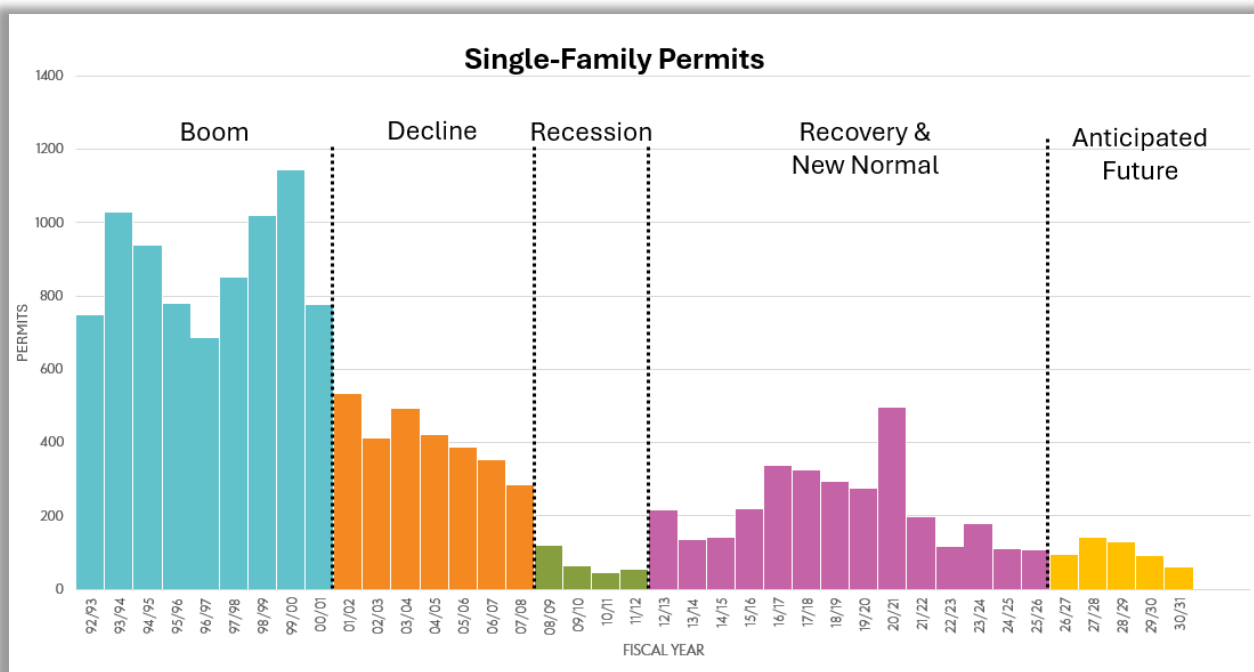
Oro Valley has limited land available for development within the current Town boundaries. With only 12% of the land remaining, most of which are underutilized parcels that are surrounded by existing developments, the community is focused on targeted growth and redevelopment opportunities.

History of Development and Anticipated Future

Throughout the Town's history, housing has always been the driver of development with 77% of Oro Valley's developed land being single-family residential. Oro Valley was the fastest growing municipality in Arizona for several years in the 90's, issuing over 1000 permits in some years. This was when much of Rancho Vistoso, Canada Hills and other larger neighborhoods were being built.

Like most of the nation, permits slowed and almost halted to as little as 47 a year during the 2000s and early 2010s. Although permits picked up, the Town currently only issues between 100-200 SFR permits a year, with a peak (15+ year high) occurring during the pandemic.

Without any annexations, there are no large subdivisions (130+ homes) remaining to be built. The number of SFR permits is expected to significantly reduce over the next 10 years.



This means future growth will occur on smaller sites or redevelopment of existing areas. Having relatively limited land available, most of which is located adjacent to existing homes, calls for careful and targeted land use decisions to meet the community's aims.

The community aims to manage growth strategically to foster an environment where residents can live, work, and play. We value high-quality, well-planned, and cohesively designed spaces that enhance our overall quality of life. Our priorities shaping this part of the Plan include using the remaining land for:

- Employment and housing options
- Restaurants and retail
- Gathering spaces and areas to entertain

Guiding Principles

The guiding principles provide the foundation for building goals, policies, and actions. They represent the desires of our community.

Balance OV's unique suburban environment with thoughtful development that improves the community:

- Strategically managing growth and redevelopment to increase opportunities to live, work, shop, dine, and play
- Increase community, social, and cultural opportunities by seeking well-designed gathering areas
- Diversify employment and housing options
- Attract and retain more restaurants and retail
- Maintain a well-planned and cohesive design of the built environment that complements the natural environment, dark skies, and OV's unique character

Conserve highly valued community views:

- Honor preferences for 1-2 story buildings and acceptance for 3-story buildings on appropriate sites
- Limit building heights to no more than 3 stories for residential uses and facilities, like senior care
- Create effective transitions between varying building heights
- Mitigate the appearance of larger buildings (scale and mass) through design

Goals, Policies, and Actions

The goals, policies, and actions support the long-term vision for the community.

- **Goal.** The desired result or the envisioned future, answering the question “What do we strive for?”
- **Policy.** The direction or path, answering the question “How are we achieving our goals?”
- **Action.** The specific and measurable steps, answering the question “What steps do we need to take to achieve our goals?”

Each action includes a timeframe for completion and assigns a responsible department to lead its implementation. This information is meant to be somewhat flexible, as priorities for each action may shift based on new guidance and resources.

- **Ongoing.** Actions that are continually maintained.
- **Annual.** Actions that are implemented on a yearly basis.
- **Short (1-2 years).** Actions that have been started or require minimal resources.
- **Medium (3-6 years).** Actions that require additional resources or time to complete.
- **Long (7-10 years).** Actions that require additional guidance, time, and resources to complete.

Goal DD: Mixed-Use. Support the development of low-rise, mixed-use projects that include new and valued commercial businesses to increase OV's housing supply and support long-term economic vitality.

Policy DD.1. Consider mixed-use to revitalize long-term, vacant commercial centers or support future commercial developments.

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
257	<p>Create a mixed-use zoning overlay district or conditional use permit process that:</p> <ul style="list-style-type: none"> • Defines mixed-use as providing housing and commercial spaces interrelated with each other. • Establishes zoning requirements, evaluation criteria, and high-quality design standards to ensure compatibility with the surrounding area. Key criteria to consider include, but it is not limited to, the amount of: <ul style="list-style-type: none"> • Nearby residential density. • Traffic and visibility of the site. • Available land to ensure the design is compatible with the surrounding area. • Guaranteed development of new retail, restaurant, service, or office space in proportion to the proposed residential. • Other essential factors to develop a vibrant commercial center. 	Community and Economic Development (CED)

Goal EE: Views. Ensure views are conserved through the development process.

Policy EE.1. *Limit 2-3 story apartment communities to targeted sites along major roads that are near commercial areas and significantly distant from single-family residential.*

Policy EE.2. *Restrict rezoning requests for residential (e.g., apartments) and common commercial service uses, like senior care or self-storage, to a maximum of 3 stories.*

Policy EE.3. *Consider additional height requests for highly significant and unique non-residential employment, or revenue-generating uses (like the hospital, primary employers, or hotels) in areas where topography mitigates view impacts.*

Policy EE.4. *Create transitions between varying building heights by positioning taller buildings away from existing homes and on lower areas of a site.*

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
258	Identify appropriate locations for 2-3 story apartment communities that are: <ul style="list-style-type: none"> • In proximity to Oracle Road with pedestrian access to shops, services, employment areas, and transportation options. • Separated from existing single-family subdivisions by enhancing setbacks unless a physical barrier exists, such as topography, washes, roadways, etc. 	Community and Economic Development (CED)
259	Maintaining existing building height requirements for: <ul style="list-style-type: none"> • Commercial and tech-park zoning districts • Oracle Road and Tangerine Road scenic corridors 	CED

Goal FF: Smart Growth. Support diverse land uses that meet the Town’s overall needs and effectively transition in scale and density from existing developments.

Policy FF.1. Identify specific areas for targeted growth to support a variety of housing types, mixed use, or employment.

Policy FF.2. Consider how development decisions may impact OV’s future state shared revenue.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
260	Facilitate the development of a greater variety of multi-family and single-family housing types, mixed-use, and employment uses by: <ul style="list-style-type: none"> • Updating the zoning code, as necessary. • Working with private property owners to identify suitable locations. 	Community and Economic Development (CED)
261	Coordinate the review of new development projects or leads for major industries with utilities providers or other government entities to ensure sustainable water and energy capacity.	CED

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
262	Update standards for new Planned Area Developments and Planned Residential Districts to reflect resident priorities for mixed-use, a greater variety of multi-family and single-family housing, and employment areas.	CED

Policy FF.3. Support annexations that are economically beneficial to the Town while considering impacts on residents and the social, aesthetic, and environmental quality of the Town.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
263	Continue to conduct a fiscal analysis on all potential annexations to identify the short and long-term revenues and costs.	Town Manager's Office, Finance, CED
264	Incorporate a diverse range of housing types, mixed-use commercial areas, and employment uses in large master planned communities and annexations.	CED
265	Map and prioritize environmental resources, such as native plants, washes, etc., to identify conservation areas and suitable locations for development with all annexations	CED

The following actions are anticipated for completion in <u>3-6 years</u> :		Departments
266	Update the Town's Annexation Strategy to identify priority areas.	Town Manager's Office

Goal GG: High-Quality Design. Foster high-quality design that enhances Oro Valley's unique, suburban character.

Policy GG.1. Ensure compatibility, community character, and design are considered in all land use and policy decisions.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
267	Update and enforce design standards that ensure compatibility with surrounding areas, blend with the natural environment, and protect mountain views.	Community and Economic Development (CED)
268	Review and possibly update the Crime Prevention through Environmental Design (CPTED) Principles.	CED
269	Require signs to be appropriate in scale, time of use, and illumination to ensure compatibility with the character and architecture of the adjacent area.	CED

The following actions are anticipated for completion in <u>1-2 years</u> :		Departments
270	Expand and update the Town's design standards to include requirements for a variety of housing types, such as site-delivered homes, townhomes, patio homes, and duplexes.	CED

Policy GG.2. Ensure redevelopment is consistent with Oro Valley’s character and integrated with the existing site and adjacent areas.

The following actions will be implemented on an <u>ongoing</u> basis:		Departments
271	Require cohesive developments by: <ul style="list-style-type: none"> • Providing adequate buffers and screening • Mitigating noise and odors • Modernizing lighting to conserve the night sky while maintaining safety • Enhancing pedestrian and cyclist connectivity 	CED
272	Work with property owners to update their commercial center’s Master Sign Programs to incorporate new lighting technology, styles, colors, and designs.	CED

Goal HH: Gathering Spaces. Create unique, vibrant, and interconnected mixed-use destinations for residents, visitors, and businesses.

Policy HH.1. Facilitate the development of inviting, walkable, and vibrant community gathering spaces that connect commercial, entertainment, arts, and cultural opportunities that are accessible to all.

The following actions are anticipated for completion in <u>7-10 years</u> :		Departments
273	Work with the owners of the Oro Valley Marketplace, Steam Pump Village, Rooney Ranch, Catalina State Park, San Dorado, and the adjacent town-owned property to unify this corridor of community spaces by: <ul style="list-style-type: none"> ○ Encouraging the Oro Valley Marketplace property owners to fund and create community gathering spaces within the remaining development areas. ○ Promoting and marketing the area as a destination or district, with the Oro Valley Marketplace as a hub. ○ Developing wayfinding and visitor information to raise awareness about community gathering spaces, retail, restaurant, and service options. ○ Creating a unique atmosphere by incorporating public art, accentuating views, implementing distinct architecture, experiential commercial uses, and amenities that attract local and regional visitors of all ages. ○ Increasing walkability and connections to the loop, multi-use path, trails, and other pedestrian/cyclist routes ○ Incorporating space for events, arts, cultural activities, day and nighttime entertainment options. ○ Identifying areas for gathering that are highly visible and integrated with shopping, dining, the Loop, and multi-use paths. 	CED

- Encourage outdoor seating at restaurants and other applicable businesses.
 - Providing shade and other amenities to improve the outdoor experience.
-

Land Use Map

The Land Use Map shows the existing or desired general uses of land within Oro Valley and the surrounding areas. It is the official Oro Valley policy on how land is distributed or set aside for commercial, residential, parks, open space, and other uses.

Relationship between the land use map and development

The Land Use Map offers broad guidance on the use of the land, while Oro Valley's Zoning Map regulates the development of land. The Zoning Code grants private property owners rights that establish the allowed building height, use of the property, setbacks, and more. **This means the Land Use Map should not be used for determining the official amount of development anticipated on a property.**

Changes to the Land Use Map

The Land Use Map was revised from the previous version with help from the Development Resident Working Group. Most designations on the map remain unchanged, with a few adjustments made to accurately reflect existing zoning, development, and associated property rights.

It is important to note that voter approval of this map does not mean it is to remain the same.

Residents prefer case-by-case review of land use map changes to ensure a high level of community and adjacent neighborhood engagement. Therefore, requests to change the land use map are anticipated.

Anticipated Requests to Change the Land Use Map

During the mapping process, several property owners requested changes to their land use designations. These changes would not grant new property rights but would provide a pathway to rezone their properties for new development rights.

The Development Resident Working Group determined that these requests should be addressed through the Plan amendment process outlined in Chapter 7, which includes thorough community engagement with nearby residents. Examples of anticipated land use map requests include:

- Areas with significant amounts of vacant commercial land
- Large, residential lots located along major roadways like Oracle Road and Tangerine Road

Using the Land Use Map

These land use designations represent the types of development allowed in Oro Valley, such as commercial, residential, schools, parks, and open spaces. **The designations are policy recommendations only and may not reflect the actual zoning designation of a property.**

Decisions concerning land purchases or future construction should not be based solely on these designations. Compatibility with the surrounding areas, needs of the community, topography, and other factors should all be considered. For the most current zoning information for a property, please click here or visit www.orovalleyaz.gov.

To learn more about each element depicted on the map, please click on the links below:

- [Land Use Designations](#)
- [Town Limits](#)
- [Planning Area](#)
- [Urban Service Boundary](#)
- [Growth Areas](#)

Understanding Land Use Designations

The land use map uses various colors and patterns to represent different land use designations. Each color or pattern represents a specific category and land use. The boundary lines between land use areas are shown as precisely as possible, and generally follow property lines, washes, and/or roads.

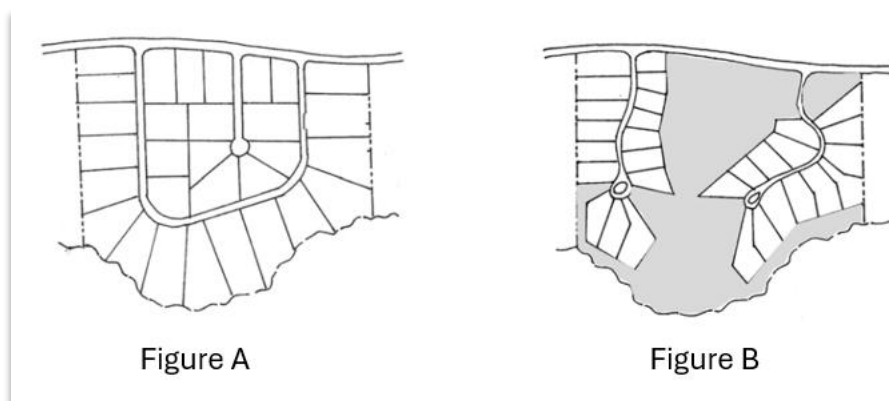
Each designation portrays how an area is expected to be developed. This includes the type of development, the number of homes that can be built (referred to as resident density), and the size of commercial buildings (known as commercial intensity). Resident density and commercial building intensity depict how concentrated development can be on a site. Generally, higher density or intensity results in more infrastructure required to address traffic, sewer, and other impacts.

Residential density is the allowable range of dwelling units (or homes) per acre. It establishes the appropriate number of homes for residential development. Homes may be distributed evenly across a site, or lot sizes may be smaller and clustered together, depending on terrain or other environmental factors.

For example, below is a 100-acre property designated Rural Low Density (0.0 – 0.3 homes per acre). This density would allow a maximum of 30 homes on this property.

$$\text{Acreage of Property (100 acres)} \times \text{Homes Per Acre (0.0 – 0.3)} = 0 \text{ to } 30 \text{ homes}$$

The layout of these homes could be distributed evenly across the 100 acres on 3.3-acre lots (see Figure A, below), or the lot sizes may be smaller (see Figure B, below).



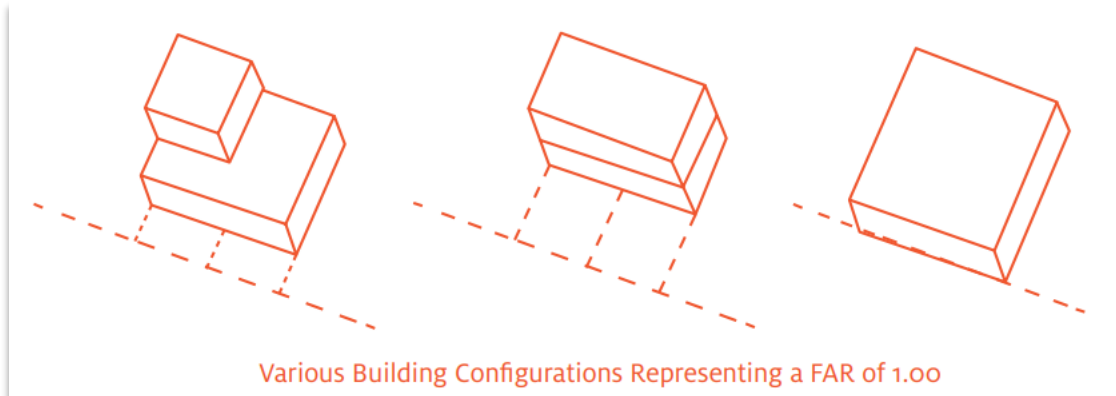
Residential density ranges are used to align the development of an area with the anticipated population.

Commercial building intensity is the maximum allowable floor-area ratio, or FAR. This is the ratio of total building square footage on a property relative to the property's square footage. This serves to establish the appropriate building size for future commercial development.

The image below shows how buildings of one and two stories could be developed on a given lot with a FAR of 1.00. For example, on a 10,000 square foot lot, a FAR of 1.00 would allow 10,000 square feet of building floor area to be built, regardless of the number of stories.

10,000 building square footage: 10,000 property square footage = FAR 1:1 or 1.0

The building could be built with two stories of 5,000 square feet each, or one story of 10,000 square feet. If the same 10,000 square foot lot had a FAR of 0.50, then 5,000 square feet of floor area could be built. A FAR of 0.25 would allow 2,500 square feet.



Land Use Designations

Rural Low-Density Residential (R-LDR)

Development Type: Single-family homes on large lots	Residential Density: 0.0 – 0.3 Dwelling Units per Acre
--	---

A Rural Low-Density Residential land use designation represents areas where single-family homes on large lots are intended. The lot sizes in this land use designation allow for substantial space between individual homes to maintain a rural character and retain the natural environment.

Homes in this land use designation can range up to 0.3 dwelling units per acre (DU/AC), an average number of homes per acre. For example, a development 100 acres in size may have a maximum of 30 homes.

Property Size 100 acres	Allowed average number of homes per acre 0.0 to 0.3 DU/AC	Range of homes 0 to 30
----------------------------	--	---------------------------

The development may have homes spread evenly across the 100 acres on larger lots, or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre.

Low-Density Residential-1 (LDR-1)

Development Type: Single-family homes on large lots	Residential Density: 0.4 – 1.2 Dwelling Units per Acre
--	---

A Low-Density Residential-1 land use designation represents areas where single-family homes are appropriate, but only when it allows the retention of a rural, open character. The lot sizes in this land use designation allow for space between individual homes. The areas to be disturbed during construction should be clearly indicated on individual lots to ensure a minimum level of disturbance.

Homes in this land use designation can range from 0.4 to 1.2 dwelling units per acre (DU/AC), the average number of homes per acre. For example, a development of 100 acres in size may be 40 to 120 homes.

Property Size 100 acres	Allowed average number of homes per acre 0.4 to 1.2 DU/AC	Range of homes 40 to 120
----------------------------	--	-----------------------------

The development may have homes spread evenly across the 100 acres on larger lots, or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre.

Low-Density Residential-2 (LDR-2)

Development Type: Single-family homes on large lots	Residential Density: 1.3-2.0 Dwelling Units per Acre
--	---

A Low-Density Residential-2 land use designation represents areas where single-family homes are appropriate, but only when it allows retention of a rural, open character. The lot sizes in this land use designation allow for space between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots ensure a minimum level of disturbance.

Homes in this land use designation can range from 1.3 to 2.0 dwelling units per acre (DU/AC), an average number of homes per acre. For example, a development of 100 acres in size may be 130 to 200 homes.

Property Size 100 acres	Allowed average number of homes per acre 1.3 to 2.0 DU/AC	Range of homes 130 to 200
----------------------------	--	------------------------------

The development may have homes spread evenly across the 100 acres on larger lots, or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre.

Medium Density Residential (MDR)

Development Type: Single-family homes, townhouses, or patio homes	Residential Density: 2.1 -5.0 Dwelling Units per Acre
--	--

A Medium Density Residential land use designation represents areas where single-family homes, townhouses, or patio homes are appropriate. The lot sizes in this land use designation allow for space between individual homes (detached) or common walls between individual homes (attached). These areas should be located close to schools, shopping, and employment.

Homes in this land use designation can range from 2.1 to 5.0 dwelling units per acre (DU/AC), an average number of homes per acre. For example, a development of 100 acres in size may have 210 to 500 homes.

Property Size 100 acres	Allowed average number of homes per acre 2.1 – 5.0 DU/AC	Range of homes 210-500
----------------------------	---	---------------------------

The development may have homes spread evenly across the 100 acres on larger lots, or it may have the same number of homes on smaller lots that retain additional open space. Both layouts would have the same average number of homes per acre.

High-Density Residential (HDR)

Development Type: All housing types, ranging from single-family homes to apartments	Residential Density: 5.1+ dwelling units per acre
--	--

A High-Density Residential land use designation represents areas where single-family homes, mobile or manufactured housing (within the existing Highlands subdivision), townhouses, patio homes, and apartment development are appropriate. The lot sizes in this land use designation allow for relatively small spaces between individual homes (detached) or common walls between individual homes (attached). These areas should have major roadway (arterial) access near shopping and employment opportunities.

Homes in this land use designation can be at or above 5.1 dwelling units per acre (DU/AC), an average number of homes per acre. For example, a development of 100 acres in size may have more than 510 homes.

Property Size 100 acres	Allowed average number of homes per acre 5.1+ DU/AC	Range of homes 510+
----------------------------	--	------------------------

Master Planned Community (MPC)

Development Type: Mix of residential, commercial, employment, and open space	Residential Density/Commercial Intensity: Determined through special area policies
---	---

A Master Planned Community land use designation represents areas where large developments with a mix of uses are planned and developed in a comprehensive manner with a unified design theme. Developments in this land use designation generally provide a range of uses including a variety of housing options, shopping and employment opportunities, and recreational amenities with a safe and efficient network for automobiles, bicyclists, and pedestrians.

Developments in this land use designation typically utilize Special Area Policies to customize the design and ensure compatibility with the surrounding environment. Any Land Use Map amendment proposal for this land use designation requires the submittal of a concept plan that must include, at a minimum, the specific types of land uses and transportation network.

Resort and Golf Course (RGC)

Development Type: Resorts, country clubs, golf courses, and associated uses like restaurants.
--

A Resort and Golf Course land use designation represents areas where resorts, country clubs, and golf courses are appropriate. Resorts may include hotel accommodation, restaurants, health clubs, and recreational facilities. Country clubs do not include hotel accommodation. Golf courses may include specific ancillary golf-related activities such as clubhouses, driving ranges, storage yards, and short-term residential.

Local Commercial and Mixed Uses

Development Type:	Commercial Intensity:
Commercial, office, and some residential	Max 0.3 floor-area ratio

A Local Commercial and Mixed Uses land use designation represents commercial and office areas with good access to major roadways (i.e., at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores, and professional offices. Residential development may be accommodated when it proportionately complements and directly results in new adjacent or ground-level commercial areas.

Nonresidential development in this land use designation has a maximum FAR of 0.30. For example, a property with 10,000 square feet (sf) of land could have a total of 3,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1-, 2- and 3-story building is shown below.

Developable Land	FAR	1-story building footprint	2-story building footprint	3-story building footprint
10,000 sf	0.30	3,000 sf	1,500 sf	1,000 sf

Community and Regional Commercial

Development Type:	Commercial Intensity:
Large-scale commercial	Max 0.4 floor-area ratio

A Community and Regional Commercial land use designation represents commercial areas located at the intersection of major roadways (arterials). Uses intended to serve the larger metropolitan area are appropriate, such as general retail, department stores, and large-scale commercial uses (such as big box stores).

Nonresidential development in this land use designation has a maximum FAR of 0.40. For example, a property with 10,000 square feet (sf) of land could have a total of 4,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1-, 2- and 3-story building is listed in the table below

Developable Land	FAR	1-story building footprint	2-story building footprint	3-story building footprint
10,000 sf	0.40	4,000 sf	2,000 sf	1,333 sf

Commerce and Office Park (COP)

Development Type:	Commercial Intensity:
Commercial, office, and/or light manufacturing	Max 0.5 floor-area ratio

A Commerce and Office Park land use designation represents areas where commercial, office and/or light manufacturing are appropriate. These uses generally occur in a business park-type environment with clustered buildings and inward-focused activity. Commerce parks often include a mix of light industrial, professional office, office/showroom, office/warehouse, retail services, and related uses.

Nonresidential development in this land use designation has a maximum FAR of 0.50. For example, a property with 10,000 square feet (sf) of land could have a total of 5,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1-, 2-, and 3-story building is listed in the table below.

Developable Land	FAR	1-story building footprint	2-story building footprint	3-story building footprint
10,000 sf	0.50	5,000 sf	2,500 sf	1,666 sf

Public and Semi-Public (PSP)

Development Type:	Commercial Intensity:
Town facilities, churches, police/fire stations, hospitals	Max 0.5 floor-area ratio

A Public and Semi-Public land use designation represents areas where public or semi-public uses are most appropriate, including churches, police/fire substations, Town facilities, and hospitals. Note that emergency service uses (e.g. police and fire) may be permitted under all designations with appropriate review.

Nonresidential development in this land use designation has a maximum FAR of 0.50. For example, a property with 10,000 square feet (sf) of land could have a total of 5,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1-, 2- and 3-story building is listed in the table below.

Developable Land	FAR	1-story building footprint	2-story building footprint	3-story building footprint
10,000 sf	0.50	5,000 sf	2,500 sf	1,666 sf

Schools (SCH)

Development Type:	Commercial Intensity:
Public and private schools	Max 0.5 floor-area ratio

A Schools land use designation represents areas where schools, both public and private, are appropriate. Schools are places of general instruction. Public schools, by state law, are exempt and can be located in any land use designation.

Nonresidential development in this land use designation has a maximum FAR of 0.30. For example, a property with 10,000 square feet (sf) of land could have a total of 3,000 square feet regardless of the number of stories in the building. The maximum allowable building footprint for a 1-, 2- and 3-story building is listed in the table below



Parks

Development Type: Recreational facilities.

A Park land use designation represents areas that have been developed or are intended to be developed as recreational facilities.



Open Space

Development Type: Natural open space.

An Open Space land use designation represents areas that are natural open space that have been preserved through zoning, conservation easements, or public ownership.



National Forest (NF)

Development Type: Coronado National Forest

A National Forest (NF) This land use designation only applies to the Coronado National Forest. Only non-motorized and non-mechanized recreational use is permitted.

The following designations only apply to the Arroyo Grande Planning Area:

Master Planned Community (60% Open Space)

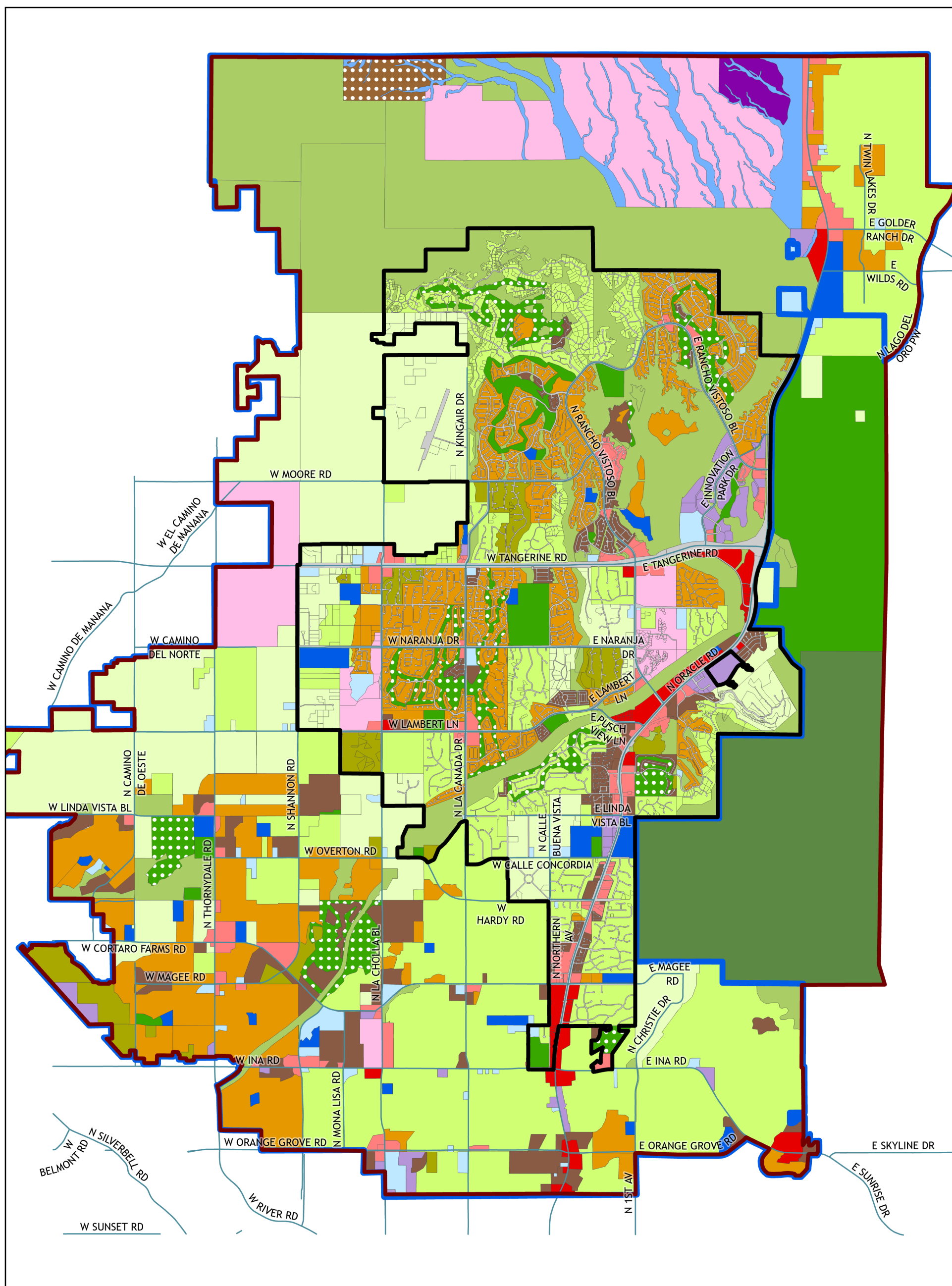
This land use designation refers to areas where large, multi-use developments should be planned and developed in a comprehensive manner. A range of densities may be allowed, but this designation allocates 60% acreage dedicated to open space.

Village Center (VC)

The purpose of the Village Center (VC) area is to establish a “town center” that will serve as a focal point for the Arroyo Grande Planning Area. The VC area will offer a variety of office, retail, service, educational, medical, and public facilities integrated with medium- to high-density housing. The Village Center should include a centrally located public plaza, a green, or square that provides a venue for community events and reinforces a sense of place.













Riparian











The designated riparian areas are intended to be managed and maintained as open space. Disturbance at locations of least impact may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Roadway crossings must be designed to allow for safe wildlife movement. It is intended that all riparian designated areas will be preserved and protected by conservation easements or other legal means.



Land Use Map

2026 Land Use Classes

- | | | | |
|---|---|---|--|
|  | Commerce / Office Park |  | Community |
|  | Community / Regional Commercial |  | Master Planned Community (60% Open Space) |
|  | High Density Residential (5+ DU/AC) |  | Medium Density Residential (2.1 - 5 DU/AC) |
|  | Local Commercial Activity Center |  | National Forest |
|  | Low Density Residential (0.4 - 1.2 DU/AC) |  | Open Space |
|  | Low Density Residential (1.3 - 2.0 DU/AC) |  | Park |
| | |  | Public / Semi-Public |
| | |  | Resort / Golf Course |

-  Riparian
-  Road
-  Rural Low Density
-  Residential (0 - 0.3 DU/AC)
-  School
-  Village Center
-  Major Streets
-  Oro Valley Town Limits
-  2026 General Plan Planning Area
-  2026 Urban Service Boundary



A horizontal scale bar with a black background and white markings. The markings are labeled '0', '0.5', '1', and '2' at regular intervals. The word 'Miles' is written in black text at the right end of the bar.

This map is for illustrative purposes only. Every effort has been made for accuracy, however the Town of Oro Valley does not guarantee the information contained in this map is accurate. For more information please contact Town of Oro Valley Planning and Zoning staff.

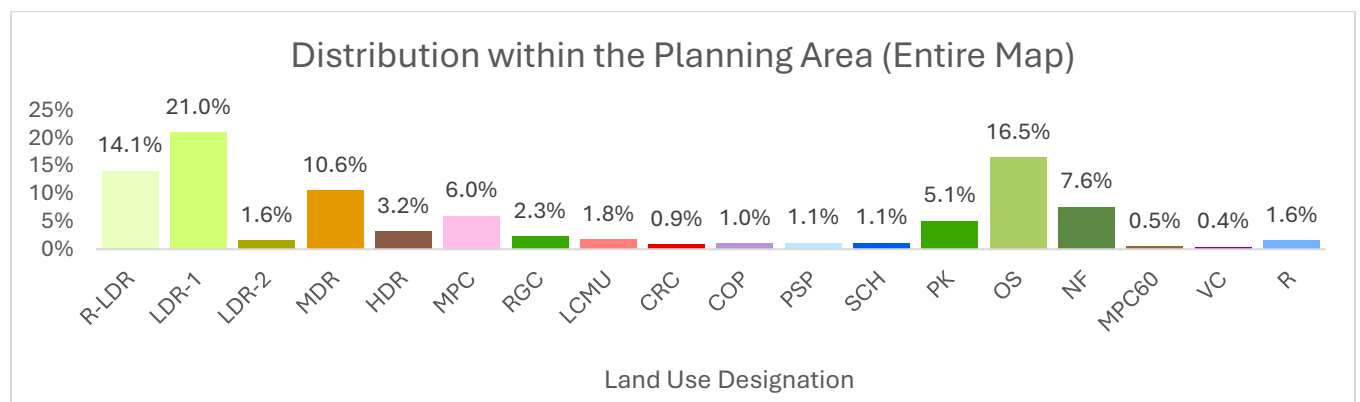
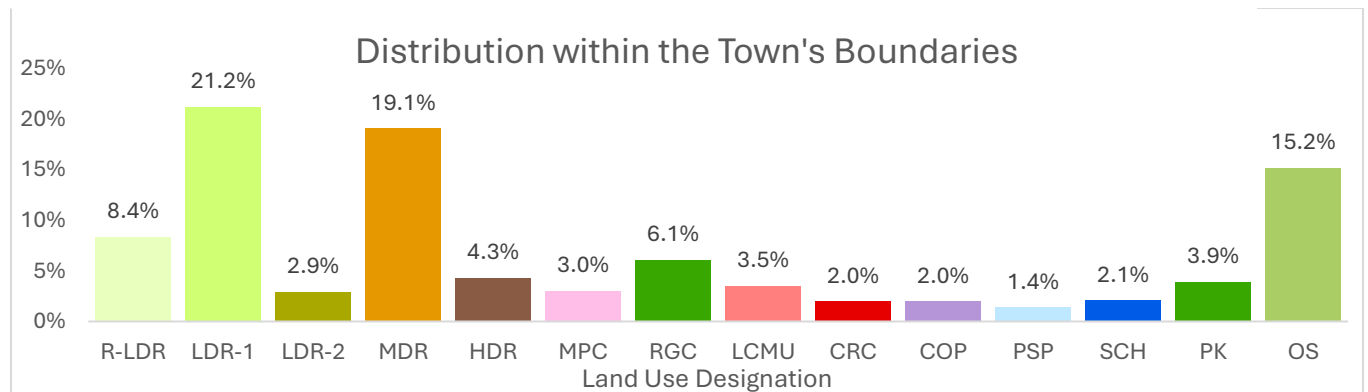
Source Data from Town of Oro Valley, Pima County, and Arizona Department of Transportation.

August 2025

Distribution of Land Use Designations

The following chart and associated graphs show the acreage and percentage of land each land use designation composes within the Town's limits and the Planning Area (entire map). The information below should be used to identify gaps and plan accordingly.

			Town Limits		Planning Area	
Land Use Designation			Acres	%	Acres	%
	RLDR	Rural Low Density Residential	1,471.6	8.4%	10,017.9	14.1%
	LDR-1	Low-Density Residential-1	3726.5	21.2%	14,956.6	21.0%
	LDR-2	Low-Density Residential -2	516.5	2.9%	1,152.9	1.6%
	MDR	Medium-Density Residential	3356.2	19.1%	7,536.0	10.6%
	HDR	High-Density Residential	746.7	4.3%	2,296.0	3.2%
	MPC	Master Planned Community	533.4	3.0%	4,271.7	6.0%
	RGC	Resort and Golf Course	1071.8	6.1%	1,668.1	2.3%
	LCAC	Local Commercial and Mixed Uses	620.7	3.5%	1,275.1	1.8%
	CRC	Community and Regional Commercial	344.3	2.0%	648.5	0.9%
	COP	Commerce and Office Park	348.1	2.0%	685.7	1.0%
	PSP	Public and Semi-public	252.0	1.4%	748.1	1.1%
	SCH	School	374.3	2.1%	806.6	1.1%
	PK	Park	682.4	3.9%	3,613.5	5.1%
	OS	Open Space	2,672.5	15.2%	11,714.9	16.4%
	NF	National Forest	0.0	0.0%	5,404.2	7.6%
	MPC-60	Master Planned Community (Arroyo Grande Only)	0.0	0.0%	326.1	0.5%
	VC	Village Center (Arroyo Grande Only)	0.0	0.0%	262.2	0.4%
	R	Riparian (Arroyo Grande Only)	0.0	0.0%	1,131.4	1.6%



Relationship between Land Use Designations and Zoning

The table below correlates land use and zoning designations. This is for general purposes and is only provided for reference. The Environmentally Sensitive Lands and other zoning regulations may limit or impact actual development and accompanying lot sizes.

This table should not be viewed as limiting or regulating development.

Land Use Designation		Related Zoning Districts	
R-LDR	Rural Low-Density Residential (0.0-0.3 DU/AC)	R1-300 R1-144	Single-Family Residential Single-Family Residential
LDR-1	Low-Density Residential-1 (0.4-1.2 DU/AC)	R-144 R1-72 R1-43 R1-36	Single-Family Residential Single-Family Residential Single-Family Residential Single-Family Residential
LDR-2	Low-Density Residential-2 (1.3-2.0 DU/AC)	R1-36	Single-Family Residential
MDR	Medium-Density Residential (2.1-5.0 DU/AC)	R1-20 R1-10 R-4	Single-Family Residential Single-Family Residential Single and Multi-Family Residential
HDR	High-Density Residential (5.1+ DU/AC)	R1-7 SDH-6 R-4 R-4R R-S R-6	Single-Family Residential Site Delivered Housing Single and Multi-Family Residential Resort Residential Service Multi-Family Residential
MPC	Master Planner Community		Multiple zoning districts may apply
RGC	Resort Golf Course		Multiple zoning districts may apply
LCMU	Local Commercial and Mixed Use	R-S R-6 C-N C-1	Residential Service Multi-Family Residential Neighborhood Commercial Commercial
CRC	Community and Regional Commercial	C-1 C-2	Commercial Commercial
COP	Commerce and Office Park	T-P	Technological Park
PSP	Public and Semi-Public		Multiple zoning districts may apply
SCH	Schools	PS	Private Schools
PK	Park	POS	Parks and Open Space
OS	Open Space	POS	Parks and Open Space

DU/AC = dwelling units per acre. Other zoning districts may apply to multiple land use categories, or do not offer direct correlation. This includes Planned Area Developments and Overlay Zoning Districts. Additionally, public facilities and religious institutions are permitted in any designation.

Land Use Map Boundaries

The Land Use Map includes the following general boundaries.

Town Limits

The limits of the Town of Oro Valley are depicted on the Land Use Map. The actual Town boundaries are much smaller than the overall Planning Area. Ultimately, areas within the Town limits are under the control of Town regulations, including land use and zoning. Areas outside of the Town limits are subject to the regulations of their governing body, typically Pima County.

Planning Area

The Planning Area includes the areas within the Town limits as well as land outside the Town's current limits. The Planning Area also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as land within other jurisdictions or National Forest land that the Town has no plans to annex. The Planning Area does not necessarily indicate an intention for annexation, but rather the interface with Town decision-making. Some of these areas may ultimately be annexed.

Urban Services Boundary

The Land Use Map delineates an Urban Services Boundary (USB) around most of the Planning Area, excluding Coronado National Forest. The Town does not intend to provide urban infrastructure to areas outside of the USB. These areas should not receive any increase in density or land use intensity beyond what currently exists.

Growth Areas

As required by state statute, growth areas are areas “that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism, and industrial uses. These areas are open for a range of more intensive development.

In recognition of the growth and development of Oro Valley, a two-tier system is proposed for all growth areas. These areas are represented on the Plan’s Land Use Map and described below.

Tier 1 Growth Areas are major commercial areas that serve the greater Oro Valley community and nearby counties and towns, and include:

- Oracle Road Corridor, from Rudasill Road to the north end of Innovation Park Drive
- Foothills Mall area
- Arroyo Grande Village Center, Office, and Commercial areas

Tier 2 Growth Areas are neighborhood-focused commercial areas, supported by a variety of residential areas. These areas are intended to serve the immediate needs of residents while limiting impact and include the intersections of:

- First Avenue/Rancho Vistoso Boulevard and Tangerine Road
- La Cañada Drive and Tangerine Road
- La Cholla Boulevard and Tangerine Road
- La Cañada Drive and Lambert Lane

All Growth Areas should:

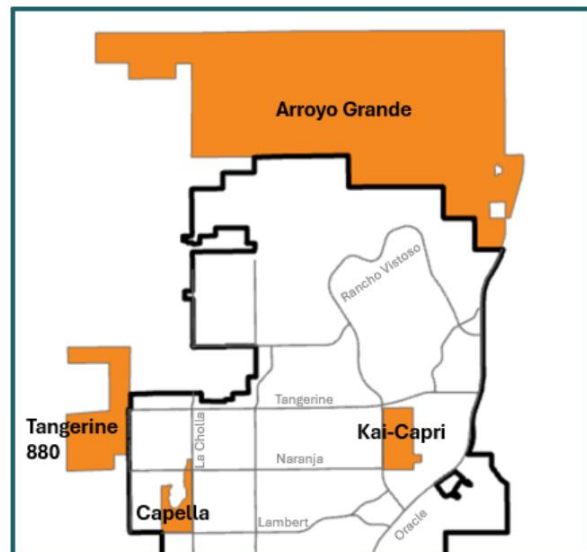
- Make automobiles, transit, and other types of transportation more efficient, make infrastructure expansion more economical, and provide for a sensible pattern of land development.
- Conserve significant natural resources and open space areas in the growth area.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

Special Area Policies

Special Areas are properties that have received specific planning. This may be due to their size, location, or other factors that increase their importance to the community. Special areas are generally environmentally sensitive or surrounded by existing neighborhoods.

These conditions often require a higher degree of refinement to ensure development that is compatible and sensitive to the area. Extra time is needed to develop consensus with neighbors through a series of neighborhood meetings.

Special Area policies typically address concerns such as setbacks, building heights, screening, and traffic management. These issues are then refined during the rezoning process. All the areas, with the exception of Tangerine 880, have special policies that have been adopted. These policies were adopted as part of previous General Plan Amendment processes and were agreed upon by stakeholders.



The four special areas are highlighted in orange on the map above.

Much of the undeveloped land near Oro Valley is state trust land, which is managed by the Arizona State Land Department (ASLD). State trust land is managed to generate revenue for public schools and other public institutions. The mission of ASLD includes optimizing economic returns, consistent with sound stewardship, conservation, and business management principles. State trust land is typically either leased for its highest and best use, or sold to the highest bidder at public auction. State trust land near Oro Valley currently includes the Tangerine 880 area and the Arroyo Grande area.

The special area policies are included in this Plan without any changes from the previous General Plans (2005 & 2016). Areas with or anticipated to have special area policies include:

- **Arroyo Grande**

The Arroyo Grande Planning Area has unique land use designations and special policies developed through an extensive stakeholder process in 2007-2008. The Arizona State Land Department (ASLD) also approved a concept plan for the Arroyo Grande area in 2007, which is not consistent with the Land Use Map in this Plan. Further revisions related to Arroyo Grande will be addressed at a future time in partnership with ASLD. This would involve more public outreach that may include public forums and media coverage. Shared goals include balancing development with preserving open space. Future action includes negotiations with the state to pursue the annexation of the Arroyo Grande area.

Click [HERE](#) for the Arroyo Grande Special Area Policies.

- **Kai-Capri**

The Kai-Capri area is located to the east of First Avenue, roughly from Tangerine Road to the Canyon del Oro Wash. Since the last 10-year plan, the residential areas have been developed. The remaining commercial area is subject to several special area plan policies that were discussed with the community over several years.

Click [HERE](#) for the Kai-Capri Special Area Policies.

- **Capella**

Capella is a large area of approximately 194 acres at the southwest and northwest corners of La Cholla Boulevard and Naranja Drive. The Capella Planned Area Development (PAD) was approved in 2017. Uses on the site are identified in the PAD and include neighborhood commercial and office, low, medium, and high-density residential, and park uses.

Click [HERE](#) for the Capella Special Area Policies.

- **Tangerine 880**

The area located at the northwest and southwest intersection of W. Tangerine Road and N. Coyote Crossing Trail and bordered by W. Moore Road, N. Thornydale Road and Camino del Norte is commonly referred to as Tangerine 880. It is currently outside the Town of Oro Valley limits but is included in the Town's Annexation Strategy for potential annexation into the Town in cooperation with the Arizona State Land Department. The Land Use Map notes this area as "Master-Planned Community." It is anticipated that any changes to the land use in this area will be completed through a cooperative public process.

Chapter 7: Amending the Plan

State law requires every 10-year plan to include a process for amending it. Changing conditions may warrant a comprehensive update or amendments to portions of the Plan on a more frequent basis as determined by the Town Council.

Every year, applications are typically made to the Town of Oro Valley for amendments to the General Plan. **These requests most often concern changes to the Town's Land Use Map and generate a significant amount of interest within the community.**

It is important to note that voter approval of the land use map does not mean it is to remain the same. Residents prefer case-by-case review of land use map changes to ensure a high level of community and adjacent neighborhood engagement. Therefore, requests to change the land use map are anticipated.

Anticipated Requests to Change the Land Use Map

While creating *Oro Valley's Path Forward*, several property owners requested changes to their land use designations. These changes would not grant new property rights but would provide a pathway to rezone their properties for new development rights.

Residents considered these requests but determined they should be addressed through the Plan amendment process to ensure community engagement with nearby residents. Examples of anticipated requests include:

- Areas with significant amounts of vacant commercial land
- Large residential lots along major roadways like Oracle Road and Tangerine Road

As the General Plan provides primary guidance for future decision-making, the procedures for amendments include significant public outreach that provides for meaningful public involvement in the amendment process. Part of this public involvement includes neighborhood meetings. These meetings are intended to inform and educate residents. Town staff assist in building consensus between applicants and neighbors. The specific procedures for amendment to the General Plan are also in the Oro Valley Zoning Code Revised (OVZCR).

Types 1 Amendments

Type 1 Amendments involve significant changes to the Town's General Plan. They include changes on parcels to different land use types that have the most impact. Such amendments may include changes from residential to commercial use or decreases in open space.

Type 1 Amendments are defined as Major General Plan Amendments in state law and involve a substantial alteration of the Town's land use mixture or balance. As defined by the Zoning Code, Type 1 Amendments require more extensive neighborhood meetings, public hearings, and a higher level of concurrence by the Town Council for approval.

A Type 1 Amendment shall be required for any of the following substantial alterations to the General Plan:

1. Any text changes to a goal, policy, or action that alters the intent or purpose of any element, goal, policy, or action of the General Plan.
2. Any change to the Land Use Plan as follows:
 - a. Affecting 40 acres or more and classified as a Type 1 Amendment on the General Plan Amendment Matrix below. The General Plan Amendment Matrix below includes all land use amendment scenarios and specifies the type of amendment required. Generally, a Type 1 Amendment is required when a request involves 40 acres or more and a two-step increase in land use categories. For example, a 50-acre property proposed for amendment from Low Density 1 to Medium Density would require a Type 1 Amendment.
 - b. Increasing the amount of High-Density Residential, regardless of acreage.
 - c. Increasing the amount of Master Planned Community, regardless of acreage.
 - d. Decreasing Local Commercial and Mixed Uses, Community and Regional Commercial, or Commerce and Office Park land use designations, regardless of acreage.
 - e. Increasing the amount of residential to more than 50% of an area designated Local Commercial and Mixed Uses, regardless of acreage.
 - f. Decreasing the amount of designated Open Space, regardless of acreage.
 - g. Planning Area Boundary changes.
 - h. Amendments for properties outside the Urban Services Boundary.

General Plan Amendment Matrix

The matrix is to be used in determining the type of amendment, in conjunction with 2.a. above.

Existing Designation	Proposed Designation (Change to)												
	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	LCMU	CRC	COP	PSP & SCH*	PK	OS
R-LDR	None	2	1	1	1	1	1	1	1	1	1	2	2
LDR1	2	None	2	1	1	1	1	1	1	1	1	2	2
LDR2	2	2	None	2	1	1	1	1	1	1	1	2	2
MDR	2	2	2	None	1	1	1	1	1	1	1	2	2
HDR	2	2	2	2	None	1	1	1	1	1	2	2	2
MPC	1	1	1	1	1	None	1	1	1	2	2	2	2
RGC	1	1	1	1	1	1	None	2	1	2	2	2	2
LCMU	1	1	1	1	1	1	2	None	1	2	2	2	2
CRC	1	1	1	1	1	1	2	2	None	2	1	2	2
COP	1	1	1	1	1	1	2	2	2	None	1	2	2
PSP & SCH*	2	2	2	2	1	1	2	2	2	2	None	2	2
PK	1	1	1	1	1	1	1	1	1	1	1	None	2
OS	1	1	1	1	1	1	1	1	1	1	1	1	None

Matrix Key of Land Use Designations:

R-LDR: Rural Low-Density Residential
 LDR-1: Low-Density Residential-1
 LDR-2: Low-Density Residential-2
 MDR: Medium-Density Residential
 HDR: High-Density Residential

COP: Commerce and Office Park
 PSP: Public and Semi-Public
 SCH: School
 PK: Park
 OS: Open Space

MPC: Master Planned Community
RGF: Resort and Golf Course
LCMU: Local Commercial and Mixed Uses

CRC: Community and Regional Commercial
1: Type 1 General Plan Amendment required
2: Type 2 General Plan Amendment required

Community Engagement Process

All Type 1 Amendments must be presented to the Town Council at a public hearing within twelve (12) months of when the proposal is made. Type 1 Amendments may only be approved through a two-thirds majority vote.

As these amendments have the potential for greater impact on the surrounding area and the community as a whole, the Zoning Code establishes an enhanced community engagement process to increase awareness and information regarding this type of amendment, as described below:

- Neighborhood meetings conducted during the process
- Enhanced public notice requirements that exceed the state's legal requirements
- Notice to adjacent communities, regional planning groups, and state agencies for comment
- Enhanced public hearing requirements

Type 2 Amendments

Type 2 Amendments involve changes with less impact to the General Plan and do not represent a substantial alteration of the Town's land use mixture or balance. Type 2 Amendments are not intended to be Major General Plan Amendments as provided by state law.

As defined by the Zoning Code, Type 2 Amendments involve a review process with ample public outreach, neighborhood meetings, and public hearings related to the amendment.

A Type 2 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a goal, policy, or action that does not alter the intent or purpose of any element, goal, policy, or action of the General Plan.
2. Any amendment that does not meet the criteria for a Type 1 Amendment.
3. Amendments to the Urban Services Boundary.
4. Open Space trades resulting in no net loss of open space, and that meets the Town's environmental objectives.
5. The Planning and Zoning Administrator may reclassify a Type 2 Amendment to a Type 1 Amendment based on the following findings:
 - a. High visibility of the property by a significant portion of the community, beyond visibility by adjacent property owners. Areas of high visibility include, but are not limited to, locations along major thoroughfares, at major gateways into the community, such as Town Limits and properties that are highly visible due to elevation.
 - b. The physical characteristics of the site, such as environmental constraints, access, or topography, will likely result in significant environmental or grading impacts to the property.
 - c. The proposed density or type of development would create a significant and abrupt transition in land use in comparison with the adjacent area and development context. The change may impact the surrounding development character or signal an overall change to the future of the area.

Exceptions

The following shall not require a formal amendment to the General Plan and may be reviewed administratively:

1. All scriveners' errors will be subject to administrative approval. Scriveners' errors are unintentional clerical mistakes made during the drafting, publishing, and copying process.
2. Public schools are not subject to the amendment process.
3. The Planning and Zoning Administrator shall have the authority to administer and interpret the provisions of the General Plan. Requests for interpretations may be filed by an applicant or an aggrieved party owning property within the required notification area for General Plan amendments. Information on interpretations shall be identified in all related staff reports for the Planning and Zoning Commission and Town Council.

Community Engagement Process

Type 2 Amendments involve changes with less impact on the General Plan, but still include a substantial public outreach process as described below. Type 2 Amendments may be approved by the Town Council with a simple majority vote.

The Zoning Code establishes the community engagement process for this type of amendment, as described below:

- Neighborhood meetings conducted during the process
- Enhanced public notice requirements that exceed the state's legal requirements
- Public hearings before the Planning and Zoning Commission and Town Council

Amendment Evaluation Criteria

The 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 these criteria is to gather information that forms the basis for Town decision-making on amendment requests. The criteria are 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 the Town Council. Mitigation may be incorporated as needed through special area policies by the Town Council or addressed in subsequent zoning and development processes.

It shall be the responsibility of the applicant to demonstrate that the benefits of the proposed amendment significantly outweigh any potential impacts on the community by meeting all the following criteria:

1. The amendment benefits the community by meeting the direction provided by the vision, guiding principles, goals and policies.
2. The amendment shall not adversely impact:
 - a. Existing development character, land use, and traffic patterns without providing adequate and appropriate buffers and graduated transitions in density and land use.
 - b. Infrastructure demands on existing uses without implementing improvements to accommodate planned growth.
 - c. Public services, including police, fire, parks, and water, without addressing anticipated impacts.
 - d. Natural beauty and environmental resources without suitable mitigation
 - e. Historical or cultural resources without a suitable treatment plan
3. The applicant has identified long-term economic benefits and costs to Town infrastructure, services and facilities.
4. 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.

Appendices: Maps and Resources

Related Work

Several documents were produced to help residents create *Oro Valley's Path Forward*. A short summary of each is provided below. The documents can be found on OVPathForward.com.

Community Engagement Plan (2023)

Residents created this award-winning plan to establish strategies and tools to engage the entire community in this important planning effort. The contents of the plan exceed the state requirements in the Growing Smarter Act (ARS 9-461.06).

Background Report (2024)

This report provides useful information representing a wide range of topics important to the community. The report provided residents with an informational foundation to develop the plan.

Phase 1 Report (2024)

This report details the results and findings from an extensive community engagement effort conducted to gather resident ideas, perspectives, and expectations for Oro Valley's future. The information summarized in this report was used by Resident Working Groups to develop the community's next 10-year action plan.

Resident Working Group Guidance – 30% Draft Plan (2025)

The 30% Draft Plan consolidated the efforts of all four Resident Working Groups into a cohesive and comprehensive list of draft goals, policies, and actions that will guide Oro Valley's future. The draft was refined by the community to produce the final plan.

Interactive Maps

Please visit OVPathForward.com to access the maps included in the Plan.

Land Use Map. A map showing the proposed general land uses in Oro Valley. It is the official Oro Valley policy on how land is distributed or set aside for commercial, residential, parks, open space, and other uses.

Parks and Recreation Map. A map of Oro Valley's parks and recreation facilities, including open space systems.

Public Facilities Map. A map of public facilities, such as police and fire stations, schools, government buildings, libraries, and more.

Transit Map. A map of transit routes in and around Oro Valley.

Glossary

Action: Indicates the specific steps, procedures, or programs the Town will implement to fulfill the goals and policies. Actions answer the question, “What steps do we need to take to achieve our goals?”

Annexation: The process of adding land to a city or town.

Boards and Commissions: Groups of residents appointed by the Town Council to provide guidance and recommendations on Town functions.

Built Environment: Human-made space in which people live, work, and play on a day-to-day basis.

Capital Improvement Program: A comprehensive, 10-year plan of capital projects that will support the Town. Capital projects include any building, facility or infrastructure project that will be owned by the Town.

Central Arizona Project (CAP): Water from the Colorado River that is delivered to Oro Valley through a 336-mile canal.

Charter City: Cities that are governed by a locally adopted charter, offering flexibility in municipal governance.

Citizens’ Academy: A course hosted by the Town to provide the public with information about the Oro Valley Police Department.

Code Red: An emergency notification service.

Community Academy: An interactive program conducted by the Town to educate residents about local government.

Community Gathering Places: Public and private spaces where people are able and encouraged to congregate. They are designated areas that are the result of detailed planning and serve as the focus of the community.

Conditional Use Permit: A permit granted to a property owner by the Town Council to conduct a specific use on a property. The permit may include conditions for approval that must be complied with.

Dwelling Unit Per Acre: The number of residential units on an acre of land, which is generally used to regulate population density.

Environmentally Sensitive Lands: Lands that have significant and high-value environmental resources such as dense native plants, washes, and other wildlife habitats.

Floor Area Ratio (FAR): The floor area of a building or buildings on a lot divided by the lot area.

Field Experts: Provide specific expertise or knowledge in a particular field.

Flexible Development Options: Modifications defined in code that allow flexibility to encourage more housing variety, commercial development, etc.

General Plan: Often referred to as the 10-year action plan, this a municipal or county planning document consisting of policies and corresponding maps that are general, comprehensive, and long-range in nature. The State of Arizona requires municipalities and counties in Arizona to have a General Plan, with certain required elements, depending upon the size and growth rate of the municipality or county.

Goal: The desired result or the envisioned future. Goals answer the question: "What do we strive for?"

Graywater: Wastewater from washers, bathtubs, showers, and sinks used for flood or drip irrigation of outdoor plants as a means of water conservation and recycling.

Green Infrastructure: An adaptable term used to describe an array of products, technologies, and practices that use natural systems or engineered processes that mimic natural systems to enhance overall environmental quality and provide utility services including capturing, cleaning, and infiltrating stormwater; creating wildlife habitat; shading and cooling streets and buildings; and calming traffic.

Growing Smarter: Legislation enacted by the State of Arizona in 1998 that modified existing General Plan requirements and placed additional General Plan requirements on Arizona municipalities and counties. The General Plan requirements vary by population size and/or population growth rate.

Growing Smarter/Plus: Additional legislation enacted by the State of Arizona in 2000 that modifies and supplements the Growing Smarter legislation.

Growth Area: An area deemed suitable for infrastructure expansion, with improvements designed to support a variety of land uses, increased land use intensity, and, if appropriate, planned multimodal transportation.

High Visibility Enforcement (HiVE): A focused deployment of police officers to increase awareness and reduce traffic collisions related to speed, inattention, and more.

Know Your Town's Budget: A simple overview of the Town's key sources and uses of funding.

Land Use Designation: Indicates the existing or expected type and intensity of development as for a parcel of land. Designations indicate residential uses (e.g., low-density residential) and non-residential uses (e.g., parks/open space, commercial), with each specifying land use intensity standards.

Land Use Intensity Standards: Standards of population density and building intensity for each land use designation. Standards of building intensity for residential uses are stated in this General Plan in terms of the allowable range of dwelling units per acre. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit. Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs).

Mixed-Use: A development that includes a mix of interrelated residential and non-residential uses.

Multimodal Transportation: The use of multiple modes of transportation to complete a trip. These modes may include walking, bicycling, transit, or driving.

Open Space: Natural desert or landscaped areas, such as subdivision common areas or buffer yards that provide visual relief and resource protection.

Overlay District: A zoning district that provides supplemental regulations to be applied in addition to the property's base zoning district.

Planning Area: The geographic area covered by the General Plan. For a municipality, the planning area typically includes the municipality's limits (incorporated boundary) as well as areas that influence the growth and development of the municipality.

Planned Area Development: Customized zoning requirements used to preserve open space and significant natural features, offer a wide variety of dwelling unit types, permit greater flexibility in design, or enable development of parcels of property that would be difficult to develop under conventional zoning and subdivision regulations.

Park and Ride: Parking lots and facilities that provide areas to park and access carpools and transit routes.

Policy: A direction or path that the Town will take to achieve its goals. Policies answer the question, "How are we achieving our goals?"

Population Density: Estimates the number of people per acre in residential development. It is calculated by multiplying the maximum number of homes per acre by the average number of people per home. The average for this plan is assumed to be 2.3 people per home, based on U.S. Census estimates through 2024.

Popular Financial Report: A report that summarizes the Town's financial information from the Annual Comprehensive Financial Report.

Recharge: The process of adding water to an aquifer, which is an underground layer of rock or soil that holds water.

Reclaimed Water: Effluent water that is treated to remove solids and impurities, then used to irrigate plants, recharge groundwater aquifers, and meet commercial and industrial needs.

Riparian: Biological communities occurring in association with any spring, Cienega, lake, watercourse, river, stream, creek, wash, arroyo, or other body of water, either surface or subsurface, or any channel having banks and beds through which water flows, at least periodically.

Roadway Standards: Standards prescribing the preferred right-of-way width, number of lanes, lane widths, medians, landscaped areas, bike lanes, and multimodal paths for each roadway classification. Roadway classifications include major and minor arterials, major and minor collectors and local streets.

Scenic Corridors: Transportation corridors that have significant scenic views of mountain ranges, foothills, prominent ridges, and riparian areas. This includes the Oracle Road Scenic Corridor

Overlay District (ORSCOD) and Tangerine Road Corridor Overlay District (TRSCOD), which protect significant scenic views by limiting building height, scale, landscape, site development, etc.

Site-delivered Homes: A dwelling that is not constructed on the site on which it is located. Site-delivered homes include prefabricated housing, manufactured housing, and mobile homes but do not include recreational vehicles.

Sports Tourism: A specific type of tourism that encourages both local and outside individuals and groups to attend and participate in sporting events.

Stakeholder: A person or organization that has an interest or concern in the community and cares about the outcomes.

Stormwater: Runoff water generated from rain that does not saturate quickly into the ground.

Type 1 General Plan Amendment: Amendments to the General Plan that involve a substantial alteration of the Town’s land use mixture or balance. Type 1 Amendments are defined as “Major Amendments” by State Law and require more extensive neighborhood meetings, public hearings, and a higher level of concurrence by the Town Council for approval.

Type 2 General Plan Amendment: Amendments to the General Plan that involve changes with less impact and do not represent a substantial alteration of the Town’s land use mixture or balance. Type 2 Amendments involve a review process with ample public outreach, neighborhood meetings, and public hearings related to the amendment.

Urban Service Boundary: Indicates land that may see an increase in density or land use intensity over what currently exists because urban infrastructure exists or is planned.

Water Smart Program: A tool for Oro Valley Water Utility customers that helps increase awareness of water use, encourage conservation, and save money.

Zoning/Zoning Code: Formal regulations for the administration and implementation of the General Plan that divide a city or county into zoning districts specifying development rights like allowable uses and building heights.

Zoning District: A zone applied to an area, as shown on the Zoning Map of the Town of Oro Valley, for which there are uniform regulations governing the use of buildings and premises or the height and area of buildings.

Fulfilling State Requirements

Growing Smarter Legislation - The State of Arizona has been working for nearly a decade to actively manage growth and preserve open space. Since 1973, most cities, towns, and counties have been required to develop plans for communities looking at issues such as land use, circulation, housing, public services and facilities, and conservation, rehabilitation, and redevelopment. As growth rates significantly increased in the 1990s, a critical mass of political support emerged to provide more tools to assist in responding to the consequences of rapid growth. In 1998, the Arizona Legislature passed the Growing Smarter Act, which clarified and strengthened planning elements in the required plans of municipalities and counties and added four new elements, namely: Open Space, Growth Areas, Environmental Planning, and Cost of Development. In 2000, the Legislature passed Growing Smarter Plus to further enhance land use planning statutes in Arizona.

The purpose of the Growing Smarter Act is to more effectively plan for the impacts of population growth by:

- Creating a more meaningful and predictable land planning process.
- Increasing citizen involvement in the land planning process.
- Directing the acquisition and preservation of additional open space areas.
- Establishing a process to plan for and analyze future growth.

Ultimately, the goal of the act is for future development in the state to occur in a more rational, efficient, and environmentally sensitive manner that furthers the best interests of the state's citizens.

A few new components enacted by Growing Smarter/Plus include:

- Require larger and fast-growing cities to obtain voter approval of their general plans at least once every 10 years and include a water resources element in their plans.
- Requires mandatory rezoning conformance with general and comprehensive plans.
- Requires more effective public participation in the planning process. ‘
- Requires cities and counties to exchange plans, coordinate with regional planning agencies, and encourage comments between entities before adoption to encourage regional coordination.
- Requires full disclosure to property buyers of the lack of available services and facilities.
- Requires landowner permission for plan designation and rezoning of private property to open space.
- Authorizes cities and counties to designate service area limits beyond which services and infrastructure are not provided at public expense.
- Permits counties to impose development fees consistent with municipal development fee statutes.
- Allows cities to create incentive districts and plans that could include expedited process incentives.

The table below outlines the legally required elements, along with the corresponding goals, policies, actions, or maps that address them.

Public Safety

The safety element is required for the Town of Oro Valley and must address:

A safety element for the protection of the community from natural and artificial hazards, including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths according to function, clearances around structures, and geologic hazard mapping in areas of known geologic hazards.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Goal A: Community safety
- Goal B: Emergency preparedness
- Goal M: Stormwater Management

Parks, Recreation, and Trails

The recreation element is required for the Town of Oro Valley and must address:

A recreation element showing a comprehensive system of areas and public sites for recreation, including the following and, if practicable, their locations and proposed development:

- (a) Natural reservations.*
- (b) Parks.*
- (c) Parkways and scenic drives.*
- (d) Beaches.*
- (e) Playgrounds and playfields.*
- (f) Open space.*
- (g) Bicycle routes.*
- (h) Other recreation areas.*

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Goal H: Parks and Recreation
- Goal I: Trails
- Goal J: Wildlife Habitats
- Goal K: Environmental Resource Conservation
- Parks and Recreation Map
- Bicycle and Pedestrian Map

Environment

The open space element is required for the Town of Oro Valley and must address:

- (a) A comprehensive inventory of open space areas, recreational resources, and designations of access points to open space areas and resources.*
- (b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources, and implementation strategies to acquire additional open space areas and further establish recreational resources.*

(c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources, and a consideration of any existing regional open space plans.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Open space inventory in the associated *Oro Valley's Path Forward Background Report*
- Goal J: Wildlife Habitats
- Goal K: Environmental Resource Conservation

The environmental planning element is required for the Town of Oro Valley and must address:

An environmental planning element that contains analyses, policies, and strategies to address anticipated effects, if any, of plan elements on air quality, water quality, and natural resources associated with proposed development under the general plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Goal J: Wildlife Habitats
- Goal K: Environmental Resource Conservation
- Goal R: Water Use Efficiency
- Goal S: Water Resource Planning
- Goal AA: Public Transportation and Traffic Congestion

Climate and Energy

The energy element is required for the Town of Oro Valley and must address:

(a) A component that identifies policies that encourage and provide incentives for the efficient use of energy.

(b) An assessment that identifies policies and practices that provide for greater use of renewable energy sources.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Goal L: Dark Skies
- Goal N: Heat Mitigation
- Goal O: Recycling
- Goal P: Utilities

Water Resources and Conservation

The water resources element is required for the Town of Oro Valley and must address:

(a) The known legally and physically available surface water, groundwater, and effluent supplies.

(b) The demand for water that will result from future growth projected in the general plan, added to existing uses.

(c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

The water resources element of the general plan does not require:

- 1. New independent hydrogeologic studies.*
- 2. The city or town is to be a water service provider.*

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Water Resource Use Chart
- Goal R: Water Use Efficiency
- Goal S: Water Resource Planning

Town Finances

The cost of the development element is required for the Town of Oro Valley and must address:

A cost of development element that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:

(a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications, and service privatization.

(b) A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development, and otherwise are imposed according to law.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Goal U: Cost of Development

The public buildings, services, and facilities elements are required for the Town of Oro Valley and must address:

A public buildings element showing locations of civic and community centers, public schools, libraries, police and fire stations, and other public buildings. A public services and facilities element showing general plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements, and facilities for them.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Public buildings and facilities map
- Goal T: Financial Stability.

Transportation

The circulation and transportation elements are required for the Town of Oro Valley and must address:

A circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes, and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan.

The circulation element provided for in subsection C, paragraph 2 of this section shall also include for cities with a population of fifty thousand persons or more and may include for cities with a population of less than fifty thousand persons recommendations concerning parking facilities, building setback requirements and the delineations of such systems on the land, a system of street naming and house and building numbering and other matters as may be related to the improvement of circulation of traffic. The circulation element may also include:

(a) A transportation element showing a comprehensive transportation system, including locations of rights-of-way, terminals, viaducts, and grade separations. This element of the plan may also include port, harbor, aviation, and related facilities.

(b) A transit element showing a proposed system of rail or transit lines or other mode of transportation as may be appropriate.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Circulation Map
- Transit Map
- Goal Y: Safe Routes
- Goal AA: Public Transportation and Traffic Congestion

The bicycle element is required for the Town of Oro Valley and must address:

A bicycling element consists of proposed bicycle facilities such as bicycle routes, bicycle parking areas, and designated bicycle street crossing areas.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Bicycle and Pedestrian Map (coming soon)
- Goal I: Trails
- Goal Y: Safe Routes

Housing

The housing element is required for the Town of Oro Valley and must address:

A housing element consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety, and affordability, and for the provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community, regardless of race, color, creed, or economic level.

A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods, and that promote maintenance of both commercial and residential buildings in neighborhoods.

(b) A component that identifies city programs that provide for the safety and security of neighborhoods.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Housing Data Summary Table
- Goal BB: Housing Variety
- Goal CC: Neighborhood Appearance

Land Use and Development

The land use element is required for the Town of Oro Valley and must address:

(a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as may be appropriate to the municipality.

(b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.

(c) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.

(d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.

(e) Includes policies that address maintaining a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted, or amended.

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Land Use Map and Land Use Designations
- Goal O: Recycling
- Goal P: Utilities

- Goal DD: Mixed Use
- Goal FF: Smart Growth
- Goal GG: High-quality Design

The conservation, rehabilitation, and redevelopment elements are required for the Town of Oro Valley and must address:

A conservation, rehabilitation, and redevelopment element consisting of plans and programs for:

- (a) The elimination of slums and blighted areas.*
- (b) Community redevelopment, including housing sites, business and industrial sites, and public building sites.*
- (c) Other purposes authorized by law.*

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Goal CC: Neighborhood Appearance

Growth Areas

The growth area element is required for the Town of Oro Valley and must address:

A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism, and industrial uses. This element shall include policies and implementation strategies that are designed to:

- (a) Make automobile, transit, and other multimodal circulation more efficient, make infrastructure expansion more economical, and provide for a rational pattern of land development.*
- (b) Conserve significant natural resources and open space areas in the growth area and coordinate their location with similar areas outside the growth area's boundaries.*
- (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.*

This section adheres to these requirements by providing relevant reference materials and by implementing the actions associated with:

- Growth Areas

Special Area Policies

Arroyo Grande

The Town of Oro Valley values the unique characteristics of the property owned by the Arizona State Land Department, otherwise known as the Arroyo Grande Planning Area, and seeks to increase the value of this property for its owners and future generations through resource conservation, progressive planning, regulation and management. Development proposals must demonstrate substantial adherence to high standards and the principles of new urbanism, resource conservation and sustainability.

The Arroyo Grande Plan provides an opportunity to incorporate a sustainable development model that includes a mix of housing types and densities, employment centers, and commercial services in balance with environmental preservation.

This community will provide opportunities for alternate modes of transportation and a jobs/housing balance that will reduce impacts on the existing roadway system.

The Arroyo Grande planning process was a unique, collaborative process that included the Arizona State Land Department, Pima County, the Town of Oro Valley, and other community stakeholders. Working together, they developed the proposed Land Use Map and policies. Input from the community as well as technical experts, in particular from scientific and environmental perspectives, was critical to the development of the Plan.

The Arizona State Land Commissioner agreed to an unprecedented 60% open space designation in the Arroyo Grande Planning Area (the Planning Area). However, this open space allotment is not consistent with the 2007 Arizona State Land Department approved Arroyo Grande Plan Area's Conceptual Land Use Table. Primary goals of the Plan include preservation of a critical wildlife linkage between the Tortolita and the Santa Catalina mountains, preservation of natural riparian areas throughout the Planning Area, and preservation of significant archaeological resources in place.

Land Use and Zoning

1. With the exception of parcels with frontage on Oracle Road and that area designated RLDR, the entire Arroyo Grande area should be master planned prior to any zoning entitlements in the Planning Area. It is anticipated that the Commerce and Office Park (COP) and Community and Regional Commercial (C/CR) designated areas with Oracle Road frontage will be developed first; therefore, most of the special area policies described below apply to the rest of the Arroyo Grande Planning Area.
4. Zoning in conformance with this Plan should be in the form of a PAD (Planned Area Development). The PAD will include zoning provisions for cluster development and Village Center regulations. The Town of Oro Valley's Environmentally Sensitive Lands Code amendment must be adopted prior to zoning entitlements.
5. Permitted non-residential land uses should be determined with a goal of providing significant employment opportunities within the Planning Area, particularly for local residents. The intent is to create a jobs/housing balance of one job for every three dwelling units in the Planning Area.

6. To further the goal of a jobs/housing balance and to create a vibrant, diverse community, development will emphasize a diversity of housing types and densities.
7. Development should be clustered, where feasible, within the RLDR and the 50% MPC areas, to minimize the cost of needed infrastructure and to preserve large areas of contiguous, natural, open space and to avoid site-specific sensitive resources.
8. There is a potential for one “floating resort site” identified in the northern part of the Planning Area. It will promote eco-tourism and will be located and developed in a manner that protects views of the Tortolita Mountains and otherwise preserves large contiguous areas of natural open space. If the resort is developed in the proposed area, in close proximity to Tortolita Mountain Park, a funding mechanism such as an enhancement fee charged to resort guests will be established to support conservation.
9. A minimum of 600 acres of COP land use designation will be established as part of this General Plan amendment. It may be designated in part on the Oracle Road frontage and in part adjacent to the Village Center (VC). The 260-acre VC and 61-acre C/CR designations will remain unchanged. Twenty (20) years from adoption of zoning in conformance with this General Plan amendment, undeveloped COP designated lands may be reverted to MPC zoning at the request of the Arizona State Land Department.
10. Phasing of commercial and employment centers, as they relate to employment, should be established, in conjunction with residential development, as part of zoning entitlements. The intent of maintaining the jobs/housing balance of a minimum of one job per three households, and provision for commercial uses to serve the area, will be evaluated and encouraged with each phase.
11. Residential development densities in Master Planned Community (MPC) will transition from generally low density to high density, moving away from the wildlife linkage open space corridor, as long as the MPC target dwelling unit numbers are maintained overall.
12. The purpose of the Village Center area is to establish a “town center” that will serve as a focal point for the Planning Area. The Village Center area will offer a variety of office, retail, service, educational, medical and public facilities integrated with medium- to high-density density housing. The Village Center should include a centrally located public plaza, green or square that provides a venue for community events and reinforces a sense of place for the Arroyo Grande area. Mixed-use developments, including live/workspace, are encouraged in the Village Center. The Village Center will serve as the cornerstone to this community built on the principles of new urbanism. As a part of the approved PAD, a phasing plan should assure that residential densities in the Village Center are adequate to support the town center.
13. Design guidelines will be developed for Arroyo Grande as a part of the PAD. The Village Center guidelines may be based on form-based codes in order to encourage a cohesive, unified development theme that promotes community identity and sense of place.
14. The Village Center should include a regional commercial center to serve the Planning Area and surrounding areas. Commercial uses on Oracle Road will serve both the existing residents and the Planning Area and provide services to employees and businesses in the employment center.

Sustainability and Energy Conservation

1. Sustainable development principles and practices will be a keystone of this project and building design that may include renewable energy production, water harvesting and graywater use, passive solar orientation, water conservation practices, and energy conservation measures.
2. All commercial structures and all residential dwellings 3,000 square feet or larger in size will be constructed and certified to Environmental Protection Agency Energy Star standards.
3. Sustainable design, such as LEED-ND, will be considered for implementation when the program is available.
4. All commercial and residential buildings will incorporate water conservation technologies, including low flow plumbing fixtures, appliances and landscaping.
5. Large residential subdivisions, or combinations of smaller subdivisions, will provide community pools to discourage the proliferation of private pools on single-family lots.

Open Space and Natural Resources

1. 68.4% of the entire Planning Area will be managed and maintained as Natural Open Space (NOS). No disturbances will be allowed unless approved by the Oro Valley Town Council. The only allowable disturbance in the NOS linkage area (green on the Conceptual Plan Map) will be for: access roads for utilities, trailheads, and to connect the employment and commercial center on Oracle Road to the MPC 1 area, utility crossings, trails and trailheads.
2. It is the intent of this Plan that the NOS area that is the “wildlife linkage” will become part of Tortolita Mountain Park and remain as NOS in perpetuity. All parties recognize that state trust lands may not be sold or otherwise disposed of until Arizona State Land Department has complied with the Enabling Act and other applicable laws, including appraisal, approval by the Board of Land Appeals, and public auction.
3. NOS is intended to preserve wildlife movement and landscape connectivity between Tortolita Mountain Park and Catalina State Park, as well as to preserve archaeological resources. Consistency with these goals will be assured at development review phase. The NOS will need to be acquired according to state law that governs the Arizona State Land Department in order to become part of Tortolita Mountain Park.
4. The designated riparian areas (blue on the Conceptual Plan Map) will be managed and maintained as NOS and will otherwise comply with the Town of Oro Valley’s Riparian Ordinance, as amended. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Specific delineation of the riparian areas will be based on the Oro Valley Environmentally Sensitive Lands - Riparian data layer. Roadway crossings must be designed to allow for safe wildlife movement, consistent with the methodology recommended in the Arizona Missing Linkages; Tucson-Tortolita-Santa Catalina Mountains Linkages Report.
5. A minimum of 50% of the MPC Area 4, in the northwest corner of the Planning Area, will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis. Each development unit (Subdivision Plat or Block Plat) will provide a minimum of 50% project level NOS. Each individual development will be designed according to cluster development principles in order to consolidate the development footprint and to (1) preserve finite and non-renewable cultural resources by preserving in place; (2) conserve sensitive, on-site biological resources; and (3) maintain a landscape

permeable to the movements of biological resources by providing connectivity between the Planning Area's NOS and areas north into Pinal County.

6. A minimum of 80% of the Rural Low Density Residential (RLDR) area will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis. Each development unit (subdivision plat or block plat) will provide a minimum of 80% project level NOS. Project level development will be designed according to cluster development principles in order to (1) consolidate sensitive on-site biological resources; and (2) maintain a landscape permeable to the movements of biological resources. Project level NOS will, to the maximum extent possible, be configured in a consolidated, uninterrupted pattern, which connects to other on-site and off-site areas.
7. Within those areas designated as MPC, COP, or VC, a total of 434 acres of floating NOS will be designated for the preservation in place of finite, non-renewable cultural and archaeological resources, or, if not needed for this purpose, will be utilized to further the preservation of NOS.
8. No development may utilize groundwater in a manner that diminishes or otherwise compromises the quantity or quality of groundwater available to support the significant riparian areas contained in the Honey Bee and Big Wash washes.
9. NOS will be unlighted and protected from lighting in nearby developed areas as proscribed in the Oro Valley Zoning Code.
10. Invasive plant species management will be incorporated into all plans for development.
11. It is intended that all areas designated as NOS or riparian areas will be preserved and protected by conservation easements or other legal means.
12. Oro Valley will work in collaboration with Pima County in developing, managing and funding a management plan to protect biological and cultural resources.

Cultural Resource Conservation

These policies address the protection of archaeological and historical sites, as well as the Pima County Designated Priority Cultural Resource Complex known as Indian Town, located within the Planning Area. These policies are intended to preserve finite and non-renewable archaeological sites, historic sites, and traditional cultural places in order to protect their cultural, educational, scientific, recreational, aesthetic and spiritual values.

1. The entirety of the Planning Area must be surveyed for cultural resources, and any sites encountered must be recorded with the Arizona State Museum.
2. All cultural resource preservation areas will be monitored through the Arizona Site Stewards Program and others to help ensure the protection of these areas and the preservation of these sites' inherent cultural values.
3. Cultural resources within open space and riparian areas will be preserved in place and managed and maintained as natural open space.
4. Archaeological and historical sites determined to be of exceptional importance should be avoided and protected in place.
5. Where avoidance of individual sites cannot be achieved and an impact to the resource will occur, a plan to mitigate the impacts through site data recovery and documentation, analyses, report preparation, and curation must be developed and then reviewed and

approved by the State Historic Preservation Office and implemented prior to any ground disturbance.

Water Supply

1. Future development of the project will require a detailed, comprehensive strategy to address water resource availability for the projected demands and water conservation for the project. The strategy will incorporate the findings and recommendations of the hydrology study requirement for the Planning Area and address opportunities for the use of effluent as a renewable water resource, native plant landscaping, groundwater recharge and minimizing impact to existing private exempt wells in the vicinity of the project. The water resource strategy will be developed for the Planning Area so that it will not impact the Town of Oro Valley's ability to meet current and projected water demands of customers within the existing water service area.
2. Prior to development, a Master Water Management Plan will be completed identifying current and projected water use demand, fire flow requirements, on-site/off-site water facility location and sizing, loops and proposed connection points to existing water systems, easements and common areas.
3. Consistent with standard Town practice, water infrastructure and access to serve the area must be provided at no cost to the Town. Water infrastructure necessary to serve the Planning Area will be dedicated and conveyed to the Town of Oro Valley acting through its Water Utility.
4. A Water Conservation Plan will be drafted to define policies and standards that require the use of best available technology for all development. A water conservation program should be implemented for all uses. Interior and exterior water conservation practices for residential and non-restricted uses will include the use of low water use fixture units, low water use landscaping and community water-based recreation centers.
5. The Town of Oro Valley has been designated by the Arizona Department of Water Resources as an assured water provider in the Tucson AMA, and the annual volume of water that is physically, continuously, and legally available under the Town's designation is not sufficient to serve all of the proposed development in the Planning Area. Prior to land disposition, studies will be conducted to determine available water supply in the Planning Area, including groundwater, redundant well sites, the current Town supply, and CAP allocation. If the projected needs of the development are greater than the available water supply, either development will not occur past the adequate supply of available water or additional water supply must be made available.
6. All future development in Arroyo Grande will be served by Oro Valley Water Utility on a first-come, first-served basis. This will be based on available renewable water supply such as CAP water that is allocated to the Town. Determination of availability of renewable water supply for the Arroyo Grande area will not include water to be allocated to areas currently within the Oro Valley Water Service Area.
7. If it is determined that renewable water is not available for a proposed development within the Arroyo Grande Area, the developer will be required to convey to the Town sufficient additional renewable water supply to serve the demands of the development in addition to payment of water impact fees. Any conveyance will be "wet" water and not "paper" water transfers.

Transportation and Circulation

1. A master transportation/traffic impact study should be completed during the master planning/PAD process and will encompass all of Arroyo Grande. The owner or its agents will arrange for the study, in cooperation with the Town, and will select and award a contract to a mutually-agreed-upon professional traffic engineering/transportation planning consultant licensed in the state of Arizona. This study will review and analyze this development from a multimodal transportation point of view, including transit. ADOT must play an integral part of the scoping and review process for this study.
2. The developer will be responsible for the planning, design and construction/improvement of the roadway network in the Planning Area, and will offset the traffic impact to the existing area highway network caused by the Arroyo Grande Development.
3. All infrastructure needed to support each phase of development should be funded and constructed by the developer, and accepted by the Town prior to the first certificate of occupancy for that phase.
4. Transit options should be made available to the community and may include demand response, circulator services, fixed routes, express routes and high-capacity transit alternatives on Oracle Road.
5. Arroyo Grande will have a safe, effective and convenient system of multimodal transportation. All parts of the community will be linked together and accessible to the residents.
6. The Commerce/Office Park area adjacent to Oracle Road should be linked to the interior of the Planning Area as sufficient residential development areas to the northwest develop.
7. Future development of the project will require the following:
 - Designing the transportation system so as to accommodate and facilitate the new-urbanist, sustainable and mixed use character of the development.
 - Provision for mass transit.
 - Providing connectivity for alternate modes of transportation by pedestrians and bicyclists.
 - Cross-connection and multiuse trails to provide a multimodal connection with adjacent developments, and thus reduce Vehicle Miles Traveled (VMT) within the Planning Area.
 - Staged capacity improvements, for example, adequate lanes for through and turning movements to accommodate anticipated traffic volumes.
 - A roadway network that avoids deleterious impacts on the natural and constructed drainage network and wildlife movements, provides all-weather access, and avoids disruption of the roadway network by stormwater.
 - Any roads crossing a riparian area will be elevated allowing for wildlife and hydrological movement underneath the roadway.

Hydrology

1. A master hydrological/drainage study should be completed during the master planning/planned area development phase of this project and will encompass all of Arroyo Grande. The owner or its agents will arrange for the study in consultation with the Town and will select and award a contract to a professional engineering/hydrological consultant who

is licensed in the state of Arizona. Pima County Regional Flood Control District must play an integral part in the scoping and review process for this study.

2. Hydrological and drainage design and construction should incorporate techniques that preserve and enhance the natural conditions and character of each watershed.
3. Flood control systems must be provided that protect all developed areas from the impacts of the 100-year flood event.
4. Where required, all-weather crossings must be designed and constructed to allow unrestricted passage during the 100-year flood event for all arterial, collector and local streets.

Sanitary Sewer Facilities

1. Developers should provide sanitary sewer facilities for the conveyance and/or treatment of sewage from all planned developments

Parks, Trails, and Access

1. Prior to development, a Public Trails Master Plan should be detailed within the Arroyo Grande planning area consistent with the Tortolita Mountain Park Master Plan, the Eastern Pima County Trail System Master Plan, Pima Regional Trail System Master Plan and the Town of Oro Valley's Parks and Trails Plan.
2. The developer should construct a multiuse trail system that provides trailheads and linkages with open space, active recreation areas and schools.
3. Land within development areas should be set aside for parks and other recreational facilities based on established standards.

Public Facilities, Services, and Schools

1. The subject area, upon annexation into the Town of Oro Valley, will be provided with a full range of urban-level services including schools, fire and police protection, water, transportation facilities/services, and recreational services and facilities. The location of facilities and infrastructure will be fully assessed based on established standards as part of infrastructure studies specific plan(s) formulation pursuant to the goals, objectives and policies for the Planning Area, and will be timed to provide for phased development that can be fully financed by the developer as required in responding to changes in market conditions.
2. A parcel or parcels of land may be required for a centralized Town Operations Center that must include Public Works, Water Utility, Parks and Recreation, Transit, Police and other departments, if necessary.
3. Fire protection will be provided by the Golder Ranch Fire District.
4. The number and locations of schools will be coordinated with the Amphitheater School District.
5. The Oro Valley Zoning Code Revised will apply.

Financial Sustainability Policies

1. The Town of Oro Valley expects that new development within the Arroyo Grande area will pay for and provide the necessary infrastructure to meet the needs of that new development.

2. It is expected that existing Town residents should not be burdened with additional costs, fees or taxes to subsidize the provision of Town services to the new development in the Arroyo Grande area.
3. Prior to development approval, an economic impact study will be conducted to determine the costs of service and infrastructure necessary to support the new development and the revenue-generating impact of that development to ensure that the new development is paying its fair share and does not require subsidization from existing residents.
4. It is the Town's policy to carefully consider the use of Community Facility Districts (CFDs) as a funding mechanism to finance the construction, operation, and maintenance of public infrastructure within the boundaries of the CFD. A CFD is the legal equivalent of the establishment of an entirely new municipal/taxing district entity within the boundaries of the Town. If used, CFDs will provide an enhanced level of public infrastructure amenities and/or municipal services. The Town will conduct a detailed cost/benefit analysis to determine the viability of any proposed CFD within the Arroyo Grande area.
5. Should a CFD be approved for the provision of infrastructure and services within Arroyo Grande, that would be funded by property assessments/taxes within the district boundaries. The Town's development impact fee ordinance provides for credits for infrastructure provided in this manner.

KAI-CAPRI

These policies apply to the area shown on the map below, which includes the approximately 10-acre Steam Pump Ranch Estates property in the southeast corner of the area.

General

1. Transfers of residential densities are permitted and encouraged in the area. Primary receiving areas are: (1) the graded area in the north central portion of the site; and (2) areas adjacent to Rooney Ranch no more than 660 feet north of the southern boundary and no farther east than the east edge of Palisades splits. Units should be transferred off the following areas: (1) SRAs, (2) areas along North First Avenue (especially the area between the road and the Palisades split parcels), and (3) the area southeast and visible from Palisades split parcels.
2. Transfers of densities from SRAs that are not riparian areas (including 50-foot buffers), floodplains, or 25 percent slopes may be calculated at up to 1.0 units per acre. Transfers of densities off the other SRA, or building within any SRA, should be at no more than 0.4 units per acre.
3. Primitive trails, with public access easements, shall be provided unless otherwise prohibited by law. These will be within the existing wash areas, will connect to the open space area adjacent to the northern boundary of the site, and will provide a connection from the Palisades splits area southeasterly to the wash.
4. Any change to the General Plan that would allow more than 1.0 units per acre, overall, on the residential area on the property shall be treated as a major amendment. As currently mapped, the maximum number of residential units on the Kai-Capri Property is 255, and up to 10 are allowed on the Steam Pump Ranch Estates property. Any change of the commercial area to residential use shall be treated as a major amendment. The Oro Valley Zoning Code Revised will apply.

Local Commercial and Mixed Uses (LCMU)

1. Must be developed for commercial and office uses as part of an overall master plan that includes planning for the Master Plan Community (MPC) property to the south.
2. Any building within 200 feet of North First Avenue shall not be higher than 25 feet, as measured from the finished grade of North First Avenue, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. A minimum of 40% of the North First Avenue frontage, to a depth of 300 feet, must be maintained as a view corridor and not used for building purposes.
4. The commercial areas shall not extend, on North First Avenue, to the south of the Evergreen (Walgreen's) development.

Master Planned Community

1. Must be developed for residential uses as part of an overall master plan that includes planning for the Local Commercial and Mixed Uses (LCMU) property to the north.
2. No building within 200 feet of North First Avenue, or within 150 feet of Palisades Road or existing development, shall be higher than 18 feet, unless the applicant demonstrates by a

viewshed analysis that a greater building height will not interfere with views of the Catalinas.

3. There shall be no development in the 100-year floodplain, in riparian areas or on any slopes of 25% or more, excluding roadways and utilities.
4. The only housing type permitted is single-family detached residence.
5. Mass grading for residential uses is allowed only in disturbed areas. Any mass grading shall require the approval of the Planning and Zoning Administrator.
6. No buildings shall be constructed within 100 feet of the east property line adjacent to existing residential areas.

CAPELLA PLANNED AREA DEVELOPMENT

Northwest

1. Planning unit boundaries are shown graphically. The actual boundaries extend to the centerline of adjacent rights-of-way or property boundaries as depicted on the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process.
2. Lands outside the Critical Resource Areas shall be considered Resource Management Area Tier 2.
3. At the time of rezoning, a Master Plan shall be prepared through the use of a Planned Area Development (PAD) zoning for the entire site, including:
 - a. A Master Land Use Plan that will formalize the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process, and that will correspond to descriptions of the various land use categories proposed in the PAD.
 - b. A Master Traffic Impact Analysis (TIA), that will outline roadway improvements that are anticipated to be necessary as the PAD develops. The Master TIA shall be updated with each individual Conceptual Site Plan proposed within the PAD, determining which, if any, roadway improvements are necessary to mitigate each development's impact. The TIA shall identify and substantiate traffic control methods to minimize or mitigate potential traffic impacts to Cañada Hills Drive, which is a private roadway. The ultimate alignment of subdivision access roads and use of proposed traffic control methods are entirely subject to Town Engineer review and approval.
 - c. A Master Recreation & Trails Plan that will schematically show bicycle and pedestrian circulation within the PAD. The Plan will also include schematic programming for the different recreational area nodes shown on the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process.
 - d. A Master Environmentally Sensitive Open Space (ESOS) Plan showing the placement of required open space within the entire future Planned Area Development area. ESOS within Resource Management Areas shall be located along adjacent Critical Resource Areas to the greatest extent practical, outside of Neighborhood Commercial–Office parcels.
 - e. A Master Utilities Plan that will show anticipated trunk utility extensions needed throughout the PAD.
4. The total maximum number of permitted units is 500 for all areas designated as residential (including townhomes). The Neighborhood Commercial–Office properties at La Cholla Blvd. and Naranja Drive shall have a backup designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The backup designation of MDR may only be utilized once the remainder of the Master Planned Community residential parcels have been developed.
5. No apartments shall be permitted.
6. No senior care facilities shall be permitted unless operated in conjunction with the expansion of Casas Church.

7. No crematoriums shall be permitted.
8. Gun and ammunition sales shall not constitute the primary use within a business within the development.
9. For the northwest corner of La Cholla Blvd. and Naranja Drive, designated as Local Commercial and Mixed Uses, all C-N uses enabled in Town zoning are permitted, except as provided below:
 - a. Supermarkets, car washes, gas stations, auto service centers and convenience stores such as Circle K, 7-11 or similar, are prohibited.
 - b. Drive-thru uses and other convenience uses are subject to approval of a Conditional Use Permit.
 - c. Back-up designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 30 units.
 - d. Maximum building height shall be limited to 24 feet.
 - e. Packaged alcohol sales shall not constitute the primary use within a business.
10. For the southwest corner of La Cholla and Naranja Drives designated as Local Commercial and Mixed Uses, all C-1 uses enabled in Town zoning are permitted, except as provided below:
 - a. Broadcasting stations, fabric stores, medical marijuana dispensary, video store, appliance repair, laundromat, car washes, auto service centers, convenience stores such as Circle K, 7-11 or similar, theater, or a major communications facility are prohibited.
 - b. Drive-thru uses and other convenience uses are subject to approval of a Conditional Use Permit.
 - c. Back-up designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 40 units.
 - d. Packaged alcohol sales shall not constitute the primary use within a business.
 - e. Dry cleaners limited to drop-off/pick-up only, are permitted.
11. A 200-foot, natural open space buffer shall be provided on the western boundary, adjacent to existing residential areas, as shown on the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process. No trails shall be provided within this buffer area.
12. Homes shall be restricted to single-story, not to exceed 20 feet in height along the west and south as denoted on the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process. Expansions of the Casas Church campus in these areas shall be restricted to 25 feet in height.
13. Areas designated Medium Density Residential shall include perimeter buffer yards with enhanced vegetation (density and size) to screen lots along arterial roadways. Sizable native vegetation that is required to be transplanted, as specified in the Zoning Code, shall be placed in buffer yards.
14. The park areas within the Master Plan shall count toward the recreation area acreage required by Town Code for residential development within the Master Plan. The park areas shall be improved by the developer with a commensurate level of amenities as required by the Zoning Code.

15. The development shall substantially conform to the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process.
16. These Special Area Policies represent agreed-upon elements as part of the General Plan Amendment, to be reflected in the required Planned Area Development zoning. These Special Area Policies should not be construed as the complete list of standards and requirements applicable to the Planned Area Development. Additional development standards and requirements will be comprehensively addressed during the subsequent rezoning process.
17. Areas designated Low Density Residential shall include a perimeter buffer yard with enhanced vegetation (density and size) along the entire eastern edge of the 200-foot, natural open space area adjacent to existing residences. Sizable native vegetation that is required to be transplanted as specified in the Zoning Code shall be placed in that eastern edge buffer yard. The intent of this enhanced buffer yard is to fill in any significant gaps in the native tree canopy within the 200-foot natural open space area, as viewed from the existing residences to the west. The enhanced buffer yard shall meet the Town's 10-foot buffer yard 'A' requirements.
18. Grading permits for the development shall not be issued until the contract for the Regional Transportation Authority's widening of La Cholla Boulevard has been awarded to a contractor.
19. The 53-acre Medium Density Residential parcel on the north side of Lambert Lane shall be restricted to a maximum density of three homes per acre, require a minimum lot size of 6,600 square feet and require a minimum of 10,000 square foot lots along the north side of Lambert Lane with a minimum of 15 feet between homes.

Southwest

1. Planning unit boundaries are shown graphically. The actual boundaries extend to the center line of adjacent rights-of-way or property boundaries as depicted on the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process.
2. Lands outside the Critical Resource Areas shall be considered Resource Management Area Tier 2.
3. At the time of rezoning, a Master Plan shall be prepared through the use of a Planned Area Development (PAD) zoning for the entire site, including:
 - a. A Master Land Use Plan that will formalize the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process, and that will correspond to descriptions of the various land use categories proposed in the PAD.
 - b. A Master Traffic Impact Analysis (TIA), that will outline roadway improvements that are anticipated to be necessary as the PAD develops. The Master TIA shall be updated with each individual Conceptual Site Plan proposed within the PAD, determining which, if any, roadway improvements are necessary to mitigate each development's impact. The TIA shall identify and substantiate traffic control methods to minimize or mitigate potential traffic impacts to Cañada Hills Drive, which is a private roadway. The ultimate alignment of subdivision access roads and

use of proposed traffic control methods are entirely subject to Town Engineer review and approval.

- c. A Master Recreation & Trails Plan that will schematically show bicycle and pedestrian circulation within the PAD. The Plan will also include schematic programming for the different recreational area nodes shown on the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process.
 - d. A Master Environmentally Sensitive Open Space (ESOS) Plan showing the placement of required open space within the entire future Planned Area Development area. ESOS within Resource Management Areas shall be located along adjacent Critical Resource Areas to the greatest extent practical, outside of Neighborhood Commercial–Office parcels.
 - e. A Master Utilities Plan that will show anticipated trunk utility extensions needed throughout the PAD.
- 4. The total maximum number of permitted units is 500 for all areas designated as residential (including townhomes). The Neighborhood Commercial-Office properties at La Cholla Blvd. and Naranja Drive shall have a backup designation of Medium Density Residential (MDR) (2.1 – 5.0 homes per acre), allowing an additional 70 units. The backup designation of MDR may only be utilized once the remainder of the Master Planned Community residential parcels have been developed.
 - 5. No apartments shall be permitted.
 - 6. No senior care facilities shall be permitted unless operated in conjunction with the expansion of Casas Church.
 - 7. No crematoriums shall be permitted.
 - 8. Gun and ammunition sales shall not constitute the primary use within a business within the development.
 - 9. For the northwest corner of La Cholla Blvd. and Naranja Drive, designated as Neighborhood Commercial-Office, all C-N uses enabled in Town zoning are permitted, except as provided below:
 - a. Supermarkets, car washes, gas stations, auto service centers and convenience stores such as Circle K, 7-11, or similar are prohibited.
 - b. Drive-thru uses and other convenience uses are subject to approval of a Conditional Use Permit.
 - c. Backup designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 30 units.
 - d. Maximum building height shall be limited to 24 feet.
 - e. Packaged alcohol sales shall not constitute the primary use within a business.
 - 10. For the southwest corner of La Cholla Blvd and Naranja Drive, designated as Neighborhood Commercial-Office, all C-1 uses enabled in Town zoning are permitted, except as provided below:
 - a. Broadcasting stations, fabric stores, medical marijuana dispensary, video store, appliance repair, laundromats, car washes, auto service centers, convenience stores such as Circle K, 7-11 or similar, theater, or a major communications facility are prohibited.

- b. Drive-thru uses and other convenience uses are subject to approval of a Conditional Use Permit.
 - c. Back-up designation of Medium Density Residential (2.1 – 5.0 homes per acre) is permitted, with a cap of 40 units.
 - d. Packaged alcohol sales shall not constitute the primary use within a business.
 - e. Dry cleaners limited to drop-off/pick-up only are permitted.
11. A 200-foot, natural open space buffer shall be provided on the western boundary, adjacent to existing residential areas as shown on the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process. No trails shall be provided within this buffer area.
 12. Homes shall be restricted to single-story, not to exceed 20 feet in height along the west and south as denoted on the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process. Expansions of the Casas Church campus in these areas shall be restricted to 25 feet in height.
 13. Areas designated Medium Density Residential shall include perimeter buffer yards with enhanced vegetation (density and size) to screen lots along arterial roadways. Sizable native vegetation that is required to be transplanted, as specified in the Zoning Code, shall be placed in buffer yards.
 14. The park areas within the Master Plan shall count toward the recreation area acreage required by Town Code for residential development within the Master Plan. The park areas shall be improved by the developer with a commensurate level of amenities as required by the Zoning Code.
 15. The development shall substantially conform to the Long-Range Conceptual Master Plan dated April 22, 2015, and approved during the General Plan Amendment process.
 16. These Special Area Policies represent agreed-upon elements as part of the General Plan Amendment to be reflected in the required Planned Area Development zoning. These Special Area Policies should not be construed as the complete list of standards and requirements applicable to the Planned Area Development. Additional development standards and requirements will be comprehensively addressed during the subsequent rezoning process.
 17. Areas designated Low Density Residential shall include a perimeter buffer yard with enhanced vegetation (density and size) along the entire eastern edge of the 200-foot natural, open space area adjacent to existing residences. Sizable native vegetation that is required to be transplanted as specified in the Zoning Code shall be placed in that eastern edge buffer yard. The intent of this enhanced buffer yard is to fill in any significant gaps in the native tree canopy within the 200-foot natural open space area, as viewed from the existing residences to the west. The enhanced buffer yard shall meet the Town's 10-foot buffer yard 'A' requirements.
 18. Grading permits for the development shall not be issued until the contract for the Regional Transportation Authority's widening of La Cholla Boulevard has been awarded to a contractor.
 19. Traffic shall not be allowed to cross La Cholla Boulevard directly from the development to Cañada Hills Drive.

20. The 53-acre Medium Density Residential parcel on the north side of Lambert Lane shall be restricted to a maximum density of three homes per acre, requires a minimum lot size of 6,600 square feet, and requires a minimum of 10,000 square foot lots along the north side of Lambert Lane with a minimum of 15 feet between homes.
21. The Capella Planned Area Development can be found [HERE](#).