

Avilla Rancho Vistoso East Proposed Rezoning

Second Neighborhood Meeting

August 29, 2022

Meeting will start at 6pm

Ground Rules for Neighborhood Meetings

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

All Zoom participants are currently on mute. Host will provide directions when meeting starts at 6pm.



Town of Oro Valley

Please contact Kyle Packer,
Planner, at (520) 229-4822 for
additional ZOOM assistance.

Phone passcode: 430089

Process for Proposed Rezoning



Town of Oro Valley

Questions?

ask@orovalleyaz.gov

For more information

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1st neighborhood meeting – (web-based fully interactive Zoom) November 4, 2021

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Planning and Zoning Commission public hearing – November 1, 2022 (tentative)

Town Council public hearing – December 7, 2022 (tentative)



Agenda

I. Brief overview by staff

II. Presentation by the applicant

III. YOUR TURN!

- ▶ Traffic impacts and safety
- ▶ Compatibility with the surrounding area
 - ▶ Buffers, lighting, views, density etc.
- ▶ Impacts to property values
- ▶ Drainage
- ▶ Impacts to wildlife
- ▶ Change from commercial to residential
- ▶ Crime

IV. Next steps



Rancho Vistoso Planned Area Development



Town of Oro Valley

- ▶ Adopted by Town Council in 1987
- ▶ Established existing zoning on subject parcel



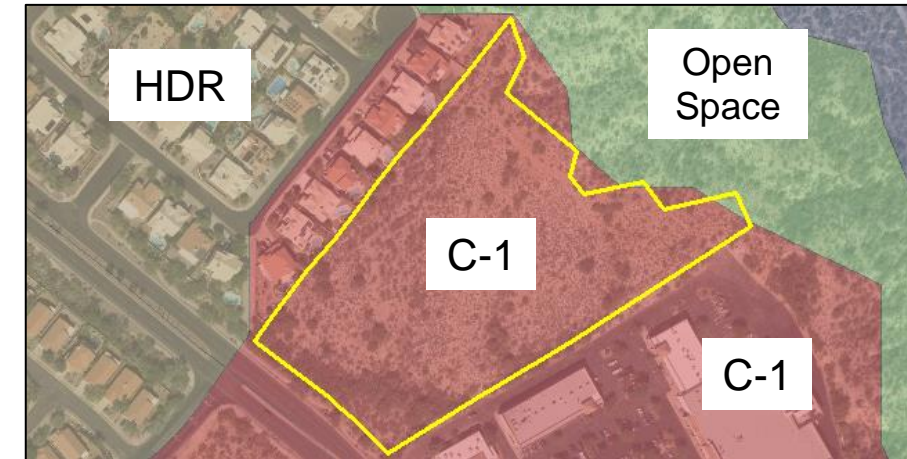
Applicant's Proposal – Rezoning to High Density Residential



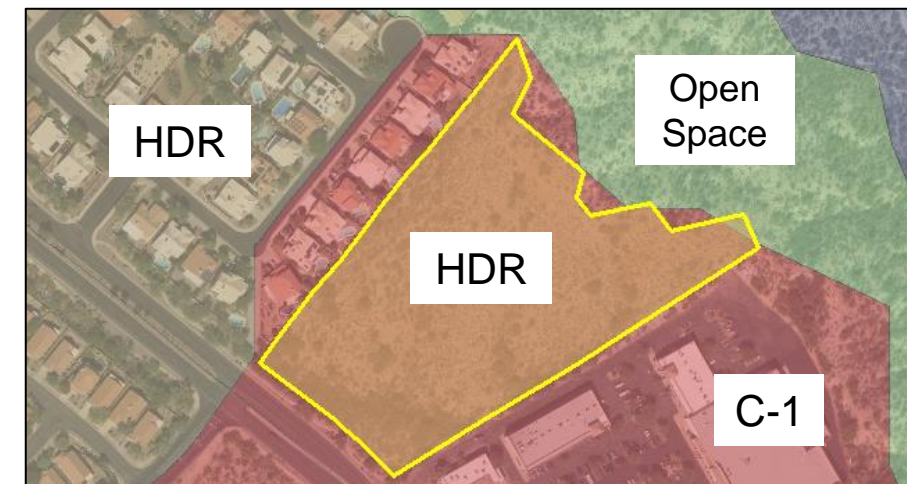
Town of Oro Valley

► Proposed Rezoning from C-1 Commercial to High Density Residential

Permitted Uses	Proposed Uses
C-1 Commercial	High Density Residential
Grocery Store	Apartments
Retail	Single Family Homes
Restaurant	Attached Townhomes
Offices	Offices



Existing Zoning



Proposed Zoning

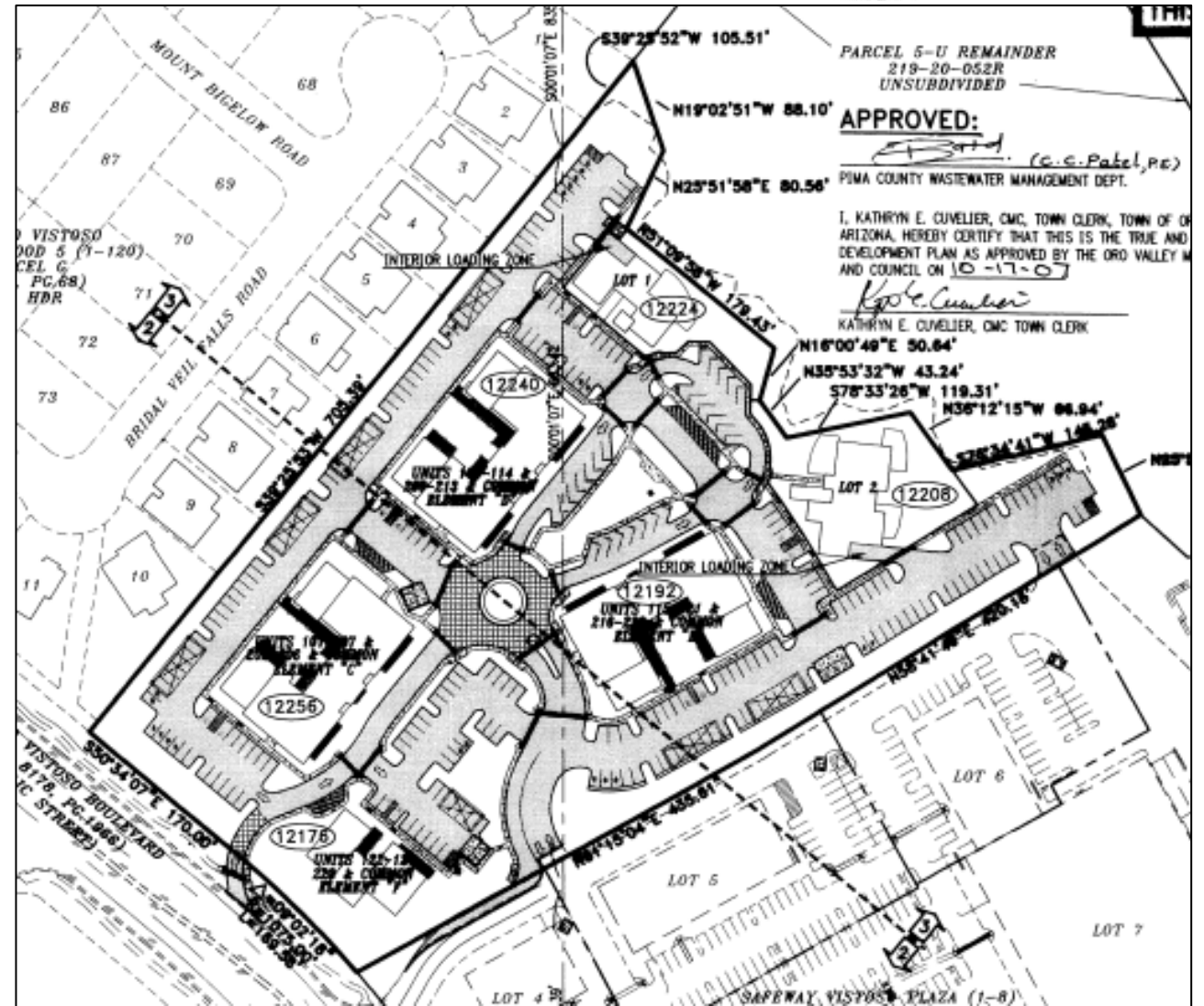
	Permitted Development Standards	
	C-1 Commercial	High Density Residential
Building Setback from Adjacent Homes	25-feet	5-feet
Bufferyard Adjacent to Homes	15-feet	10-feet
Building Height	34-feet, three stories	34-feet, three stories
Open Space Required	10%	30%

2007 Approved Development Plan



Town of Oro Valley

- ▶ Professional office buildings and restaurants
- ▶ 34-feet, two-stories



Applicant's Request: Proposed Site Plan



Town of Oro Valley



Original Plan



Revised Plan

Overall Avilla Rancho Vistoso Development



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- ▶ 205 total rental homes
- ▶ Single story
- ▶ One, two, and three bedroom attached and detached homes



Key Elements of Staff Review



Town of Oro Valley

- ▶ General Plan conformance
- ▶ Neighborhood compatibility
- ▶ Grading and drainage
- ▶ Compliance with Zoning Code
- ▶ Traffic and access



Previous Neighbor Questions and Concerns



Town of Oro Valley

- ▶ Traffic impacts and safety
- ▶ Compatibility with the surrounding area
 - ▶ Buffers, lighting, views, density etc.
- ▶ Impacts to property values
- ▶ Drainage
- ▶ Impacts to wildlife
- ▶ Change from commercial to residential
- ▶ Crime



AVILLA RANCHO VISTOSO

A LUXURY LEASED HOME NEIGHBORHOOD

THE LUXURY LEASED HOME LIFESTYLE

- LIFESTYLE CHOICE — MOST RESIDENTS HAVE THE ABILITY TO BUY A HOME BUT ARE PURPOSEFULLY CHOOSING THE AVILLA LIFESTYLE.
- >50% ARE OVER 45 YEARS OLD.
- ~45% ARE SINGLE.
- 50% MOVED FROM A “TRADITIONAL” SINGLE-FAMILY HOME.
- ~19% OF HOUSEHOLDS HAVE CHILDREN. ~2.9 SCHOOL AGE CHILDREN PER EVERY 10 HOUSEHOLDS.
- 12- TO 14-MONTH LEASES. AVERAGE LEASE TERM OF 28 MONTHS.
- CRIME FREE / DRUG FREE CONTRACTS WITH ALL RESIDENTS.
- BACKGROUND CHECKS ON ALL PROSPECTIVE RESIDENTS. NO FELONS.

















Figure 4: Site Plan and Access

CONCERNS WE'VE HEARD: ACCESS & TRAFFIC

- INFRASTRUCTURE FOR 14,000 vs. 9,500 HOMES. HDR ALONG RV BLVD.
- ORIGINAL PLANNED SIGNAL LOCATION. WOODBURNE REALIGNMENT.
- ORIGINAL PLAN FOR WHOLE 5-U. STUB-OUTS. CROSS-ACCESS EASEMENT. PRIVATE.
- HDR \approx 620 ADT vs. C-1 \approx 2,380 ADT (▼70%, ASSUMING EQUIV. FAR TO SAFEWAY)
- CENTRAL ACCESS DRIVE WILL BE IMPROVED & SIGNALIZED.
- 3 ACCESS POINTS.
- PEDESTRIAN ACCESS.



CONCERNS WE'VE HEARD: PROPERTY VALUES, SAFETY & CRIME

- “NO GUARANTEE THAT THIS PROJECT WON'T BE OWNED BY ANOTHER COMPANY IN THE FUTURE, AND THAT IT WOULDN'T BE MAINTAINED WELL.”
 - OWNERS WILL WORK TO PRESERVE VALUE OF A SIGNIFICANT ASSET.
- FORMAL BACKGROUND CHECK OF ALL RESIDENTS. NO FELONS OR DRUGS. SFR?
- STRICTLY ENFORCED RENTAL AGREEMENT.
- SAFE ENVIRONMENT ATTRACTS RESIDENTS (>50% ♀)

CONCERNS WE'VE HEARD: DRAINAGE IMPACTS

- NO CHANGE IN FLOW VOLUME, LOCATION, VELOCITY
- PART OF A LARGER DRAINAGE SYSTEM
 - UPSTREAM: HORIZONS, RV BLVD.
 - DOWNSTREAM: SAFEWAY

CONCERNS WE'VE HEARD: OPEN SPACE & WILDLIFE

- ~8,000-AC. RANCHO VISTOSO PAD OPEN SPACE / WILDLIFE CORRIDORS.
- MINIMAL ONSITE HABITAT CONNECTIVITY.
- 30% ONSITE OS vs. 10% UNDER EXISTING C-1.

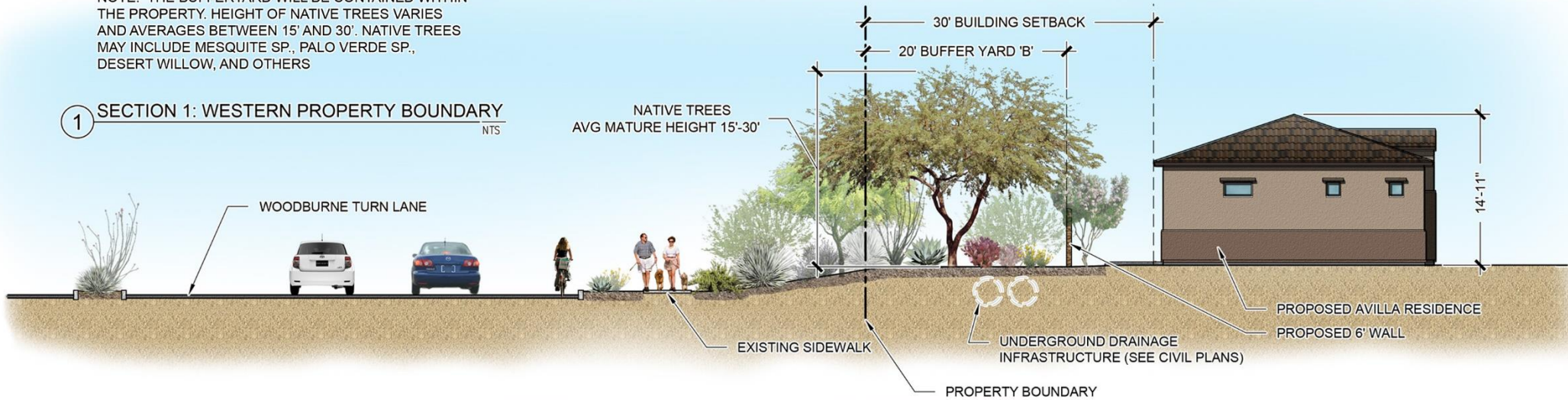
CONCERNS WE'VE HEARD: NOISE, LIGHTS & VIEWS

- STRICT CONTRACT REQUIRED: NO DISTURBANCE OF THE PEACE. ONSITE MANAGER. GOOD NEIGHBOR + RESIDENT EXPECTATIONS.
- CENTRAL POOL AREA IS 280' FROM NEAREST NEIGHBOR (CENTERPOINTE: 130')
- GRADING:
 - TYPICALLY 5' – 9' BELOW HORIZONS NEIGHBORS.
 - 18' / 1-STORY MAXIMUM BUILDING HEIGHT VS. 34' / 3-STORY IF C-1.
- OV OUTDOOR LIGHTING CODE COMPLIANT RE: LUMENS & TRESPASS. LOWER GRADE.

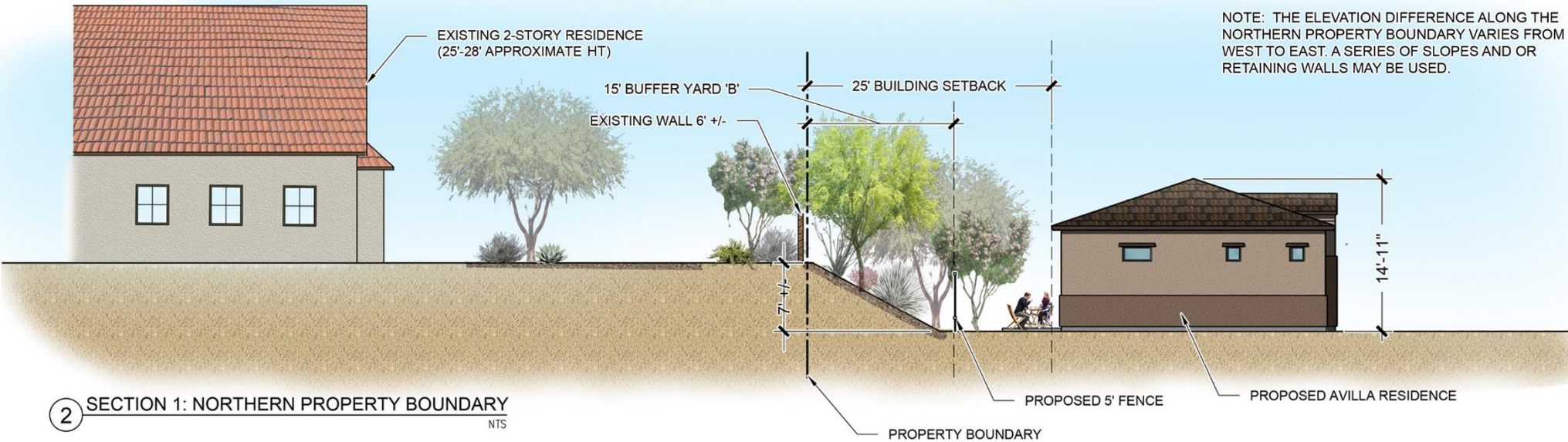
Landscape Sections

NOTE: THE BUFFERYARD WILL BE CONTAINED WITHIN THE PROPERTY. HEIGHT OF NATIVE TREES VARIES AND AVERAGES BETWEEN 15' AND 30'. NATIVE TREES MAY INCLUDE MESQUITE SP., PALO VERDE SP., DESERT WILLOW, AND OTHERS

1 SECTION 1: WESTERN PROPERTY BOUNDARY



2 SECTION 1: NORTHERN PROPERTY BOUNDARY

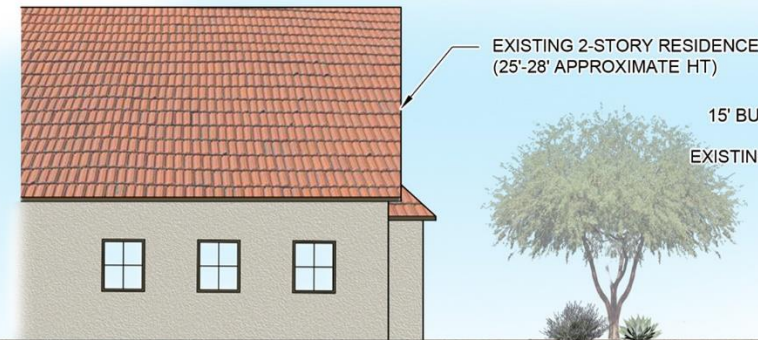
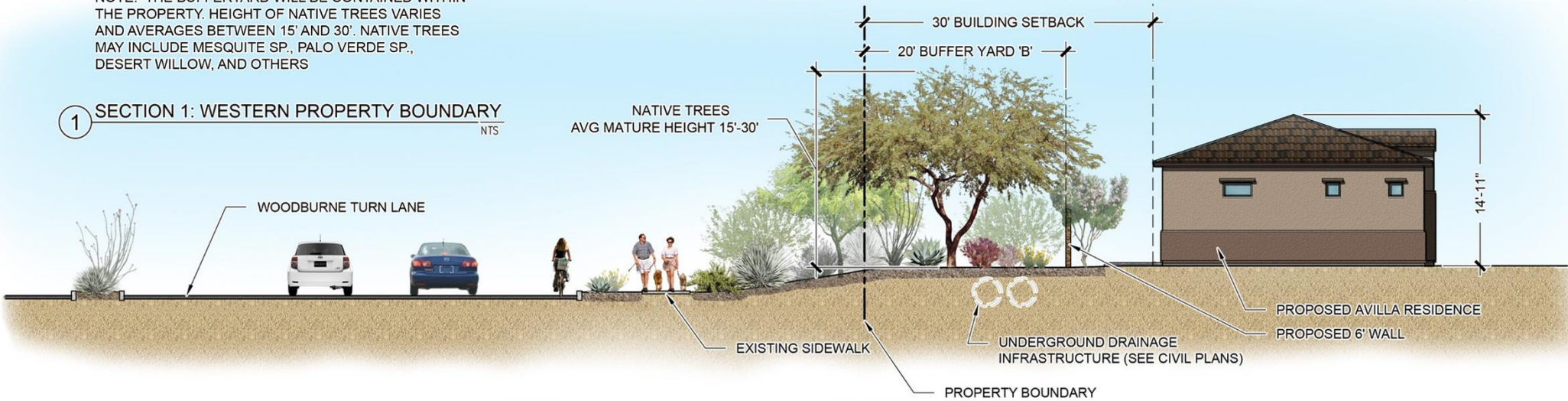


Avilla Rancho Vistoso

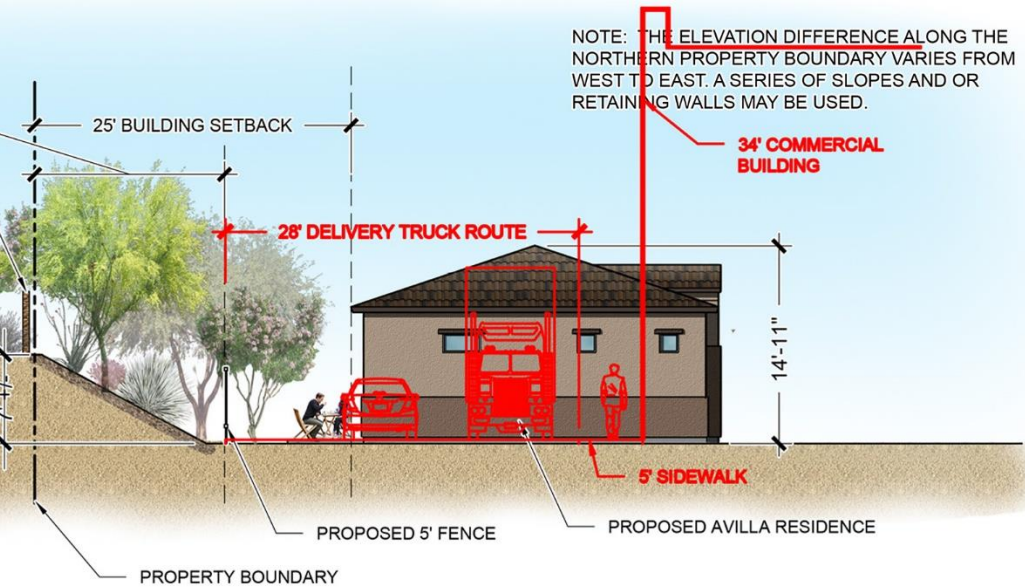
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NTS



2 SECTION 1: NORTHERN PROPERTY BOUNDARY
NTS



Avilla Rancho Vistoso

CONCERNS WE'VE HEARD: "RENTERS"

- 21% OF HOUSING UNITS IN OV ARE RENTER-OCCUPIED (2021).
- OV RENTER HOUSEHOLDS HAVE MEDIAN INCOME OF \$51K.
- AVILLA HOUSEHOLDS: 54% \$50K - \$100K, 26% \$100K - \$200K.
- AT AVILLA, RESIDENTS ARE OFTEN PREVIOUS HOMEOWNERS WHO WISH TO...
 - REDUCE MAINTENANCE / DOWNSIZE
 - STEP BACK FROM THE VOLATILE HOUSING MARKET
 - PREFER NOT TO LIVE IN A TRADITIONAL MULTI-STORY GARDEN-STYLE APARTMENT COMPLEX
- YOUNG PROFESSIONALS ARE ATTRACTIVE TO INNOVATION PARK EMPLOYERS BUT NEARBY HOUSING OPTIONS ARE VERY LIMITED.
- OV'S WEEKDAY POPULATION IS +8K

CONCERNS WE'VE HEARD: COMMERCIAL VIABILITY

- “THIS LAND WAS PLANNED FOR COMMERCIAL DEVELOPMENT, WHICH WILL PROVIDE JOBS AND RETAIL SALES TAX REVENUES.”
 - PAD INTENDED TO HAVE ~14K HOMES BUT DEVELOPED AT ~2/3 DENSITY.
 - 392 AC. (5.1%) OF PAD DEDICATED FOR COMMERCIAL.
 - (OVGP=3.4% / SGP=1.5% EXCL. McDOWELL MTN. PRESERVE)
- VALBRIDGE STUDY:
 - IT IS CLEAR THAT THE OFFICE AND RETAIL USES PERMITTED BY THE CURRENT ZONING ARE NOT ALIGNED WITH MARKET DEMAND AND THERE IS NO REASON TO BELIEVE THIS WILL CHANGE IN THE FORESEEABLE FUTURE. THOSE USES CANNOT BE CONSIDERED VIABLE FOR EITHER SITE.
 - OV MARKETPLACE
 - QUITE SIMPLY, IF ZONING CAN'T BE AMENDED, THE SUBJECT SITES WILL LIKELY CONTINUE TO REMAIN VACANT AND UNPRODUCTIVE FOR MANY YEARS TO COME. THE FACT THAT THEY ARE ZONED FOR COMMERCIAL USE DOES NOT GUARANTEE DEMAND FOR SUCH AND THIS HAS BEEN DIRECTLY DEMONSTRATED OVER THE PAST 37 YEARS. WE BELIEVE, AND THE MARKET HAS DEMONSTRATED, THAT ORO VALLEY HAS AN EXCESSIVE AMOUNT OF COMMERCIAL- ZONED VACANT LAND.

CONCERNS WE'VE HEARD: IMPACTS TO EXISTING BUSINESSES

- NOTIFICATIONS (OWNERSHIP / RENTERS)
- HDR vs. C-1
 - LESS VEHICULAR TRAFFIC
 - LESS RETAIL COMPETITION
 - MORE CUSTOMERS
 - WALKABILITY

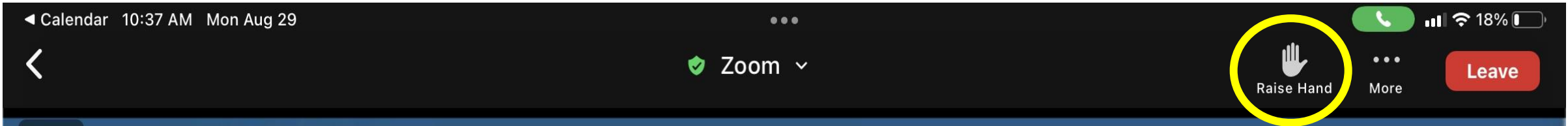
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Zoom – Raising your hand to ask a question



Town of Oro Valley



Phone

Raise Hand: *9

Unmute: *6

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Jessica Hynd
Constituent Services Coordinator

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www.OVprojects.com

“NE intersection of Tangerine Rd. and Rancho Vistoso Blvd. - Avilla
Rancho Vistoso East - Proposed Rezoning, 2101944/2200136”

