



Proposed Rezoning to High Density Residential



Project can be accessed with the QR code to the right:

To access project information online visit www.OVprojects.com under the project name: NE intersection of Tangerine Rd. and Rancho Vistoso Blvd. - Avilla Rancho Vistoso - Proposed Rezoning, 2101944/2200136

Project Summary

The applicant is proposing a rezoning to High Density Residential to allow rental homes on a vacant parcel near the northeast corner of the Rancho Vistoso Blvd. and Tangerine Rd. intersection (see image to the right). Existing open space zoned areas will remain.



Proposed Change:

The proposal would change the zoning from C-1 Commercial to High Density Residential within the Rancho Vistoso Planned Area Development.

Meeting Dates

1. Informational video – October 20, 2021
2. First web-based, fully interactive Zoom neighborhood meeting – November 4, 2021
3. Second neighborhood meeting (Zoom and person) – August 29, 2022
4. Planning and Zoning Commission public hearing – TBD
5. Town Council public hearing – TBD

Project milestones

1. Pre-application submitted – August 2021
2. Formal submittal received – January 2022

Existing Zoning Designation

C-1 Community Commercial

This district is intended to provide both for neighborhood and community shopping. The district provides for retail and service establishments which supply commodities or perform services to meet the daily needs of the neighborhood and shall be in locations where analysis of residential population demonstrates that such facilities are justified. In addition, this district is intended to provide commercial activities designed to serve the community. It may include uses associated with the central business district.

Proposed Zoning Designation

High Density Residential

This district is intended to provide a high-quality alternative housing choice for the residents of Rancho Vistoso.



Existing Zoning



Proposed Zoning

Development Standards

A comparison of development standards for the existing C-1 Commercial zoning and the proposed High Density Residential zoning is provided in the table below:

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

Review Criteria

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan for more information.

www.orovalleyaz.gov/planning

www.orovalleyaz.gov/generalplan

Review and Approval Process:

- Consideration and recommendation by Planning and Zoning Commission
- Approval by Town Council

