

Proposed Rezoning Northeast of the Tangerine Rd. and Rancho Vistoso Blvd. Intersection - Avilla Rancho Vistoso East

Neighborhood Meeting
November 4, 2021



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

Town of Oro Valley

Phone passcode: 344896



Town of Oro Valley

Purpose and Agenda

▶ Applicant's Proposal

- ▶ Proposed rezoning from Commercial to High Density Residential
- ▶ 85-90 single-story rental homes

▶ Listen and address your concerns

- Brief overview by staff
- Overview by applicant
- III. YOUR TURN!**
- Next steps
- Opportunities for public participation

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

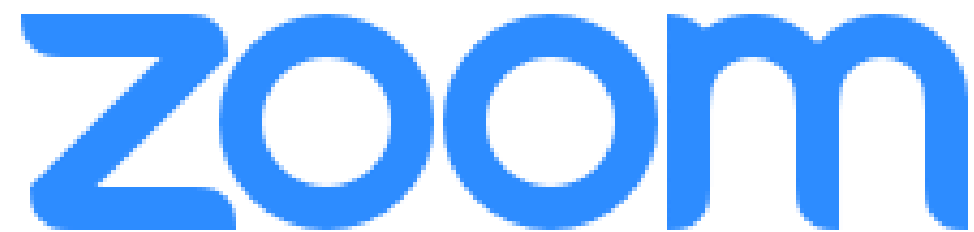




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Tonight's Meeting

- ▶ Goal #1: a fair, efficient and productive meeting
- ▶ Details:
 - ▶ Audio: One speaker unmuted at a time
 - ▶ Video: Speaker video on
 - ▶ Time: 6 to 7:30 PM
- ▶ Project information at OVprojects.com



www.OVprojects.com

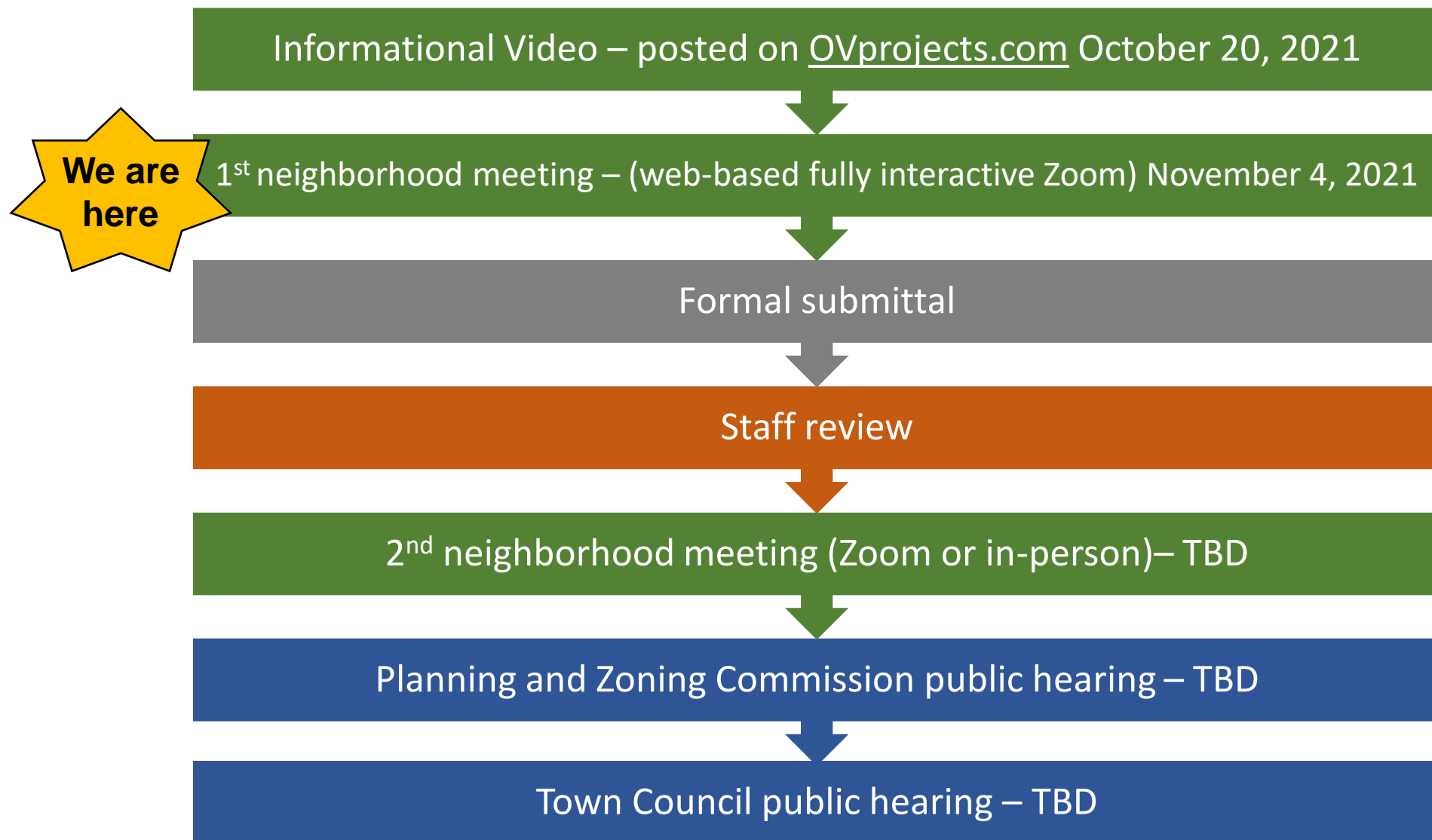
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Process for Proposed Rezoning

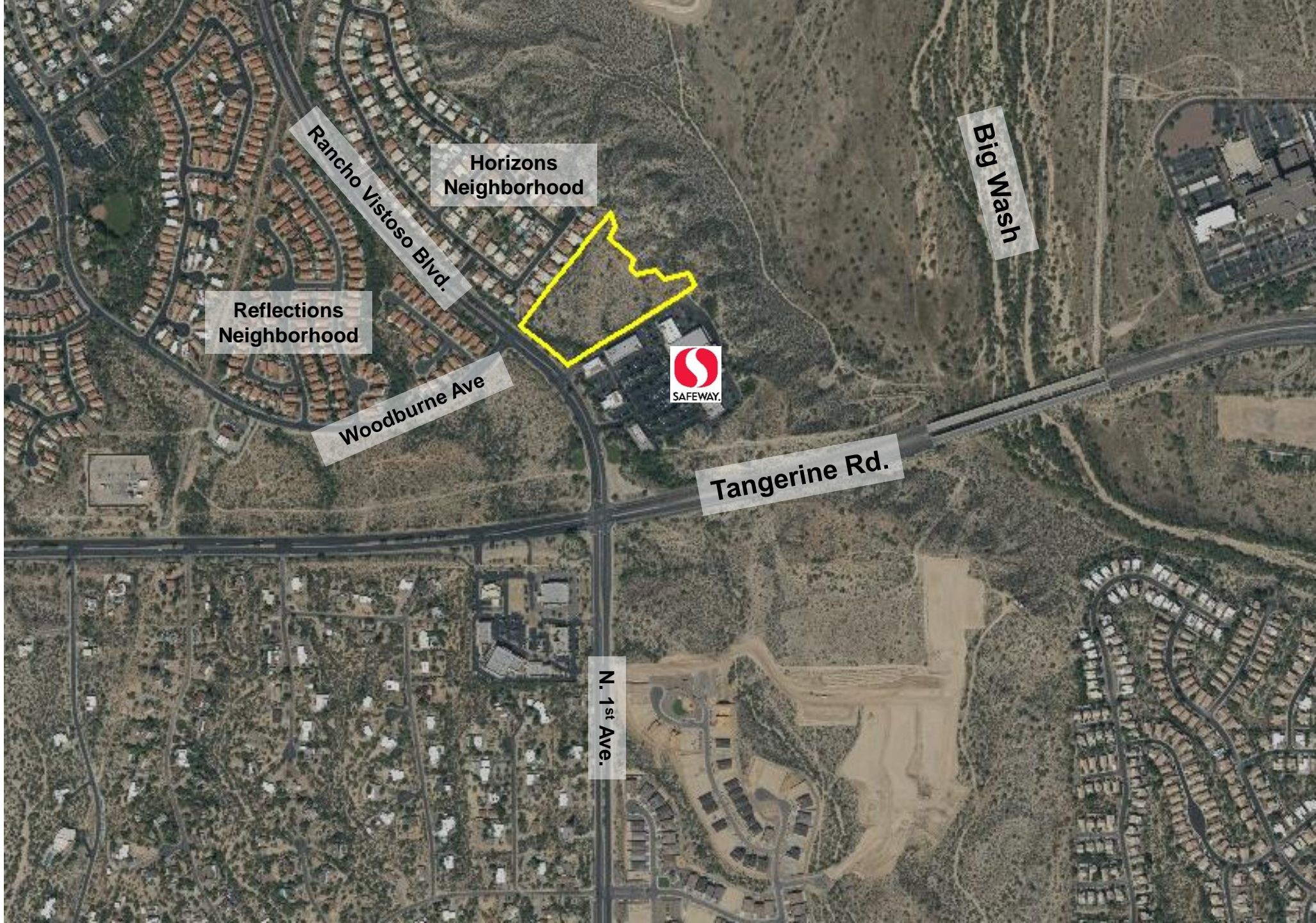


Questions?

hoden@orovalleyaz.gov

For more information

[OVprojects.com](https://www.ovprojects.com)



Reflections
Neighborhood

Rancho Vistoso Blvd.

Horizons
Neighborhood

Woodburne Ave



Tangerine Rd.

Big Wash

N. 1st Ave.

Rancho Vistoso Planned Area Development

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



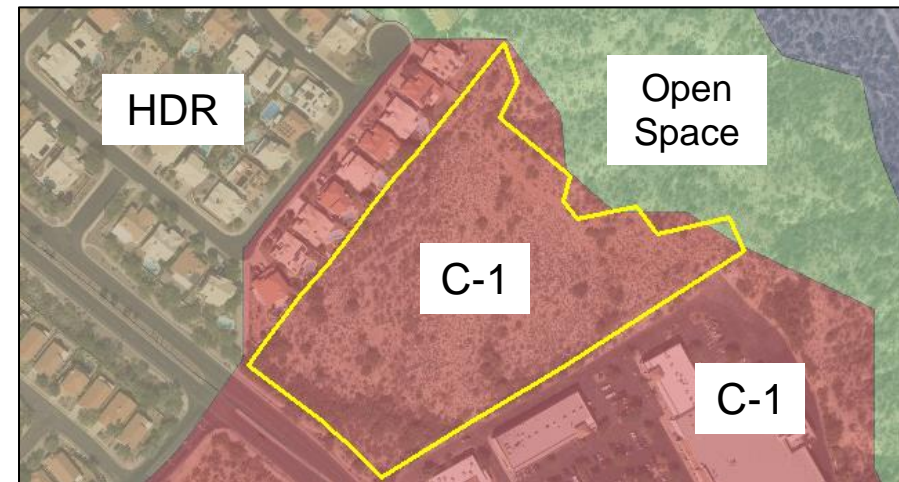


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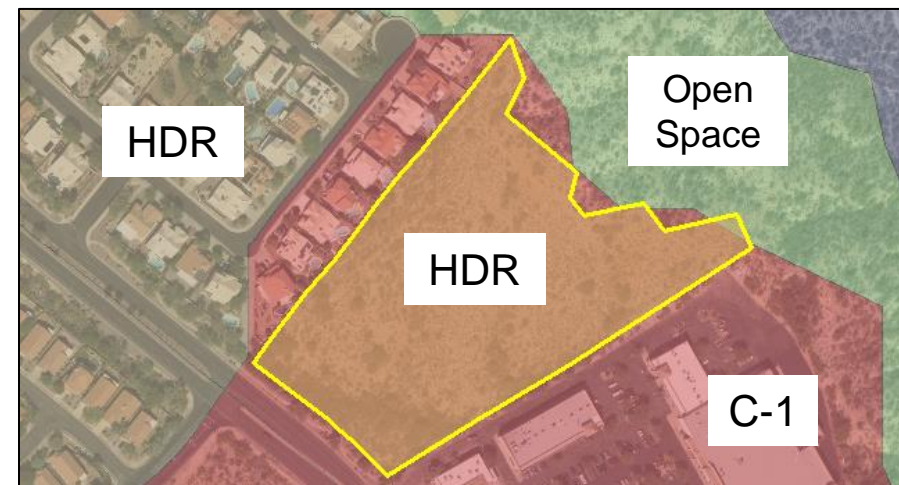
Applicant's Request: Change of Allowed Uses

- ▶ 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



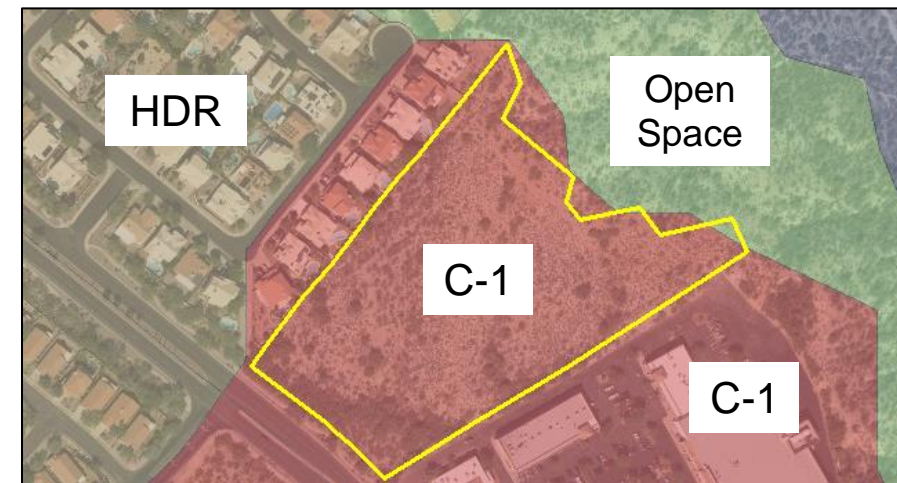
Proposed Zoning



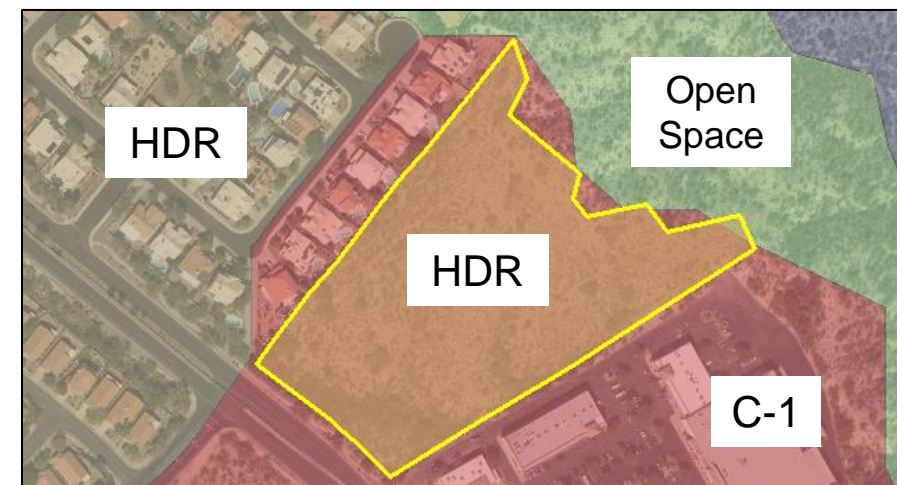
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Applicant's Request: Development Standards Comparison

	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%



Existing Zoning



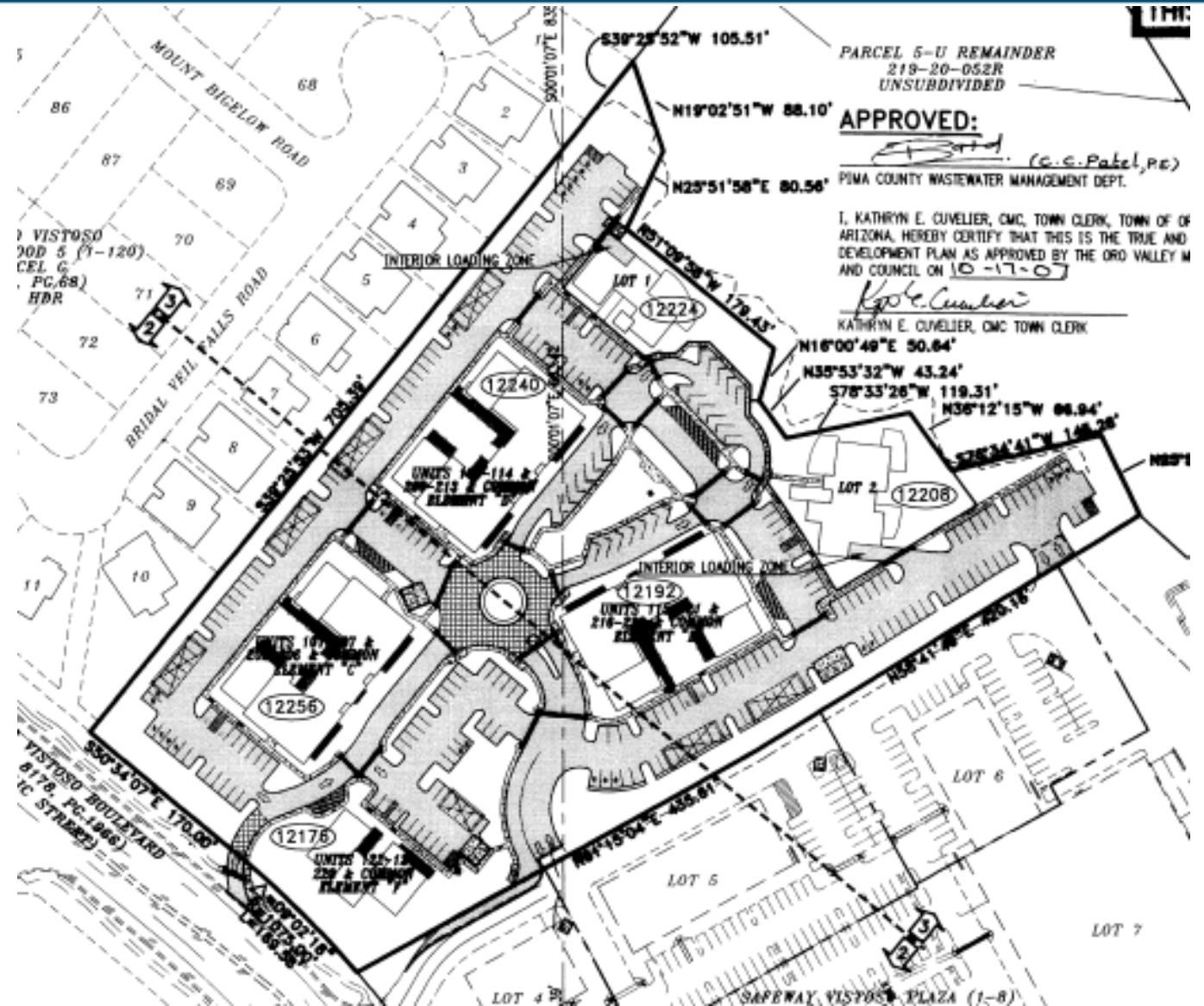
Proposed Zoning



Town of Oro Valley

2007 Approved Development Plan

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





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Applicant's Request: Proposed Site Plan

- ▶ 85-90 rental homes
- ▶ Single story
- ▶ One, two, and three bedroom attached and detached homes
- ▶ Recreation area
- ▶ Proposed access through Safeway shopping center





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Overall Avilla Rancho Vistoso Development

- ▶ ~215 total rental homes
- ▶ Single story
- ▶ One, two, and three bedroom attached and detached homes





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Key Elements of Review

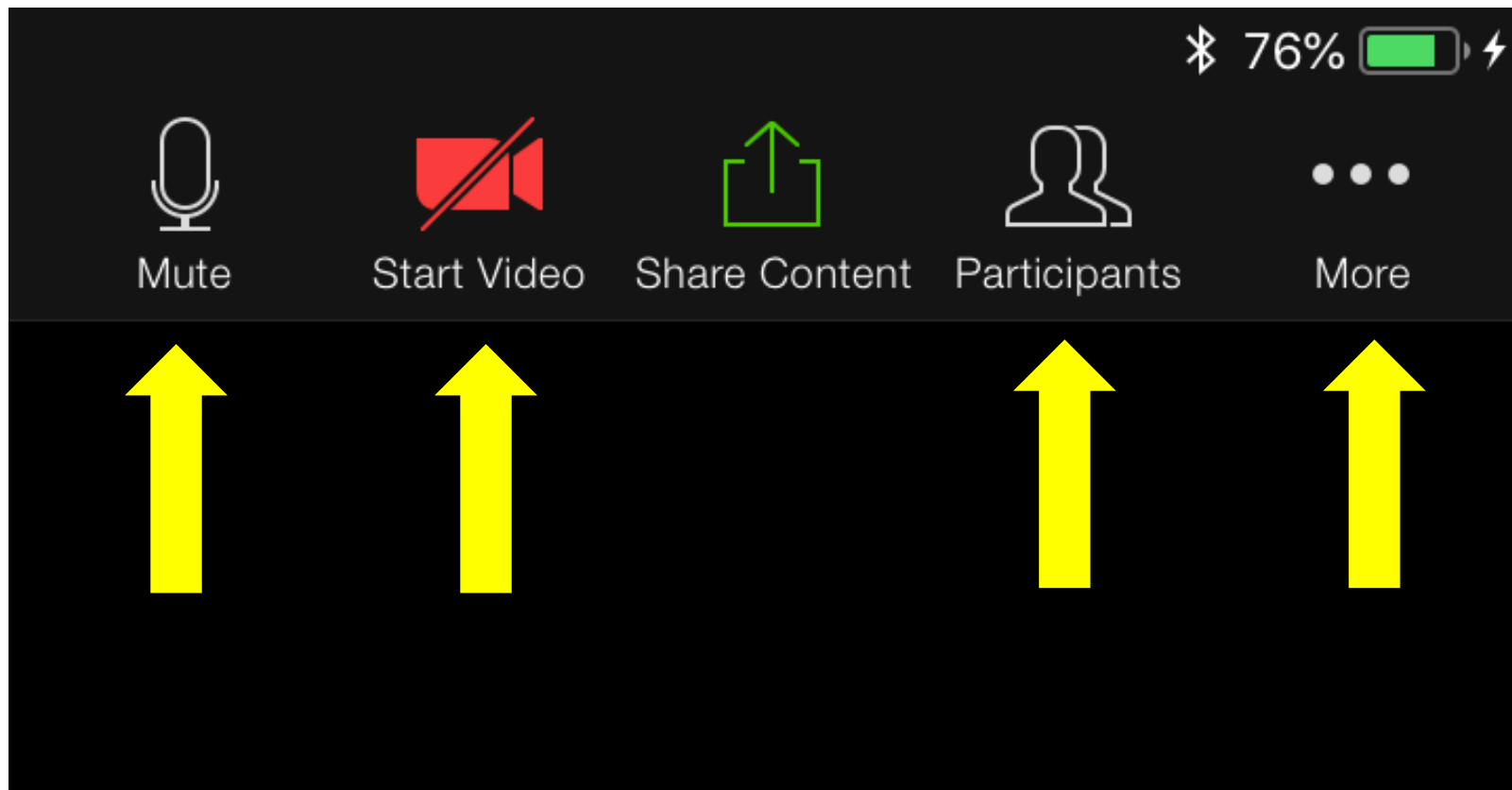
- ▶ General Plan conformance
- ▶ Neighborhood compatibility
- ▶ Grading and drainage
- ▶ Compliance with Zoning Code
- ▶ Traffic and access





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Zoom – Raising your hand to ask a question

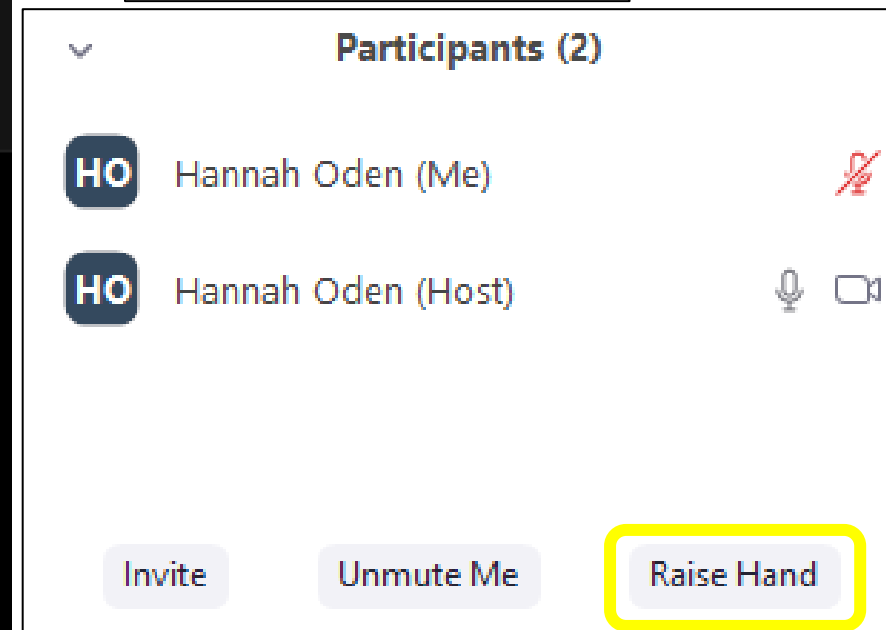


Phone

Raise Hand: *9

Unmute: *6

Passcode: 344896

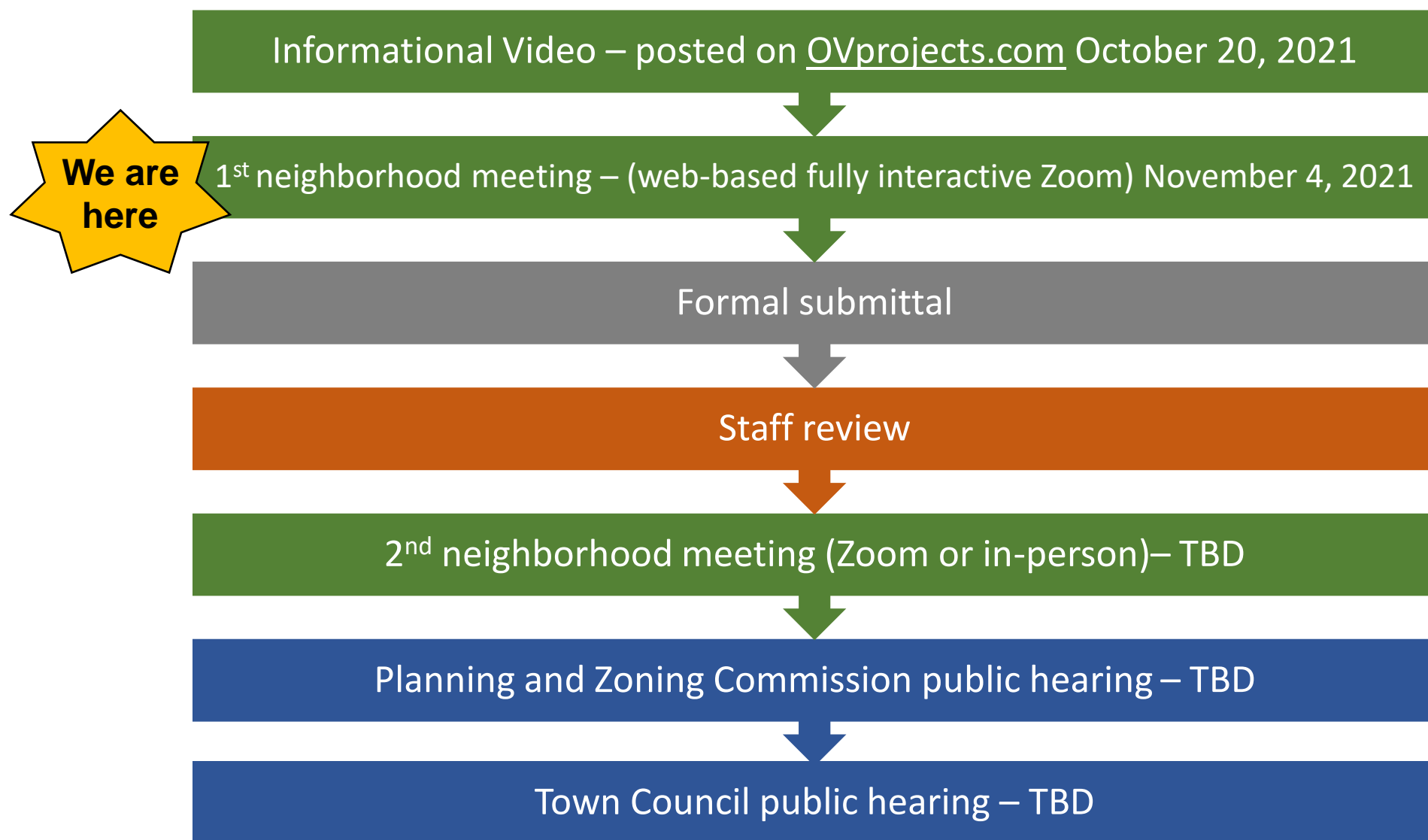


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Process for Proposed Rezoning



Questions?

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For more information

[OVprojects.com](https://www.ovprojects.com)

Staff Contact

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www.OVprojects.com

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

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