

Avilla Rancho Vistoso West Proposed Rezoning

Second Neighborhood Meeting
September 22, 2022
Meeting will start at 6pm

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



Town of Oro Valley

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.

Please contact Milini Simms,
Principal Planner, at
(520) 229-4836 for additional
ZOOM assistance.

Process for Proposed Rezoning



Town of Oro Valley

Questions?

ask@orovalleyaz.gov

For more information

OVprojects.com

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(520) 229-4836 for additional
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Informational Video – posted on OVprojects.com November 17, 2021

1st neighborhood meeting – (web-based fully interactive Zoom) December 2, 2021

Formal submittal

Staff review

2nd neighborhood meeting (in-person and online)– September 22, 2022

Planning and Zoning Commission public hearing – November 1, 2022

Town Council public hearing – December 7, 2022



Agenda

- I. Brief overview by staff
- II. Presentation by the applicant

III. YOUR TURN!

- ▶ Traffic impacts and safety
- ▶ Compatibility with the surrounding area
 - ▶ Noise, impact to property values, future maintenance, etc.
- ▶ Community benefit?
- ▶ Environmental concerns
 - ▶ Water, drainage, impacts to wildlife etc.
- ▶ Change from commercial to residential

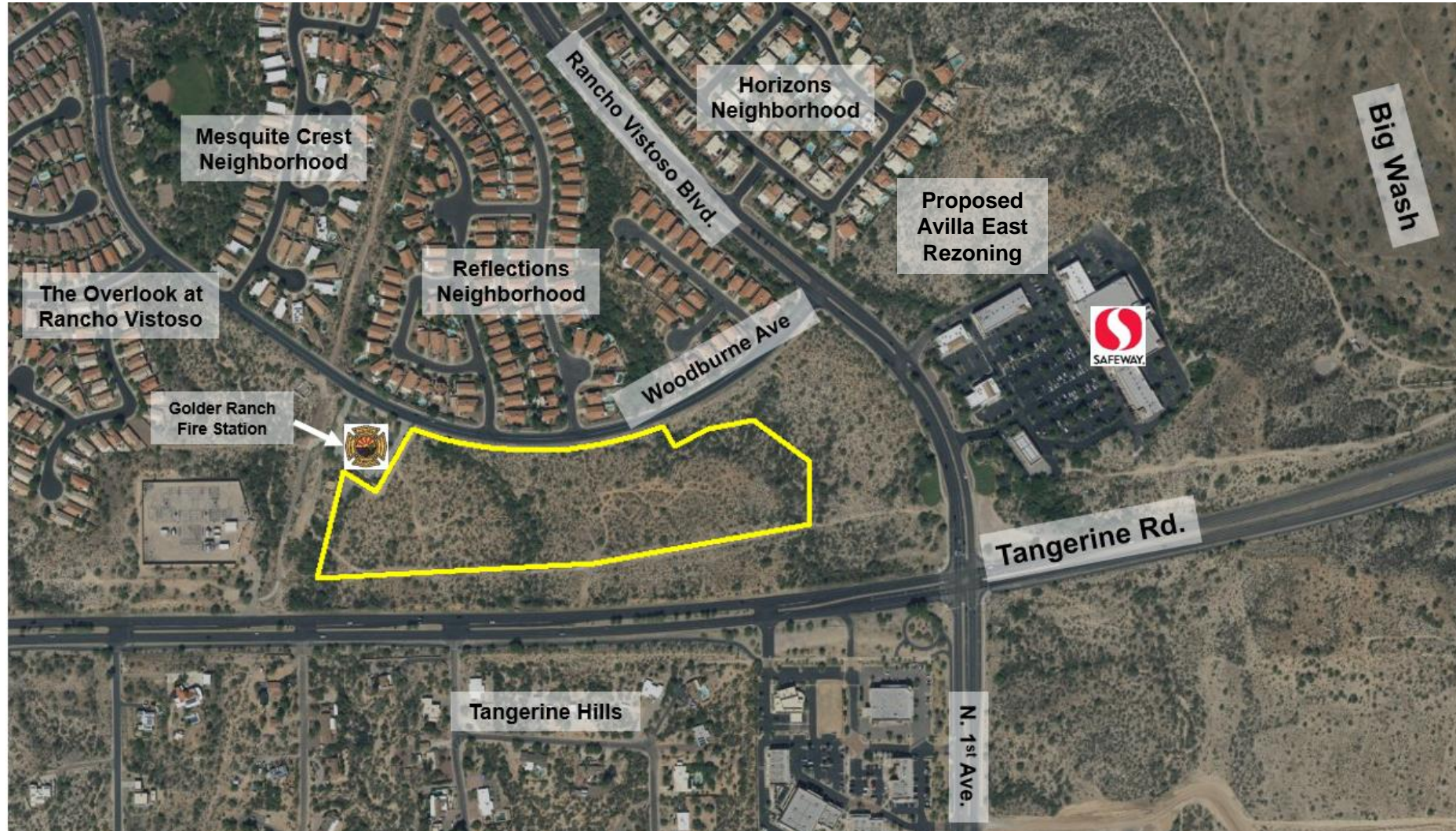
IV. Next steps



Location Map



Town of Oro Valley

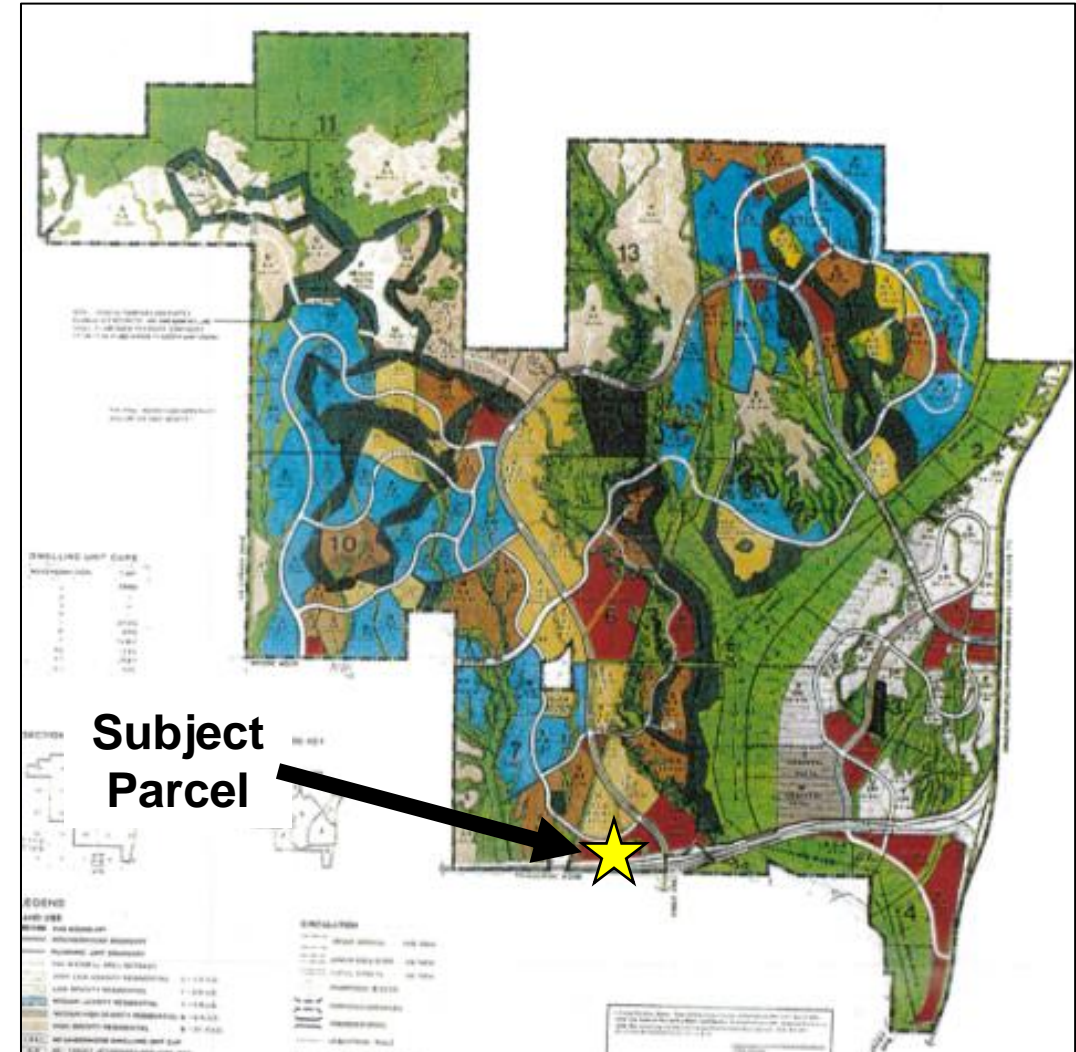


Rancho Vistoso Planned Area Development



Town of Oro Valley

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



Applicant's Proposal – Rezoning to High Density Residential

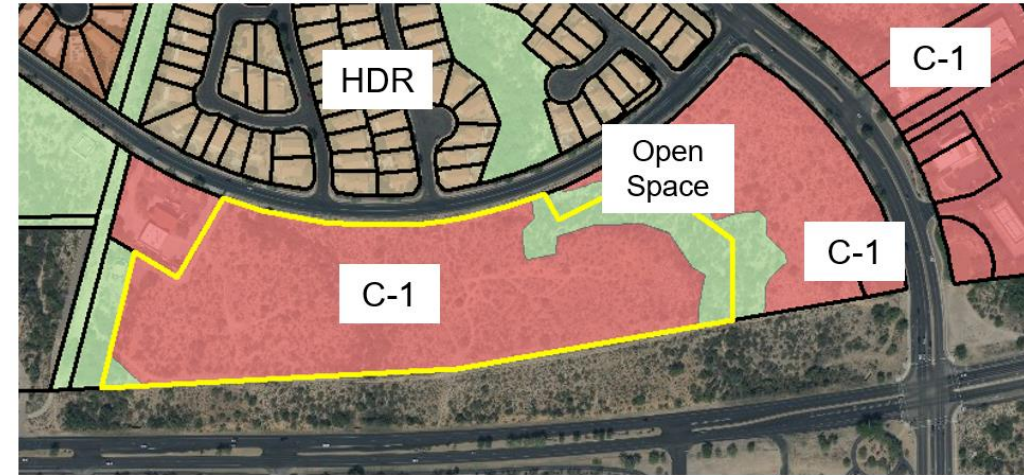


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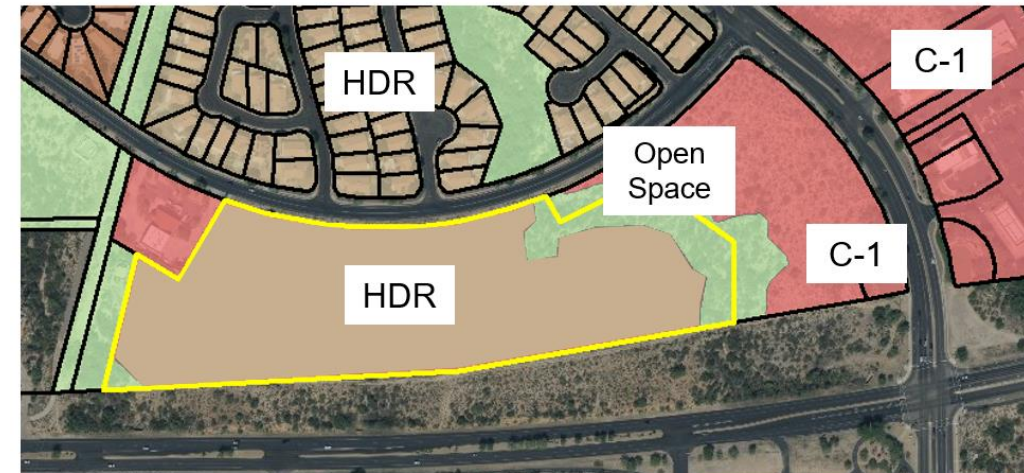
► Proposed Rezoning from C-1 Commercial to High Density Residential

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

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



Existing Zoning



Proposed Zoning



Town of Oro Valley

Applicant's Request: Proposed Site Plan



Original Plan



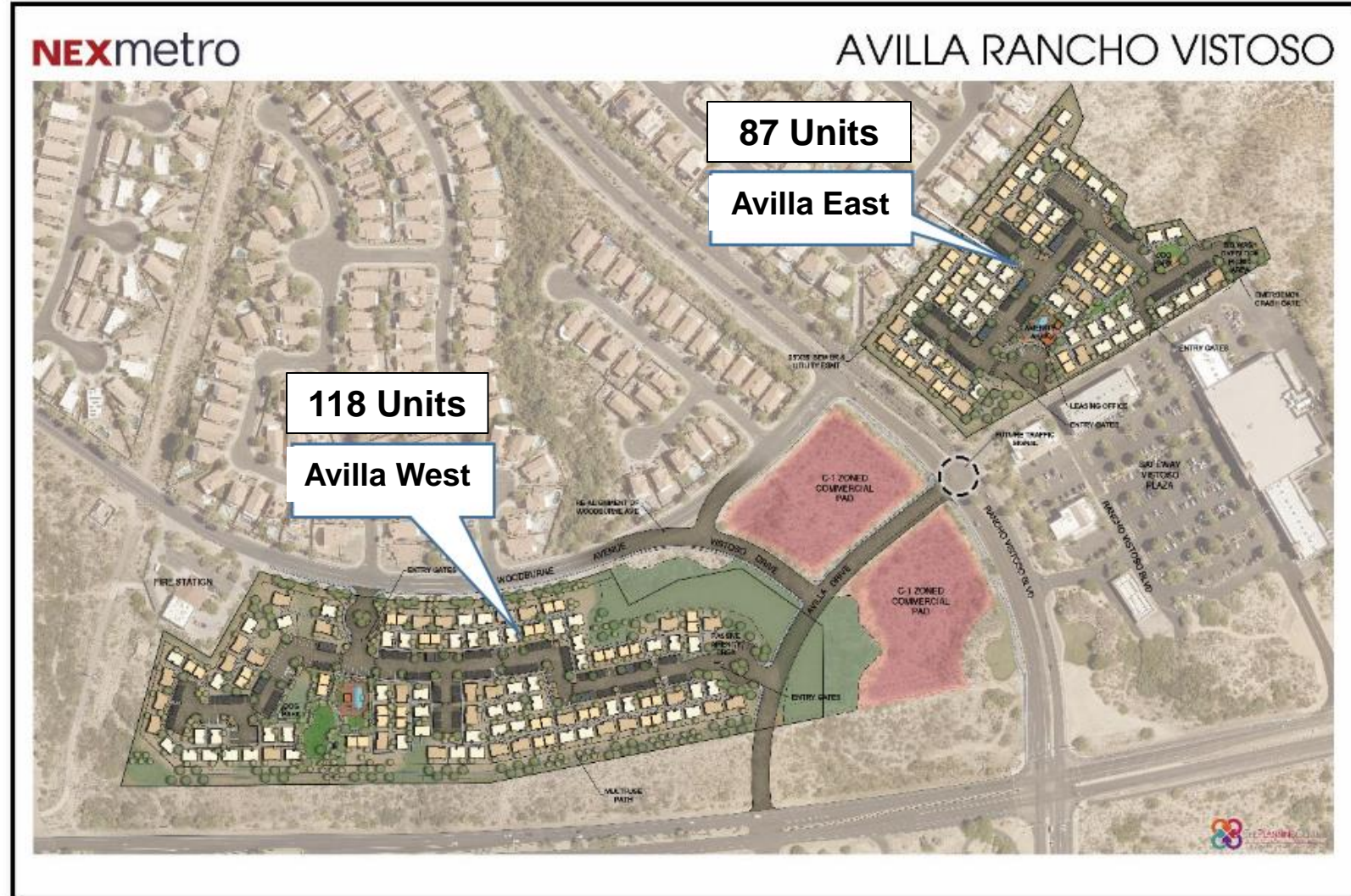
Revised Plan

Overall Avilla Rancho Vistoso Development



Town of Oro Valley

- ▶ 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
 - ▶ Noise, impact to property values, future maintenance, etc.
- ▶ Community benefit?
- ▶ Environmental concerns
 - ▶ Water, drainage, impacts to wildlife etc.
- ▶ Change from commercial to residential



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.

1. Property Area: 18.1± Ac.
2. Existing Zoning: PAD C-1 (Community Commercial) & PAD OS (Open Space)
3. Existing General Plan: Neighborhood Commercial / Office
4. Proposed Zoning: PAD HDR (High Density Residential) & PAD OS (Open Space)
5. Proposed Units: 118 (A mix of 1-, 2-, and 3-Bedrooms)
6. Proposed Bldg. Height: 18' Single-Story
7. Proposed Meaningful Open Space: 30% per R. Vistoso PAD

- | | | | | |
|-----|------------------------------|-------------------------------|-----------------|----|
| 8. | Recreation Area: | Per OVZCR Requirements | | |
| 9. | Parking Req'd./Provided: | 241 Spaces (incl. Req'd. ADA) | | |
| | 1-Bedroom | 36 Units | 1.5/Unit | 54 |
| | 2-Bedroom | 53 Units | 1.75/Unit | 93 |
| | 3-Bedroom | 29 Units | 2.0/Unit | 58 |
| | Guest | | 1/4 Units | 30 |
| | Rec. Area | | 1/20 Units | 6 |
| 10. | Bicycle Parking: | 13 Spaces | Req'd./Provided | |
| 11. | Minimum Building Separation: | 10' per OVZCR | | |











RECREATION AMENITY CONCEPT



AVILLA RANCHO VISTOSO

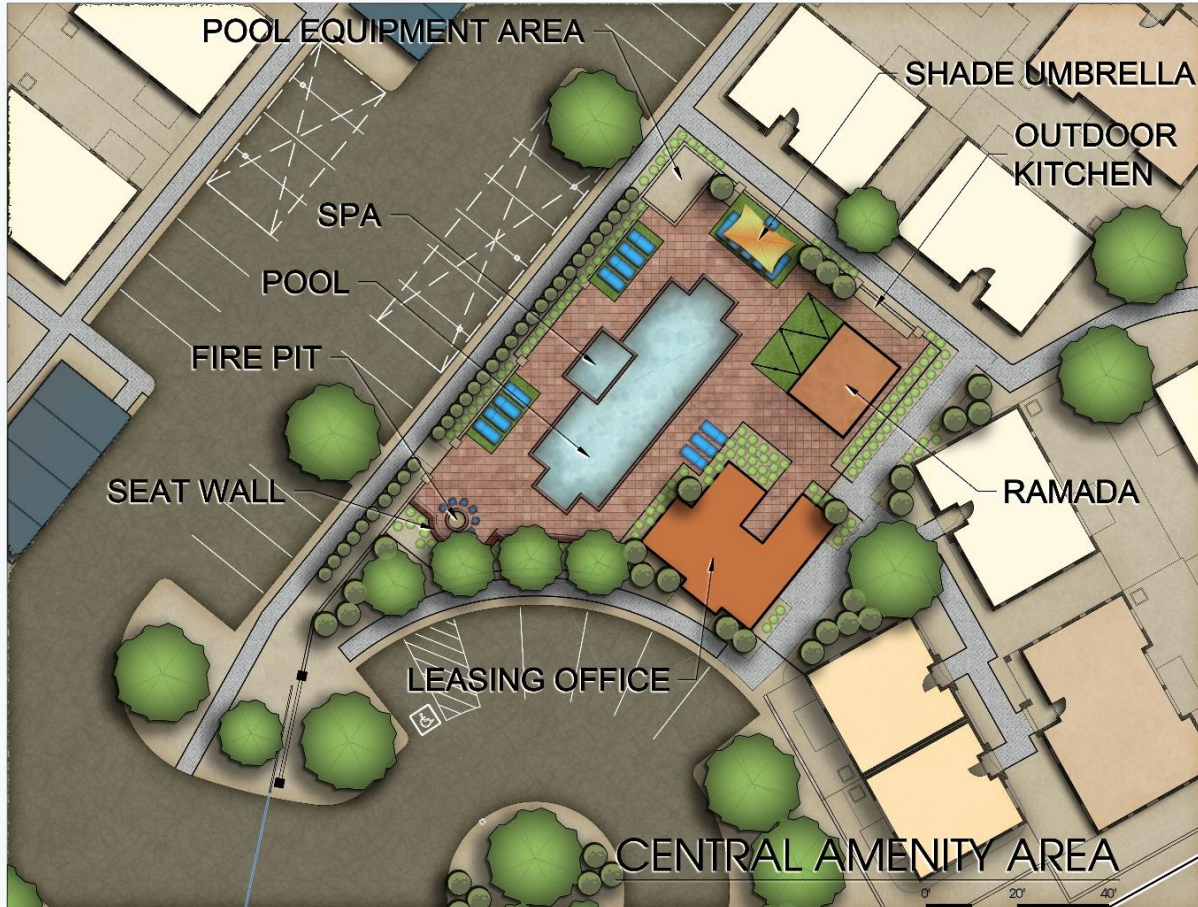




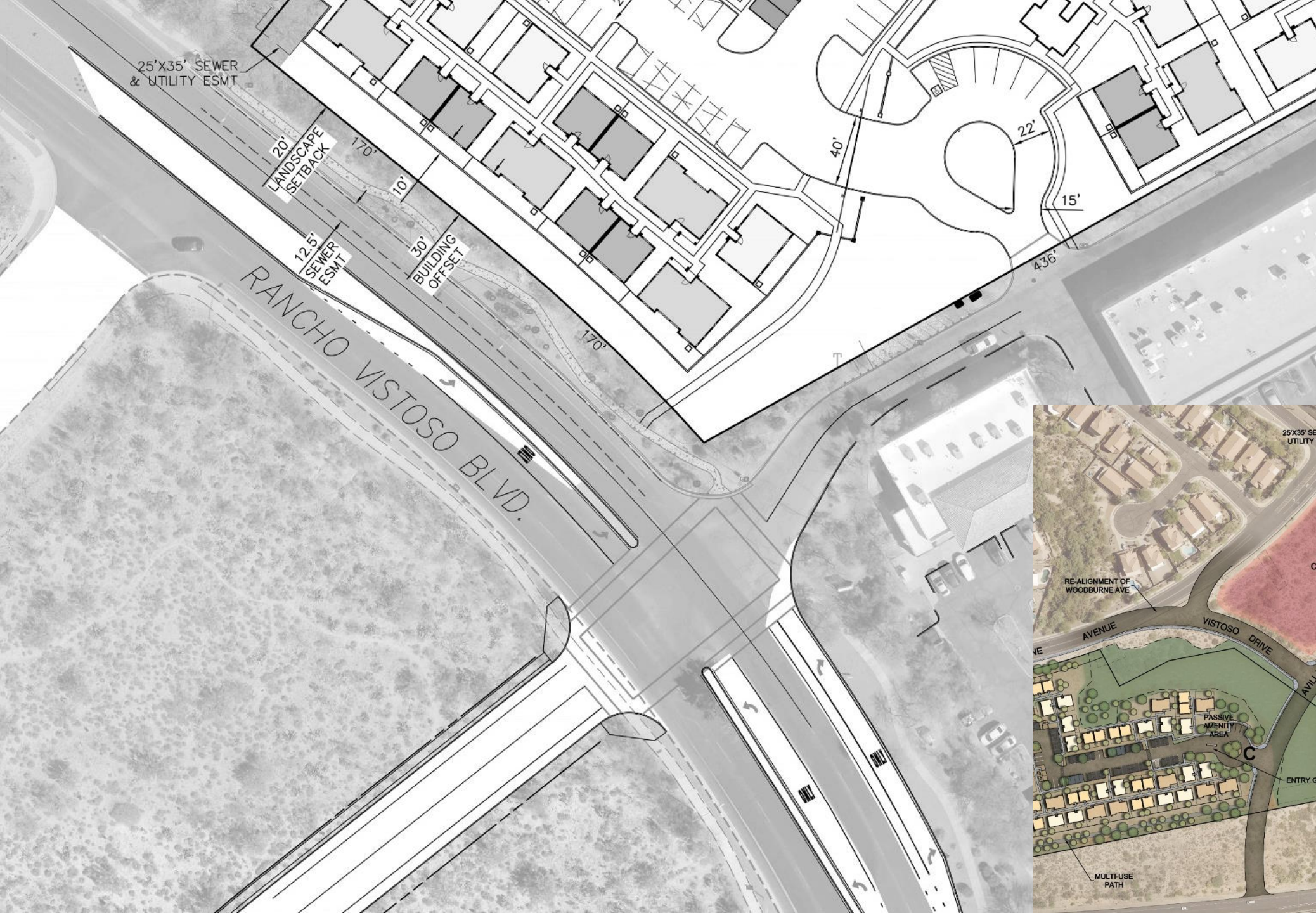




Figure 4: Site Plan and Access

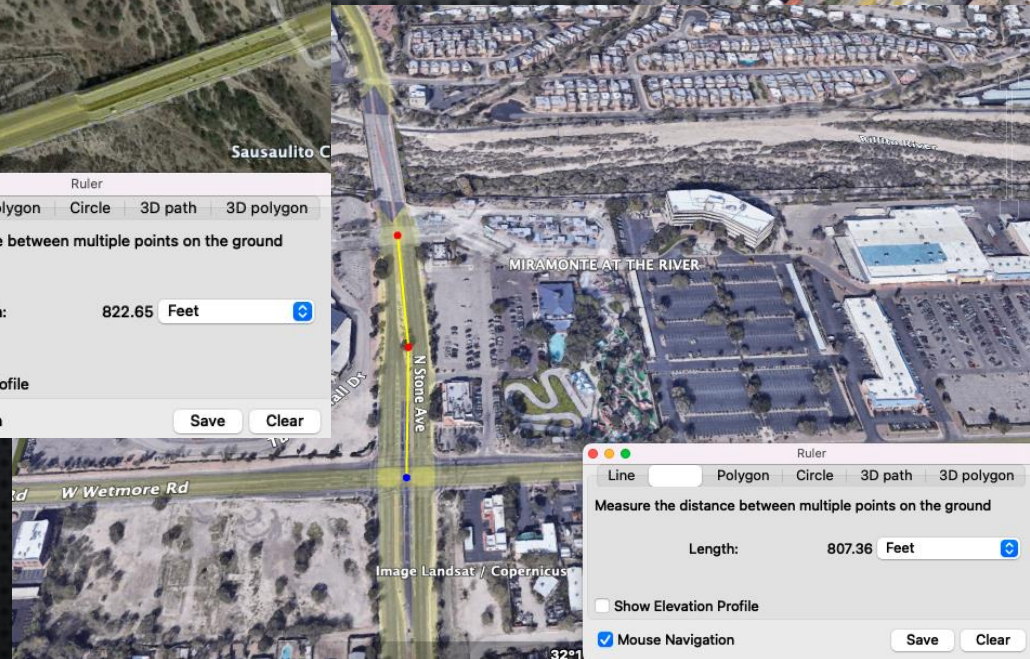
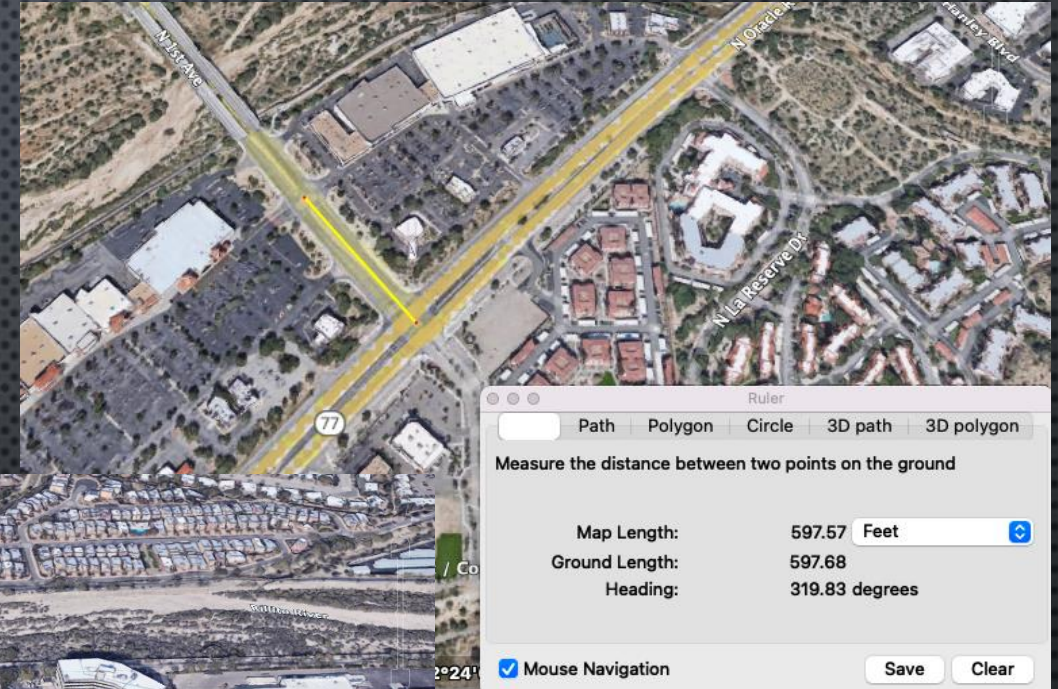
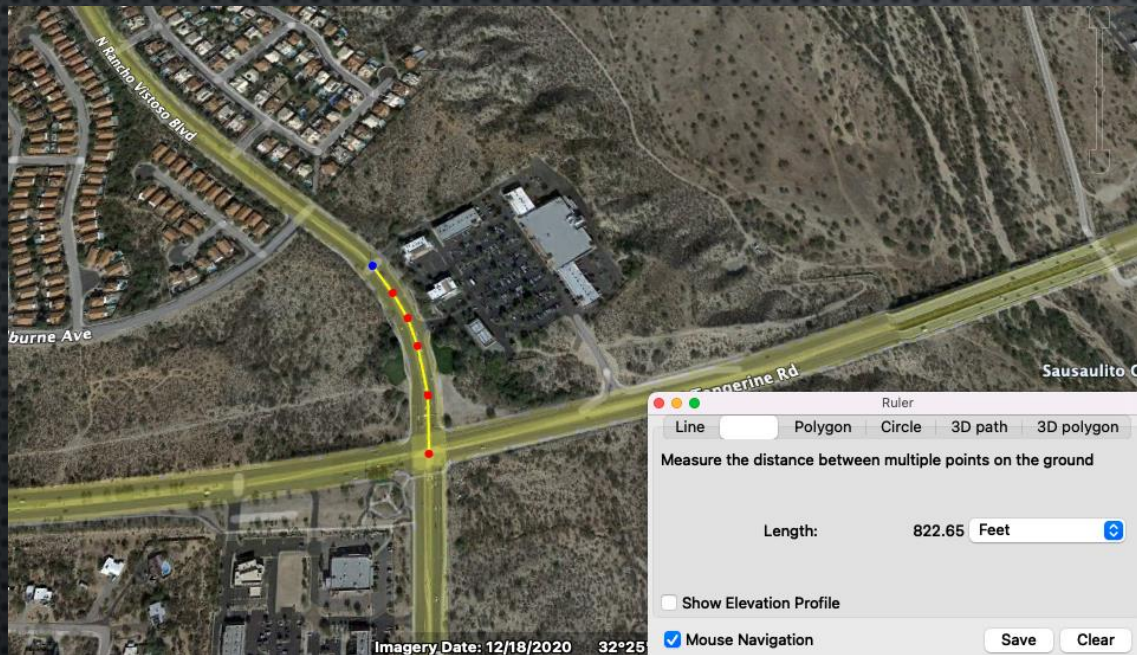
CONCERNS WE'VE HEARD: ACCESS & TRAFFIC

- INFRASTRUCTURE FOR 14,000 vs. 9,500 HOMES. HDR ALONG RV BLVD.
- HDR \approx 632 / 832 (1,464) ADT vs. C-1 \approx 2,380 / 3,133 (5,513) ADT
 - ▼70%, ASSUMING EQUIV. FAR TO SAFEWAY
- FOR 5-U:
 - CENTRAL ACCESS DRIVE WILL BE IMPROVED & SIGNALIZED. 2 GATED ACCESS POINTS.
 - ORIGINAL PLAN FOR WHOLE 5-U. STUB-OUTS. CROSS-ACCESS EASEMENT. PRIVATE.
- FOR 7-I:
 - ORIGINAL PLANNED SIGNAL LOCATION. WOODBURN REALIGNMENT.
 - 2 GATED ACCESS POINTS.
- PEDESTRIAN ACCESS TO RV BLVD. & SHOPPING CENTER.



CONCERNS WE'VE HEARD: CLOSE SIGNALS

- USUALLY DUE TO EXISTING CONSTRAINT
- WILL OPERATE SAFELY



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.
 - OV'S 2020 MULTIFAMILY RESIDENTIAL STUDY REFUTES THIS CONCERN.
- FORMAL BACKGROUND CHECK OF ALL RESIDENTS. NO FELONS OR DRUGS. SFR?
- STRICTLY ENFORCED RENTAL AGREEMENT COVERING RESIDENTS AND GUESTS.
- SAFE ENVIRONMENT ATTRACTS FEMALE RESIDENTS.

CONCERNS WE'VE HEARD: DRAINAGE IMPACTS

- NO CHANGE IN FLOW VOLUME, LOCATION, VELOCITY
- PART OF A LARGER DRAINAGE SYSTEM
 - UPSTREAM: HORIZONS, RV BLVD, WOODBURNE / REFLECTIONS
 - DOWNSTREAM: SAFEWAY, TANGERINE RD.
- NO OFFSITE IMPACTS

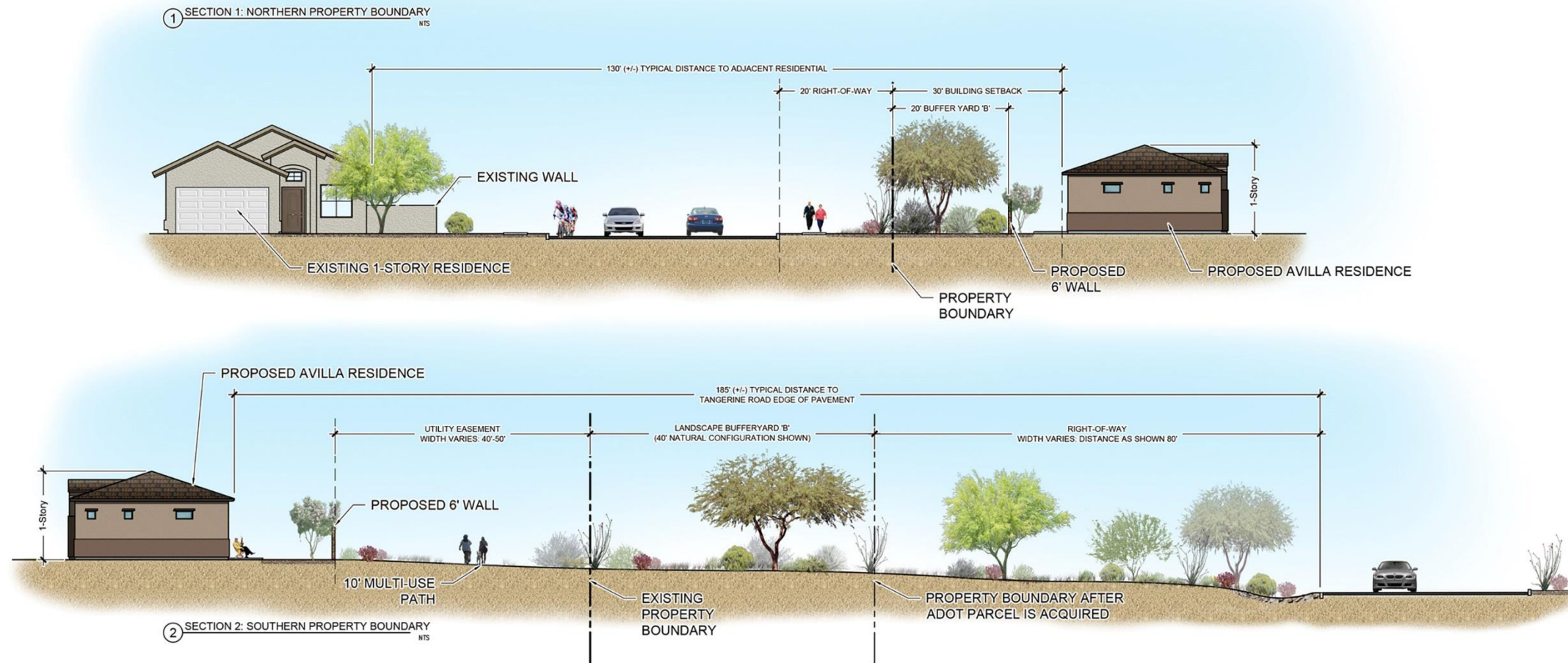
CONCERNS WE'VE HEARD: OPEN SPACE & WILDLIFE

- ~8,000-AC. RANCHO VISTOSO PAD: ~50% OPEN SPACE / WILDLIFE CORRIDORS.
- 5-U & 7-I DESIGNATED FOR DEVELOPMENT, LIKE HORIZONS / REFLECTIONS / SAFEWAY.
- 30% ONSITE OS VS. 10% UNDER EXISTING C-1.
- PAD OS (WASH CORRIDORS) PRESERVED.

CONCERNS WE'VE HEARD: NOISE, LIGHTS & VIEWS

- STRICT CONTRACT REQUIRED: NO DISTURBANCE OF THE PEACE. ONSITE MANAGER. GOOD NEIGHBOR + RESIDENT EXPECTATIONS.
- 5-U'S CENTRAL POOL AREA IS ~280' FROM NEAREST NEIGHBOR (CENTERPOINTE: 130')
- 7-I'S CENTRAL POOL AREA IS ~300' FROM NEAREST NEIGHBOR, ACROSS WOODBURNE
- GRADING:
 - 5-U: TYPICALLY 5' – 9' BELOW ADJACENT HORIZONS NEIGHBORS.
 - 7-I: LOWER, W/ NO ADJACENCY.
 - 18' / 1-STORY MAXIMUM BUILDING HEIGHT VS. 34' / 3-STORY IF C-1.
- OV OUTDOOR LIGHTING CODE COMPLIANT RE: LUMENS & TRESPASS. LOWER ELEV.

Exhibit III-O-1: Bufferyard Cross-Sections



Avilla Rancho Vistoso

PROJECT: NXM-01 DATE: 6.21.22
FILE NAME: NXM-01 SECTIONS FINAL DWG



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: "COMMUNITY INVESTMENT"

- NEXMETRO: SIGNIFICANT INVESTMENT IN ORO VALLEY
- OV'S BUILDING CODE CONTAINS PROPERTY MAINTENANCE REGULATIONS
 - APPLICABLE TO ALL TYPES OF DEVELOPMENT
 - OFTEN ENFORCED
- OV'S MULTIFAMILY STUDY (2020)
 - OLDER APARTMENTS MAINTAIN HIGH CLASSIFICATION AND RENTS IN OV DUE TO DILIGENT MAINTENANCE
 - MULTIFAMILY PROPERTIES BECOMING RUN-DOWN HAS NOT BEEN THE EXPERIENCE IN OV

CONCERNS WE'VE HEARD: IMPACTS TO EXISTING BUSINESSES

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

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.

2020 O.V. MULTIFAMILY STUDY: KEY FINDINGS

- OV MULTIFAMILY RESIDENTIAL (MFR) DEMAND IS HIGH. STRONGEST RENT GROWTH IN THE REGION.
- 200-400 NEW HOUSING UNITS PER YEAR PROJECTED THRU 2050.
- OV IS >85% BUILT-OUT. VERY LIMITED REMAINING LAND FOR HOUSING.
- OV HAS 12 MULTIFAMILY DEVELOPMENTS. AVERAGE VACANCY 5.4% (FULL).
- INCREASING DEMAND FROM DOWNSIZING EMPTY-NESTERS & EARLY CAREER PROFESSIONALS.
- OV'S OLDER MFR NEIGHBORHOODS (8 ARE >20 YO): LOW VACANCY / STRONG & RISING RENTS, INDICATING AGE ≠ DECLINE.
- 3/8 REMAIN CLASS 'A'. 5/8 ARE CLASS 'B' INDICATING OLDER BUT WELL MAINTAINED.

2020 O.V. MULTIFAMILY STUDY: KEY FINDINGS (CONT'D)

- AVG. RENT @ SUNDOWN VILLAGE (36 YO) = \$1,228. HIGHER THAN OV AVG. FOR MFR.
- SUNRISE RIDGE IN CAT. FOOTHILLS (40 YO) = \$1,623. DESIRABLE LOCATIONS MAINTAIN HIGH PERFORMANCE AND QUALITY.
- OV MFR HOUSEHOLDS TEND TO BE SMALLER W/ FEWER CHILDREN. LOWER IMPACT ON SCHOOLS THAN SFR.
- OV MFR UNITS = 15.3% OF TOTAL HOUSING UNITS, YET ONLY 13% OF SERIOUS CRIMES.
 - PER UNIT, MFR NEIGHBORHOODS HAVE LESS CRIME THAN SFR HOMES.

SO, WHAT ARE MAIN THE COMMUNITY BENEFITS?

- FIX A SIGNIFICANT PUBLIC ROADWAY CIRCULATION & SAFETY ISSUE.
- MEET THE GROWING NEED (CURRENTLY A DEFICIT) FOR RENTAL HOUSING OPTIONS.
- SOLIDIFY AN APPROPRIATE LAND USE TRANSITION FROM RESIDENTIAL TO COMMERCIAL.
- INCREASE THE VIABILITY AND SUCCESS OF LOCAL COMMERCIAL TENANTS, ESPECIALLY AT THIS PRIMARY INTERSECTION.

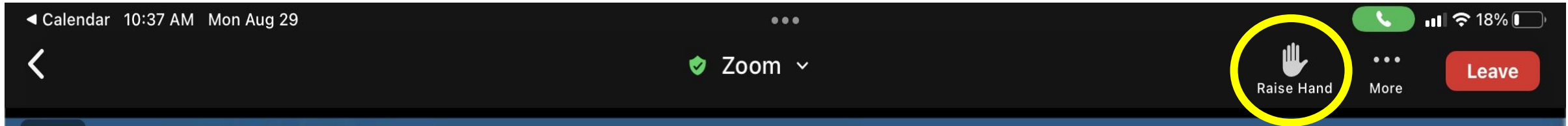
AVILLA RANCHO VISTOSO

A LUXURY LEASED HOME NEIGHBORHOOD

Zoom – Raising your hand to ask a question



Town of Oro Valley



Phone

Raise Hand: *9

Unmute: *6

**Please contact Milini Simms,
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Process for Proposed Rezoning



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“NW intersection of Tangerine Rd. and Rancho Vistoso Blvd. -
Avilla Rancho Vistoso West 2102388/2200222”

