



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

Project Summary

The applicant is proposing a rezoning to High Density Residential to allow rental homes on a vacant parcel near the northwest corner of the Rancho Vistoso Blvd. and Tangerine Rd. intersection (see image to the right).

Proposed Change:

The proposal would change the zoning from C-1 Commercial to High Density Residential within the Rancho Vistoso Planned Area Development. Existing open space zoned areas will remain.



Meeting Dates

1. Informational video – November 17, 2021
2. First web-based, fully interactive Zoom neighborhood meeting – December 2, 2021
3. Second neighborhood meeting (in person and online) – September 22, 2022
4. Planning and Zoning Commission public hearing – November 1, 2022
5. Town Council public hearing – December 7, 2022

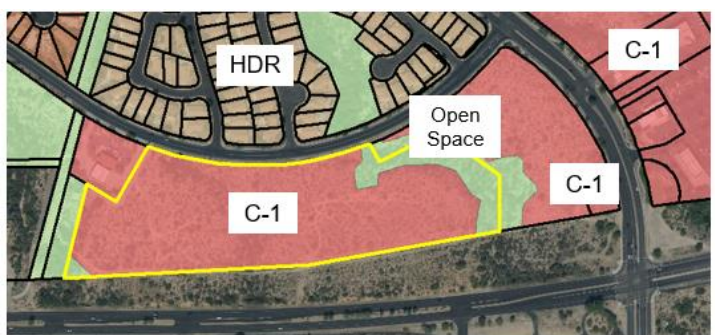
Project milestones

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

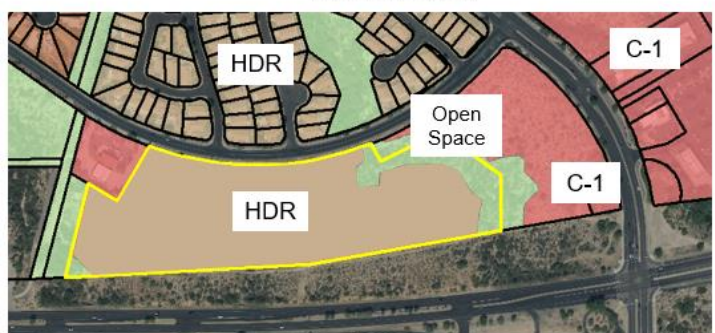
Existing Zoning Designation

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.



Existing Zoning



Proposed Zoning

Proposed Zoning Designation

High Density Residential

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

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.

<https://orovalley.town.codes/ZC>

<https://www.orovalleyaz.gov/Government/Departments/Town-Managers-Office/General-Plan>

Review and Approval Process:

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

