



# Proposed Rezoning Text Amendment to revise the front setbacks for the Rancho Vistoso Planned Area Development's (RVPAD) Low Density Residential zoning district

## Access the project webpage below:

[www.OVprojects.com](http://www.OVprojects.com) under the project name **Rezoning text amendment to revise the front setbacks for the Rancho Vistoso Planned Area Development's (RVPAD) Low Density Residential zoning district**

## Project Summary

The applicant is proposing a rezoning text amendment to the Rancho Vistoso Planned Area Development to revise the front setback to a minimum of 20' or 15' for homes with side entry garages for properties utilizing the Low Density Residential zoning standards (areas shown in yellow on the image to the right).

## Proposed Change:

Remove the existing 25' average front setback requirement to permit a 20' front setback which can be reduced to 15' for homes with side entry garages in the Low Density Residential zoning district.

## Meeting Dates

1. First neighborhood meeting – Apr. 1, 2021
2. Second neighborhood meeting – TBD
3. Planning and Zoning Commission – TBD
4. Town Council – TBD

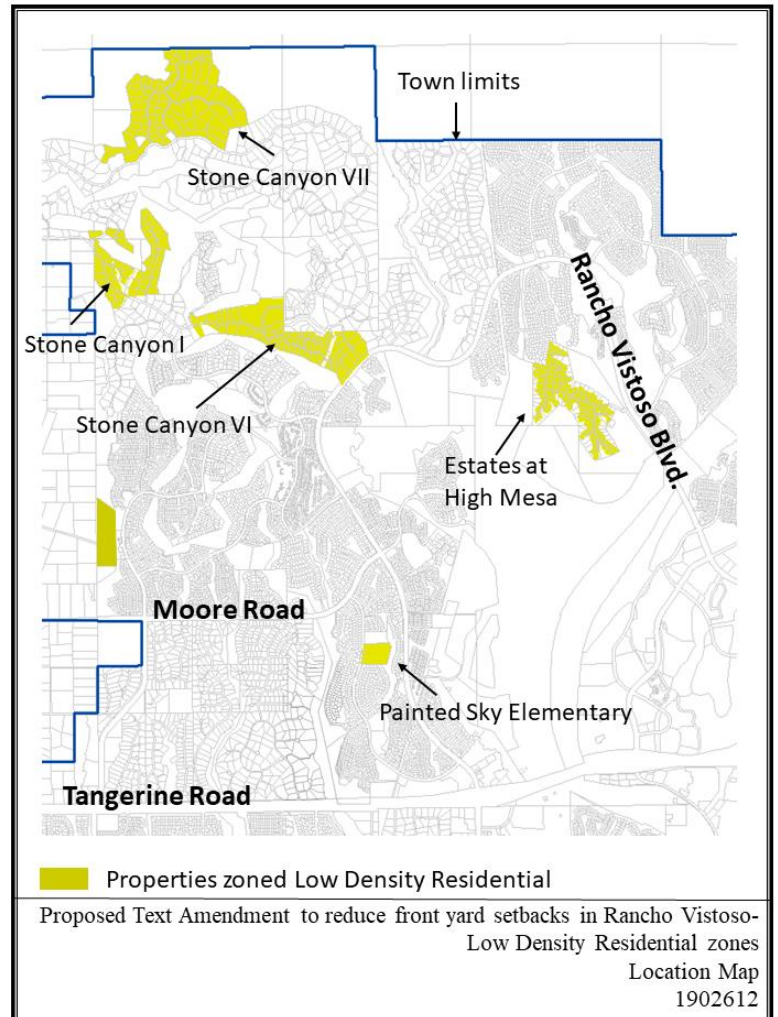
## Project milestones

1. Application submitted – March 2021
2. First neighborhood meeting- Apr 2021

## Meeting format

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 10 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 50 minutes



## General Plan Designation

The General Plan is a policy document which helps inform land use decisions in the community and embodies the values and goals of the community and its residents. The subject properties (outlined in black) have multiple designations listed below.

### Open Space

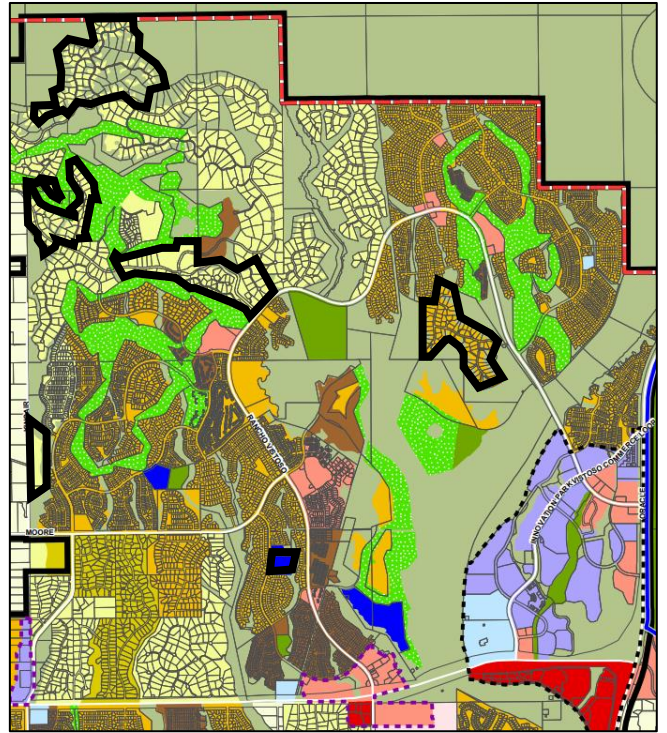
*This land use designation represents areas that are natural open space which have been preserved through zoning, conservation easements or public ownership.*

### Low Density Residential

*This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character.*

### Medium Density Residential

*This land use designation represents areas where single-family home, townhouse or patio home development is appropriate.*



## Existing Zoning Designation

The subject properties have a zoning designation of Low Density Residential in the Rancho Vistoso Planned Area Development (PAD), which permits single-family homes and accessory uses (I.E. swimming pools), parks, playgrounds and other community buildings, private tennis courts, golf courses and clubhouses, model homes, temporary real estate sales offices, temporary utility uses and religious facilities.

## Review Criteria

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

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

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

## Review Process:

