

---

# **RANCHO VISTOSO PAD**

## **TEXT AMENDMENT REGARDING**

### **LOW DENSITY RESIDENTIAL BUILDING SETBACKS**

**PREPARED BY:**



**CONTACT: PAUL OLAND**  
**GPO@PARADIGMLAND.US**  
**(520) 664-4304**

**MARCH 2021**

PARADIGM #19AJM01

## I. PROJECT OVERVIEW

The Rancho Vistoso PAD identifies a number of development parcels for low density residential development. Over the last three decades all but one of those parcels have been developed into high-quality neighborhoods. The remaining parcel, designated as Neighborhood 10, Parcel A ("10-A"), has been approved for development and is currently under construction. Unlike the other development parcels, 10-A is a long and skinny parcel, the geometry of which is further constrained by a wash to the east and an oversized open space buffer on the west. The resulting development area accommodates a private residential street with shallow homesites on both sides. The homesites are made even more shallow by the PAD's requirement for a 25' average front setback (20' minimum).

Construction of homes on 10-A will have no negative impact on surrounding areas because the nearest homes are several hundred feet away, and concerns from the La Cholla Airpark were addressed during the engineering approval process two years ago (the approved design fully complies with the crosswind runway overflight zone, which also overlays other nearby neighborhoods).

In light of the facts that 10-A is the last low-density parcel in the PAD, and its development will have no negative impacts on surrounding landowners, the homebuilder proposes to reduce the front setback to 20' for front-facing garages and 15' for side-entry garages and non-garage building elements. Reducing the front setback as proposed will allow the homebuilder to meet the demand for larger homes with a greater variety of floorplan options, which will also result in a more articulated and visually interesting streetscape.



## II. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is usually taken to mean “any interested party at any distance”. The terms are not synonymous, but for the purpose of this report we will assume them to be. Primary stakeholders are limited due to the fact that no other similarly zoned parcels in the Rancho Vistoso PAD are yet to be developed. However, homes zoned LDR in the PAD would have their zoning entitlements increased by this text amendment, so they are considered to be stakeholders that will be notified of any public meetings or hearings associated with this project.

## III. PROPOSED NEIGHBORHOOD MEETING PROCESS

The Town Code defines the minimum neighborhood outreach requirements for rezoning proposals. The goal of the requirements is to inform nearby property owners and solicit their feedback about the project in hopes of encouraging adjustments to the proposals that are best for the common good. Linger concerns about COVID-19 have created an ongoing circumstance wherein large gatherings of people are discouraged by public agencies. In order to fulfill the goal of the Code’s requirements we have shifted our primary outreach efforts to the internet. The Town mailed notices to all stakeholders notifying them of this proposed PAD text amendment and the upcoming neighborhood meeting.

This initial outreach including a neighborhood meeting will occur prior to our formal application so that we will have the opportunity to consider adjustments to the proposal in response to reasonable comments and concerns offered by stakeholders. Further information will be disseminated as the project proceeds through the review process.

The following schedule is proposed:

April 1, 2021 .....	Web-Based Interactive Neighborhood Meeting
Late April 2021 .....	Formal Submittal of the Text Amendment Package
June 2021 .....	Planning & Zoning Commission Hearing
July 2021 .....	Town Council Hearing

During the COVID-related lockdowns mandated by the government a web-based outreach approach has proven to be a very accessible alternative to in-person meetings. Physical and/or scheduling constraints of interested parties are usually overcome by the proposed approach, and we expect that we will receive public feedback that is both more extensive and more germane than that which is often received at large in-person neighborhood meetings that can be dominated by strident non-stakeholders who rarely have actual neighbors’ best interests at heart. At the height of the COVID lockdowns the Arizona Planning Association awarded the Town of Oro Valley for their successful implementation of a web-based outreach process for development projects. The award was granted in part because of the significant level of public input and interaction that was made possible by this approach.