

Type 2 General Plan Amendment and Rezoning south of Moore Rd and east of Rancho Vistoso Blvd

Neighborhood Meeting
May 17, 2023
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 Michael
Spaeth, Principal Planner, at
(520) 229-4812 for additional
ZOOM assistance.

Informational Video – posted on [OVprojects.com](https://ovprojects.com) September 16, 2022



1st neighborhood meeting (in-person and online) – October 3, 2022



Formal submittal



Staff review



2nd neighborhood meeting (in-person and online) – May 17, 2023



Planning and Zoning Commission public hearing – TBD



Town Council public hearing – TBD

Questions?

ask@orovalleyaz.gov

For more information

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



Town of Oro Valley

Purpose

I. Brief overview by staff

II. Presentation by the applicant

III. **YOUR TURN!**

▶ Traffic impacts and safety

▶ Compatibility with the surrounding area

▶ Views

▶ Height

▶ Big Wash

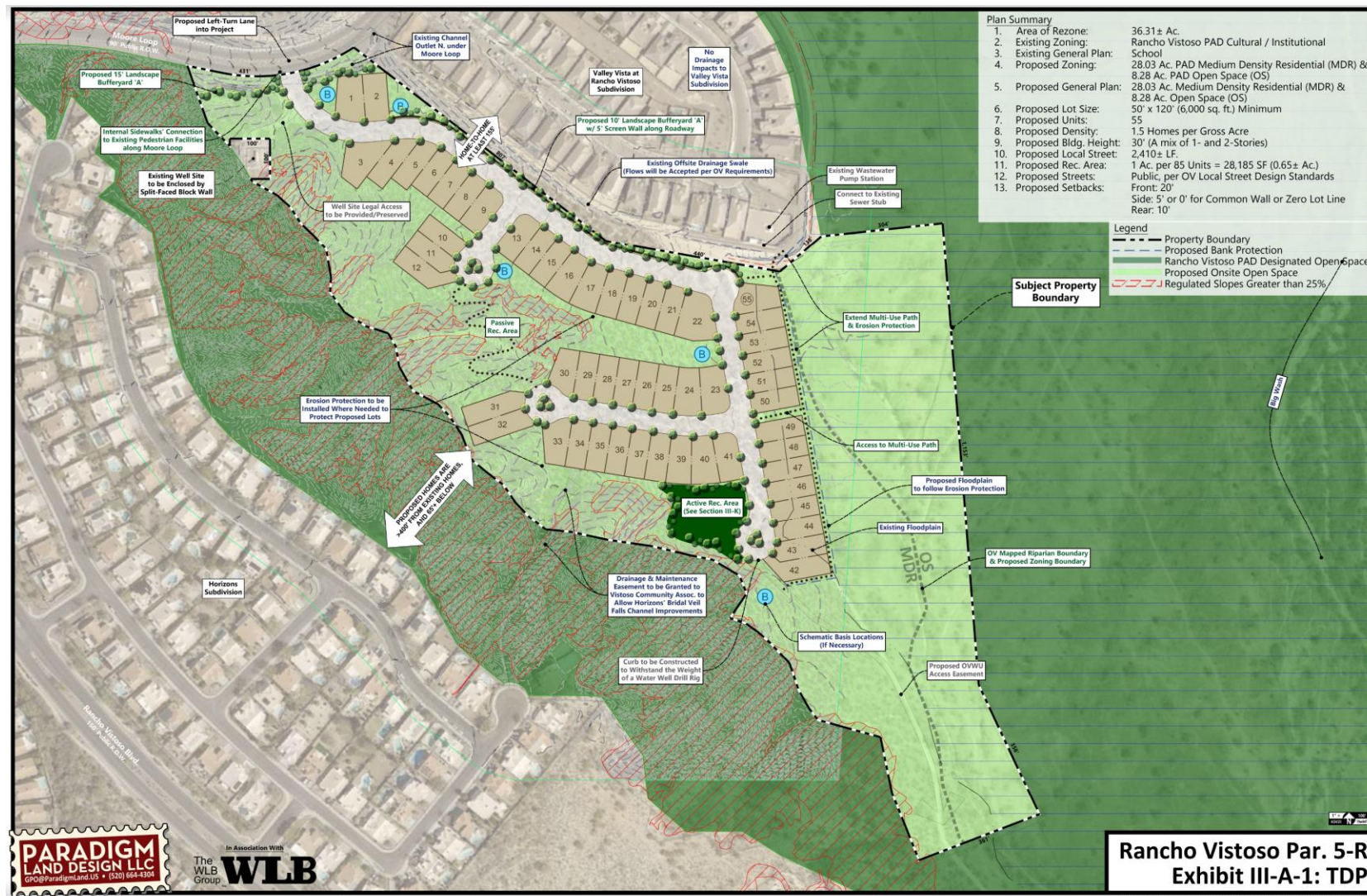
▶ Access

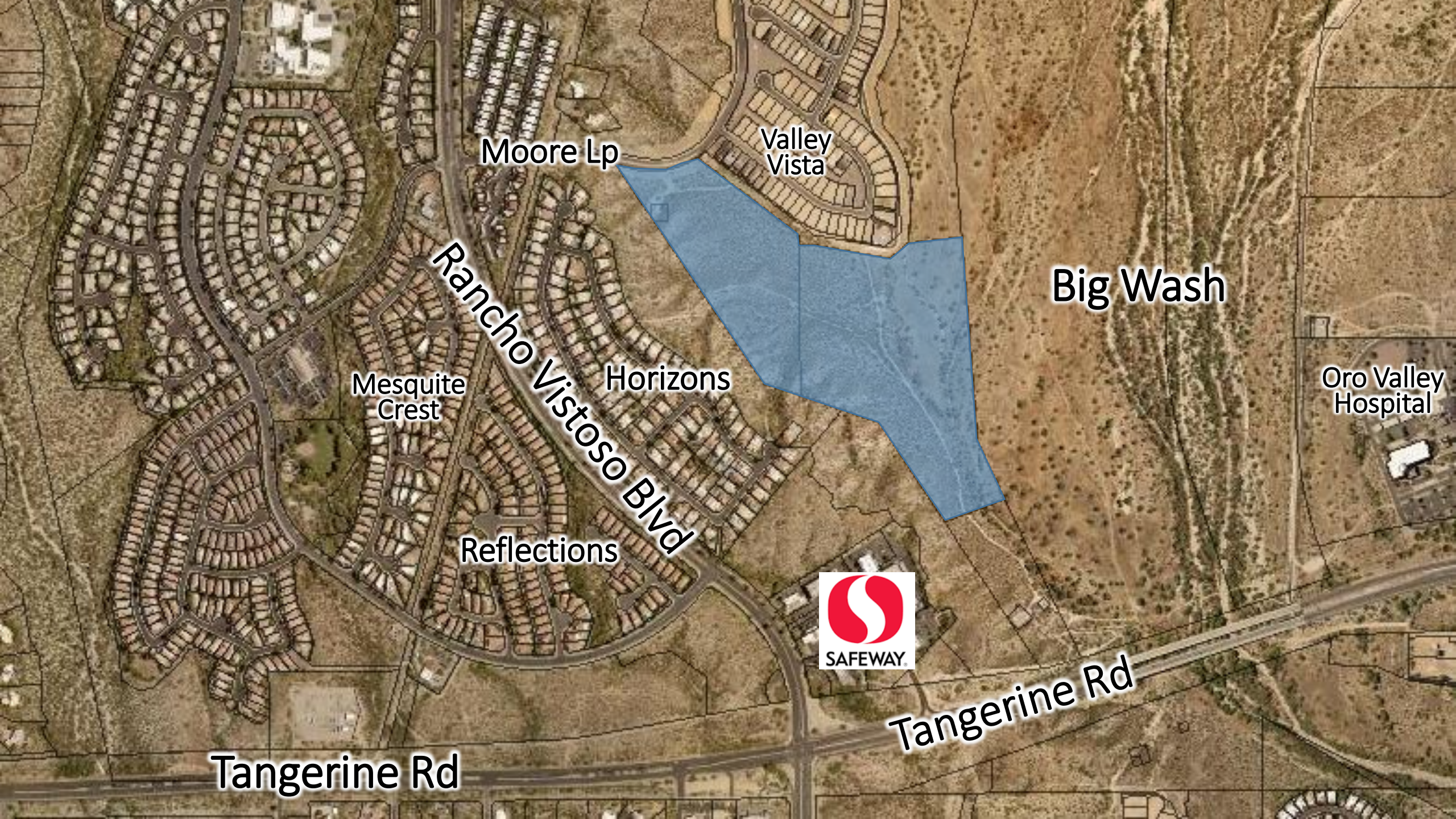
▶ Erosion

▶ Open Space

▶ Other

IV. Next steps





Moore Lp

Valley Vista

Big Wash

Oro Valley Hospital

Mesquite Crest

Horizons

Rancho Vistoso Blvd

Reflections



Tangerine Rd

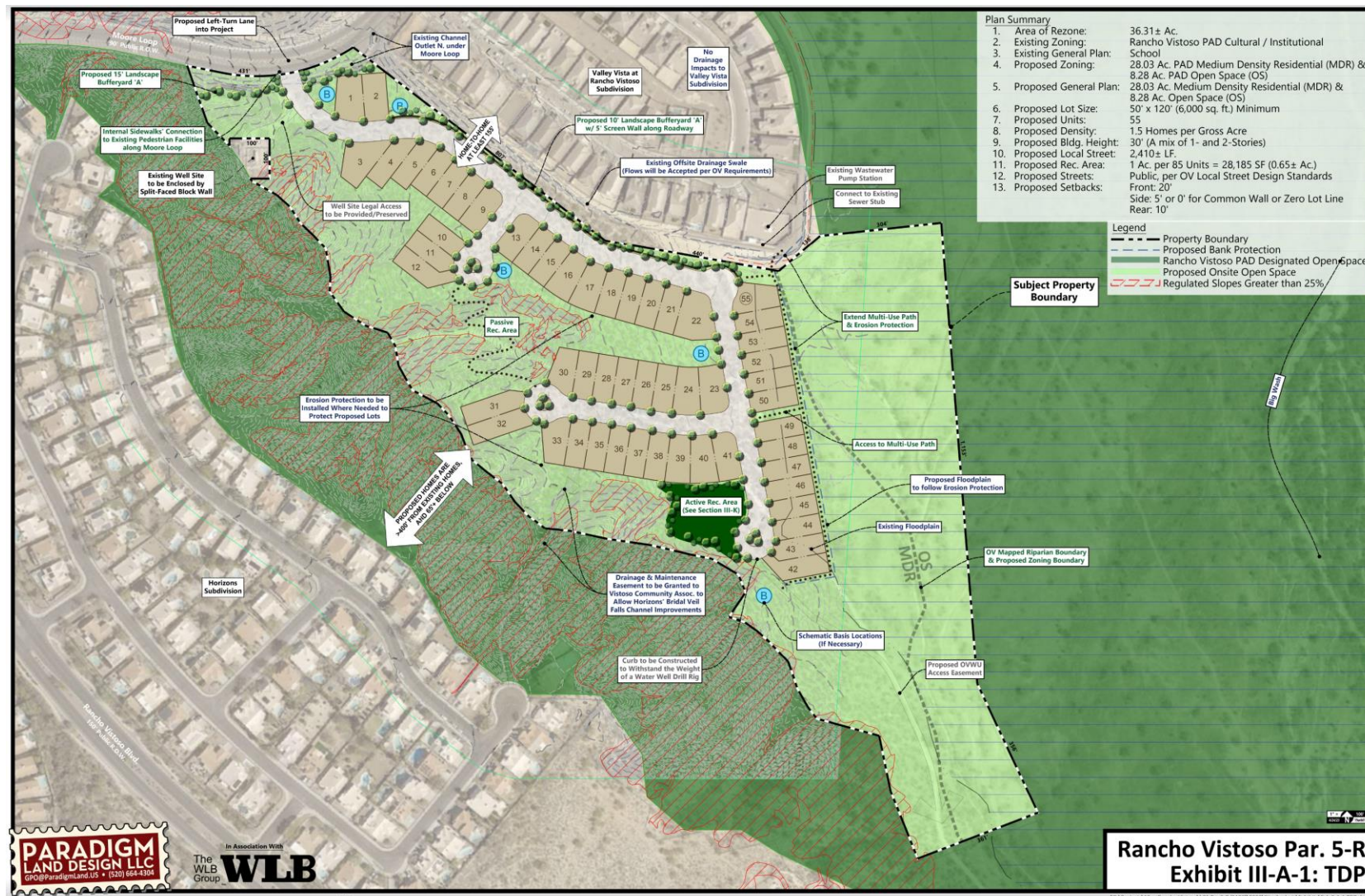
Tangerine Rd



Town of Oro Valley

Applicant's Proposal

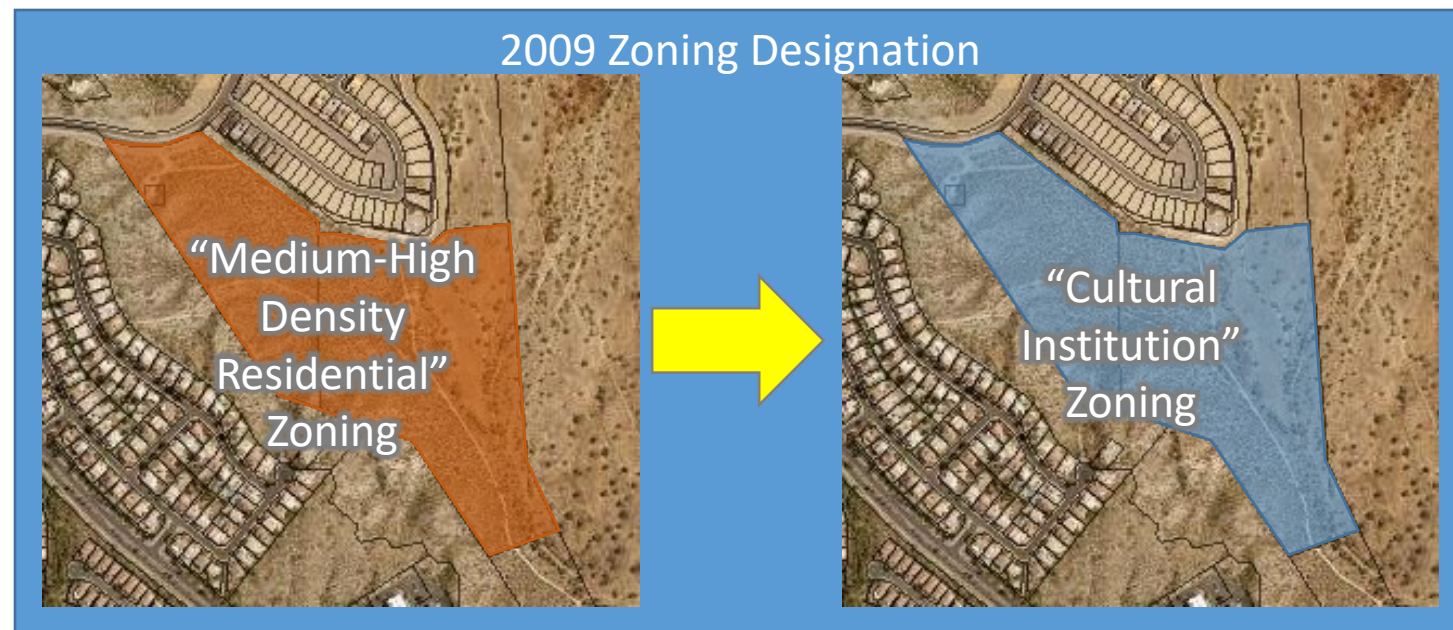
- ▶ Proposed Design
 - ▶ 55 lots
 - ▶ 1 and 2-story
 - ▶ Detached homes
 - ▶ 1 access point
- ▶ Type 2 General Plan Amendment
- ▶ Rezoning





Parcel History

- ▶ 1987 – Rancho Vistoso PAD adopted; Property originally zoned Medium-*High* Density Residential (MHDR)
- ▶ 2009 - General Plan Amendment and Rezoning
 - ▶ Shifted the zoning from “Medium High Density Residential” to “Cultural Institution”
 - ▶ Intended to accommodate Amphi school site





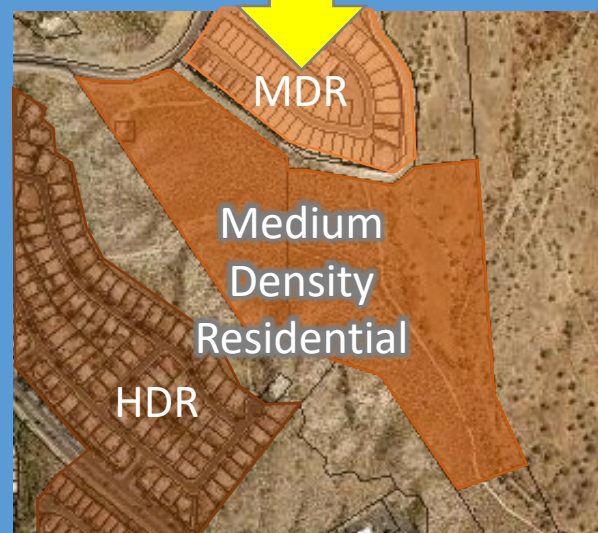
Town of Oro Valley

Current and Proposed Zoning and General Plan Designations

► Rezoning

- Rancho Vistoso Cultural Institution (CI) to Rancho Vistoso Medium Density Residential (MDR)

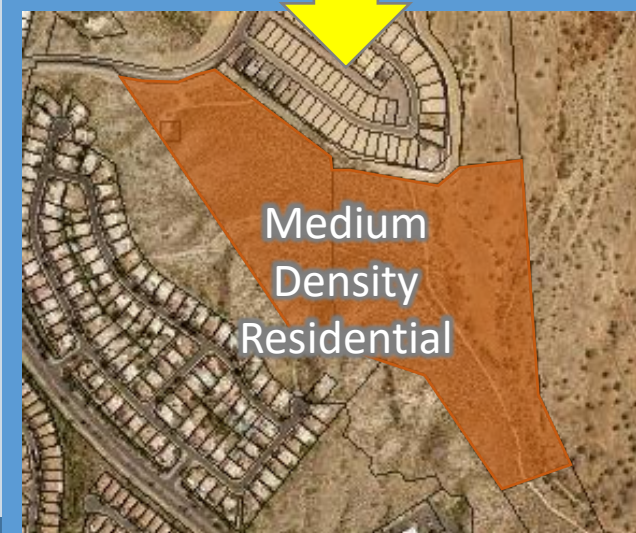
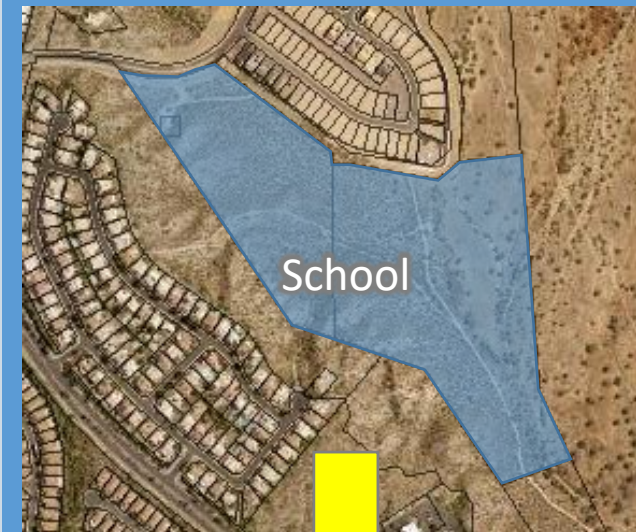
Zoning Designation



► Type 2 General Plan Amendment

- School to Medium Density Residential

General Plan Designation





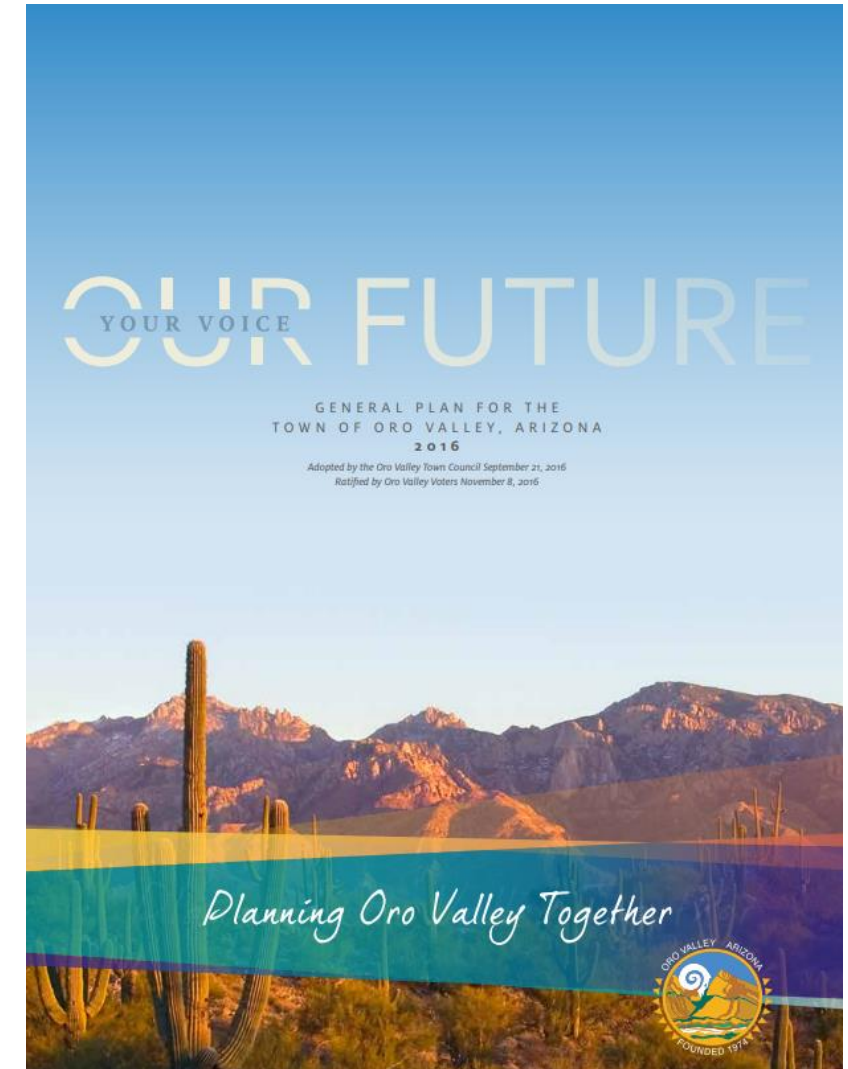
General Plan Amendments

▶ General Plan Acknowledges...

- ▶ *“applications are typically made every year...that most often concern changes to the Town’s Land Use Map and generate a significant amount of interest within the community.”*
- ▶ *“...residents on the Development Committee, recommended changes to the map be handled through the plan amendment process due to the robust public engagement involved...**As such it is anticipated that changes to the map will occur during the lifespan of this plan**”*

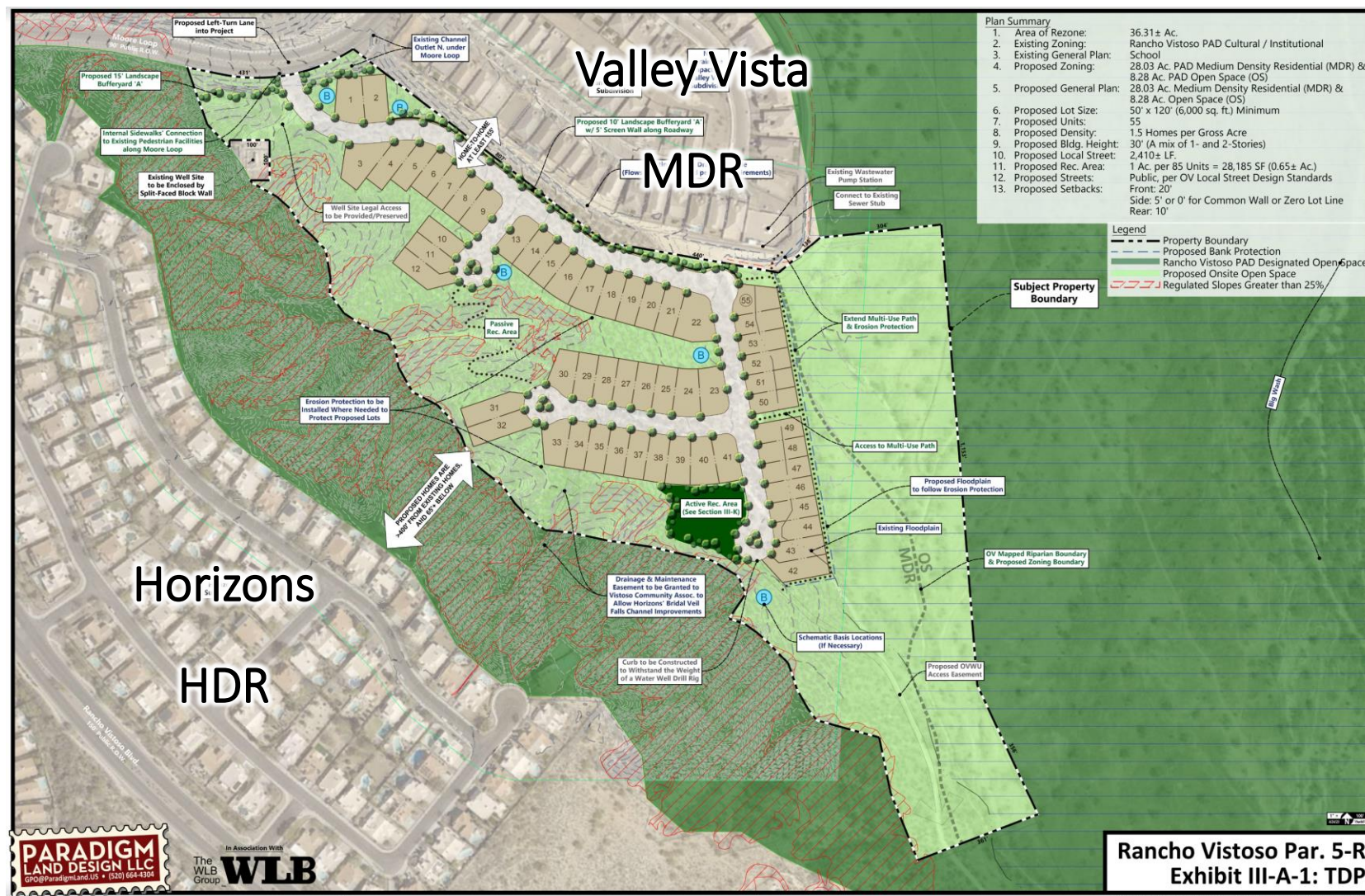
▶ Amendment Criteria

- ▶ General conformance to the Vision, Guiding Principles, Goals and Policies
- ▶ Appropriately addresses neighbor concerns



Allowed Standards

- ▶ Minimum Lot Size: 5,000 sq. ft.
- ▶ Max Height: 30', 2-stories
- ▶ Yard Setbacks:
 - ▶ Front: 20 ft.
 - ▶ Side: 5 ft.
 - ▶ Rear: 10 ft.

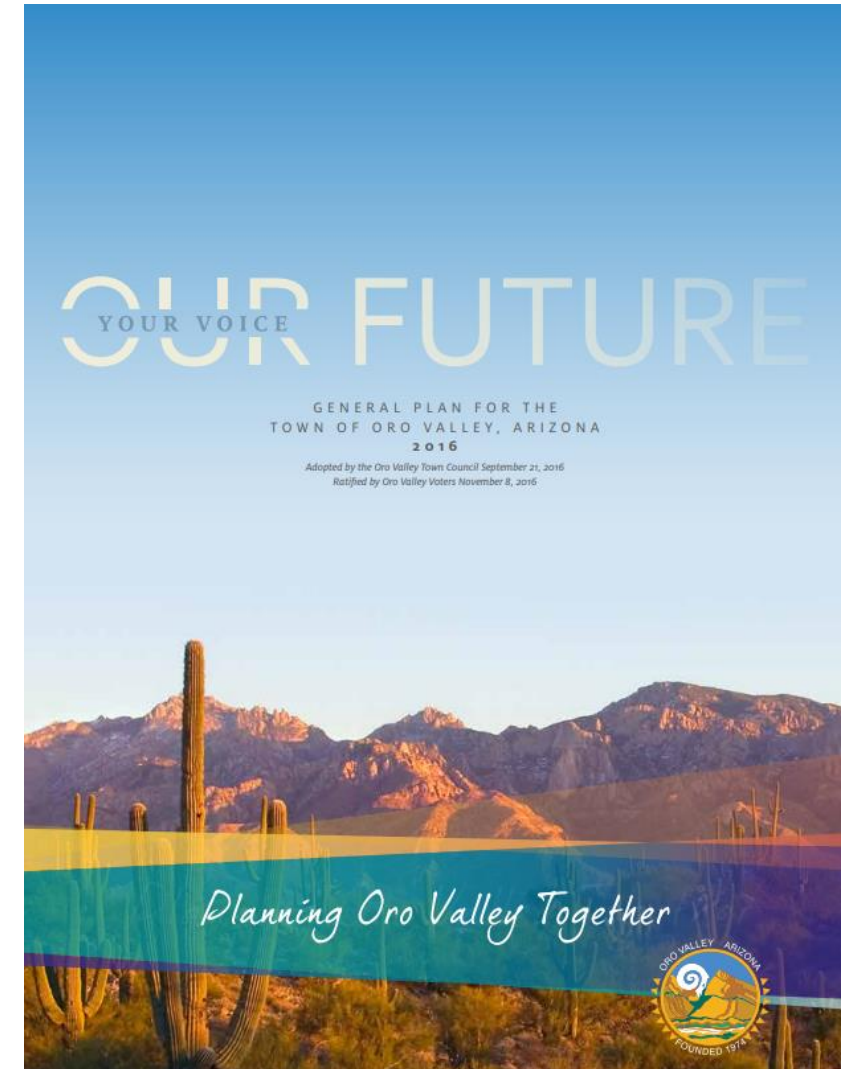




Town of Oro Valley

Town Review Criteria

- ▶ Rancho Vistoso Planned Area Development
- ▶ Oro Valley Zoning Code Revised
- ▶ *"Your Voice, Our Future"* General Plan





Town of Oro Valley

Issues for Discussion

► Traffic impacts and safety

► Compatibility with the surrounding area

► Views

► Height

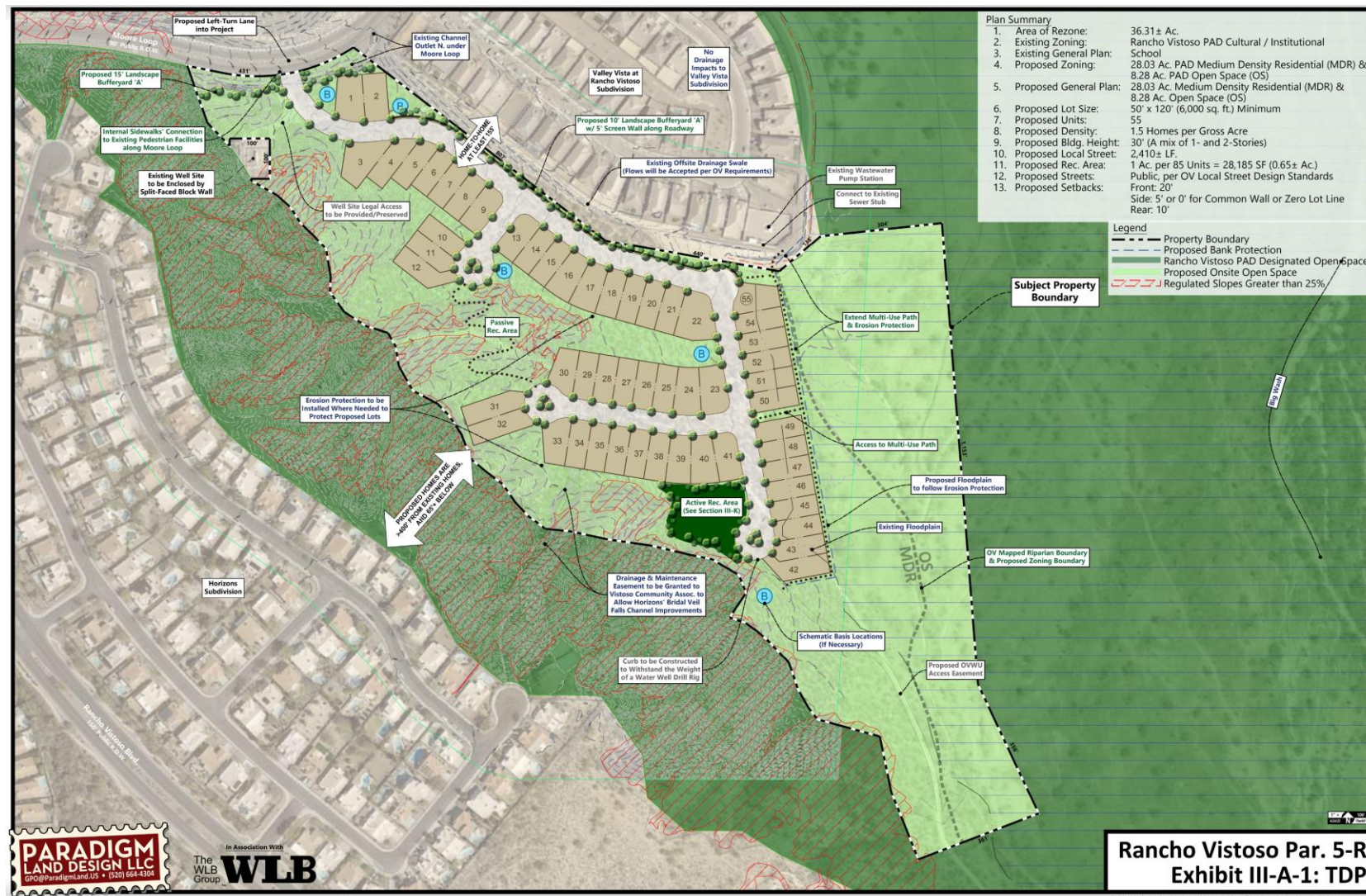
► Big Wash

► Access

► Erosion

► Open Space

► Other



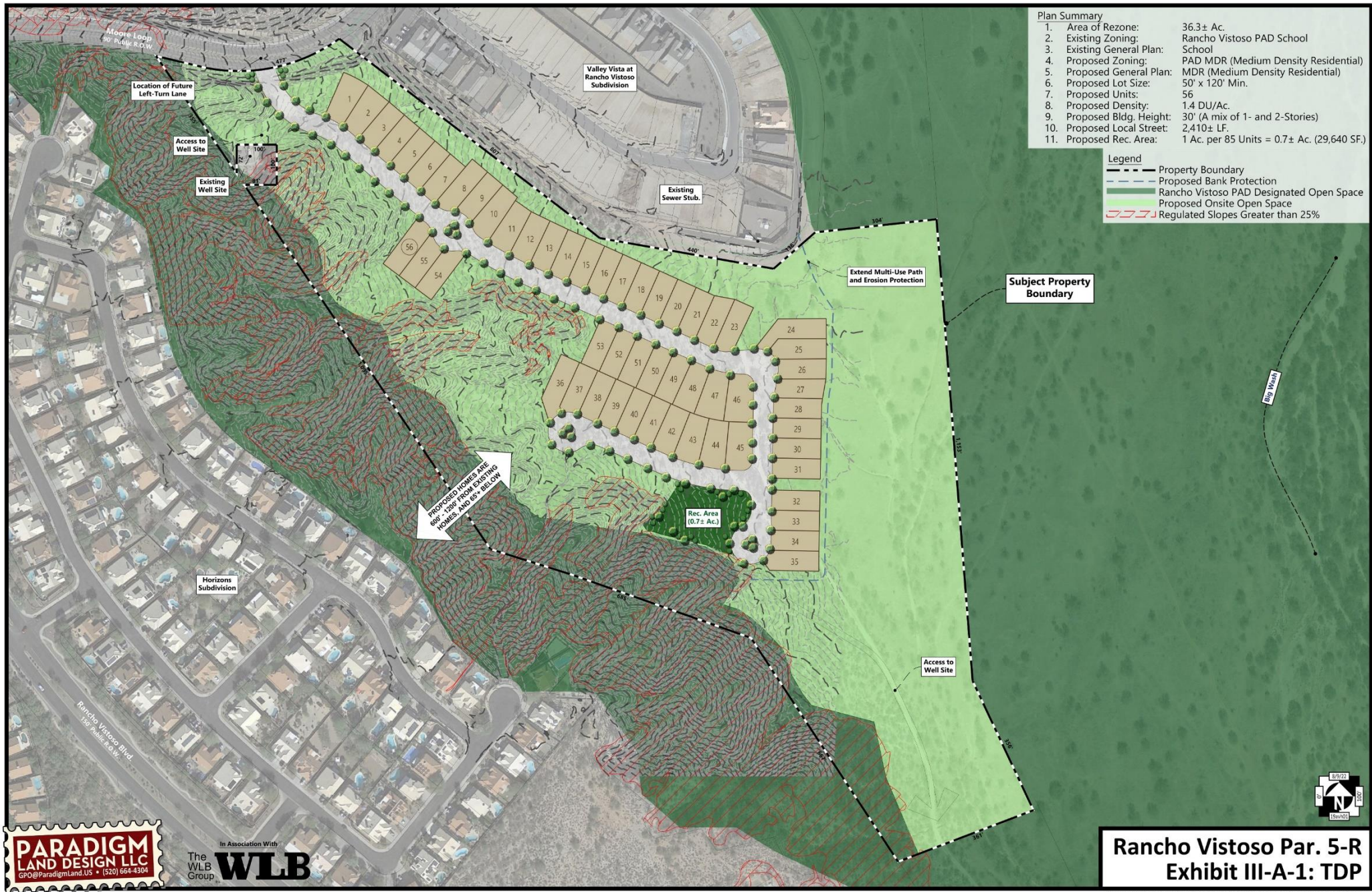


Rancho Vistoso

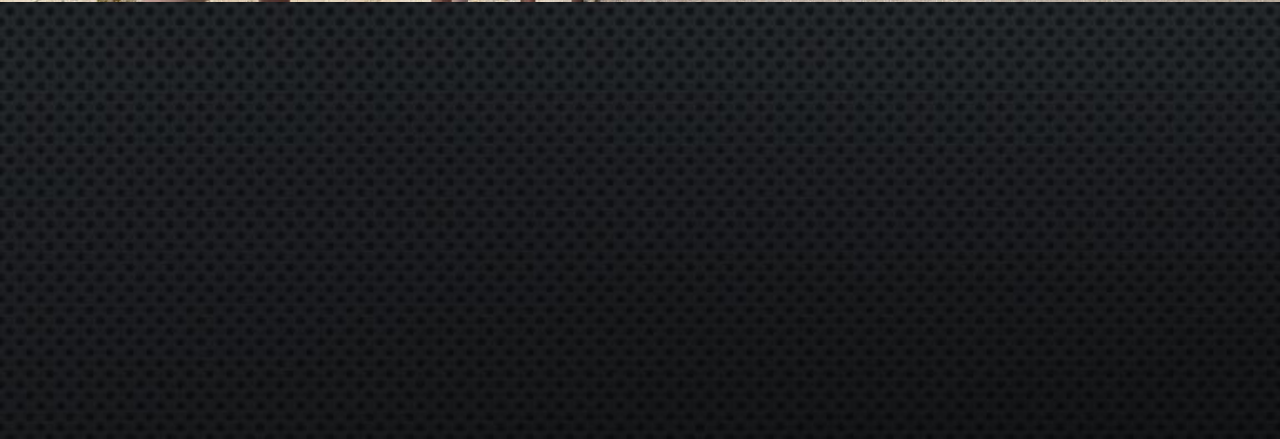
A MASTER PLANNED COMMUNITY

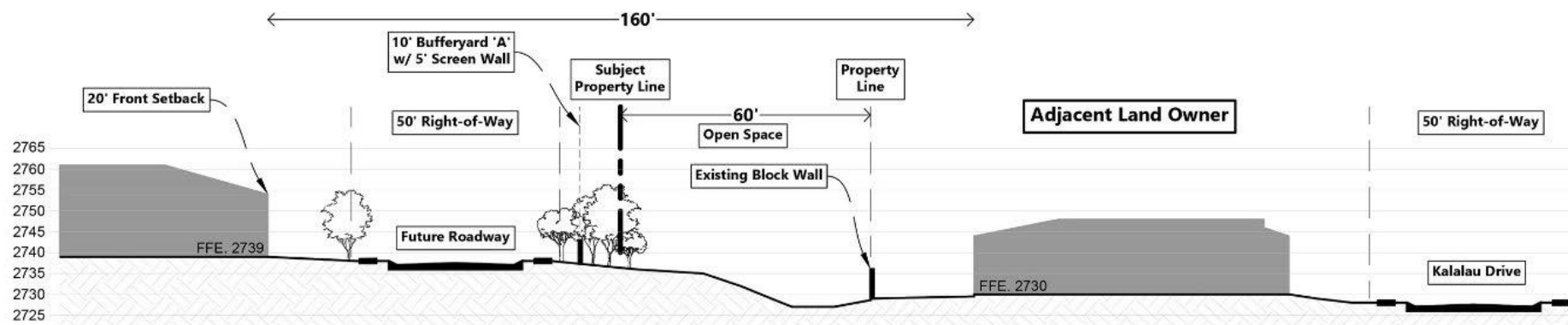
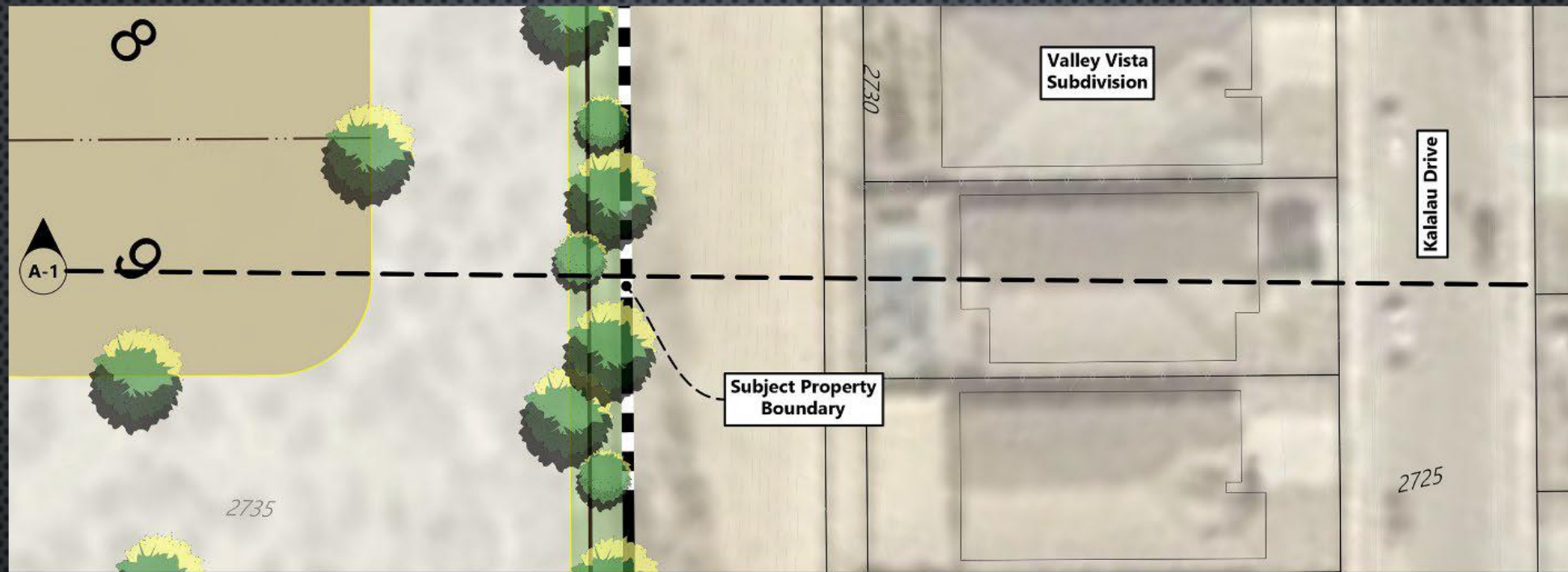
PARCEL 5-R

GENERAL PLAN & PAD AMENDMENT









10' BUFFERYARD 'A' ALONG NORTHERN PROPERTY BOUNDARY

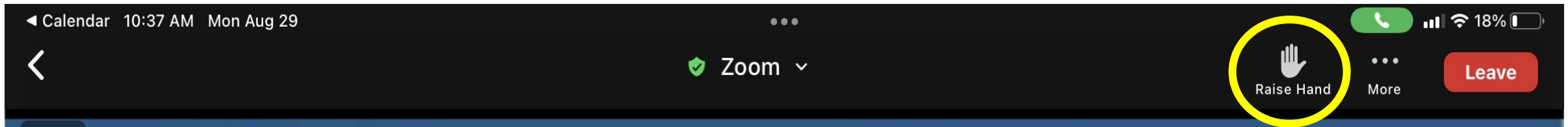
SECTION A-1: LOOKING NORTHWEST

1" = 30'



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Zoom – Raising your hand to ask a question



Phone

Raise Hand: *9

Unmute: *6

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Staff Contact

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Constituent Services Coordinator

Phone: (520) 229-4711

Email: ask@orovalleyaz.gov

www.OVprojects.com

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