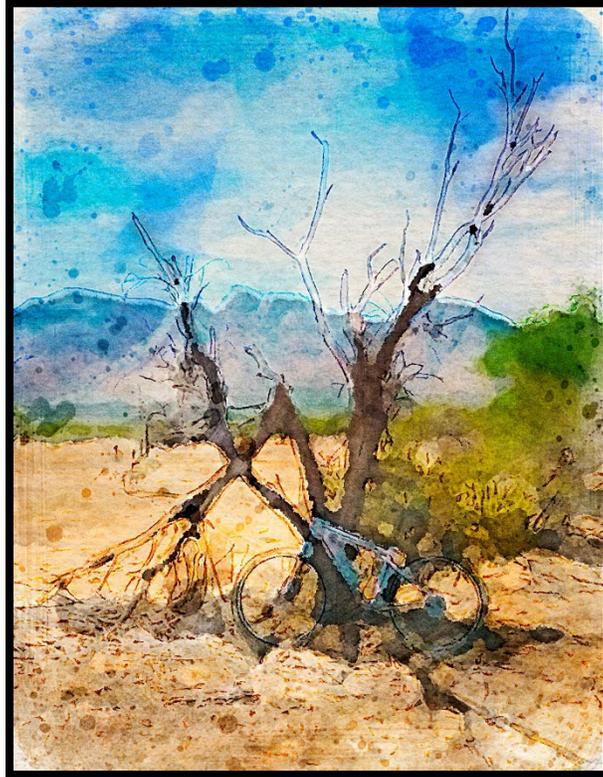


# RANCHO VISTOSO PARCEL 5-R GENERAL PLAN AMENDMENT NARRATIVE

(CASE #2300042)



**PREPARED FOR:**

MGS VISTOSO LLC  
CONTACT: MARK WINKLEMAN  
MW@MGSREALTY.COM  
(602) 432-5955

**PREPARED BY:**

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



**IN COLLABORATION WITH:**



**MAY 29, 2023**

PARADIGM #19AVH01

G:\Projects\19av Rancho Vistoso\h01 Par 5-R (MGS)\0220\Narrative\Vistoso 5-R GPA Narrative.docx

## I. PROJECT OVERVIEW

This application proposes the construction of a single-family residential neighborhood located at the southern end of the recently constructed Moore Loop, approximately one-quarter mile east of the intersection of Rancho Vistoso Boulevard and Moore Loop in Oro Valley, Arizona. The subject property (the “Property”) consists of 36.3± acres and is currently undeveloped. The Your Voice Our Future General Plan designates the Property as “School”. The Property is surrounded by single-family residential subdivisions to the north and west, neighborhood commercial to the south, and open space containing Big Wash to the east.

The Property was originally zoned Rancho Vistoso Planned Area Development (PAD) Medium-High Density Residential (MHDR), but was amended to Cultural / Institutional in 2009 (OV11-08-04 & R09-82) in response to Amphi School District’s request to relocate the planned school site in Neighborhood 5 from Parcel 5-H to this Property (Parcel 5-R). Amphi no longer owns the Property, so now it is proposed to revert back to residential, but only to Medium Density Residential (MDR), like the surrounding neighborhoods, not MHDR as originally zoned. Since the General Plan is predated by the PAD the General Plan’s land uses within the PAD are simply a reflection of the underlying zoning rather than a unique long-range plan. The 2009 amendment, which was due to a change in conditions, was reflected in the 2016 General Plan update. By approving and ratifying the General Plan’s land uses within the PAD, Oro Valley’s Town Council and voters simply validated the PAD’s original vision and numerous subsequent revisions including the 2009 amendment. The reversion of this Property’s ownership from Amphi back to the original developers of Rancho Vistoso represents a change in conditions that warrants another amendment to the PAD’s original vision and thus a corresponding amendment to the General Plan.



## II. PROPOSED AMENDMENT

This document has been prepared in support of a request to amend the General Plan land use of the Property from School to Medium Density Residential. The PAD amendment described above has been requested concurrently with this General Plan amendment.

## III. GENERAL PLAN AMENDMENT CRITERIA

### A. ON BALANCE, THE REQUEST IS CONSISTENT WITH THE VISION, GUIDING PRINCIPLES, GOALS, AND POLICIES OF THE GENERAL PLAN AS DEMONSTRATED BY THE FOLLOWING CRITERIA.

1. The request shall not significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.
  - ✓ This proposal will not alter existing development character and land use patterns. The proposed residential density is equivalent to nearby subdivisions and is less than originally zoned. Open space is provided as a buffer between this proposed neighborhood and existing homes on the ridgeline above to the west. Additionally, at the request of neighbors in the Valley Vista subdivision to the north, the proposed site plan has been modified to locate the proposed homes further and oriented away from Valley Vista.

2. The request shall not impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.
  - ✓ This property gains vehicular, pedestrian, and utility access via existing infrastructure that was designed to accommodate this Property being developed for non-residential use. In other words, existing infrastructure has adequate capacity to serve this development. Any ancillary improvements such as turn lanes, will be constructed by the developer. The cost of necessary infrastructure will be borne by the developer.
  - ✓ This development will improve the Oro Valley Water Utility's access to their two existing well sites near the Property.
3. The request shall not impact other public services including police, fire, parks, water, and drainage unless careful analysis and explanation of anticipated impacts are provided to the Town for review.
  - ✓ The development will include onsite recreational facilities to meet the immediate needs of its residents. The PAD's and Town's parks will also serve the needs of future residents. Impact fees generated by this development will offset any additional offsite recreational demand.
  - ✓ All applicable utilities and public service providers have the capacity to serve this development.
4. The request shall not impact the natural beauty and environmental resources without suitable mitigation.
  - ✓ The proposed amendment and its associated downzoning request will not impact the natural beauty and environmental resources more than under existing zoning.
  - ✓ A Site Resource Inventory has been prepared by a local landscape architect according to the Town's guidelines. All identified significant vegetation will be treated accordingly per the Town's requirements.
  - ✓ Development of the Property will conform to the applicable night sky regulations to limit light pollution.
  - ✓ Oro Valley is not a noisy place. It's residential neighborhoods, multifamily developments, commercial centers, and employment complexes are generally peaceful. Development of the subject property will follow suit.

**B. THE APPLICANT HAS IMPLEMENTED EFFECTIVE PUBLIC OUTREACH EFFORTS TO IDENTIFY NEIGHBORHOOD CONCERNS AND HAS RESPONDED BY INCORPORATING MEASURES TO AVOID OR MINIMIZE DEVELOPMENT IMPACTS TO THE EXTENT REASONABLY POSSIBLE, AS WELL AS TO MITIGATE UNAVOIDABLE ADVERSE IMPACTS.**

An informational video was prepared and posted to the Town's website, and a first neighborhood meeting was held on October 3, 2022. Primary concerns voiced at that meeting were related to viewshed, privacy, and traffic impacts, so we offered to meet with nearby residents to analyze the expected visibility of the proposed neighborhood from their back yards. Several of our neighbors in the Valley Vista subdivision to the north suggested that the proposed site plan should be modified to "flip" the proposed homes and proposed road in order to locate the homes further and oriented away from Valley Vista. We considered the suggestion and subsequently agreed with it, so the proposed site plan has been modified accordingly. In early December we met with the five property owners who accepted the offer to meet, and we were able to gain a better understanding of the concerns voiced at the October meeting by observing building height poles set on the Property. Those concerns were shown to be lessened as a result of the site plan revisions. A second formal neighborhood meeting was held on May 17, 2023. No new concerns were voiced other than a lingering concern about privacy related to two proposed lots at the north end of the Property that were still located on the Vistoso Vista side of the proposed street, although they were oriented toward Moore Loop rather than toward Vistoso Vista. Even so, we agreed to relocate those lots to elsewhere in the subdivision where privacy concerns would not be present.

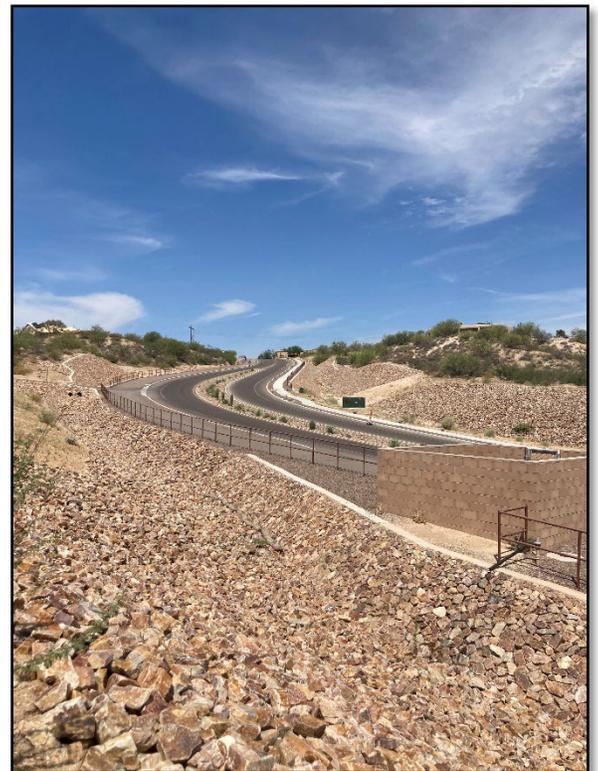
## YOUR VOICE, OUR FUTURE CONFORMANCE

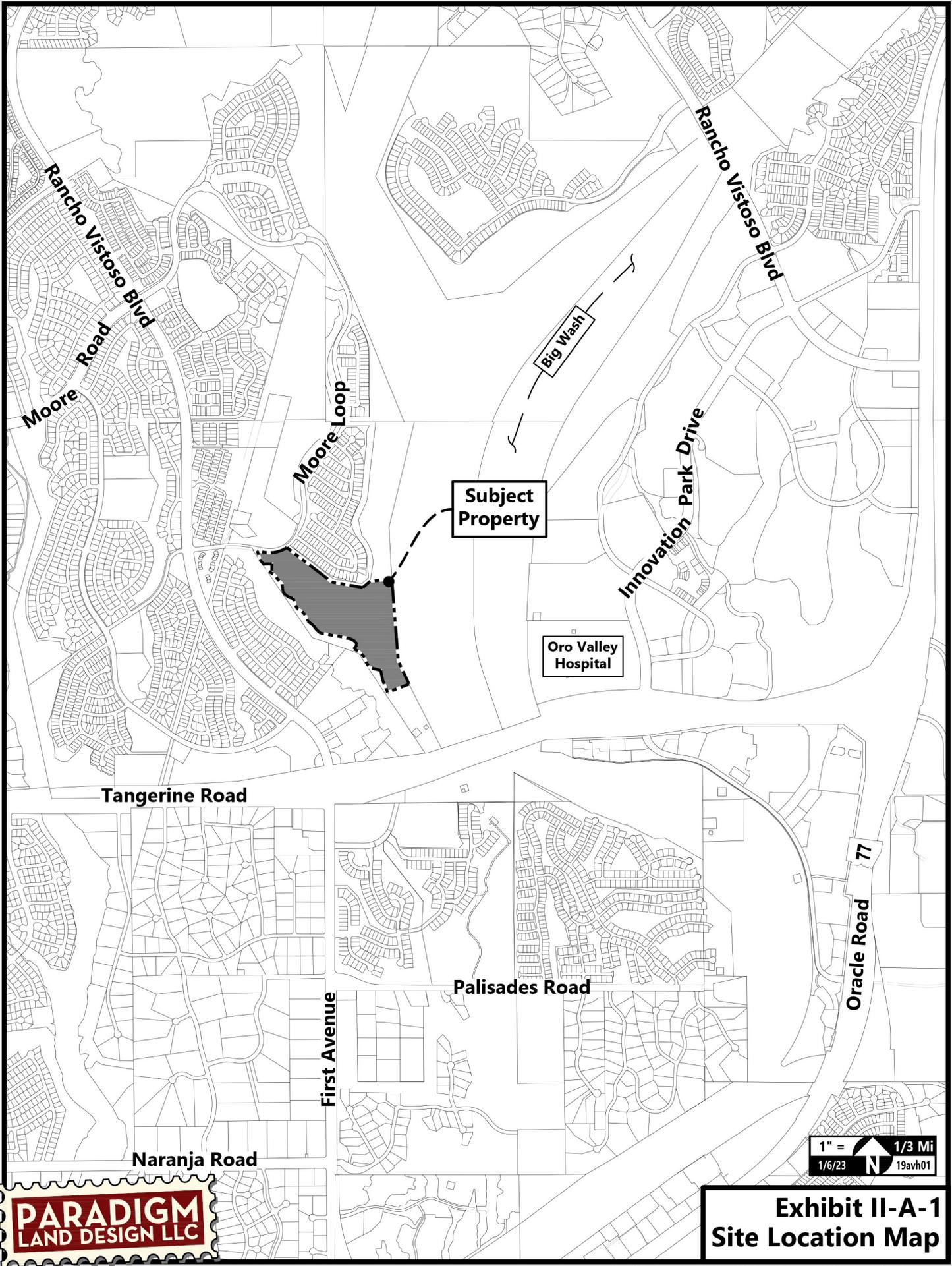
Oro Valley's Your Voice, Our Future General Plan includes many goals and policies that support the development of appropriate, transitional, and viable land uses such as those proposed by this downzoning. Below are a sample of goals and policies that this proposal supports:

- 3.6.CC.2 Provide appropriate park facilities and services for residents of all ages in the community.
- ✓ The Rancho Vistoso PAD includes numerous active and passive recreational opportunities for residents of all ages. This neighborhood, as part of that master plan, will provide age-appropriate recreational amenities.
- 3.6.CC.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.
- ✓ In the vicinity of this Property Oro Valley Trail #33 runs from Tangerine Road north along the west bank of Big Wash north to Honey Bee Park. A portion of that trail was improved to a paved multi-use path as part of the Pulte subdivision to the north. This project will continue that improvement south along the proposed Big Wash bank protection and will also provide pedestrian connections from its internal street network to Trail #33 as well as the sidewalks and multi-use lane along Moore Loop.
- 3.6.CC.4. Provide public open space and park space where there is an existing park shortage of a need to preserve open space, natural areas, or scenic views.
- ✓ The most sensitive and scenic areas within the Rancho Vistoso PAD were set aside as permanent open space when the PAD was crafted in the 1980's. This proposed neighborhood fits within the context of those areas, which account for roughly 50% of the PAD's 8,000 acres.
- 3.6.CC.8. Foster development of complete neighborhoods with easy access to transportation and employment options, and commercial areas that offer amenities and services for residents' daily needs.
- ✓ The General Plan describes a complete neighborhood as including parks and other outdoor spaces, recreational facilities, access to quality housing, and safe and varied transportation options. It goes on to describe a complete community as one that serves the needs of residents on a day-to-day basis and is "a good place to open a business". This proposed rezone will fulfil these goals by answering demand for more quality housing for existing and future residents, recreation areas to serve those future residents, convenient pedestrian and bicycle access to the nearby sidewalk and trail systems, convenient access to nearby commercial areas, and additional residents to help local businesses thrive.
- 5.5.LU.4. Promote outdoor lighting that enhances safety and circulation, beautifies landscapes, minimizes impacts to adjacent properties, and does not reduce public enjoyment of the night sky.
- ✓ This project will comply with all applicable night sky lighting ordinances.



- 5.5.LU.5. Provide diverse land uses that meet the Town’s overall needs and effectively transition in scale and density adjacent to neighborhoods.
- ✓ There is a strong demand for quality single-family housing in Oro Valley that this neighborhood will partially fulfill. No land use transition is necessary because this proposed neighborhood is very similar in density and design to nearby subdivisions.
- 5.5.LU.6. Maintain the small-town, neighborly character and improve the design and safety of the built environment.
- ✓ The predominant development type in Oro Valley is medium density single-family residential, so that must be a primary aspect of its “small town, neighborly character”. This neighborhood, being a medium density single-family development, therefore helps maintain that character.
  - ✓ By extending the Big Wash bank protection further south, this development will improve the safety of this development parcel.
- 5.5.LU.8. Encourage the development of master planned communities which include suitable residential and commercial uses.
- ✓ This parcel is within the Rancho Vistoso PAD, which is the largest and most diverse master planned community in Oro Valley. This is one of the last available development parcels, and its development as a “suitable residential use” should be encouraged.
- 5.7.DG.1. Require new development to pay its share toward the cost of additional public facility and service needs generated by new development while balancing public and private interests in cost allocation.
- ✓ This project will fund the construction of any new public infrastructure improvements necessary to support it and mitigate for its additional demands on existing public infrastructure. Beyond providing the actual infrastructure improvements needed to serve this development, impact fees will be paid to help cover the cost of maintaining the Town’s broader public infrastructure networks.
- 5.8.l.4. Accommodate growth in the community through long-range planning for services, utilities, and other infrastructure.
- ✓ Trunk infrastructure has been designed and constructed in advance of development within Rancho Vistoso for decades. For example, Rancho Vistoso Boulevard and its associated trunk utility lines, was built in phases ahead of development of nearby parcels. Moore Loop was constructed in phases concurrently with adjacent development, and ahead of development of this Property. Long-range infrastructure planning has been a key to Rancho Vistoso’s success and quality.
- 5.8.l.10 Foster opportunities for walking, biking, and mass transit to places where people live, work, shop, and play.
- ✓ This neighborhood will have direct pedestrian and bicycle connections to the sidewalks, multi-use paths, trails, and multi-use lanes available in adjacent public rights-of-way and easements. Those public facilities provide connectivity to Oro Valley’s extensive network of pedestrian and bicycle linkages to countless places where people live, work, shop, and play.





**Exhibit II-A-1  
Site Location Map**

# I. PROJECT OVERVIEW

This project proposes to construct a single-family residential neighborhood located at the southern end of the recently constructed Moore Loop, approximately one-quarter mile east of the intersection of Rancho Vistoso Boulevard and Moore Loop in Oro Valley, Arizona. The subject property (the "Property") consists of 40.3± acres and is currently undeveloped. The Your Voice Our Future General Plan designates most of the Property as "School", with a small band of "Open Space" along its western and southwestern boundary. The Property is surrounded by single-family residential subdivisions to the north and west, neighborhood commercial to the south, and open space containing Big Wash to the east.

The Property was originally zoned Rancho Vistoso Planned Area Development (PAD) Medium-High Density Residential (MHDR), but was amended to Cultural / Institutional in 2009 in response to Amphi School District's request to relocate the planned school site in Neighborhood 5 from Parcel 5-H to Parcel 5-R. Amphi no longer owns the Property, so now it is proposed to revert back to residential, but only to PAD Medium Density Residential (MDR), like the surrounding neighborhoods, not MHDR as originally zoned. Concurrently with the PAD amendment we propose a corresponding General Plan land use amendment from School to Medium Density Residential.



## II. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is usually taken to mean “any interested party”. The terms are not synonymous, but for the purpose of this report we will assume them to be. Primary stakeholders are the immediate neighbors of the subject parcels, all of whom will be notified of any public meetings or hearings associated with this project. The nearest neighbors are to the north in the Valley Vista subdivision. These owners are potentially the most affected by this proposed development. Other neighbors include owners within the Horizons subdivision to the west, which is several hundred feet away and at least 65 feet higher in elevation, minimizing the potential for any impact. Other stakeholders include nearby businesses that have invested in the Oro Valley community and stand to see their businesses benefited by additional potential customers from this proposed neighborhood. The Town of Oro Valley is also a stakeholder because this development will bring additional long-term income to the Oro Valley Water Utility and from State Shared Revenue, and additional short-term income from construction sales tax. This development will also contribute to the long-term growth of the Town, which its leaders are tasked with overseeing responsibly. Lastly, the property owner is a significant stakeholder.

## III. PROPOSED NEIGHBORHOOD MEETING PROCESS

The following schedule is proposed:

September 16, 2022 .....	Informational Video Posted
October 3, 2022 .....	Neighborhood Meeting #1
December 2022 .....	Individual Neighbor Meetings
December 2022 .....	Formal General Plan & PAD Amendment Submittals
Q4 2022 -Q2 2023 .....	Application Review Process
May 17, 2023 .....	Neighborhood Meeting #2
June 6, 2023 * .....	Planning & Zoning Commission Hearing
July 19, 2023 * .....	Town Council Hearing

\* Hearing dates are estimates only and subject to Town of Oro Valley scheduling.

The Town maintains copies of the meeting sign-in sheets.

## IV. COMMENTS RAISED TO-DATE

### View Impacts

- Views from the Valley Vista subdivision could be impacted. Some residents indicated they had paid view premiums for their lots, but that they also understood a school was planned on this Property at the time they purchased their lots.
  - We met with individual neighbors to analyze potential view impacts from their homes. The revised site plan was shown to reduce potential viewshed impact and privacy concerns. Additionally, we will be installing a screen wall along the proposed roadway to further reduce potential visual impacts.
- Why not restrict to single-story homes, as Valley Vista was?
  - Valley Vista was not restricted. The single-story offerings were Pulte’s choice.
- Views from the Horizons subdivision could be impacted by this neighborhood.
  - Horizons is generally at least 65 feet higher in elevation than this property, so views will not be impacted.

### Bufferyards & Privacy

- Need a larger buffer between this project and Valley Vista because the previously proposed school would've been "basically open space".
  - A school would've included larger and taller buildings, more grading, and lighting, grading, etc. that wouldn't have been subject to the Town's development regulations, so its impact would most likely have been significant.
  - This proposed neighborhood will feature the same lot sizes as Valley Vista. Table 27-7 of the OVZCR requires no bufferyard in such a scenario, but this project's common area will combine with existing common area in Valley Vista as well as the proposed roadway to create a distance of at least 155' between existing and proposed homes.
- To increase privacy, build a wall within the buffer area between Valley Vista and this neighborhood.
  - After meeting with individual neighbors we agree that a screen wall along the proposed roadway would provide additional visual mitigation and privacy.
- At the second neighborhood meeting the residents of the westernmost lots in Valley Vista expressed concern about the two proposed lots at the north end of the Property that were still located on the Vistoso Vista side of the proposed street after the major site plan revision in response to previous neighbor comments.
  - Although the two lots in question were oriented toward Moore Loop rather than toward Vistoso Vista, we agreed to relocate those lots to elsewhere in the subdivision where privacy concerns would not be present.

### Trails

- Provide trail access between Moore Loop and Big Wash.
  - This project will provide such access.

### Traffic

- Concerns about traffic volume and speed eastbound on Moore Loop.
  - This project will include installation of a westbound left-turn lane and will also include an eastbound right-turn lane if warranted.

### Other

- Is the proposed open space guaranteed and protected?
  - Any protected open space shown on the TDP will be enforced as such during the detailed engineering phase.
- There appear to be compaction issues with some areas in Valley Vista.
  - The project geotechnical engineer will consider this information.

April 13, 2022

Town of Oro Valley  
11000 N. La Canada Drive  
Oro Valley AZ 85737

**Re: Rancho Vistoso Parcel 5-R  
General Plan Amendment and Rezoning Request**

To Whom it May Concern:

This letter shall serve as authorization for Paradigm Land Design LLC to represent Vistoso Partners LLC in the application for a General Plan amendment and rezoning affecting the property referenced above.

**Vistoso Partners LLC**

Signature:

  
\_\_\_\_\_

Printed Name:

*Brandon Wolffswinkel*  
\_\_\_\_\_

Title:

*Manager*  
\_\_\_\_\_



Plan Summary

1. Area of Rezone: 36.31± Ac.
2. Existing Zoning: Rancho Vistoso PAD Cultural / Institutional School
3. Existing General Plan: 28.03 Ac. PAD Medium Density Residential (MDR) & 8.28 Ac. PAD Open Space (OS)
4. Proposed Zoning: 28.03 Ac. Medium Density Residential (MDR) & 8.28 Ac. Open Space (OS)
5. Proposed General Plan: 50' x 120' (6,000 sq. ft.) Minimum
6. Proposed Lot Size: 59
7. Proposed Units: 1.6 Homes per Gross Acre
8. Proposed Density: 30' (A mix of 1- and 2-Stories)
9. Proposed Bldg. Height: 2,410± LF.
10. Proposed Local Street: 1 Ac. per 85 Units = 30,235 SF (0.69± Ac.)
11. Proposed Rec. Area: Public, per OV Local Street Design Standards
12. Proposed Streets: Front: 20'
13. Proposed Setbacks: Side: 5' or 0' for Common Wall or Zero Lot Line  
Rear: 10'
14. Entry Monumentation: To be Located along Moore Loop Frontage

**Legend**

- Property Boundary
- Proposed Bank Protection
- Rancho Vistoso PAD Designated Open Space
- Proposed Onsite Open Space
- Regulated Slopes Greater than 25%
- S Single-Story Restricted Lots (All Other Lots Subject to Standard O.V. Restrictions)

**Subject Property Boundary**



**Rancho Vistoso Par. 5-R Exhibit III-A-1: TDP**