



# SOUTH OF MOORE LP AND EAST OF RANCHO VISTOSO BLVD – TYPE 2 GENERAL PLAN AMENDMENT AND REZONING

PLEASE SUBMIT ALL QUESTIONS AND COMMENTS TO [ASK@OROVALLEYAZ.GOV](mailto:ASK@OROVALLEYAZ.GOV)

## Access the project webpage below

[www.ovprojects.com](http://www.ovprojects.com) under the project name “South of Moore Lp. and east of Rancho Vistoso Blvd – Type 2 General Plan Amendment and Rezoning”

## Project Summary

The applicant requests a Type 2 General Plan Amendment and rezoning to allow 56-lot single-family residential subdivision located south of Moore Loop and east of Rancho Vistoso Blvd (highlighted in blue).

## Proposed New Development

1. Type 2 General Plan Amendment to change the land use **FROM** School **TO** Medium Density Residential.
2. Rezoning to change the zoning designation **FROM** Cultural Institution **TO** Medium Density Residential.



## Anticipated Project Review Timeline:



## **General Plan**

The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.

### **Existing General Plan Designation:**

The subject property has a General Plan Land Use designation of School.

This land use designation represents areas where schools, both public and private, are appropriate. Schools are places of general instruction. Public schools by state law are exempt and can be located in any land use designation.

### **Proposed General Plan Designation:**

#### **Medium Density Residential (MDR)**

The applicant is proposing to change the General Plan Land Use designation to Medium Density Residential (MDR).

This land use designation represents areas where single-family home, townhouse or patio home development is appropriate. The lot sizes in this land use designation allow for setbacks between individual homes (detached) or common walls between individual homes (attached). According to the *Your Voice, Our Future* General Plan, these areas should be located close to schools, shopping and employment.

### **Existing Zoning Designation**

The subject property is zoned Rancho Vistoso Planned area Development (RV-PAD) Cultural Institution (CI). While this area does not have independent design standards within the RV-PAD, this zoning was intended for schools, parks, and other community facilities.

This site specifically was dedicated to the Amphi School District in 2009 for the possible development of a school if deemed necessary.

### **Proposed Zoning Designation**

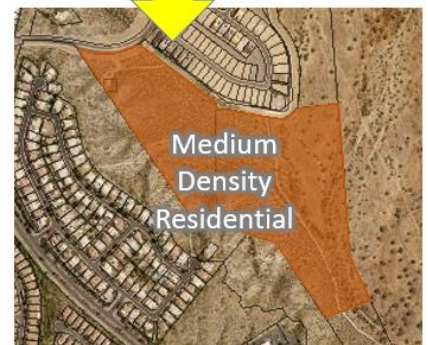
The applicant is proposing to rezone the property to RV-PAD Medium Density Residential (MDR).

#### **Medium Density Residential (MDR)**

Permitted uses: Detached and attached dwelling units

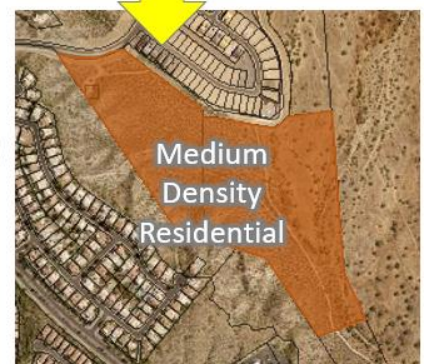
#### ▶ Type 2 General Plan Amendment

- ▶ School  
to
- ▶ Medium  
Density  
Residential



#### ▶ Rezoning

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



### Medium Density Residential Development Standards

- Minimum Lot Area: 5,000 square feet
- Maximum Building Height: 30 feet, 2-stories
- Yard Setbacks
  - Front: 20 feet
  - Side: 5 feet or 0 feet for common walls on attached products
  - Rear: 10 feet

### Review Criteria

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

- Town of Oro Valley Zoning Code - <https://orovalley.town.codes/ZC>
- Rancho Vistoso Planned Area Development - <https://orovalley.town.codes/AreaPlans/RanchoVistosoPAD>
- The Your Voice, Our Future General Plan - <https://www.orovalleyaz.gov/Government/Departments/Town-Managers-Office/General-Plan>

