

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

Neighborhood Meeting  
October 3, 2022  
Meeting will start at 6pm

## 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.

All Zoom participants are currently on mute. Host will provide directions when meeting starts at 6pm.



**Town of Oro Valley**

Please contact Milini Simms,  
Principal Planner, at (520)  
229-4836 for additional  
ZOOM assistance.

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



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

Formal submittal

Staff review

2<sup>nd</sup> neighborhood meeting (in-person and online) – TBD

Planning and Zoning Commission public hearing – TBD

Town Council public hearing – TBD

**Questions?**

[ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov)

**For more information**

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



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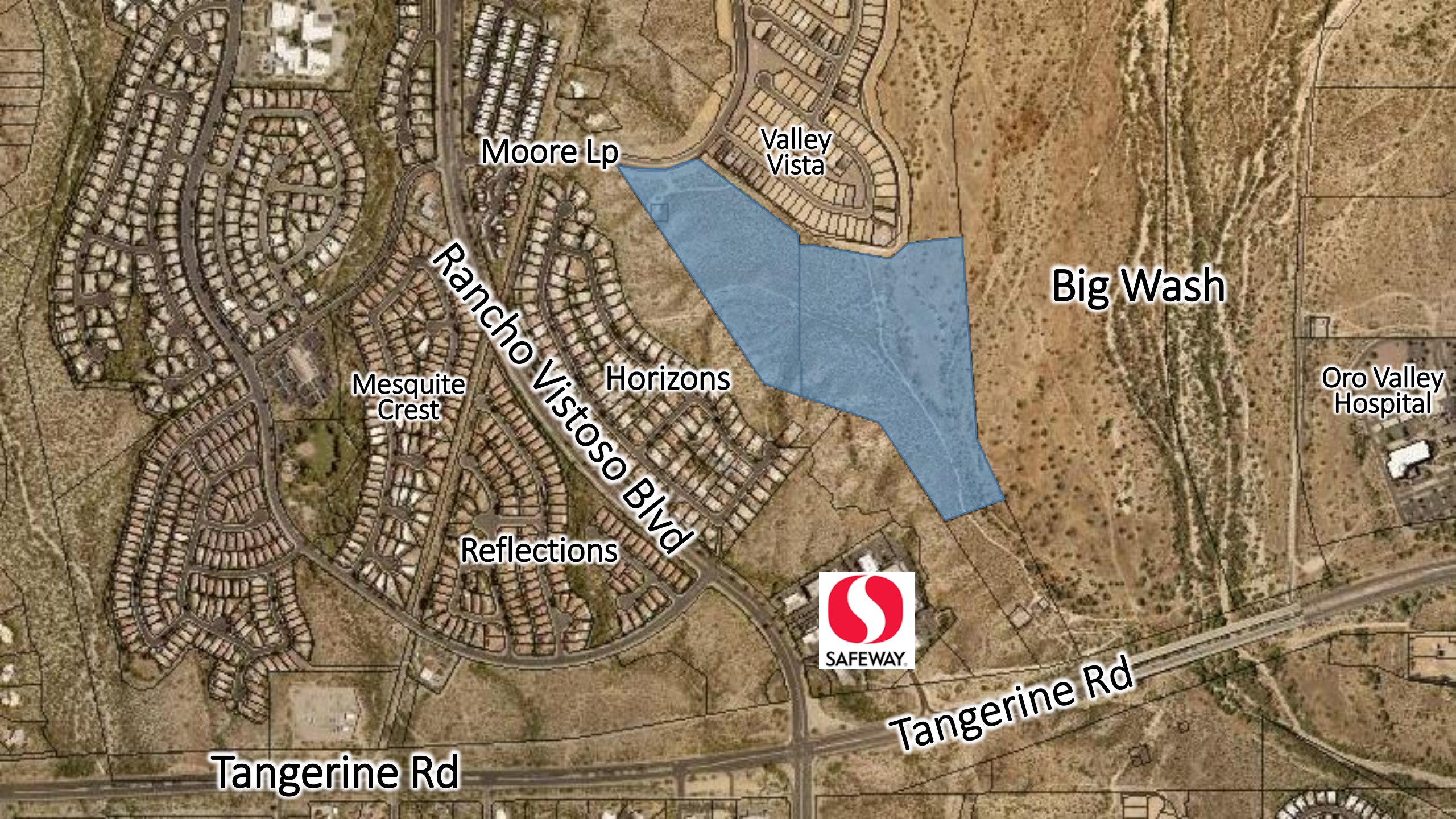
# Purpose

## ► INFORM, LISTEN TO, AND DISCUSS YOUR CONCERNS

- I. Opportunities to stay involved
- II. Brief overview by staff
- III. Applicant presentation
- IV. YOUR TURN!**
- V. Upcoming meetings







Moore Lp

Valley Vista

Big Wash

Mesquite Crest

Horizons

Oro Valley Hospital

Rancho Vistoso Blvd

Reflections



Tangerine Rd

Tangerine Rd

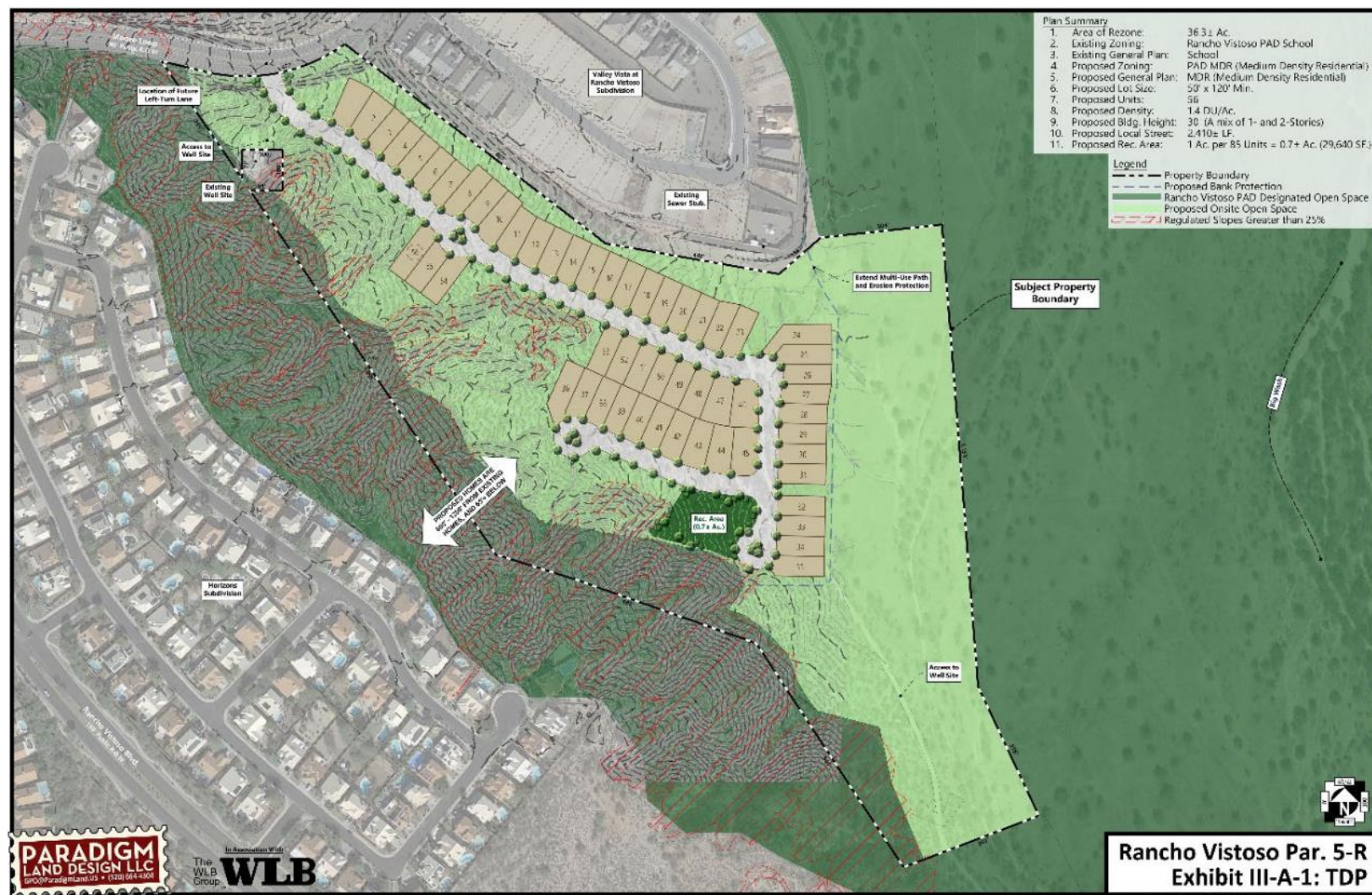




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# Applicant's Proposal

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







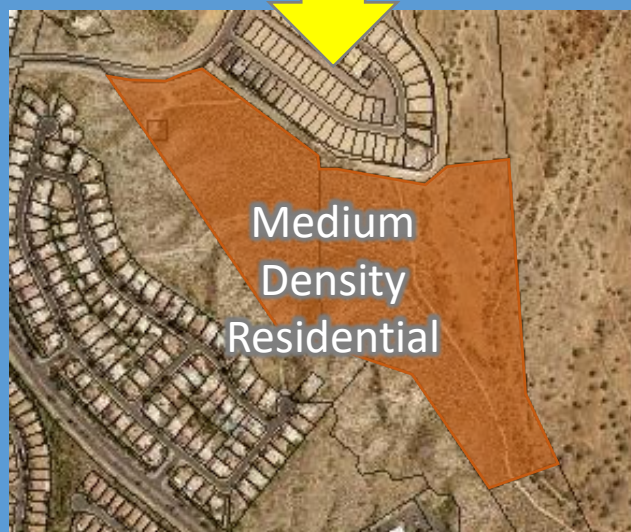
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# Current and Proposed General Plan and Zoning Designations

## ► Type 2 General Plan Amendment

- School  
to Medium  
Density  
Residential

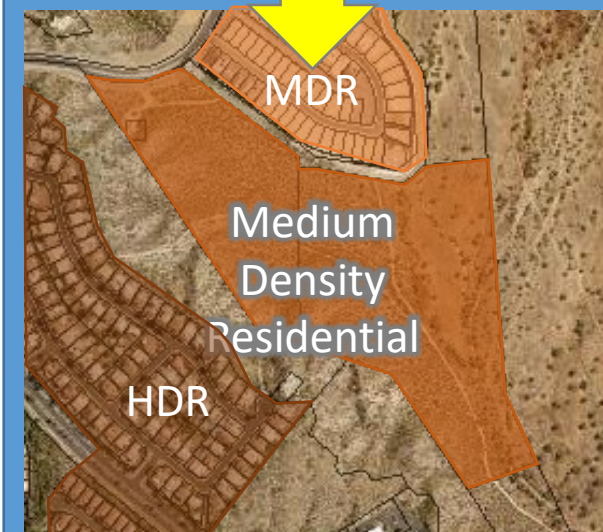
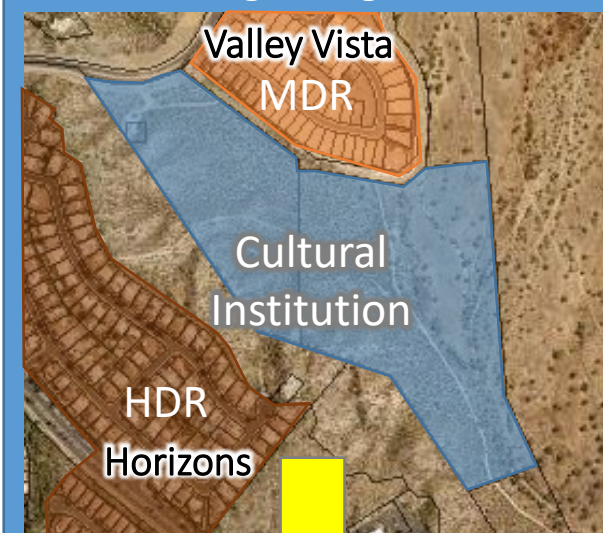
General Plan Designation



## ► Rezoning

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

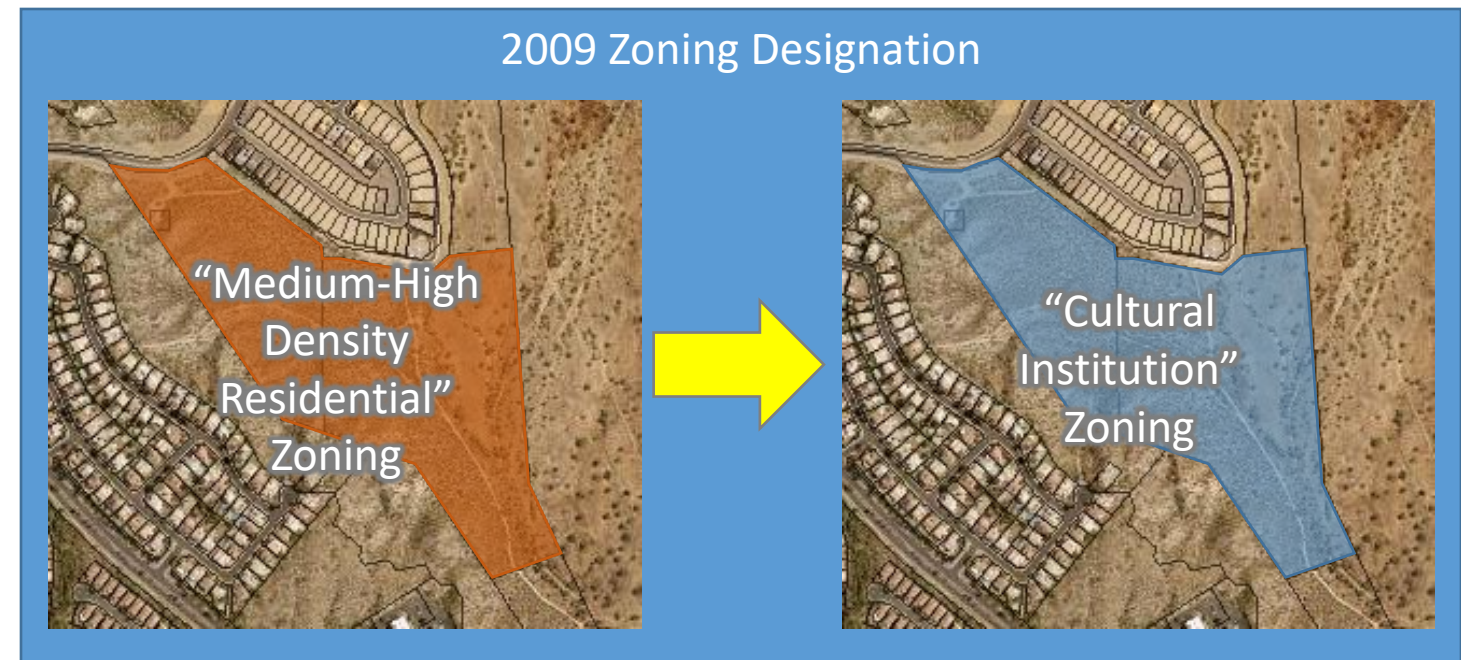
Zoning Designation





# Parcel History

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

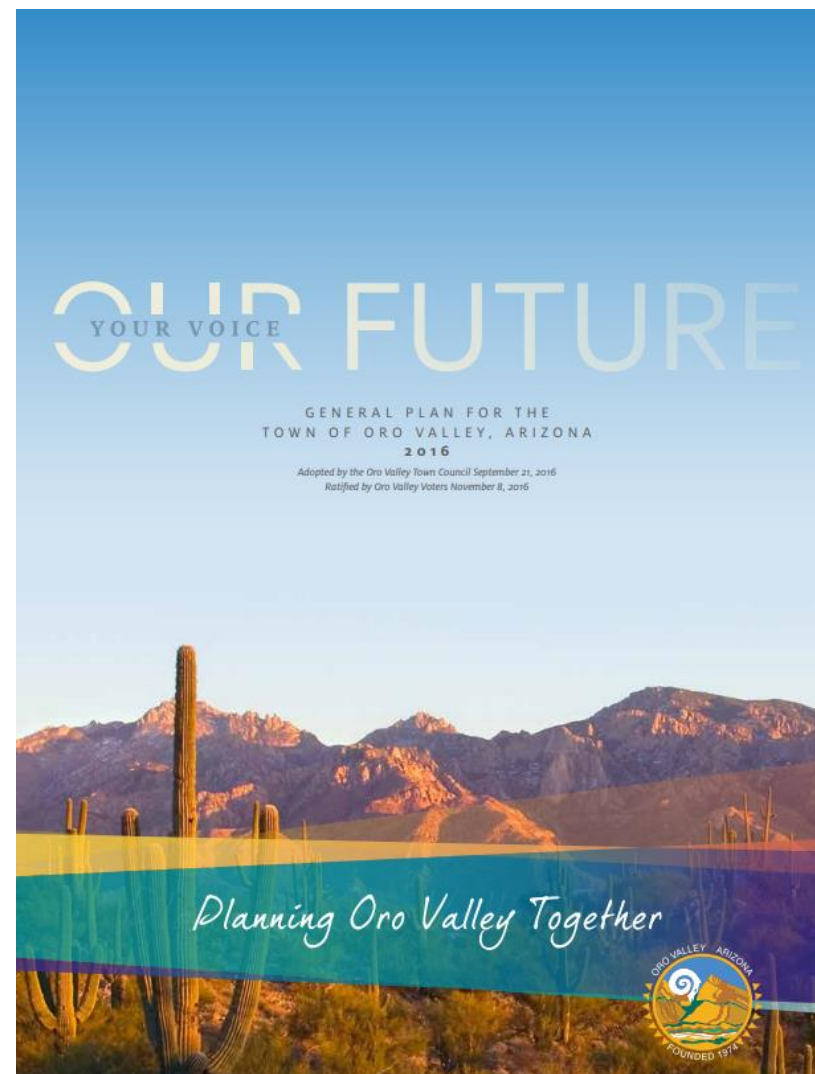






# Town Review Criteria

- ▶ Long range policy document that drives Town decisions and reflects the Community's values
  - ▶ Includes the Vision, Guiding Principles, Goals, and Policies of the *Community, Environment and Development* elements
  - ▶ General Plan Land Use Map
  - ▶ Ratified by the voters in 2016
- ▶ 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







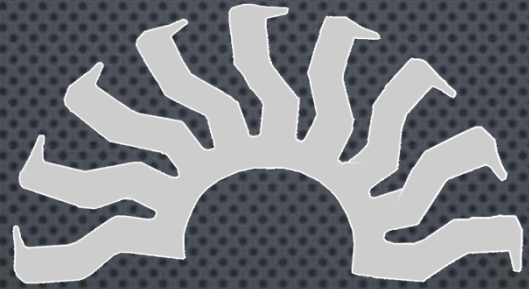
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# Rancho Vistoso PAD – Medium Density Residential Zoning Standards

- ▶ Minimum Lot Size: 5,000 sq. ft.
- ▶ Max Height: 30', 2-stories
- ▶ Yard Setbacks:
  - ▶ Front: 20 ft.
  - ▶ Side: 5 ft. (or 0 ft. for attached products)
  - ▶ Rear: 10 ft.







*Rancho Vistoso*

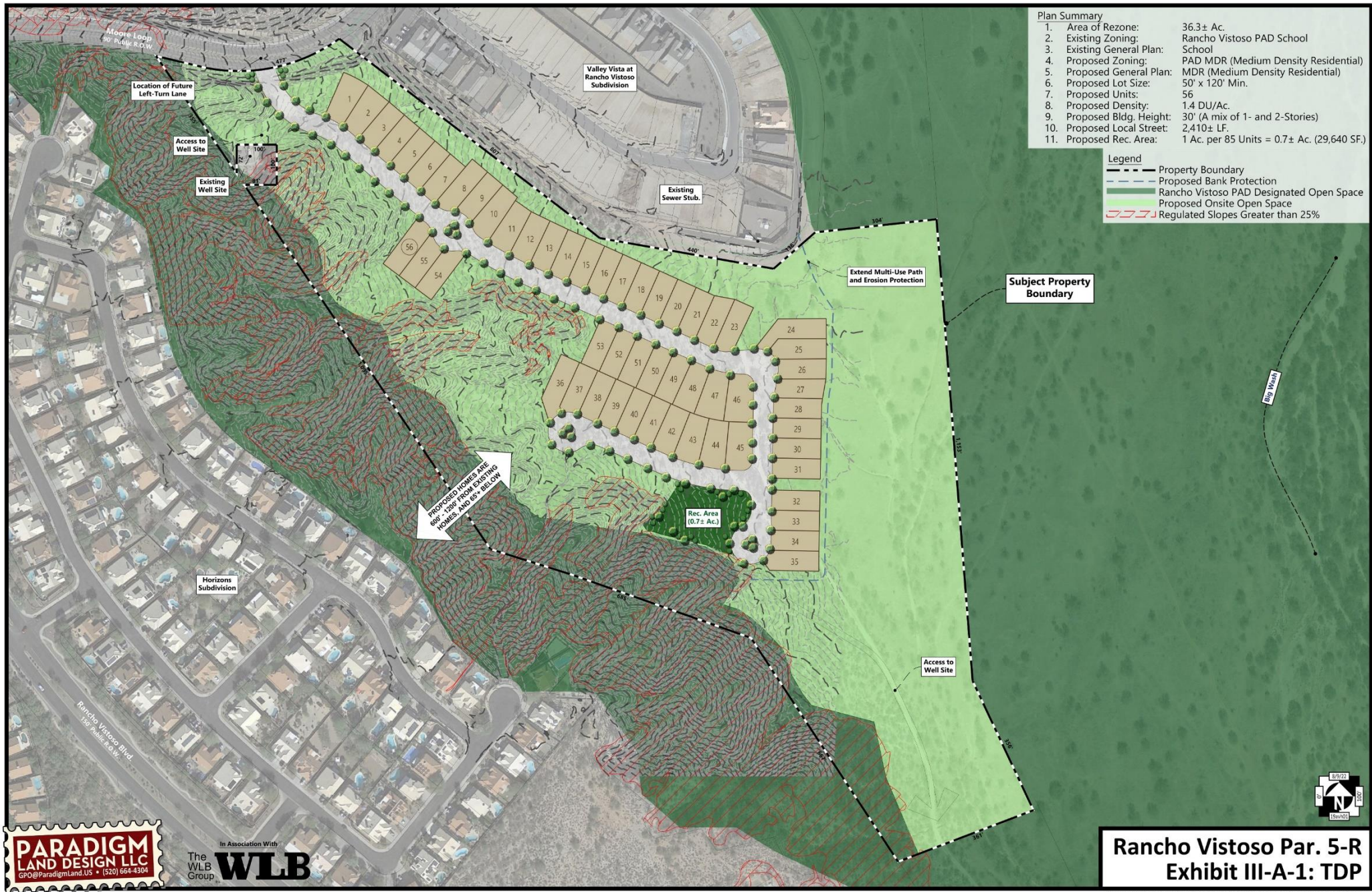
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*A MASTER PLANNED COMMUNITY*

PARCEL 5-R

GENERAL PLAN & PAD AMENDMENT



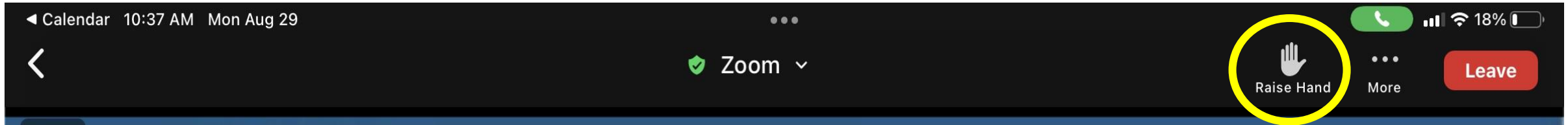






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# Zoom – Raising your hand to ask a question



## Phone

**Raise Hand: \*9**

**Unmute: \*6**

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# General Plan Amendment and Rezoning Process



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## Staff Contact

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Constituent Services Coordinator

Phone: (520) 229-4711

Email: [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov)

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