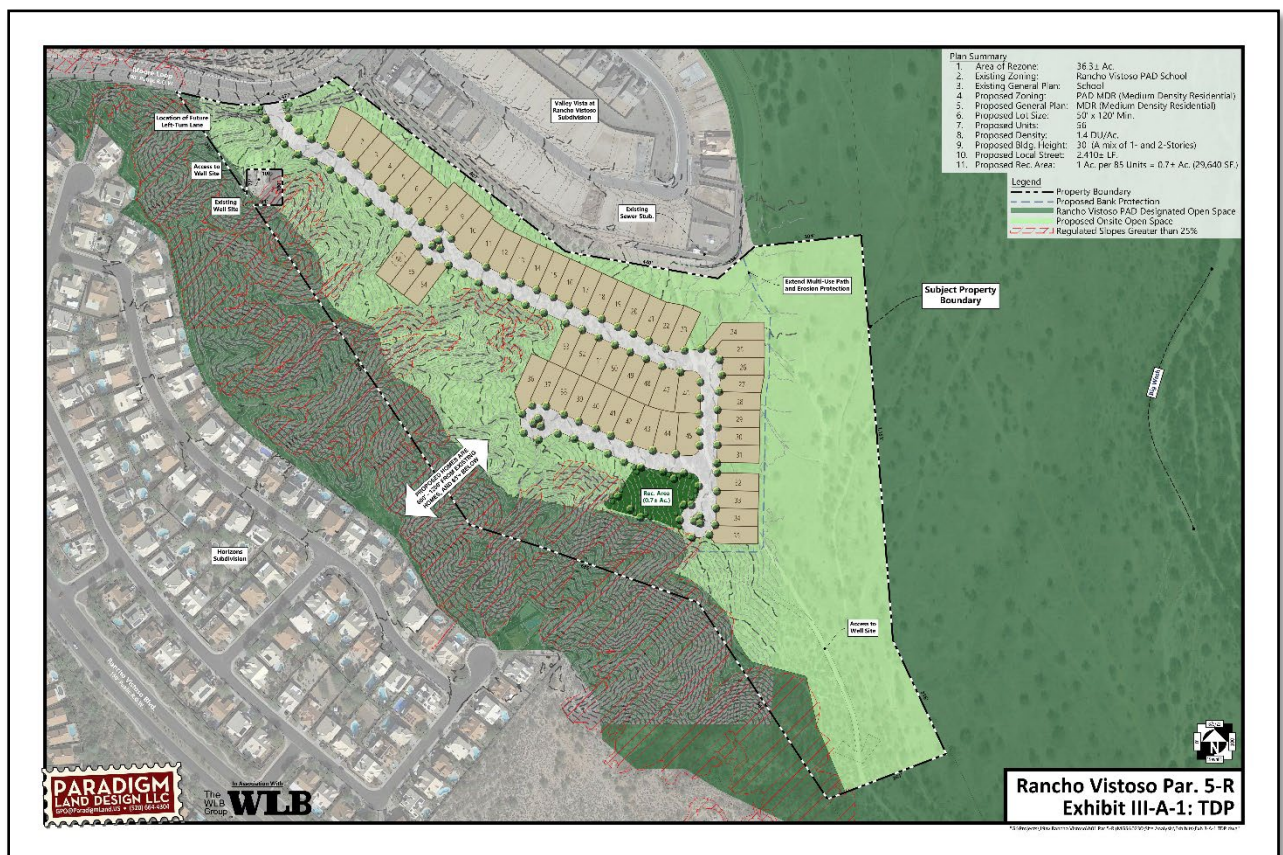


I. PROJECT OVERVIEW

The residential parcels of the Rancho Vistoso PAD are nearly built out, meaning that remaining properties available for residential development are few and far between. The subject property was zoned for Medium-High Density Residential development (6-8 homes per acre) until 2009 when it was redesignated as a middle school site for Amphi School District. The District did not develop a school, and will not do so in the future, so the property is now proposed to revert back to residential use as a Medium Density single-family residential neighborhood similar to the existing neighborhoods to the north and south. The proposed density is approximately 1.5 homes per acre, which is much lower than the originally planned 6-8 homes per acre.

The traffic impact will be insignificant compared to the original planned residential density or a school, and the existing infrastructure can certainly accommodate it. Onsite ridgelines will be preserved, as will the eastern end of the property, which Amphi had planned for installation of lighted sports fields. Being at least 60' lower than the Horizons subdivision, and 600' – 1,200' away, this proposed neighborhood will not impact Pusch Ridge views. The proposed homes are to be on the same size lots as the Valley Vista subdivision, and will be at least 100' from those homes, being separated by a drainage channel and landscaped bufferyard. The west bank of Big Wash will be completed as part of this neighborhood that is entirely compatible with surrounding land uses.



II. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is understood to include any interested party regardless of proximity to the project or actual potential to be impacted by the project. Although the dictionary definition is much narrower, for the purpose of this report we will assume the broader interpretation. 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 of this project are the southernmost homes of the Valley Vista subdivision, which are at least 100’ from the proposed homes. The next closest homes are within the Horizons subdivision, which are at least 600’ from the proposed homes, and at least 60’ higher in elevation.

III. PROPOSED NEIGHBORHOOD MEETING PROCESS

The following schedule is proposed:

September 16, 2022	Informational Video Posted
October 3, 2022	Neighborhood Meeting #1
October 2022	Formal General Plan & PAD Amendment Submittals
November 2022	Neighborhood Meeting #2 (If Necessary)
December 2022	Planning & Zoning Commission Hearing
January 2023	Town Council Hearing