

# Proposed 18-unit subdivision East corner of Morning Vista Dr. & Rancho Vistoso Blvd

Neighborhood Meeting  
March 30, 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 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.



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**Questions?**

**[kpacker@orovalleyaz.gov](mailto:kpacker@orovalleyaz.gov)**

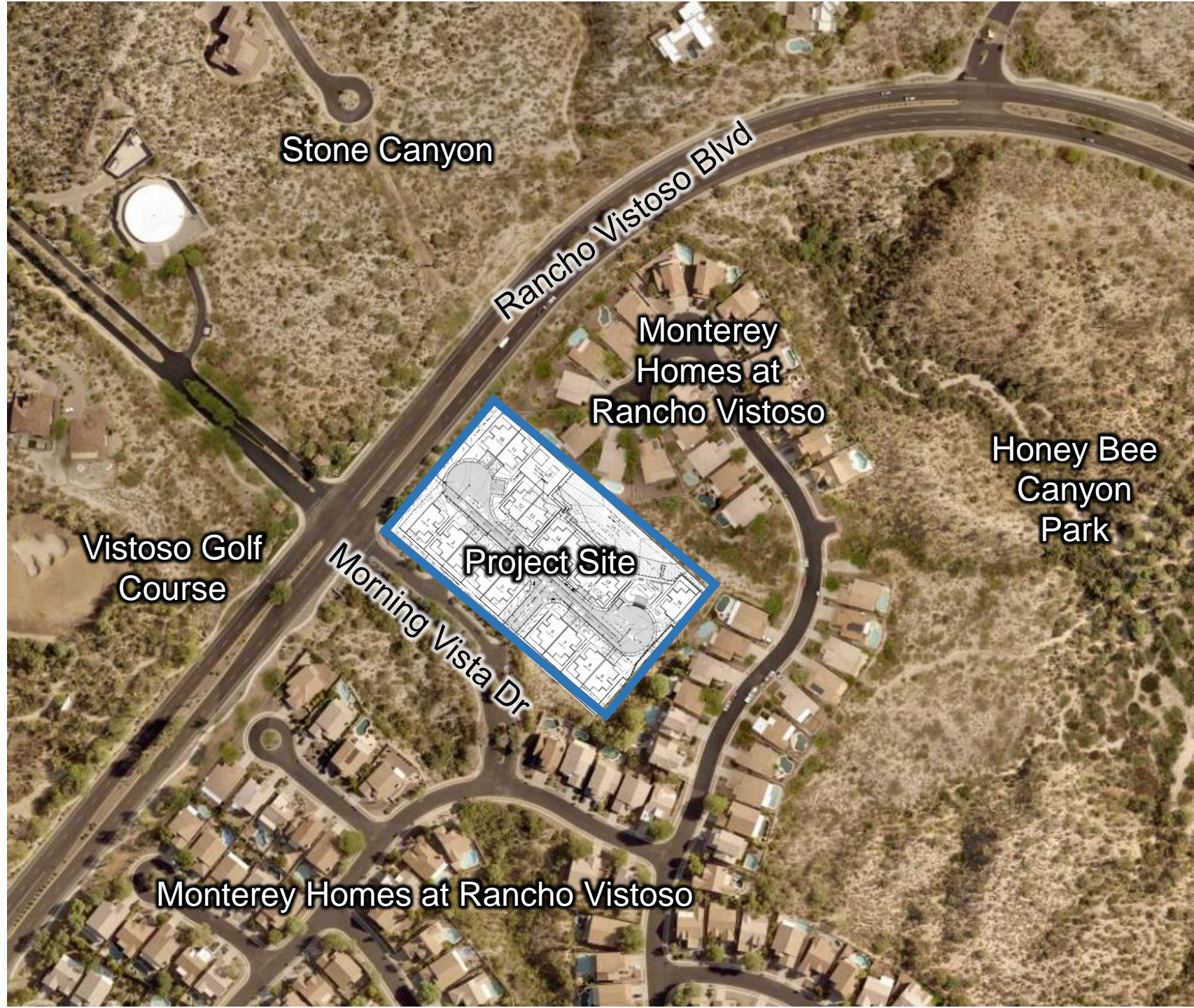
**For more information**

**[OVprojects.com](http://OVprojects.com)**









Stone Canyon

Rancho Vistoso Blvd

Monterey  
Homes at  
Rancho Vistoso

Honey Bee  
Canyon  
Park

Vistoso Golf  
Course

Morning Vista Dr

Project Site

Monterey Homes at Rancho Vistoso



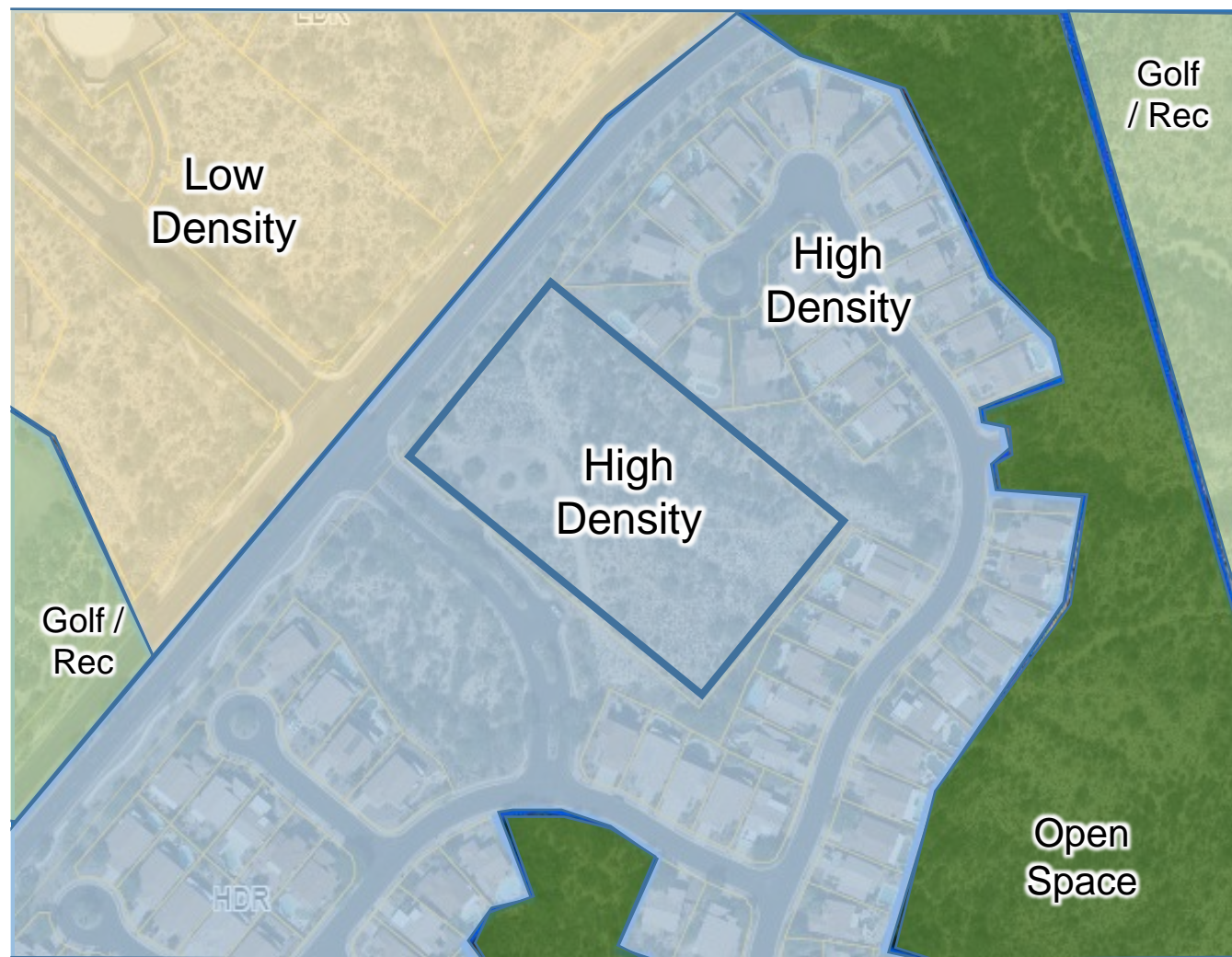


## Existing Zoning

- ▶ Rancho Vistoso PAD
- ▶ High Density since 1987
- ▶ Attached units permitted

	Allowed	Proposed
Height	34'	16'
Front Site Setback	20'	20'
Side Site Setback	5', 0' for attached dwellings	5', 0' for attached dwellings
Rear Site Setback	5'	5'

- ▶ Code compliant proposals must ultimately be approved

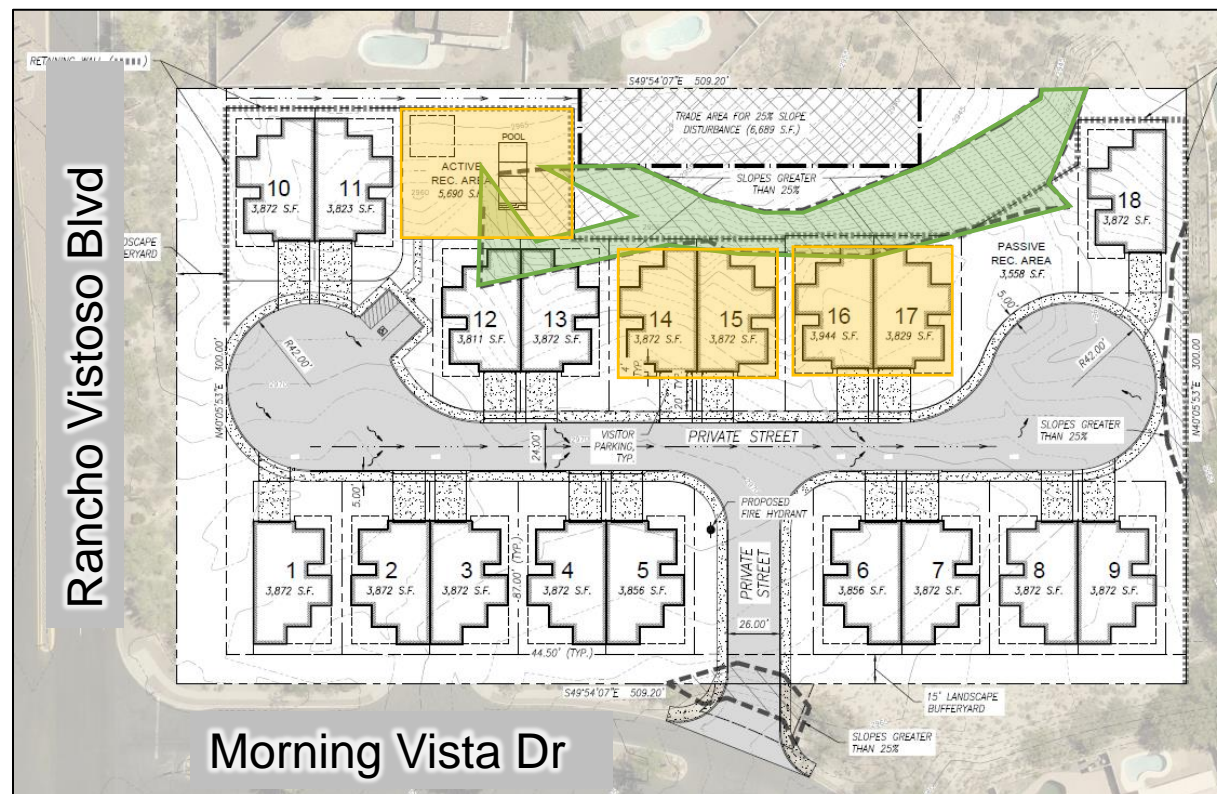




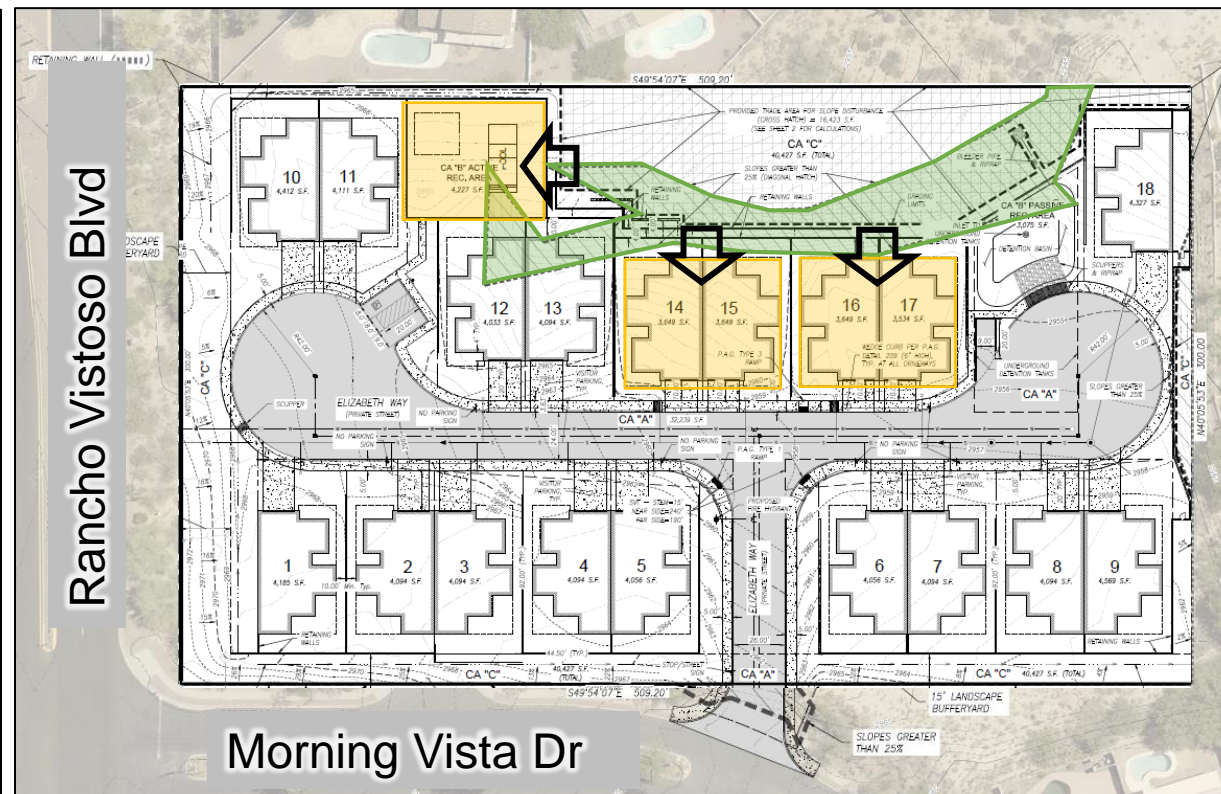
# Revised Design

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## Previous Design



## Current Design

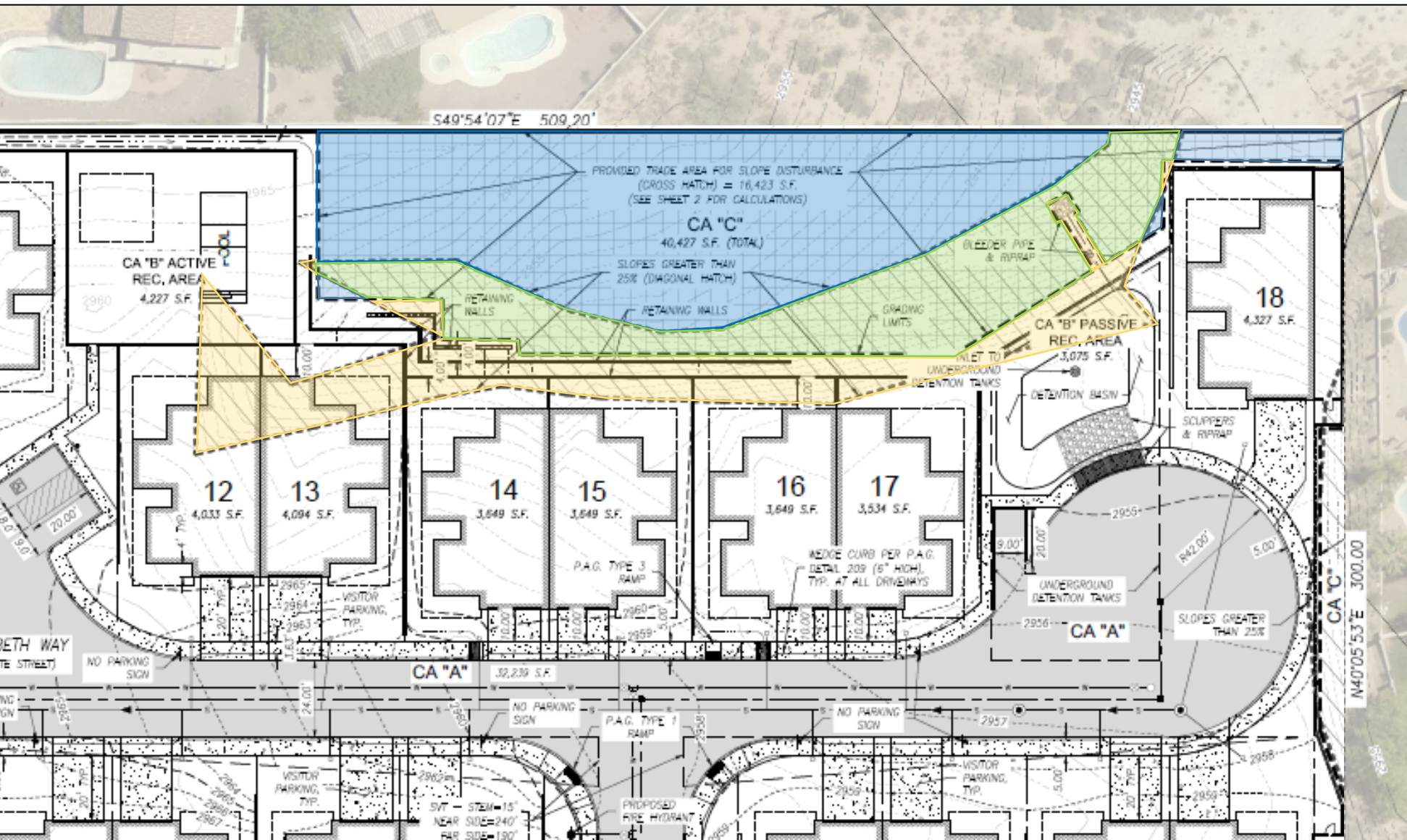









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# Rancho Vistoso Sloped Areas



-  Preserved 25%
-  Encroached 25%
-  Proposed Trade



# Neighbor Concerns

- ▶ Privacy
- ▶ Protected Slopes
- ▶ Grading
- ▶ Lighting
- ▶ Traffic Volume
- ▶ Access
- ▶ Drainage





## Staff Contact

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Planner I

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[www.OVprojects.com](http://www.OVprojects.com)

“East corner of Morning Vista and Rancho Vistoso - Residential  
Subdivision Site Plan, 2102029”

Planning and Zoning Commission Tentatively May 3, 2022

**Town of Oro Valley**  
[www.orovalleyaz.gov](http://www.orovalleyaz.gov)

