

**Rancho Vistoso PAD Amendment Proposed
Text Changes**

TABLE A RANCHO VISTOSO PLANNED AREA DEVELOPMENT LAND USE SUMMARY													
NEIGHBORHOOD RAC/OTHER	1	2	3	*4	5	6	7	**10	11 NORTH	11 SOUTH	**13	TOTAL	% OF TOTAL
0.5 RAC									62.7		230.1	292.8	3.8%
1.0 RAC								18.2	229.7			247.9	3.2%
2.0 RAC					48.8				113.0		40.0	201.8	2.6%
3.0 RAC							23.7		5.4			29.1	0.4%
3.1 RAC										32.3		32.3	0.4%
3.2 RAC										27.1		27.1	0.4%
3.7 RAC										26.8		26.8	0.3%
3.8 RAC								65.1				65.1	0.8%
3.9 RAC								21.5				21.5	0.3%
4.0 RAC					87.0		87.6			53.8		228.4	3.0%
4.2 RAC								21.6				21.6	0.3%
4.3 RAC								26.7				26.7	0.3%
4.5 RAC	362.8							28.3				391.1	5.1%

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4.7 RAC								8.9				8.9	0.1%
4.8 RAC								26.4				26.4	0.3%
5.2 RAC								54.6	35.4			90.0	1.2%
5.5 RAC							20.5					20.5	0.3%
6.0 RAC	26.5							64.4				90.9	1.2%
6.1 RAC								5.6				5.6	0.1%
6.2 RAC								12.2				12.2	0.2%
6.4 RAC								37.8				37.8	0.5%
6.5 RAC	102.7				36.3		27.1	32.5				198.6	2.6%
6.6 RAC								24.2				24.2	0.3%
7.0 RAC											1.0	1.0	0.0%
7.1 RAC										24.0		24.0	0.3%
8.0 RAC					36.7		30.5	25.6				92.8	1.2%
8.2 RAC								8.4		14.7		23.1	0.3%

TABLE A

**RANCHO VISTOSO PLANNED AREA DEVELOPMENT
LAND USE SUMMARY**

NEIGHBORHOOD	1	2	3	*4	5	6	7	**10	11 NORTH	11 SOUTH	**13	TOTAL	% OF TOTAL
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[illegible]

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TOTAL	1000.0	369.6	810.5	343.6	1555.9	90.6	482.4	794.3	1328.0	400.1	497.3	7672.3	100.0%
*Neighborhood affected by PAD Amendment (Ordinance No. XXXXX).													
**Those neighborhoods affected by the PAD Amendment (Ordinance No. (O) 96-25 by The WLB Group, Inc.													

TABLE E

RANCHO VISTOSO PLANNED AREA DEVELOPMENT
NEIGHBORHOOD FOUR
LAND USE SUMMARY

PLANNING UNIT	RESIDENTIAL UNITS						
	MIXED-USE	ROW	OPEN SPACE	TOTAL AC	PER PAD	PER PLAT	PROJECTED
A	9.5	13.5	65.7	88.7			225
B	6.8	4.7	17.8	29.3			
C	25.0	4.3	31.3	60.6			
D	52.9	5.5	43.1	101.5			365
E	14.2	0.8	48.5	63.5			

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TOTAL AC	108.4	28.8	206.4	343.6			
% of TOTAL	31.5%	8.4%	60.1%	100%			

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NEIGHBORHOOD #4

The following policies shall apply:

1. Permitted Uses

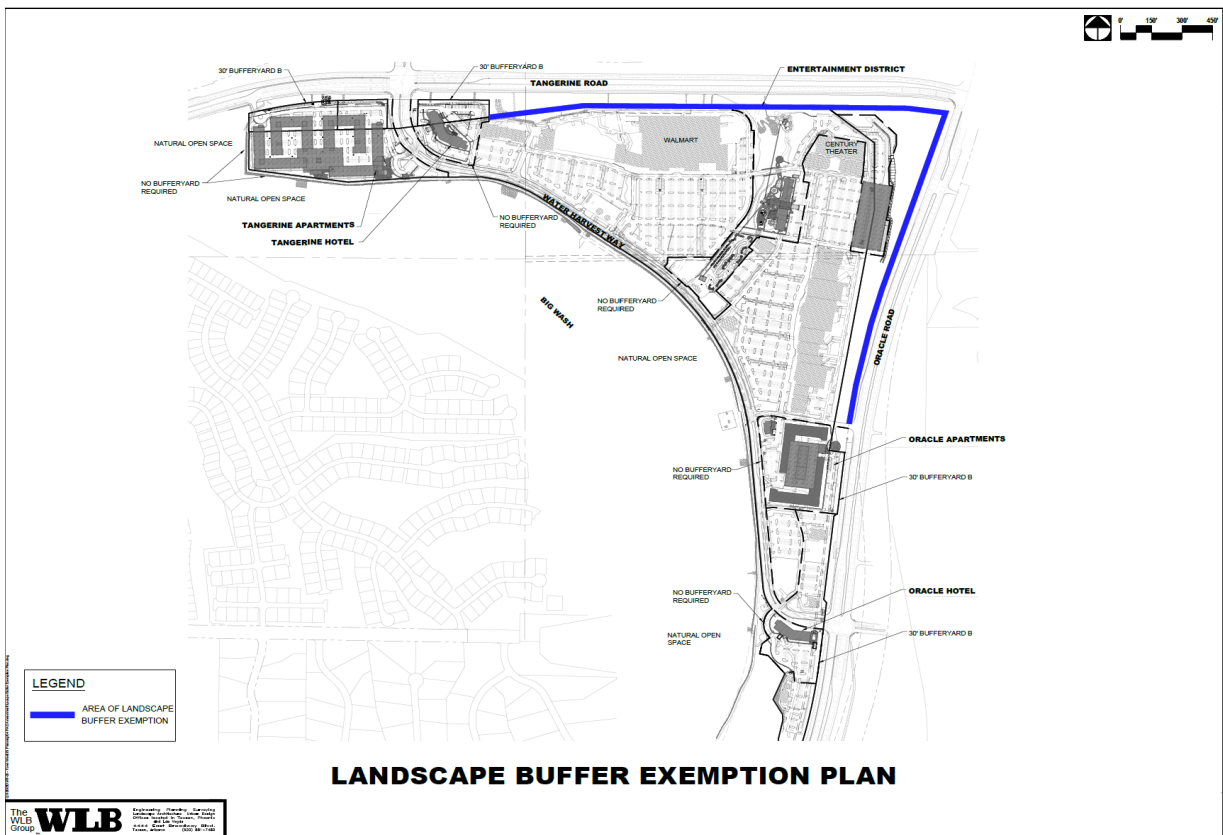
Mixed-use development shall be supported within Neighborhood #4. In addition to Regional Commercial (C2) uses, multiple-family dwellings and drive-thru uses (without a separate Conditional Use Permit process) shall be permitted, and the Regional Commercial (C-2) Property Development Standards shall apply to all uses, except as noted below. Multiple-family dwelling units shall only be permitted in Development Areas 1, 2 and 4 as noted on the Master Development Plan/Conceptual Site and Landscape Plan (“MDP/CSLP”). Drive-thru uses are not subject to Oro Valley Zoning Code 25.1.B.6.a.i and .ii; however, drive-thru uses shall be reviewed for traffic impacts for administrative approval by the Planning and Zoning Administrator and Town Engineer.

2. Building Height

The maximum building height is 39 feet or 3 stories, except that the maximum building height for hotel uses within Development Areas 2, 3 and/or 4 as noted on the MDP/CSLP is 49 feet (4 stories). (This language will be updated once Mayor and Council gives direction as to location of the two hotels).

3. Landscape Setbacks

- a. The requirement for a 30-foot landscaped area adjacent to Oracle Road and Tangerine Road, per Chapter 27-9 of the Oro Valley Zoning Code, does not apply in the areas shown on the diagram below. [Note that the buildings are at least 30 feet from the edge of pavement of the closest travel lane on each of those roads.]
- b. The PAD C-2 requirement for a 20-foot landscaped setback adjacent to roadways does not apply to Water Harvest Way.



4. Outdoor Mitigation Requirements on the southern edge of the Entertainment District.

- a. Patios for restaurants on the southern edge of the Entertainment District that will include outdoor amplified music shall be oriented facing to the north/east with the building separating the patio from the single-family residences to the west.
- b. Distributed speaker systems shall be used whenever possible.
- c. If a sound system with a pair or main speakers is used, speakers shall be arranged to face away from residential areas to the west of the site.
- d. Live amplified music is only permitted in the Courtyard Area if a dedicated distributed sound system is installed for the Courtyard Area that will be shut off at 10 p.m.
- e. Modifications to conditions a-d above may be approved administratively by the Planning and Zoning Administrator at the time of Final Site Plan and/or tenant improvement if an updated Noise Abatement Plan is approved with alternative noise mitigation measures that ensure the Town's Noise Ordinance will be met.

5. Multi-Family Open Space and Standards.

Section 23.7.E.3 requirements for open space shall be met for all multi-family uses by the following: outdoor living space (balconies) adjoining the living units, pools and recreation areas (located within the apartment development areas), common area (located within the apartment development areas) and the significant amount of public park/amenity spaces within and adjacent to the overall master-planned project for which all multi-family residents will have access. This includes existing and proposed recreational amenities in The Loop adjacent to the overall project. Below is the approach for meeting Section 23.7.E.3 as described above.

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Code Requirement	Requirement/Calculation	Provided
Section 23.7.E.3.a. <i>Each lot shall contain a minimum of two hundred fifty (250) square feet of usable outdoor living space for each dwelling unit, exclusive of front yards.</i>	Tangerine Apartments: Development Areas 1 and 2 with 320 units Required: 80,000 sf	Provided: <ul style="list-style-type: none"> • Dog park: 8,500 sf • Pool area and associated amenities: 31,000 sf • Private balconies: 41,075 sf (Development Area 1) • Private balconies: 11,925 sf (Development Area 2) Total: 92,500 sf
	Development Area 1 with 248 units Required: 62,000 sf	Provided: <ul style="list-style-type: none"> • Dog park: 8,500 sf • Pool area and associated amenities: 31,000 sf • Private balconies: 41,075 sf Total: 80,575 sf
	Oracle Apartments: Development Area 4 with 152 units Required: 38,000 sf	Provided: <ul style="list-style-type: none"> • Pool area and associated amenities: 31,000 sf • Private balconies: 22,525 sf Total: 53,525 sf

	Development Area 4 with 240 units Required: 60,000 sf	Provided: <ul style="list-style-type: none">• Pool area and associated amenities: 31,000 sf• Private balconies: 37,100 sf Total: 68,100 sf
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<p>Section 23.7.E.3.b. <i>Not less than fifty percent (50%) of said required space shall be provided in a single common area, with a minimum dimension of twenty (20) feet at any point.</i> <i>i. Portions of yards (excluding the front yards) which are contiguous with and an integral part of the outdoor living space may be included in calculating the area and minimum dimensions of such space. ii. Pools and paved recreation areas may be developed in the required common space.</i></p>	<p>Tangerine Apartments:</p> <p>Development Area 1 with 248 units on 12.4 acres</p> <p>Required:</p> <ul style="list-style-type: none"> • 30% of net lot area = 3.7 acres • 50% for rec area = 1.9 acres <p>Development Areas 1 and 2 with 320 units on 16 acres</p> <p>Required:</p> <ul style="list-style-type: none"> • 30% of net lot area = 4.8 acres • 50% for rec area = 2.4 acres <p>Oracle Apartments</p> <p>Development Area 4 with 152 units on 7.5 acres</p> <p>Required:</p> <ul style="list-style-type: none"> • 30% of net lot area = 2.3 acres • 50% for rec area = 1.15 acres 	<p>Provided:</p> <ul style="list-style-type: none"> • Community recreation/pool area: 51,000 sf • Recreation/common area: 6,500 sf • The Loop (existing and proposed amenities) adjacent to site: 76,000 sf <p>Total: 3.1 acres</p> <p>Provided:</p> <ul style="list-style-type: none"> • Community recreation/pool area: 51,000 sf • Other recreation/common area: 18,500 sf • The Loop (existing and proposed amenities) adjacent to site: 76,000 sf <p>Total: 3.3 acres</p> <p>Provided:</p> <ul style="list-style-type: none"> • Community recreation/pool area: 16,000 sf • Recreation area across Water Harvest Way: 20,000 sf
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	<p>Development Area 4 with 240 units on 12 acres:</p> <p>Required:</p> <ul style="list-style-type: none"> • 30% of net lot area = 3.6 acres • 50% for rec area = 1.8 acres 	<ul style="list-style-type: none"> • The Loop (existing and proposed amenities) adjacent to site: 25,000 sf <p>Total: 1.4 acres</p> <p>Provided:</p> <ul style="list-style-type: none"> • Community recreation/pool area: 32,000 sf • Recreation area across Water Harvest Way: 20,000 sf • The Loop (existing and proposed amenities) adjacent to site: 25,000 sf <p>Total: 1.8 acres</p>
<p>Section 23.7.E.3.c.</p> <p><i>A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of twenty percent (20%) of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of ten percent (10%) of the gross size of the dwelling unit. Outdoor living space on ground level may be included in the open space requirement.</i></p>	<p>10% of the gross floor area must be provided for all units in both apartments</p>	<p>Private balconies are provided for each unit in both apartments, and dwelling units above the first story meet the minimum of ten percent (10%) requirement.</p>
<p>Section 23.7.E.3.f</p> <p><i>The remainder of the required open space shall be provided in landscaped or natural open space.</i></p>	<p>Required for both apartments</p>	<p>There is a surplus of recreation area through the on and off- site recreation areas</p>

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<p>Section 23.7.E.7.a. <i>Wherever there is constructed on a lot, or contiguous lots, multiple dwellings which have fifty (50) or more dwelling units, an active outdoor recreational facility shall be provided for the occupants of said units. In addition to the active outdoor recreation area, an indoor recreational facility shall also be provided for the occupants of said dwelling units. The recreational facility may be used as the leasing, sales, or manager's office, but that use may not exceed thirty percent (30%) of the gross floor area. The balance of the facilities shall include group meeting facilities and facilities for exercise, table sports, and games.</i></p>	<p>Required for both apartments.</p>	<p>Tangerine Apartments:</p> <ul style="list-style-type: none"> • Dog park, pool and associated amenities and multi-use path • Clubhouse, movie theater and gym (indoor) <p>Oracle Apartments:</p> <ul style="list-style-type: none"> • Pool and associated amenities and multi-use path • Clubhouse (indoor)
<p>Section 23.7.E.7.b. <i>Wherever there is constructed a multiple dwelling which has twenty (20) or more dwelling units, there shall be provided on the lot site of said multiple dwellings a play area for children. Said play area shall be separated from any private access ways and public streets by a fence or wall. The tot lot requirement shall be excluded from a senior citizens development.</i></p>	<p>Required for both apartments.</p>	<p>A playground will be provided at the apartment sites.</p>