



N. OF TORTOLITA MOUNTAIN CIRCLE AND W. OF FLINT PEAK PLACE – THE RESERVE AT STONE CANYON - TYPE 1 GPA, REZONING AND CONCEPTUAL SITE PLAN

PLEASE SUBMIT ALL QUESTIONS AND COMMENTS TO ASK@OROVALLEYAZ.GOV

Access the project webpage below

www.ovprojects.com under the name “N. OF TORTOLITA MOUNTAIN CIRCLE & W. OF FLINT PEAK PLACE, THE RESERVE AT STONE CANYON, TYPE 1 GPA, REZONING AND CONCEPTUAL SITE PLAN”

Project Summary

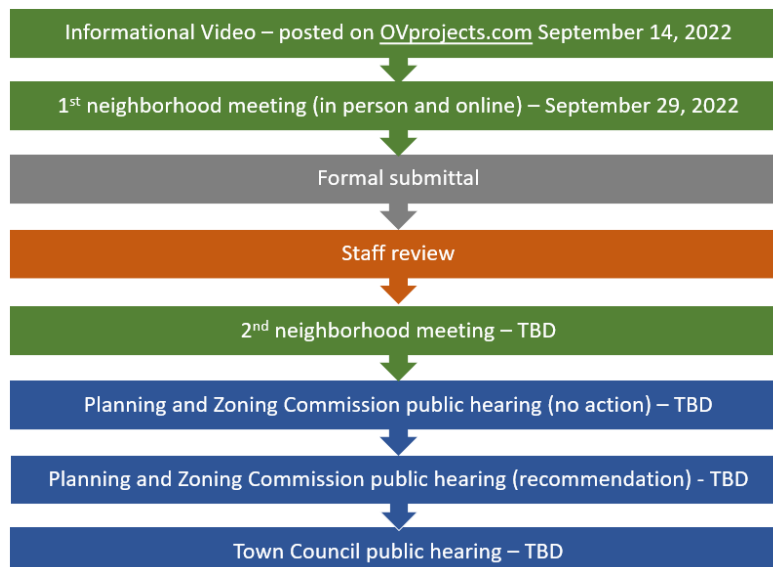
The applicant is proposing a Type 1 General Plan Amendment, rezoning and site plan to accommodate a 92-lot residential subdivision. The project site is approximately 69.1 acres and is shown in white in the image to the right.

The subject property is divided into three areas and requires three separate yet related requests.

1. General Plan Amendment **FROM** Resort/Golf (RG) **TO** Low Density Residential (LDR) for Areas 2 and 3 only.
2. Rezoning: Area 2 -**FROM** Resort/Golf and Open Space **TO** Rancho Vistoso Low Density Residential (LDR). Area 3 - **FROM** R1-144 **TO** Rancho Vistoso LDR.
3. Conceptual Site Plan for all three areas depicted a 94-lot subdivision with a mix of detached and attached homes.



Anticipated Meeting Dates and Review Process



Project Milestones

1. Pre-application submitted – August 5, 2022
2. Pre-submittal neighborhood meeting – September 29, 2022

1. AMEND THE GENERAL PLAN LAND USE FOR AREAS 2 & 3 FROM RESORT/GOLF TO LOW-DENSITY RESIDENTIAL -2

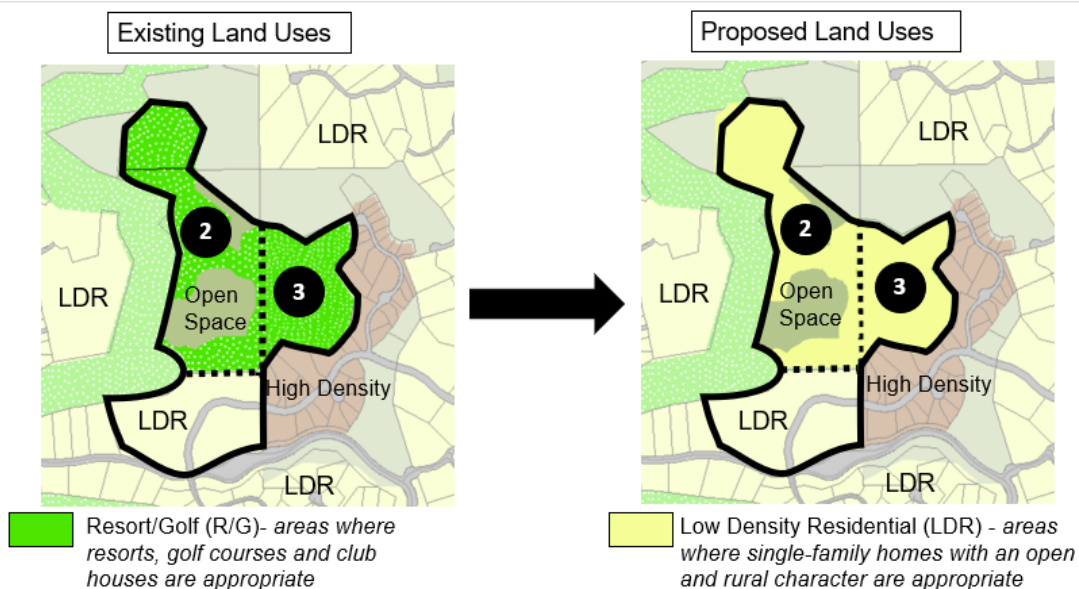
The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.

Existing General Plan Designation (see image below)

The subject property has a General Plan Land Use designation of Resort/Golf and Open Space. *This land use designation represents commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices. Residential development may be included on a case-by-case basis.*

Proposed General Plan Designation (see image below)

The applicant is proposing to change the property's existing General Plan Land Use Resort/Golf designation to Low Density Residential – 2. The Open Space land use designation will be maintained. *This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.*



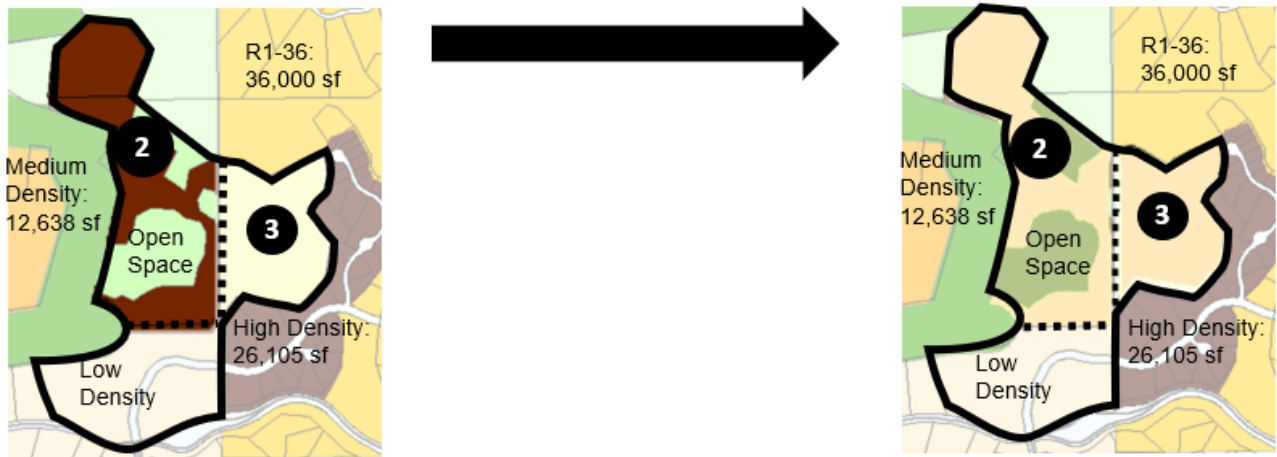
General Plan Conformance

All three applications will be reviewed for conformance with the vision, goals and policies in the General Plan which can be viewed at the following link: www.ovalleyaz.gov/generalplan.

2. REZONE AREA 2 FROM RESORT TO RANCHO VISTOSO LOW DENSITY RESIDENTIAL AND AREA 3 FROM R1-144 TO RANCHO VISTOSO LOW DENSITY RESIDENTIAL

Existing: Area 2 has a zoning designation of Resort, which allows resorts, golf clubhouses, senior care and attached housing products. Area 3 has a zoning designation of R1-144, which allows single-family residential homes on 3.3 acre lots.

Proposed: The applicant is proposing to rezone both areas to Rancho Vistoso Low Density Residential, which allows single-family residential homes on 14,250 sf lots (see image below).



3. CONCEPTUAL SITE PLAN FOR ALL THREE AREAS

The conceptual site plan will be reviewed for conformance with the zoning code. The site plan is only applicable if applications 1 and 2 are approved. The applicable development standards for each area are shown below.

Development Standard	Low density residential
Building height	30'
Lot size / Density	14, 250 sf
'Lot Setbacks	Front – 20' or 15'
	Side – 8'
	Rear – 25'

The Town of Oro Valley Zoning Code can be found at the following link:
www.orovalley.town.codes.