

Proposed Type 1 General Plan Amendment, Rezoning and Site Plan for a 92-lot residential subdivision

1st Neighborhood Meeting
September 29, 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 Michael Spaeth,
Principal Planner at
520-229-4812 for additional
ZOOM assistance.

Informational Video – posted on [OVprojects.com](https://www.ovprojects.com) September 14, 2022



1st neighborhood meeting (in person and online) – September 29, 2022

Formal submittal

Staff review

2nd neighborhood meeting – TBD

Planning and Zoning Commission public hearing (no action) - TBD

Planning and Zoning Commission public hearing (recommendation) - TBD

Town Council public hearing – TBD

Questions?

ask@orovalleyaz.gov

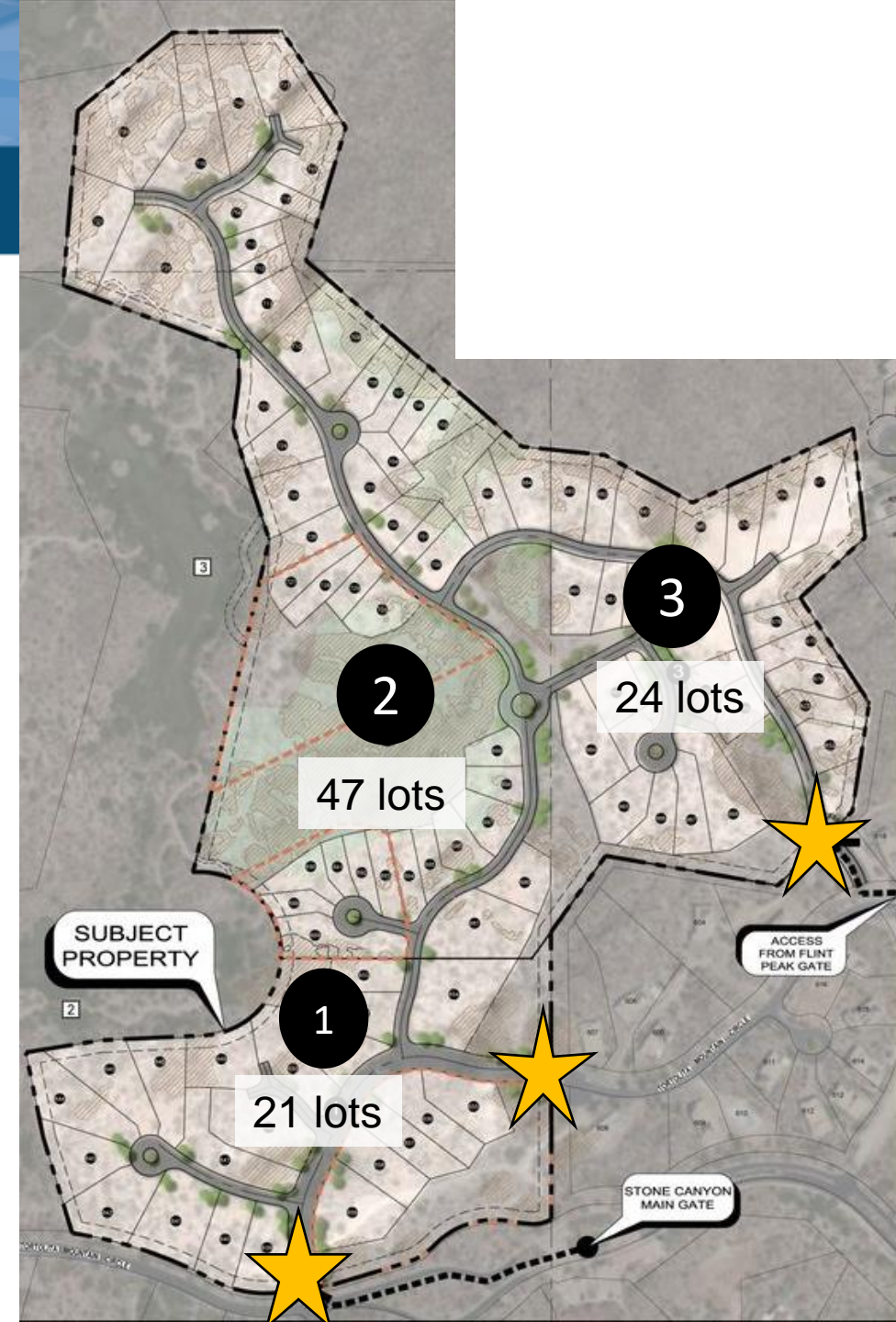
For more information

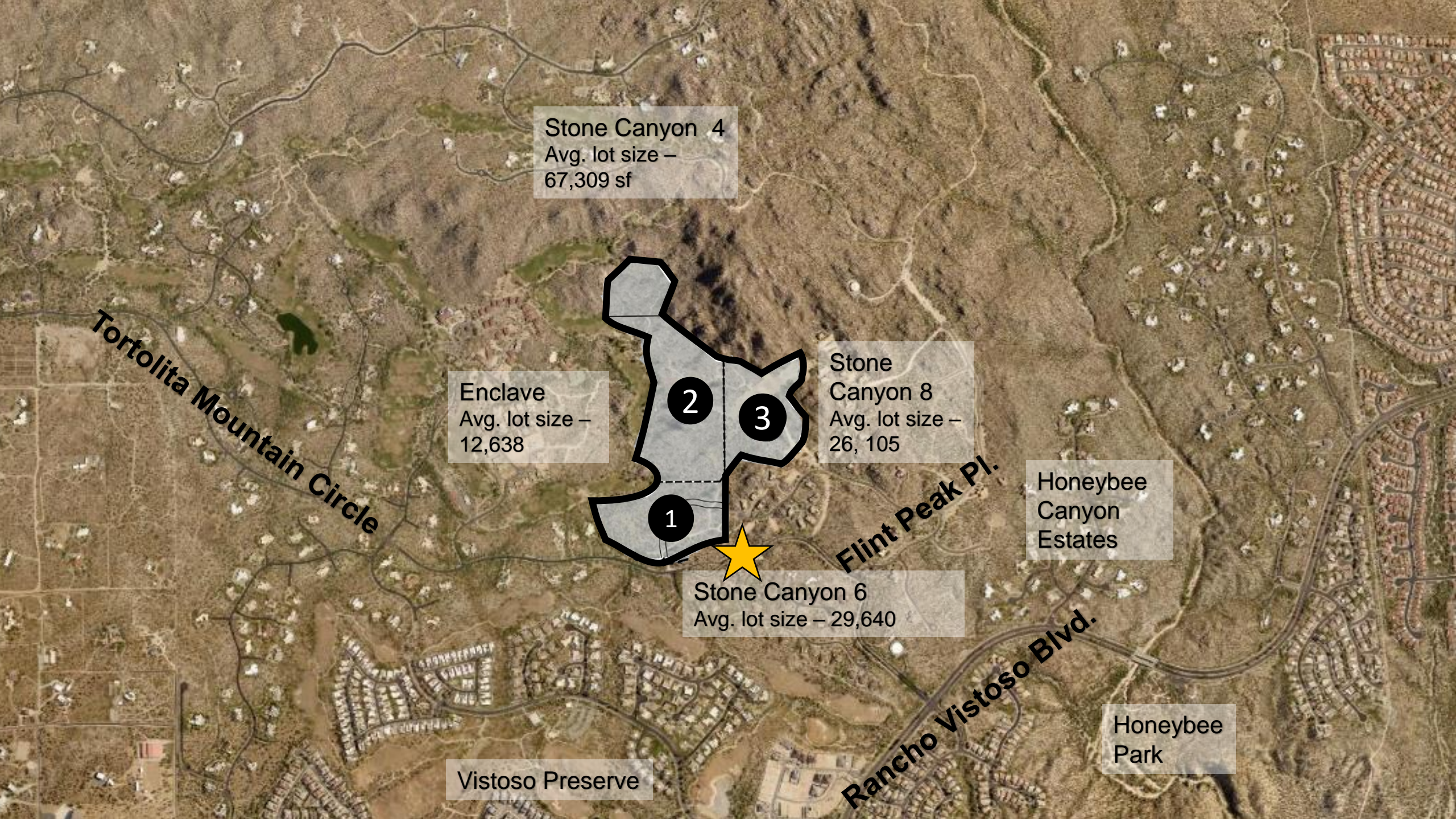
[OVprojects.com](https://www.ovprojects.com)

Purpose and Agenda

INFORM, LISTEN AND DISCUSS

- ▶ Opportunities for public participation
- ▶ Overview by staff
- ▶ Applicant presentation
- ▶ **YOUR TURN**
- ▶ Next Steps





Stone Canyon 4
Avg. lot size –
67,309 sf

Enclave
Avg. lot size –
12,638

Stone
Canyon 8
Avg. lot size –
26,105

Honeybee
Canyon
Estates

Stone Canyon 6
Avg. lot size – 29,640

Honeybee
Park

Vistoso Preserve

Tortolita Mountain Circle

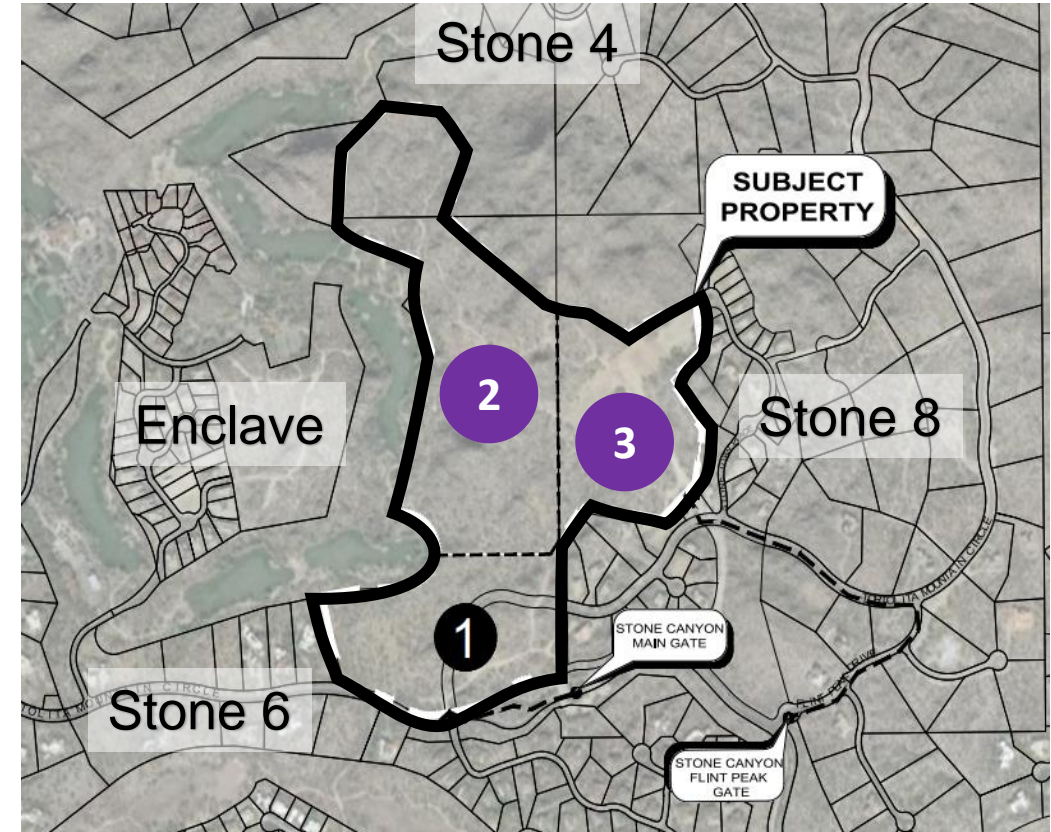
Flint Peak Pl.

Rancho Vistoso Blvd.



Applicant's Requests

- A. General Plan Amendment (**Area 2 & 3 only**) – change Resort/Golf to Low Density Residential
- B. Rezoning (**Area 2 & 3 only**) -
 - Area 2 - from Resort/Golf and Open Space to LDR and Open Space
 - Area 3 - from R1-144 to Rancho Vistoso Low Density Residential (LDR)
- C. Conceptual Site Plan for all three areas – 92 lot subdivision





History and Background

► Area 1

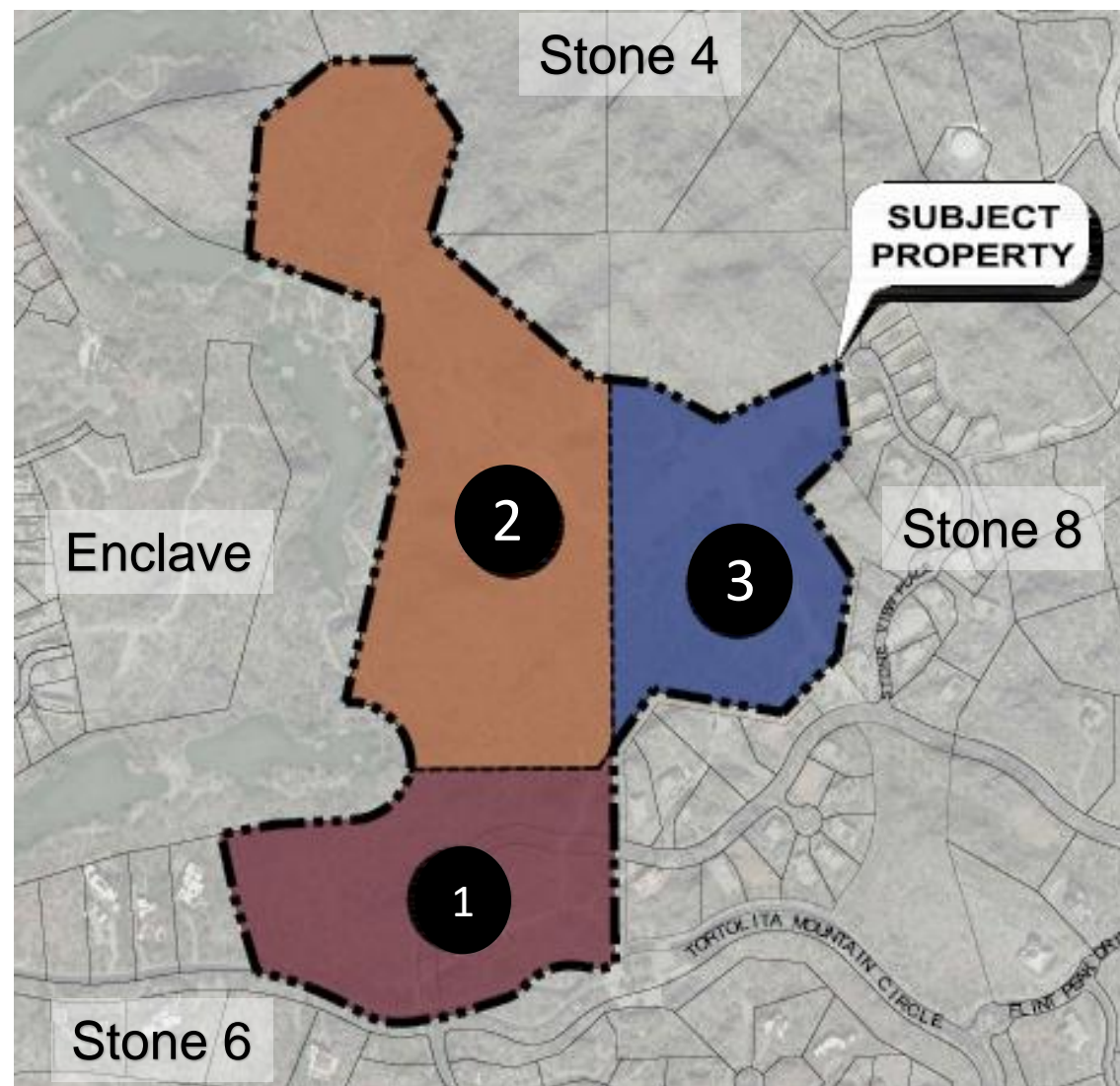
- Low Density Residential Zoning established when Rancho Vistoso PAD was adopted in 1987
- Allows detached homes on 14,250 sf lots
- **Proposed development under current zoning allowances**

► Area 2

- Resort zoning established in 1998
- Allows resorts, golf clubs, senior care and up to 114 attached units
- **Proposed development requires General Plan Amendment and rezoning**

► Area 3

- Annexed and rezoned to R1-144 in 2002
- Allows detached homes on 3.3 acre lots
- Site previously disturbed
- **Proposed development requires General Plan Amendment and rezoning**



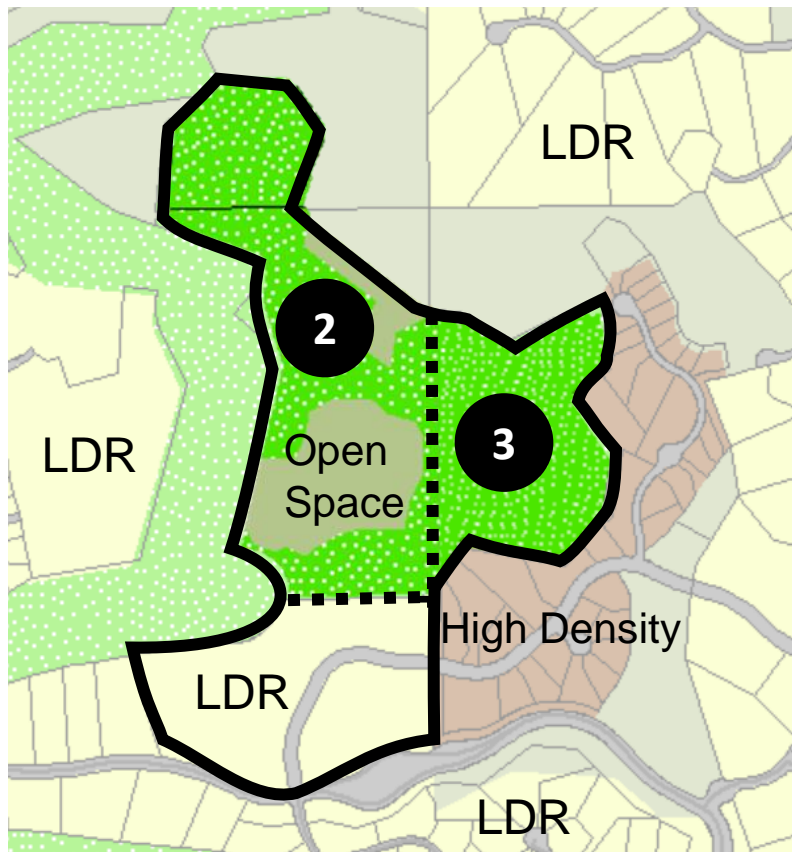
History and Background

- [illegible]

1 Excluded

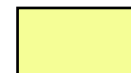
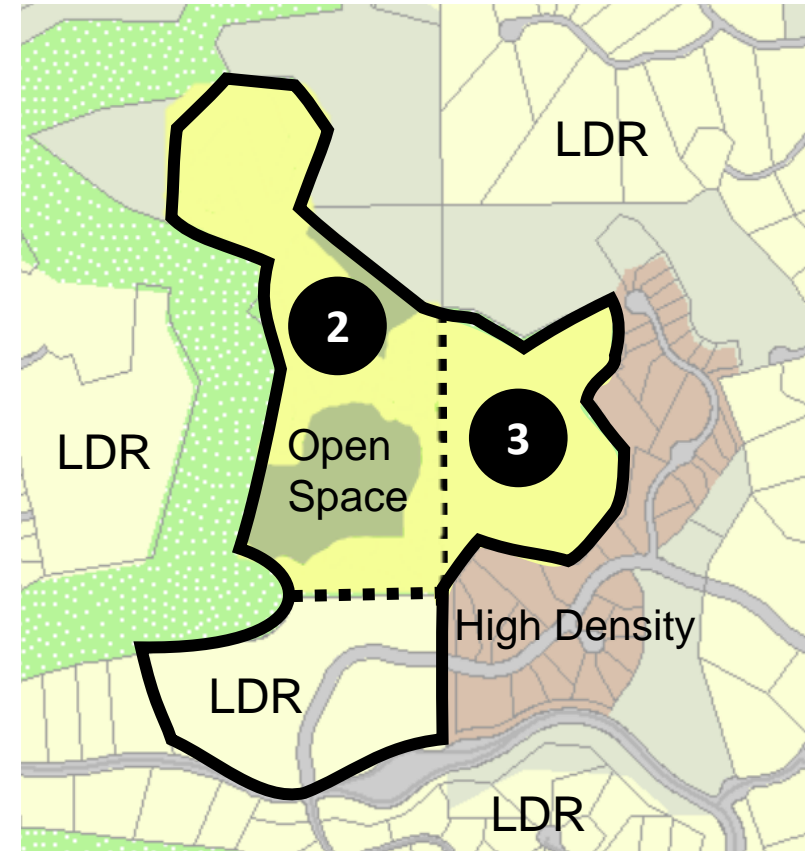
Application A – Type 1 General Plan Amendment (Areas 2 & 3 only)

Existing Land Uses



Resort/Golf (R/G)- areas where resorts, golf courses and club houses are appropriate

Proposed Land Uses



Low Density Residential (LDR) - areas where single-family homes with an open and rural character are appropriate

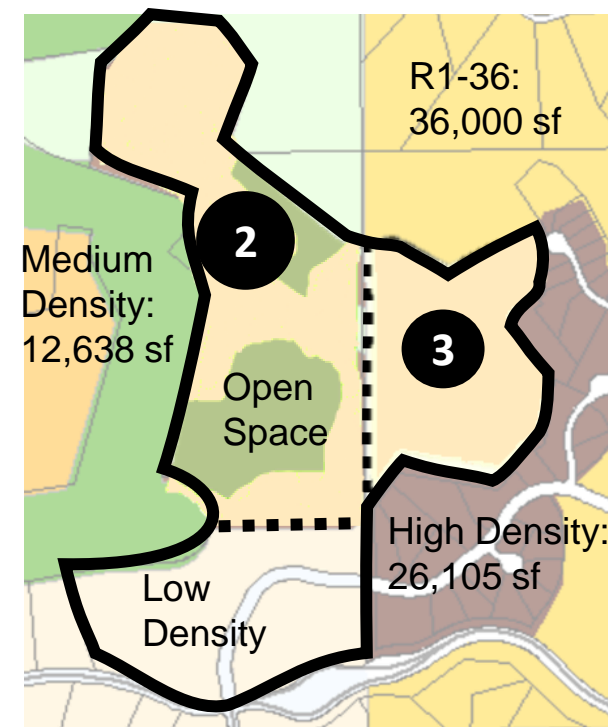
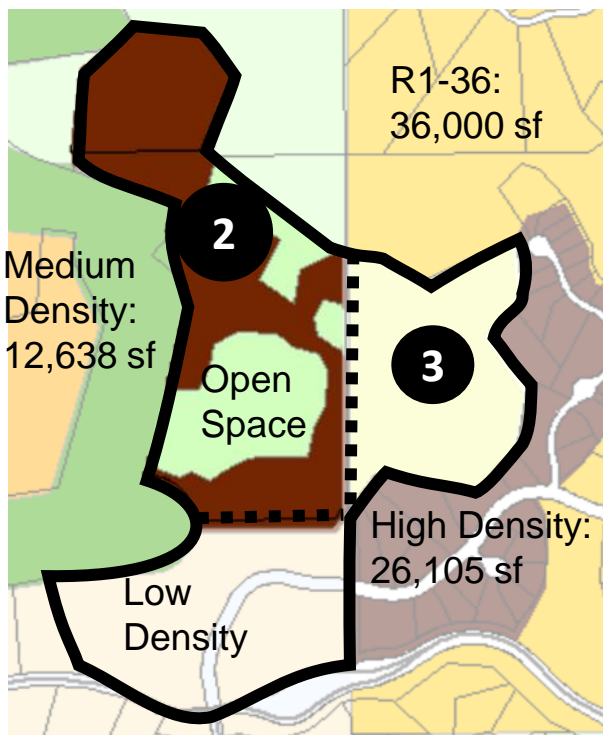


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Application B – Rezoning (Areas 2 & 3 only)

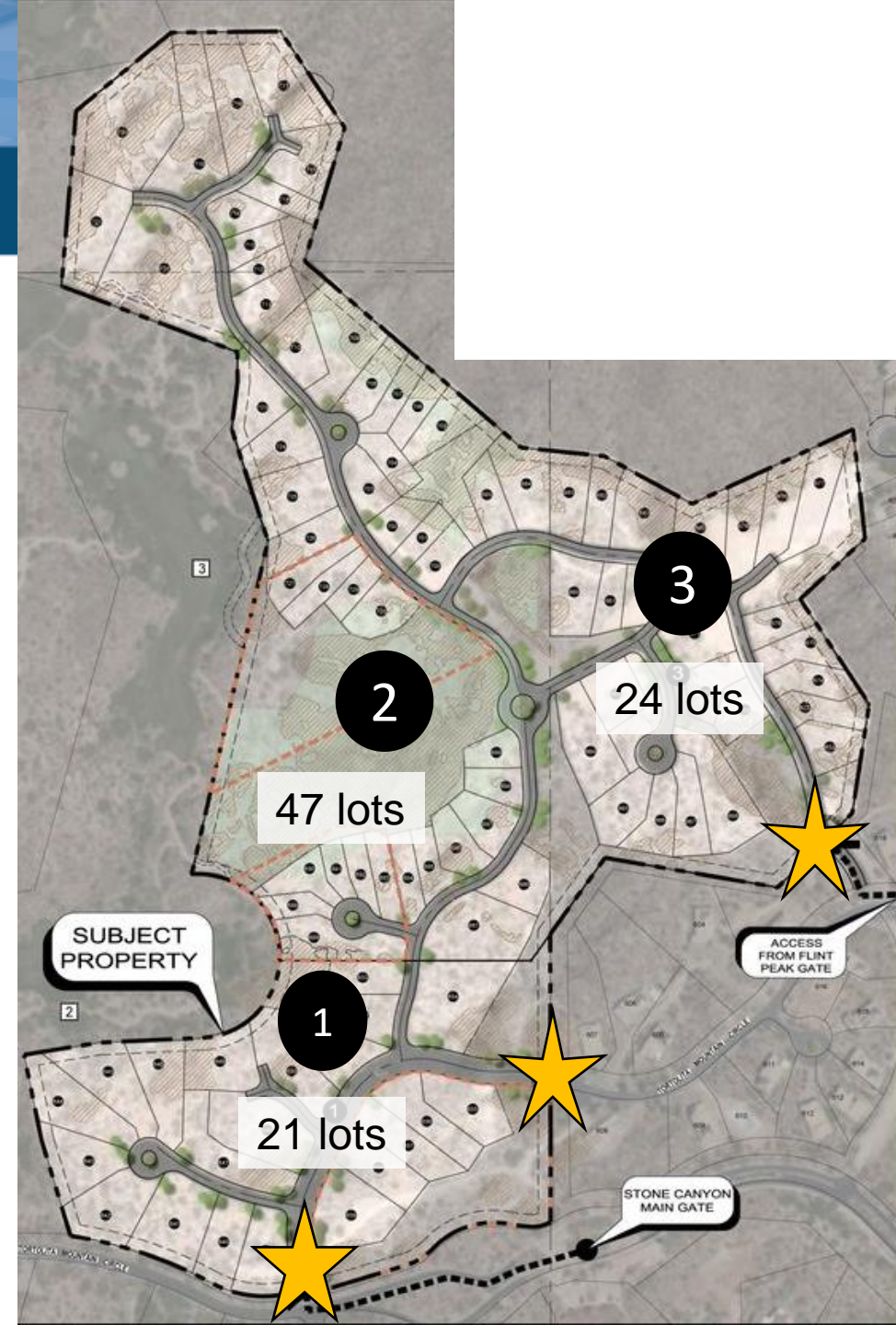
Existing Area 3 Zoning: Resort		Existing Area 2 Zoning: R1-144
Building height	35' or 44'	18'
Density	1 unit/ 15,000 gross land area	1 unit/3.3 acres
Setbacks	Front/ Rear -30'; Side – 5'	Front /Rear - 50'; Side -20'

Proposed Zoning: Rancho Vistoso Low Density Residential	
Building height	30'
Lot Size	14,250 sf
Setbacks	Front – 20'/15'; Side – 8'; Rear – 25'



Application C – Conceptual Site Plan (All areas)

- ▶ Three access points from Tortolita Mountain Circle (stars)
- ▶ Shared recreation area
- ▶ 92 total lots
 - ▶ Area 1 – 21 detached homes
 - ▶ Area 2 – 47 detached homes
 - ▶ Area 3 – 24 detached homes
 - ▶ 14,250 sf lot sizes
 - ▶ 30' building height

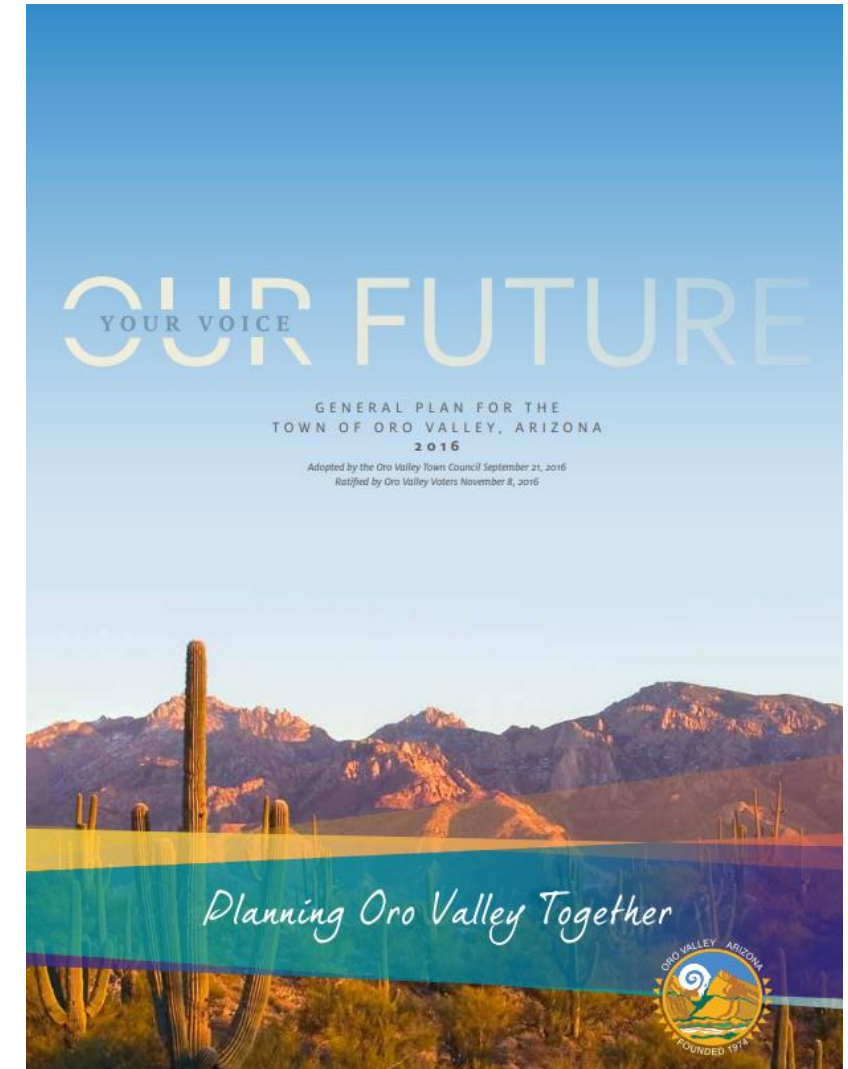




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Your Voice, Our Future General Plan Conformance

- ▶ Long range policy document that drives Town decisions and reflects the Community's values
- ▶ 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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Additional Review Criteria

- ▶ Compatibility to area
 - ▶ Proximity to golf course
 - ▶ Larger lots north and south; smaller lots to the east
- ▶ Protection of environmental resources and open space
 - ▶ Steep, protected slopes
 - ▶ Floodplain
 - ▶ Significant and protected saguaros
- ▶ Cohesive design between all three areas
 - ▶ Shared rec area
 - ▶ Circulation
 - ▶ Lot orientation





PRYCE

DEVELOPMENT

The Stone Canyon Reserve
A Planned Residential Community
in
Oro Valley, Arizona

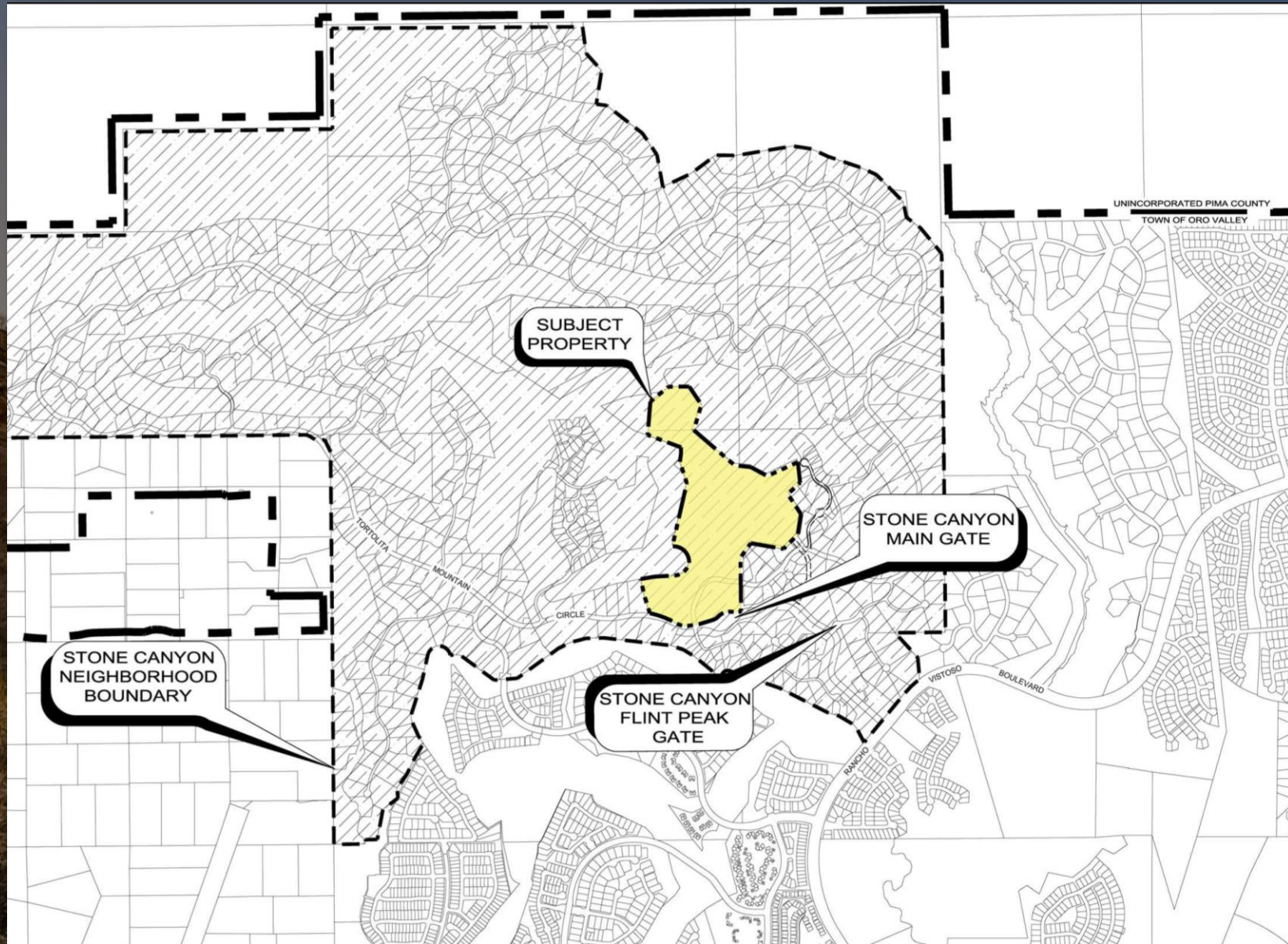
The
WLB
Group

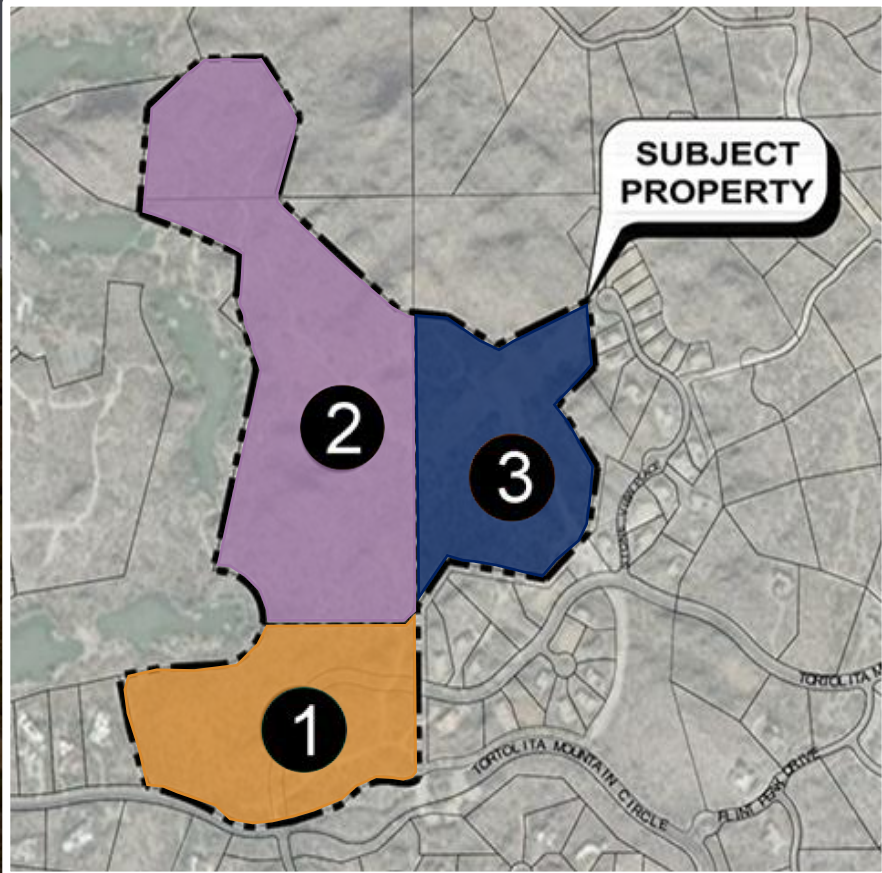
WLB



CALIBER







Phase 1 Acres: 18.4 ±

Phase 2 Acres: 35.0 ±

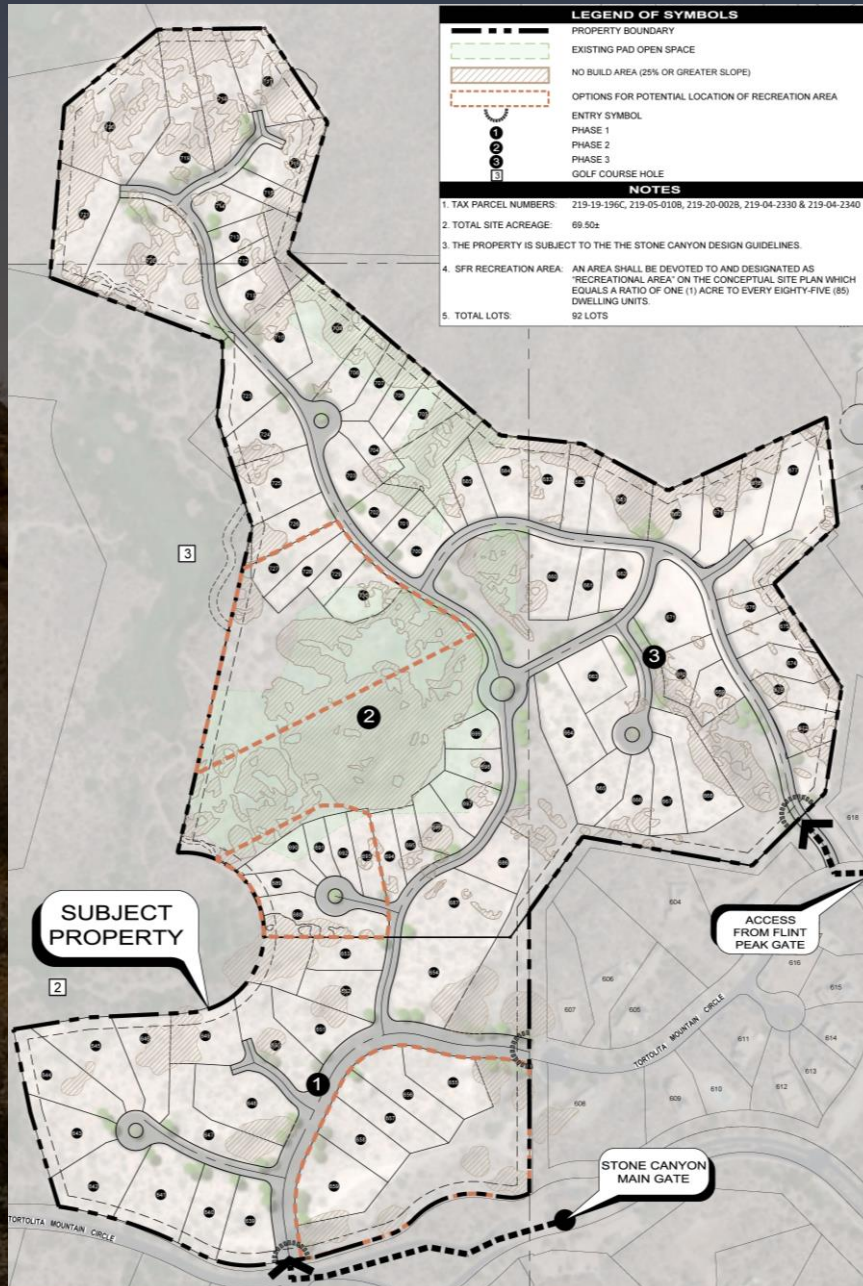
Phase 3 Acres: 16.5 ±

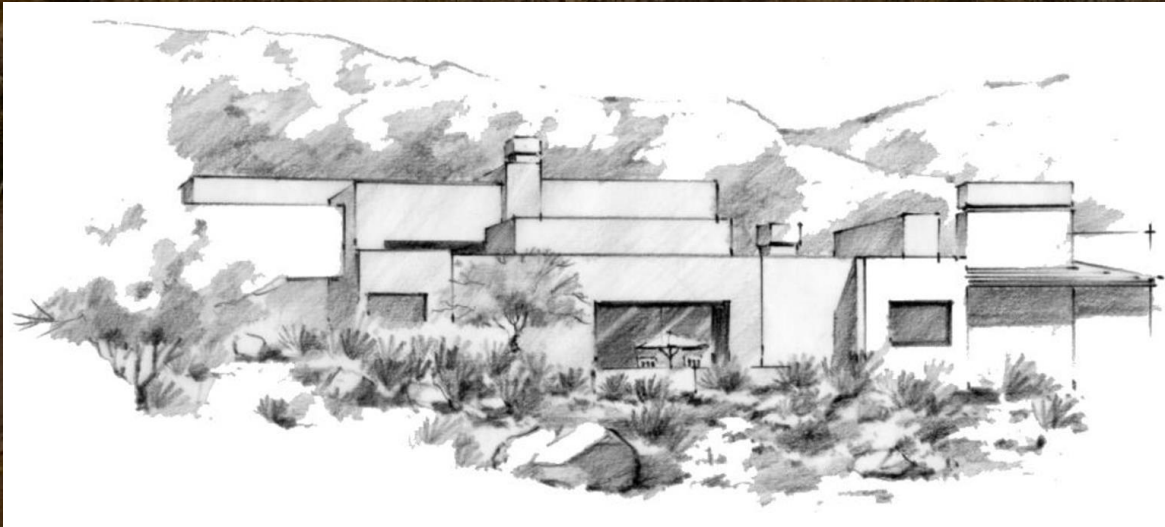
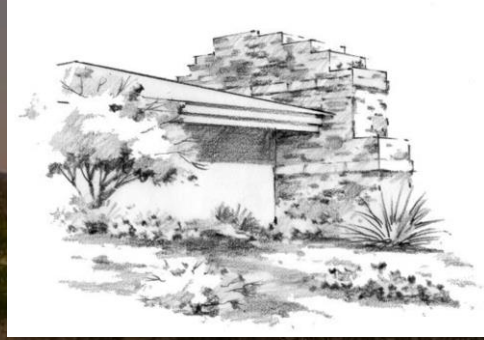
PROPOSED DEVELOPMENT

- ❖ Single family residential homes are proposed for all three phases.
- ❖ Phase 1 proposes SFR detached homes which are compliant with existing RV PAD regulations.
- ❖ Phases 2 and 3 propose SFR detached homes and will require both a rezoning and General Plan Amendment. They will be developed in compliance with LDR standards in the RV PAD.



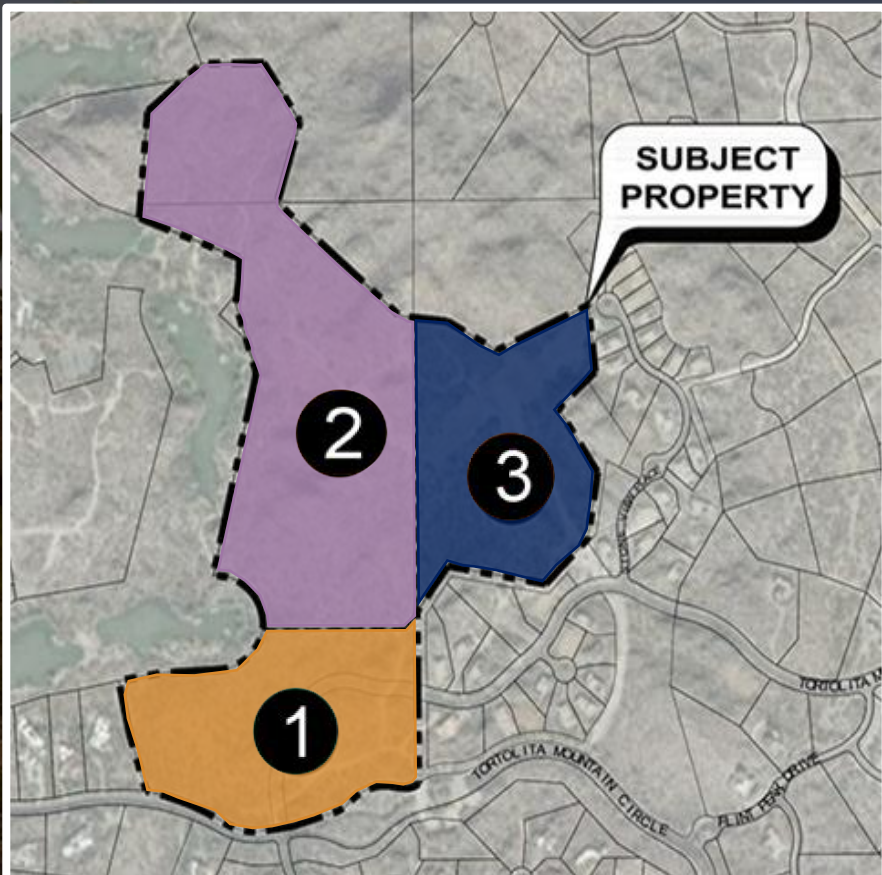
PRYCE
DEVELOPMENT





ARCHITECTURAL CHARACTERISTICS

- ❖ Single family residential homes ranging in size from 2,500 SF- 5,000 SF.
- ❖ The project will comply with Stone Canyon Design Guidelines.
- ❖ Consistent with the existing character of Stone Canyon.



Phase 1 Acres: 18.4 ±

Phase 2 Acres: 16.5 ±

Phase 3 Acres: 35.0 ±

TIMING OF DEVELOPMENT



PRYCE
DEVELOPMENT



PRYCE
DEVELOPMENT

Contact:

Nathan Pryce Grobstein

Pryce Development

520-333-5308

nathan@prycedevelopment.com

The
WLB
Group Inc. **WLB**

Contact:

Rob Longaker

The WLB Group

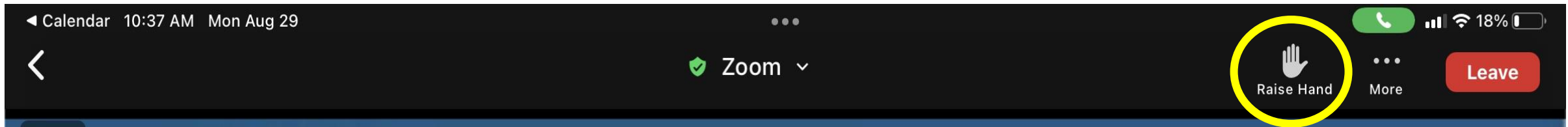
520-881-7480

rlongaker@wlbgroup.com



Town of Oro Valley

Zoom – Raising your hand to ask a question



Phone

Raise Hand: *9

Unmute: *6

**Please contact Michael Spaeth,
Principal Planner at 520-229-4812
for additional ZOOM assistance.**



Town of Oro Valley

Review Process

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Questions?

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For more information

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Staff Contact

Jessica Hynd
Constituent Services Coordinator

Phone: (520) 229-4711

Email: ask@orovalleyaz.gov

www.OVprojects.com

“N. of Tortolita Mountain Circle and W. of Flint Peak Place –
The Reserve at Stone Canyon - GPA, Rezoning and
Conceptual Site Plan”

Town of Oro Valley
www.orovalleyaz.gov

