



Northwest corner of Rancho Vistoso Blvd. and Vistoso Commerce Loop Road proposed rezoning

[Access the project webpage below:](#)

www.OVprojects.com

Under the title: **Proposed rezoning Northwest corner of Rancho Vistoso Blvd. and Vistoso Commerce Loop Road**

Project Summary

The applicant's proposal is to change the zoning on approximately 15 acres located at the northwest corner of Vistoso Commerce Loop Road and Rancho Vistoso Boulevard. The proposed changes are as follows:

Existing Rancho Vistoso PAD Zoning Designations

Office/Research Park (CPI)

Proposed Rancho Vistoso PAD Zoning Designation

Medium Density Residential
(3-6 homes per acre)

Applicant's proposed Rezoning Site Plan (shown at right) includes:

- Sixty-four (64) detached single-family lots
- Mix of one- and two-story homes
- Access on Vistoso Commerce Loop Road and Vistoso Village Drive



Meeting Dates

1. First neighborhood meeting – April 16, 2026
2. Second neighborhood meeting – TBD
3. Planning and Zoning Commission – TBD
4. Town Council – TBD

Project milestones

1. Pre-application submittal: July 2025
2. Formal submittal – Anticipated following 1st neighborhood meeting

Meeting format

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 10 minutes
- Applicant Presentation – 10 minutes
- Question and Answer – 60 minutes

Existing General Plan Designations

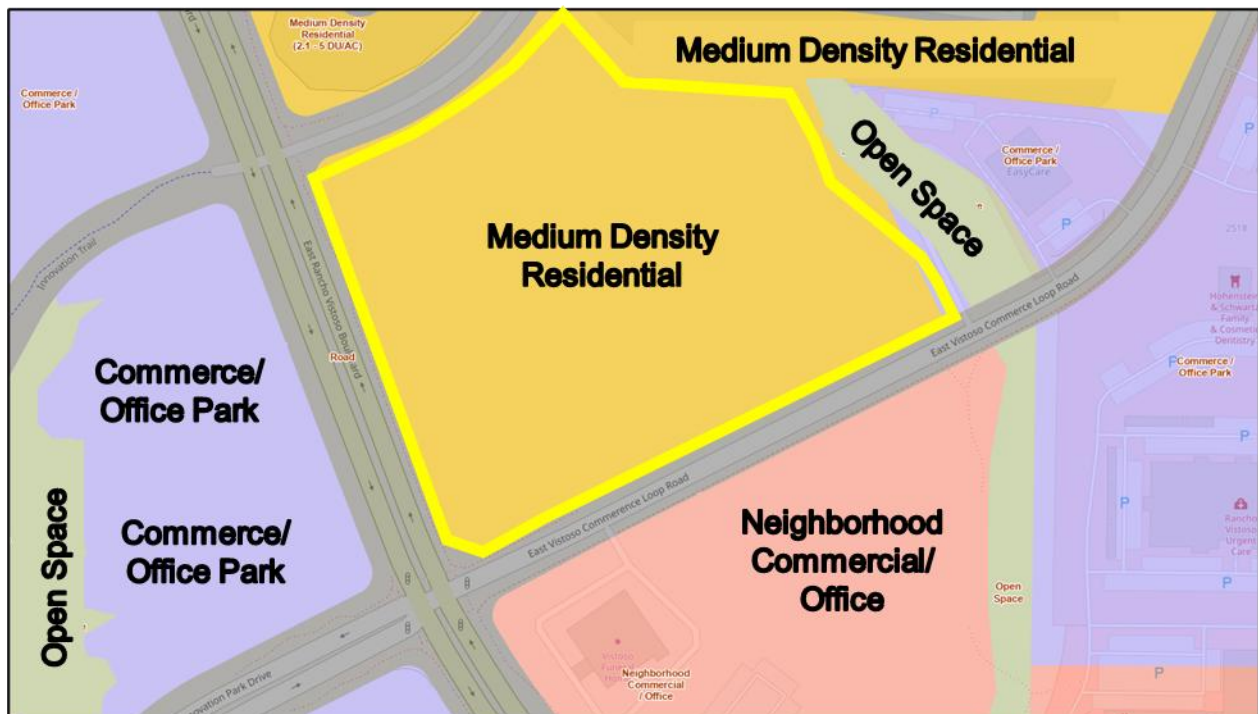
The General Plan is a policy document which helps inform land use decisions in the community and embodies the values and goals of the community and its residents.

Current General Plan Land Use designation:

The property is currently designated Medium-density Residential (MDR) The MDR land use designation is provided below:

Medium Density Residential (2.1-5.0 homes per acre) This designation represents areas where single-family home, townhouse or patio home development is appropriate. The lot sizes in this land use designation all for setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should be located close to schools, shopping and employment.

Your Voice, Our Future Current Land Use Map

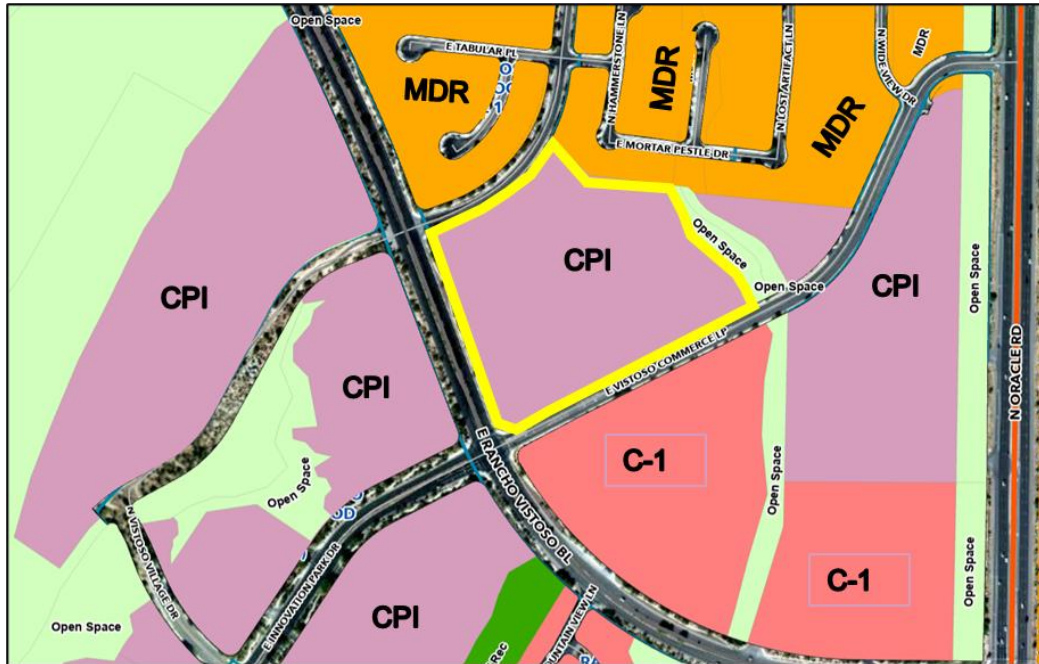


Existing Zoning Designation

The subject property is zoned Campus Park Industrial (CPI) within the Rancho Vistoso Planned Area Development. The purpose of the CPI zoning description is provided below, followed by the existing PAD zoning map.

OFFICE/RESEARCH PARK (CPI) Purpose: This district is intended to provide for administrative, research and development and office activities in a campus-like setting. All uses shall be of a non-nuisance type and shall blend into the natural desert landscape. This district is to provide employment near residential areas.

Existing Rancho Vistoso Planned Area Development Zoning Map:

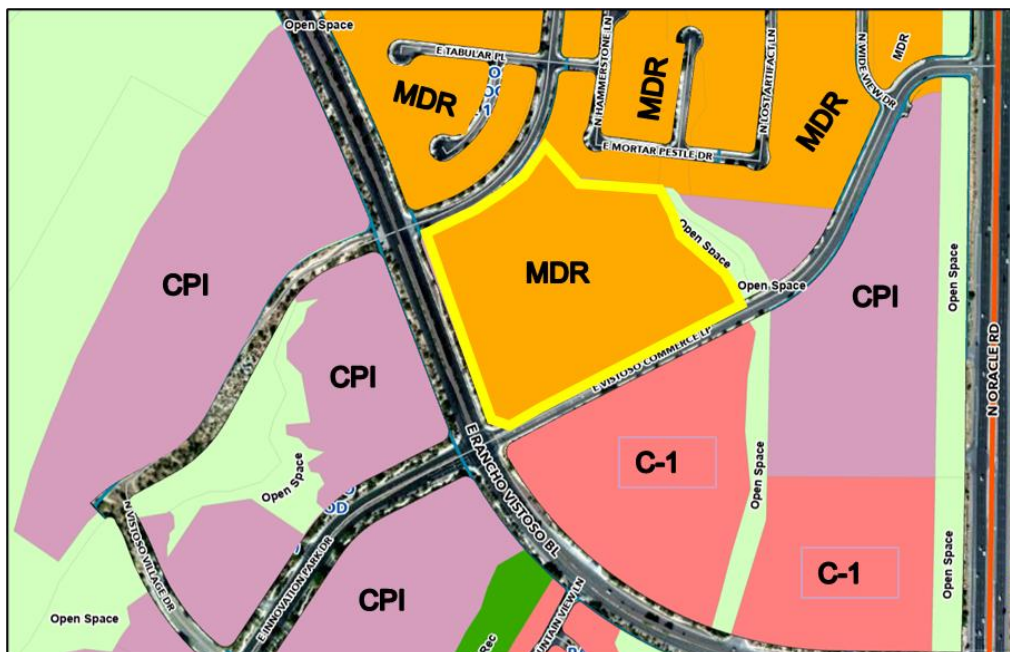


Proposed Zoning Designation

The applicant proposes to rezone the property to Rancho Vistoso Planned Area Development Medium Density Residential (6-8 homes per acre). The purpose of the Rancho Vistoso PAD Medium Density Residential zoning designation is provided below, followed by the proposed zoning map.

MEDIUM DENSITY RESIDENTIAL (6-8 homes per acre) Purpose: Medium density has been located in areas with fewer natural constraints than very low and low density. Individual lots will be smaller. Significant vegetation or topography, and minor washes should be preserved as common open space whenever possible.

Proposed Rancho Vistoso Planned Area Development Map:



Development Standards

The development standards of the Rancho Vistoso PAD are available at the following link:

<http://tinyurl.com/n85ttmr>

Review Criteria

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

www.orovalleyaz.gov/planning

www.orovalleyaz.gov/generalplan