

## VISTOSO 15 REZONING PUBLIC OUTREACH PLAN

### INTRODUCTION

This Public Outreach Plan (“POP”) outlines the public participation process for a proposed major amendment to the Rancho Vistoso Planned Area Development Neighborhood 2 (“RV PAD”) to rezone the northeast corner of Rancho Vistoso Boulevard and Vistoso Commerce Loop. Vistoso 15, LLC (the “Owner”) is requesting the rezoning to allow for the development of a single-family residential subdivision (the “Project”). The Project site consists of a single 15.4-acre parcel (the “Subject Property” or “Property”), APN: 223-02-014G, with the address 2105 E Rancho Vistoso Boulevard.

This POP conforms with the Oro Valley General Plan, *Your Voice, Our Future*, and with all applicable requirements outlined in the Town of Oro Valley Zoning Code, Section 22.15, for Rezonings.

### PROJECT DESCRIPTION

The Project requests a major amendment to the Rancho Vistoso PAD to modify the existing PAD zoning of the Property for the development of a single-family residential subdivision. Currently, the Property has a PAD zoning designation of Campus Park Industrial (CPI). The property was the subject of a General Plan amendment request in 2018, which successfully amended its General Plan Land Use designation to Medium Density Residential (2.1 – 5 DU/AC), but the subsequent rezoning request for residential failed. This current rezoning request seeks to zone the property in accordance with the approved Medium Density Residential designation.

As such, the Property is proposed to be rezoned from CPI to Medium Density Residential (MDR), which will match the adjacent residential subdivision's existing zoning. Similar lot sizes, single-story lot restrictions, and buffers are proposed to ensure neighborhood compatibility. The Project is contemplated to contain 64 lots at a density of 4.2 DU/AC. As shown in **EXHIBIT 2**, a 25-foot to 75-foot enhanced natural buffer will be left between the Project and the residential homes to the north to provide screening and also help accommodate drainage.



## YOUR VOICE, OUR FUTURE CONFORMANCE

The Town of Oro Valley’s General Plan, *Your Voice, Our Future*, provides a variety of goals and policies that support the development of residential uses in appropriate areas to provide increased access to services and housing for major employers. The proposed rezoning demonstrates concurrence with the General Plan vision through compliance with the following goals and policies.

### COMMUNITY GOALS & POLICIES

*D. A community with a wide range of services, amenities, shopping and dining opportunities, and housing types that meet the needs of current and future residents.*

*CC.8 Foster development of complete neighborhoods with easy access to transportation and employment options, and commercial areas that offer amenities and services for residents’ daily needs.*

*TS.5 Coordinate community safety and land use planning in order to reduce sources of conflict and nuisance crime through design, regulation and management*

### DEVELOPMENT GOALS

*Q. A built environment that creatively integrates landscape, architecture, open space and conservation elements to increase the sense of place, community interaction and quality of life.*

*V. Neighborhoods that include access and effective transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs.*

*X. Effective transitions between differing land uses and intensities in the community.*

*LU.5 Provide diverse land uses that meet the Town’s overall needs and effectively transition in scale and density adjacent to neighborhoods.*

*LU.6 Maintain the small-town, neighborly character and improve the design and safety of the built environment.*

*Your Voice, Our Future* designates the surrounding properties as follows:

| DIRECTION | GENERAL PLAN LAND USE  |
|-----------|--|
| North     | Medium Density Residential (2.1 – 5 DU/AC)                           |
| East      | Neighborhood Commercial/Office<br>Commerce/Office Park<br>Open Space |
| South     | Commerce/Office Park   |
| West      | Commerce/Office Park   |



## STAKEHOLDERS/HOMEOWNERS ASSOCIATIONS (HOAs) & NEIGHBORHOODS

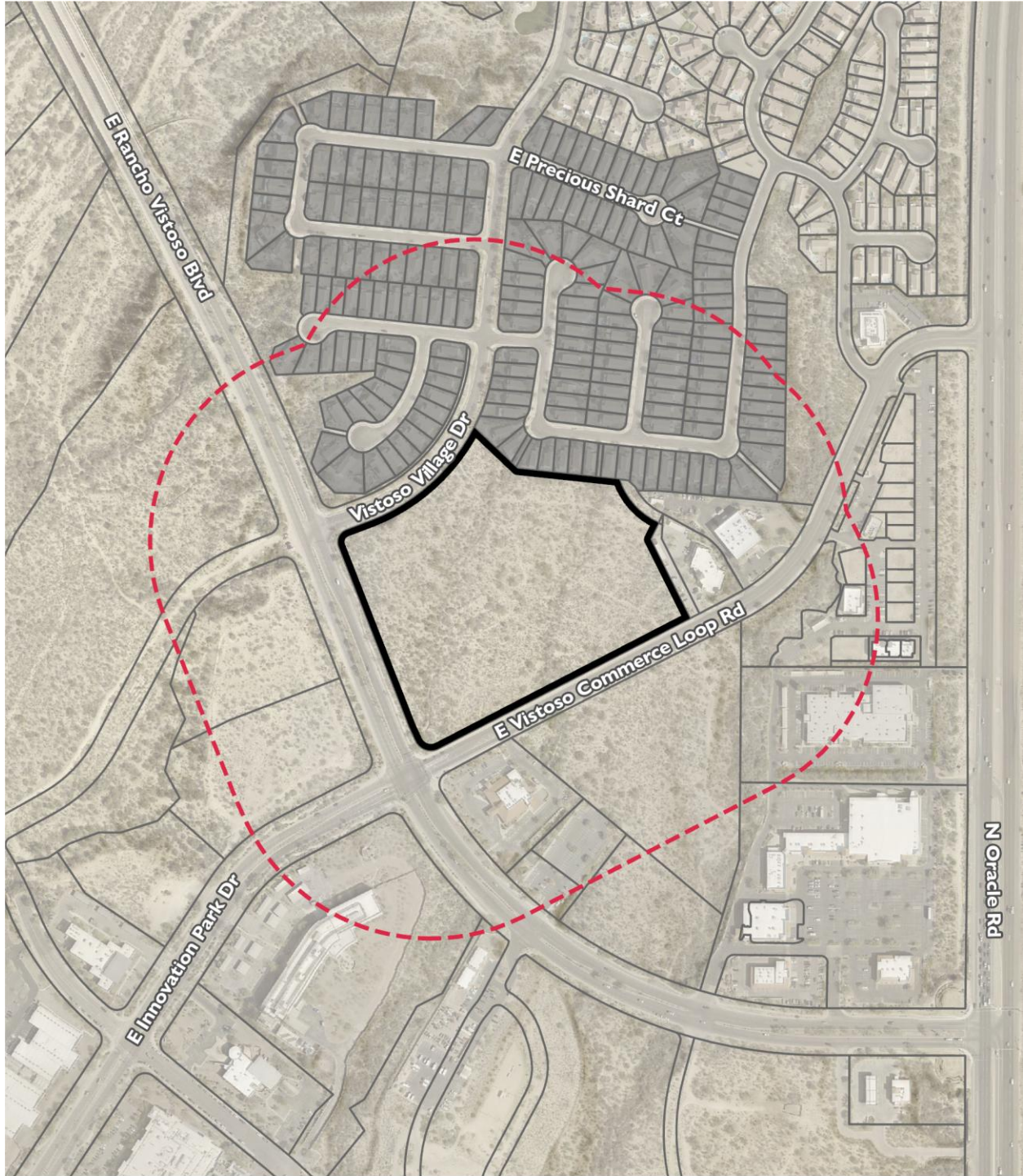
Stakeholders within 600 feet of the Project site must be notified of the proposed rezoning per Section 22.15.F.4 *Meeting Notification* of the Town of Oro Valley Zoning Code. All residential neighborhoods within 600 feet were identified using the Pima County GIS data for approved subdivisions. There is one residential neighborhood, Rancho Vistoso Neighborhood 2 (known as Vistoso Vistas), within 600 feet of the Project site. The Vistoso Community Association is the overall Homeowners Association managing the Rancho Vistoso community; there is no Sub-Homeowners Association for the Vistoso Vistas neighborhood.

On March 10, 2025, the property Owner, homebuilder, and consultant met with the Vistoso Community Association Board President and ALRC Chair to introduce the project and get feedback on the project. Feedback was generally positive, but we were encouraged to meet with the nearby homeowners, as the VCA does not speak for the neighbors.

Since there is no Sub-HOA for the Vistoso Vistas neighborhood, we increased the notification area well past the required 600' to include the entire cluster of homes to the west across Vistoso Village Dr., and homes as far north as those along E Precious Shard Ct. Please see **EXHIBIT 1: ALREADY NOTIFIED RESIDENTIAL PROPERTY OWNERS** for a map of residential property owners that have already been notified of the proposed project. Two neighborhood meetings were held: the first meeting was on May 13<sup>th</sup> via Zoom, where the basics of the Project and the history of the Property were explained to a sole attendee. After discussing the potential for increased attendance at an in-person meeting with this single attendee, a second in-person meeting was held on July 9<sup>th</sup> at the Intelligent Office coworking space located about a mile from the Property at 1846 E Innovation Park Drive. As this project moves forward, we will continue to update the attendees of the first two meetings, as well as their neighbors, through a modified community outreach process discussed in the next section. In addition to the neighborhood meetings, neighbors were contacted door-to-door on three occasions: December 9<sup>th</sup> and 10<sup>th</sup>, 2025, and Saturday, January 17<sup>th</sup>, 2026. As a result, several letters of support for the project were received.

Other identified stakeholders include the Vistoso Funeral Home, HealthySkin Medical and Cosmetic Dermatology, and Miles Label Company. While all property owners within 600 feet will be notified, these private businesses will be approached individually to discuss the project and solicit their input.

**EXHIBIT 1: ALREADY NOTIFIED RESIDENTIAL PROPERTY OWNERS**



- LEGEND**
-  Subject Property
  -  Already Notified Property Owners
  -  Town Required 600-Foot Notification Area
  -  Parcels



SOURCE: Pima County GIS, 2025  
PROJECT: MHC-21  
DATE: 2/26/2026

## PROPOSED NEIGHBORHOOD MEETING PROCESS

### 1. NUMBER OF MEETINGS

Before the Town's first official neighborhood meeting, the applicant mailed notice of the Project to the property owners of the Vistoso Vistas neighborhood who received notice of the first two meetings. This notice included a portion for the property owners to sign if they support the project and return it through the postal service or by email. In addition to this notice, and as previously mentioned, we went door-to-door to meet with individual homeowners and discuss the Project, answer questions, and solicit support. Following these efforts, the applicant coordinated with Town of Oro Valley staff to schedule one (1) neighborhood meeting to be facilitated by Town staff.

In addition to the one (1) official neighborhood meeting, one (1) informational video will be distributed through the Town of Oro Valley's website, [www.OVprojects.com](http://www.OVprojects.com). The video will provide an overview of the project and request feedback to help understand potential concerns from relevant stakeholders. Given the extensive outreach that has already been conducted, the typical second neighborhood meeting may not be necessary.

### 2. MEETING LOCATION

The neighborhood meeting will be a hybrid model, with in-person and fully interactive virtual options, taking place at Oro Valley Town Hall and online via Zoom or Microsoft Teams.

### 3. SCHEDULING

The neighborhood meeting will be scheduled for a weekday evening so that working residents may attend and may be adapted to neighborhood needs as appropriate. The Planning and Zoning Administrator can modify the schedule, the number, and the type of meetings as needed. Note: all dates are tentative.

- **Late March or Early April 2026** - One (1) neighborhood meeting will be held before the submittal of the project to the Town of Oro Valley
- **June 2026** – Planning and Zoning Commission public hearing
- **July/August 2026** – Mayor and Council public hearing

### 4. MEETING NOTIFICATION

Notice shall be provided to all persons and entities identified in this Public Outreach Plan. At a minimum, public notice shall be provided at least fifteen (15) days before the meeting, and include:

- A Project description and the meeting's location, date, and time shall be mailed to property owners within six hundred (600) feet of the proposed rezoning, as well as those already notified outside of the 600-foot boundary, as shown in **EXHIBIT 1**.
- Sign(s) will be posted on or near the property in accordance with Town standards.
- Meetings will be posted at Town Hall and on [OVProjects.com](http://OVProjects.com).

### 5. FACILITATION

The Town of Oro Valley will moderate neighborhood meetings conducted by the applicant at Town Hall.

