

Rulney Vistoso – Type 1 General Plan Amendment Narrative

Project Proposal

OV 132, LLC (the “Owner”) is proposing a Type 1 General Plan Amendment to *Your Voice, Our Future (YVOF)* on a small property immediately south of Vistoso Highlands Drive and west of the former Rancho Vistoso Golf Course clubhouse on a 0.69-acre parcel of land identified as APN 219-19-1840 (see *Exhibit 1: Context Map* and *Exhibit 2: Subject Property*).

The request amends the property’s land use designation from *Open Space* to *Park*, allowing the property to be rezoned via a concurrent minor amendment to the Rancho Vistoso PAD and enabling the owner to construct recreational amenities and parking for the 132-unit multifamily development on the adjoining former clubhouse parcel.

Existing General Plan Designations

The Town of Oro Valley’s existing General Plan designation for the property and surrounding properties are shown in *Exhibit 3: Existing General Plan*. The subject property is outlined in red and designated as *Open Space*. The former Vistoso Golf Course is designated as *Resort / Golf Course*, reflecting its former use, except for the approximately 6-acre parcel that was home to the former clubhouse and community center, which is designated as *Medium Density Residential*.

Your Voice, Our Future, the Oro Valley General Plan, designates the surrounding properties as:

- **North** – *Medium Density Residential (2.1 - 5 DU/AC)* and *Open Space*
- **South** – *Resort / Golf Course*
- **East** – *Medium Density Residential (2.1 - 5 DU/AC)*
- **West** – *Resort / Golf Course*

Proposed General Plan Amendment

The proposed amendment will modify the General Plan land use designation of the 0.69-acre subject property from *Open Space* to *Park* (see *Exhibit 4: Proposed General Plan Designation*). This amendment will allow the property to be developed as a recreation amenity (clubhouse, pool, and its associated parking) supporting the proposed multifamily development on the adjacent six-acre property to the east. The adjacent property was home to the former Vistoso Golf Course Clubhouse. It has the necessary entitlements in place to accommodate the multifamily development. Parking and sidewalks will connect the subject property with the larger project area. No residential units will be built on the subject property (see *Exhibit 5: Concept Plan*).

Exhibit 1: Context Map

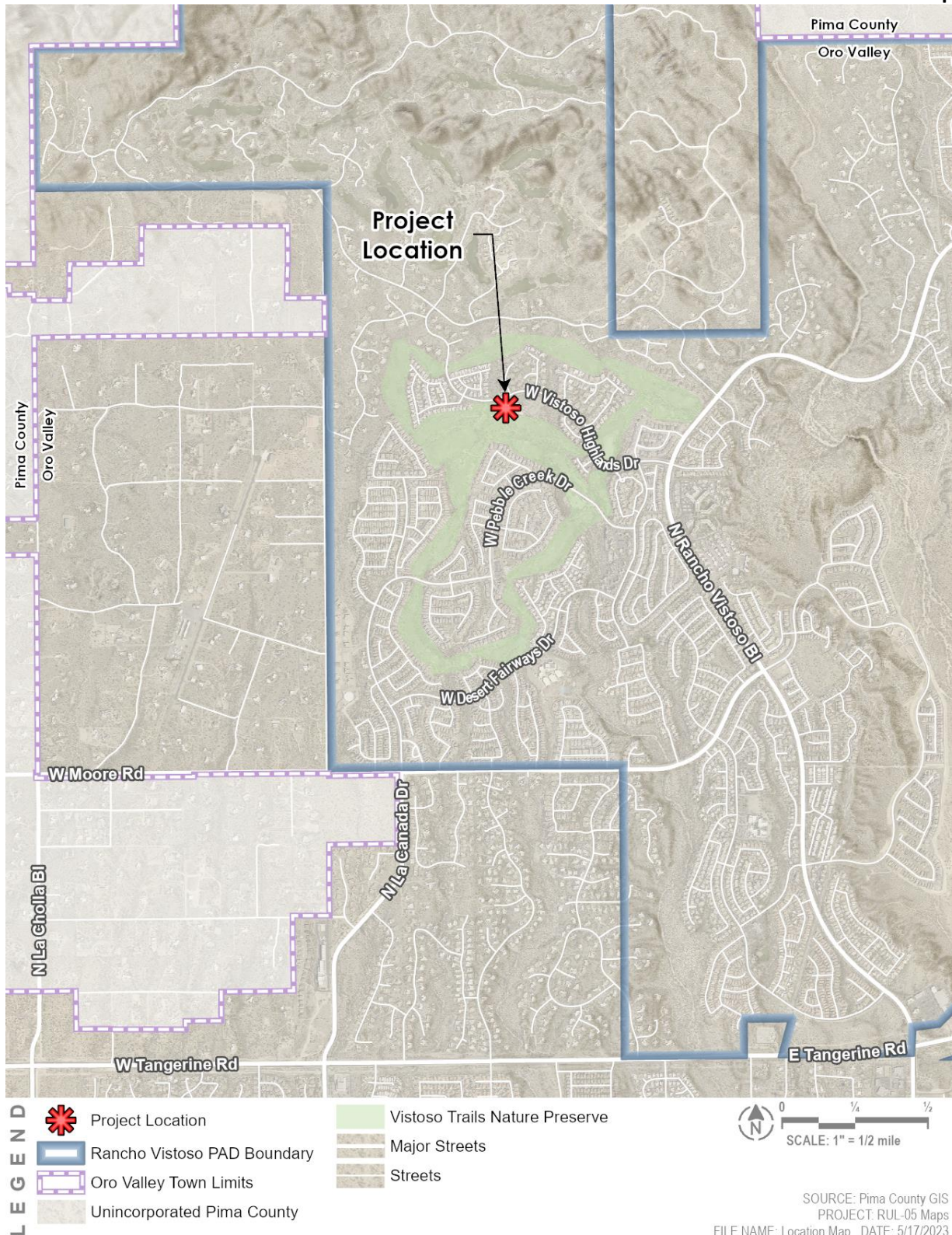


Exhibit 2: Subject Property



LEGEND

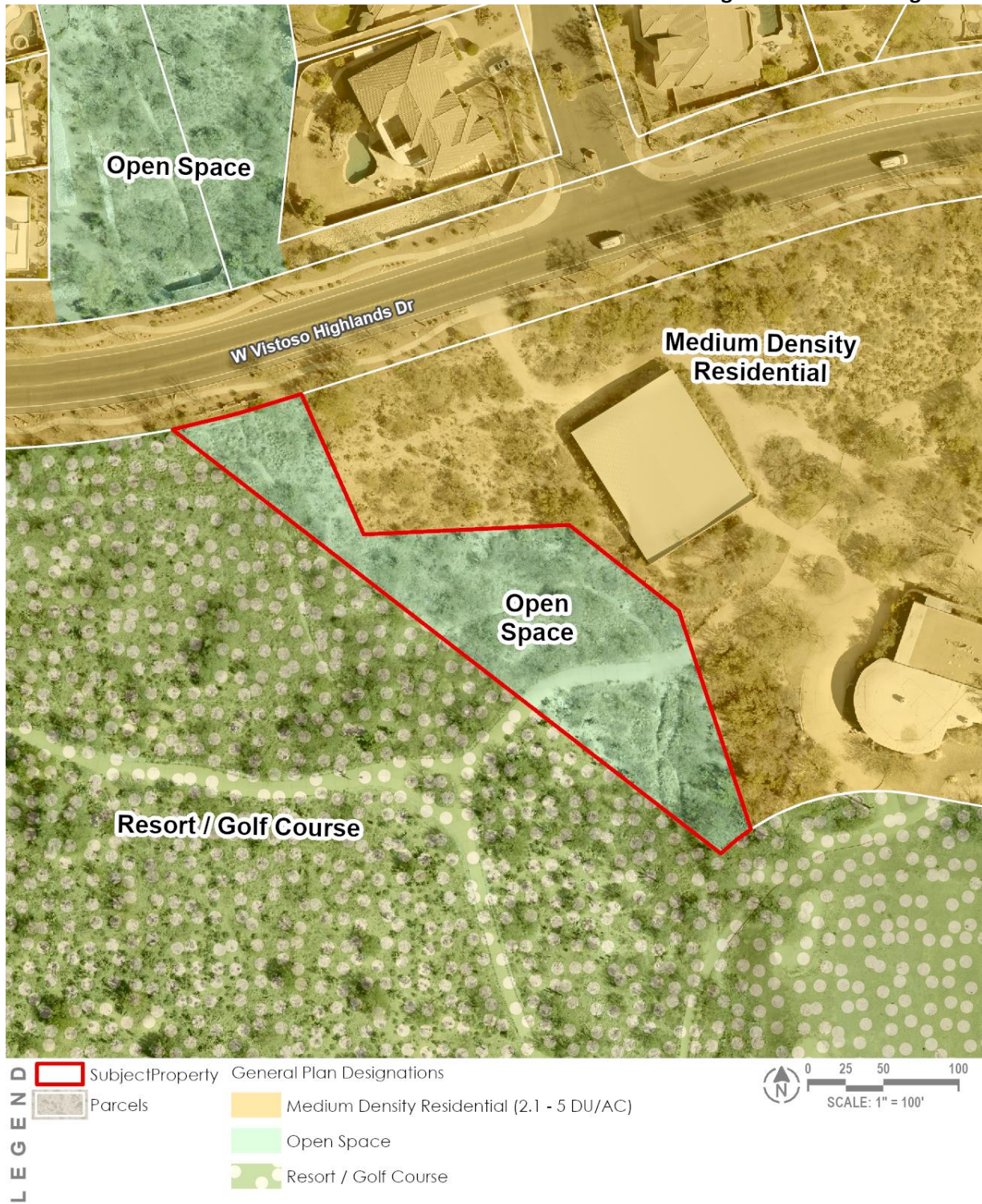
 Subject Property (APN: 219-19-1840)

 Parcels

 0 25 50 100
SCALE: 1" = 100'

SOURCE: Pima County GIS
PROJECT: RUL-05 Maps
FILE NAME: Subject Property Map DATE: 5/23/2023

Exhibit 3: Existing General Plan Designation



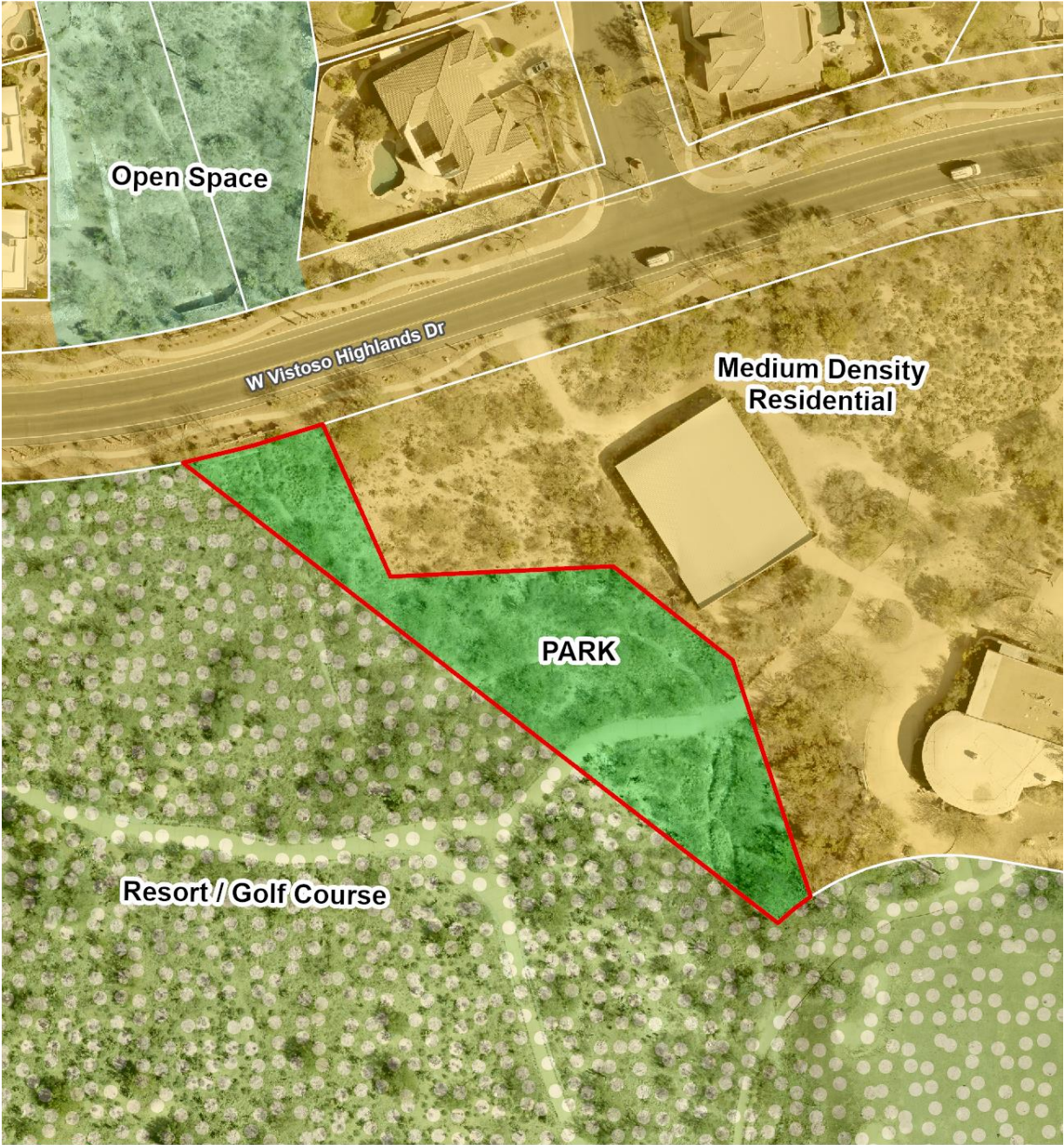
SOURCE: Pima County GIS

PROJECT: RUL-05 Maps


FILE NAME: GPA Existing Map DATE: 6/5/2023

PATH: I:\Projects\RUL-05\GIS_Mapping\RUL-05 Maps\RUL-05 Maps.aprx

Exhibit 4: Proposed General Plan Designation



LEGEND

 Subject Property	Proposed General Plan Designations
 Parcels	 Medium Density Residential (2.1 - 5 DU/AC)
	 Open Space
	 Resort / Golf Course
	 Park



SOURCE: Pima County GIS
PROJECT: RUL-05 Maps
FILE NAME: GPA Proposed Map DATE: 6/5/2023
PATH: I:\Projects\RUL-05\GIS_Mapping\RUL-05 Maps\RUL-05 Maps.aprx

Your Voice, Our Future Conformance

The proposed amendment is in conformance with *Your Voice, Our Future* and adheres to the following general plan policies, among others not listed here.

- **3.6 Complete Community Focus – Policy CC.7.** Support the development of diverse housing types within the community
- **Development Goal 5.4.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
- **Development Goal 5.4.X** – Effective transitions between differing land uses and intensities in the community

This PAD Amendment supports these policies by:

- Promoting housing diversity by providing recreational amenities on the subject property that support multifamily residential development on the adjacent property.
- Integrating recreational, landscape, architectural, and open space elements to transition between adjacent properties in a manner that enhances quality of life.
- The project proposes recreational uses adjacent to the Vistoso Trails Nature Preserve and steps down to one story in height from the proposed two-story apartments.

General Plan Amendment Review Criteria

1. On balance, the request is consistent with the vision, guiding principles, goals, and policies of the General Plan as demonstrated by the following criteria; the request shall not:
 - a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduation transitions in density and land use.

The proposed request supports the redevelopment of the former Vistoso Golf Course Clubhouse by developing recreational amenities for the proposed multifamily project. In addition to supporting the new residences, these amenities will provide a transition between the residential units and the Vistoso Trails Nature Preserve through a reduction in building height and land use intensity. The proposed multifamily clubhouse also blends in with the existing land use as it is setback from Vistoso Highlands Drive by over 150 feet and sits lower in elevation than the nearest neighbors to the north.

- b. Impact existing uses with increased infrastructure without appropriate improvements to accommodate planned growth.

This property is part of a larger redevelopment project in the middle of an existing master-planned community, so infrastructure (electric, water, and sewer) is immediately available. The proposed recreation amenities efficiently use this existing infrastructure in connecting to these established utilities. Furthermore, a planned parking lot for the Vistoso Trails trailhead is anticipated to accompany the development of the subject property. This parking lot will serve the community by providing access to the nature preserve.

- c. Impact other public services, including police, fire, parks, water, and drainage, unless careful analysis and explanation of anticipated impacts are provided to the Town for review.

The subject property will use the established water infrastructure that served the former golf course clubhouse. Water use is expected to be similar to the recreational amenities at other multifamily developments in the area.

Improvements include extending drainage infrastructure through the property and directing stormwater runoff toward basins and revegetation areas.

As a master-planned development surrounds this project, urban services are already being provided to the area. This project will not extend any patrol routes for police or service areas for fire.

- d. Impact the natural beauty and environmental resources without suitable mitigation.

The property has been inventoried and assessed for native vegetation, with mitigation plans currently being reviewed by the Town of Oro Valley. Native plant mitigation plantings will be used to revegetate development areas and provide screening and buffering between the pool and clubhouse and the Vistoso Trails Nature Preserve.

- 2. The Applicant has implemented effective public outreach efforts to indemnify neighborhood concerns and has responded by incorporating measures to avoid or minimize development impact to the extent reasonably possible, as well as to mitigate unavoidable adverse impacts.

As this project accompanies an amendment to the Rancho Vistoso PAD, a public outreach plan has been crafted for the entitlement process. Meetings and dialogue with neighbors are underway.

- 3. All non-residential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with goals and policies related to economic development and financial stability.

The proposal is part of a larger residential project and is not subject to this requirement.

