

## Rulney Vistoso – Type 1 General Plan Amendment Narrative

### Project Proposal

OV 132, LLC (the “Owner”) is proposing a Type 1 General Plan Amendment to the *Your Voice, Our Future* (YVOF) General Plan 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 *High Density Residential (HDR)*, allowing the property to be rezoned via a concurrent amendment to the Rancho Vistoso PAD and enabling the owner to construct a 132-unit multifamily development on this property and the adjoining former clubhouse parcel.

**Exhibit 1: Context Map**

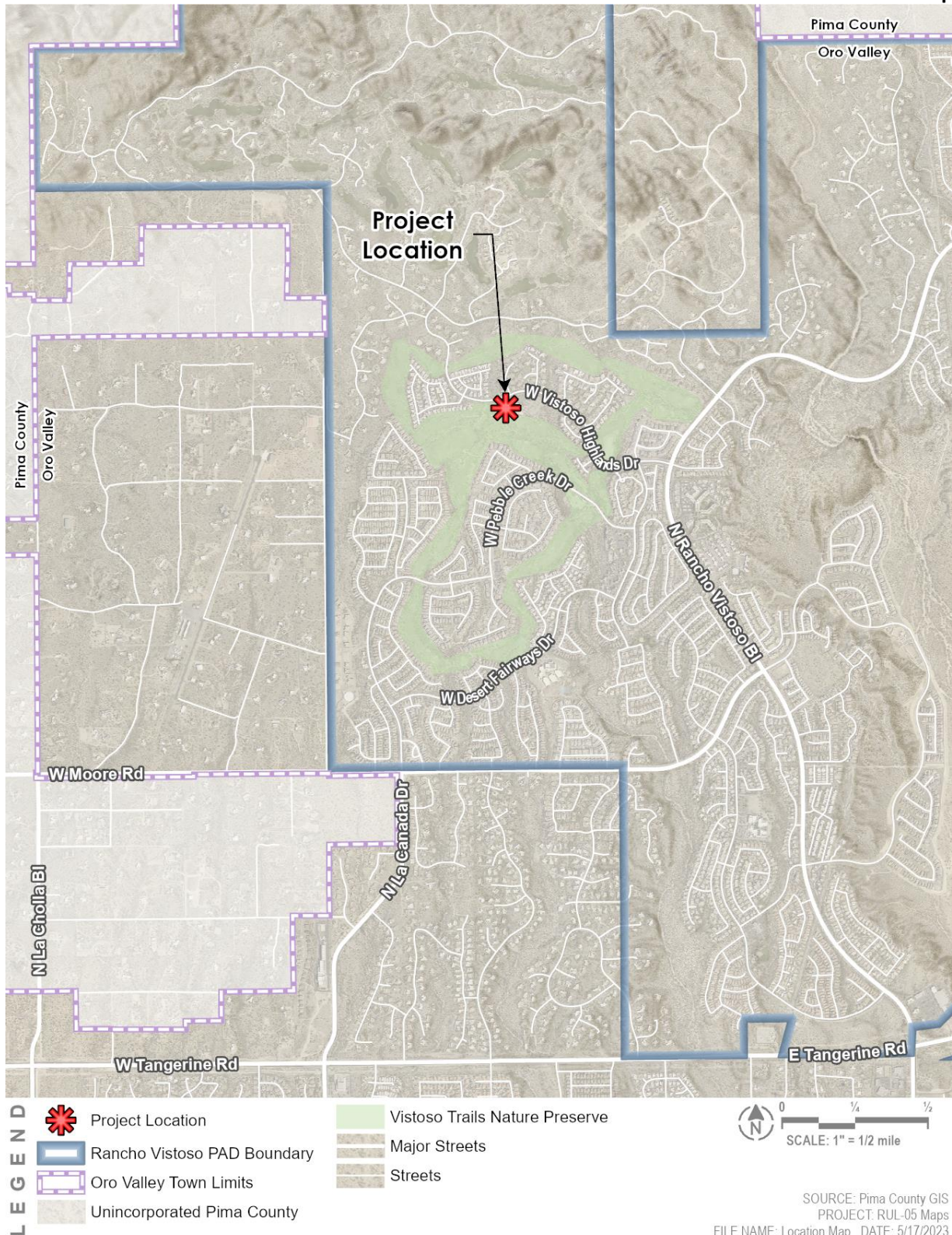




Exhibit 2: Subject Property



**LEGEND**  
[Red outline] Subject Property (APN: 219-19-1840)  
[White outline] Parcels

0 25 50 100  
N  
SCALE: 1" = 100'

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

### Existing General Plan Designations

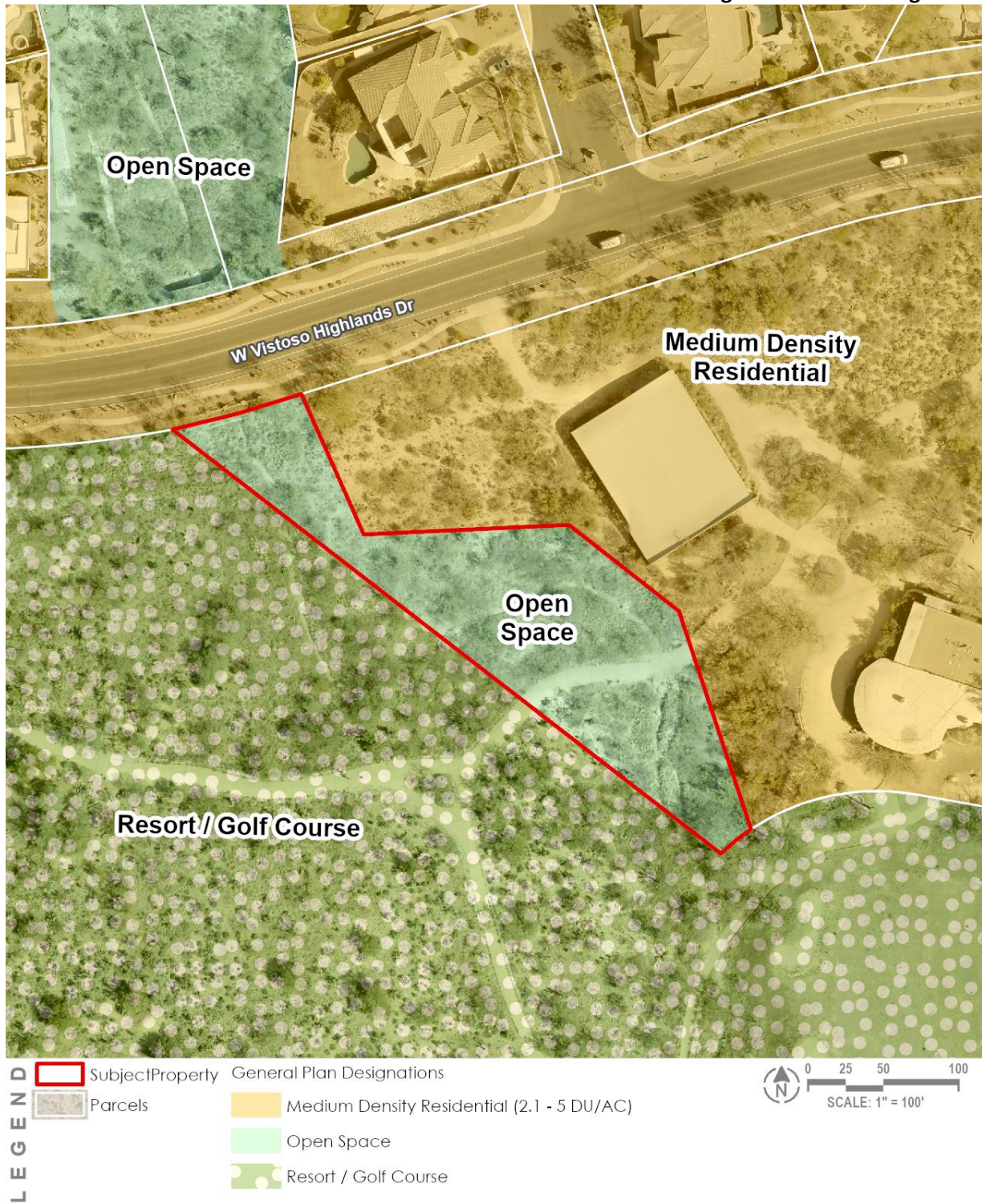
The Town of Oro Valley's existing General Plan designation for the property and surrounding properties are shown in **Exhibit 3: Existing General Plan**. The subject property is outlined in red and designated as *Open Space*. The former Vistoso Golf Course is designated as *Resort / Golf Course*, reflecting 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*



**Exhibit 3: Existing General Plan Designation**



SOURCE: Pima County GIS

PROJECT: RUL-05 Maps

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

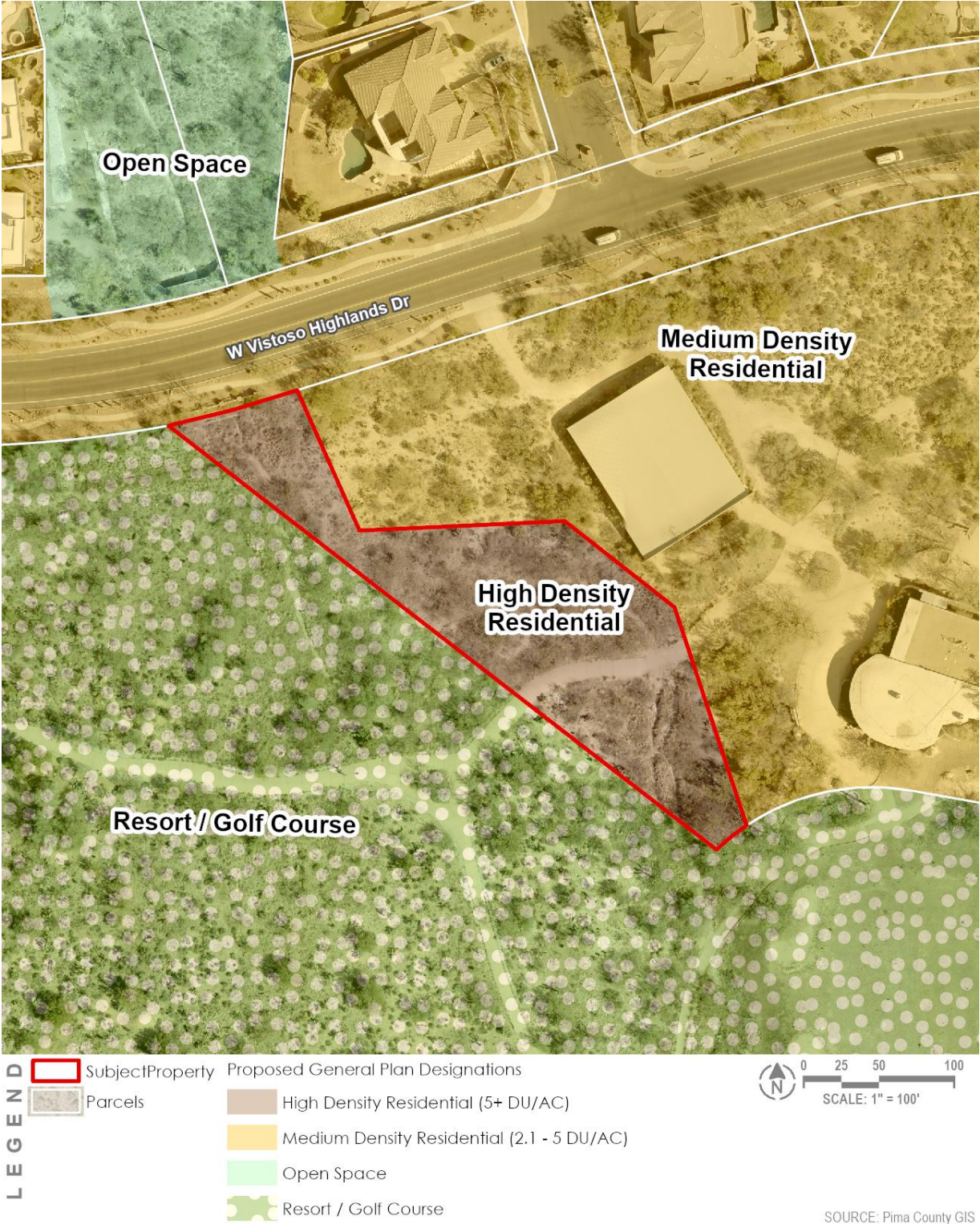
PATH: I:\Projects\RUL-05\GIS\_Mapping\RUL-05 Maps\RUL-05 Maps.aprx

### Proposed General Plan Amendment

The proposed amendment will modify the 0.69-acre subject property's General Plan land use designation from *Open Space* to *High Density Residential* (see **Exhibit 4: Proposed General Plan Designation**). This amendment, along with the concurrent PAD amendment, will allow this property to be integrated with 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, allowing the multifamily development to proceed. The multifamily development proposes seven multifamily buildings and a clubhouse, pool, and other recreation amenities. The subject property will contain one multifamily building. The remaining six multifamily buildings will be located on the adjacent parcel, along with the clubhouse and pool. Parking and sidewalks will connect the subject property with the larger project area (see **Exhibit 5: Concept Plan**).



Exhibit 4: Proposed General Plan Designation



### *Your Voice, Our Future Conformance*

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

- **3.4 Community Goals**
  - **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
  - **E** – A high-quality parks, recreation, and open space system that is accessible, comprehensive, connected, and serves the community's needs.
- **3.6 Complete Community Focus**
  - **Policy CC.3.** Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.
  - **Policy CC.7.** Support the development of diverse housing types within the community
- **3.7. Town Services, Buildings, and Facilities Focus**
  - **Policy TS.5.** Coordinate community safety and land use planning in order to reduce sources of conflict and nuisance crime through design, regulation, and management.
- **4.4 Environment Goals**
  - **M** – The protection and preservation of significant cultural sites, properties, and resources that enhance community character and heritage.
- **4.5. Sonoran Desert Resources Focus**
  - **Policy SD.1.** Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents and visitors while recognizing our place in the larger ecosystem.
  - **Policy SD.10.** Strive to protect the public and environment from the threats and risks of stormwater surges and potential negative impacts of contaminants from runoff.
- **5.4 Development Goal**
  - **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
- **5.5. Land Use and Design Focus**
  - **Policy LU.2.** Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas.
  - **Policy LU.9.** Promote the design of cohesive developments that enhance and promote the pedestrian experience
- **5.8. Infrastructure Focus**
  - **Policy I.10.** Foster opportunities for walking, biking, and mass transit to places where people live, work, shop and play.

This General Plan Amendment supports these policies by:

- Promoting housing diversity by creating additional multifamily units on the subject property that completes the overall multifamily residential development on the adjacent property.



- The agreement to redevelop the subject property and adjacent clubhouse property was a vital piece that facilitated the creation of the Vistoso Trails Nature Preserve.
- This redevelopment connects residents directly to the Vistoso Trails Nature Preserve open space and trail system.
- Removing the abandoned clubhouse as a potential source of conflict and nuisance crime and replacing it with a high-quality multifamily development under professional management.
- Managing stormwater runoff with retention basins designed to reduce stormwater surges.
- Integrating recreational, landscape, architectural, and open space elements to transition between adjacent properties in a manner that enhances the quality of life.
- Following the established development pattern of higher-density residential development along Vistoso Highlands Drive with the Vistoso Trails Nature Preserve buffering lower-density neighborhoods to the south.

#### 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 replacing the abandoned clubhouse and parking lot with the proposed multifamily project. This development follows the pattern of two-story attached residences extending along the south side of Vistoso Highlands Drive. The proposed single multifamily building on the subject property is setback over 100 feet from Vistoso Highlands Drive, providing substantial separation from single-family residences to the north. The Vistoso Trails Nature Preserve buffers the property from surrounding residential properties to the south and west.

- 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 multifamily development efficiently uses this existing infrastructure in connecting to these established utilities.

- 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 other multifamily developments in the area.

Improvements include enhancing drainage infrastructure 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. The proposed multi-family residential development will be responsible for all applicable costs associated with the development.

- 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 development 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. Additional meetings will be conducted as the project moves through the review process.

- 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.



