

**Vistoso Highlands (old clubhouse site),  
Type 1 General Plan Amendment,  
rezoning and Development Plan, 2203155**

*This informational handout is generated by the Town and is intended to provide background information on the subject property, the development proposal, the review process, applicable review criteria and upcoming public meeting dates. For project specific information, please review the "Applicant's Concept Plan" on [OVprojects.com](http://OVprojects.com).*

**Access the project webpage below:**

[www.OVprojects.com](http://www.OVprojects.com) under the name “**Vistoso Highlands (old clubhouse site), Type 1 General Plan Amendment, rezoning and Development Plan, 2203155**”

## Project Summary

The applicant is proposing a Type 1 General Plan Amendment, rezoning and development plan for a multi-family residential project on an approximately 7-acre property located on Vistoso Highlands Dr on the old clubhouse site (shown in yellow in the image at right).

The applicant proposes 132 multi-family apartments with a mix of 1 and 2 bedroom units with a maximum building height of 30 feet. The project will include trailhead parking for the adjacent Vistoso Trails Nature Preserve (see applicant's proposal below).



### **Applicant's proposal**

The applicant's proposal involves three requests:

1. A Type 1 General Plan Amendment from Open Space (OS) to Park (PARK);
2. A rezoning (Rancho Vistoso PAD Amendment) from Open Space to Golf/Recreational Area to accommodate a proposed clubhouse, pool and associated parking area;
3. A development plan for the multi-family residential project that includes:
  - a. Multi-family units
  - b. Clubhouse and pool
  - c. Trailhead parking for the Vistoso Trails Nature Preserve

The multi-family units will be limited to the area designated as HDR, while the recreational facilities are proposed within the open space area. The trailhead parking and some associated parking/drainage facilities are proposed on the Preserve property in accordance with the 2021 Settlement Agreement between the applicant, The Conservation Fund, the previous Property Owner (Romspen), and the Town (see applicants Concept Plan on [OVprojects.com](https://www.owproject.com)).

Throughout the process, the applicant will need to demonstrate conformance with each of the following applicable criteria:

- Settlement Agreement between The Conservation Fund, the Property Owner, and the Town of Oro Valley
- DRAFT Vistoso Trails Master Plan
- *Your Voice, Our Future* General Plan
- Rancho Vistoso Planned Area Development (PAD)
- Oro Valley Zoning Code

### **Project Milestones**

1. Pre-application submitted – December 2022
2. Informational Video – April 28, 2023
3. 1<sup>st</sup> Neighborhood Meeting – May 15, 2023
4. Formal submittal of the rezoning application – May 30, 2023

### **Existing General Plan Designation**

The portion of the applicant's property that requires a Type 1 General Plan Amendment (shown in blue at right) has a General Plan designation of Open Space.

#### **Open Space**

*This land use designation represents areas that are natural open space which have been preserved through zoning, conservation easements or public ownership.*

The applicant is proposing to change the General Plan land use designation to Park.

#### **Park**

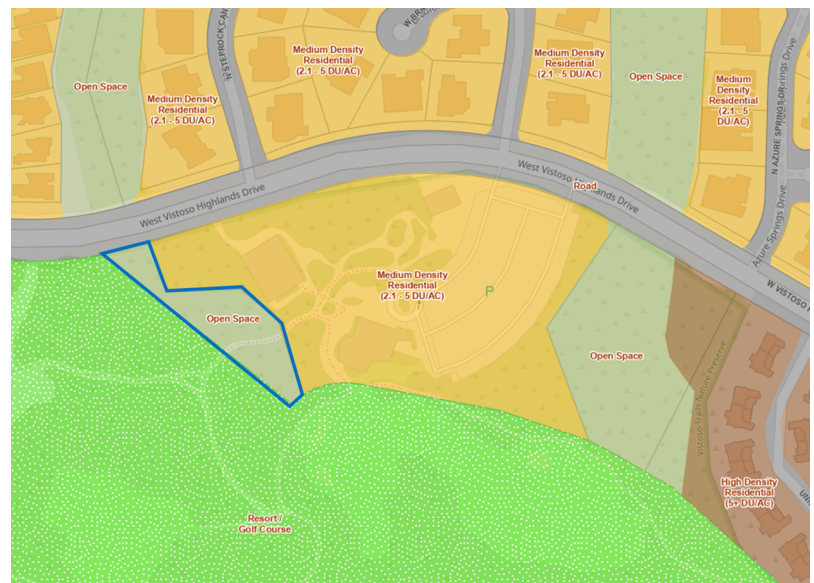
*This land use designation represents areas that have been developed or are intended to be developed as recreational facilities.*

### **Existing Zoning Designation**

The subject property (shown in yellow at right) has a zoning designation of HDR (High Density Residential) and Open Space.

#### **HDR (High Density Residential District)**

*To provide a high-quality alternative housing choice for the residents of Rancho Vistoso. Whenever possible, high density residential should*



*be located adjacent to large expanses of open space or the Town Center.*

### **Background**

The subject property was part of the settlement agreement between the applicant, The Conservation Fund, the previous Property Owner (Romspen), and the Town of Oro Valley that established the Vistoso Trails Nature Preserve in 2021. More information is available on [OVprojects.com](https://www.ovprojects.com).

### **Anticipated Meeting Dates and Review Process**



### **Development Standards**

Development Standards		
	HDR District	Applicant's proposal
Maximum number of units	133	132
Maximum Building Height	34 feet and 3 stories	30 feet and 2 stories
Minimum open space	30%	30%