

Ground Rules for Neighborhood Meetings

Vistoso Highlands Drive – Rezoning and Development Plan, (Project No.2203155)

Neighborhood Meeting

May 15, 2023

Meeting will start at 6pm

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

All Zoom participants are currently on mute. Host will provide directions when meeting starts at 6pm.



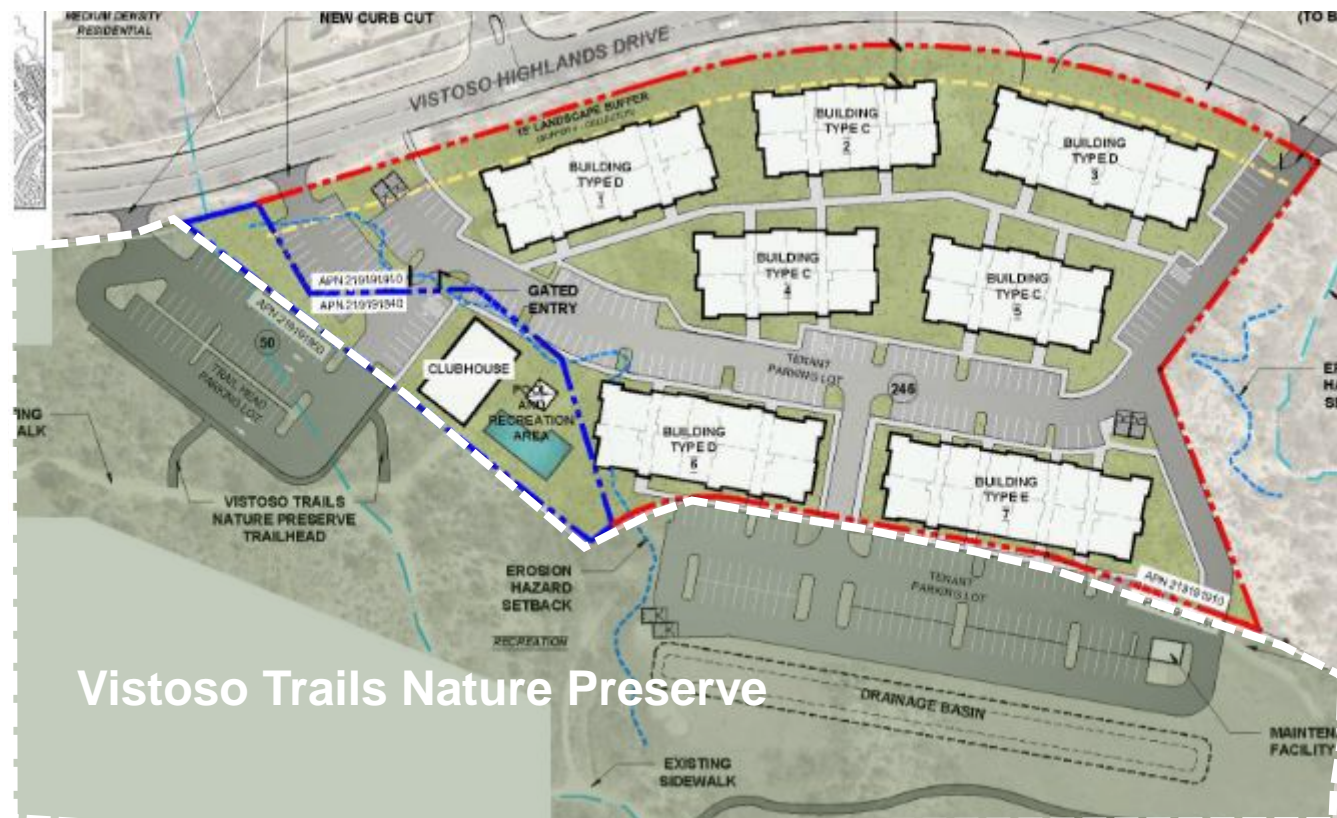
Town of Oro Valley

Please contact Alexandra Chavez, Planner, at (520) 4814 for additional ZOOM assistance.

Purpose

► INFORM, LISTEN AND ADDRESS YOUR CONCERNS

- I. Opportunities to stay involved
- II. Brief overview by staff
- III. Applicant presentation
- III. YOUR TURN!**
- IV. Upcoming meetings



Informational Video – posted on OVprojects.com April 28, 2023



1st Neighborhood Meeting – May 15, 2023 (in-person & on-line)

Formal submittal

Staff review for code compliance

2nd Neighborhood Meeting – TBD

Planning and Zoning Commission Public Hearing – TBD

Town Council Public Hearing – TBD

Questions: ask@orovalleyaz.gov
Info: www.OVprojects.com

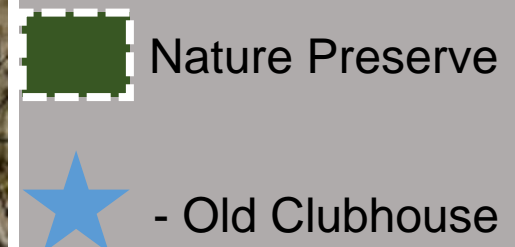


Town of Oro Valley

Location Map

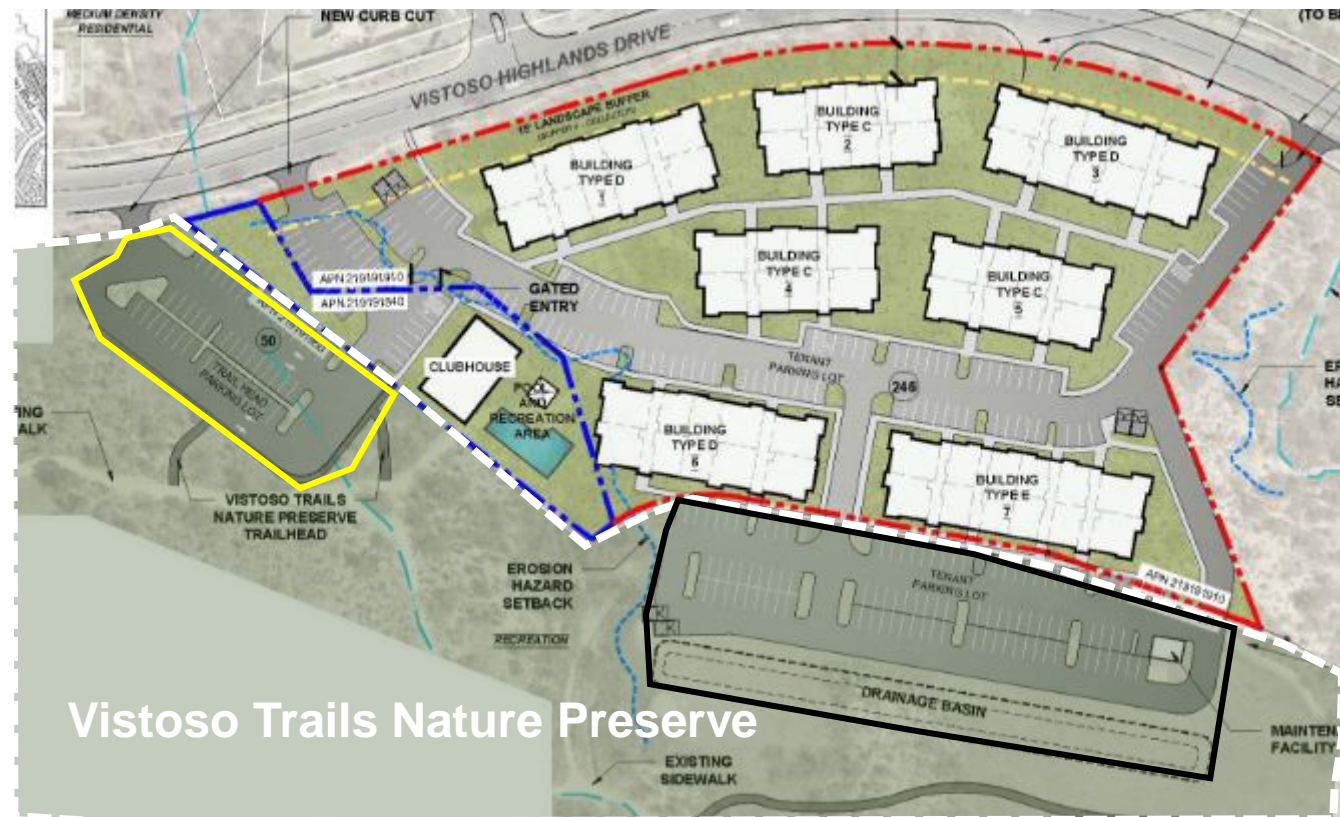


Vistoso Trails Nature Preserve



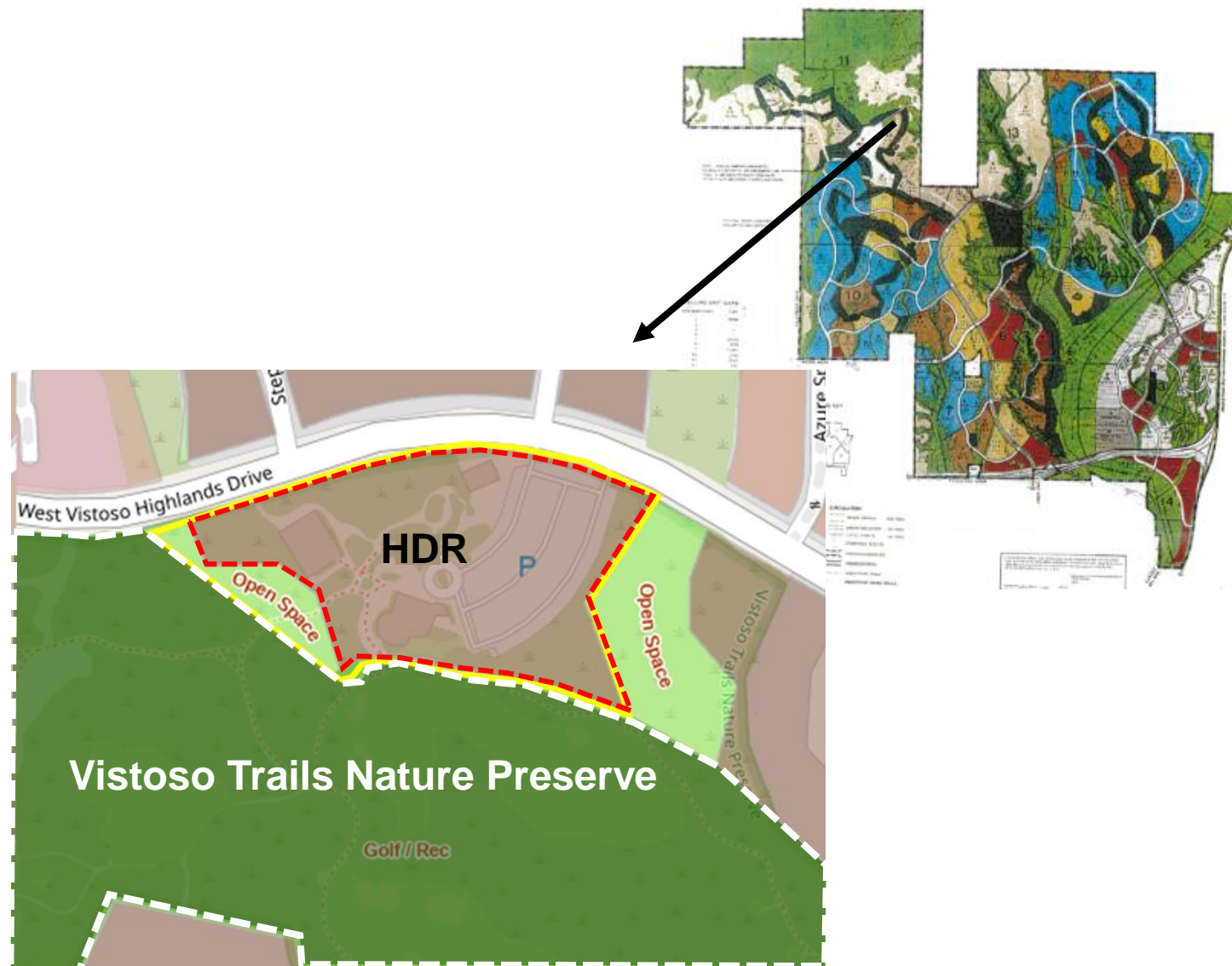
Applicant's proposal

- ▶ 1. Rezoning (Blue)
 - ▶ Natural open space to recreational open space
- ▶ 2. Development/Landscape Plans
 - ▶ 132 multi-family units
 - ▶ Building Height: 30 feet, 2-stories
 - ▶ 1 and 2 bedroom units
 - ▶ Two access points
 - ▶ Clubhouse
 - ▶ Trailhead (yellow)
 - ▶ Associated Parking and drainage facilities (black)



Background and Site history

- ▶ **Rancho Vistoso PAD – 1987**
 - ▶ Enable multi-family residential (HDR)
 - ▶ Up to 133 number of units permitted
 - ▶ Building Height: 34 feet/3 stories maximum
- ▶ **Golf Club at Vistoso – 1994**
- ▶ **Vistoso Trails Preserve – 2022**
 - ▶ Settlement Agreement
 - ▶ Items regarding applicant's proposal
 - ▶ 132 units
 - ▶ 2 story building height
 - ▶ Limited ability to use Preserve area for parking and drainage
 - ▶ Other





Staff Review

- ▶ Draft *Vistoso Trails Master Plan*
- ▶ Settlement Agreement between The Conservation Fund, Property Owner and Town
- ▶ General Plan conformance
 - ▶ Compatibility with surrounding area
- ▶ Rancho Vistoso Planned Area Development (PAD)
- ▶ Zoning Code
 - ▶ Cultural Resources
 - ▶ Design Principles and Standards





W VISTOSO HIGHLANDS DR

APN 219-19-1910
(6.07ac)

APN
219-19-1840
(0.69ac)

HIGHLAND WASH
OPEN SPACE

VISTOSO TRAILS
NATURE PRESERVE

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W VISTOSO HIGHLANDS DR

REZONING PARCEL
(0.69ac)

**VISTOSO TRAILS
NATURE PRESERVE**

**HIGHLAND WASH
OPEN SPACE**

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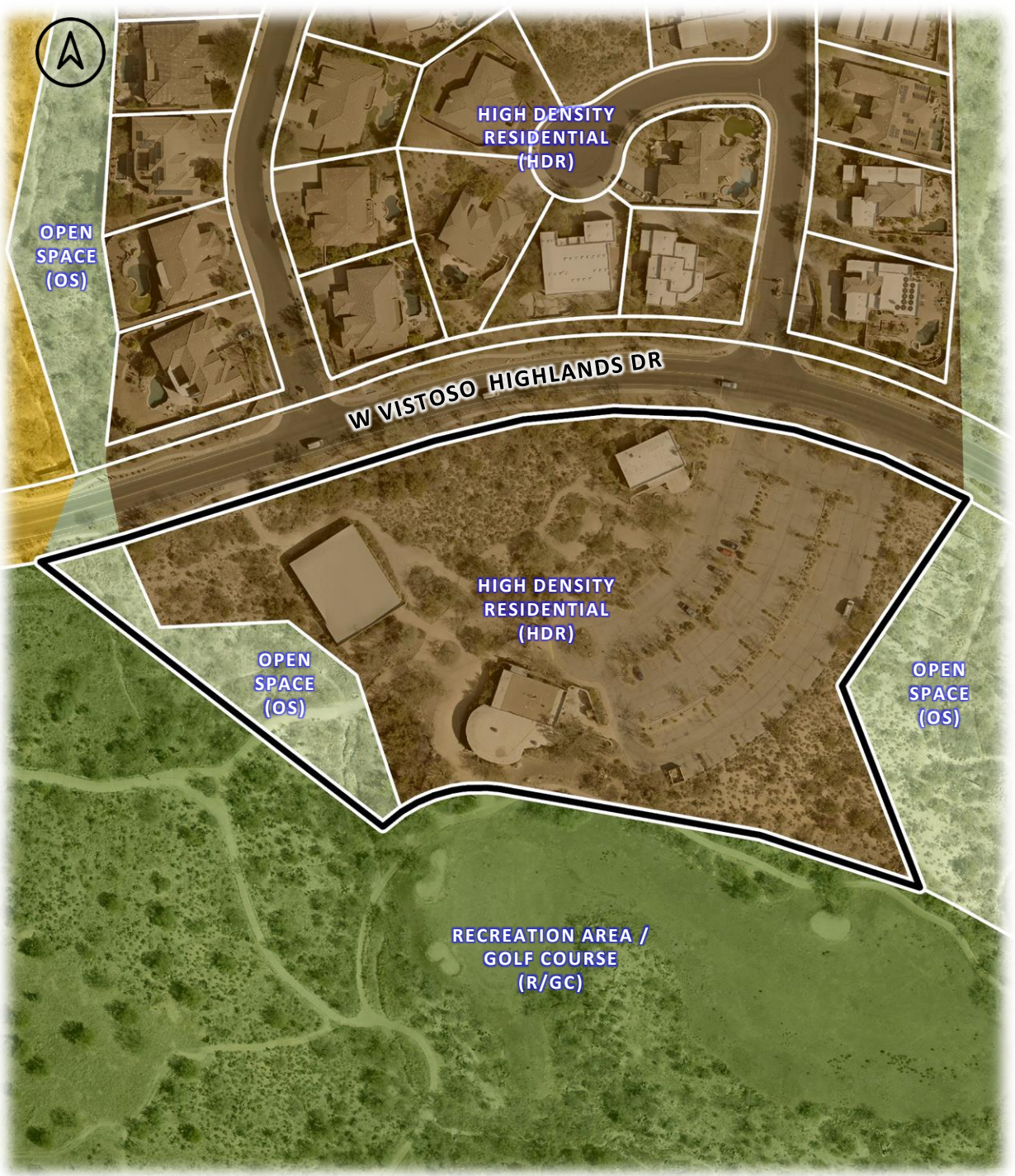
**RANCHO VISTOSO
PLANNED AREA DEVELOPMENT**

LEGEND

 PROJECT BOUNDARY

RANCHO VISTOSO PAD LAND USE DESIGNATIONS

-  MEDIUM DENSITY RESIDENTIAL (MDR)
-  HIGH DENSITY RESIDENTIAL (HDR)
-  RECREATION AREA / GOLF COURSE (R/GC)
-  OPEN SPACE (OS)



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**RANCHO VISTOSO
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LEGEND

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RANCHO VISTOSO PAD LAND USE DESIGNATIONS

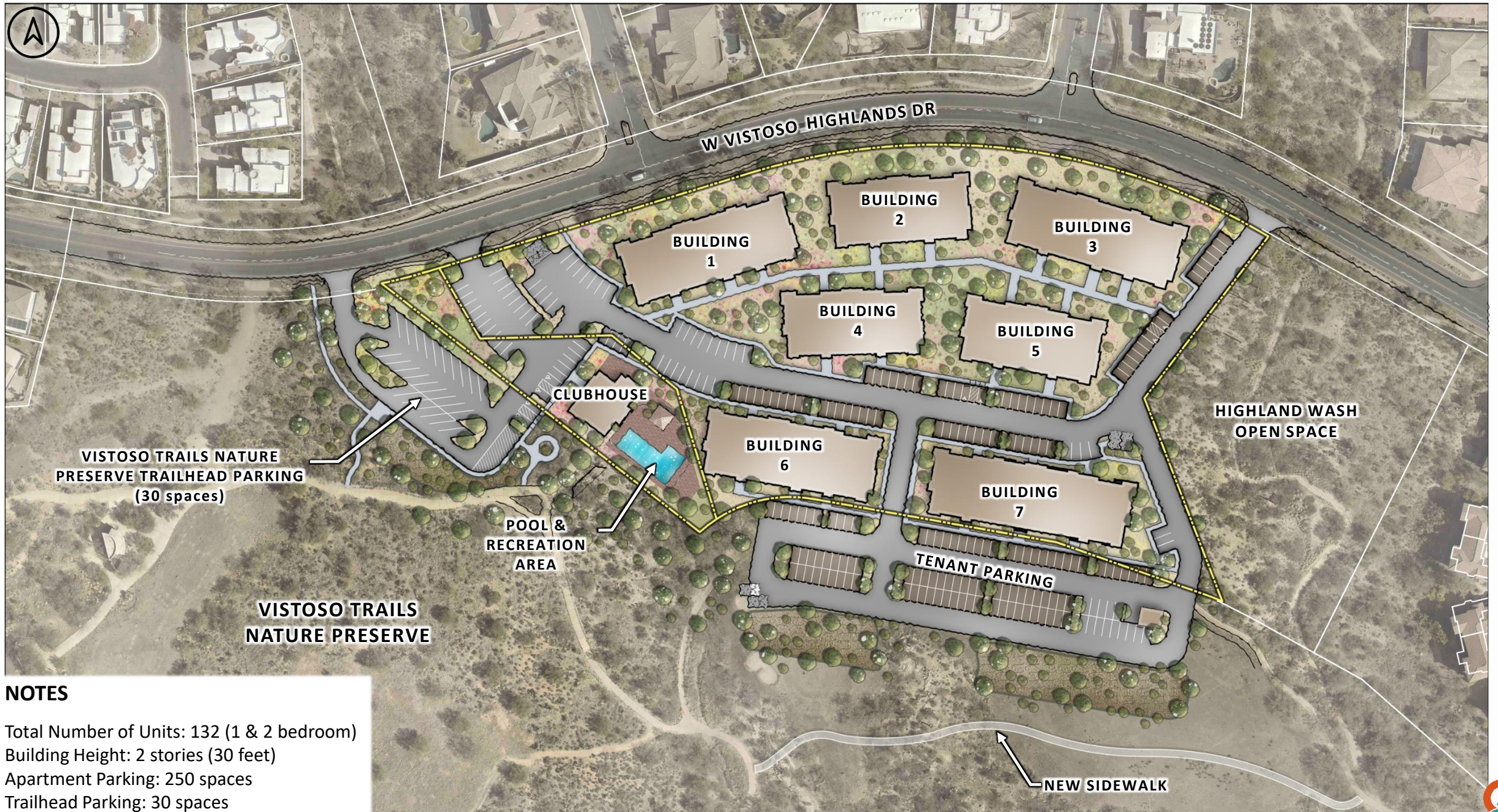
-  MEDIUM DENSITY RESIDENTIAL (MDR)
-  HIGH DENSITY RESIDENTIAL (HDR)
-  RECREATION AREA / GOLF COURSE (R/GC)
-  OPEN SPACE / RECREATION (OS/R)
-  OPEN SPACE (OS)



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NOTES

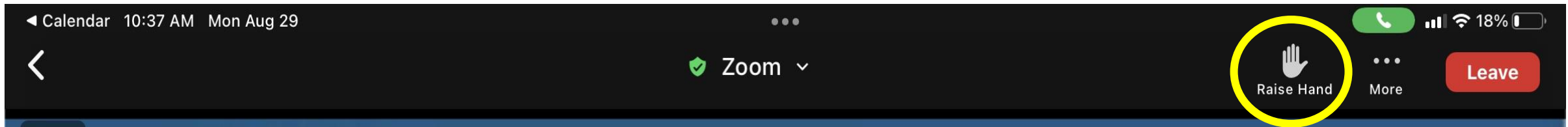
Total Number of Units: 132 (1 & 2 bedroom)
 Building Height: 2 stories (30 feet)
 Apartment Parking: 250 spaces
 Trailhead Parking: 30 spaces





Town of Oro Valley

Zoom – Raising your hand to ask a question



Phone

Raise Hand: *9

Unmute: *6

**Please contact Alexandra Chavez,
Planner, at (520) 229-4814 for
additional ZOOM assistance.**

1st Neighborhood Meeting – May 15, 2023

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graph TD; A[1st Neighborhood Meeting – May 15, 2023] --> B[Formal submittal]; B --> C[2nd Neighborhood Meeting – TBD]; C --> D[Planning and Zoning Commission Hearing – TBD]; D --> E[Town Council Hearing – TBD];
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Formal submittal

2nd Neighborhood Meeting – TBD

Planning and Zoning Commission Hearing – TBD

Town Council Hearing – TBD

Questions: ask@orovalleyaz.gov
Info: www.OVprojects.com

Staff Contact and Project Website

Jessica Hynd

Constituent Services Coordinator

Phone: (520) 229-4711

ask@orovalleyaz.gov

www.OVprojects.com

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