

Rancho Vistoso PAD Amendment Project Narrative

Project Description and Request

OV 132, LLC (the “Owner”) is proposing a minor amendment to the Rancho Vistoso Planned Area Development District #5 (RV PAD) to rezone a 0.69-acre parcel (APN: 219-19-1840) adjacent to the former Rancho Vistoso Golf Course clubhouse (APN: 219-19-1910). This amendment request is being processed concurrently with modified construction improvement plans (CIPs) for a larger project encompassing both the rezoning and clubhouse parcels.

The requested PAD amendment will have the effect of amending the 0.69-acre parcel designation from RV PAD Open Space to RV PAD Open Space/Recreation. The rezoning will allow for recreational amenities and parking to be located on the property for the 132-unit multifamily development on the adjoining former clubhouse parcel.

PAD Amendment Structure

The PAD amendment document submitted with this narrative has been structured after the Town of Oro Valley’s Rezoning or PAD Amendment Guide and includes the following sections:

Part I – Inventory and Analysis

1. Existing Land Uses
2. Environmentally Sensitive Lands
3. Topography
4. Cultural/Archeological/Historic Resources
5. Hydrology
6. Vegetation
7. Wildlife
8. Traffic
9. Recreation/Trails
10. Schools
11. Water
12. Sewer
13. McHarg Composite Map

Part II – Land Use Proposal

1. Project Overview
2. Existing Land Uses
3. Environmentally Sensitive Lands
4. Topography
5. Cultural/Archeological/Historic Resources
6. Hydrology
7. Vegetation
8. Wildlife
9. Viewsheds
10. Traffic
11. Recreation/Trails
12. Schools
13. Water
14. Sewers
15. Buffer Yards

Part III - Tentative Development Plan