



Rancho Vistoso PAD Amendment and Development Plan Public Outreach Plan

Introduction

This Public Outreach Plan (“POP”) outlines the public participation process for OV 132, LLC’s PAD amendment to the Rancho Vistoso Planned Area Development District #5 (RV PAD) and an associated Development Plan to accommodate 132 multi-family units. The proposed amendment will allow the construction of recreation amenities on an approximately 0.7-acre parcel that is currently designated as ‘Open Space’ (OS) (APN: 219-19-1840). It will also help facilitate an important vehicular/pedestrian connection to the future Vistoso Trails Nature Preserve trailhead. OV 132, LLC (the “Owner”) is requesting the amendment as part of the redevelopment of the former Rancho Vistoso Golf Course clubhouse and parking lot (APN: 219-9-1910) into a new multi-family development (“the Project”) consistent with the architectural quality of the surrounding area.

The Project is situated in the western portion of the Rancho Vistoso PAD on the southern portion of Neighborhood 11, immediately south of Vistoso Highlands Drive.

This POP conforms with the Oro Valley General Plan, *Your Voice, Our Future*, and with all applicable requirements outlined in the Town of Oro Valley Zoning Code, Section 22.15, for PAD amendments.

Project Description

The PAD amendment is a small but important part of a larger project that includes the former Rancho Vistoso Golf Course clubhouse purchased by local developer Ross Rulney. The purchase was instrumental to the Town of Oro Valley’s acquisition of the Rancho Vistoso Golf Course, which ultimately led to the creation of the Vistoso Trails Nature Preserve. The project will contribute to a new public trailhead for the Vistoso Trails Nature Preserve and allow the development of 132 high-quality rental units and associated clubhouse/recreation area.

An illustrative site plan has been included to demonstrate the redevelopment scenario for the Project. As depicted on the illustrative plan, the amendment area is a small, irregularly-shaped parcel that shares a boundary with the Project and the new Vistoso Trails Nature Preserve trailhead.



Your Voice, Our Future Conformance

The Town of Oro Valley's General Plan, *Your Voice, Our Future*, provides a variety of goals and policies that support the development of residential uses at varying densities within Rancho Vistoso. The proposed amendment demonstrates concurrence with the General Plan vision through compliance with the following goals and policies.

The general plan land use designation for the property is OS Open Space. The proposed PAD designation of Recreation/Golf Course and the land use proposal are consistent with this designation, as the only uses proposed are open space and recreation amenities.

Community Goals

- A. Long-term financial and economic stability and sustainability.
- E. A high-quality parks, recreation and open space system that is accessible, comprehensive, connected, and serves the community's needs.

Environmental Goals

- K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.
- M. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage.

Development Goals

- 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.
- X. Effective transitions between differing land uses and intensities in the community.

Your Voice, Our Future designates the surrounding properties as follows:

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

Rancho Vistoso PAD currently designates the amendment area as 'Open Space (OS)'. The balance of the proposed development area is designated as 'Recreation Area / Golf Course' and High Density Residential (8-21 RAC). The land use designations of the surrounding properties per the Rancho Vistoso PAD are as follows:

- North – High Density Residential (8-21 RAC), Medium Density Residential (3-6 RAC), and Open Space
- West – Recreation Area/Golf Course
- South – Recreation Area/Golf Course
- East – Open Space and High Density Residential (8-21 RAC)

Stakeholders/Homeowners Associations (HOAs) & Neighborhoods

Potential stakeholders within 600 feet will be notified of the proposed amendment to the Rancho Vistoso PAD. This project will conform to all requirements of the Rancho Vistoso Master Home Owners Association, including meeting with the Architectural Review Committee for review and informational purposes.

Existing land uses abutting the rezoning and development plan area include the Vistoso Trails Nature Preserve and Vistoso Highlands Drive. All residential neighborhoods within 600 feet are identified in Table 1 below.

TABLE 1: Residential Neighborhoods Within 600 Feet of the Site

Stone Village	Vistoso Highlands
Summit North at Center Pointe	Fairfield

Source: Vistoso Community Association, First Service Residential.

TABLE 2: Known HOAs Within 600 Feet of the Site

HOA	Point of Contact
Fairfield	To Be Determined
Vistoso Highlands	To Be Determined
Stone Village	To Be Determined
Vistoso Community Association	To Be Determined
Summit North at Center Pointe	To Be Determined



Oro Valley's Neighborhood Meeting Process

1. Number of Meetings

Two (2) neighborhood meetings must be held to solicit public input per *Section 22.15.F Neighborhood Meeting Requirements* of the Town of Oro Valley Zoning Code. Additional meetings will be added to the process if necessary.

In addition to two (2) neighborhood meetings, one (1) informational video will be distributed through the Town of Oro Valley's website, www.OVprojects.com, in March. The video will provide an overview of the project and request feedback to help understand potential concerns from relevant stakeholders.

2. Meeting Location

Neighborhood meetings will be a hybrid model that includes in-person and web-based, fully interactive Zoom meetings to take place at Oro Valley Town Hall.

3. Scheduling

Neighborhood meetings will be scheduled on a weekday evening so that working residents may attend and may be adapted to neighborhood needs as appropriate. The Planning and Zoning Administrator can modify the schedule, the number, and the type of meetings as needed. Note: all dates are tentative.

- (May 2023) - One (1) neighborhood meeting will be held before the submittal of the project to the Town of Oro Valley.
- (July 2023) – One (1) neighborhood meeting will be held with the revised submittal based on comments from staff
- (September 2023) – Planning and Zoning Commission public hearing
- (October 2023) – Mayor and Council public hearing

4. Meeting Notification

Notice shall be provided to all persons and entities identified in this Public Outreach Plan. At a minimum, public notice shall be provided at least fifteen (15) days before the meeting, including:

- A description and the meeting's location, date, and time shall be mailed to property owners within six hundred (600) feet for the PAD amendment to the Rancho Vistoso PAD.
- Sign(s) will be posted on or near the property and shall be a minimum of three (3) feet by four (4) feet in area and use five (5) inch letters for the title.
- Meetings will be posted at town Hall and on OVProjects.com

5. Facilitation

The Town will facilitate neighborhood meetings.



NOTES

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

