



# Vistoso Golf Course General Plan/PAD Amendment Public Outreach Plan

## Introduction

This Public Outreach Plan “POP” outlines the public participation process for the requested Rancho Vistoso Type 1 General Plan and PAD amendments to redevelop the former Golf Club at Vistoso “the Project”. The Project is situated in the western portion of the Rancho Vistoso PAD in Neighborhood #10, #11, and #13 and is generally bounded by Rancho Vistoso Boulevard to the east, Moore Road to the south, King Air Drive to the west and Tortolita Mountain Circle to the north. Romspen Vistoso, LLC “the Owner” is requesting a Type 1 General Plan Amendment to *Your Voice, Our Future* (YVOF) and a concurrent amendment to the Rancho Vistoso Planned Area Development (PAD) to allow a variety of new housing options consistent with existing housing in the area and a continuing care retirement community (CCRC) with assisted/independent living and memory care. The CCRC is proposed in the area of the former golf course driving range, which may instead be developed with single-family homes as a secondary development option.

This POP conforms with YVOF, Section 7.4.3 General Plan Amendment Process, Type 1 Amendments, (page 91) and with all applicable requirements set forth in the Town of Oro Valley Zoning Code, Section 22.15, for Type 1 Amendments and PAD amendments.

## Project Description

The Owner is seeking to redevelop carefully selected portions of the former 208-acre Vistoso Golf Course while preserving the remainder of the former golf course as a future open space amenity for residents of Oro Valley. Redevelopment requires concurrently amending the General Plan and Rancho Vistoso PAD land use designations of approximately 87 acres from ‘Resort/Golf Course’ to ‘Medium Density Residential’ (MDR) and ‘High Density Residential’ (HDR) and from ‘Recreation Area/Golf Course’ to MDR, ‘Medium High Density Residential’ (MHDR), HDR and ‘Open Space’ (OS), respectively. An existing 6-acre HDR parcel will retain its designation. The 93 acres proposed for redevelopment is not contiguous. It is broken up by existing residential development, open space and streets. The balance of the former golf course will become a 115-acre linear greenspace. This greenspace will provide residents with easy access to open space and outdoor recreation opportunities via a community trail amenity (refer to the Land Use Plan).

Two illustrative site plans have also been included to demonstrate redevelopment scenarios for the Project. The only difference between the two plans is a CCRC is proposed for the former golf course driving range in one plan, and single-family homes are proposed in the other plan. As depicted on the illustrative plans, the areas to be redeveloped have been thoughtfully selected to minimize impacts to existing neighborhoods by grouping like development types and densities and by providing access via existing residential collector streets. Open space buffering, new landscaping and the existing lay of the land all further contribute to this redevelopment proposals consistency with existing neighboring homes. The

proposed General Plan and PAD amendments will enhance the existing fabric of Rancho Vistoso by settling the future of Vistoso Golf Course, preserving open space and connectivity throughout over 115 acres of former golf course land and providing a variety of housing types that effectively transition to the existing neighborhoods through thoughtful placement of homes, landscape buffers and preservation of open space.

## ***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 as well as a continuing care retirement community within Rancho Vistoso. The proposed redevelopment demonstrates concurrence with the YVOF vision through compliance with the following goals and policies.

### ***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.

### ***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.

YVOF designates the surrounding properties as:

- North – High Density Residential (5+ DU/AC), Medium Density Residential (2.1 - 5 DU/AC) & Low Density Residential (0.4 - 1.2 DU/AC)
- West – High Density Residential (5+ DU/AC) & Medium Density Residential (2.1 - 5 DU/AC)
- South – School, High Density Residential (5+ DU/AC) & Medium Density Residential (2.1 - 5 DU/AC)
- East – High Density Residential (5+ DU/AC), Medium Density Residential (2.1 - 5 DU/AC) & Neighborhood Commercial / Office

Rancho Vistoso PAD currently designates the former Vistoso Golf Course as ‘Recreation Area / Golf Course’. The land use designations of the surrounding properties per the Rancho Vistoso PAD are as follows:

- North – High Density Residential (8-21 RAC), Medium High Density Residential (6-8 RAC), Medium Density Residential (3-6 RAC), Low Density Residential (1-3 RAC), Recreation Area / Golf Course and Open Space
- West – High Density Residential (8-21 RAC), Medium High Density Residential (6-8 RAC), Medium Density Residential (3-6 RAC), Low Density Residential (1-3 RAC), Recreation Area/ Golf Course and Open Space
- South – High Density Residential (8-21 RAC), Medium High Density Residential (6-8 RAC), Medium Density Residential (3-6 RAC), Low Density Residential (1-3 RAC), Recreation Area / Golf Course and Open Space
- East – High Density Residential (8-21 RAC), Medium Density Residential (3-6 RAC), Low Density Residential (1-3 RAC), Recreation Area / Golf Course and Open Space

## **Stakeholders/Homeowners Associations (HOAs) & Neighborhoods**

The Owner has been working with various stakeholders since the golf course closed in 2018. Meetings have been held with leaders of surrounding HOA’s to convey information, solicit feedback and determine what is important to residents of Rancho Vistoso. The most recent meeting took place March 11, 2020 and had approximately 28 attendees, including two (2) from each of the fourteen (14) surrounding HOAs. Although a public dialogue was initiated well in advance of a formal submittal, there will be more outreach in excess of the Neighborhood Meeting Requirements set forth in the Town’s Zoning Code 22.15.

Existing land uses abutting the Project include attached and detached single-family residences as well as multi-family residential. All residential neighborhoods within 1,000 feet identified in Table 1 below and all known HOA’s and points of contact identified in Table 2 will be notified of upcoming meetings. Given the large number of stakeholders, existing housing variety and its geographic location related to the Project, smaller group meetings are also planned. The smaller meetings are meant to help the redevelopment team gain a better understanding of what to focus on and desired outcomes specific to each area to be redeveloped. All meetings will be held remotely due to the coronavirus (COVID-19) pandemic until such time as it is deemed safe to conduct in person meetings again.

**TABLE 1: Residential Neighborhoods Within 1,000 Feet of the Site**

|                               |                               |                      |                               |
|-------------------------------|-------------------------------|----------------------|-------------------------------|
| Bella Vista                   | Boulder Vista                 | Cortana              | The Cove at Center Pointe     |
| Discovery                     | Desert Crest at Center Pointe | Enclave Phase 1      | Fairfield                     |
| Flint Peak Place              | La Terraza                    | Monticello           | Monterey                      |
| The Pinnacle at Center Pointe | St. Andrews                   | St. Andrews II       | Stonegate                     |
| Somerset Canyon               | Street of Dreams              | Stonefield           | Stone Village Siena           |
| Splendido                     | Stone Terrace                 | Stone Canyon Phase X | Stone Canyon Phase 1 North    |
| Stone Canyon Phase 1 South    | Summit North at Center Pointe | Torreno              | Summit South at Center Pointe |
| Vistoso Highlands             | Vistoso Village               | Worldmark            | Vistoso Resort Casitas        |
| Vistoso Golf Casitas          |                               |                      |                               |

Source: Vistoso Community Association, First Service Residential.

**TABLE 2: Known Stakeholder Groups Within 1,000 Feet of the Site**

| HOA                  | Point of Contact | HOA                        | Point of Contact |
|----------------------|------------------|----------------------------|------------------|
| Fairfield            | To Be Determined | Stone Village              | To Be Determined |
| Vistoso Highlands    | To Be Determined | Stone Canyon               | To Be Determined |
| Stone Gate           | To Be Determined | Vistoso Resort Casitas     | To Be Determined |
| Vistoso Golf Casitas | To Be Determined | Siena                      | To Be Determined |
| Preserve Vistoso     | To Be Determined | Center Point               | To Be Determined |
| Somerset Canyon      | To Be Determined | Stone Terrace              | To Be Determined |
| Condos 695           | To Be Determined | Vistoso Master Association | Sarah Nelson     |

## Oro Valley's Neighborhood Meeting Process

### 1. Number of Meetings

Typically, two (2) neighborhood meetings must be held to solicit public input per Oro Valley rezoning guidelines. Given the unique nature and location of the Project, this Public Outreach Plan includes additional meetings to better understand and address area-specific topics and ensure all stakeholders have accurate up-to-date information. Due to ongoing COVID-19 concerns, the standard neighborhood meeting format has been modified to provide information while still addressing comments and concerns. If possible, in-person neighborhood meetings will be held later in the year.

The revised process will include two (2) informational videos that will be distributed through the towns website [www.OVprojects.com](http://www.OVprojects.com) in April. The first video will provide information regarding The Project and request feedback. The second video will provide responses to comments and questions received about the first video. Throughout the summer months, web based, fully interactive Zoom meetings will be held with smaller groups of neighbors based on geographic location in relationship to The Project (see exhibit Proposed Sub Areas). Zoom interactive meetings will also be held with HOA/stakeholder leaders (see table 2). Safety permitting, regular in-person meetings will resume in August and September, to be followed by the public hearing process in October, November and December. Please see section 3 below for a preliminary schedule.

### 2. Meeting Location

Most neighborhood meetings will be web-based, fully interactive Zoom meetings, and if in-person meetings are permitted later in the year they will be held at Oro Valley Town Hall

### 3. Scheduling

Neighborhood meetings are typically scheduled on a weekday evening so that working residents may attend (Tuesday -Thursday preferred), and may be adapted to neighborhood needs as appropriate. The following anticipated schedule outlines the revised format and timing of meetings in response to social distancing. The Planning and Zoning Administrator has the ability to modify the schedule, the number and type of meetings as needed

- April- Two (2) online videos (the first is informational and second will address common questions and concerns received by April 23<sup>rd</sup>).
  - April 10<sup>th</sup>- First informational video will be posted on [OVprojects.com](http://OVprojects.com) with a presentation from Town staff and the applicant
  - April 23<sup>rd</sup>- Questions and comments received on [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov) by this date will serve as the foundation for the 2<sup>nd</sup> video posted on April 30<sup>th</sup>.
  - April 30<sup>th</sup>- Second informational video answering the most common questions and comments received. All questions and comments received on [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov) will be posted on this projects [OVprojects.com](http://OVprojects.com) webpage to be available for view by the public.

- May 14 – Web-based, fully interactive Zoom meeting for all interested parties
- June to July- Web-based, fully interactive Zoom meetings with smaller groups. Groups will be determined by location in proximity to various portions of The Project to go over those plans at a higher level of detail than possible at a larger meeting (see exhibit Proposed Sub Areas). Meetings will also be held with HOA and stakeholder groups leaders (see Table 2). A minimum of one (1) meeting with each of the smaller geographic groups will be held with potential for more.
- May to July - A minimum of two (2) meetings with HOA and stakeholder leaders to discuss overall project will be held with potential for more.
- August- Two (2) conventional in person neighborhood meetings – if safe and possible; otherwise web-based and interactive meetings will be offered.
- September- Two (2) conventional in person neighborhood meetings – if safe and possible; otherwise web-based and interactive meetings will be offered.
- October- First Planning and Zoning Commission public hearing (informational only – as required)
- November- Second Planning and Zoning Commission public hearing
- December- Town 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 prior to the meeting, including:

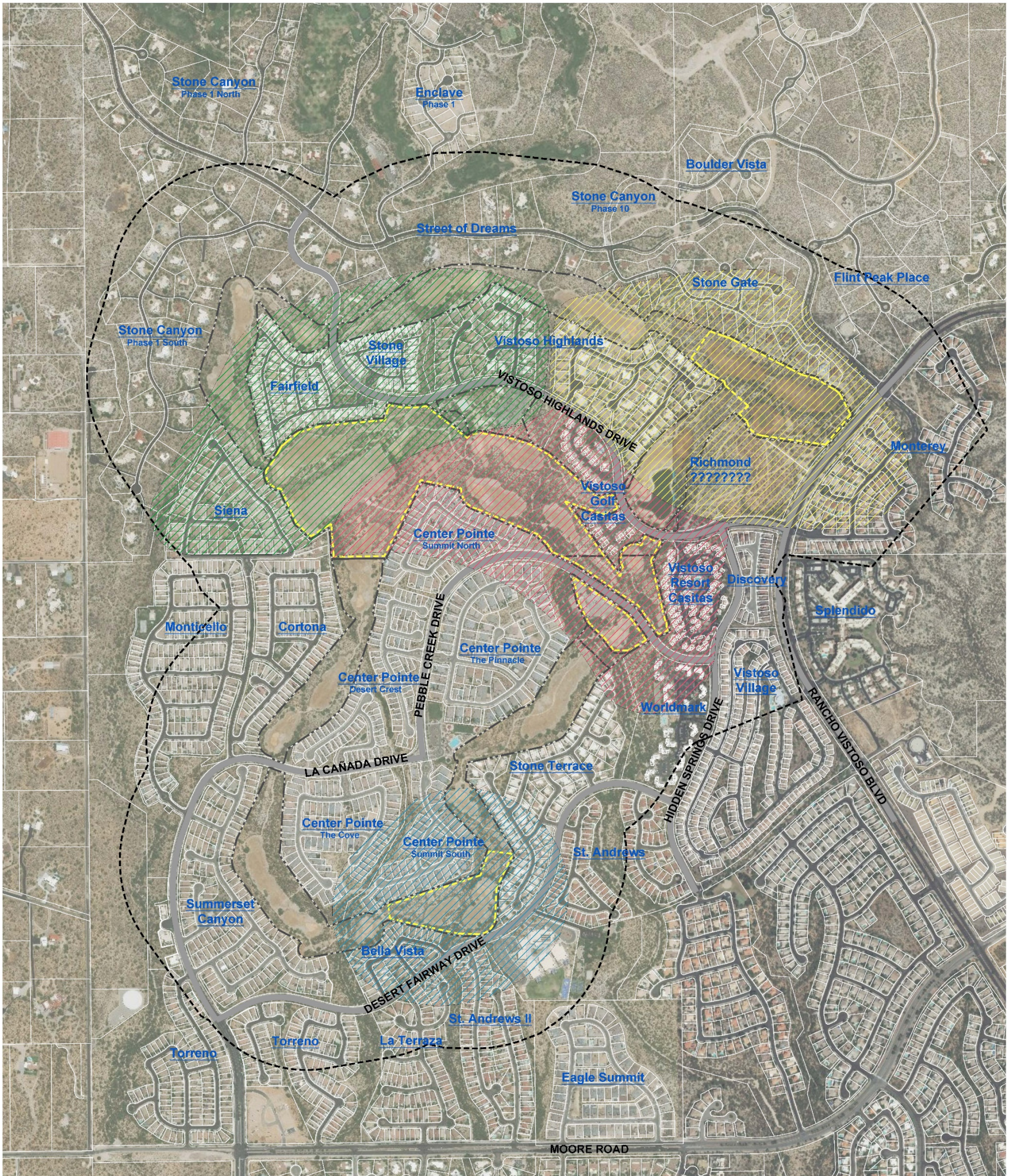
- A description and the location, date and time of the meeting shall be mailed to property owners within one thousand (1,000) feet for the General Plan Amendment. The notification area has been significantly expanded by the Planning and Zoning Administrator due to the high level of interest in this project. Furthermore, entire neighborhoods were included where the 1,000 ft notice area would normally divide a neighborhood. All told, over 2,700 notices will be sent out as part of the initial notification.
- 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.

#### **5. Facilitation**

The Town will facilitate neighborhood meetings.



# VISTOSO GOLF COURSE



## LEGEND

- ROMSPEN VISTOSO LLC OWNED PARCELS - APPROX 202 ACRES
- AMENDMENT AREA- APPROX 98 ACRES (INCLUDES 11 AC OPEN SPACE)
- 1,000' BUFFER
- CENTRAL AREA
- SOUTH AREA
- EAST AREA
- NORTH AREA

## Proposed Sub Areas



PROJECT: VIS-01 DATE: 03/24/2020  
FILE NAME: VIS-01 NBR MAP.DWG