

RANCHO VISTOSO
PLANNED AREA DEVELOPMENT
DISTRICT #5

Oro Valley, Arizona

VOLUME A

THE RANCHO VISTOSO P.A.D. DISTRICT #5

Developed by
The Wolfswinkel Group
Del E. Webb Communities Inc.

Prepared by
American Continental Corporation
Gage Davis Associates
The WLB Group
Robert Stubbs & Associates
The Signage Group

June 22, 1987

AMENDMENT HISTORY

Amendments pertaining to the Rancho Vistoso PAD:

1. Ordinance: (O) 89-5
Date: March, 22, 1989
Case #:
2. Ordinance: (O) 89-22
Date: September 27, 1989
Case #:
3. Ordinance: (O) 89-23
Date: October 11, 1989
Case #:
4. Ordinance: (O) 90-4
Date: February 14, 1990
Case #: OV9-89-7
5. Ordinance: (O) 94-15
Date: July 6, 1994
Case #: OV9-94-2
6. Ordinance: (O) 95-16
Date: April 5, 1995
Case #: OV9-95-2
7. Ordinance: (O) 96-25
Date: July 10, 1996
Case #: OV9-95-47
8. Ordinance: (O) 96-39
Date: November 6, 1996
Case #: OV9-96-5
9. Ordinance: (O) 96-52
Date: December 18, 1996
Case #: OV9-96-6
10. Ordinance: (O) 97-25
Date: September 3, 1997
Case #: OV9-97-7
11. Ordinance: (O) 97-32
Date: November 5, 1997
Case #: OV9-97-8
12. Ordinance: (O) 98-09
Date: April 8, 1998
Case #: OV9-98-2
13. Ordinance: (O) 98-14
Date: May 6, 1998
Case #: OV9-98-2A

14. Ordinance: (O) 98-36
Date: August 19, 1998
Case #:OV9-98-5
15. Ordinance: (O) 98-38
Date: September 2, 1998
Case #:OV9-98-2B
16. Ordinance: (O) 99-05
Date: February 3, 1999
Case #:OV9-98-2A
17. Ordinance: (O) 99-07
Date: March 17, 1999
Case #:OV9-98-19
18. Ordinance: (O) 99-17
Date: March 17, 1999
Case #:OV9-98-2A
19. Ordinance: (O) 99-49
Date: October 6, 1999
Case #:OV9-99-112
20. Ordinance: (O) 02-14
Date: May 15, 2002
Case #:OV9-02-05
21. Ordinance: (O) 02-18
Date: June 19, 2002
Case #:OV9-01-09
22. Ordinance: (O) 02-29
Date: September 4, 2002
Case #:OV11-02-01
23. Ordinance: (O) 03-18
Date: May 7, 2003
Case #:OV11-02-01
24. Ordinance: (O) 07-39
Date: October 23, 2007
Case #:OV9-07-02A
25. Ordinance: (O) 08-02
Date: February 6, 2008
Case #:OV9-07-07

THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT DISTRICT

The Rancho Vistoso PAD consists of three volumes: Volume A, the Planned Area Development District; Volume B, Design Standards and the Appendix. The information contained in each volume is summarized below:

- I. Volume A: PLANNED AREA DEVELOPMENT DISTRICT
 - A. Development Program
 - B. Policies
 - C. Land Use Designations/Development Standards
 - D. The Rancho Vistoso Development Plan
- II. Volume B: DESIGN STANDARDS
 - A. The R. V. Architectural and Landscaping Review Committee Guidelines
 - B. Sun City Vistoso Development Standards
 - C. R. V. Sign System Guidelines
 - D. R. V. Grading Design Standards
- III. APPENDIX
 - A. Environmental Analysis
 - B. Rancho Vistoso CC&Rs
 - C. Sun City Vistoso CC&Rs

**RANCHO VISTOSO PLANNED AREA DEVELOPMENT
Volume A Planned Area Development District**

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Section 1.1 DEVELOPMENT PROGRAM

A. INTRODUCTION

Rancho Vistoso is a master-planned community consisting of 7626 acres located north of Tucson and bounded on the south by Tangerine Road, on the east by Oracle Road (U.S. 89) and on the north by the Tortolita Mountains. Rancho Vistoso is envisioned as a totally self-sufficient community, including residential uses of all types, neighborhood and community shopping and retail, schools, parks, churches, natural open space, a trail system, a resort hotel, a Town Center, an adult community and an office park.

In the mid-1970's privately owned land on the east side of Oracle Road called Rancho Romero was traded to the state for the property now known as Rancho Vistoso. This trade resulted in the present site of Catalina State Park on the east side of Oracle Road, and the planned Rancho Vistoso community on the west side of Oracle Road.

A community plan, land use plan and policies were originally approved for Rancho Vistoso by Pima County in 1977. Three neighborhood plans were approved from 1978 to 1980.

A change in ownership to the Wolfswinkel Group occurred in 1985 resulting in an overall revised general development plan and subsequent revisions with Pima County. Following an extensive environmental analysis, a new community plan evolved as a joint public/private effort and was adopted by Pima County in early 1986. Additionally, Neighborhood Plans #1, 2, 3, 5, 7, and 10 were approved by Pima County during 1986 and early 1987. Several rezonings in Neighborhoods 1 and 7 have also been approved by Pima County. Current zoning is shown on the following map.

For the benefit of both the Town and Rancho Vistoso, the owners have petitioned Oro Valley to annex the project. The Planned Area Development District (PAD) described in these three documents is to accompany the annexation of Rancho Vistoso into Oro Valley.

B. The Rancho Vistoso PAD

The Rancho Vistoso PAD is prepared in accordance with the provisions of Article 10-3 of the Oro Valley Zoning Code Revised ("O.V.Z.C.R.") The stated purpose of Oro Valley's PAD District is to enable and encourage the planned development of large tracts of land which are under unified ownership or control so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.

Such areas may be provided with a combination of land uses including a variety of residential types, commercial, technical and public areas designed in accordance with modern land planning principles and development techniques, and arranged in such a manner so as to be properly related to each other in the community, with a planned thoroughfare system and other public facilities.

The PAD District and procedures were established to provide a land developer with assurance that specific uses prepared from time to time in accordance with an approved development plan would be accepted by the Town, and to provide the Town Planning Commission, Mayor and Town Council with a long-term proposal for the development of a given area.

Rancho Vistoso is ideally suited for the provisions of a PAD District due to its unified ownership or control, its size of approximately 7,626± acres, and the extensive amount of analysis, review and planning that the project has undergone.

The purpose of the Rancho Vistoso PAD is to establish a PAD District, to identify the specific exceptions and modifications, and to promote the purposes of the PAD District described in Section 10-301 of the O.V.Z.C.R.

Traditional zoning and other land use plans allow a wide range of uses, yet provide few performance standards for development. The purpose of the Rancho Vistoso PAD is to provide predetermined performance standards and prescribe specific uses. The standards and uses specified in the PAD and any resulting modifications to the Town's property development standards will produce a living environment, landscape quality and lifestyle superior to that of existing standards while maintaining sensitivity to surrounding land uses.

Development Objectives

The development objectives for the PAD include the creation of a balance of residential, commercial, office and recreational uses, the enhancement of public safety, the creation of an aesthetically pleasing living environment, the promotion of high standards of development quality by stringent site planning, landscaping controls and architectural design guidelines for the benefit of the existing and future residents of Oro Valley. The PAD described in these documents is to reflect the goals and objectives of Oro Valley and to become a guide for all future development at Rancho Vistoso.

Consistency with Oro Valley's Goals and Objectives

The planning and development of Rancho Vistoso is consistent with Oro Valley's community goal: "To ensure the orderly growth, balance and quality development of residential uses and types and of business uses and types while maintaining the tranquil quality of the town." This is achieved through the preservation of at least 50 percent of the overall plan area in open space. In addition, Rancho Vistoso will reflect a development set sensitively and respectfully into the natural desert terrain.

A discussion of how Rancho Vistoso will be consistent with the Town of Oro Valley's existing policies and objectives follows below.

1. Recognize and protect existing low density housing. The Rancho Vistoso plan calls for a continuation of low densities, from 0 to 3 residences per acre, in the northern portion of the plan area and along the western boundary.
2. Provide for additional areas of low density in a manner that preserves the existing character of the area.

The Rancho Vistoso plan has located very low and low density residential uses in areas of environmental sensitivity and rugged terrain.

3. Minimize abrupt changes in residential densities between adjoining properties. The Rancho Vistoso Plan identifies areas of low density in the north and gradually increases residential densities to the south toward Tangerine Road based on a thorough environmental analysis and a development suitability study. Land uses have been carefully located throughout the plan area.
4. Existing low and medium density residential areas shall be screened and buffered from high density residential and commercial/office uses. Rancho Vistoso was planned so that more intense uses are separated from less intense uses. The Office Park is located on the east side of the project where it is screened and separated from residential uses by Big Wash. As described in number 3 above, densities increase from north to south. High density uses are separated from lower densities by the 150 foot right of way of Rancho Vistoso Parkway which includes 30 feet of landscaped buffering on both sides and a landscaped median.
5. In areas that are suitable for higher density, provide for a variety of housing choices such as a "planned unit" or a "planned area" approach. The Rancho Vistoso plan identifies areas which are suitable for higher density uses such as adjacent to the open space expanse of Big Wash. An environmental analysis was undertaken to determine the most suitable location for these uses.
6. Use innovative planning and design techniques in environmentally sensitive areas. The Rancho Vistoso Plan shows a 100 foot natural setback from the right of way line of Oracle Road, thus preserving the natural feeling and views along this scenic corridor. The overall planning of Rancho Vistoso is intended to respect the integrity of each future resident's view of desert and mountain. Landscaping is to follow guidelines for compatibility with the existing desert vegetation. Environmentally sensitive areas such as washes, rock outcroppings, steep slopes and the ecologically rich Honey Bee Canyon have been preserved as open space.
7. Maintain high standards for housing quality while encouraging planning and building techniques and processes that minimize housing costs. Design Guidelines for Rancho Vistoso set architectural and landscaping standards to create an overall consistency and an environmental integrity throughout the plan area. Clustering is used to preserve and protect environmentally sensitive areas and also to economize on both public and private resources as appropriate.

8. Maintain high standards for business development, encouraging only aesthetically pleasing architectural design commensurate with the environment and neighborhood. Office uses in the Office/Research Park along Oracle Road shall be set back 100 feet from the right of way line. Design Guidelines including architectural and landscaping standards shall apply to all commercial and office development, particularly those areas fronting on Tangerine and Oracle Road. Design Guidelines will address architectural and landscaping standards.

C. Legal Description

The following legal description describes the area of the Rancho Vistoso PAD. This is shown graphically following the description, and two small parcels are excluded from the PAD as shown.

That portion of Township 11 South, Range 13 East, G. & S.R.B. & II., Pima County, Arizona, described as follows:

The Southeast One-Quarter (SE 1/4) of Section 13;

Section 14;

The South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of Section 15;

The South One-Half (S 1/2) of Section 15, EXCEPT THE South 208.71 feet of the West 208.71 feet;

Section 23;

Section 24, EXCEPT the Northwest One-Quarter (NW 1/4);

Section 25;

Section 26, EXCEPT the South 30.00 feet and EXCEPT the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4);

Section 36, EXCEPT the South 50.00 feet and EXCEPT that Parcel recorded in Docket 6745 at Page 608 and EXCEPT the following described Parcel;

COMMENCING at the Southeast corner of the said Section 36;

THENCE N 00°01'07" W, along the East line of the said Section 36, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE S 89°52'21" W, parallel with the South line of the said Section 36, a distance of 40.00 feet;

THENCE N 00°01'07" W, 35.01 feet to a point of curvature of a tangent curve, concave to the West;

THENCE Northerly, along the arc of said curve, to the left, having a radius of 1,150.00 feet and a central angle of 018°26'03" for an arc distance of 370.00 feet to a non-tangent line;

THENCE N 84°46'30" E, 99.42 feet to the East line of the said Section 36;

THENCE S 00°01'07" E, along the said East line, a distance of 407.60 feet to the POINT OF BEGINNING.

and EXCEPT that portion of Sections 26 and 36 described as follows:

COMMENCING at the Northwest corner of the said Section 36;

THENCE N 89°48'48" E, along the North line of the said Section 36, a distance of 2,120.73 feet to the POINT OF BEGINNING;

THENCE S 00°00'00" E, 644.47 feet;

THENCE S 90°00'00" E, 675.00 feet;

THENCE N 00°00'00" W, 646.58 feet to the North line of the said Section 36;

THENCE N 00°00'00" W, 420.83 feet;

THENCE S 32°37'09" W, 189.84 feet to a point of curvature of a tangent curve, concave to the Northwest;

THENCE Southwesterly, along the arc of said curve, to the right, having a radius of 570.00 feet and a central angle of 057°11'39" for an arc distance of 568.99 feet to a point of tangency on the North line of the said Section 36;

THENCE S 89°48'48" W, along the said North line, a distance of 94.43 feet to the POINT OF BEGINNING.

And that portion of Township 11 South, Range 14 East, G. & S.R.B. & M., Pima County, Arizona, described as follows:

The South One-Half (S 1/2) of Section 18;

Section 19;

The West One-Half (W 1/2) of Section 20;

The Southeast One-Quarter (SE 1/4) of Section 20, EXCEPT that portion lying east of the Westerly right-of-way line of U.S. Highway 89;

Section 29, EXCEPT that portion lying east of the Westerly right-of-way line of U.S. Highway 89;

Section 30;

Section 31, EXCEPT the following described parcel:

BEGINNING at the Southwest corner of the said Section 31;

THENCE N 00°01'07" W, along the West line of the said Section 31, a distance of 457.60 feet;

THENCE N 84°46'30" E, 477.13 feet;

THENCE N 43°43'51" E, 445.41 feet;

THENCE S 43°45'21" E, 154.94 feet to a point of curvature of a tangent curve, concave to the Southwest;

THENCE Southeasterly, along the arc of said curve, to the right, having a radius of 720.00 feet and a central angle of 017°27'28" for an arc distance of 219.38 feet to a point of tangency;

THENCE S 26°17'53" E, 201.39 feet;

THENCE S 56°46'50" W, 302.51 feet to a point of curvature of a tangent curve, concave to the North;

THENCE Westerly, along the arc of said curve, to the right, having a radius of 1,145.92 feet and a central angle of 033°36'45" for an arc distance of 672.25 feet to a point of tangency on the South line of the said Section 31;

THENCE N 89°36'25" W, along the said South line, a distance of 215.99 feet to the POINT OF BEGINNING, and EXCEPT the following described Parcel;

BEGINNING at the Southwest corner of the Southeast One-Quarter (SE 1/4) of the said Section 31;

THENCE N 00°03'29" W, along the West line of the said Southeast One-Quarter (SE 1/4), a distance of 400.00 feet;

THENCE S 63°07'57" E, 897.24 feet to the South line of the said Southeast One-Quarter (SE 1/4);

THENCE N 89°36'25" W, along the said South line, a distance of 800.00 feet to the POINT OF BEGINNING.

Section 32, EXCEPT that portion lying east of the Westerly right-of-way line of U.S. Highway 89;

And that portion of Section 5, Township 12 South, Range 14 East, G. & S.R.B. & M., Pima County, Arizona, described as follows:

BEGINNING at the Northwest corner of the said Section 5;

THENCE N 89°21'56" E, along the North line of the said Section 5, a distance of 2,414.30 feet to the Westerly right-of-way line of U.S. Highway 89;

THENCE along the said right-of-way line, the following courses and distances:

S 19°42'49" W, 73.02 feet to a point of curvature of a tangent curve, concave to the East;

Southerly, along the arc of said curve, to the left, having a radius of 5,829.58 feet and a central angle of 013°10'42" for an arc distance of 1,340.83 feet to a point of tangency;

S 06°32'07" W, 1,371.95 feet;

S 06°54'28" W, 148.03 feet to a point on the arc of a non-tangent curve, concave to the West, a radial line of said curve through said point having a bearing of S 82°20'23" E;

Southerly, along the arc of said curve, to the right, having a radius of 3,719.72 feet and a central angle of 010°42'46" for an arc distance of 695.49 feet to a non-tangent line;

N 71°37'37" W, 50.00 feet to a point on the arc of a non-tangent curve, concave to the West, a radial line of said curve through said point having a bearing of S 71°37'37" E;

Southerly, along the arc of said curve, to the right, having a radius of 3,669.72 feet and a central angle of 007°42'09" for an arc distance of 493.34 feet to the South line of the North One-Half (N 1/2) of the Southwest One-Quarter (SW 1/4);

THENCE N 89°29'35" W, along the said South line, a distance of 924.90 feet to a line 600.00 feet east of and parallel with the West line of the said North One-Half (N 1/2);

THENCE N 00°03'53" W, along the said parallel line, a distance of 1,314.37 feet to the South line of the Northwest One-Quarter (NW 1/4);

THENCE N 00°06'21" E, parallel with the West line of the said Northwest One-Quarter (NW 1/4), a distance of 170.00 feet;

THENCE N 89°35'03" W, parallel with the South line of the said Northwest One-Quarter (NW 1/4), a distance of 190.00 feet to the Southeast corner of Block 1, Catalina Shadows Estates, as recorded in Book 37 of Maps and Plats at Page 71, Pima County Recorder's Office;

THENCE N 01°54'45" W, along the East line of the said Block 1, a distance of 900.00 feet to an angle point;

THENCE N 46°57'17" W, along the said East line, a distance of 516.76 feet to the West line of the said Northwest One-Quarter (NW 1/4);

THENCE N 00°06'20" E, along the said West line, a distance of 1,225.99 feet to the POINT OF BEGINNING.

Prepared by:

THE WLB GROUP
Kenneth E. Zismann, R.L.S.

D. The Size of the Area

The total size of the Rancho Vistoso Planned Area Development District (PAD) is 7,626 acres. On the following page, the Land Use Summary Table provides the acreage of each type of land use by neighborhood.

TABLE A RANCHO VISTOSO PLANNED AREA DEVELOPMENT LAND USE SUMMARY													
NEIGHBORHOOD RAC/OTHER	1	2	3	4	5	6	7	11			*13	TOTAL	% OF TOTAL
								*10	NORTH	SOUTH			
0.5 RAC								62.7			230.1	292.8	3.8%
1.0 RAC								229.7	18.2			247.9	3.2%
1.5 RAC													
2.0 RAC					48.8			113.0			40.0	201.8	2.6%
3.0 RAC							23.7	5.4				29.1	0.4%
3.1 RAC										32.3		32.3	0.4%
3.2 RAC										27.1		27.1	0.4%
3.7 RAC										26.8		26.8	0.3%
3.8 RAC									65.1			65.1	0.8%
3.9 RAC									21.5			21.5	0.3%
4.0 RAC					87.0		87.6			53.8		228.4	3.0%
4.2 RAC									21.6			21.6	0.3%
4.3 RAC									26.7			26.7	0.3%
4.5 RAC	362.8								28.3			391.1	5.1%
4.7 RAC									8.9			8.9	0.1%
4.8 RAC									26.4			26.4	0.3%
5.2 RAC								35.4	54.6			90.0	1.2%
5.5 RAC							20.5					20.5	0.3%
6.0 RAC	26.5								64.4			90.9	1.2%
6.1 RAC									5.6			5.6	0.1%
6.2 RAC									12.2			12.2	0.2%
6.4 RAC									37.8			37.8	0.5%
6.5 RAC	102.7				36.3		27.1		32.5			198.6	2.6%

E. The Overall Density Proposed

The overall density proposed for Rancho Vistoso is summarized in the table below. As the summary shows, over 50 percent of the area is open space, both natural and developed open space. This large amount of open space results in a much lower gross density, or 1.8 residences per acre. The gross density comes from the calculation of the total number of units (13,968) divided by the total acres (7626 acres). The net density, or 5.3 residences per acre, results from the calculation of the total number of units, 13,968 divided by the net acres of residential land use, or 2623 acres, exclusive of roads, parks or rights of way.

Project Summary

Total Acres:	7,626 acres
Open Space, ROW, Utility:	53.2%
Total Units:	13, 862 units
Population:	32,815
Average Net Density	5.3 RAC
Average Gross Density	1.8 RAC

F. Nature of Development Proposed

Rancho Vistoso is a master-planned self-sufficient community which will have residential uses at all densities, parks, schools, community and neighborhood shopping, an office park, a hospital, an adult community, a trail system, and natural and developed open space. The plan is divided into ten (10) neighborhoods, each with a somewhat different focus, based on the physical features within its boundaries, including terrain, slope, hydrology, and its relationship to the circulation system, including the major roadways of Tangerine and Oracle Road.

Neighborhood 1 is Del Webb’s adult community which contains Sun City Vistoso. The development contains medium density residential, community recreation and shopping, golf and natural open space. Neighborhoods 2 and 3 are planned as a major office/research park. Neighborhood 3 also has a 67 acre hospital site. Neighborhood 4, located at the intersection of Oracle and Tangerine Roads, is designated for regional shopping. Neighborhood 5, which encompasses Big Wash, includes a public golf course and clubhouse, residential uses at all densities and the junior/senior high school complex. Neighborhood 6 is the Town Center, a mixed use project described further in the final section.

Neighborhoods 7 and 10 are the primary residential areas and each includes single family residential, parks, elementary schools, and community shopping. Neighborhood 11 is the resort area located in the rugged terrain of the Tortolita foothills and includes a resort hotel site with a 27-hole golf course, tennis complex and low density residential units carefully sited in the rugged terrain. Neighborhood 13 is also located in the rugged foothills of the Tortolita Mountains and includes very low density residential areas buffering the Honey Bee Canyon area.

G. Disposition of Lands Proposed for Public Facilities

The owners of Rancho Vistoso will dedicate to the Amphitheatre School District two elementary school sites as indicated on the plan in Neighborhoods 7 and 10. These sites shall be for school purposes only. In addition, the owner will make

available for purchase a 60 acre educational site junior/senior high school complex at a fixed price for a specified period of time. Community plan policies in the following section contain two specific policies on these school sites.

H. Anticipated Timing

Rancho Vistoso is expected to be developed in phases over a fifteen to twenty year period. The initial phases of development include Rancho Vistoso Boulevard which is partially constructed and will be completed by late 1987. Sun City Vistoso, (Neighborhood 1) developed by Del Webb, is currently under construction. The golf course is completed and model homes are open. The project's major recreation facility is also near completion.

Preparation for development in Neighborhood 7 is underway with residential lot sales anticipated by the end of 1987 and construction to begin in 1988. Residential development in Neighborhood 10 will follow. The initial phase of office development in Neighborhood 2 will occur in late 1987 through 1988, followed by Neighborhood 3.

I. Delineation of the Size of Planning Units

The following tables, for each of the nine neighborhoods, (excluding Neighborhood 6, the Town Center) give the size in acres of each planning unit by land use type.

TABLE B RANCHO VISTOSO PLANNED AREA DEVELOPMENT NEIGHBORHOOD ONE LAND USE SUMMARY Revised 6/22/87											Source: Gage Davis Assoc.		
PLANNING UNIT	RESIDENCE PER ACRE (RAC)										RESIDENTIAL UNITS		
	4.5	6.0	6.5	8.5	COMM	GOLF	ROW	NAT OPEN SPACE	OTHER	TOTAL AC	PER PAD	PER PLAT	PROJECTED
A			11.1					3.2		14.3	72	42	
B				6.5			2.5			9.0	55	28	
C					16.0					16.0			
D			20.4				1.5			21.9	133	96	
E					1.0					1.0			
F					3.3					3.3		23	
G	46.9						4.7			51.6	211	186	
H				9.7				3.6		13.3	82	53	
I					5.5					5.5			
J					1.7					1.7			
K	49.1						2.0	8.5	5.2	64.8	221	256	
L	39.1						2.0			41.1	176	104	
M					3.0					3.0			
N			28.5					2.4		30.9	185	113	
O			23.0				1.8	7.1		31.9	150	52	
P	52.2								5.0	57.2	235	502	
Q				15.0			1.7	2.3		19.0	128	105	

TABLE B RANCHO VISTOSO PLANNED AREA DEVELOPMENT NEIGHBORHOOD ONE LAND USE SUMMARY Revised 6/22/87											Source: Gage Davis Assoc.		
PLANNING UNIT	RESIDENCE PER ACRE (RAC)										RESIDENTIAL UNITS		
	4.5	6.0	6.5	8.5	COMM	GOLF	ROW	NAT OPEN SPACE	OTHER	TOTAL AC	PER PAD	PER PLAT	PROJECTED
R	55.4							35.3		90.7	249	13	
S	5.2									5.2	23	29	
T					4.2					4.2			
U		26.5					4.2			30.7	159	121	
V				9.0				8.5		17.5	77	47	
W	55.6				4.0			7.3		66.9	250	276	
X				3.2				9.1		12.3	27	13	
Y				21.5			13.0	2.8		37.3	183	88	
Z	20.3						14.8	32.9		68.0	91	66	
AA					5.4		2.8			8.2			
BB	39.0						2.3	12.7		54.0	176	155	
CC			19.7				3.5	16.0		39.2	128	113	
DD									180.3	180.3			
TOTAL AC	362.8	26.5	102.7	64.9	44.1	180.3	56.8	151.7	10.2	1000.0	3011	2481	
% OF TOTAL	36.3%	2.7%	10.3%	6.5%	4.4%	18.0%	5.7%	15.2%	1.0%	100.0%			Residential Unit Can = 2900

TABLE C RANCHO VISTOSO PLANNED AREA DEVELOPMENT NEIGHBORHOOD TWO LAND USE SUMMARY		Source: Gage Davis Assoc.									
PLANNING UNIT		CPI	COMM	PARK/REC	ROW	OPEN SPACE	TOTAL AC	PER PAD	RESIDENTIAL UNITS PER PLAT	PROJECTED	
A			10.0		3.1	2.5	15.6				
B			12.5		5.8	1.8	20.1				
C	18.7				3.3	4.3	26.3		31		
D	21.3				2.4	2.2	25.9		109		
E	24.7				5.9	2.2	32.8		52		
F	29.7				1.4	48.5	79.6				
G	6.5					33.0	39.5		154		
H	19.3				7.4	19.5	46.2		83		
I	11.6					72.0	83.6		55		
TOTAL AC	131.8		22.5		29.3	186.0	369.6		484		
% OF TOTAL	35.7%		6.1%		7.9%	50.3%	100.0%		Residential Unit Cap = NA		
Conversion of CPI to residential by Oracle Road Overlay District											

TABLE D												
RANCHO VISTOSO PLANNED AREA DEVELOPMENT												
NEIGHBORHOOD THREE												
LAND USE SUMMARY												
PLANNING												
UNIT												
	CPI	HOSPITAL	COMM	PARK/REC	ROW	OPEN SPACE	TOTAL AC	PER PAD	PER PLAT	RESIDENTIAL UNITS PROJECTED		
A	0	0	9.0	0	0	0	9.0		0			
B	0	0	15.8	0	0.7	11.1	27.6		60			
C	4.6	0	0	0	2.2	6.7	13.5				13	
D	4.7	0	0	0	3.1	8.0	15.8				0	
E	18.6	0	0	0	0	10.9	29.5				0	
F	5.3	0	0	0	2.4	27.0	34.7				0	
G	4.6	0	0	0	0	13.3	17.9				0	
H	3.6	0	0	0	0	26.3	29.9				0	
I	14.7	0	0	6.0	0	25.0	45.7		0			
J	12.4	0	0	0	1.3	4.7	18.4		0			
K	12.2	0	0	0	5.7	4.8	22.7		0			
M	14.6	0	0	0	7.1	13.6	35.3				0	
N	40.1	0	0	0	1.0	55.0	96.1				0	
O	20.3	0	0	0	0	4.0	24.3				0	
P	46.0	0	0	0	5.4	74.8	126.2				0	
Q	0	0	12.2	0	2.9	5.3	20.4				0	
R	0	0	10.3	0	0	1.9	12.2				0	
S	9.6	0	0	0	0	20.5	30.1				0	

Source: Gage David Assoc.

TABLE D										
RANCHO VISTOSO PLANNED AREA DEVELOPMENT										
NEIGHBORHOOD THREE										
LAND USE SUMMARY										
PLANNING										
UNIT										
	CPI	HOSPITAL	COMM	PARK/REC	ROW	OPEN SPACE	TOTAL AC	PER PAD	PER PLAT	RESIDENTIAL UNITS PROJECTED
T	9.5	0	0	0	6.2	25.3	41.0			0
U	17.8	0	0	0	14.5	5.4	37.7			0
V	0	0	8.7	0	0	0	8.7			0
W	0	42.8	0	0	3.2	22.3	68.3		0	
X	0	25.0	0	0	3.1	17.4	45.5			0
TOTAL AC	238.6	67.8	56.0	6.0	58.8	383.3	810.5	0	60	13
% OF TOTAL	29.4%	8.4%	6.9%	0.7%	7.3%	47.3%	100.0%			
Conversion of CPI to residential by Oracle Road Overlay District										

Source: Gage David Assoc.

TABLE F																			
RANCHO VISTOSO PLANNED AREA DEVELOPMENT																			
NEIGHBORHOOD FIVE																			
LAND USE SUMMARY																			
PLANNING																			
UNIT																			
RESIDENCE PER ACRE (RAC)																			
	2	4	6.5	8	10.5	12	20	COMM	SCHOOL	GOLF	PARK/REC	ROW	UTILITY	OPEN SPACE	TOTAL AC	PER PAD	RESIDENTIAL UNITS PER PLAT	PROJECTED	
A					35.4							6.4		69.8	111.6	425		350	
B					42.0							7.6		24.4	74.0	441	195		
C		33.4								71.3		12.5	7.4	21.0	145.6	134	102		
D		19.2										3.9	4.6	44.7	72.4	77		60	
E	48.8											3.9		137.2	189.9	98	79		
F						28.5						13.5		21.4	63.4	570		460	
G				9.3											9.3	60		50	
H		34.4										7.3		48.6	90.3	138		110	
I									36.3					12.4	66.3				
J										17.6				9.1	16.0				
K				16.7								2.0		7.4	26.1	134		110	
L										148.6			6.4	256.0	411.0				
M								17.6		1.5		3.3	5.1	28.8	56.3				
N						13.3						4.2	3.5	4.8	25.8	266	68		
O												3.1	1.4	17.3	28.6	44		40	
P												4.8	1.5	7.1	22.0	103	47		
Q															20.2	131		110	
R														10.0	30.0	160		130	
S								3.1				3.0			6.1				
T												5.6	3.9	8.8	48.1	358	110		
U								26.7				3.8		12.4	42.9				
TOTAL AC	48.8	87.0	36.3	36.7	42.0	73.8	41.8	47.4	36.3	150.1	95.8	84.9	33.8	741.2	1555.9	3139	601	1420	
% OF TOTAL	3.1%	5.6%	2.3%	2.4%	2.7%	4.7%	2.7%	3.0%	2.3%	9.6%	6.2%	5.5%	2.2%	47.6%	100.0%				Residential Unit Cap = 3555

Source: Gage Davis Assoc.

TABLE G1 RANCHO VISTOSO PLANNED AREA DEVELOPMENT NEIGHBORHOOD 6 LAND USE SUMMARY										
PLANNING UNIT	RESIDENCE PER ACRE	CPI	COMM	PARK/REC	ROW	OPEN SPACE	TOTAL AC	PER PAD	RESIDENTIAL UNITS PER PLAT	PROJECTED
NH6	15		60.3		5.6	9.7	90.6	315		250
TOTAL AC	15		60.3		5.6	9.7	90.6	315		250
% OF TOTAL	16.6%		66.6%		6.2%	10.7%	100.0%	Residential Unit Cap = NA		

TABLE G		RANCHO VISTOSO PLANNED AREA DEVELOPMENT										Source: Gage Davis Assoc.		RESIDENCE PER ACRE (RAC)						RESIDENTIAL UNITS					
		NEIGHBORHOOD SEVEN												RESIDENTIAL UNITS						RESIDENTIAL UNITS					
LAND USE SUMMARY PLANNING UNIT		3.0	4.0	5.5	6.5	8.0	10.0	21.0	COMM	SCHOOL	PARK/ REC	ROW	UTILITY	OPEN SPACE	TOTAL AC	PER PAD	PER PLAT	PROJECTED							
A	0	0	20.5	0	0	0	0	0	0	0	0	0	1.0	27.9	49.4	113	37								
B	0	54.1	0	0	0	0	0	0	0	0	0	0	1.8	20.7	76.6	216	185								
C		0	0	0	0	28.6	0	0	10.0	0	2.4	2.8	2.8	6.0	49.8	286	109								
D		33.5	0	0	0	0	0	0	0	0	5.3	1.2	1.2	9.0	49.0	134	136								
E	23.7	0	0	0	0	0	0	0	0	0	2.8	4.6	4.6	50.4	81.5	71	34								
F	0	0	0	0	30.5	0	0	0	0	0	2.1	0	0	22.1	54.7	244	179								
G	0	0	0	27.1	0	0	0	0	0	8.5	6.1	0	0	2.1	43.8	176	125								
H	0	0	0	0	0	0	22.1	0	0	0	3.1	4.2	4.2	1.8	31.2	464	129								
I	0	0	0	0	0	0	0	29.1	0	0	5.9	7.0	7.0	2.6	44.6	0	0								
J	0	0	0	0	0	0	0	1.8	0	0	0	0	0	0	1.8	0	22								
TOTAL AC	23.7	87.6	20.5	27.1	30.5	28.6	22.1	30.9	10.0	8.5	27.7	22.6	142.6	482.4	1704	956	0								
% OF TOTAL	4.9%	18.2%	4.2%	5.6%	6.3%	5.9%	4.6%	6.4%	2.1%	1.8%	5.7%	4.7%	29.6%	100.0%				0.0%							

TABLE H
RANCHO VISTOSO PLANNED AREA DEVELOPMENT
 NEIGHBORHOOD TEN
 LAND USE SUMMARY
 Revised July 10, 1996
 PLANNING
 UNIT

		RESIDENCE PER ACRE (RAC)															BUILDABLE ACREAGE					PARK/ REC					COMM					SCHOOL					ST.R/W					OPEN SPACE					TOTAL PLANNING UNIT AREA					RESIDENTIAL UNITS				
		The WLB Group, Inc.																																																						
1	3.8	3.9	4.2	4.3	4.5	4.7	4.8	5.2	6	6.1	6.4	6.5	6.6	8	8.2	10	15	COMM	SCHOOL	PARK/ REC	G.C.	ST.R/W	OPEN SPACE	TOTAL PLANNING UNIT AREA	PER PAD	PER PLAT	PROJECTED																													
A	18.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5.6	23.8	18		14																													
B	0	44.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.7	21.5	68.4	168		192																													
C	0	20.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.9	1.6	24.4	79		107																													
D	0	0	21.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.4	2.4	26.4	91		70																													
E	0	0	0	0	0	0	0	0	0	0	37.8	0	0	0	0	0	0	0	0	0	0	1.1	8.4	47.3	242		190																													
F	0	0	0	0	0	0	26.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.3	0.1	27.8	127		100																													
G	0	0	0	0	0	0	0	27.6	0	0	0	0	0	0	0	0	0	0	0	0	0	1.8	4.1	33.5	144	88																														
H	0	0	0	0	0	0	0	13.0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.2	3.7	18.9	78	0																														
I	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12.2	0	0	0	0	2.0	0.0	14.2	183	181																														
J	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13.5	0	0	0	1.1	0.1	14.7	0	0																														
K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34.4	0	0	0	0	0	6.4	0	40.8	344	110																														
L	0	0	0	0	0	0	0	0	0	0	0	0	0	25.6	0	0	0	0	0	7.2	0	5.0	10.7	48.5	205	124																														
M	0	0	0	0	0	0	0	0	0	0	0	32.5	0	0	0	0	0	0	0	0	0	0	10.8	43.3	211	98																														
N	0	0	0	0	0	0	0	42.5	0	0	0	0	0	0	0	0	0	0	0	0	0	7.0	6.3	55.8	255	267																														
O	0	0	0	0	0	0	0	8.9	0	0	0	0	0	0	0	0	0	0	0	0	0	1.2	2.9	13.0	53	49																														
P	0	0	0	0	0	8.9	0	0	0	0	0	0	0	0	0	0	0	0	10.0	7.6	0	1.6	5.6	33.7	42	55																														
Q	0	0	0	0	21.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.0	4.1	26.3	95	105																														
R	0	0	21.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.8	2.5	25.8	84	107																														
S	0	0	0	0	0	0	0	0	0	0	0	0	15.5	0	0	0	0	0	0	5.1	0	1.0	1.1	22.7	102		69																													
T	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5.7	0	0	0	0	1.3	0.3	7.3	0	0																														

TABLE H RANCHO VISTOSO PLANNED AREA DEVELOPMENT NEIGHBORHOOD TEN LAND USE SUMMARY Revised July 10, 1996 PLANNING UNIT		The WLB Group, Inc.																RESIDENTIAL UNITS										
		RESIDENCE PER ACRE (RAC)																TOTAL PLANNING UNIT AREA										
		BUILDABLE ACREAGE																										
1	0	3.8	3.9	4.2	4.3	4.5	4.7	4.8	5.2	6	6.1	6.4	6.5	6.6	8	8.2	10	15	COMM	SCHOOL	PARK/ REC	G.C.	ST.R/W	OPEN SPACE	TOTAL PLANNING UNIT AREA	PER PAD	PER PLAT	PROJECTED
U	0	0	0	0	0	0	0	0	0	0	5.6	0	0	0	0	0	0	0	0	0	0	0	1.5	0.7	7.8	34		28
V	0	0	0	0	26.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.4	13.0	43.1	115		99
W	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8.4	0	0	0	0	0	0	1.1	0.4	9.9	69	35	
X	0	0	0	0	0	0	0	0	0	0	0	0	0	8.7	0	0	0	0	0	0	1.8	0	1.1	0.3	11.9	57		35
Y	0	0	0	0	0	0	0	0	27.0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.3	0.0	30.3	140		140
Z	0	0	0	0	0	7.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.8	2.0	9.9	32	10	
G.C.-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13.0	0.1	2.4	15.5	0		
G.C.-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40.5	0.3	7.0	47.8	0		
G.C.-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.0	0.2	1.4	0			
G.C.-4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1	0	0.1	0			
TOTAL ACRES	18.2	65.1	21.5	21.6	26.7	28.3	8.9	26.4	54.6	64.4	5.6	37.8	32.5	24.2	25.6	8.4	34.4	12.2	19.2	10.0	21.7	54.6	54.6	117.8	794.3	2968	1229	1044
% OF TOTAL	2.3%	8.2%	2.7%	2.7%	3.4%	3.6%	1.1%	3.3%	6.9%	8.1%	0.7%	4.8%	4.1%	3.0%	3.2%	1.1%	4.3%	1.5%	2.4%	1.3%	2.7%	6.9%	6.9%	14.8%	100.0%			

TABLE I RANCHO VISTOSO PLANNED AREA DEVELOPMENT NEIGHBORHOOD 11 (SOUTH) LAND USE SUMMARY		The WLB Group, Inc.																	
		3.1	3.2	3.7	4.0	7.1	8.2	9.1	10.0	COMM	SCHOOL	PARK/REC.	G.C.	ST.RW	OPEN SPACE	TOTAL PLANNING AREA	PER PAD	PER PLAT	RESIDENTIAL UNITS PROJECTED
PLANNING UNIT	RESIDENCES PER ACRE (RAC)	BUILDABLE ACREAGE												RESIDENTIAL UNITS PER PLAT					
		27.1		20.5	26.8	7.5	17.3	8.5		15.6	12.5	3.4	14.7	10.4	0.7	24.0			
AA													1.8	13.7	42.6	87	50		
AB													1.8	11.9	34.2	82	26		
AC													3.5	1.5	31.8	99	42		
AD	32.3												2.1	0.2	34.6	100	29		
AE													1.0	0.5	9.0	30	8		
AF													1.0	0.1	18.4	69	68		
AG													1.0	0.6	10.1	34		32	
AH													1.0	1.9	18.5	156	34		
AI													2.1	0.9	18.0	125	94		
AJ													0.3		3.7	34	32		
AK													0.9		15.6	121		100	
AL													1.1	3.0	14.5	95		80	
AM													0.1	0.4	1.2	7	24		
AN													1.1	1.5	26.6	170	55		
AO													0.1	1.0	3.0				
G.C.-1													20.2	1.7	22.1				
G.C.-2													68.9	1.6	81.2				
G.C.-3													2.8	0.3	3.3				
G.C.-4													9.8	0.6	11.7				
TOTAL ACRES	32.3	27.1	26.8	53.8	24.0	14.7	10.4	32.2	1.9		2.5	101.7	21.6	51.1	400.1	1209	462	212	
PERCENT OF TOTAL	8.1%	6.8%	6.7%	13.4%	6.0%	3.7%	2.6%	8.0%	0.5%		0.6%	25.4%	5.4%	12.8%	100.0%				Residential Unit Cap = 2070 (for all of NH 11)

TABLE J													
RANCHO VISTOSO PLANNED AREA DEVELOPMENT													
NEIGHBORHOOD THIRTEEN													
LAND USE SUMMARY													
Revised July 10, 1996													
PLANNE D													
RESIDENCES PER ACRE (RAC)													
UNIT	0.5	2.0	7.0	COM M	SCHOO L	PARK/RE C	G.C.	ST.R/ W	OPEN SPAC E	TOTAL PLANNIN G UNIT AREA	PER PAD	RESIDENTIAL UNITS PER PLAT	PROJECTE D
BUILDABLE ACREAGE													
A	184.4							8.5	138.3	331.2	92	135	
B	45.7								52.1	97.8	23	44	
C		22.5						1.5	0.9	24.9	45		40
D		17.5						2.3	1.2	21.0	35		10
E				1.6						1.6			
F			1.0							1.0	7		
G.C.-1							9.9		0.4	10.3			
G.C.-2							8.0		1.5	9.5			
TOTAL ACRES	230.1	40.0	1.0	1.6			17.9	12.3	194.4	497.3	202	179	50
% OF TOTAL	46.3 %	8.0 %	0.2 %	0.3 %			3.6 %	2.5 %	39.1 %	100.0 %			
												Residential Unit Cap =	
												185	

J. Plan Enforcement, Review, Approval and Amendment Procedures

1. Adoption: The Rancho Vistoso Planned Area Development shall be processed in accordance with the provisions of the Town of Oro Valley Zoning Code Revised.
2. Interpretation: Where ambiguity arises as to the terms of this P.A.D., recommendations by the Oro Valley DRB and subsequent action by the Oro Valley Town Council shall govern.
3. Enforcement: The Zoning Administrator shall be responsible for enforcement of this P.A.D.
4. Procedures Following Approval:
 - a After the P.A.D. has been approved by the Town Council only non-substantial changes which do not change the intent of the P.A.D. can be made with the approval of the Zoning Administrator.
 - b Any substantial change to the P.A.D. shall be submitted to the Planning Commission and Town Council for reconsideration in accordance with Article 3-1 of the Oro Valley Zoning Code Revised.

The Rancho Vistoso Architectural Review Committee and the Sun City Vistoso Architectural Committee shall be notified of all proposed substantial changes.

A substantial change shall include:

- 1) Any change, modification or deletion to an approved P.A.D. Policy.
 - 2) Any increase in the dwelling unit cap of a neighborhood plan.
 - 3) Any increase in the dwelling unit cap of the P.A.D.
 - 4) Any change in the permitted uses of a planning unit.
 - 5) Any rezonings
5. Amendments: The approved Rancho Vistoso P.A.D. may be amended from time to time. Proposed amendments shall be submitted by the owners of a development area to the Planning Commission and Town Council as outlined in Article 3-1 of the Oro Valley Zoning Code Revised. The Rancho Vistoso Architectural and Landscape Review Committee and the Sun City Vistoso Architectural Review Committee shall be notified prior to such proposed amendment.

6. Pursuant to Town Council approved amendments:
 - a. Subsequent to Town Council approval, the applicant shall provide to the Town one mylar and five colored exhibits of the entire PAD, incorporating the approved amendments. The mylar shall contain signature blocks for the Mayor and Town Clerk. This map shall replace the current PAD maps, and shall become the official zoning map for the area.
 - b. Subsequent to Town Council approval, the applicant shall make any pertinent changes to the PAD document, including map alterations and adjustment of Land Use Plan tables and provide the Town with five (5) bound copies. The applicant shall also provide one unbound copy for future distribution.
 - c. Subsequent to Town Council approval, the applicant shall provide a land use legend showing the previously approved land use categories along with the proposed amended land use areas, subject to the Planning and Zoning Director's approval
(Ord 98-25)
7. Severability: If any provision, sentence, clause, section or subsection or phrase of this P.A.D. is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this P.A.D.

K. The Rancho Vistoso PAD Development Plan

In the back pocket is a reduced version of the official Rancho Vistoso PAD Development Plan submitted in accordance with the O.V.Z.C.R. Article 10-3, Section 10-301. The PAD Development Plan is an integral part of the Rancho Vistoso PAD and all development shall comply with the PAD Development Plan. It shall be kept on file in the office of the Town Clerk.

Section 1.2 The Rancho Vistoso PAD Policies

The Rancho Vistoso PAD policies contained in the following section govern the Rancho Vistoso PAD. They include both general and neighborhood specific policies. The general policies apply to all development within the boundary of the Rancho Vistoso PAD. Neighborhood specific policies apply only to the indicated neighborhood.

6/22/87

A. Rancho Vistoso PAD General Policies

1. PURPOSE: The purpose of this plan is to create a master-planned community compatible with the natural environment of the Tortolita Mountains area. The plan contains a range of land uses to be located with respect to topography, significant vegetation, wildlife habitat, viewsheds and natural drainageways.

2. OBJECTIVES: This plan establishes:
 - a. A planning hierarchy consisting of ten neighborhood plans and various types of land-use planning units;
 - b. A proximity of home, workplace and recreation opportunity;
 - c. A mix of residential densities;
 - d. A circulation plan linking the neighborhoods and establishing a clear relationship between pedestrians, equestrians, bicyclists, golf carts and automobiles;
 - e. A hierarchy of developed recreational facilities to meet anticipated community needs;
 - f. An open space network preserving and linking significant natural areas; AND
 - g. A town center providing a cultural and social focus to the community.

3. DEFINITIONS:
 - a. RAC: The permitted number of residences per acre (43,560 square feet of land area).
 - b. Average Density: The mean density of a density range, used for calculation of the dwelling-unit cap.
 - c. Building Envelope: The sum of the areas to be graded enclosing the main and accessory building foundation perimeters, and the related areas of parking, driveways, swimming pools, walls and other accessory structures.
 - d. Dwelling-Unit Cap: The maximum number of dwelling units permitted within a neighborhood.
 - e. Maximum Density: The maximum net RAC of a planning unit, as permitted by the density range.
 - f. Neighborhood: A planning area established within the PAD plan.
 - g. Open Space: Refer to the Town's Zoning Code for the definition of meaningful open space.
 - h. Planning Unit: An element of a neighborhood, which designates a specific land use or residential density range.

4. IMPLEMENTATION:

- a. Scope The PAD Plan provides more detailed information on land use, open space, transportation and special land use issues.
- b. PAD Plan
 - 1) Scope: The PAD is composed of planning units.
 - 2) Plan Elements: The PAD plan includes:
 - a) The designation of planning units and maximum densities;
 - b) Schools, parks or other community facilities;
 - c) A secondary circulation system, including streets, equestrian trails, and pedestrian, bicycle and golf cart paths;
 - d) The allocation and timing of dedication of open space within the neighborhood; and
 - e) Policies for implementation or project design.
- c. Density Transfer:
 - 1) General Policies:
 - a) Density transfer shall be permitted with agreement between property owners if applicable within the PAD;
 - b) Undeveloped areas remaining after density transfer shall be designated as permanent natural open space on development plans, plats and zoning maps.
 - c) Transfer of densities within the PAD may occur provided that the overall maximum number of units for the PAD Plan is not exceeded.
 - d) Density transfer between and within neighborhoods shall be permitted provided that the following conditions are met:
 - i) The dwelling unit cap for each neighborhood is not exceeded.
 - ii) A planning unit to which density is transferred cannot increase more than one density category. For example, a low density (LDR) planning unit could change to medium density (MDR) but not to medium high density (MHDR).
 - iii) A planning unit may only change to the next higher density category one time.

5. DEVELOPMENT REQUIREMENTS:

a. Hydrologic Constraints:

- 1) In general, washes shall be left in their natural state. Limited encroachment and minor channel improvements may be approved in the subdivision platting process.
- 2) Washes with discharge greater than 500 cubic feet per second (CFS) shall be evaluated in the subdivision platting process for maintenance of natural conditions and preservation of riparian habitat.
- 3) No development shall occur within the regulatory floodway.
- 4) Prior to platting, an encroachment study for Big Wash shall be completed. The study shall address groundwater recharge, flood storage reduction, geomorphic channel changes, and natural changes due to encroachment.
- 5) All washes with a 100-year peak discharge which equals or exceeds 3,000 cubic feet per second must be dedicated to Pima County in fee simple. (Ord. 89-22)

b. Open Space:

- 1) Planning units shall provide open space.
- 2) The designation of open space not dedicated to a public agency shall be included in deed covenants, conditions and restrictions.

c. Washes:

- 1) Washes greater than 1000 CFS shall be preserved as open space, except where encroachment or channelization has been approved in the subdivision platting process.
- 2) Drainage easements and dedicated rights-of-way shall be established in conjunction with washes preserved as open space.

d. Slopes: There shall be no development on slopes of 25 percent or greater. Development on all slopes shall be governed by the R.V. Grading Design Standards, which are a part of Volume B.

e. Wastewater:

- 1) Sewer line easements and rights-of-way may be located within areas designated as open space provided that alternative routes are not feasible from an engineering/economic standpoint. The

area contained within the sewer line easement or right-of-way may not be included in the computation of natural open space or density calculations.

- 2) Sewer construction plans shall require the contractor to revegetate disturbed areas. Revegetation requirements shall be established during the review of the associated tentative plat or development plan.
- 3) Golf courses and/or parks shall be watered with effluent at the earliest possible date.
- 4) Wastewater Reclamation Plant: A wastewater reclamation facility should be constructed in Neighborhood #4 in Rancho Vistoso to permit the utilization of effluent where the effluent is produced. This site is available to the appropriate governmental agency at no cost, subject to the following conditions:
 - a) The plant area shall contain ten (10) usable acres. Usable is defined as exclusive of bank protection adjacent to Big Wash and landscape buffering adjacent to U.S. 89.
 - b) Approval of a wastewater reclamation facility on this site by all appropriate agencies, including the necessary processing and amendments required to the 201 and 208 plans.
 - c) The developer, the city of Tucson, Pima County and Oro Valley entering into an agreement mutually acceptable to all parties for the installation and maintenance and for the use by the developer of treated effluent from this plant, subject to a court decision, if necessary, which permits such an agreement to be valid.
 - d) The treatment process shall be for water reclamation and shall be similar to the plant installation at the Gainey Ranch presently operated by the City of Scottsdale. The process shall contain screening, biological processing, clarification, filtration and disinfection. Screenings and residual solids shall be returned to the municipal system. Raw sewage shall not be stored on site for off-peak.
 - e) Solid waste or waste transfer operations shall not be permitted at the site.

f) No use by the developer shall be made of the proposed plant site until a decision is made by Oro Valley and Pima County that the plant site is not required for a wastewater treatment plant or until ten (10) years after the adoption of this policy if no agreement has been entered into as set forth above.

f. Bicycle-Pedestrian Paths:

- 1) A primary bicycle-pedestrian path system linking neighborhoods and community amenities shall be provided in conjunction with major streets and routes, and secondary paths shall link planning units with the primary system.
- 2) The developer shall build or contribute a fair share to the construction of the path system.
- 3) Maintenance of bicycle-pedestrian paths shall be the responsibility of the developer or homeowners association.
- 4) The bicycle-pedestrian system shall provide safe access to schools, recreation areas and other community amenities.

g. Nature Trails:

- 1) Equestrian trails through Big Wash and adjacent to Honey Bee Canyon, as shown on the PAD Plan, shall provide linkages for public use from the proposed Canada del Oro linear park;
- 2) Horseback riding, except on designated equestrian trails shall be prohibited.
- 3) Off-road driving within the plan area shall be prohibited.

h. Archaeology and Historic Preservation:

- 1) At the subdivision platting process, potential archaeological, paleontological and historic sites shall be inventoried in accordance with federal criteria and documented on state-approved forms.
- 2) Project planning and design shall accommodate identified historic resources in accordance with adopted federal, state or local preservation criteria.

i. Parks: Parks, as shown on the PAD plan, shall be built by the developer and dedicated to, and maintained by, the applicable homeowners association.

- j. School Sites:
 - 1) Developers shall make a high school site available, for sale to the school district, for ten years from the date of adoption of the PAD Plan.
 - 2) Two ten-acre school sites, as indicated on the plan, shall be donated by the major developer of Rancho Vistoso provided an educational facility shall be built within ten (10) years with a reverter clause if no construction occurs within that time. Other school sites shall be made available for sale by the developer.
- k. Landscaping:
 - 1) Disturbed areas adjacent to open space shall be revegetated with indigenous plant materials.
 - 2) Disturbed areas adjacent to parks or golf courses shall be revegetated with a combination of indigenous and recommended plant materials.(See R.V. Architectural and Landscaping Review Committee Guidelines, Volume B)
 - 3) Streetscape landscaping shall require approval by the Development Review Board.
- l. Transportation:
 - 1) There shall be a 100-foot natural area setback from the planned right-of-way line of Oracle Road.
 - 2) Tangerine Road is to be developed as a major controlled access highway. Basic right-of-way shall be 300 feet with an 80-foot building setback from each right-of-way line. Major intersections shall be grade separated and spaced no closer than at one mile intervals except where topography may require modification of basic one mile spacing or as shown on the PAD Plan. The continuous median shall separate opposing traffic between grade separations; median openings to accommodate left turns and/or street intersections will not be allowed. Further, no more than one public street access will be allowed between grade separated intersections and median openings opposite such public street connections shall not be allowed. All private driveway access to Tangerine Road shall be prohibited.
 - 3) All neighborhoods shall be provided access.
 - 4) All neighborhoods which benefit from the roadway system shall participate in the costs.

- 5) Access shall be provided to Neighborhoods 8, 9 and 12 in the Rancho Vitoso Community Plan provided that the owners of the properties in Neighborhoods 8, 9 and 12 pay their pro rata share of bringing the infrastructure to said properties.
- 6) The rights-of-way and associated cross-sections shown on the adopted Rancho Vitoso PAD development plan may be substituted with alternative, approved rights-of-way and cross-sections with the approval of the Town Engineer and Zoning Administrator upon demonstration through submittal of a Traffic Impact Analysis by the developer or his/her representative, at the time of development, that an alternative right-of-way and cross-section will adequately serve the planning units serviced by said roadway segment. In no instance shall a reduced right-of-way be approved which creates an unsafe or inadequate circulation system.
(Ord. 89-23)
- 7) Sidewalks are required on both sides of Rancho Vitoso Boulevard at a five (5) foot width and all collector streets at a four (4) foot width for all future private development; sidewalks are allowed to meander to match the existing sidewalks; and nothing in the PAD or subsequent amendments obligate the Town to provide the sidewalks not provided by private development.
(Ord. 99-49)

m. Grading

- 1) Alternative sites may be utilized for fill, for cut, or for cut and fill, as approved and specified by the Town Engineer and Zoning Administrator.
- 2) Any alternative fill, or cut, site must be reseeded with a Town approved desert seed mix and have temporary irrigation installed within thirty (30) days from the completion of cut or fill operations.
- 3) Stockpiling of excess material on the alternative site will not be permitted.
- 4) A rough grading plan of the alternative site delineating existing and proposed contours for cut and fill portions of the property, and spot elevations be submitted for review and approval by the Town Engineer and Zoning Administrator.
- 5) That vegetation salvage operations including Foothills and Blue Palo Verde, Mesquite and Ironwood Trees and Saguaro and Barrel Cacti as approved by the Town Engineer and Zoning

Administrator, must be completed prior to the commencement of any filling or cutting on an alternative site.

- 6) That the Town Engineer and the Zoning Administrator shall have the ability to approve alternative cut or fill sites based on location suitability and probable visual impacts. However, at their discretion, the alternative cut or fill site may be referred to either the Town Council or Development Review Board for approval on a case by case basis. (Ord. 89-23)

B. Planning Unit Policies

1. VERY LOW DENSITY RESIDENTIAL (VLDR):

- a. Average Density: 0.5 RAC
- b. Maximum Density: 1.0 RAC
- c. Each lot shall have a building envelope shown on the tentative and final plats. The envelope shall avoid significant natural features, as identified in the final plat.

2. LOW DENSITY RESIDENTIAL (LDR):

- a. Average Density: 2.0 RAC;
- b. Maximum Density: 3.0 RAC;
- c. Each lot shall have a building envelope shown on the tentative and final plats. The envelope shall avoid significant natural features, as identified in the final plat.

3. MEDIUM DENSITY RESIDENTIAL (MDR):

- a. Average Density: 4.5 RAC
- b. Maximum Density: 6.0 RAC;

4. MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR):

- a. Average Density: 7.0 RAC
- b. Maximum Density: 8.0 RAC

5. HIGH DENSITY RESIDENTIAL (HDR):

- a. Average Density: 14.5 RAC;
- b. Maximum Density: 21.0 RAC

6. COMMERCIAL:

- a. "Commercial" means nonresidential C-1 or C-2 zoning.

7. HOSPITAL:
 - a. "Hospital" means hospital and related medical offices.
8. CAMPUS INDUSTRIAL/OFFICE PARK:
 - a. "Campus industrial" means CPI zoning and "office park" means TP as modified.
9. TOWN CENTER:
 - a. "Town center" includes:
 - 1) high density residential (maximum of 300 units);
 - 2) commercial uses, as defined for commercial planning units;
 - 3) offices;
 - 4) governmental uses;
 - 5) hotels.

C. Neighborhood Policies

NEIGHBORHOOD #1

1. This plan shall adhere to all Rancho Vistoso PAD General Policies.
2. The dwelling unit cap for Neighborhood #1 is 2,900.
3. The number of dwelling units permitted within a planning unit is calculated as RAC (Residences per Acre) multiplied by the developable acreage of the planning unit, as shown on the PAD plan.
4. Floodplain encroachment:
 - a. Proposed maximum floodplain encroachment is subject to review and approval in the subdivision platting process.
 - b. The permitted number of dwelling units of a planning unit shall be reduced or transferred in accordance with Policy #3, if developable acreage is reduced by the deletion of floodplain encroachment.
 - c. Encroachment along Big Wash shall not increase the flow velocity so as to adversely affect downstream property as determined in the, subdivision platting process.
5. Open space shall be dedicated to, and maintained by, the applicable homeowner's association.
6. Circulation:

- a. All streets, with the exception of Rancho Vistoso Boulevard, shall have adjoining sidewalks.
 - b. Paths and trails within a planning unit shall be constructed by the developer and maintained by the applicable homeowner's association.
 - c. Separated pedestrian paths shall be constructed by the developer along Rancho Vistoso Boulevard. Bicycle lanes shall be striped on collector streets and the Boulevard.
7. Recreation Areas: The recreation area as shown on the PAD Plan shall be built by the developer and dedicated to and maintained by the applicable homeowner's association.
8. Parcels E, F and T, as identified on the Development Plan Map, are:
- a. Limited to residential densities not exceeding that of immediately adjacent parcels.
 - b. Limited to single story construction. (Ord. 90-4)

NEIGHBORHOOD #2

- 1. This plan shall adhere to all Rancho Vistoso PAD general Policies.
- 2. Floodplain Encroachment:
 - a. Proposed maximum floodplain encroachment subject to review and approval in the subdivision platting process.
 - b. Encroachment along Big Wash shall not increase the flow velocity so as to adversely affect downstream property, as determined in the subdivision platting process.
- 3. Open Space:
 - a. Open space shall be dedicated to, and maintained by, the applicable property owner's association.
 - b. The regulatory floodplain of Big Wash shall be dedicated to the Pima County Flood Control District.
- 4. Circulation:
 - a. All public streets, with the exception of Rancho Vistoso Boulevard shall have adjoining sidewalks on one side.
 - b. Paths and trails within a planning unit shall be constructed by the developer and maintained by the applicable property owner's association.
 - c. A separate pedestrian path shall be constructed by the developer along Rancho Vistoso Boulevard. Bike lanes

shall be striped on collectors and as shown on the Rancho Vistoso PAD Plan.

- d. The equestrian trail through Big Wash shall be dedicated to Pima County.
5. Planning Unit Boundary: Planning unit boundaries are shown adjacent to R.O.W.s for graphic purposes. The actual boundary shall be the centerline of the R.O.W.
6. Recreation Areas: The recreation area shall be built by the developer and dedicated to and maintained by the applicable property owner's association.
7. Transportation: The ultimate cross-section of the entire roadway network shall be the responsibility of the owner/developer or its assigns
8. Flood Control District: All washes with a 100-year peak discharge which equals or exceeds 2,000 CFS must be dedicated to Pima County in fee simple. Other washes shall be evaluated in the subdivision platting process for dedication to Pima County.
9. The following applies to only to Neighborhood 2, Parcel I:
 - a. No more than two reduced setback homes may be built next to each other and no reduced setback homes should be built opposite each other on the same street.
 - b. Reduced setbacks only apply to model homes with a side entry garage.
 - c. The aforementioned conditions must be added as general notes on the preliminary plat and final plat.
(Ord 02-29)

NEIGHBORHOOD #3

1. This plan shall adhere to all Rancho Vistoso PAD General policies.
2. Floodplain Encroachment:
 - a. Proposed maximum floodplain encroachment subject to review and approval in the subdivision platting process.
 - b. Encroachment along Big Wash shall not increase the flow velocity so as to adversely affect downstream property, as determined in the subdivision platting process.
3. Open Space:
 - a. Open space shall be dedicated to, and maintained by, the applicable property owner's association.
 - b. The regulatory floodplain of Big Wash shall be dedicated to the Pima County Flood Control District.

4. Circulation:
 - a. All public streets, with the exception of Rancho Vistoso Boulevard shall have adjoining sidewalks on one side.
 - b. Paths and trails within a planning unit shall be constructed by the developer and maintained by the applicable homeowner's association.
 - c. A separate pedestrian path shall be constructed by the developer along Rancho Vistoso Boulevard. Bike lanes shall be striped on collectors and as shown on the Rancho Vistoso PAD Plan.
 - d. The equestrian trail through Big Wash shall be dedicated to Pima County.
5. Planning Unit Boundary: Planning unit boundaries are shown adjacent to R.O.W.s for graphic purposes. The actual boundary shall be the centerline of the R.O.W.
6. Recreation Areas: The recreation area as shown on the PAD plan shall be built by the developer and dedicated to and maintained by the applicable Property owner's association.
7. Transportation: The ultimate cross-section of the entire roadway network shall be the responsibility of the owner/developer or its assigns.
8. Flood Control District: All washes with a 100-year peak discharge which equals or exceeds 2,000 CFS must be dedicated to Pima County in fee simple. Other washes shall be evaluated in the subdivision platting process for dedication to Pima County.
9. Tangerine Road: Access from Tangerine Road will be solely from the interchange designated between Big Wash Bridge and Oracle Road (Tucson-Florence Highway, U.S.89)
10. Land Use:
 - a. The following land uses shall be prohibited within C-1 designated areas along Oracle Road: Automobile mechanical repair, Automobile parking lot, Automobile lubrication and oil change operation, Billiard or pool hall, Convenience store per OVZCR Sec. 31.86(d), Gasoline service station, Mechanical and electronic games arcade, Self-service car wash, Tire store, Recreational vehicle storage, funeral chapel or mortuary, and sexually-oriented businesses.
 - b. Retail development within C-1 designated areas along Oracle Road shall not be "strip center" style (i.e. arranged as an open air center configured in a linear form, where stores sit side-by-side in a long and narrow row of stores).

- c. No more than 75,000 square feet of gross floor area permitted per individual retail business within C-1 designated areas along Oracle Road. Expansions beyond 75,000 square feet of gross floor area per individual retail business may only be allowed with a Conditional Use Permit.
 - d. On-site parking for medical offices shall be provided at the ratio of no more than 5.75 spaces per 1,000 square feet of gross floor area.
 - e. Assisted living/skilled nursing/continuum of care facilities shall be permitted on Parcels 3-BB, 3-CC, and within the Innovation Corporate Center.
11. Trails and Connectivity:
- a. Multi-use trails shall be provided along east bank of Big Wash and through the central recreation area, including trail connections at the north and south ends of Neighborhood 3. The design of the multi-use trails and the central recreation area shall be in substantial conformance with the concepts presented in the Site Analysis document, and shall include pedestrian-oriented features such as seating areas and ramadas.
 - b. The trail along the Big Wash shall be improved and extended south to Tangerine Road.
 - c. Pedestrian crossings shall be provided to offer trail connectivity across Vistoso Village Drive.
 - d. The Commercial area shall be designed in a manner that integrates pedestrian connectivity throughout the site and to other adjacent parcels.
12. Ventana Medical Systems Parcels:
- a. Natural open space shall be maintained to a depth sufficient to buffer the Parking lot along the east side of Innovation Park Drive as determined through the development plan review. A visual analysis shall be required to demonstrate adequate visual buffering.
13. Significant Resource Preservation and Sustainability:
- a. Energy conservation technologies shall be incorporated into the building and site design taking into account current practices, balanced with specific user needs and constraints, as well as economics. Example measures include, but are not limited to:
 - I. Solar orientation of buildings;
 - II. Landscape design to enhance shading of buildings;
 - III. Energy efficient buildings, including lighting, windows, insulation, HVAC systems, alternative energy systems, and plumbing fixtures.
 - b. Solar powered lighting shall be incorporated into the design of the development based on lighting requirements, safety concerns, economics, aesthetics, and available technology.

- c. Rainwater harvesting shall be required in all landscaped areas and rooftop design should integrate rainwater harvesting, based on safety concerns, economics, aesthetics, and available technology.
 - d. Grading of the ridge-spurs in the entitled areas lying between Innovation Park Drive and Oracle Road with slopes greater than twenty-five (25%) shall be permitted, subject to all slope treatment, native plant preservation plan (NPPP), and revegetation standards required by required by the Zoning Code and Rancho Vistoso PAD.
 - e. All development plans shall contain a visual analysis of the proposed slope treatments and all slopes shall be revegetated to the greatest extent feasible. All other slope treatment and revegetation standards required by the Zoning Code and Rancho Vistoso PAD shall apply.
14. Architecture:
- a. Neighborhood 3 shall include a diversity of architectural styles to achieve a diverse yet integrated office park feel and identity for Neighborhood 3, in accordance with the existing Rancho Vistoso Architectural Design Guidelines.
15. Public Utilities:
- a. All utility lines for new development within Neighborhood 3 shall be placed underground.

NEIGHBORHOOD #5

- 1. This plan shall adhere to all Rancho Vistoso PAD General Policies.
- 2. The dwelling unit cap for Neighborhood #5 is 3,555.
- 3. The number of dwelling units permitted within a planning unit is calculated as RAC (residences per acre) multiplied by the developable acreage of the planning unit.
- 4. Floodplain Encroachment:
 - a. Proposed maximum floodplain encroachment is subject to review and approval in the subdivision platting process.
 - b. The permitted number of dwelling units of a planning unit shall be reduced or transferred in accordance with Policy #3, if developable acreage is reduced by the deletion of floodplain encroachment.
 - c. Encroachment along Big Wash shall not increase the flow velocity so as to adversely affect downstream property, as determined in the subdivision platting process.
- 5. Open Space:
 - a. The regulatory floodplain of Big Wash shall be dedicated to the Pima County Flood Control District.

- b. Other open space shall be dedicated to, and maintained by, the applicable homeowner's association.
- 6. Circulation:
 - a. All public streets, with the exception of Rancho Vistoso Boulevard, shall have adjoining sidewalks on one side.
 - b. Paths and trails within a planning unit shall be constructed by the developer and maintained by the applicable homeowner's association.
 - c. A separate pedestrian path shall be constructed by the developer along Rancho Vistoso Boulevard. Bike lanes shall be striped on collectors and as shown on the Rancho Vistoso PAD Plan.
 - d. The equestrian trail through Big Wash shall be dedicated to Pima County.
- 7. Recreation Areas: The recreation areas, as shown on the PAD Plan shall be built by the developer and dedicated to and maintained by the applicable homeowner's association.
- 8. Schools: The Junior/Senior high school site shall be made available for sale to the Amphitheater School District for ten years from the date of adoption of the Rancho Vistoso PAD.
- 9. Planning Unit Boundary: Planning unit boundaries are shown adjacent to R.O.W.S for graphic purposes. The actual boundary shall be the centerline of the R.O.W.
- 10. Transportation:
 - a. The ultimate cross-section of the entire roadway network shall be the responsibility of the owner/developer or its assigns.
 - b. The roads crossing over washes greater than 500 CFS shall be designed to span the 100-year floodplain with only minimum encroachment. Any proposed encroachment shall be reviewed in the subdivision platting process to insure protection of the integrity of the respective washes. In any event, no encroachment for road crossings shall be permitted into washes greater than 500 CFS which is designed for the purpose of reclaiming land for development.
- 11. Flood Control: All washes with a 100-year peak discharge which equals or exceeds 2,000 CFS must be dedicated to Pima County in fee simple. Other washes shall be evaluated in the subdivision platting process for dedication to Pima County.

NEIGHBORHOOD #7

1. This plan shall adhere to all Rancho Vistoso PAD general policies.
2. The dwelling unit cap for Neighborhood #7 is 1,707.
3. The number of dwelling units permitted within a planning unit is calculated as RAC (Residences per Acre) multiplied by the developable acreage of the planning unit.
4. Open space shall be dedicated to, and maintained by, the applicable homeowner's association.
5. Circulation:
 - a. All public streets, with the exception of Rancho Vistoso Boulevard, shall have adjoining sidewalks on both sides.
 - b. Paths and trails within a planning unit shall be constructed by the developer and maintained by the applicable homeowner's association.
 - c. Separate pedestrian paths shall be constructed by the developer along Rancho Vistoso Boulevard. Bike lanes shall be striped on collectors.
6. Recreation Areas: The recreation areas, as shown on the PAD Plan shall be built by the developer and dedicated to and maintained by the applicable homeowner's association.
7. Schools: One ten acre school site, as indicated on the PAD plan, shall be donated to the Amphitheater School District by the master developer of Rancho Vistoso.
8. Planning Unit Boundary: Planning unit boundaries are shown adjacent to R.O.W.s for graphic purposes. The actual boundary shall be the centerline of the R.O.W.
9. Transportation:
 - a. The ultimate cross-section of the entire roadway network shall be the responsibility of the owner/developer or its assigns, except in the following instance:
 - 1) The owner/developer shall only have the responsibility for constructing half of the roadway cross-section for that portion of the eastern north-south road where only half of the right-of-way exists within the boundaries of Neighborhood Plan #7.
 - b. The roads crossing over washes greater than 500 CFS shall be designed to span the 100-year floodplain with only minimum encroachment. Any proposed encroachment shall be reviewed in the subdivision platting process to insure protection of the integrity of the respective washes. In any event, no encroachment for road crossings shall be permitted into washes greater

than 500 CFS which is designed for the purpose of reclaiming land for development.

10. Flood Control: All washes with a 100-year peak discharge which equals or exceeds 2,000 CFS must be dedicated to Pima County in fee simple. Other washes shall be evaluated in the subdivision platting process for dedication to Pima County.
11. Additional requirements related to the development of Parcel E
 - a. All lots shall contain a minimum of 43,560 square feet.
 - b. Specific uses are limited to single family detached residences.
 - c. Density is limited to .50 RAC and/or 37 total dwelling units.
 - d. The preliminary plat and the final plat shall delineate the building envelopes. The building envelopes shall not exceed 15,000 square feet and are not to be located closer than 100 feet to the Highlands Wash 100-year floodprone limits.

(Ord.95-16)
 - e. Additional requirements pertaining to lots 1-13,16-21, 26-32, 37-41, and 85-89:
 - 1) Any building envelope, which exceeds 15,000 square feet, not including driveway, shall be subject to the approval of the Planning and Zoning Director. In no case, may the gradable area on any individual lot exceed 20,000 square feet, excluding driveway. Approval of any building envelope exceeding 20,000 square feet must be approved by the Town Council.
 - 2) Landscaping outside the gradable area may be permitted, subject to approval of the Homeowners' Association. In no case, however, may any existing living vegetation, including groundcovers and shrubs, be removed to make way for nursery-grown or transplanted plant specimens. Introduced plant materials shall be indigenous to the area.
 - 3) Prior to any site disturbance the Town Zoning Inspector shall evaluate the existing vegetation within the area to be graded. At his discretion plants may be identified for salvage and transplantation on-site.
 - 4) All areas not covered by improved yards, building footprint, paving and accessory structures shall be revegetated using native trees, shrubs and groundcovers indigenous to the area.

- 5) Temporary fencing shall be erected on the perimeter of the gradable area and said fencing shall remain in place to protect the area of non-disturbance for the duration of the construction project.

(Ord. 97-25)

- f. Surveyable envelopes shall be provided for each lot, for review and approval by the Planning and Zoning Director, prior to the issuance of a building permit.
- g. The maximum building height allowed within this amendment area shall be 20 feet.
- h. The applicant shall submit five copies of the corrected text and exhibits for the PAD, to the Planning and Zoning Department within no more than 30 days of the approval of OV9-95-2.
- i. This approval changes the designation for parcel E to VLDR and allows a maximum of 37 units. This approval reduces the maximum number of dwelling units in Neighborhood 7 to 1,673.
- j. All Saguaros shall be preserved in place or salvaged and re-planted on-site.
- k. Arizona Game and Fish Department's guidelines for handling desert tortoise specimens shall be followed, if these animals are encountered during development.
- l. Only native plant materials shall be used for the purposes of site revegetation.
- m. The 18.2 acre area of natural open space (the Highlands wash on the site) shall be protected from disturbance during construction by temporary fencing or signage to the satisfaction of the P&Z Director protected from disturbance during construction.
- n. A homeowners' association shall be formed for this subdivision, which shall be charged with preservation of the 62.2 acres of natural open space that is to be left in an undisturbed state.
- o. The preliminary and final plats for this subdivision shall be in substantial conformance with the tentative development plan approved by the Mayor and Council.
- p. Add building envelopes to all lots.
- q. A restoration bond shall be posted to protect the natural open space.
- r. Perform an on-the-ground survey for cultural resources prior to any ground disturbing, including vegetation salvage, activities.

- s. Significant and/or unique riparian habitat shall be maintained as natural open space.
- t. The Highlands Wash shall be preserved as natural open space due to the Planning Commission having found that one or all of the following criteria to exist:
 - 1) Uniquely high density and/or quality of vegetation
 - 2) High quality of wildlife habitat per the Arizona Department of Game and Fish
 - 3) Linkages to public preserves and major washes
 - 4) Continuity of the wash through developed areas

The area to be preserved shall include the 100 year floodplain unless otherwise stipulated in these conditions.
- u. Salvageable trees shall be either side-boxed or spaded and incorporated into the project landscaping.
- v. The Town of Oro Valley HDZ and Grading Ordinance shall apply.
- w. A final plat shall be approved by Council for this Planned Area Development Amendment within 2 years from the date of approval of this PAD Amendment by Town Council (4-4-95). If the specified time frame is not met and no extension is granted, this conditional approval shall lapse and the property shall revert back to the land uses originally approved. (Ord. 95-16)

12. Additional requirements related to the development of Parcel K:1

- a. The area dedicated as a park site, adjacent to the school site, shall be no less than 4.93 acres in size, and sufficient flexibility shall be provided to Staff to allow them to develop deed restrictions which will be compatible to the School District's needs. A covenant shall be recorded restricting this park site for public use.
- b. The developers shall work in good faith with the residents of Neighborhood 7, Unit 1, and the Oro Valley Parks Board to create recreational space and facilities between Parcels G and H of Neighborhood 7 and a natural pathway along the power easement in lieu of a tot lot north of Arrowsmith Drive
- c. The upstream improvements, which reduce peak flows during the 100 year storm shall be completed prior to plat approval of Parcel K.

- d. The entire 15 acre school site shall be development simultaneously, to include the school and associated recreational facilities.
- e. A pedestrian trail shall be constructed through open space washes along the eastern edge of the site, as approved by the Planning and Zoning Director. Said trail shall be developed to the standards to be defined in the Oro Valley Parks, Open Space and Trails System Master Plan.
- f. A park site, minimum 4.93 acres in size, shall be dedicated abutting the elementary school site, to the Town of Oro Valley prior to the adoption of a final zoning ordinance. The Town intends to then convey this property to the Amphi School District with a deed restriction limiting use of the land to school and neighborhood serving recreational uses.
- g. Provide a TDP clear overlay and an aerial photo, which clearly depicts preservation of the riparian habitat lining the wash along the eastern portions of the site.
- h. Arizona Game and Fish Recommendations:
 - 1) Maximize the amount of inter-connected open space within the development.
 - 2) Utilize native plant species for all on-site vegetation and revegetation.
 - 3) A Desert Tortoise habitat study and survey shall be conducted on the property by a qualified biologist.
- i. Sidewalks shall be provided on both sides of all streets within this rezoning area.
- j. Front yard setbacks shall provide for a minimum of 20 feet between the sidewalk and the garage footprint.
- k. The southern 4.93 acres (minimum) of this property shall be dedicated for a park and a new tentative development plan be submitted to reflect this, through map and a general note.
- l. The natural open space associated with the wash shall be fenced off and protected from disturbance during construction.
- m. The first tier of lots, lots 95 through 98, shall be limited to single story structures.
- n. The typical roadway cross-section shall depict a 3 foot curbway between the sidewalk and the wedge curb.
- o. Significant and/or unique riparian habitat shall be maintained as natural open space.

- p. Salvageable trees shall be either side-boxed or spaded and incorporated into the project landscaping.
- q. Bicycle paths and pedestrian walkways or sidewalks shall be included in the development and shall be integrated with such facilities, existing or planned, on adjacent properties.
- r. The Tentative Development Plan or (PAD document) will be revised to incorporate the conditions specified by staff and the Planning Commission as approved by the Town Council prior to adoption of a final zoning ordinance.
(Ord. 94-15) (Ord. 96-39)
- s. A revegetation/landscape and irrigation plan shall be submitted for the entire utility easement between Woodburne Avenue and Rancho Vistoso Blvd., said plans to be approved by DRB and Town Council. A form of assurances satisfactory to the Town must be posted to guarantee implementation of said plans.
- t. No new grading shall occur on Parcel K prior to approval of a revised landscape plan, which incorporates a revegetation/retaining wall plan for that portion of the wash to be disturbed in the area of Lots 9 through 12 of Parcel K. Said plan must address a decorative treatment for the retaining wall, including a creative method for improving the aesthetics thereof. Said plans must be reviewed by DRB and approved by Town Council.
- u. Trees shall be native, transplanted specimens and/or nursery-grown. Of the nursery trees imported, 40% of the total number must be 24 inch box size, or greater.
- v. The larger trees salvaged from the area of encroachment shall be re-planted on-site.
- w. The existing trail in the subject wash shall be extended southward, as far as possible, toward Arrowsmith Dr.
- x. The applicant will work with neighbors on the eastern side of the wash to provide adequate revegetation and mitigation.
- y. The property owner shall be hereby authorized to process the preliminary and final plat for Parcel K concurrently.
(Ord. 96-39)

NEIGHBORHOOD #10:

- 1. This plan shall adhere to all Rancho Vistoso PAD general policies.

2. The dwelling unit cap for Neighborhood #10 is 3,191.
3. The number of dwelling units permitted within a planning unit is calculated as RAC (Residences Per Acre) multiplied by the developable acreage of the planning unit.
4. Open space shall be dedicated to, and maintained by, the applicable homeowner's association.
5. Circulation:
 - a. All public streets, with the exception of Rancho Vistoso Boulevard, shall have adjoining sidewalks on both sides.
 - b. Paths and trails within a planning unit shall be constructed by the developer and maintained by the applicable homeowner's association.
 - c. Separate pedestrian paths shall be constructed by the developer along Rancho Vistoso Boulevard. Bike lanes shall be striped on collectors.
6. Recreation Areas: The recreation areas, as shown on the PAD plan, shall be built by the developer and dedicated to and maintained by the applicable homeowner's association.

The revised recreation area located in Neighborhood 10, adjacent to the school site, must contain a minimum of 7.6 acres located outside the 100-year floodplain of the adjacent wash. If it is determined, that this area does not contain 7.6 acres, the deficient area shall be provided from Parcel P to the north.

For the revised recreation area located in Neighborhood 10, adjacent to the school site, the master developer shall be required to construct, as a part of the recreation area improvements, an access road along the "flagpole" portion of the parcel to the recreation site. (Ord. 96-25)

7. Schools: One ten acre school site, as shown on the PAD plan shall be donated to the Amphitheater School district by the master developer of Rancho Vistoso.

Subsequent to Town Council approval, written acceptance from Amphitheater Public Schools Dr. Katie Frey's that the revised recreation area, lying north of the elementary school site in Neighborhood 10, is as depicted in the letter, dated April 2, 1996 from Dr. Frey. (Ord. 96-25)

8. Planning Unit Boundary: Planning unit boundaries are shown adjacent to R.O.W.s for graphic purposes. The actual boundary shall be the centerline of the R.O.W.

9. Transportation:
 - a. The ultimate cross-section of the entire roadway network shall be the responsibility of the owner/developer or its assigns.

- b. The roads crossing over washes greater than 500 CFS shall be designed to span the 100-year floodplain with only minimum encroachment. Any proposed encroachment shall be reviewed in the subdivision platting process to insure protection of the integrity of the respective washes. In any event, no encroachment for road crossings shall be permitted into washes greater than 500 CFS which is designed for the purpose of reclaiming land for development.
10. Flood Control: All washes with a 100-year peak discharge which equals or exceeds 2,000 CFS must be dedicated to Pima County in fee simple. Other washes shall be evaluated in the subdivision platting process for dedication to Pima County.
11. PAD Amendment related requirements (reference Ord. 98-14):
- a. The applicant shall provide staff with a traffic analysis that evaluates the traffic circulation impact of the proposed new road alignments. The analysis shall also provide the rationale for the proposed alignment and proposed street sections.
 - b. Vistoso Highlands Drive shall be constructed to match the existing section from its current termination to the gated entrance.
 - c. Any roads proposed for dedication to the public shall be constructed to match the criteria for right-of-way width and street section previously approved for Neighborhoods 12, 11 and 13 in an earlier PAD amendment (Note that the existing right-of-way and pavement section for Vistoso Highlands Drive meet the approved criteria).
 - d. The pedestrian trail for the proposed private collector/loop section will vary in width from 5 to 12 feet.
 - e. As permitted in other areas of the Rancho Vistoso PAD, the private drive section shall provide 12-foot lanes and serve a maximum of 6 lots.
 - f. On street parking along local streets having 12-foot lanes shall be prohibited. The applicant shall work with Department of Public Works staff to find a mutually acceptable means of informing residents and their guests of this prohibition.
 - g. The Department of Public Works and Planning and Zoning Department staffs shall approve final configuration of the reduced length of the Woodshade Road alignment.
 - h. The applicant shall revise the development plan to show Woodshade Road as a riparian area.

- i. The applicant shall provide staff with written documentation from the owners of Neighborhood 10 parcel M and the northern undeveloped portions of parcels K & L indicating their acknowledgement of and concurrence with the proposed revision to Woodshade Road.
 - j. At grade or dip road crossings shall meet the Town of Oro Valley Subdivision Street Standards and Floodplain Management Code. However, no at grade or dip road crossings shall be permitted over washes with a Q100 greater than 500 cfs.
 - k. The last sentence in section 9.B. of the Neighborhood 10 and 11 Policies shall be revised to make the meaning clear. Both Department of Public Works and Planning and Zoning Department staff shall approve the proposed revised language.
 - l. Emergency service providers have expressed interest in seeing emergency access provided to parcels AU, AV, AW, AX, AY and AZ from the south. The applicant shall explore possible alternatives and find a solution satisfactory to the emergency service provider(s) prior to development of parcels AU, AV, AW, AX, AY and/or AZ.
(Ord.98-14)
12. Additional requirements related to the development of Parcel H:
- a. A complete, on-site, full-time management company shall be involved with both interior and exterior maintenance of the property.
 - b. Twenty-four hour security shall be provided;
 - c. Signage will only be allowed on site and must conform to the Oro Valley Sign Code.
 - d. Density shall be limited to 5.9 units per acre.
 - e. Building height shall be limited to two stories.
 - f. Staff shall work out an agreement with the applicant for the in lieu bed tax, prior to issuance of the building permit.
 - g. Staff shall work with the applicant to come up with a mix of one and two story buildings on the development plan.
(Ord. 98-36)
13. Additional requirements related to the development of Parcel J:
- a. The request for height change from 34 to 40 feet maximum shall be limited to the 7 buildings on the west and the 3 buildings adjacent to the pool area.
 - b. The parking area shall be reduced by 25% from the OVZCR requirements.
(Ord. 99-07)

14. Additional building setback requirements related to the development of Parcel N: With regard to building setback: Where the front yard setback is twenty feet, the building setback may be reduced to five feet. Where the side and rear yard setback is five feet, the building setback may be reduced to zero feet, with the following additional conditions:
- a. No more than ten percent of the units shall be closer than twenty feet to the back of the curb. The remaining units shall have no less than a twenty foot garage setback from the curb.
 - b. An adequate number of off-street and off-lot parking spaces shall be provided for visitors as required by the OVZCR, one per four dwelling units.
 - c. Signage shall be provided limiting on-street parking to one side of the street with no overnight on-street parking allowed.
 - d. Additional open space shall be provided equal to the amount of reduced front yard setbacks.
 - e. The distance between buildings shall be no less than ten feet.

(Ord. 97-32)

NEIGHBORHOOD 10 AND 11 – ADDITIONAL SHARED REQUIREMENTS

1. Regarding reduced setbacks and garage placement, for Parcels B, C, X, Y, and V in Neighborhood 10 and Parcel AC in Neighborhood 11, the following shall apply:
- a. The following shall be added as general notes on the preliminary plat and final plat for this project:
 - 1) No more than 2 reduced setback homes shall be built next to each other.
 - 2) Two-story homes shall be restricted as follows:
 - No more than two shall be built adjacent to each other along major streets.
 - No more than three shall be built adjacent to each other along interior streets.
 - Shall not be built on all corner lots.
 - Shall not be built along golf courses.
 - 3) The front setbacks will vary for 2 abutting houses.
 - 4) The side entry garages shall have an articulation (e.g. windows) on the side facing the street.
 - 5) The garages for three cars shall have the third portion offset from the other two.

- 6) The front garage(s) shall not consist of more than 50% of the total building frontage.
- 7) The garages shall not project more than 5-feet in front of a house (unless side-entry).
- 8) The second story must have less area than the first story in order to reduce building mass.
- 9) Reduced setbacks only apply to homes with side entry garage.

(Ord 02-14)

b. Figure 2.14A below illustrates side-entry garage layouts:

Figure 2.14A

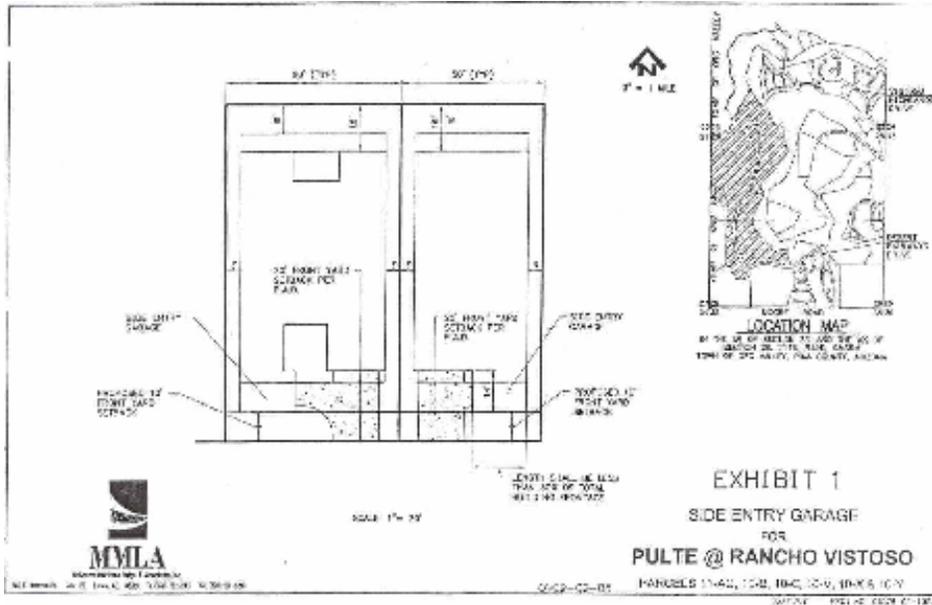


Figure 2.14A

(Ord 02-14)

2. Regarding open space exchange between Neighborhood 10, Parcel C and Neighborhood 10, Parcels B, C, X, Y, V, Neighborhood 11, Parcel AC, the following requirements apply:
 - a. Provide 1.8 acres of recreation area as required by PAD for Parcel X in one of the following two ways:
 - 1) Provide the recreation area as a single cluster in Parcel X,
OR
 - 2) Distribute the recreation area amongst the 6 parcels mentioned herein (Figure 2.14B) and the following recreation area design and requirements will apply:
 - Riparian, open space, trail, and areas for drainage/utility facilities may not be counted in the acreage calculation for recreation area requirements.
 - Recreation areas or open space must be incorporated within each subdivision to break-up intensive massing of lots in clusters.
 - A recreation concept plan must be provided for all 6 parcels prior to or

concurrent with approval of the first preliminary plat submitted for this project. A detailed recreation plan will be required as part of future landscape plans.

- A portion of the required recreation area must be positioned in landscaped nodes along the trail.

Figure 2.14B

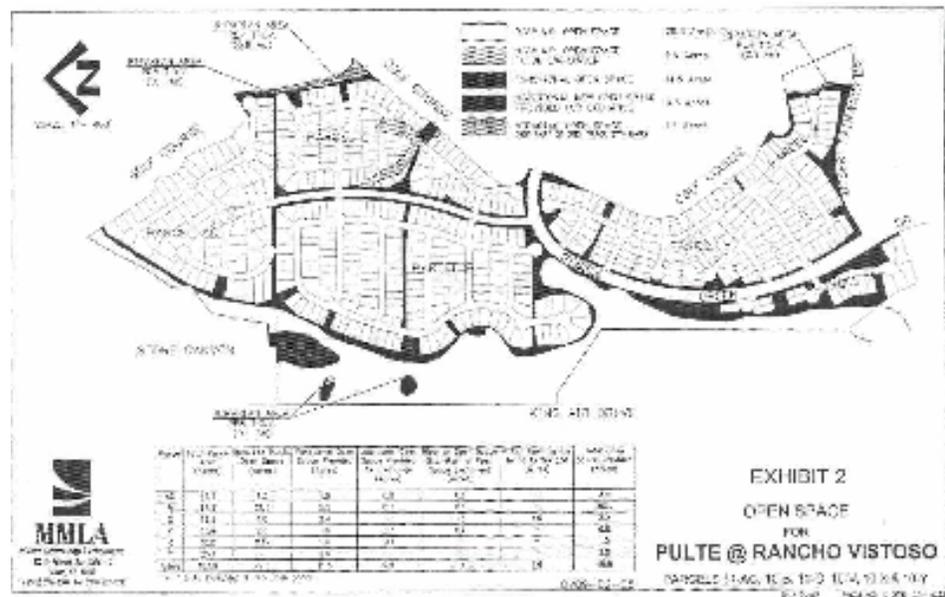


Figure 2.14B

- b. Provide the pedestrian trail with the alignment as close as possible to the one shown on the RV PAD in the project area (Figure 2-14C). The following will apply for the trail design:
- The trails shall be integrated into the development by providing a continuous route without abrupt jogs or transitions in direction.
 - The trail alignment will be reviewed and approved for all 6 parcels prior to or concurrent with approval of the first preliminary plat submitted for this project.
 - Provide connections to existing or proposed trails and neighborhood parks in the surrounding areas.
 - The trail must be built with a treated decomposed granite surface for the trail areas outside of PAD designated open spaces. It must

be landscaped with sufficient vegetation to provide shade.

- Drainage areas should be used as landscaped trail access points where appropriate.

Figure 2.14C

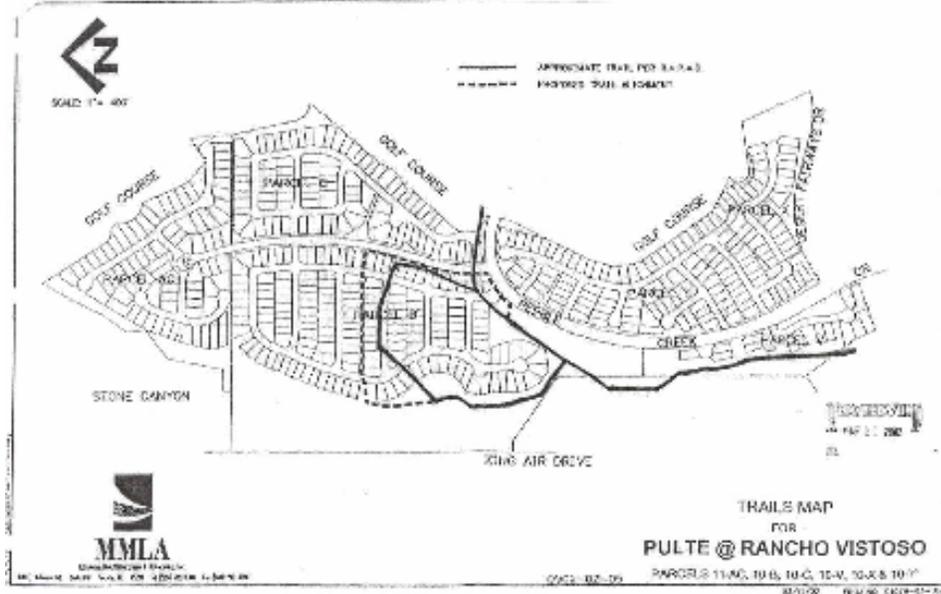


Figure 2.14C

- c. One electronic copy and 4 hard bound copies of the revised PAD document shall be submitted to the Town after the amendment is approved.

(Ord 02-14)

NEIGHBORHOOD 10, 11 AND 13 – ADDITIONAL SHARED REQUIREMENTS

1. For those wash areas, identified on the map by 100-year floodplain boundaries, a condition is attached requiring that these areas be set aside as natural open space, in keeping with the requirements of the original rezoning. Prior to Town Council consideration, these wash areas shall be designated as natural open space and must show pedestrian trail linkages throughout.
2. The 100-foot wide natural area setback shall be delineated along the western boundary of the Rancho Vistoso PAD Amendment area, as currently depicted on the Rancho Vistoso PAD.
3. The applicant shall pursue Concept “D” as the recommended loop road alignment, per the signed agreement between Vistoso Partners and Portus, Inc. The applicant shall submit the recorded legal documents relating to Portus, Inc’s. agreement with Vistoso Partners, prior to acceptance of the final submittal.

4. Subsequent to Town Council approval, the applicant shall add the delineation of the 100 foot setback 100' natural area setback along the western boundary of the PAD on the final submittal. In the event that the Rancho Vistoso PAD is unable to negotiate access to King Air Drive, a roadway may be placed within the Natural Area Setback, provided it is scaled to serve limited residential uses and not to service the larger PAD. No residential lots may be placed within the Natural Area Setback.
5. A standard "T" intersection design shall be incorporated into the PAD amendment. This design shall be identical to that found in the Town of Oro Valley Subdivision Street Standards.
6. Future constructed road alignment shall cross washes at or very near a 90 degree angle. Constructed road alignments shall not encroach into flood prone areas for an extensive length where said alignments parallel a 500 year flood plain identified in the drainage report prepared for this amendment.
7. Proposed collector and arterial road cross-sections shall be illustrated and incorporated into the PAD amendment. Collectors shall have an 80 foot right-of-way section with two, 14-foot wide travel lanes, two, 5-foot wide bike lanes and, where necessary, a 12-foot wide turn lane. Arterials shall have a 110-foot right-of-way section with four, 14-foot wide travel lanes, two, 5-foot wide bike lanes, and where necessary, a 12-foot wide turn lane.
8. Golf cart crossing for the roads shown on the PAD amendment shall be per the traffic study prepared for this amendment.
(Ord. 96-25)

NEIGHBORHOOD #11

1. Development in Neighborhood 11 shall comply with the following provisions and policies: The golf course reconfiguration is hereby approved, subject to modification of grading for golf hole envelopes to preserve, insofar as possible:
 - a. The rocky outcrop in the center of the Hole no. 3 envelope (Parcel O),
 - b. The edges of the rocky outcrop at the confluence of Holes 4 and 5 (Parcel Q),
 - c. The north edge of the Hole no. 5 envelope
 - d. The drainageway along the western edge of Hole 10 (Parcel C).

Minimal encroachment to accommodate golf cart paths and minor field adjustments, to assure maximum protection and golf course "playability", may be permitted, subject to the approval of the Town's Zoning Inspector.

The 100 foot buffer strip may NOT be deleted, however, lotting and some minor roadway encroachment can occur. With the exception of clearing for the roadway, no construction, building

pads, nor disturbance of existing native vegetation may occur in the 100 foot strip.

Relocation of the trail system is recommended for approval, so long as it does not restrict public access to the foothills of the Tortolitas. A trail plan, which connects Moore Road, at the southwest corner of Neighborhood 10, with the foothills of the Tortolita Mountains shall be submitted for Council review and approval. Future development plans and/or subdivision plats shall address trail plan approved by Town Council.

Five copies of the revised topographic maps for Neighborhood 11, and any others available, shall be submitted for the Town's permanent record. The new maps shall supercede the topographic information provided in the adopted Planned Area Development.

"Incidental Mounds" within the golf course envelopes may be approved for removal or modification, subject to the approval of the Planning and Zoning Administrator and the Town's Zoning Inspector. As it pertains to the Rancho Vistoso PAD, an "incidental mound" shall be defined as a pile of rocks including 25 % slopes or greater.

(Ord. 98-09)

2. Development of the resort site shall be limited to 450 rooms . No fireworks, stables, all terrain vehicles, or trails near Honey Bee Canyon shall be permitted. The resort shall not promote the use of Honey Bee Canyon as a recreation amenity for its guests.
3. Golf cart path design dependent upon access to public streets will be permitted, subject to approval of the Planning and Zoning Administrator.
4. The applicant shall provide staff with a traffic analysis that evaluates the traffic circulation impact of the proposed new road alignments. The analysis shall also provide the rationale for the proposed alignment and proposed street sections.
5. Vistoso Highlands Drive shall be constructed to match the existing section from its current termination to the gated entrance.
6. Any roads proposed for dedication to the public shall be constructed to match the criteria for right-of-way width and street section previously approved for Neighborhoods 12, 11 and 13 in an earlier PAD amendment (Note that the existing right-of-way and pavement section for Vistoso Highlands Drive meet the approved criteria).
7. The pedestrian trail for the proposed private collector/loop section will vary in width from 5 to 12 feet.
8. As permitted in other areas of the Rancho Vistoso PAD, the private drive section shall provide 12-foot lanes and serve a maximum of 6 lots.

9. On street parking along local streets having 12-foot lanes shall be prohibited. The applicant shall work with Department of Public Works staff to find a mutually acceptable means of informing residents and their guests of this prohibition.
10. The Department of Public Works and Planning and Zoning Department staffs shall approve final configuration of the reduced length of the Woodshade Road alignment
11. The applicant shall revise the development plan to show Woodshade Road as a riparian area.
12. The applicant shall provide staff with written documentation from the owners of Neighborhood 10 parcel M and the northern undeveloped portions of parcels K & L indicating their acknowledgement of and concurrence with the proposed revision to Woodshade Road.
13. At grade or dip road crossings shall meet the Town of Oro Valley Subdivision Street Standards and Floodplain Management Code. However, no at grade or dip road crossings shall be permitted over washes with a Q100 greater than 500 cfs.
14. The last sentence in section 9.B. of the Neighborhood 10 and 11 Policies shall be revised to make the meaning clear. Both Department of Public Works and Planning and Zoning Department staff shall approve the proposed revised language.
15. Emergency service providers have expressed interest in seeing emergency access provided to parcels AU, AV, AW, AX, AY and AZ from the south. The applicant shall explore possible alternatives and find a solution satisfactory to the emergency service provider(s) prior to development of parcels AU, AV, AW, AX, AY and/or AZ.
(Ord.98-14)
16. Any improvement in the County must be approved by the County to be included in the development plan to be reviewed by Oro Valley.
17. The increased height of the hotel may require aviation hazard markings and lighting.
18. The amendments for this resort site in the Neighborhood 11 PAD regarding the height limit being changed to 75 feet and the reduction of parking requirements are applicable to this particular resort site only.
(Ord. 98-38)
19. Recreation Areas
 - a. The recreation area plan for Stone Canyon must be approved by Town Council prior to the issuance of 15 percent of building permits in Stone Canyon, Rancho Vistoso, and Neighborhood 11.

- b. The size and number of active and passive areas must be consistent with the recreation area requirements of OVZCR Sec. 4-305F.
- c. The Stone Canyon recreation area shall be located as shown on the PAD map.

(Ord. 99-05)

20. General Plan Policies specific to Neighborhood 11 (reference Ordinance 98-13):

- a. Due to the revision of open space, consideration shall be given to planning issues such as wildlife corridors, vegetation, viewsheds, Honey Bee Canyon, and buffering future park areas. The development shall be consistent with the policies of the Honey Bee Canyon Management Plan and shall include studies to determine, and mitigate, impacts on wildlife. Visual impact studies are also necessary.
- b. Lower densities shall be provided adjacent to potential public park areas. Development around Tortolita Mountain Park is limited to a density of no more than 0.2 dwelling units per acre.
- c. Public dedications for trails and trailheads consistent with the POST Plan and the Tortolita Mountain Park Plan are required.

(Ord. 98-13)

21. Change the land use designation on the TDP for lots 342 and 343 to very low density residential.

22. Add a general note to the TDP about the close proximity to the existing La Cholla Air Park, which lies directly west of Rancho Vistoso NH 11.

23. The TDP and affected areas of the PAD Map and document will be revised as approved by Council and submitted to the Town in an acceptable digital format (DXF format for images and WORD format for text files).

24. The applicant will dedicate the areas to the Town as follows (see Proposed Trade Areas Exhibit C):

- a. 65 acres (northeast corner of the NH 11) shall be deeded in fee to the Town at the time of recording of the Final Plat, however title in fee, free from all liens and encumbrances, except conservation easements, shall be transferred into trust within 90 days of the Town Council vote approving the PAD amendment and shall not thereafter be encumbered;
- b. ITC property (120-acre north one-third of RV NH 12) shall be deeded in fee to the Town at the time of recording of the Final Plat, however title in fee, free from all liens and encumbrances except conservation easements, shall be transferred into trust within 90 days

of the Town Council vote approving the PAD amendment and shall not thereafter be encumbered;

- c. Honey Bee Park (77 acres) shall be deeded in fee to the Town at the time of recording of the Final Plat, however title in fee, free from all liens and encumbrances, except conservation easements, shall be transferred into trust within 90 days of the Town Council vote approving the PAD amendment and shall not thereafter be encumbered;
 - d. Honey Bee Wash Common Area (98 acres) shall be deeded in fee to the Town at the time of recording of the Final Plat, however title in fee, free from all liens and encumbrances shall be transferred into trust within 90 days of the Town Council vote approving the PAD amendment and shall not thereafter be encumbered;
 - e. Within 36 months of the Town Council's vote approving the PAD amendment, the Final Plat shall be submitted to the Town in conformance with the Zoning Code.
25. Within ninety (90) days of the Town Council's vote conditionally approving this PAD Amendment, the Supplemental Agreement by and between Vistoso Partners, L.L.C., Vistoso Golf Partners, L.L.C. and the Town of Oro Valley dated April 29, 1996 shall be amended. Such amendment shall incorporate terms to the absolute satisfaction of the Town of Oro Valley at the sole and absolute discretion of the Town Council. The failure to adopt such amendment to the Supplemental Agreement within such ninety (90) day period shall result in the failure of this condition and this PAD amendment. The amendment to the Supplemental Agreement shall incorporate the following provisions but shall not be limited to those provisions:
- a. The recharge fee associated with water use for the Golf Club at Vistoso and the Stone Canyon Golf Course shall be assessed for all water used, on an annual basis.
 - b. Vistoso Partners L.L.C. / Vistoso Golf Partners, L.L.C. shall pay to the Town \$890,000.00. Such amount shall be secured by first liens on each of the designated 89 lots within Rancho Vistoso Neighborhood 11. Each lien shall secure the amount of \$10,000.00 due when the property is sold.
 - c. Vistoso Partners L.L.C. / Vistoso Golf Partners, L.L.C. shall pay the standard base charge for all water meters associated with the golf courses.
 - d. All water connection fees (impact fees) alleged to be exempt under the Supplemental Agreement are eliminated retro-actively to the date of execution of the Supplemental Agreement in consideration of reimbursement with interest of Vistoso Partners, L.L.C.'s cost of construction of Off-Site Facilities as set forth in Exhibit "C" of the Supplemental Agreement.

26. Vistoso Partners, L.L.C. shall:
 - a. Effective no sooner than 90 days of the adoption of the PAD, but only when reasonably necessary for the Town's use, dedicate Water Plant Site # 15 (as shown in Exhibit D) to the Town without cost to the Town. Such dedication shall include all necessary ingress and egress routs and water line easements to the site.
 - b. Secure, effective within 90 days, a satisfaction and release from Stone Canyon L.L.C. or any other entity having an interest in the Town's obligation, if any, with regard to the acquisition of Reservoir Sites required for Water Plant # 13 and Water Plant # 14 which were dedicated to the Town pursuant to the Development and Pre-Annexation Agreement executed on or about March 8, 2001, between the Town and Stone Canyon L.L.C. Furthermore, Vistoso Partners, L.L.C. agrees to secure such satisfaction and release without cost to the Town.
27. The Agua Canada trail will be relocated provided an alternate trail alignment is chosen per Exhibit F. Vistoso Partners shall deed to the Town the two-acre trailhead south of Stone Canyon III development and shall deed land or dedicate easements for connecting trails from the trailhead through their property to public lands at the southeast corner of Neighborhood 11. Vistoso Partners shall also contribute \$50,000 to the Town for the costs of providing access to and trails from this trailhead.
28. Prior to recordation of the final plat associated with these amendments, Rancho Vistoso Partners shall complete all trails shown in the PAD, except those that are part of future developments, and shall provide public access to all of those trails through recorded easements.
29. Encroachment into 25% or greater slopes, throughout the PAD, shall follow the criteria listed in the PAD Grading Policies.
30. Correct condition #11 on the TDP to read as follows:
 - a. All lots will have a maximum of 20,000 sq. ft. of gradable area per lot.
 - b. The Town may approve lots with less than 12,000 square feet of gradable area to as low as 8,000 square feet with the specific identification of such lots on the Final Plat. A separate notice will be given to the property owners about such limitations.

(Ord 02-18)

NEIGHBORHOOD 10, 11 AND 13 – SHARED REQUIREMENTS

1. For those wash areas, identified on the map by 100-year floodplain boundaries, a condition is attached requiring that these areas be set aside as natural open space, in keeping with the requirements of the original rezoning. Prior to Town Council consideration, these wash areas shall be designated as natural open space and must show pedestrian trail linkages throughout.

2. The 100-foot wide natural area setback shall be delineated along the western boundary of the Rancho Vistoso PAD Amendment area, as currently depicted on the Rancho Vistoso PAD.
3. The applicant shall pursue Concept "D" as the recommended loop road alignment, per the signed agreement between Vistoso Partners and Portus, Inc. The applicant shall submit the recorded legal documents relating to Portus, Inc.'s. agreement with Vistoso Partners, prior to acceptance of the final submittal.
4. Subsequent to Town Council approval, the applicant shall add the delineation of the 100 foot setback 100' natural area setback along the western boundary of the PAD on the final submittal. In the event that the Rancho Vistoso PAD is unable to negotiate access to King Air Drive, a roadway may be placed within the Natural Area Setback, provided it is scaled to serve limited residential uses and not to service the larger PAD. No residential lots may be placed within the Natural Area Setback.
5. A standard "T" intersection design shall be incorporated into the PAD amendment. This design shall be identical to that found in the Town of Oro Valley Subdivision Street Standards.
6. Future constructed road alignment shall cross washes at or very near a 90 degree angle. Constructed road alignments shall not encroach into flood prone areas for an extensive length where said alignments parallel a 500 year flood plain identified in the drainage report prepared for this amendment.
7. Proposed collector and arterial road cross-sections shall be illustrated and incorporated into the PAD amendment. Collectors shall have an 80 foot right-of-way section with two, 14-foot wide travel lanes, two, 5-foot wide bike lanes and, where necessary, a 12-foot wide turn lane. Arterials shall have a 110-foot right-of-way section with four, 14-foot wide travel lanes, two, 5-foot wide bike lanes, and where necessary, a 12-foot wide turn lane.
8. Golf cart crossing for the roads shown on the PAD amendment shall be per the traffic study prepared for this amendment.
(Ord. 96-25)

Section 1.3 Land Use/Additional Material

The following pages provide additional material as required by Oro Valley's Code Sect. 10-304. The material is organized by type of land use and includes information on the proposed residential, commercial and office park development at Rancho Vistoso.

Illustrative plans and sections follow the written material in each land use category to illustrate the conditions that the modified standards will produce.

A. Residential Development

The following table provides the maximum number of dwelling units (dwelling unit cap) by neighborhood for each of the residential neighborhoods.

<u>Neighborhood</u>	<u>Maximum Number of Dwelling Units</u>
One	3006
Five	3555
Six	300
Seven	1707
Ten	3191
Eleven	1981
Thirteen	<u>228</u>
TOTAL	13,968

B. Residential Development Standards:

The residential development standards of height, density, permitted use and yard setbacks for Rancho Vistoso are listed on the following pages. Illustrative sections follow the standards and graphically portray the conditions that the modified standards will produce.

1. VERY LOW DENSITY (0-1 RAC) RESIDENTIAL

a. Purpose: This designation has been located in areas of Rancho Vistoso where the terrain is rugged and very little disruption to the lot should occur. A building envelope shall be located on each lot based on preservation of important natural features of the site, and all improvements and disruption to the site must be located within this envelope. The portion of the lot lying outside of the building envelope shall be recorded as permanent open space.

b. Permitted Uses:

- 1) Dwelling units, single family
- 2) Accessory buildings, private swimming pools, home occupations, and other accessory uses.
- 3) Parks, playgrounds and community owned buildings other than hospitals.
- 4) Private tennis courts, provided that the court is not lighted and is located within all yard setbacks, and further, that fencing around the court shall not exceed twelve (12) feet.
- 5) Golf course (except miniature golf course or commercial driving range) and golf clubhouse.
- 6) Model homes
- 7) Temporary real estate sales office within a model home
- 8) Religious Facilities

9) Temporary Utility Uses

c. Property Development Standards

1) Minimum Lot Area: 43,560 sq. ft.

2) Minimum Lot width: 150 ft.

3) Density: There shall be a minimum of 43,560 square feet of lot area for each single family dwelling

4) Maximum Building Height: Thirty (30) feet, two stories

5) Yard Setbacks:

a) Front: Thirty (30) feet

b) Side: Twenty (20) feet

c) Rear: Forty (40) feet

6) Detached Accessory Buildings per O.V.Z.C.R.

2. LOW DENSITY (1-3 RAC) RESIDENTIAL

a. Purpose: Similar to very low density residential this designation has been located in areas which have sensitive or rugged terrain and where protection of the natural features is a most important criteria. Low density from one (1) to three (3) units per acre shall also utilize the building envelope concept. The lots are large enough to allow the designation of permanent open space to be recorded on each lot for the area outside of the building envelope.

b. Permitted Uses: Uses listed under Very Low Density (0-1 RAC) shall apply.

c. Property Development Standards

1) Minimum Lot Area: Fourteen thousand five hundred twenty square (14,520) feet.

2) Minimum lot width: Sixty (60) feet

3) Density: There shall be a minimum of 14,520 square feet of lot area for each single family dwelling

4) Maximum Building Height: Thirty (30) feet, two stories

5) Yard Setbacks:

a) Front: Twenty-five feet average; 20 feet minimum

b) Side: Eight (8) feet

c) Rear: Twenty-five (25) feet

6) Detached Accessory Buildings per O.V.Z.C.R.

3. MEDIUM DENSITY (3-6) RESIDENTIAL

a. Purpose: Medium density has been located in areas with fewer natural constraints than very low and low density. Individual lots will be smaller. Significant vegetation or topography, and minor washes should be preserved as common open space whenever possible.

b. Permitted Uses:

1) Uses listed under Very Low and Low Density shall apply.

2) Single family dwellings with party walls or walled courtyards.

3) Temporary recreational vehicle storage area for Neighborhood 1, unit 12 only for a period of two years, which period may be extended by the Town Council.

(Ord. 89-5)

4) Temporary construction yard and warehouse for Neighborhood 1, unit 12 only for a period of two years, which period may be extended by the Town Council.

(Ord. 89-5)

c. Property Development Standards

1) Minimum Lot Area: Five thousand (5000) square feet

2) Density: There shall be a minimum of 5000 square feet of lot area for each single family dwelling

3) Maximum Building Height: Thirty (30) feet, two stories.

4) Yard Setbacks:

a) Front: 20 feet

b) Side: 5 feet or 0 feet for common wall on zero lot line development

c) Rear: 10 feet

5) A six foot high camouflaged chain link fence and 4 foot wide landscape screen shall be installed along the perimeter of all temporary recreational vehicle storage areas and construction yard and warehouse facilities permitted in Neighborhood 1, unit 12 only.

(Ord. 89-5)

4. MEDIUM HIGH DENSITY (6-8 RAC) RESIDENTIAL

- a. Purpose: Medium high density is located in areas with minimal natural constraints. It is intended to provide individual single family ownership through patio homes and townhouses.
- b. Permitted Uses:
 - 1) Uses listed under Very Low and Low Density shall apply.
 - 2) Single family dwelling with party walls or walled courtyards.
- c. Property Development Standards
 - 1) Minimum Lot Area: Four thousand (4,000) square feet average, 3000 square feet minimum including common area.
 - 2) Open Space Requirements:
 - a) A minimum of ten (10) percent of the total gross land area of the development shall be set aside for recreation uses or other common landscaped areas. The Town Council may waive this requirement because of the relationship of the development to a park or open space area.
 - b) All accessory buildings for recreational purposes shall not occupy more than fifteen (15 percent) of the total area reserved for recreation uses and other common landscaped areas.
 - 3) Density: The minimum gross land area per dwelling unit shall be an average of four thousand (4000) square feet.
 - 4) Maximum Building Height: Thirty (30) feet, two stories
 - 5) Landscaping Requirements: Any part of the total subdivision not required for buildings, structures, loading and vehicular access, pedestrian walks, and hard surface areas shall be landscaped according to the Rancho Vistoso or Sun City Vistoso Design Guidelines, as applicable.
 - 6) Building Setback:
 - a) Front: Twenty (20) feet
 - b) Side: Five (5) feet or Zero (0) for common wall or zero lot line developments
 - c) Rear: Five (5) feet

5. HIGH DENSITY (8-17 RAC) RESIDENTIAL

- a. Purpose: 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.
- b. Permitted Uses:
 - 1) Uses listed under Medium High Density shall apply
 - 2) Multiple-family dwellings
 - 3) Others as included in Oro Valley R-6, Sect. 7-503
 - 4) Temporary utility uses
- c. Property Development Standards:
 - 1) Minimum lot area per dwelling unit: 2000 square feet
 - 2) Open Space: A minimum of 30% of the gross land area shall be provided in meaningful open space
 - 3) Density: The minimum gross land area per dwelling unit shall be 2000 square feet
 - 4) Building Height: No building shall exceed three (3) stories in height, and the exterior height shall not exceed thirty-four (34).
 - 5) Landscaping: Any part of the total subdivision not required for buildings, structures, loading and vehicular access, pedestrian walks, and hard surface activity areas shall be landscaped according to the Rancho Vistoso or Sun City Vistoso Design Guidelines and using the recommended plant list.
 - 6) Yard Setbacks:
 - a) Front: Twenty (20) feet. If the front yard abuts Rancho Vistoso Parkway, the setbacks must conform to standards in the Rancho Vistoso Design Guidelines
 - b) Side: Five (5) feet or zero for common wall or zero lot line developments
 - c) Rear: Five (5) feet
 - 7) Walls, Fences and Screening: See Rancho Vistoso or Sun City Vistoso Design Guidelines as applicable.

6. RESORT DISTRICT

- a. This district is intended to provide for a high quality resort hotel and accessory uses including tennis, swimming, golf, clubhouses, restaurants, etc. The controlled access, deep setbacks and landscaping requirements are intended to enhance the value, safety and aesthetic quality of the total project.
- b. Permitted Uses:
 - 1) As allowed in R-4R Resort District, Sect. 7-203 O.V.Z.C.R.
 - 2) Golf or Tennis Clubhouse including bar and restaurant, golf cart storage, etc.
- c. Property Development Standards:
 - 1) Minimum property size: Twenty (20) acres
 - 2) Open Space Requirements: Buildings may cover an aggregate area of thirty-three percent (33%), excluding parking areas.
 - 3) Density:
 - a) The minimum gross land per guest room shall be four thousand two hundred fifty (4,250) square feet.
 - b) The minimum gross land area per dwelling unit having either party walls or walled courtyards made available for rent, lease, or sale shall be fifteen thousand (15,000) square feet.
 - c) Total acreage required by items 1 and 2 above shall not exceed total gross land area.
 - d) The Town Council may regulate concentrations of density by site plan approval.
 - 4) Building Height: Buildings shall not exceed 35 feet, except that when located on slopes, maximum height may not exceed 44 feet.
 - a) For the Resort site designated in Neighborhood 11, a maximum building height of 75 is permitted. (Ord. 98-38)
 - 5) Distance Between Buildings: There shall not be less than ten (10) feet between an accessory building and a main building, or between two main buildings.
 - 6) Yard Requirements:
 - a) Minimum front yard of 30 feet, except adjacent to the primary entrance drive, the building setback shall be 50 feet

- b) There shall be a yard a minimum of thirty (30) feet adjacent to all perimeter property lines.
- c) There shall be a yard a minimum of thirty (30) feet in depth adjacent to all perimeter streets, maintained as meaningful open space, except for pedestrian and vehicular access ways.

7. Parking Requirements for Residential Uses

- a. Dwelling Units: A minimum of two on site parking spaces for each dwelling unit shall be provided.

C. Commercial Development Retail Sales Floor Area

Retail Sales Floor Area

The approximate area in acres of commercial uses and the approximate floor area in square footage are provided below. These uses will be phased over at least a twenty (20) year period.

Commercial Land Use Summary

	<u>Net Acres</u>	<u>Approximate Floor Areas (sq.ft.)</u>
Regional Commercial Use	108.0	1,000,000
Office Park Commercial	78.5	854,865
Community Commercial	<u>157.5</u>	<u>1,715,175</u>
Total	344.0 acs	3,570,040 sq. ft.

D. Types of Commercial Uses/Commercial Development Standards

The locations of all the C-1 and C-2 districts are shown on the PAD Development Plan. The allowable uses for each of these districts are contained on the following pages under "Uses". The standards of height, setbacks, open space and required yards for the C-1 and C-2 districts are contained on the following pages. Commercial illustrative sections follow and graphically portray the conditions that the modified standards will produce.

1. COMMUNITY COMMERCIAL (C-1)

- a. Purpose: This district is intended to provide both for neighborhood and community shopping. The district provides for retail and service establishments which supply commodities or perform services to meet the daily needs of the neighborhood and shall be in locations where analysis of residential population demonstrates that such facilities are justified. In addition, this district is intended to provide commercial activities designed to serve the community. It may include uses associated with the central business district.

- b. Permitted Uses:

- 1) Uses allowed in the C-I district in Oro Valley Zoning Code Revised
- 2) Other Uses:
 - a) Private school
 - b) College or governmental structure
 - c) Community service agency
 - d) Library or museum
 - e) Playground or athletic field
 - f) Hospital or sanatorium
 - g) Clinic or dispensary
 - h) Club
 - i) Private club or lodge (nonprofit)
 - j) Child care center
 - k) Professional or semi-professional office
 - l) Real estate office
 - m) Insurance adjuster's office, which may include a drive-through facility
 - n) Motel or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than one hundred feet to a public street
 - i) Retail shops
 - ii) Personal services
 - iii) Recreational facilities
 - iv) Restaurant
 - v) Beverage service
 - o) Antiques stores
 - p) Apparel store;
 - q) Art needlework or hand-weaving establishment;
 - r) Art gallery or store: The "patio" architectural design concept is allowed;
 - s) Art or drawing supply store;
 - t) Auto mechanical repair: provided there is no outside storage of autos or parts, and no body or fender work, painting or upholstery;
 - u) Auto parking lot (within or without a building):
 - v) Automobile accessories, parts and supplies; provided, that there is no installation, repair, rebuilding, modification, or outside storage of parts on the premises;
 - w) Automobile lubrication and oil change operation;
 - x) Automobile tires, batteries and accessories installation in conjunction with a department store;
 - y) Bakery;
 - z) Bank; including drive through facility
 - aa) Barbershop
 - bb) Beauty shop;
 - cc) Bicycle shop; No sales or servicing of motor scooters or motorcycles;

- dd) Billiard or pool hall;
- ee) Book, newspaper, or magazine store;
- ff) Cafe or lunchroom;
- gg) Catering service;
- hh) Cigar store;
- ii) Cleaning, dyeing, laundry collection agency;
- jj) Confectionery store;
- kk) Custom dressmaking, millinery, hemstitching or pleating;
- ll) Custom weaving or mending;
- mm) Dealer in coins, stamps or similar collector's items;
- nn) Delicatessen
- oo) Dental laboratory;
- pp) Department store;
- qq) Drug store;
- rr) Dry goods or notions store;
- ss) Electrical appliance store;
- tt) Fix-it shop, small appliances;
- uu) Florist shop;
- vv) Frozen food locker;
- ww) Fruit or vegetable store;
- xx) Furniture store;
- yy) Garage: for public storage only;
- zz) Gasoline service station: Subject to: No gasoline or other flammables be stored above ground level, except in legally accepted containers of fifty-five gallons or less and no more than three such containers,
- aaa) Gift, curio, or novelty shop;
- bbb) Grocery store; Convenience Store
- ccc) Hardware store;
- ddd) Hotel;
- eee) Ice cream store: The "patio" architectural design concept is allowed;
- fff) Ice station: For packaged sales only;
- ggg) Interior decorator;
- hhh) Jewelry and watch repair;
- iii) Jewelry store;
- jjj) Laundry and dry cleaning units, provided the same occupy no more than three thousand square feet of gross floor area;
- kkk) Leather goods store;
- lll) Library: Rental or public;
- mmm) Liquor store: For packaged sales only, including wine tasting;
- nnn) Locksmith;
- ooo) Meat, fish or dressed poultry market, provided no live poultry are kept on premises;
- ppp) Mechanical and electronic games arcade: In districts containing a minimum of four commercial acres and at least seven thousand eight hundred square feet of net leasable area;

- qqq) Medical laboratory;
- rrr) Messenger office;
- sss) Music, phonograph or radio store;
- ttt) Nursery: Flower, plant or tree (within a building or enclosure);
- uuu) Office: Business, professional or semi-professional;
- vvv) Orthopedic appliances (trusses, wheelchairs, etc.);
- www) Pet grooming
- xxx) Pet shop;
- yyy) Photograph studio;
- zzz) Photographic supply store;
- aaaa) Postal station;
- bbbb) Pressing establishment;
- cccc) Reducing salon: Not to include massage establishments;
- dddd) Refreshment stand;
- eeee) Safe depository;
- ffff) School : Barber or beauty culture;
- gggg) School: Business;
- hhhh) School: Dancing;
- iiii) School: Dramatic;
- jjjj) School: Handicraft, painting or sculpture;
- kkkk) School: Music;
- llll) Self-service car wash;
- mmmm) Shoe repair shop;
- nnnn) Shoe store;
- oooo) Sporting goods, hunting and fishing equipment store;
- pppp) Station: Bus or stage;
- qqqq) Stationery store;
- rrrr) Tailor shop;
- ssss) Taxicab stand;
- tttt) Taxidermist;
- uuuu) Theater: Except drive-in or outdoor theater;
- vvvv) Tire store: Including incidental repair of shocks and brakes with no outdoor storage or display;
- wwww) Tool or cutlery sharpening;
- xxxx) Toy or hobby shop;
- yyyy) Trust company;
- zzzz) Variety store;
- aaaaa) Veterinary outpatient clinic for small animals;
 - i) No boarding allowed;
 - ii) Overnight confinement for clinic treatment permitted for a maximum of five animals;
- bbbbbb) Wallpaper sales, paper hanging;
- cccccc) Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building);
- dddddd) Other similar enterprise or business of the same class, which in the opinion of

the Town Council is not more obnoxious or detrimental to the welfare of the community than the enterprises or businesses above enumerated.

- 3) Accessory building or use (not involving open storage): When located on the same building site.
- 4) Administrative, engineering, scientific research and development, design or experimentation facility, and such treatment, processing, and fabrication as may be necessary thereto; provided that:
 - a) All such operations be completely housed within buildings located on a site of not less than ten thousand square feet;
 - b) All such buildings shall be set back not less than twenty-five feet from any property line abutting a residential zone;
 - c) A dust-proofed, off-street parking area be provided for all vehicles incidental to said operation;
 - d) One additional parking space be provided for each three persons regularly employed on said premises;
 - e) A masonry wall or a screened planting, not less than five feet high, shall be erected and maintained on any property line directly abutting any residential zones;
 - f) Any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors or unusual vibrations or noise discernible beyond the property line;
 - g) The architecture of all structures shall be compatible with the surrounding area; and
 - h) All open areas of an improved lot shall be maintained in a dust-free condition by landscaping with trees, shrubs, suitable ground cover, undisturbed natural growth, or by covering with material that will provide an all-weather surface.
- 5) Restaurant, including a restaurant liquor license, but not a restaurant including a drive through facility
(Ord. 157)
- 6) Trailer or manufactured or mobile unit for temporary office use: Only during the construction of a permanent building not to exceed a period of twelve months.

7) The following additional uses:

- a) Blueprinting;
- b) Photostatting;
- c) Engraving, photo-engraving;
- d) Duplicating, mimeographing, multigraphing;
- e) Addressographing;
- f) Newspaper office;
- g) Printing or publishing

c. Property Development Standards

- 1) Building Height: 34 ft., three stories
- 2) Setbacks: Where the Commercial Zone abuts a residential zoning district, adequate screening between zones shall be provided.
 - a) Front: 20 feet
 - b) Rear: 25 feet
- 3) Distance between Buildings: 10 feet
- 4) Landscaping Requirements: Any part of the lot not required for buildings, structures, loading and vehicular access, pedestrian walks, and hard surface areas shall be landscaped according to the Rancho Vistoso or Sun City Vistoso Design Guidelines, as applicable.
- 5) Open Space Requirements: There shall be a minimum of 10 percent of the total area retained as open space.

2 REGIONAL COMMERCIAL C-2

a. Purpose: The C-2 Commercial District is intended to permit all uses in C-1 Commercial District, plus commercial uses designed to serve a larger or regional area.

b. Permitted Uses:

- 1) Uses allowed in C-2 district in the Oro Valley Zoning Code Revised zoning district.
- 2) Other Uses:
 - a) Advertising sign or structure: In accordance with Sign Standards;
 - b) Ambulance service;
 - c) Amusement or recreational enterprise (within a completely enclosed structure), including:
 - i) Billiard or pool hall,
 - ii) Bowling alley,
 - iii) Dancehall,
 - iv) Gymnasium,

- v) Penny arcade or shooting gallery,
- vi) Skating rink,
- vii) Sports arena;
- d) Amusement or recreational enterprise (outdoor), including:
 - i) Archery range,
 - ii) Miniature golf or practice driving or putting range,
 - iii) Games of skill or science,
 - iv) Pony riding ring without stables,
 - v) Swimming pool or commercial beach or bathhouse,
 - vi) Tennis court;
- e) Auction: Public (no animals);
- f) Auditorium or assembly hall;
- g) Auto rental garage;
- h) Auto repair: No body or fender work, painting or upholstery, except as incidental;
- i) Bar;
- j) Battery service: No body or fender work, painting or upholstery, except as incidental;
- k) Blueprinting;
- l) Boats, recreational vehicles and trailers: storage or rental;
- m) Burglar alarm service;
- n) Cleaning establishment: If:
 - i) Only two clothes cleaning units of not more than forty pounds rated capacity, and
 - ii) Using cleaning fluid which is noninflammable and nonexplosive at temperatures below 138.5 F;
- o) Club: Athletic, private, social, sport or recreational (operated for profit), except sports stadium or field;
- p) Cocktail lounge;
- q) Fair, carnival or tent show for not longer than fifteen days: If sufficient parking area for patrons is provided;
- r) Fortune telling;
- s) Garage: Public (for commercial use);
- t) Gymnasium;
- u) Handyman shop;
- v) Industrial or trade school: Teaching operations or occupation permitted in this zone;
- w) Jukebox or coin machine business: Limited to assembly, repair and servicing;
- x) Kennels, provided no such building or structure be within one hundred feet of any boundary of said site abutting property in a rural or residential zone;
- y) Laundry: Steam or wet-wash;

- z) Lawnmower repairing;
- aa) Lumberyard, retail, provided no machinery is used other than a rip saw and cut-off saw;
- bb) Locksmith;
- cc) Mattress shop: For repairing only (no renovating);
- dd) Mechanical or steam wash racks: No body or fender work, painting or upholstery, except as incidental;
- ee) Merchandise broker's display: Wholesale;
- ff) Motorcycle or motor scooter repair or storage;
- gg) Mortuary or embalming establishment or school;
- hh) Nightclub;
- ii) Oxygen equipment: Rental or distribution;
- jj) Photostatting;
- kk) Piano repairing;
- ll) Plumbing: Retail custom;
- mm) Radio or television tower or booster station, provided such tower is no closer to any boundary of said site than the height thereof, and with Town Council approval.
- nn) Record recording studio or sound score production: No manufacturing or treatment of records;
- oo) Reducing salon;
- pp) Refrigeration installation or service;
- qq) School or college: Operated as a commercial enterprise, for dancing or musical instruction;
- rr) Sign painting shop;
- ss) Trade show, industrial show or exhibition;
- tt) Upholstery shop;
- uu) Veterinary hospital, provided no such building or structure be within one hundred feet of any boundary of said site abutting property in a rural or residential zone.
- vv) Mini storage facility

- 3) Sale, rental or display of:
 - a) Automobiles with Town Council approval
 - b) Barber's supplies or beauty shop equipment;
 - c) Barber's supplies;
 - d) Clothing or accessories: Retail or wholesale;
 - e) Contractor's equipment or supplies;
 - f) Drugs or medical, dental or veterinary supplies: Retail or wholesale;
 - g) Feed: No wholesale;

- h) Garage equipment;
- i) Hardware;
- j) Hotel equipment or supplies;
- k) Household appliances, sewing machines, etc.: Retail or wholesale;
- l) Machinery: Commercial and industrial;
- m) Office equipment: Sales, business machines, etc. (retail or wholesale);
- n) Painting equipment or supplies: Paint, varnish, etc.;
- o) Pets: No boarding or hospital;
- p) Plastic or plastic products: Wholesale and assembly only;
- q) Plumbing, heating and ventilating fixtures or supplies;
- r) Restaurant or soda fountain equipment or supplies;
- s) Secondhand goods: Personal, furniture, books, magazines;
- t) Tents or awnings;
- u) Trunks or luggage: Retail or wholesale;
- v) Upholsterer's supplies;
- w) Venetian blinds;
- x) Window shades.
- y) Gasoline Service Station

c. Property Development Standards

- 1) Minimum property size: None
- 2) Building Height: 39 feet, three stories.
- 3) There shall be a minimum of a twenty (20) foot landscaped setback adjacent to roadways.
- 4) Distance Between Main Buildings: 10 feet
- 5) Open Space Requirements: There shall be a minimum of ten (10) percent of the total lot area retained as open space.
- 6) Landscaping: Those parts of a lot not required for buildings, structures, loading and vehicular access ways, streets, parking, and utility areas, pedestrian walls and hard-surfaced activity areas shall be landscaped, according to Rancho Vistoso or Sun City Vistoso Design Guidelines as applicable.
- 7) Yards and Setbacks: Where the Commercial Zone abuts a Residential Zoning District, adequate screening between zones shall be provided.
 - a) There shall be a fifteen (15) foot building setback to the front lot line.
 - b) Rear yard: 10 feet

E. Office Park Development

Approximate Total Area

The approximate area in acres of office/research uses and the floor area in square footage is provided below. These uses will be phased over at least a twenty (20) year period.

Office/Research Park

	<u>Net Acres</u>	<u>Square Footage</u>
Office Park	370.4	5,647,118
Hospital	<u>67.8</u>	<u>350,000</u>
	438.2 acs	5,997,118 sq. ft.

F. Office Park Uses

The office park at Rancho Vistoso is intended to be a well-designed industrial and office development set respectively into the desert. It will provide a truly mixed use community by providing jobs for residents of Rancho Vistoso. The office park will include a variety of office and research and development uses along with ancillary uses to serve the population of the office park. These ancillary uses may include a restaurant, a bank, a child care facility, a health club/recreation facility and others, as long as they are not more obnoxious than the permitted uses. A list of permitted uses is included in the following section.

Design Guidelines will apply to all development in the research park and will create a consistent architectural and landscape design theme throughout.

G. Estimated Office Park Employment

The estimated employment totals at buildout for neighborhoods 2 and 3 equal approximately 31,000 employees. This total will be phased over the twenty-year period.

H. Office Park Development Standards

The Office Park development standards of height, setbacks, open space and yards are listed in the following pages.

An illustrative section follows the standards and graphically portrays the conditions that the modified standards will produce.

1. OFFICE/RESEARCH PARK (CPI)

- a. Purpose: This district is intended to provide for administrative, research and development and office activities in a campus-like setting. All uses shall be of a non-nuisance type and shall blend into the natural desert landscape. This district is to provide employment near residential areas.

b. Permitted Uses:

- 1) As allowed in Article 8-3, Section 8-303, O.V.Z.C.R., T-P Technological Park District.
- 2) Other uses:
 - a) Administrative and professional offices;
 - b) Apparel (clothing and other products manufactured from textiles);
 - c) Art needlework and handweaving;
 - d) Manufacture of:
 - i) Cameras and other photographic equipment and supplies,
 - ii) Dentures and drugs.
 - iii) Jewelry,
 - iv) Leather products: Including shoes and machine belting (excluding tanning).
 - v) Luggage,
 - vi) Musical instruments,
 - vii) Orthopedic and medical supplies (such as artificial limbs, braces, supports and stretchers),
 - viii) Small paper products (such as envelopes, stationery, bags, boxes and wallpaper printing),
 - ix) Plastic products: But not including the processing of the raw material,
 - x) Precision instruments (such as optical, medical and drafting),
 - xi) Silverware, plate and sterling.
 - xii) Sporting and athletic equipment,
 - xiii) Toys;
 - e) Manufacture and assembly of electrical and electronic products;
 - f) Manufacture and packaging of beverage products;
 - g) Manufacture and service of data systems;
 - h) Ink mixing and packaging and inked ribbons;
 - i) Laboratories: Medical, dental, research, experimental and testing;
 - j) Printing, newspaper publishing and binding: including engraving and photo-engraving;
 - k) Soap and detergents: Packaging only
 - l) Warehousing;
 - m) Wholesale business and storage provided there is no outdoor storage.
 - n) Any other manufacturing uses that are similar to those listed above;
 - o) Recreational vehicle storage area in neighborhood 3 only, and further, that the exact location of the of said storage

areas be approved by the Planning Commission; (Ord. 89-5)

- p) HOTELS (Ord. 07-39)
- q) The Town Council may add other uses as necessary in addition to the established list.

- 1) Permitted secondary uses: The following uses shall be also permitted:
 - a) Restaurant facilities, provided such use is accessory to an industrial facility;
 - b) Child care centers;
 - c) Banking or financial facilities;
 - d) Recreational facilities:
 - i) Common areas and recreational facilities shall be located so as to be readily accessible to employees of the firm;
 - ii) Recreational facilities for the use of the Office park employees are encouraged;
 - iii) Facilities may include golf courses, tennis courts, health clubs, basketball courts, and other similar amenities;

c. Property Development Standards:

- 1) Minimum Property Size: None
- 2) Building Height: No building shall exceed 36 feet, except on slopes between 15 and 25 percent, the height shall not exceed 44 feet. The hotel to be located on Pima County Assessor's parcel number 223-02-021D shall not exceed 60 feet from the finished grade to the top of parapet. (Ord. 07-39)
- 3) Setbacks:
 - a) Front Yard: 25 feet
 - b) Side Yard: 20 feet or common wall.
 - c) Rear Yard: 30 feet
- 4) Distance Between Buildings: There shall be a minimum of 10 feet between buildings.
- 5) Landscaping Requirements: Any part of the lot not required for buildings, structures, loading and vehicular access, pedestrian walks and hard surface areas shall be landscaped according to the Rancho Vistoso or Sun City Vistoso Design Guidelines as applicable. A minimum of 15 percent of the net total area must be landscaped.
- 6) A six foot high masonry wall and 4 foot wide landscape screen shall be installed along the

perimeter of the recreational vehicle storage area to be permitted in neighborhood 3 only.
(Ord. 89-5)

- 7) Site Coverage: The building site coverage cannot exceed 50 percent.
 - 8) Open Space Requirement: None, See 7) Site Coverage
 - 9) Floor Area Ratio: None, See 7) Site Coverage and 2) Building Height
- d. Parking for office uses: On-site parking is to be provided at the ratio of a minimum of one space per 250 square feet.

2. Hospitals

- a. Purpose: This district is intended for hospital, medical offices and associated activities in a campus-like setting. All uses shall be designed to minimize impacts on less intense neighboring uses and shall blend into the natural desert landscape.
- b. Permitted Uses:
 - 1) Hospitals
 - 2) Medical Offices
 - 3) Laboratories: Medical associated with a hospital
 - 4) Rehabilitation Hospitals
 - 5) Out-Patient Clinics
 - 6) Urgent Care Clinics
 - 7) Helistops
- c. Permitted secondary uses: The following uses shall be also permitted:
 - 1) Restaurant facilities provided such use is accessory to a hospital or clinic.
 - 2) Child care centers.
 - 3) Recreation facilities:
 - a) Common areas and recreational facilities shall be located so as to be readily accessible to employees of the hospital campus. Recreational facilities for the use of hospital campus employees is encouraged.

- b) Facilities may include tennis courts, health clubs, basketball courts and other similar amenities.
 - 4) Pharmacy – Internal to the hospital or medical office building.
 - 5) Gift Shops/Florists
 - 6) Long Term Hotels
 - 7) Long Term Care Facilities
 - 8) Analogous uses as approved by the Planning and Zoning Administrator.
- d. Submittal Requirements:
 - 1) Development Plans shall be in accordance with Article 4-5 Development Plans of the Oro Valley Zoning Code Revised and the Rancho Vistoso PAD.
 - 2) In addition to the provisions of the OVZCR Article 4-5 the following shall be included:
 - a) Show all phasing lines, if applicable.
 - b) Show access connections for the property to the north including proposed infrastructure connections.
- e. Site Development Standards:
 - 1) Minimum site size: 20 acres or 871,200 square feet.
 - 2) The gross floor area of all buildings on the site shall not exceed an FAR of .50.
 - 3) Building Height: The hospital building shall have a maximum height of thirty-six (36') feet with patient towers not exceeding a maximum height of seventy-five (75') feet. Patient Towers shall not exceed sixty (60%) percent of the total floor area of the hospital building.
 - 4) All medical office buildings on the site shall have a maximum building height of fifty (50') feet.
 - 5) All other buildings shall have a maximum height of thirty-six (36') feet.
 - 6) Yard Setbacks:
 - a) Front Yard Setback: Seventy-five (75') feet. If the front is located on an arterial street the minimum setback shall be one hundred (100') feet.
 - b) Side Yard Setback: Fifty (50') feet

- c) Rear Yard Setback: Seventy-five (75') feet.
- 7) A minimum of twenty-five (25%) percent of the net lot area shall be provided in open space.
 - a) A minimum of three-quarters of the total open space requirements shall be provided as frontage open space to provide a setting for the building, visual continuity within the community. The frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.
 - b) The remainder of the required open space shall be provided in common open space.
- f. Architecture:
 - 1) All hospital uses shall be designed in accordance with the applicable guidelines of the Rancho Vistoso Planned Area Development (PAD).
 - 2) Use of standardized corporate identification themes integrated into the architectural design shall be strictly regulated by the Development Review Board (DRB). Excessive use of such themes may be used as grounds for denial of the project.
 - 3) The elevation design of the building(s) shall provide design character and detailing on all five (5) sides.
 - 4) Clearly articulate building entries and maintain a clearly articulated pedestrian scale by the use of low level detail, textures, covered or recessed areas.
 - 5) Use a combination of geometric forms for the building design, not just single block. Expanses of glass, especially curtain walls, and unfinished surfaces are not desired. Window area should not dominate the surface area, except as may be desired on the ground level. Facades should be broken up by recesses, off-sets or other articulation. Varying roof lines or heights are encouraged.
- g. Landscaping: All landscaping including trash and refuse collection areas shall be in accordance with the Oro Valley Zoning Code Revised Chapter 14.

- h. Lighting: All lighting standards shall be per Chapter 17 Outdoor Lighting Code of the Oro Valley Zoning Code Revised.
- i. Parking:
 - 1) All parking shall be in accordance with Chapter 27 General Development Regulations, Sections 27.6 Off-Street Parking and 27.7 Off-Street Loading of the Oro Valley Zoning Code Revised.
 - 2) Traffic using the main access drive(s) shall be directed, by design, away from pedestrian paths or other areas of high pedestrian activity.
- j. Traffic Impact Analysis:
 - 1) All submittals of development plans must, in addition to the requirements set forth in Article 4-5 of the OVZCR, submit a traffic impact analysis to be prepared by a registered licensed professional engineer. Acceptance of the traffic impact analysis by the Town Engineer does not necessarily guarantee approval of the development plan by the Town Council.
 - 2) The traffic impact analysis shall comply with nationally recognized standards such as those contained in the Transportation and Traffic Engineering Handbook, latest edition published by the Institute of Traffic Engineers, the latest edition Transportation and Land Development Handbook, Traffic Impact Analysis for Proposed Development published by the Arizona Department of Transportation (ADOT) or other recognized standards approved by the Town Engineer. Failure to meet those standards or a nationally recognized equivalent shall be grounds for denial of the project.
- k. Helistops:
 - 1) The following definitions shall be used relative to helistops:
 - a) "Ambient noise level (ANL)" means the existing background noise level exclusive of noise emitted by a helicopter, as measured by a Class 1 or 2 sound level meter meeting the standards of the American National Standards Institute and measured in dBA.
 - b) "Approach-departure path" means the flight path of a helicopter as it approaches or departs from a designated takeoff and landing area.

- c) "Decibel A (dBA)" means the A-weighted sound pressure level.
- d) "FAA" means the Federal Aviation Administration.
- e) "FAR" means the Federal Aviation Regulation.
- f) "Helicopter" means a rotary-wing aircraft capable of vertical takeoff and landing.
- g) "Helicopter noise level (HNL)" means the maximum noise level generated by a helicopter, as measured by a Class 1 or 2 sound level meter meeting the standards of the American National Standards Institute and measured in dBA.
- h) "Helicopter operation" or "operation" means the combined takeoff and landing of a helicopter.
- i) "Helistop" means a designed land area or roof of structure used for the pickup or discharge of passengers or cargo, which does not provide helicopter maintenance and repair facilities or fueling services.
- j) "Noise-sensitive land use" means (a) A land use, except those associated with and construction on the hospital site, subject to interference or annoyance by the intrusion of helicopter noise. Examples include, but are not limited to: residential uses; educational, cultural and religious facilities; health services; tourist lodging services; outdoor recreational or entertainment facilities; offices; research laboratories; or (b) government designated wilderness areas or monuments; or (c) Such un-constructed uses as listed above, having an approved subdivision plat, development plan or building permit.
- k) "Slant range measurement" means the measurement taken from the closest point of the perimeter of the landing pad in a straight line to the closest point of a property line.

2) Siting and operations standards:

- a) Setbacks: The landing pad perimeter shall be a minimum of
 - i) Fifty (50') feet from a property line of the parcel.
 - ii) Two hundred (200') feet from a property line of a noise-sensitive land use.
 - iii) Three hundred (300') feet from the Tangerine Road right-of-way

and one hundred sixty feet (160') feet from the Innovation Park Drive right-of-way.

- iv) A slant range shall be used to measure the above setbacks for rooftop helistops.
- 3) Hours of Operation are between six (6) a.m. and seven (7) p.m., except in the case of emergencies.
- 4) Noise Testing:
- a) If the perimeter of the landing pad is within one mile of a noise-sensitive land use, the owner shall perform a noise test prior to permitting service to commence.
 - i) By a member of the Acoustical Society of America, Audio Engineering Society or Institute of Noise Control Engineering.
 - ii) At the property line of the nearest noise sensitive land use.
 - iii) During daylight hours but not earlier than 6 a. m. or later than 7 p. m.
 - iv) Testing shall be performed in accordance with the Helicopter Testing Manual.
 - v) The owner shall provide written notification to the Planning and Zoning Administrator two weeks prior to the testing date.
 - b) The noise level measured in dBA shall not exceed 60dBA at the noise-sensitive land use.
 - c) The report shall be filed with the Town of Oro Valley Department of Public Works and the Arizona Department of Transportation (ADOT) Aeronautics.
 - d) All permitting for said helistop shall be processed through the Arizona Department of Transportation (ADOT) Aeronautics Division.
- I. Signs: All signs shall be in conformance with Chapter 12 Signs of the OVZCR.

I. Town Center

The Town Center, or Neighborhood 6, is a proposed 90 acre mixed use project located near the center of Rancho Vistoso. It represents the heart or the downtown of the Rancho Vistoso community.

Permitted Uses Include

Governmental offices
Post Office
Library
Museum
Art Gallery
Restaurants
Community commercial uses
Amphitheatre
Offices
Maximum of 300 residential units at a maximum of 21 RAC
Churches
Hotel /conference center
Recreational facilities

The Town Center is proposed to be a pedestrian-oriented space with public plazas and parking located on the periphery as shown on the accompanying illustratives.

J. Hillside District and Grading

The purpose of the Hillside District, together with the Grading Design Standards, is to protect the mountains and hillsides in Rancho Vistoso. In combination, these documents are intended to accommodate development on the hillsides while protecting the area's natural character, resources and aesthetic value. They also encourage innovative hillside development while minimizing hillside disturbance and potential problems.

The Rancho Vistoso site is characterized by a variety of slopes. Slopes range from gentle (less than 2%) in Big Wash to extremely steep (25% or greater) in the foothills of the Tortolita Mountains. The area has been analyzed and considered for development suitability. Those areas with slopes of 25 percent or greater are unsuitable for development and will be set aside as Hillside District Area as shown on the Hillside District Map. All of the area included within the Hillside District is also designated as Hillside Conservation Area and the land shall be set aside for the conservation of permanent natural space. Development in areas with slopes of less than 25 percent shall be subject to the requirements set forth in Grading Design Standards for Rancho Vistoso, found in Volume B.

The Grading Design Standards provide direction for grading design in order to reduce the visual impact of excavation and make the final graded land form and development appear natural. Grading is the mechanical modification and sculpturing of the existing land surface to create special topographic features, or to solve visual and technical problems associated with development. The Grading Design Standards include guidelines which have been prepared to illustrate desirable approaches to grading and contain standards for design and construction of slopes, terracing, stabilization methods, dust control, drainage and revegetation.

Development in areas in Rancho Vistoso PAD that have naturally occurring slopes 25% and greater is generally prohibited, but limited encroachment may be allowed under the following criteria:

1. Encroachment is allowed, without a trade, in sloped areas 25% or greater that are less than 6 feet vertical from toe to top of edge, and are less than or equal to thirty (30) feet in any horizontal direction.
2. Encroachment is allowed, without a trade, in rock outcrops of no greater than ten (10) feet high and ten (10) feet in any horizontal direction.
3. Encroachment is allowed, without a trade, for a roadway if no economically feasible alternative route exists or the road is shown on the Rancho Vistoso PAD map.
4. Minor encroachments of up to 5% of the gradable area are allowed, with a trade area, by Planning and Zoning Administrator approval during the review of Type 1 grading permits.
5. Minor encroachments of up to 10% of the gradable area are allowed, with a trade area, for development plans with Town Council approval.

Minor encroachments up to 5% of the gradable area may be allowed in new subdivisions, provided a mitigation plan as required per this policy is provided.

7. No such encroachment is allowed into areas that are designated as open space in the PAD.
8. No such encroachment is allowed if the encroachment would violate other provisions of the Planned Area Development or Zoning Code.
9. Trade areas required to offset encroachments into 25% and greater sloped areas must be at least a 1:1 ratio, and they must contain "meaningful" open space. Meaningful open space may be defined as, among other criteria, open space that reduces fragmentation, has recreational value, improves overall subdivision design, or creates buffers along environmentally sensitive areas.
10. All encroachment into 25% or greater sloped areas must be mitigated to reduce the visual impacts of the encroachment. Landscaping used to reduce the visual impact shall include understory vegetation and reseeding to mimic the natural environment.
11. This policy applies only to areas with slopes 25% and greater and does not apply to any other open space encroachment and/or trades.

(Ord. 02-18)