



**Parcel 10T, Rancho Vistoso
Minor General Plan Amendment and
Planned Area Development Amendment**

**Neighborhood Meeting
May 2, 2013**

Project Manager: Rosevelt Arellano, (520) 229-4817

Purpose of Meeting



- ④ Roadmap to process
- ④ Review criteria
- ④ Answer questions
- ④ Identify and respond to issues
- ④ Opportunity for public review



Requested Land Use Changes



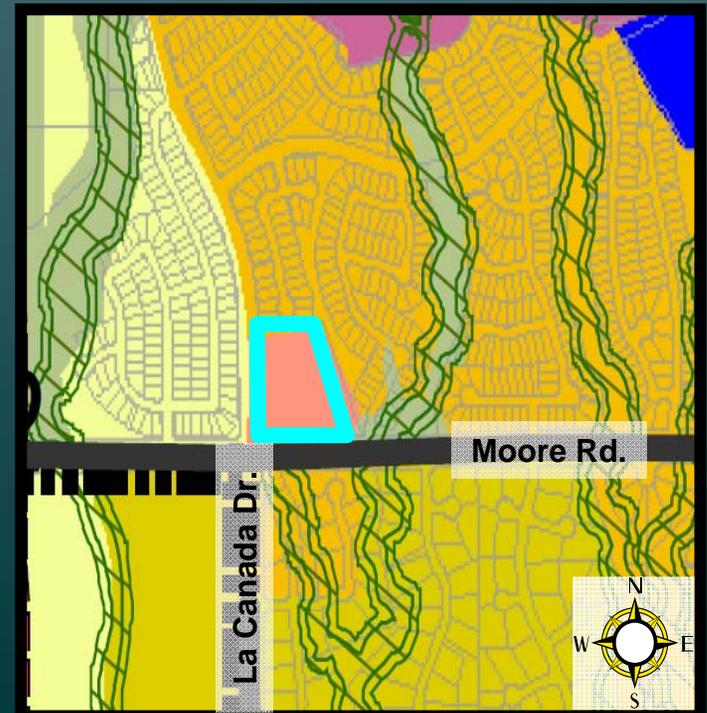
1. **Minor General Plan Amendment** from Neighborhood Commercial/Office to Medium Density Residential
2. **Amendment to the Rancho Vistoso Planned Area Development** from Commercial to Medium Density Residential



General Plan Background



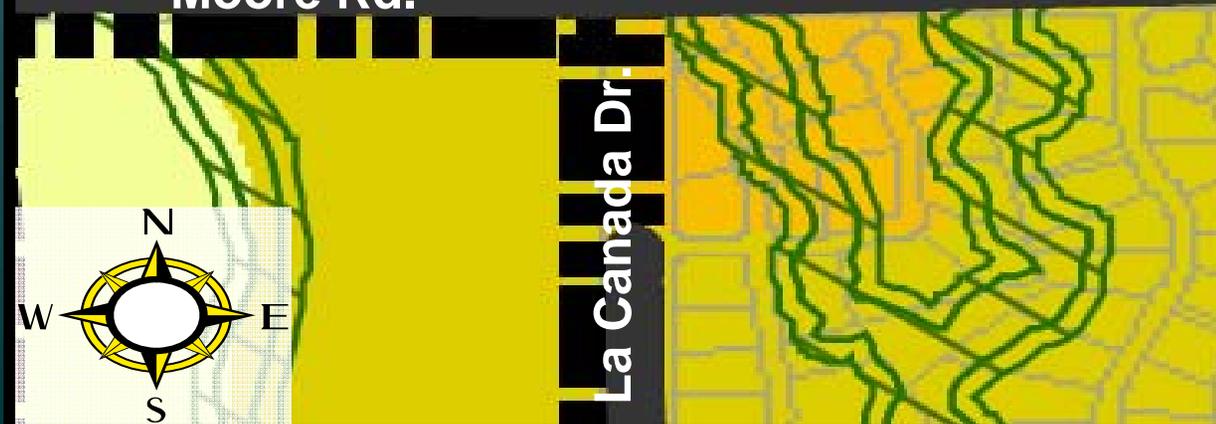
- ◉ Policy document
- ◉ Vision Statement
- ◉ General Plan Elements
 - Goals
 - Policies
- ◉ Future Land Use Map
 - Depicts land use designations



General Plan Future Land Use Map



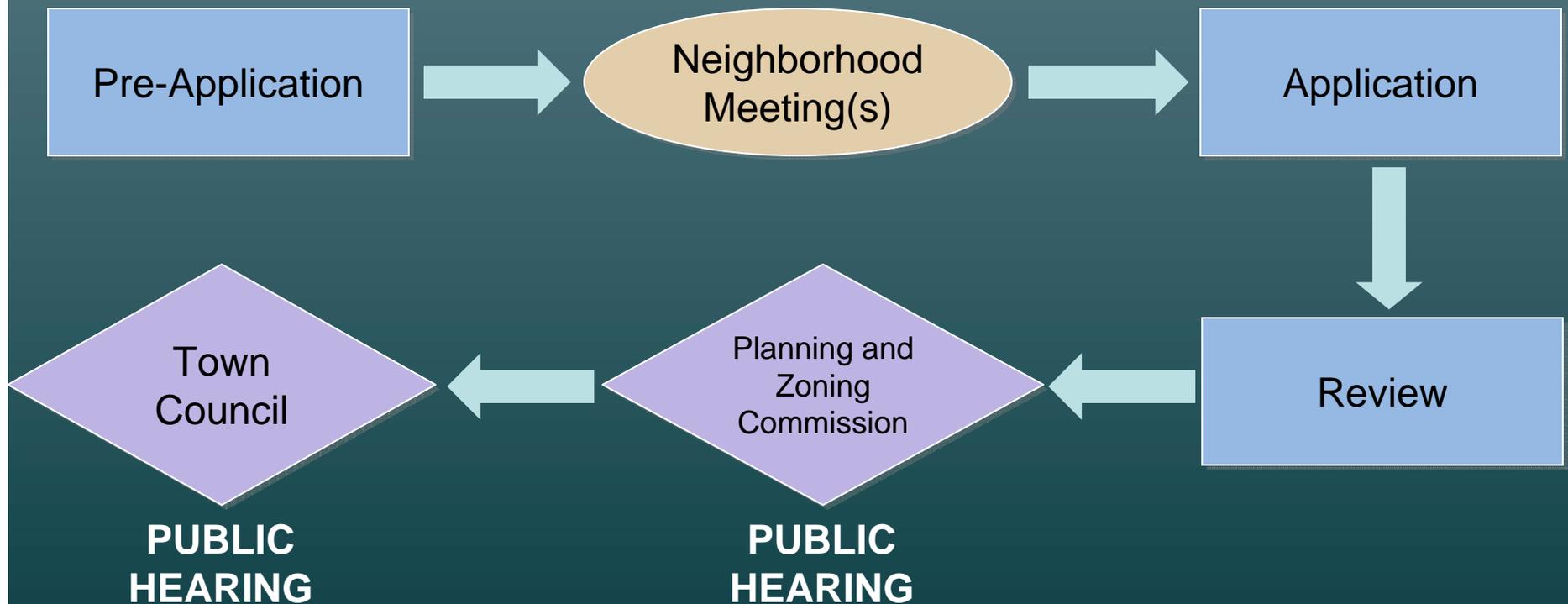
Moore Rd.



Legend

-  Rural Low Density Residential (0 - 0.3 DU/AC)
-  Low Density Residential (0.4 - 1.2 DU/AC)
-  Low Density Residential (1.3 - 2.0 DU/AC)
-  Medium Density Residential (2.1 - 5 DU/AC)
-  High Density Residential (5+ DU/AC)
-  Master Planned Community
-  Resort / Golf Course
-  Neighborhood Commercial / Office
-  Public / Semi-Public
-  Community / Regional Commercial
-  Commerce / Office Park
-  School
-  Open Space
-  Park
-  National Forest

Minor General Plan Amendment Review Process



Review Criteria

General Plan Amendment



- ☞ **Consistency with the vision, goals and policies** of the General Plan
- ☞ The proposed **change is necessary** because **conditions in the community have changed...**
- ☞ The proposed **change is sustainable** by contributing to the socio-economic betterment of the community...



Review Criteria

General Plan Amendment (Cont'd)



- ☞ The proposed change **reflects market demand** which leads to viability...
- ☞ The amendment will **not adversely impact** the community as a whole, or a portion of the community without acceptable means of mitigating these impacts...





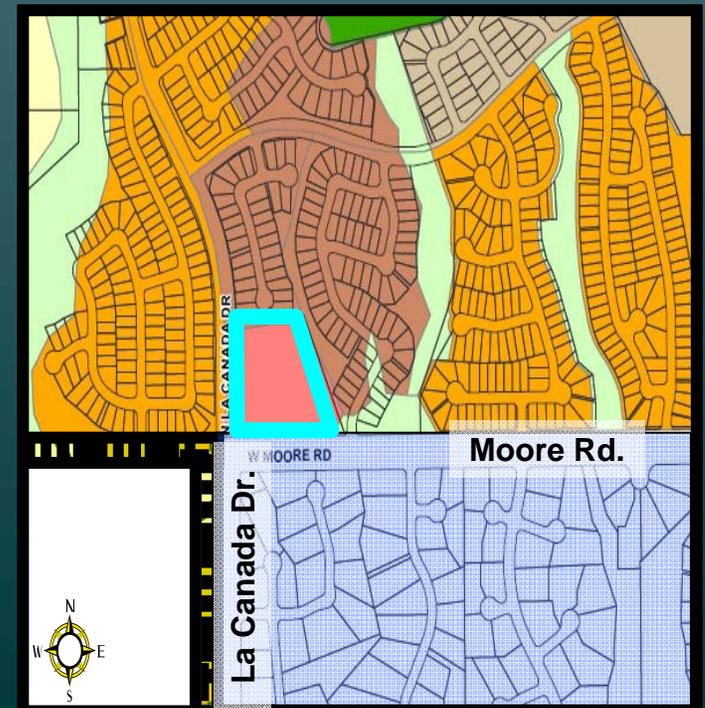
Comments or Questions?

Minor General Plan Amendment

RV Planned Area Development Background



- ④ Zoning document
- ④ Development Standards
 - Building heights
 - Minimum lot size
 - Setbacks
- ④ PAD Map
 - Depicts zoning districts

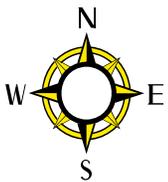
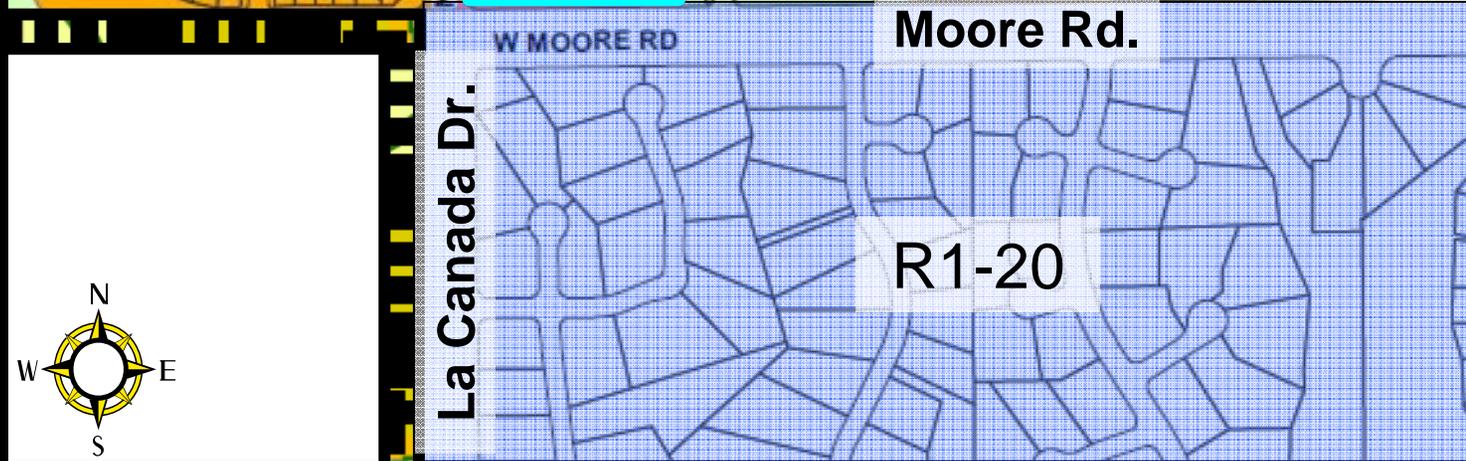


Zoning Map Planned Area Development

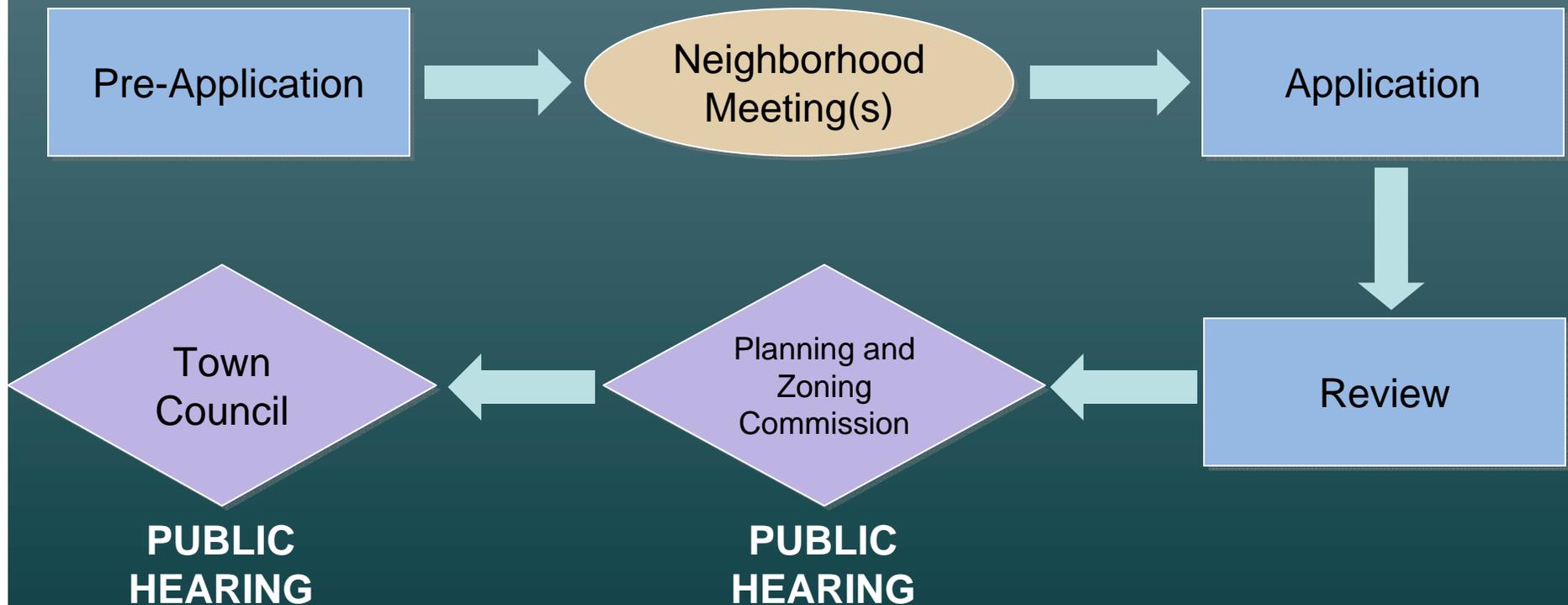


(5) Rancho Vistoso

- 5, Open Space
- 5, Golf / Rec
- 5, VLDR
- 5, LDR
- 5, MDR
- 5, MHDR
- 5, HDR
- 5, Resort
- 5, C-1
- 5, C-2
- 5, CPI
- 5, Hospital



PAD Amendment Review Process



Evaluation Tools

PAD Amendment



- ④ **Conformance with the goals and policies of the General Plan**
- ④ **Compatibility with the surrounding area**
- ④ **Conformance with the Rancho Vistoso Planned Area Development**



Summary



Minor GPA

- Request to change land use designation
- General Plan = Policy document
- Five review criteria

Amendment to RV PAD

- Request to change zoning
- RV PAD = Zoning document
- Evaluation tools

Next Steps



- ④ **Post meeting summary on Town website**
- ④ **Application submittal**
- ④ **Review**
- ④ **Planning and Zoning Commission Meeting**
 - Summer 2013
- ④ **Town Council Meeting**
 - Fall 2013



Process Questions

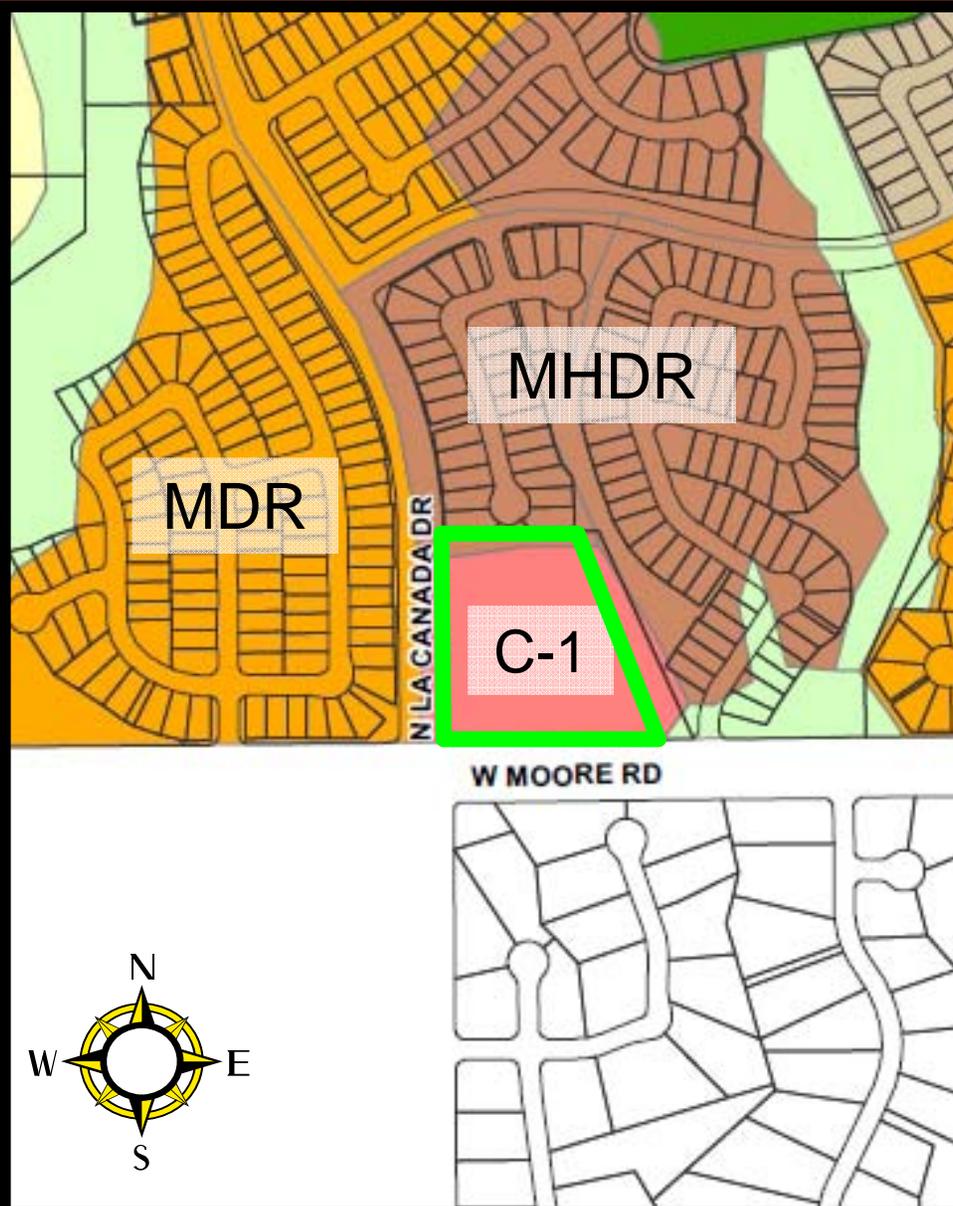
Part 2



④ Applicant's Presentation

④ Issues, Questions and Comments

RV PAD Development Standards



	Zoning District	Density	Minimum Lot Size	Max. Building Height
	NCO	n/a	n/a	34', 3-story
	MDR	3-6 DUA	5K	30, 2-story
	MHDR	6-8 DUA	3K-4K	30', 2-story

	Zoning District	Density	Max. Permitted Dwelling Units
	MDR	3-6 DUA	~29
	MHDR	6-8 DUA	~39

General Plan Definitions



Neighborhood Commercial and Office (NCO)

This designation denotes commercial and office areas located with good arterial access (i.e., at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Within these areas, uses such as grocery stores, drugstores, and offices tend to serve the surrounding neighborhoods and are integrated with those neighborhoods. Offices include professional offices, tourism-related businesses, and services. The recommended maximum FAR in the NCO designation is that of the C-1 zoning district.

Low-Density Residential (LDR1, 0.4-1.2 DU/AC)

The district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of a rural, open character. Low-density residential designation areas range up to 1.2 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.

Low-Density Residential (LDR2, 1.3-2.0 DU/AC)

The district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of an open character. Low-density residential designation areas range up to 2.0 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.

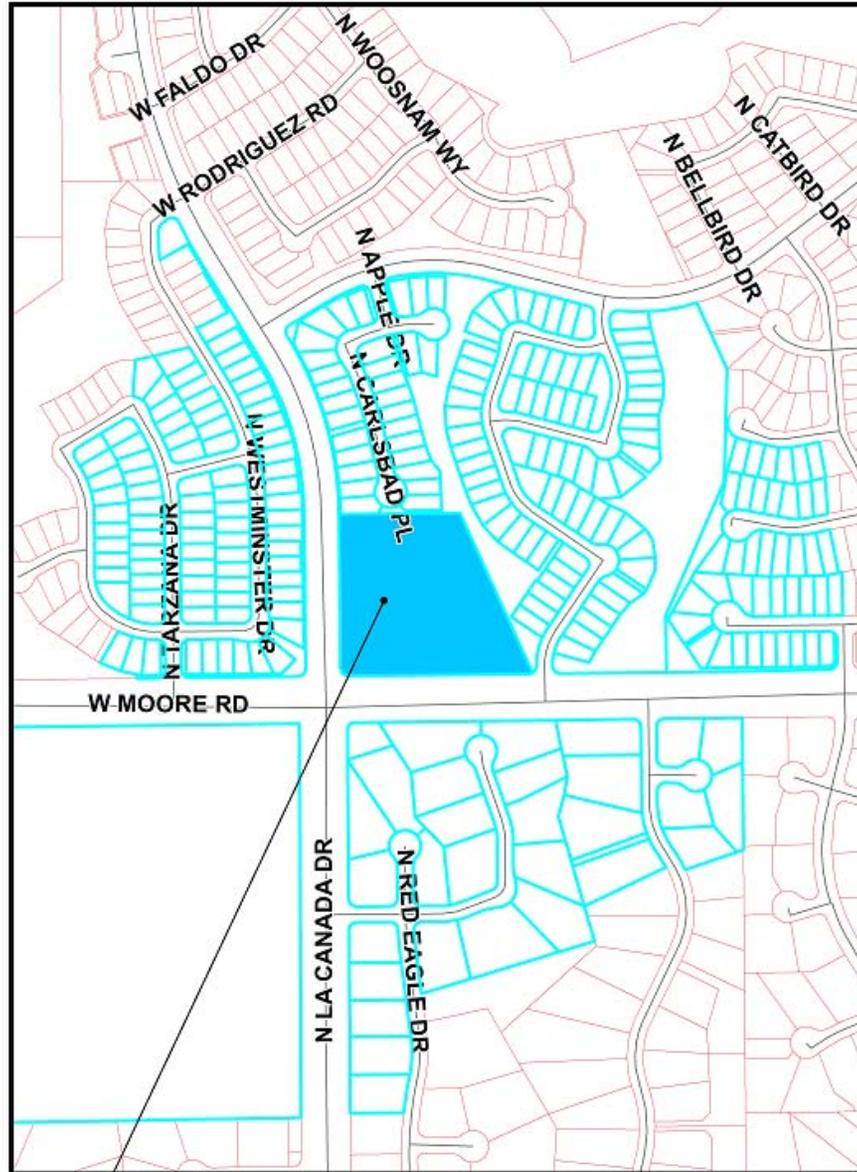
Medium-Density Residential (MDR, 2.1-5.0 DU/AC)

This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping, and employment.

High-Density Residential (HDR, 5.1+ DU/AC)

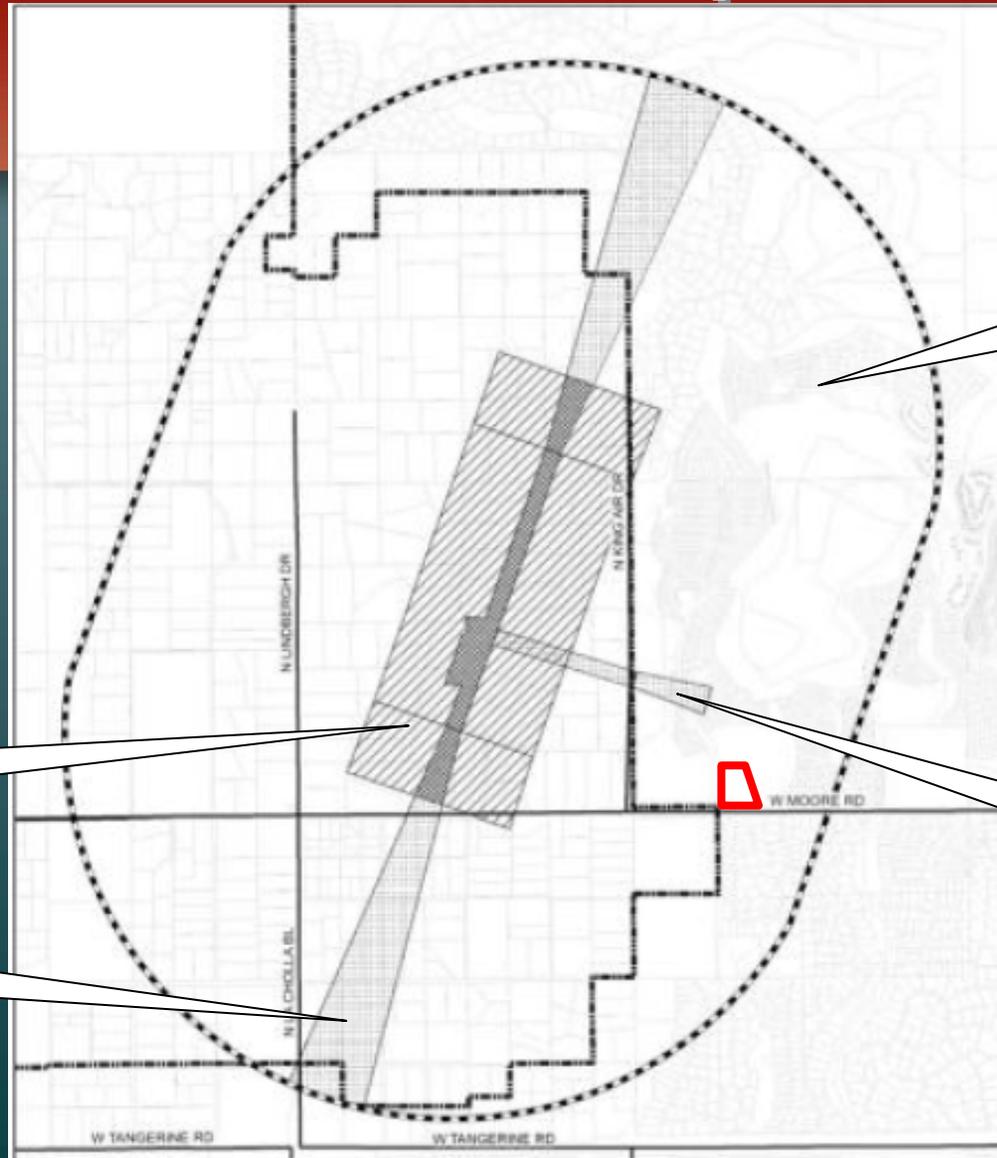
This land use designation denotes areas where single-family attached, mobile or manufactured housing (within the existing Highlands subdivision), townhouse, patio home, condominium, and apartment development is appropriate. These areas should be located close to arterial access and shopping and employment opportunities. High traffic volume impacts on local, lower density residential streets are discouraged.

Notice Area



Parcel: 219-22-422H, OV113-010 - 600' Plus Notice Area

Airport Environs Zone Map

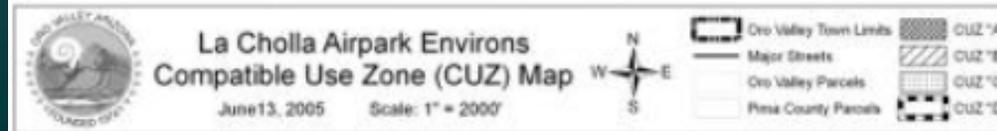


Over-flight Area

Outer Runway Protection

Outer Approach

Runway Protection



Airport Environs Zone

Cont'd



The following table shows applicable standards and the broad categories of uses allowed within each zone:

Table 1

CUZ A	Permitted Uses: General Aviation Airstrip, including accessory uses and helicopter, sailplane, hot air balloon and ultralight aircraft facilities
CUZ B	Permitted Uses: Accessory facilities to those in CUZ A Single-family Residential and others per Chapter 23 with the exception of group homes and temporary real estate offices. Conditional Uses: Those provided in Chapter 23 with the exception of utility poles and wires. Utility, office, and industrial uses. Uses may not provide highly reflective surfaces, have large areas of standing water or generate smoke, steam or other visual obstructions.
CUZ C	Permitted Uses: Single-family Residential and others per Chapter 23 with the exception of group homes and temporary real estate offices. Conditional Uses: Those provided in Chapter 23 with the addition of group homes and temporary real estate offices. Utility, office, and industrial uses. Uses may not provide highly reflective surfaces, have large areas of standing water or generate smoke, steam or other visual obstructions. All uses must provide 30% open space in a corridor generally along, or parallel to, the alignment of the runway.
CUZ D	Permitted Uses: Per underlying zoning district.