

**Neighborhood Meeting Summary**  
**Vistoso Highlands Major General Plan Amendment**  
**April 11, 2013**  
**6:30 – 8:00 PM**  
**Painted Sky Elementary Multi-Purpose Room**

**1. Introductions and Welcome**

David Williams introduced the Oro Valley staff David Laws, Permitting Manager, Hillary Turby, Senior Planner, and Rosevelt Arellano, Planner. Approximately 50 residents and interested parties attended the meeting, including Council Members Joe Hornat and Mike Zinkin, and Planning & Zoning Commissioner Alan Caine.

**2. Staff Presentation**

Project Manager, Hillary Turby, provided a presentation that included:

- General information of the project site
- Major General Plan Amendment Process
- Review Criteria
- Public Participation Opportunities
- Next Steps

**3. Applicant Presentation**

The project team provided a presentation that included:

- History of the property
- Proposed General Plan land use map amendment

**4. Public Comments and Questions**

- The first comment made was by Planning and Zoning Commissioner Alan Caine, pointing out that the Major General Plan Amendment process is driven by Arizona State Law.
- A question was asked whether or not 2 story homes are being proposed for the site.
  - The applicant responded that both 1 and 2 story homes will be considered.
- A comment was made that two story homes impact views
  - Town staff responded that height/number of stories will be determined during the rezoning process.
  - A related comment was made by a member of the public that two story homes are not consistent with the surrounding area.
- A member of the public asked staff to define the Medium Density Residential land use designation, and the number of expected housing units to make the project viable?
  - MDR is defined as: areas suitable for single-family detached, townhouse, or patio home developments, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping, and employment.
  - Approximately 60-70 units are expected by the developer
- A member of the public asked if a Splendito (High density senior living facility) type use be permitted?

- Splendito is zoned in the Rancho Vistoso PAD as High Density Residential. The applicant is asking for Medium Density Residential which would not allow this type of use.
- A member of the public asked if the developer was going to be the same as the builder.
  - At this point it is unclear who the builder may be.
- Is the current owner the same as the previous owner who proposed the hotel/condo?
  - The applicant responded that no, they are not the same. The current owners are the successors of that project.
- What is the exact lot yield after 25% Open Space is preserved?
  - Applicant responded that they are not yet at the site planning stage and therefore do not yet have the exact number of possible lots.
- What are the required Setbacks?
  - Staff responded that the exact setbacks are unknown at this time; setbacks are based on underlying zoning district. The applicant will go through the rezoning stage of the process after the Major General Plan Amendment is passed by Town Council.
- What percentage of the homes can be 2-story?
  - The Oro Valley Zoning Code as well as the Rancho Vistoso PAD limit the number of two-story homes to 60% of the lots within the development. Additionally, two-story lots shall not be located on corner lots, and no more than two two-story homes shall be located side by side on the same street.
- Will this be a gated-community?
  - Unknown
  - A member of the public commented that there are larger lots to the South East of the site and that a majority of the communities in the vicinity are gated.
  - A member of the public commented that the proximity of homes to one another is a concern for the community.
- When do you discuss development standards?
  - Development standards come into play during the rezoning stage. At this stage (the Major General Plan Amendment stage) we are just looking at land use, aka commercial versus residential, and the appropriateness of that land use for the area.
- What determines the public notice areas for Rezoning and Major General Plan Amendments?
  - The Public is notified within 600' for rezoning cases and 1,000' for Major General Plan Amendments
  - Typically this area is expanded to include entire neighborhoods
- Will the development be apart of the Rancho Vistoso HOA?
  - The applicant responded that the information is not known at this time.
- What is driving the need for a traffic light at Rancho Vistoso Boulevard and Vistoso Highlands?
  - Staff commented that the volume and character of traffic has to warrant justification for the light.

- What is the zoning of the neighboring Monterey (Meritage) properties?
  - Medium Density Residential
- There was a comment that the unknown zoning requirements associated with this General Plan Amendment is a concern.
  - Staff responded that the planning and zoning process will allow the public to address those issues.
  - Public opinion and input is considered through further neighborhood meetings and public hearings.
- What is considered public information?
  - Everything the staff does or anything that is submitted to the town is considered public record.
- A member of the public wanted to know how they could be informed of Town meetings.
  - Staff suggested the town website: [orovalleyaz.gov](http://orovalleyaz.gov)
  - The Major General Plan Amendment website: [www.orovalleyaz.gov/town/-departments/development-and-infrastructure-services/planning-division/oro--valley-general-plan](http://www.orovalleyaz.gov/town/-departments/development-and-infrastructure-services/planning-division/oro--valley-general-plan)
  - And to join the various town listserves
- What is current market for housing?
  - Homes are selling best in the \$200k-\$400k range
- What is the net acreage of the site?
  - 16 acres gross, plus 25% open space, which comes out to approximately 13 acres
- Has Oro Valley preformed an infrastructure assessment to determine the number of homes that can fit on the site?
  - No, the town has not done such an assessment. Generally though, the Rancho Vistoso master planned community has developed with densities at one half of what is planned, therefore the infrastructure is not at full capacity.
- Can the developer provide more details at the next meeting?
  - Staff will not require further information, but the applicant may provide members of the public with site plans, etc. upon request to the developer. Site plans at this stage create false expectations because there is no mechanism to hold the developers to any promises they may try to make at this stage. However, site specifics can be nailed down during the rezoning stage.
- Does the owner/developer have any other projects?
  - No
- Who is the property owner?
  - Vistoso Highlands Property LLC  
6420 E Tanque Verde Rd.

Tucson, AZ 85715-3876

- When does the home builder come into the picture?
  - Most likely after the rezoning phase.
- How long until the applicant can break ground?
  - The entire process, Major General Plan Amendment, Rezoning, and Site Planning, will mostly take approximately 3 years.

## 5. Next Steps

- The next steps include:
  - Formal application, due by April 30
  - Formal review period
  - Additional neighborhood meeting(s) (likely in late summer)
  - Planning & Zoning Commission Public Hearings (2; likely in Oct/Nov)
  - Town Council Public Hearing (likely in Dec.)

For more information, please contact Hillary Turby, Senior Planner, at (520) 229-4847 or [hturby@orovalleyaz.gov](mailto:hturby@orovalleyaz.gov).