

Moore Road and Rancho Vistoso Boulevard Conceptual Site Plan for a 37-lot residential subdivision and 1.6-acres of future Commercial.

Access the project webpage below:

<http://tinyurl.com/gqvky3k>

Project Summary

The applicant has proposed a 37-lot single-family residential subdivision on 7.3 acres with approximately 1.6-acres reserved for a future commercial development. In conjunction with the site plan, the applicant has proposed to move the existing archaeological display area to an area adjacent to the future Moore Road extension to make the site more accessible to the general public.

Meeting Dates

1. First neighborhood meeting – January 27, 2016
2. 2nd neighborhood meeting – March 23, 2016
3. Conceptual Design Review Board – To be determined
4. Town Council – To be determined

Project milestones

1. Pre-application submitted - July 2015
2. Formal submittal – Anticipated following 1st neighborhood meeting

Meeting format

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 40 minutes

General Plan Designation

The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.

Neighborhood Commercial/Office

The subject property has a General Plan designation of Neighborhood Commercial/Office (see image at right). This designation denotes areas where commercial and office uses are located near residential areas. The uses permitted in this designation are intended to be developed at the neighborhood scale and serve the immediate area.



General Plan Vision

To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

General Plan Goals and Policies:

Several General Plan goals and policies applicable to the applicant's proposal are listed below:

1. *To promote a compatible mix of land uses throughout Oro Valley*
2. *The Town shall encourage the location of residential neighborhoods close to activity centers compatible with residential uses, and vice versa.*
3. *The Town shall encourage the establishment of new commercial uses in areas so designated on the land use map near new residential neighborhoods with the type, scale, and potential buffering to be taken into account.*

Zoning Designation

The Rancho Vistoso Planned Area Development (PAD) designates the subject property as Town Center (see image at right). When the PAD was adopted in 1987, the Town Center was envisioned as an area with a range of permitted uses, including high density residential and retail uses.

Today, Rancho Vistoso has significantly fewer homes than was anticipated and the reduced population numbers do not support the original Town Center concept. As a result, much of the area designated as Town Center has been developed as detached single-family residential. The applicant's proposal is for detached single-family residential lots with a minimum lot size of 4,625 square feet.



Development Standards

Building Height

Allowed: 34 feet or 3 stories
Proposed: 30 feet or 2 stories

Setbacks

Rancho Vistoso – 30 feet
Moore Road – 20 feet
Side – 5 feet

Rear – 5 feet
Landscape Buffer yard

Review Criteria

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

www.orovalleyaz.gov/planning

www.orovalleyaz.gov/generalplan

Review and Decision Process

