

Vistoso Highlands Drive and Rancho Vistoso Blvd. Major General Plan Amendment and Rezoning for a proposed 40-lot residential subdivision on 17.8-acres

Access the project webpage below:

<http://tinyurl.com/hmz23fg>

Project Summary

The applicant's proposal includes:

- 40 homes on 17.8 acres
- Gated community
- Minimum lot size: 8,750 square feet
- Building height:
 - Pitch roof: 25', one-story
 - Flat roof: 22', one-story
- Detached single-family product
- Two access points (Vistoso Highlands Drive and Rancho Vistoso Blvd.)

Meeting Dates

1. First neighborhood meeting – April 25, 2016
2. 2nd neighborhood meeting – TBD
3. Planning and Zoning Commission – August 23, 2016 (TENTATIVE)
4. Planning and Zoning Commission – September 6, 2016 (TENTATIVE)
5. Town Council – September 21, 2016 (TENTATIVE)

Project milestones

1. Pre-application submitted – March 2016
2. Formal submittal – April 2016

Meeting format

Standard meeting format

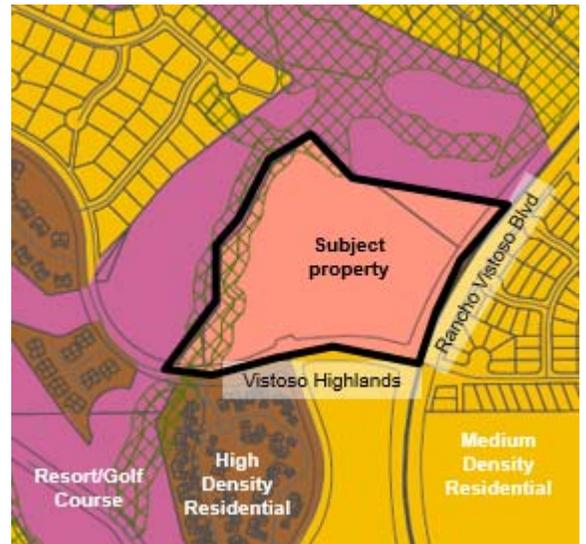
- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 40 minutes

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. *The Town shall ensure that areas appropriately zoned and planned for neighborhood commercial uses are developed.*
2. *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 taken into account.*
3. *To encourage and maintain a range of housing opportunities.*
4. *The Town shall encourage the development of a variety of types of homes to accommodate the varied needs of residents, including single-family attached and detached, townhomes, small apartments (3-4 units), condominiums, active retirement communities and congregate housing...*
5. *To preserve Oro Valley's natural Sonoran Desert environment and the scenic resources that are an important part of the community's quality of life.*
6. *The Town shall maintain Oro Valley's predominately low density character while considering needs of financial stability and infrastructure efficiency.*
7. *To promote a compatible mix of land uses throughout Oro Valley.*
8. *The Town shall encourage the location of residential neighborhoods close to activity centers compatible with residential uses, and vice versa.*

Zoning Designation

The Rancho Vistoso Planned Area Development (PAD) designates the subject property as Commercial (C-1)) (see image at right). When the PAD was adopted in 1987, the commercial zoning was envisioned as an area with a range of permitted uses, including neighborhood retail and services.

Today, Rancho Vistoso has significantly fewer homes than was anticipated and the reduced population numbers do not support the original commercial concept.



Development Standards

Building height

Existing: 34', three-stories

Proposed: 25', one-story

Building setbacks:

Existing: Front: 20', Rear: 25'

Proposed: Front: 20', Rear: 10' and Sides: 5' or 0'

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

Process

