



**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

A) COMMUNITY COMMERCIAL (C-1)

1) 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.

2) Permitted Uses:

a) Uses allowed in the C-1 district in Oro Valley Zoning Code Revised

b) Other Uses:

1. Private school
2. College or governmental structure
3. Community service agency
4. Library or museum
5. Playground or athletic field
6. Hospital or sanatorium
7. Clinic or dispensary
8. Club
9. Private club or lodge (nonprofit)
10. Child care center
11. Professional or semi-professional office
12. Real estate office
13. Insurance adjuster's office, which may include a drive-through facility
14. 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
  - a. Retail shops
  - b. Personal services
  - c. Recreational facilities
  - d. Restaurant
  - e. Beverage service
15. Antiques stores
16. Apparel store;
17. Art needlework or hand-weaving establishment;
18. Art gallery or store: The "patio" architectural design concept is allowed;
19. Art or drawing supply store;
20. Auto mechanical repair: provided there is no

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 transplanted 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 0V9-95-2.
- 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)

13. Additional requirements related to the development of Parcel I:
  - a. Multi-family residential development shall be permitted on the portion of Parcel 7-1 west of the central wash. Commercial development shall be permitted on the portion of Parcel 7-1 east of the central wash. Multi-family residential portions of the development shall be designed according to the PAD's High Density Residential development standards. Commercial portions of the development shall be designed according to the PAD's Community Commercial development standards. Pedestrian connectivity shall be provided between residential and commercial portions of the development. A minimum of twenty percent of the gross land area shall be provided as open space.

## **Rancho Vistoso Parcel March 24, 2011 7-I Neighborhood Meeting Summary**

**Q: Will the Arizona Department of Transportation (ADOT) grant access to Tangerine Road?**

**A:** The applicant must obtain a permit to access Tangerine Road, which is restricted by specific driveway spacing and access management regulations to ensure traffic safety and efficiency.

**Q: There have been previous unsuccessful proposals to develop this property by Vistoso Partners. What has changed?**

**A:** This parcel has been zoned for commercial development since the creation of Rancho Vistoso in the late 1980's. Development of the parcel is driven by market demand as well as site constraints, including the elongated linear shape of the parcel, lack of existing access onto Oracle Road, and the presence of an adopted riparian area bisecting the property). The market demand or feasibility of commercial development on the parcel has not materialized. However, there currently appears to be a market for the development of higher-density housing which may be a more feasible use for Parcel 7-I than commercial.

**Q: Will the site have access from Woodburne Avenue?**

**A:** Yes, access points currently exist along Woodburne Avenue.

**Q: Will the speed limit on Woodburne Avenue change when this site is developed?**

**A:** The speed limit is based on a number of factors related to safety. The speed limit could change if the traffic impacts of development in the area, including the development of Parcel 7-I, necessitated it to ensure public safety.

**Q: Why is this being proposed now?**

**A:** This site has sat undeveloped for decades and there are currently residential developers interested in it to meet market demand for higher-density housing in the area.

**Q: Who will restore the site if the project stalls or stops after the site has been graded?**

**A:** The Town requires the developer to establish a restoration bond for the cost of restoring the site to its previous state if the project is not completed. As discussed at the meeting, the Town only uses these assurances as a last resort after the developer has exhausted all other options.

**Q: Will this project impact property values?**

**A:** It is difficult to speculate what effect, if any, the development of Parcel 7-I will have on adjacent residential property values. However, high quality development that does not negatively impact adjacent residences does not typically adversely affect property values.

**Q: Will the development impact views?**

**A:** Although the site is lower than adjacent neighborhoods, it will likely have some impact to views. Staff will work with the applicant and neighbors to minimize view disturbances, where possible, while still preserving the applicant's vested zoning rights, including a 34-foot (3 stories) height limit. In addition, the primary view is to the east/southeast toward Pusch Ridge and the Catalina Mountains. Development on Parcel 7-I, which lies to the south, will not likely impact these views.



Development and Infrastructure Services Department

**Rancho Vistoso – Parcel 7-I  
OV 911-006  
Neighborhood Meeting Summary  
August 4, 2011**

Matt Michaels, Senior Planner presented the following:

Background  
PAD Zoning  
PAD Text Amendment  
General Plan  
Process

Paul Oleland, WLB presented an overview of the proposed development project and the need for a PAD amendment.

Approximately 16 residents were in attendance. Issues raised by residents during the meeting included:

Children generated by apartments – impact on school

Increase in crime associated with apartments

Access to Fire Station

Quality of apartments

Condo's vs. Apartments

Use of remainder parcel

Alignment of Tami, or off-set

Viewshed analysis

No access on Woodburne

Rents proposed?

*Planning*  
(520) 229-4832

*Permitting*  
(520) 229-4815

*Inspection & Compliance*  
(520) 229-4815

*Engineering*  
(520) 229-4894

*Operations*  
(520) 229-5070

*Transit*  
(520) 229-4990

*Caring for our heritage, our community, our future.*

11000 N. La Cañada Drive • Oro Valley, Arizona 85737  
fax: (520) 742-1022 • [www.orovalleyaz.gov](http://www.orovalleyaz.gov)

No HUD project

Building Height – View Impacts

Screen wall / sidewalk on Woodburne

Access questions regarding Tangerine Road

Requirement for Traffic Impact Analysis – Woodburne / Rancho Vistoso intersection

Don't want to lose sidewalk on Woodburne

Will the project be gated?

Loss of commercial revenue

What happens if ingress not granted by ADOT?



Attachment 6



1/8" = 1'-0" SCALE

HSL - TANGERINE / RANCHO VISTOSO





3000/40 SCALE  
AUG 1, 2013

HSL - TANGERINE / RANCHO VISTOSO  
ELEVATION



Horned lizards ("horny toads") used to be a common sight throughout the Tucson area. Now they are relatively rare. The chief cause of their demise is loss of habitat. Large footprint structures are especially devastating, because they don't give animals a chance to find a safe habitat nearby.

Structures that obstruct washes are also devastating to wildlife. Washes are riparian habitats, and the presence of even seasonal water is a major factor in supporting animal and plant life. Many amphibians and birds depend on riparian areas, and when these areas are obstructed, those animals will probably not return.

Part of the charm of desert life is the diversity of unique life forms that cannot be found elsewhere. Please consider that construction of large structures may impact substantially on that charm.

Tom McDonald, Rancho Vistoso Resident  
Biology Department  
Pima Community College, West Campus  
Tucson, AZ

Soap and education are not as sudden as a massacre, but they are more deadly in the long run.

Mark Twain

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My name is Barbara Cherardi, 425 E. Heatherglenn Pl., Oro Valley 85755. I wish to inform you of my dissatisfaction about the new building codes your asking for on Tangerine and Woodburne. When I bought my home, it was told to me that that land is common ground and would stay as that. I think building apartments there would be terrible. It's close to schools and I think the traffic situation would not be good too. If anything has to be built, I would prefer individual homes. Apartments would change the whole look of this neighborhood. On Tangerine, probably at some time, there would be some businesses built in the near future. But that's on Tangerine, not on Woodburne. But the thought of two or three story apartments is not what I would like, that's for sure.

Sincerely  
Barbara Cherardi

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Dear Mr. Daines,

Please reconsider the proposed change to multi-family dwellings for Rancho Vistoso undeveloped land bordering Tangerine and Rancho Vistoso to Woodburne. It would not be consistent with the way the rest of Rancho Vistoso has been developed---low density single family and may adversely affect the property values in the area. Thank you for your attention to this.

Ann Ellsworth  
13507 N. Tom Ryan's Way  
Oro Valley, AZ 85755

**Attachment 9-1**

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Mr. Daines,

I requested a form letter to express my opposition to the new apartments near Woodburne Dr. Who is promoting this bad idea? Can you let me know, so I can call or write them personally? Thank you very much for your WARNING Flyer.

Sincerely,

Brandon Jones

Praise the Lord, O my soul, and forget not all His benefits...who satisfies your desires with good things.  
Psalm 103:2,5

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**October 1, 2011**

**Att: Chad Daines  
Town of Oro Valley  
11000 N La Canada Dr  
Oro Valley, AZ 85737**

Dear Mr Daines,

**As a resident of Rancho Vistoso, I am opposed to the proposed amendment to the Rancho Vistoso Planned Area Development zoning standards that would permit multi-family residential use (apartments) on Parcel 7-1, generally located at the northwest corner of Rancho Vistoso Blvd and Tangerine Rd, (OV 911-06.)**

**This change will destroy the tranquility and single family residential character of our community. It is likely to negatively impact property values, mountain views, schools community services, wildlife patterns and our water supply. Further it is bound to create traffic congestion.**

**I respectfully ask that you do not approve this amendment and protect our nearly 23 acres of land as open space.**

Sincerely,

**Carolyn Rashti  
12179 N Kylene Canyon Dr  
Oro Valley, AZ 85755**

**Attachment 9-2**

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I just moved here in July, so maybe I don't have much right to complain.

I feel like I'm being blindsided. This project will completely destroy the small community around Sterling, Seasons Loop, and the other roads down to Rancho Vistoso Blvd. The traffic will increase exponentially. The peace and tranquility, not to mention the views, that we thought we were going to enjoy when we moved here, will be destroyed. Why not build, if you really have to, on Tangerine. Exit and entrance on Tangerine like the other development. The scope of this project is way too big for this area. I hope to see you on Oct. 4th.

Respectively, Brenda Kenfield N Seasons Loop.

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October 1, 2011

Town of Oro Valley  
11000 N. La Cañada Drive  
Oro Valley AZ 85737

As a resident of Rancho Vistoso, I am opposed to the proposed amendment to the Rancho Vistoso Planned Area Development (PAD) zoning standards that would permit multi-family residential use (apartments) on Parcel 7-1, generally located at the northwest corner of Rancho Vistoso Blvd and Tangerine Rd, (OV 911-06.).

This change will destroy the tranquility and single family residential character of our community. It is likely to negatively impact property values, mountain views, schools, community services, wildlife patterns and our water supply. Further, it is bound to create traffic congestion.

Adding a large apartment complex to our neighborhood is not acceptable. A rental property right when you enter Rancho Vistoso will negatively impact our daily life. Our school cannot handle more students! When you look at Oro Valley's website, it brags on our "fine" schools. Think of what a large apartment complex will do to our schools! Class size will increase and our children will not get the "fine" education Oro Valley brags about. Traffic will be horrendous at that corner. And our property values will further decline. This is not what I wanted when I moved to Oro Valley!

This is not the right thing to do for the residents of Rancho Vistoso nor Oro Valley!

I respectfully ask that you do not approve this amendment and protect our nearly 23 acres of land as open space.

Sincerely,

Robin L Davis  
200 W. Saddletree Place  
Oro Valley, AZ 85755  
520-883-9003

**Attachment 9-3**

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Town of Oro Valley  
11000 N. La Cañada Drive  
Oro Valley AZ 85737

As a resident of Rancho Vistoso, I am opposed to the proposed amendment to the Rancho Vistoso Planned Area Development (PAD) zoning standards that would permit multi-family residential use (apartments) on Parcel 7-1, generally located at the northwest corner of Rancho Vistoso Blvd and Tangerine Rd, (OV 911-06.).

This change will destroy the tranquility and single family residential character of our community. It is likely to negatively impact property values, mountain views, schools, community services, wildlife patterns and our water supply. Further, it is bound to create traffic congestion.

Further, we chose to move to an older, established neighborhood in Oro Valley for the very reason that we did not want to deal with such issues. This is not a rental community. Having a large apartment complex near us is not acceptable. This will not help property values in this neighborhood. Adding a large apartment complex will further deplete our property value. We have a choice where we live. If this is approved and moves forward you will drive residents out of Oro Valley. Creating more empty homes and even further adding to the decline of property value in Rancho Vistoso.

I do not believe this is the right thing to do for the residents of Rancho Vistoso nor Oro Valley. The impact will only be negative to our daily lives and must be rejected.

I respectfully ask that you do not approve this amendment and protect our nearly 23 acres of land as open space.

Sincerely,

Glenn Davis  
200 W Saddletree Pl.  
Oro Valley, AZ 85755

**Attachment 9-4**

TOWN OF ORO VALLEY

PLANNING & ZONING COMMISSION

MEETING DATE: October 4, 2011

**TO:** PLANNING & ZONING COMMISSION

**FROM:** David Williams, Planning Division Manager

**SUBJECT: Public Hearing:** Amendment to the Rancho Vistoso Planned Area Development (PAD) zoning standards to clarify that multi-family residential uses (apartments) are permitted on Parcel 7-I, generally located at the northwest corner Rancho Vistoso Boulevard and Tangerine Road (OV 911-006).

**SUMMARY:**

The Planned Area Development (PAD) Amendment pertains to Rancho Vistoso Parcel 7-I, located at the northwest corner of Rancho Vistoso Boulevard and Tangerine Road (Attachment 1). Parcel 7-I is designated C-1 within the Rancho Vistoso PAD (Attachment 2). Through reference, the PAD provides that multi-family residential uses may be permitted within areas designated C-1. The applicant is requesting an amendment to add a new policy to clarify that multi-family residential uses are permitted on Parcel 7-I.

**BACKGROUND:**

Amendment Request

The subject property is designated C-1 in the Rancho Vistoso PAD document. The Rancho Vistoso C-1 purpose statement (Attachment 3) indicates that the district “may include uses associated with the central business district”. Multi-family residential is one of the uses allowed within the central business district. As this reference applies generally to all C-1 designated property within the PAD and uses the word “may”, staff required the PAD amendment to clarify that multi-family residential uses are specifically allowed on Parcel 7-I. The applicant has submitted a policy for Parcel 7-I allowing multi-family residential uses on the 15.6 acre portion of the parcel west of the central wash. The balance of the property remains planned for commercial development. The complete listing of policies for Parcel 7 are provided on Attachments 4-1 through 4-7. The new policy related to Parcel 7-I is listed on Attachment 4-7, and provided as follows:

13. Additional requirements related to the development of Parcel I:

- a. Multi-family residential development shall be permitted on the portion of Parcel 7-I west of the central wash. Commercial development shall be permitted on the portion of Parcel 7-I east of the central wash. Multi-family residential portions of the development shall be designed according to the PAD’s High Density Residential development standards. Commercial portions of the development shall be designed according to the PAD’s Community Commercial development standards. Pedestrian connectivity shall be provided between residential and commercial portions of the development. A minimum of twenty percent of the gross land area shall be provided as open space.

Site Conditions

- Parcel 7-I is 22.6 acres
- Western portion of Parcel 7-I (proposed multi-family site) is 15.6 acres
- Zoning is Rancho Vistoso C-1
- The property is currently vacant

Approvals to Date

The Rancho Vistoso PAD was originally adopted in June, 1987. There have been numerous amendments to the original PAD document as the master planned community has developed.

Surrounding Land Uses

Direction	Zoning (Attachment 2)	Land Use
North	Rancho Vistoso – High Density	Single-family Detached Residential
South	C-2 , R1-36	Commercial / Single-family Detached Residential
East	Rancho Vistoso C-1	Commercial / Vacant
West	R1-144, Rancho Vistoso Open Space	TEP Substation / Fire Station

General Plan Conformance

The property is designated Neighborhood Commercial / Office (NC/O) on the Oro Valley General Plan (Attachment 5). As multi-family residential uses on this parcel are referenced in the policy statement and this amendment is intended only for clarification purposes, this application is not considered a significant land use change. The following general plan policies are notable for this proposal:

- *Policy 1.3.2*      *The Town shall encourage new development to locate uses that depend on convenient transportation access (e.g. higher density residential and commercial) near major arterial streets.*

Rancho Vistoso Parcel 7-I is located at the intersection of two major arterial streets. Additionally, Tangerine Road is a State Route which accommodates regional traffic needs.

- *Policy 1.4.7*      *The Town shall ensure that increased densities approved for high density projects are based on reducing the negative impacts on adjacent lower density residential projects and providing additional landscaping, open space, and other amenities.*

This application is to clarify the use of a portion of the property for multi-family residential uses. As such, a detailed Conceptual Site Plan is not

required and has not been submitted. If this application is approved, the next step in the process would be submittal and review of the detailed Conceptual Site Plan to ensure adherence to this policy. The policy requires a minimum 20% open space be provided on the site and the site be integrated with pedestrian connections to the commercial area east of the central wash. The conceptual sketch plan submitted by the applicant is provided on Attachment 6.

- *Policy 1.5.4 The Town shall ensure that areas appropriately zoned and planned for neighborhood commercial uses are developed.*

The intent of this policy is to prevent rezoning of appropriately planned commercial areas to other uses. Although the property is zoned for commercial uses, the narrow depth of the property limits commercial development potential. Additionally, the applicant proposes to retain 7 acres of commercially zoned land at the intersection of Rancho Vistoso Boulevard and Tangerine Road.

#### Neighborhood Meetings

The applicant conducted two neighborhood meetings on the project on March 24<sup>th</sup> and August 4<sup>th</sup>. Approximately 5 residents were in attendance for the March meeting and approximately 18 residents were in attendance for the second meeting. Issues raised at the neighborhood meeting included access to Tangerine Road, access to Woodburne Avenue, market demand for commercial and multi-family residential, impacts to views and impacts to property values.

#### Analysis of Proposed Amendment

The proposed amendment would add a special area policy further clarifying multi-family residential uses on the 15.6 acre western portion of this property. As stated previously, the narrow depth of the western portion of the parcel limits viability for commercial use which typically needs greater depth to accommodate typical commercial buildings and supporting parking areas. The development of multi-family residential on this parcel serves as a logical transition from the high intensity of Tangerine Road to the single-family residential areas to the north.

The applicant has provided a preliminary development concept sketch and preliminary building elevations for the subject property (Attachments 6, 7 and 8). A complete Conceptual Design submittal will be required should the requested PAD amendment be approved.

The proposed policy allows multi-family residential development in accordance with the PAD's High Density Residential Development Standards, which permits densities ranging from 8-21 du/ac. A typical apartment development is generally 18 du/ac. The Commercial portion of the property east of the central wash would continue to be subject to the PAD's Community Commercial Development Standards.

In terms of the Tangerine Road Corridor Overlay District (TRCOD), the entire Rancho Vistoso PAD area was expressly exempted from a number of provisions of the TRCOD. The specific provisions

of TRCOD which are not applicable to this development include the 50 foot open space tract along Tangerine Road, the measurement of building setbacks from the 50 foot open space tract and building height limitations specific to TRCOD.

The development would need to adhere to all provisions of the PAD relative to open space, setbacks and building heights, as well as any applicable provisions of TRCOD and the Zoning Code not specifically exempted.

Traffic and Circulation

As the application is a PAD text amendment, engineering comments relative to the case have been included as conditions of approval (Attachment 9) to be addressed during the design phases of the project.

Specifically, the conditions require a Traffic Impact Analysis be prepared and submitted with the Conceptual and Final Design package. The preliminary concept sketch submitted as part of this application shows two points of access to Tangerine Road. Access to Tangerine Road is controlled by ADOT as this is a State Route. The TIA will need to address access and all potential impacts to Woodburne Avenue, with particular focus on the Woodburne Avenue and Rancho Vistoso Boulevard intersection as it relates to level of service, traffic signal needs and associated geometric requirements. If access is required on Woodburne Avenue, a realignment of the roadway will be required at the intersection. The realignment will require the roadway to shift south to allow the vacant commercial property north of Safeway and the existing Safeway commercial center to have access to the signalized intersection. Recommended conditions relative to these issues is provided on Attachment 9.

**PUBLIC NOTIFICATION AND COMMENT**

The PAD amendment has been noticed in accordance with Town requirements and no comments have been received.

**CONCLUSION/RECOMMENDATION**

Staff recommends approval, subject to the conditions provided on Attachment 9.

**SUGGESTED MOTION**

The Planning & Zoning Commission may wish to consider one of the following suggested motions:

I move to recommend [approval, approval with conditions, OR denial], OV911-006, approval of a PAD amendment to add a special area policy relative to Rancho Vistoso Parcel 7-1.

**Attachments:**

1. Attachment 1 – Location Map
2. Attachment 2 – Zoning Map
3. Attachment 3 – Purpose Statement
4. Attachment 4 – Neighborhood 7 Special Area Policies
5. Attachment 5 – General Plan Map
6. Attachment 6 – Concept Sketch
7. Attachment 7 – Concept Elevation 2 Story Buildings
8. Attachment 8 – Concept Elevation 3 Story Buildings
9. Attachment 9 – Conditions of Approval

cc: Prepared by: Chad Daines, AICP, Principal Planner

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David Williams, AICP, Planning Division Manager

