

ORDINANCE NO. (O)16-12

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,
AMENDING THE RANCHO VISTOSO PLANNED AREA
DEVELOPMENT FROM COMMERCIAL (C-1) TO MEDIUM
DENSITY RESIDENTIAL (MDR) AND ONE ESL FLEXIBLE
DESIGN OPTION FOR A MODIFIED REVIEW PROCESS ON A
17.8 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF
VISTOSO HIGHLANDS DRIVE AND RANCHO VISTOSO
BOULEVARD**

WHEREAS, the Applicant has requested an amendment to the Rancho Vistoso Planned Area Development (PAD) from Commercial (C-1) to Medium Density Residential (MDR) and one ESL flexible design option for a modified review process on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard, attached hereto as Exhibit "A"; and

WHEREAS, the amendment to the PAD will provide continuity in residential land use and is compatible with the surrounding area; and

WHEREAS, the Applicant agrees to limit the proposed building height to one-story and design the perimeter wall in accordance with the Rancho Vistoso HOA Design Guidelines; and

WHEREAS, the Planning and Zoning Commission held duly noticed public hearings on August 23, 2016, and September 6, 2016, and voted to recommend approval to the Town Council; and

WHEREAS, the Town Council has duly considered the applicant's proposal for the amendment to the Rancho Vistoso Planned Area Development (PAD) from Commercial (C-1) to Medium Density Residential (MDR) and one ESL flexible design option for a modified review process on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that:

- Section 1. The amendment to the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) and one ESL flexible design option for a modified review process on a 17.8 acre site located on the northwest corner of Vistoso Highlands Drive and Rancho Vistoso Boulevard is hereby approved, subject to the conditions in Exhibit "B."
- Section 2. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.


Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona, on this 16th day of November, 2016.

TOWN OF ORO VALLEY


Dr. Satish I. Hiremath, Mayor

ATTEST:


Michael Standish, Town Clerk

Date: 11/21/16

APPROVED AS TO FORM:


Tobin Sidles, Legal Services Director

Date: 11/21/16

PUBLISH: DAILY TERRITORIAL
NOVEMBER 22, 23, 25, 28, 2016

POSTED: 11/21/16 - 12/21/16

EXHIBIT "A"

LOCATION



EXHIBIT "B"

1. Flat roof homes shall be limited to 22', one-story and pitch roof homes shall be limited to 25', one-story.
2. The perimeter subdivision wall shall be designed in conformance with the Rancho Vistoso HOA Design Guidelines.
3. Existing vegetation shall be maintained and/or removed to provide adequate sight visibility distance for access onto Vistoso Highlands Drive.