

ORDINANCE NO. (O)20-02

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT, SECTIONS 1.1 “DEVELOPMENT PROGRAM” AND 1.2 “THE RANCHO VISTOSO PAD POLICIES”; REPEALING ALL RESOLUTIONS, ORDINANCES AND RULES OF THE TOWN OF ORO VALLEY IN CONFLICT THEREWITH; PRESERVING THE RIGHTS AND DUTIES THAT HAVE ALREADY MATURED AND PROCEEDINGS THAT HAVE ALREADY BEGUN THEREUNDER

WHEREAS, on June 22, 1987, the Mayor and Council approved Ordinance No. 154, which adopted the Rancho Vistoso Planned Area Development; and

WHEREAS, the Applicant has requested a text amendment to address a lack of visibility from Oracle Road into the shopping center due to the existing slope and to address existing drainage issues, attached hereto as Exhibit “A”; and

WHEREAS, the amendments to the PAD involve changing a natural open space area to a constructed landscaped buffer yard which would increase visibility into the shopping center and would allow for a landscaped buffer yard similar to other commercial centers in Oro Valley and along Oracle Road; and

WHEREAS, the existing open space does not provide high quality habitat or environmental resource value and is disconnected from other open space areas; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on February 4, 2020, and voted to recommend approval to the Town Council; and

WHEREAS, the Town Council has duly considered the Applicant’s proposal for the text amendment to the Rancho Vistoso Planned Area Development (PAD) to convert a required open space area to a constructed landscaped buffer yard.

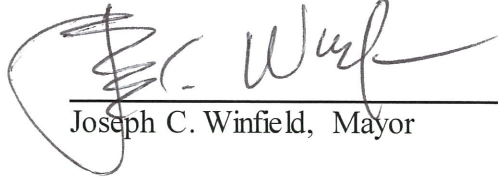
NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that:

- Section 1. The text amendment to the Rancho Vistoso Planned Area Development (PAD) to convert a required open space area to a constructed landscaped buffer yard is hereby approved.
- 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parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.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 4th day of March, 2020.


TOWN OF ORO VALLEY



Joseph C. Winfield, Mayor

ATTEST:

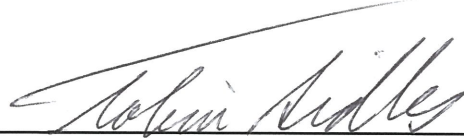
APPROVED AS TO FORM:



Michael Standish, Town Clerk

Date: 3/5/20

PUBLISH: DAILY TERRITORIAL
MARCH 10, 11, 12, 13, 2020



Tobin Sides, Legal Services Director

Date: 3/5/2020

POSTED: 3/10/20 - 4/10/20

EXHIBIT “A”

Proposed PAD Text Changes:

Section 1.1 Development Program

B. Consistency with Oro Valley’s Goals and Objectives (Page 11 of the PAD)

This requested PAD amendment is proposed to change discussion point 6. On page 11 to allow for drainage improvements within the one-hundred-foot buffer.

Use innovative planning and design techniques in environmentally sensitive areas. The Rancho Vistoso Plan shows a 100 foot natural setback from the right of way line of Oracle Road,(EXCEPT AS MODIFIED HEREIN) thus preserving the natural feeling and views along this scenic corridor. The overall planning of Rancho Vistoso is intended to respect the integrity of each future resident’s view of desert and mountain. Landscaping is to follow guidelines for compatibility with the existing desert vegetation. Environmentally sensitive areas such as washes, rock outcroppings, steep slopes and the ecologically rich Honey Bee Canyon have been preserved as open space.

Section 1.2 The Rancho Vistoso PAD Policies

A. Rancho Vistoso PAD General Policies (Page 47 of the PAD)

This requested PAD amendment is proposed to change development requirement 5.L.1) Transportation: to allow for disturbance and revegetation of the 100-foot setback from the planned right-of-way.

There shall be a 100-foot natural area setback from the planned right-of-way line of Oracle Road, EXCEPT AS MODIFIED HEREIN.

Section 1.2 The Rancho Vistoso PAD Policies

C. Neighborhood Policies Neighborhood #2 (Page 51 of the PAD)

3. Open Space



c. THE 100' NATURAL AREA SETBACK FROM THE PLANNED RIGHT-OF-WAY LINE OF ORACLE ROAD IN THE C-1 COMMERCIAL USE AREA MAY BE DISTURBED AND REVEGETATED AS A CONSTRUCTED LANDSCAPED BUFFER YARD COMPLIANT WITH THE ORO VALLEY ZONING CODE.

