



To: Town of Oro Valley
Planning Dept.

DATE: 8/3/2021

PROJECT: Avilla Rancho Vistoso

PROJECT #: 19avn01

SUBJECT: Pre-Application Meeting Request for a Rezoning

NexMetro/Avilla has built a reputation for developing high-quality and successful single-story, detached, rental casitas in the Tucson metropolitan area, throughout the Phoenix valley, and in other parts of the country. NexMetro proposes to develop Avilla Rancho Vistoso, a neighborhood of single-family rental casitas on the remaining portion of Rancho Vistoso Parcel 5-U, north of the Safeway shopping center. The property is just over 8 acres and is currently zoned C-1 Commercial in the Rancho Vistoso PAD. In order to allow the proposed development, we propose to rezone the property to High-Density Residential (HDR) in the PAD, which is allowed as a comparable zone to R-6 under the Oro Valley General Plan's Neighborhood Commercial / Office land use designation.



Avilla Rancho Vistoso will contain approximately 89, 1-story, predominately detached residences that will be an attractive presence in the area and provide an appropriate transition between the existing commercial center to the south and the existing residential development to the north. Avilla will be much more compatible with the existing homes to the north than would a commercial development under the property's existing commercial zoning. It will provide a high quality, unique, and popular housing opportunity within the Town of Oro Valley. The proposed architecture will be consistent with the existing subdivisions in the area, as they will follow the Rancho Vistoso design guidelines as well.

The proposed residences within the project are a mix of one, two, and three bedrooms, with approximately 60% of the residences being detached and the one-bedroom residences being attached in a duplex style. The residences will range in square footage between approximately 690 sq. ft. to 1,265 sq. ft. The residences are grouped around landscaped pedestrian corridors to create a sense of arrival, place, and safety where neighbors frequently interact with each other as they come and go within the neighborhood. The home interiors are an





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open concept design with 10-foot ceilings, large windows, and high-end finishes such as stainless-steel appliances and granite countertops.

Within the pool area, residents will be able to enjoy a variety of amenities. A pool and jacuzzi will be the focal point of the main amenity area. Additionally, a shade trellis and outdoor kitchen will be located within the pool area offering residents with a place to relax and socialize. A green open space will be anchored behind the pool area providing residents an area to play. Managed by a professional management company, maintenance of all the landscaping, walls, and structures is entrusted into one entity providing a higher level of maintenance without the HOA viability concerns of a typical single-family subdivision.

The primary entry to the community will be via the existing access drive in the northwestern corner of the Safeway shopping center. Originally planned to serve both properties, this access drive will require slight modification to make it aesthetically appropriate for a residential use as well as the shopping center. We will work with the adjacent property owner to coordinate the necessary improvements. The entry itself will give existing and prospective residents immediate views of the centrally located recreational amenity including a resort style pool. Current residents will continue through the gated entry while prospective residents will be able to park and enter the fully staffed leasing office. A secondary, exit-only (and full emergency access) gate is located near the southeast corner of the property, tying into the existing roadway stub-out leading north from the shopping center. The aesthetics of that portion of the shopping center are not conducive to providing a project entry at that location, nor is the physical location of that existing stub-out convenient for more than emergency and discretionary resident egress.

The existing commercial zoning is not viable, as demonstrated by the fact that it has been zoned for commercial, office, and research & development uses for roughly 35 years without attracting a developer for those uses. Yet again, the residential underdevelopment of the PAD underscores the fact that some of the remaining commercially zoned parcels would benefit the Town, neighbors, and existing businesses more if allowed to develop at transitional residential densities. The transitional density of this project will help support the many commercial businesses not only located immediately south of the property but also within greater Oro Valley.

We look forward to discussing this project with you soon. Please schedule us for the Aug. 12th pre-application agenda if possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Oland", is written over a thin horizontal line. The signature is stylized and cursive.

Paul Oland