

# AVILLA



## RANCHO VISTOSO

### Project Fact Sheet



Existing Zoning.....C-1 Commercial (Rancho Vistoso PAD)  
 Acreage..... ~21  
 Proposed Zoning..... HDR High-Density Residential (Rancho Vistoso PAD)  
 Proposed Homes..... Approximately 205  
 Proposed Building Height.....Single Story Only

Avilla Rancho Vistoso will include predominately detached residences that will be an attractive presence in the area. Avilla will be 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 65% 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

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

Within the pool areas, residents will be able to enjoy a variety of amenities. A resort-style pool and jacuzzi will be the focal point of the main amenity areas. Additionally, a shade trellis and outdoor kitchen will be located within the pool areas offering residents with a place to relax and socialize. The amenities have been centrally located to ensure convenient access for all residents. 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 website and onsite signage will direct prospective residents to visit the fully staffed leasing office on Parcel 5-U north of Safeway.

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.



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