

## NW Corner: Oracle Road & El Conquistador Way Fact Sheet

Property Area	Approximately 8.8 acres
Zoning (no change proposed)	R-6
Overlay Zoning	Oracle Road Scenic Corridor Overlay District (ORSCOD)
Proposed Land Use	41 single-family homes (4.4 RAC)
Minimum Lot Area	3500 SF
Permitted Building Height	25 feet/2 stories (18' within ORSCOD 100' Setback)
Proposed Building Height	18 feet/1-story and 25 feet/2-story
Open Space Provided (Recreation Area, Landscape Area, Drainage & Open Space)	Approximately 3.3 acres (>35% of Property)

### **Conceptual Site Plan**



Updated October 2022