



NWC El Conquistador Way and Oracle - Grading Exception and Site Plan

[Access the project webpage below](#)

www.ovprojects.com under the name “NWC EL CONQUISTADOR AND ORACLE - GRADING EXCEPTION AND SITE PLAN”

Project Summary

The applicant is requesting a Grading Exception and associated site plan to accommodate a 41-lot residential subdivision. The project site is approximately 8.8 acres and is outlined in blue on the image to the right.

Applicant's Requests

1. Grading exception to allow targeted cut or fills greater than 8 feet
2. Conceptual site plan for 41-detached dwelling units (4 units per acre) with a 4,065sf average lot size. A central recreation area and two access points from Valle Del Oro and El Conquistador Way.



Anticipated Meeting Dates and Review Process



Project Milestones

1. Pre-application submitted – August 5, 2022
2. Pre-submittal neighborhood meeting – October 20, 2022

1. Grading Exception

Grading Exceptions are evaluated to the criteria in [Section 22.10.C](#) of the Zoning Code.

2. Conceptual Site Plan

The subject property has General Plan land use designations of Neighborhood Commercial (NCO) and High Density Residential (see image to the right).

Neighborhood Commercial – This land use designation represents commercial and office areas with good access to major roadways that are close to residential areas. Residential development may be included on a case-by-case basis.

High-density residential – This land use designation represents areas where single-family home, mobile or manufactured housing, townhouse, patio home and apartment development is appropriate.



The subject property is zoned R-6 or multi-family residential. Notable development standards include:

- Max building height – 25' or 2 stories
- Density (Gross land area per dwelling) –3,500 sf
- Setbacks – 30' to the front
20' from the side and rear

The Town of Oro Valley Zoning Code can be found at the following link:

www.orovalley.town.codes.

