

# **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**

- Grading exception to allow targeted cut or fills greater than 8 feet
- 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

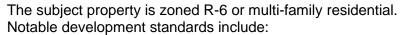
Grading Exceptions are evaluated to the criteria in <u>Section 22.10.C</u> of the Zoning Code.

#### 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 roadweays 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, nobile or manugacture housing, townhouse, patio home and apartment development is appropriate.



- 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

