

Proposed Grading Exception and Site Plan for a 41-lot residential subdivision on the NWC of El Conquistador and Oracle

1st Neighborhood Meeting
October 20, 2022
Meeting will start at 6pm

Ground Rules for Neighborhood Meetings

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

All Zoom participants are currently on mute. Host will provide directions when meeting starts at 6pm.



Town of Oro Valley

Please contact Michael Spaeth,
Principal Planner at
520-229-4812 for additional
ZOOM assistance.

Informational Video – posted on [OVprojects.com](https://ovprojects.com) October 5, 2022

**We are
here**

1st neighborhood meeting (in person and online) – October 20, 2022

Formal submittal

Staff review

2nd neighborhood meeting – TBD

Planning and Zoning Commission public hearing - TBD

Town Council public hearing – TBD

Questions?

msimms@orovalleyaz.gov

For more information

[OVprojects.com](https://ovprojects.com)

Purpose

INFORM, LISTEN AND DISCUSS

- ▶ Opportunities for public participation
- ▶ Overview by staff
- ▶ Applicant presentation
- ▶ **YOUR TURN**
- ▶ Next Steps





Executive
Suites

Oro Valley Townhouses
7 units/acre
Avg. lot size – 4565 sf

Valle Del Oro Townhomes
6 units/acre
Avg. lot size – 3610 sf

Proposed
4 units/acre
Avg. lot size
– 4065 sf

Colony at Oro Valley
Avg. lot size – 8,969 sf

Pusch
Ridge Apts.




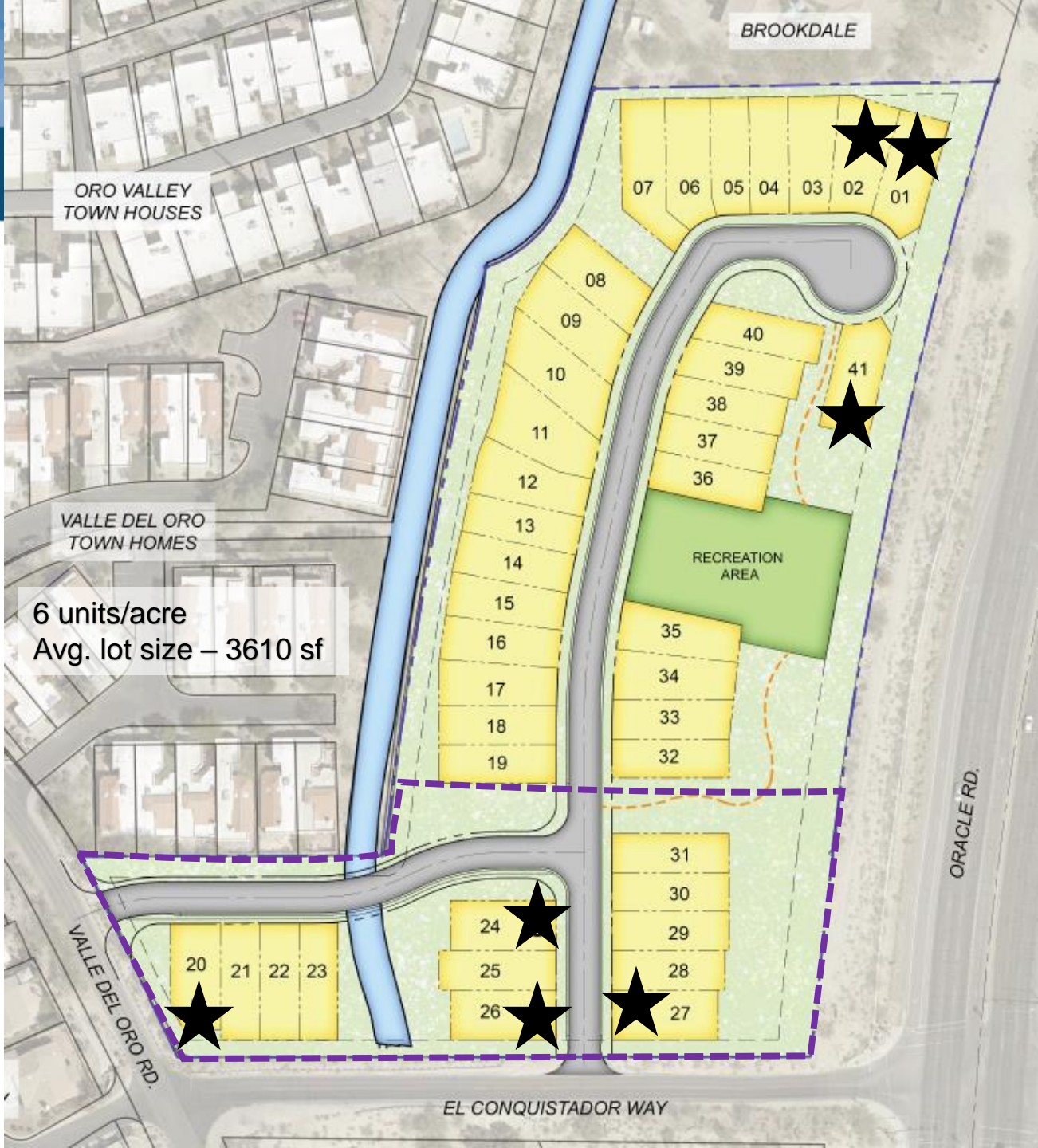
Oracle

El Conquistador



Applicant's Requests

1. Grading Exception - Create suitable area for lots on lower portion of the site
2. Conceptual Site Plan
 - ▶ 41 lots (4 units per acre)
 - ▶ Average lot size – 4065
 - ▶ 1 and 2 story detached homes 
 - ▶ Location of 1-story notated with a
 - ▶ Two access points – El Conquistador Way and Valle Del Oro
 - ▶ Central recreation area (darker green)





History and Background

► R-6 zoning established in 1974

DEVELOPMENT STANDARDS	
Permitted Uses	Office Apartments Detached single-family homes Attached dwelling units
Height	25' or two-story* *May be reduced to single-story if within 50' of an R-4 zoning district
Perimeter Setbacks	30' from Oracle 20' from townhomes






Town of Oro Valley

Application 1 - Grading Exception Review

- ▶ Hill along El Conquistador – much of site previously disturbed before incorporation of the Town in 1974
- ▶ Request to Town Council
 - ▶ Allow cut or fills greater than 8 feet
- ▶ Review Criteria
 - ▶ Exception is only for specific areas – minimum needed to allow development
 - ▶ Meets intent of code to preserve features and mitigate scarring with restoration, where possible
 - ▶ Not detrimental to the general public with adequate protection from adjoining neighbors

 Slopes –
25% or greater

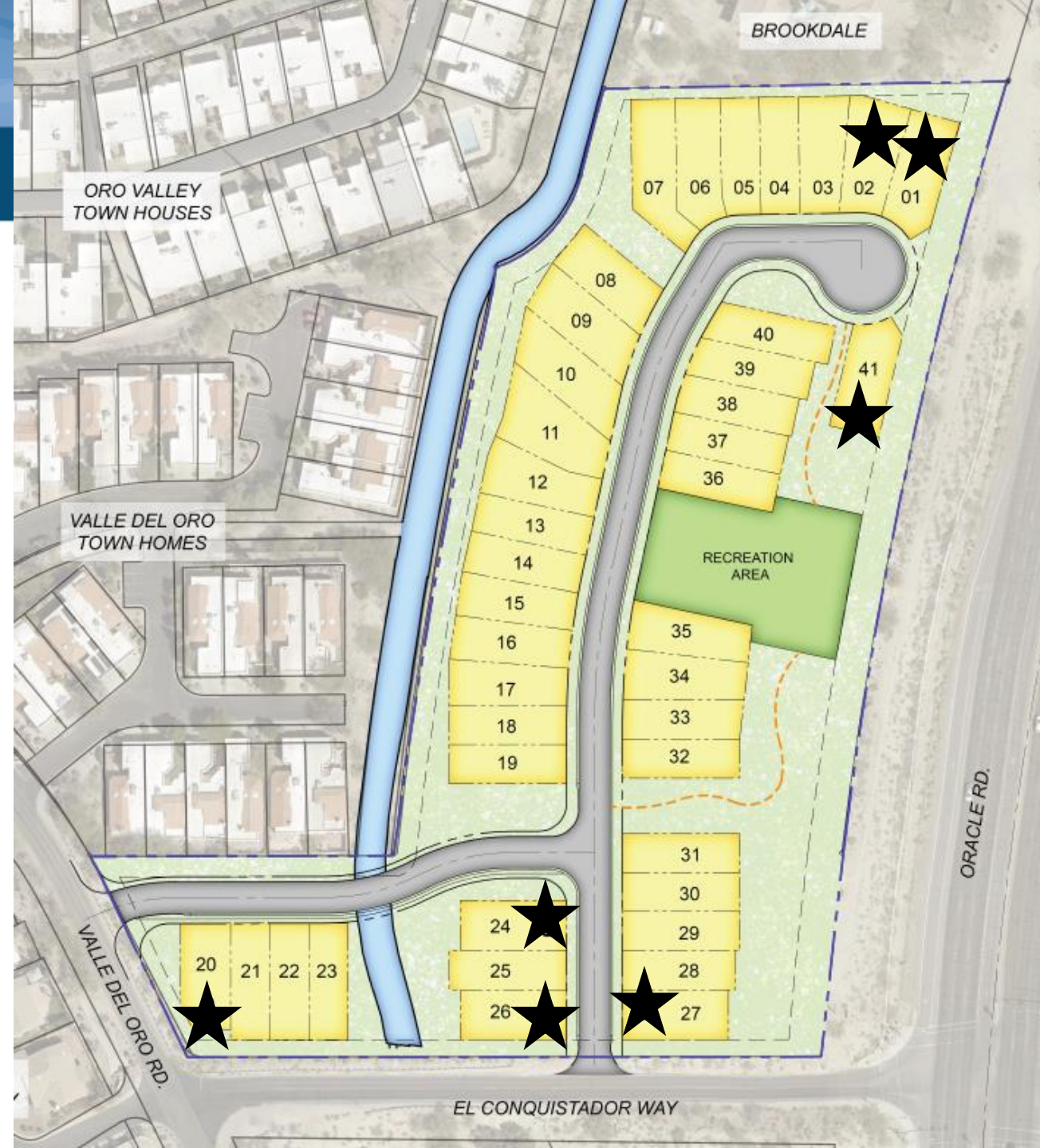


Application 2 – Site Plan Review

► Zoning Conformance

- R-6 development standards
- Design Principles and Standards
- Oracle Road Scenic Corridor Standards
 - Restricts height to single-story within 100' feet of Oracle Road
 - Preservation of healthy plants along Oracle Road

► Drainage and Traffic





NW Corner Oracle Road & El Conquistador Way Neighborhood Meeting

October 20, 2022

AMH Development

Bowman

Agenda



- Introduction to Project - Presentation
- Sampling of Architectural Styles
- Line of Sight Exhibits
- Viewshed Exhibits



Agenda



- Introduction to Project - Presentation
- Sampling of Architectural Styles
- Line of Sight Exhibits
- Viewshed Exhibits





Bowman

NW Corner of Oracle Road & El Conquistador Way



Bowman

NW Corner of Oracle Road & El Conquistador Way





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Bowman

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Bowman

NW Corner of Oracle Road & El Conquistador Way



Bowman

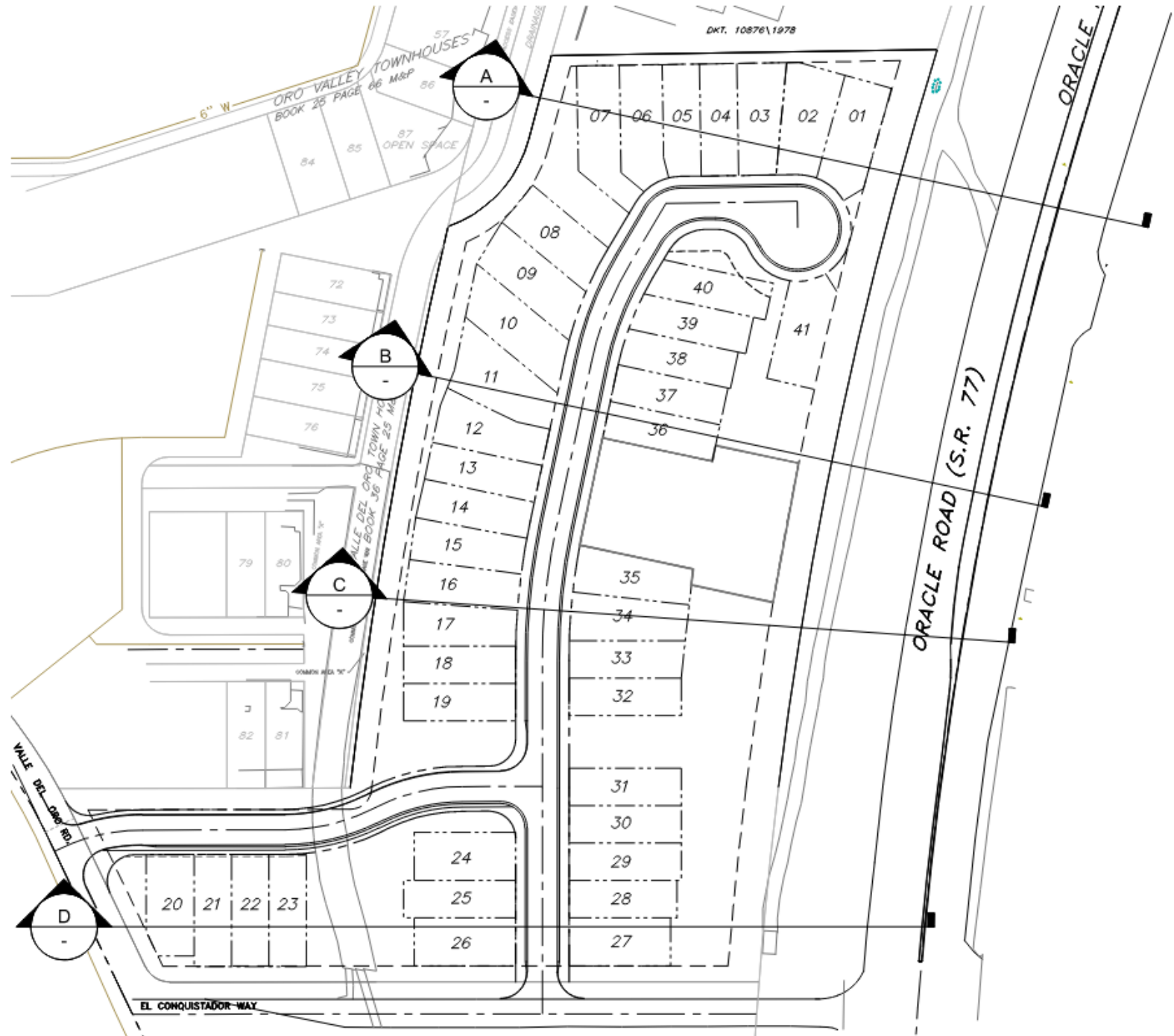
NW Corner of Oracle Road & El Conquistador Way

Agenda



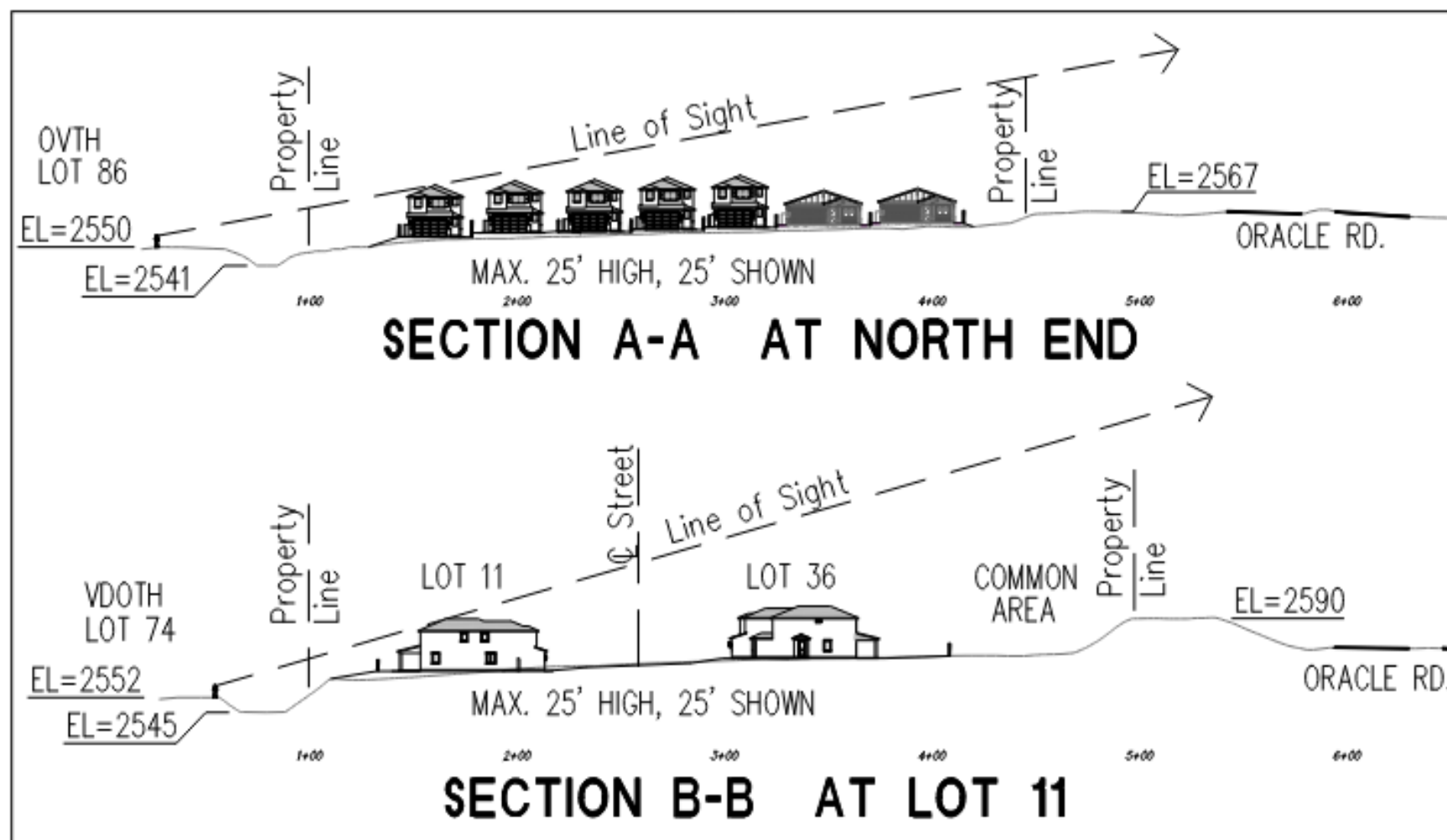
- Introduction to Project - Presentation
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Line of Sight Section Locations



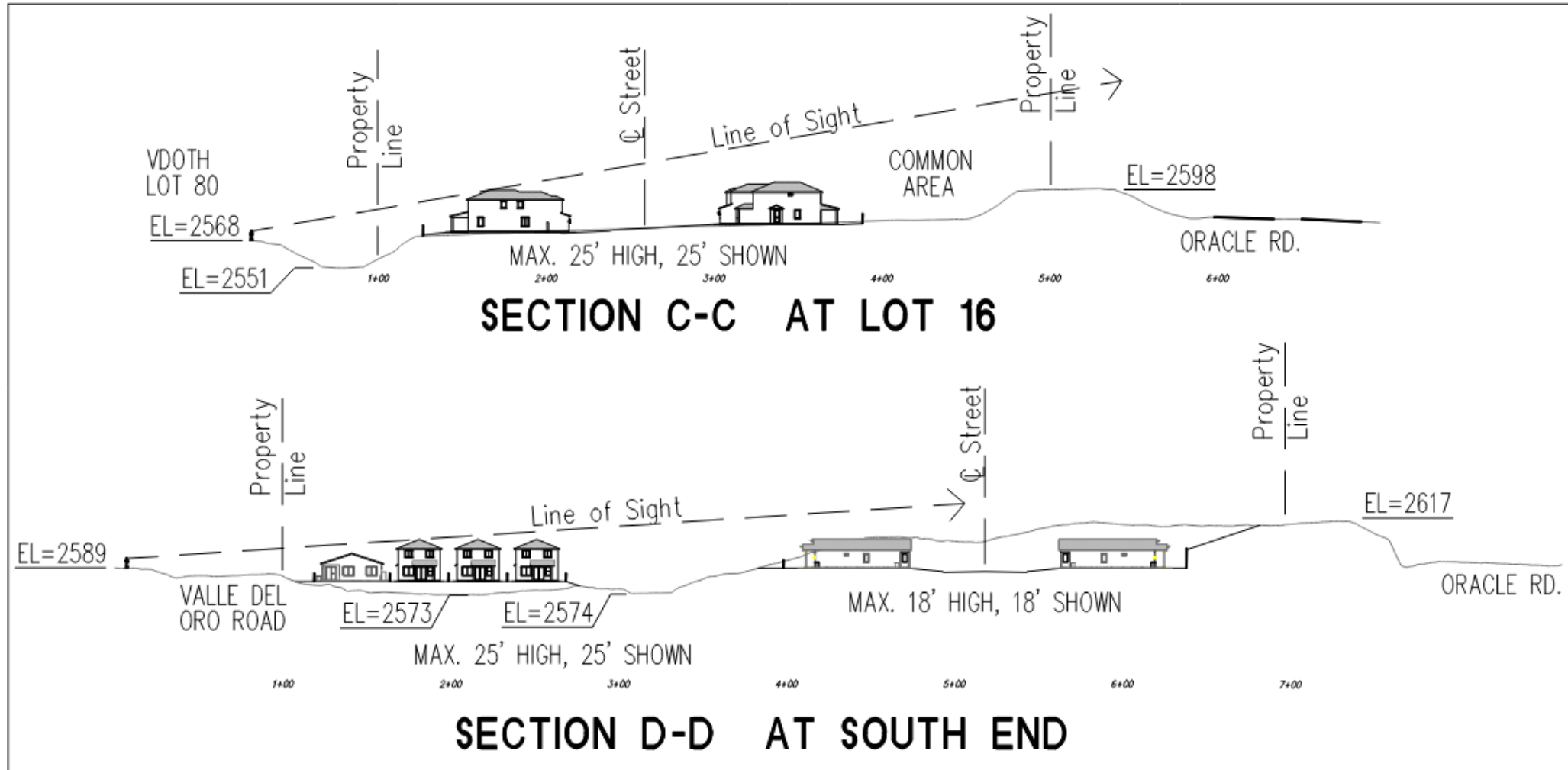
NWC Oracle & Conquistador

SIGHT LINE EXHIBIT #1



NWC Oracle & Conquistador

SIGHT LINE EXHIBIT #2



Agenda



- Introduction to Project - Presentation
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- Viewshed Exhibits

Photo Locations



Photo No. 1.

Date: 9/27/2022

Description:

At NE corner of Oracle Rd and El Conquistador Way looking west at southeast corner of property.



Photo No. 2.

Date: 9/27/2022

Description:

100' north of NE corner of Oracle Rd and El Conquistador Way looking west.



Photo No. 3.

Date: 9/27/2022

Description:

170' north of NE corner of Oracle Rd and El Conquistador Way looking west.



Photo No. 4.

Date: 9/27/2022

Description:

300' north of NE corner of Oracle Rd and El Conquistador Way looking west.



Photo No. 5.

Date: 9/27/2022

Description:
370' north of NE corner
of Oracle Rd and El
Conquistador Way
looking west.



Photo No. 6.

Date: 9/27/2022

Description:
500' north of NE corner
of Oracle Rd and El
Conquistador Way
looking west.



Photo No. 7.

Date: 9/27/2022

Description:
650' north of NE corner
of Oracle Rd and El
Conquistador Way
looking west.



Photo No. 8.

Date: 9/27/2022

Description:
720' north of NE corner
of Oracle Rd and El
Conquistador Way
looking west.



Photo No. 9.

Date: 9/27/2022

Description:

790' north of NE corner
of Oracle Rd and El
Conquistador Way
looking west.



Photo No. 10.

Date: 9/27/2022

Description:

On east side of Oracle
Rd looking west at NE
corner of property.



Photo No. 11.

Date: 9/27/2022

Description:

West side of Mutterer
Wash: Slightly north of
NW corner of property,
looking east.



Photo No. 12.	
Date: 9/27/2022	
Description: West side of Mutterer Wash: Slightly south of NW corner of property, looking east through opening in vegetation.	


Photo No. 13.	
Date: 9/27/2022	
Description: West side of Mutterer Wash: 110' south of NW corner of property. Taken from community pool area, looking east through opening in vegetation.	


Photo No. 14.	
Date: 9/27/2022	
Description: West side of Mutterer Wash: 230' south of NW corner of property. Taken from connecting lateral channel, looking east.	


Photo No. 15.	
Date: 9/27/2022	
Description: West side of Mutterer Wash: 420' south of NW corner of property. Taken from connecting lateral channel, looking east.	

Photo No. 16.

Date: 9/27/2022

Description:

West side of Mutterer Wash: 500' south of NW corner of property. Taken along Townhouse Lot 80, looking east.



Photo No. 17.

Date: 9/27/2022

Description:

West side of Mutterer Wash: Taken from east end of Southern Pines Drive, looking east.



Photo No. 18.

Date: 9/27/2022

Description:

West side of Mutterer Wash: South of Southern Pines Drive. Taken along Townhouse Lot 81, looking east.



Photo No. 19.

Date: 9/27/2022

Description:

West side of Mutterer Wash: 120' north of El Conquistador Way, looking east.



Photo No. 20.

Date: 9/27/2022

Description:
NW corner of Valle Del Oro and El Conquistador Way, looking east.



Photo No. 21.

Date: 9/27/2022

Description:
150 feet south of the NW corner of Valle Del Oro and El Conquistador Way, looking east.



Photo No. 22.

Date: 9/27/2022

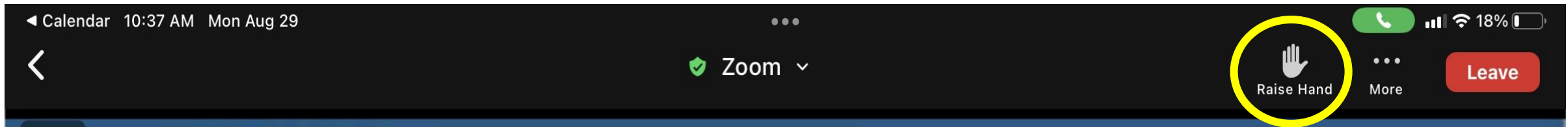
Description:
150 feet south of the NW corner of Valle Del Oro and El Conquistador Way, looking southeast.





Town of Oro Valley

Zoom – Raising your hand to ask a question



Phone

Raise Hand: *9

Unmute: *6

**Please contact Michael Spaeth,
Principal Planner at 520-229-4812
for additional ZOOM assistance.**



Town of Oro Valley

Opportunities for public input

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Staff Contact

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Principal Planner

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Email: msimms@orovalleyaz.gov

www.OVprojects.com

“NWC of El Conquistador and Oracle – Grading
Exception and Conceptual Site Plan”

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