



# Proposed Single Family, Multifamily, and Commercial on 73 acres at Northeast corner of Lambert and La Cholla

## Access the project webpage below:

[www.OVprojects.com](http://www.OVprojects.com) under the project name **Northeast corner of Lambert Lane and La Cholla Boulevard – Development Plan (Project No. 2500142)**

## Project Summary

The applicant is proposing a Master Development Plan for a mixture of single-family homes, townhomes, apartments, and commercial across a 73-acre site at the northeast corner of Lambert Lane and La Cholla Boulevard

## Meeting Dates

1. First neighborhood meeting – March 3, 2025
2. Second neighborhood meeting – TBD
3. Planning and Zoning Commission – TBD
4. Town Council – TBD

## Project milestones

1. Pre-Application submitted – January 2025
2. First neighborhood meeting – March 3, 2025
3. Formal submittal – anticipated after 1<sup>st</sup> neighborhood meeting

## Meeting format

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 10 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 50 minutes



### **General Plan Designation**

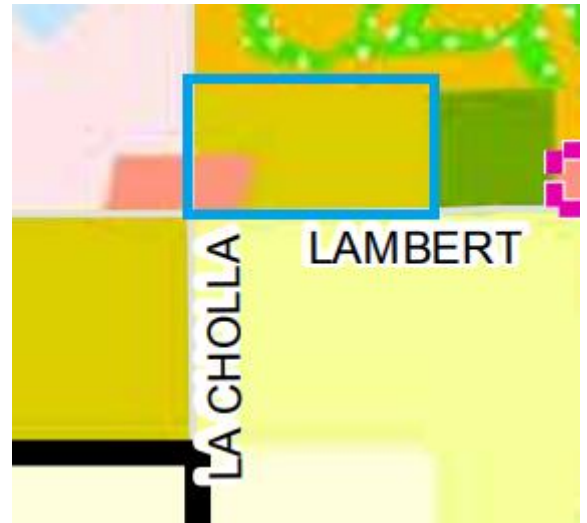
The General Plan is a policy document which helps inform land use decisions in the community and embodies the values and goals of the community and its residents. The subject property has a designation of Medium Density Residential.

#### **Low Density Residential**

*This land use designation represents areas where single-family home, townhouse or patio home development is appropriate.*

#### **Neighborhood Commercial / Office**

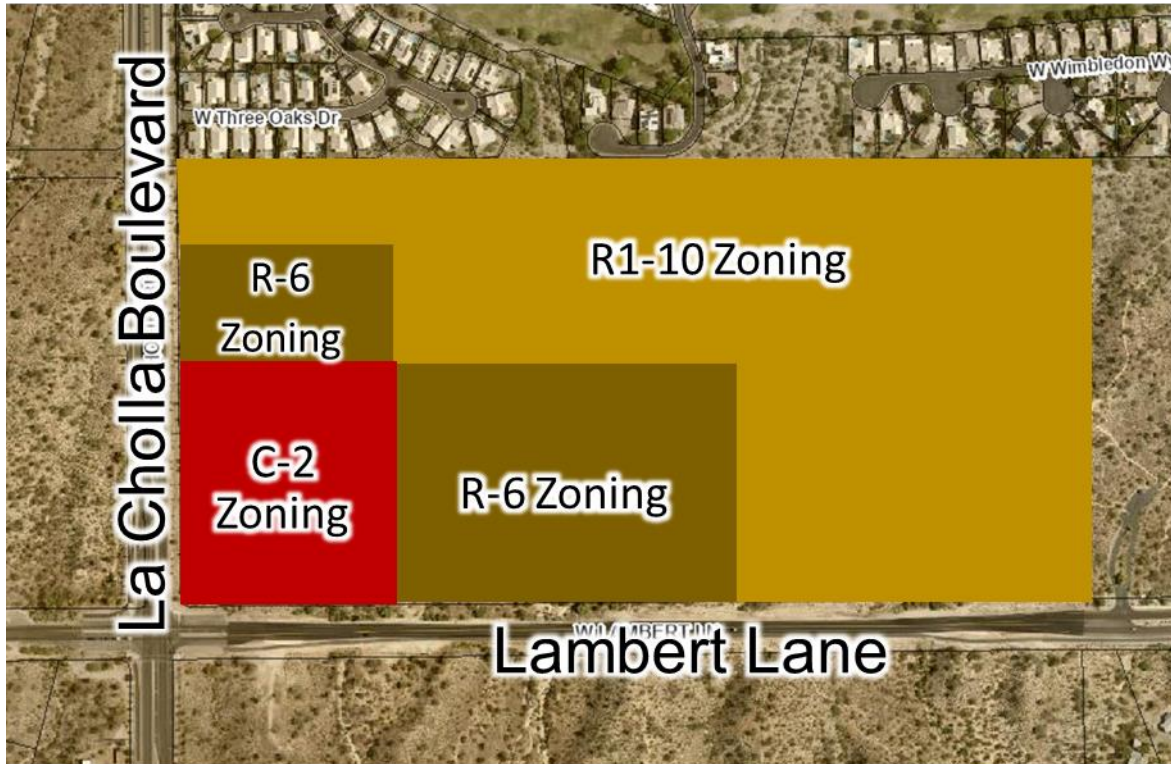
*This land use designation represents commercial and office areas with good access to major roadways that are close to residential areas.*



### **Existing Zoning Designation**

Multiple zoning districts exist on this site, including R1-10, R-6, and C-2.

- R1-10 permits single-family homes and similar uses
- R-6 permits single-family, townhomes, apartments, and similar uses
- C-2 permits retail, office, restaurants, and similar uses



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### **Development Standards**

The following standards are applicable for this site:

<b>Zoning</b>	<b>Maximum Height</b>	<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>
R1-10	25 feet / 2 Stories	25'	10'	25'
R-6	25 feet / 2 Stories	20'	10' (C-2) to 40' (R1-10)	10' (C-2) to 40' (R1-10)
C-2	30 feet / 2 Stories	30'	25'	25'

### **Review Criteria**

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

<https://orovalley.town.codes/ZC>

<https://www.orovalleyaz.gov/Government/Departments/Town-Managers-Office/General-Plan>

### **Review Process:**

