I. **PROJECT OVERVIEW**

Roughly a quarter century ago the subject property was annexed into the Town of Oro Valley and its County zoning was translated into the Town's standard zoning code. The zoning included provisions for development of a single-family neighborhood, two multifamily parcels, and a commercial corner. DR Horton now proposes to develop the single-family portion in accordance with the existing zoning entitlements. Because the single-family acreage is part of a larger landholding, Town Code requires preparation and submittal of a Master Development Plan depicting the proposed uses on the rest of the subject property as well. The reason is to demonstrate cohesive planning of the entire landholding. Plan highlights:

Single-Family Neighborhood

- 71 Homes (88 Allowed by Existing Zoning)
- 12,000 Square Foot (Over One-Quarter Acre) Minimum Lot Size
- 25' / 2-story maximum building height

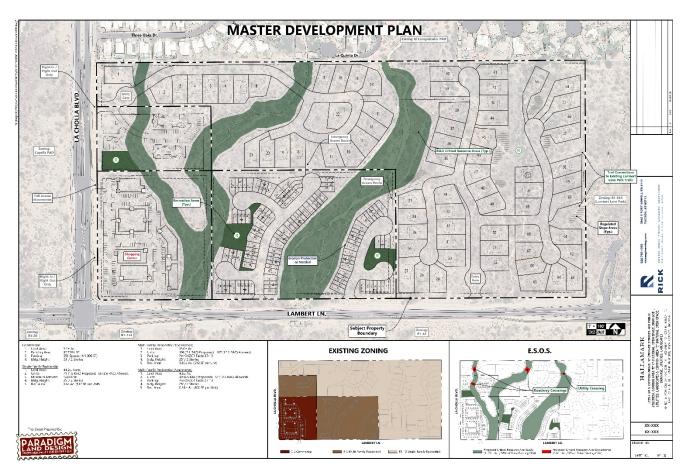
Multifamily Parcels

- 106 Townhomes / 39 Apartments
- 244 Units Allowed by Existing Zoning
- 25' / 2-story maximum building height

Commercial Corner

- A mix of retail and office uses as permitted under the C-2 zone.
- 30' / 2-story maximum building height.

A preliminary site plan is shown below.



II. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term "interested stakeholder" is understood to include any interested party regardless of proximity to the project or actual potential to be impacted by the project. Although the dictionary definition is much narrower, for the purpose of this report we will assume the broader local interpretation. Primary stakeholders are the immediate neighbors of the subject parcels, all of whom will be notified of any public meetings or hearings associated with this project. The nearest neighbors of this project are the southernmost homes of the Canada Hills master plan.

Other stakeholders include nearby businesses that have invested in the Oro Valley community and stand to see their businesses benefited by additional potential customers from this proposed neighborhood. The Town of Oro Valley is also a stakeholder because this development will bring additional long-term income to the Oro Valley Water Utility and from retail sales taxes and State Shared Revenue, and additional short-term income from construction sales tax. This development will also contribute to the long-term growth of the Town, which its leaders are tasked with overseeing responsibly. Lastly, the property owner is a significant stakeholder.

III. PROPOSED NEIGHBORHOOD MEETING PROCESS

The following schedule is proposed:

February 2025	Informational Video Posted
•	Neighborhood Meeting #1
April 2025 (Estimated)	Formal Plat Submittal
Summer 2025 *	Neighborhood Meeting #2
Summer 2025 *	Planning & Zoning Commission Hearing
Autumn 2025 *	Town Council Hearing

* Dates are estimates only and subject to Town of Oro Valley scheduling.

The Town maintains copies of the meeting sign-in sheets.