

Subject Property Area.....	35.4± Ac.
Existing General Plan Land Use.....	LDR-1.2 West of Wash / LDR-2.0 East of Wash
Proposed General Plan Land Use	Revise East of Wash to MDR
Existing Zoning.....	R1-144
Proposed Zoning.....	R1-36 West of Wash / R1-20 East of Wash
Proposed Land Uses.....	Low-Density Single-Family Custom Home Gated Neighborhood
Proposed Building Heights	18' Maximum, Single-Story Only

The residential parcels within Oro Valley are nearly built out, meaning that remaining properties available for residential development are few and far between. The subject property was annexed into the Town with the stated intention of development of a low-density custom home neighborhood. Having developed the La Canada Ridge neighborhood immediately to the south, Insight Homes now wishes to proceed with a similar vision for this property. Plan highlights:

- Gross density of under one home per acre, which is well within the existing General Plan land use ranges onsite.
- Traffic impacts will be minimal.
- The riparian area associated with the onsite wash has been mapped by Recon Environmental and Wilder Landscape Architects and will be preserved in accordance with ESLO guidelines.
- Homesites along the western edge, which is shared with existing Pima County SR-zoned parcels, will be a minimum of one acre each. Homesites along the southern edge will also feature a minimum lot size of one acre, which is larger than the minimum lot size in the adjacent La Canada Ridge neighborhood.
- Significant public tax dollars have already been spent on adjacent roadways, water, and sewer infrastructure. Construction of this project at an appropriate density will result in a compatible development that makes responsible use of those public infrastructure investments.

