



TO: Oro Valley Development Services Dept.
11000 North La Cañada Drive
Oro Valley, AZ 85737

FROM: Paul Oland

DATE: 11/29/2022

PROJECT: Insight Homes at La Canada & Moore
Rezoning Pre-Application Meeting Request

PROJECT #: 21abb01

Insight Homes proposes to develop a neighborhood of custom homes at the southwest corner of La Canada Drive and Moore Road. The neighborhood will be very similar in character to the existing La Canada Ridge subdivision to the south, which Insight Homes also built, and which has been a notable success with home values averaging over \$1M (per Zillow). All proposed homes will be single-story on lots of at least one-half acre throughout the neighborhood except along the western boundary where the minimum lot size will be 3.3 acres in accordance with the ESLO's density transition requirements. The neighborhood will be gated with private streets and an appropriately sized and amenitized central recreation area.



Although the proposed density of less than one house per gross acre is well under the General Plan's future land uses for the property, the corresponding RMA-2 66% ESOS requirement is not compatible with this custom home development format that includes a maximum disturbance of 14,000 square feet per lot. Rather than amend the General Plan to MDR in order to access a lower ESOS requirement, we propose to request a simple reduction in ESOS as allowed by the ESLO Flexible Design Options. Even so, qualifying ESOS and non-ESOS open space will total well over 50% of the property. This submittal package includes a schematic diagram illustrating the maximum grading area and on-lot open space expected on a "standard" half-acre lot. The average proposed lot size is 36,700 square feet, excluding the two 3.3-acre lots.



The project is not proposed to access Moore Road, so at the pre-app meeting we would like to understand what improvements to Moore Road, if any, will be required of this project. The low density of the project makes it unable to support extensive offsite roadway improvements, and the low density also means that the impact to the existing street system will be low and not likely to warrant offsite improvements.