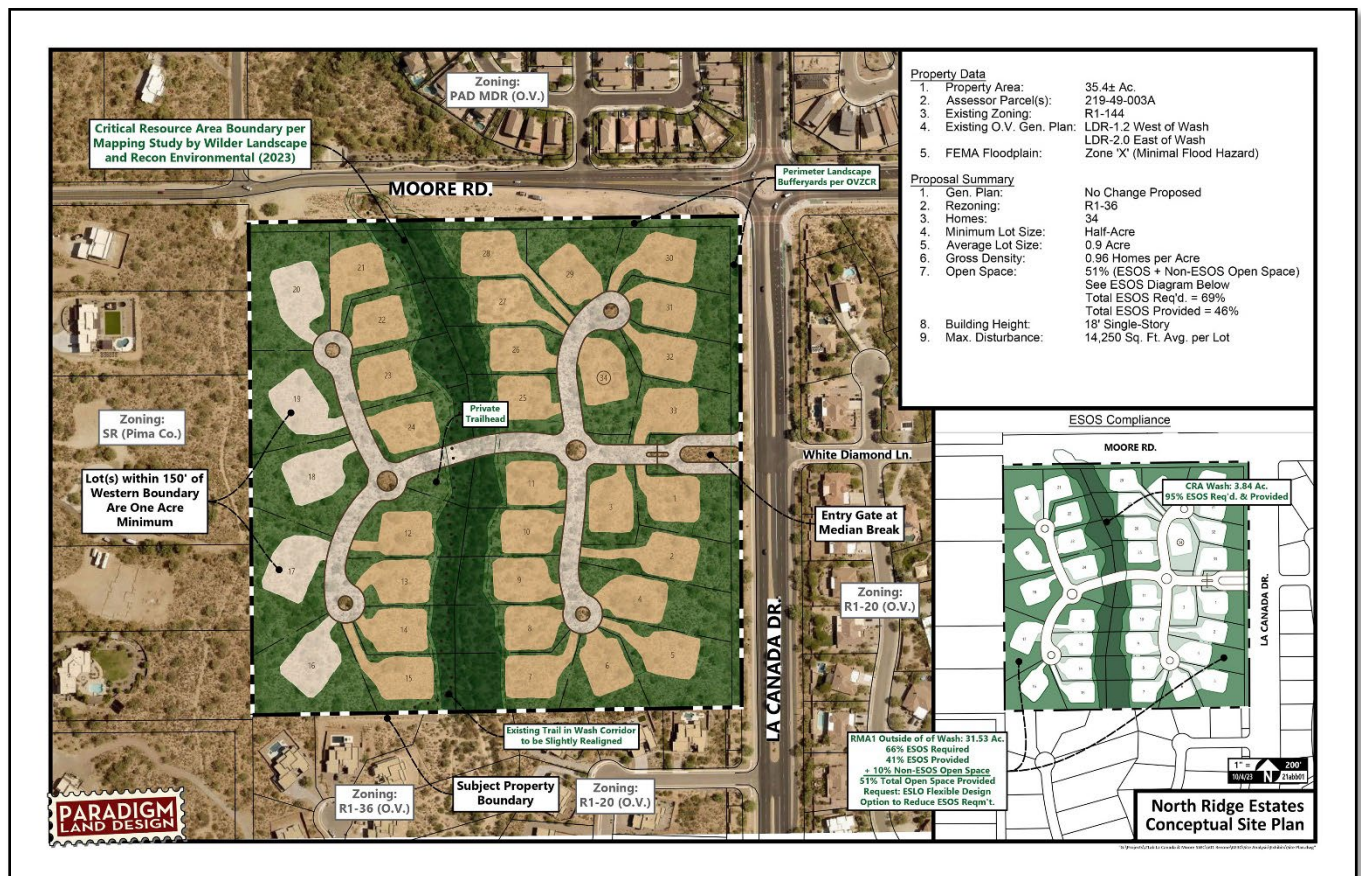


I. PROJECT OVERVIEW

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 recently 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.
- Significant public tax dollars have already been spent on adjacent roadway, 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.

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 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 northernmost homes of the La Canada Ridge subdivision.

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 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:

November 1, 2023.....	Informational Video Posted
November 16, 2023.....	Neighborhood Meeting #1
November 2023.....	Formal Rezone Submittal
January 2024 *.....	Neighborhood Meeting #2 (If Necessary)
2024 *.....	Planning & Zoning Commission Hearing
2024 *.....	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.