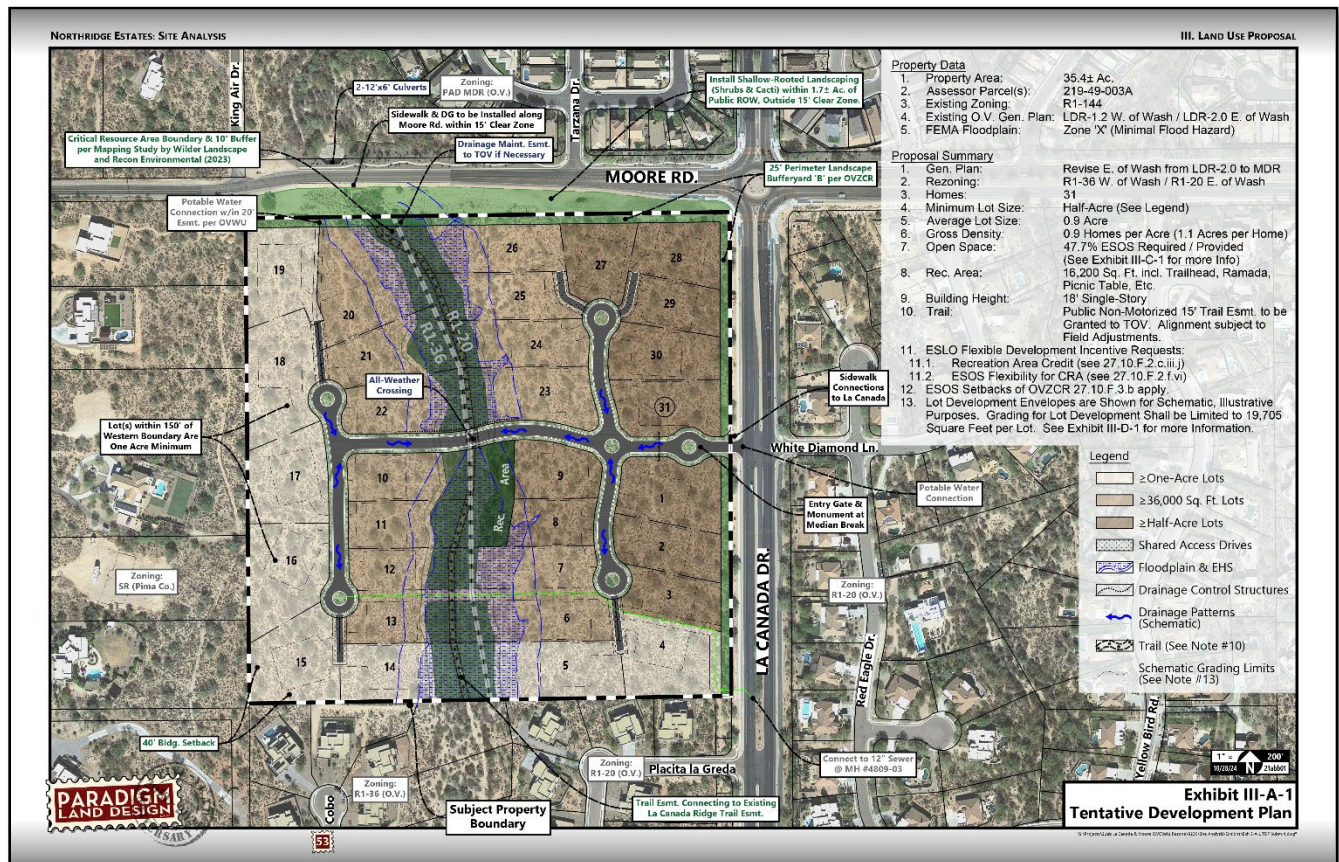


I. PROJECT OVERVIEW

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 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.

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 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 22, 2023.....	Formal Rezone Submittal
November 18, 2024.....	Neighborhood Meeting #2
December 3, 2024.....	Planning & Zoning Commission Hearing
January 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.

IV. COMMENTS RAISED TO-DATE

Traffic

- The dirt area within the Moore Road public right-of-way north of the project is currently used for parking, vehicle sales, etc.
 - This is an enforcement issue for OV. Development of this neighborhood will include revegetation of the dirt area with shallow-rooted shrubs per direction from the Town Engineer.
- Traffic volumes and speeds along La Canada have increased in recent years.
 - The roadway’s speed limit is correct, and ample capacity exists.
- No vehicular access to Moore Road is appreciated.
- Traffic noise on Moore Road is high. Suggested installing noise walls.
 - Insight Homes will incorporate noise mitigation techniques in their construction if necessary.
- Sometimes it takes a little while to make a southbound left-turn from White Diamond Place.
 - The traffic report confirms this, but the timeframe is within acceptable levels of service.

Design

- Homes along the project’s southern edge should be placed to minimize impacts to existing homes south of the project.

- Single-story limit is appreciated.

Environment

- Will the development increase stormwater flows into La Canada Ridge? Where will basins be located?
 - There will be no impact to drainage impacting offsite areas. Basins will be located throughout the project as needed to capture and meter increased flows generated by construction of additional impervious surfaces.
- Will the roadway crossing be wildlife-friendly?
 - The single proposed crossing will allow small animals to pass under the road, but larger animals such as deer will need to cross at-grade (which they prefer anyway).

Water

- Does OV Water have available water supply for this development?
 - Yes.

UPDATED 11/1/2024

G:\Projects\21ab La Canada & Moore SWC\bo1 Rezone\0305\POP-POR\Northridge Estates POR.docx