



Proposed residential development, south side of the Naranja Drive and Highlands Wash intersection (approximately ¼-mile west of N. 1st Avenue)

PLEASE SUBMIT ALL QUESTIONS AND COMMENTS TO ASK@OROVALLEYAZ.GOV

Access the project webpage below at www.ovprojects.com

Project Summary

The applicant has proposed a 46-lot detached, single-family residential subdivision with access from Naranja Drive and Shore Cliff Drive. The project site is approximately 58 acres and is shown in yellow in the image at right.

The applicant's requests include the following:

1. Conceptual Site and Landscape Plan to enable development of the proposed subdivision.

Project Milestones

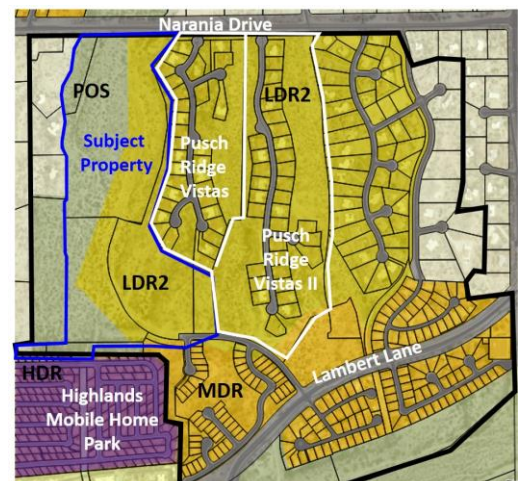
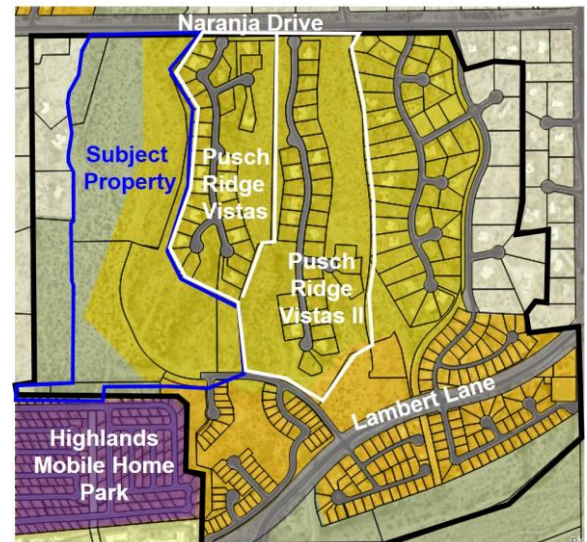
1. Pre-application submitted – September 2019
2. Expanded drainage concept – March 2020
3. 1st Neighborhood Meeting – September 22, 2020
4. Formal Submittal (expected) – October 2020

General Plan

The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.

Existing General Plan Designation

The subject property has a General Plan Land Use designation of Low Density Residential – 2 (LDR2) and Parks and Open Space (POS). See image to the right.



Low Density Residential – 2

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.

Parks and Open Space

This land use designation represents areas that are natural open space which have been preserved through zoning, conservation easements or public ownership.

Existing Zoning Designation

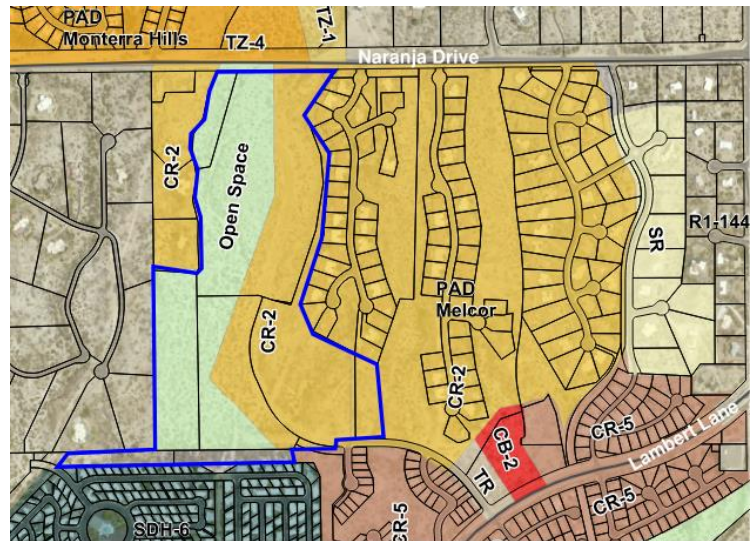
The subject property has a zoning designation of Pima County CR-2 and Open Space in the River's Edge/Melcor Planned Area Development (PAD). See image to the right.

CR-2 (Pima County)

This zoning district enables detached single-family residential development with minimum lot sizes of 16,000 square feet.

Cluster Lot Approval

Pima County Board of Supervisors also approved a cluster lot-size reduction to minimum 7,000 square foot lots.



Review Criteria

Please follow the link below to the River's Edge/Melcor PAD and General Plan.

[River's Edge PAD](#)

www.orovalleyaz.gov/generalplan

Review Process

