



21 LOT SUBDIVISION ON THE NORTHEAST CORNER OF LAMBERT LANE AND SHORE CLIFF DRIVE

Access the project webpage below

www.ovprojects.com under the project name "21 lot subdivision on the northeast corner of Lambert Lane and Shore Cliff Drive.

Project Summary

The applicant proposes a 21-lot detached single-family residential subdivision on an approximately 6.5-acre property, located on the northeast corner of Lambert Lane and Shore Cliff Drive.

Proposed New Development

New 21- lot detached single-family residential subdivision on an approximately 6.5 acres property with one access point from Shore Cliff Drive.

Meeting Dates

1. First Neighborhood Meeting – March 13, 2018
2. Second Neighborhood Meeting – January 8, 2019
3. Planning and Zoning Commission – To be determined
4. Town Council – To be determined

Project Milestones

1. Pre-application submitted – April 2016
2. Formal Submittal – July 2018

Meeting Format

Standard meeting format

- Introduction-10 minutes
- Staff Presentation-20 minutes
- Applicant Presentation-20 minutes
- Question and Answer- 40 minutes

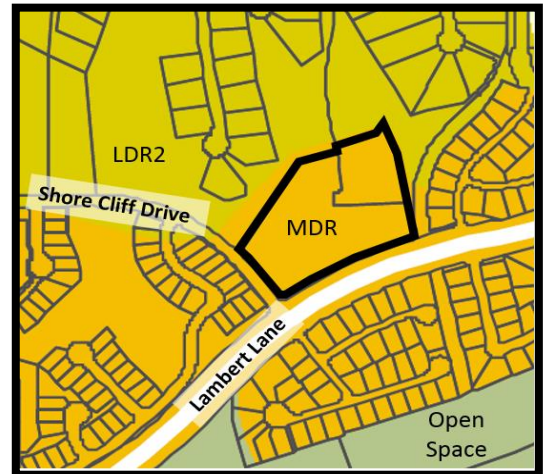
General Plan

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.



The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). See image to the right.

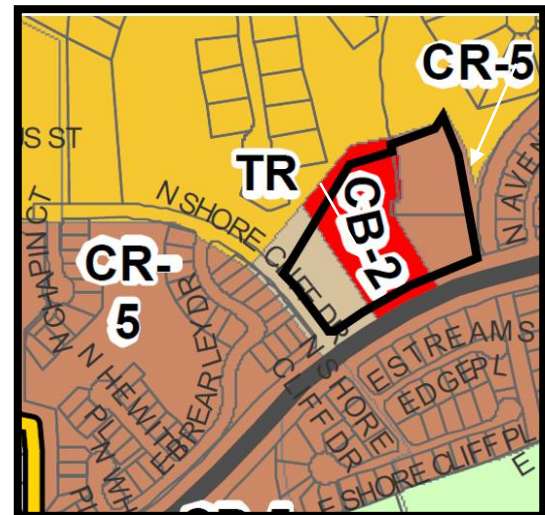
This land use designation represents areas where single-family home, townhouse or patio home development is appropriate. The lot sizes in this land use designation allow for setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should be located close to schools, shopping and employment. Homes in this land use designation can range from 2.1 to 5.0 DU/AC, an average number of homes per acre. For example, a development 100 acres in size may have 210 to 500 homes. The development may have homes spread evenly across the 100 acres on larger lots, or it may have the same number of homes on smaller lots that retain additional open space.



The subject property is located in the Melcor – Rivers Edge Planned Area Development. The property has the 3 following zoning designations (see image at right):

- Transitional (TR)
- General Business (CB-2)
- Multiple Residence (CR-5)

The Multiple Residence (CR-5) zoning district is most analogous to the proposed detached residential use and the zoning standards of that district will be used (see below).



1. Minimum lot size: 6,000 sq. ft.
2. Setbacks: Front 20', Sides, 10' and Rear 10'
3. Building height: 24', two-story

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.
www.orovalleyaz.gov/planning