



East of Sanctuary at Silverhawke (NE Intersection of 1st Ave & Naranja Drive) Grading Exception, Preliminary Plat and Development Plan Informational Handout Case number: 2301963

This informational handout is generated by the Town and is intended to provide background information on the subject property, the development proposal, the review process, applicable review criteria and upcoming public meeting dates. For project specific information, please review the "Applicant's Project Fact Sheet" on OVprojects.com.

Access the Project Webpage Below:

www.OVprojects.com under the name "East of Sanctuary at Silverhawke (NE Intersection of 1st Ave & Naranja Drive) Grading Exception, Preliminary Plat and Development Plan"

Project Summary:

The applicant is requesting a Grading Exception, Preliminary Plat, and Development Plan to develop a new 18-lot single-family residential subdivision, located ½ mile from the northeast corner of 1st Avenue and Naranja Drive.

The site (Parcel No. 220-07-0010) is located on 9.6-acres of vacant property (outlined in yellow) and is situated between three existing subdivisions: Sanctuary at Silverhawke, Palisades South, and Palisades Point. Canada Del Oro wash is located southwest of the site. Access to the property is through an existing access easement in the Sanctuary at Silverhawke neighborhood via Naranja Drive.



Project Milestones:

1. Pre-application submitted – August 2023
2. Informational Video – November 3, 2023
3. 1st Neighborhood Meeting – November 20, 2023

Applicant's Requests:

The applicant's project involves two separate yet related requests:

1. A Grading Exception to allow cuts or fills greater than allowed by Zoning Code standards.
2. Approval of Preliminary Plat and Development Plans for a new residential project that includes:
 - a. Single-family detached homes,
 - b. Open space areas with recreational amenities,
 - c. Existing access easement through Sanctuary at Silverhawke via Naranja Drive.

Both requests must be approved for the project to move forward.

Applicant's Proposal:

The applicant is proposing an 18-lot single family detached residential subdivision on 9.6 acres of vacant land.. A formal proposal has not been submitted; the applicant's pre-application Concept Plan is available on [OVprojects.com](https://www.ovprojects.com).

The subject property has significant grade variations throughout the parcel due to the topography of the site. The applicant's first request is a Grading Exception to allow cuts or fills greater than 6 feet (8 feet if terraced). The Town's Zoning Code establishes criteria for grading exceptions, and ultimately requires approval from Town Council. Staff will work with the applicant to ensure the minimum amount of grading is needed for the development and all disturbed areas will be required to be revegetated per Code.

The applicant's second request is associated with the site design of the subdivision proposal which entails approval of the Preliminary Plat and Development Plan. Throughout the development process, the applicant's proposal will need to demonstrate conformance with each of the following applicable criteria:

- *Your Voice, Our Future* General Plan
- Oro Valley Zoning Code

The focus of Staff's review is on zoning conformance to the R-6 development standards, such as height and setbacks.



Background and Site History:

The property is vacant and zoned R-6, which allows residential housing types such as detached and attached single-family and multi-family homes. Notable development standards include:

- Max building height: 25 feet or two stories
- Density (Gross land area per dwelling): 3,500 sq. feet
- Perimeter Site Setbacks: 30 feet to the front and 20 feet from the side and rear

The site was annexed by Oro Valley in 1994, since then the bulk of the property has been previously disturbed with impacts to native vegetation, outlined in yellow in the image below. As part of the development of the adjacent Sanctuary at Silverhawke subdivision an access easement was established to provide the subject property a connection to 1st Avenue via Naranja Drive, outlined in orange below.



-  Sanctuary at Silverhawke Naranja Drive Entrance
-  Existing Access Easement

Next Steps: Anticipated Meeting Dates and Review Process

