



Proposed Rezoning Amendment to enable the standard minimum lot size for properties south of Tortolita Mountain Circle and west of King Air Drive

Access the project webpage below:

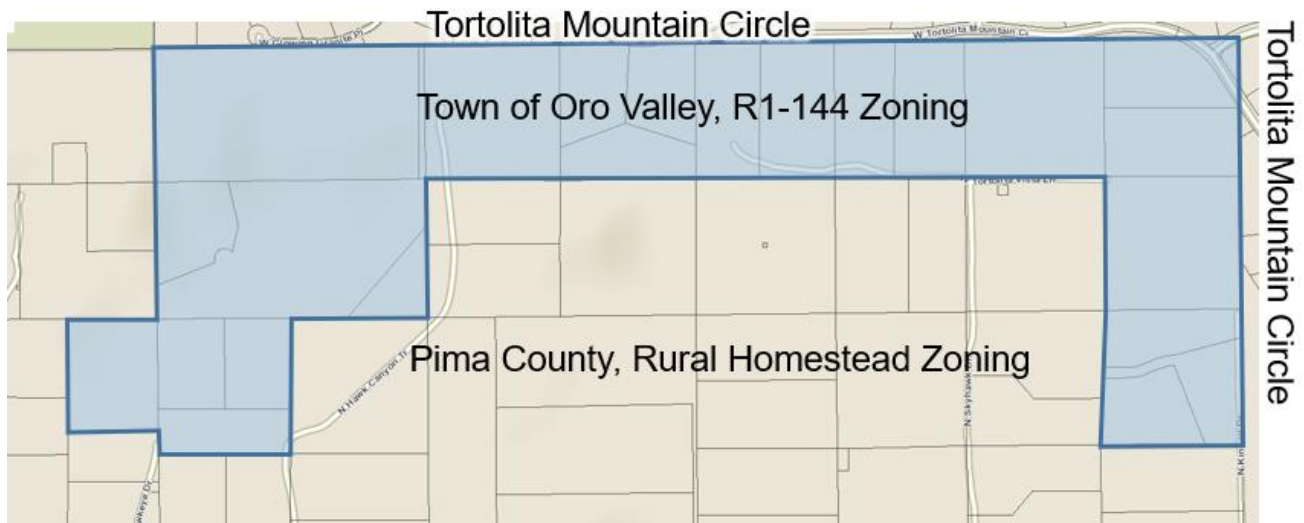
www.OVprojects.com under the project name **Lots S. of Tortolita Mountain Cir and W. of King Air Dr, Rezoning Amendment - 2102160**

Project Summary

Town staff are proposing removing a translational zoning condition requiring a minimum lot size of 180,000 square feet to enable the standard R1-144 lot size of 144,000 square feet.

Proposed Change:

Removing the condition would enable the standard, R1-144, minimum lot size of 144,000 square feet for the affected properties, shaded in blue below.



Meeting Dates

1. First neighborhood meeting – October 12, 2021
2. Planning and Zoning Commission – November 2, 2021
3. Town Council – TBD

Meeting format

- Introduction – 10 minutes
- Staff Presentation – 15 minutes
- Question and Answer – 1 hour 5 minutes

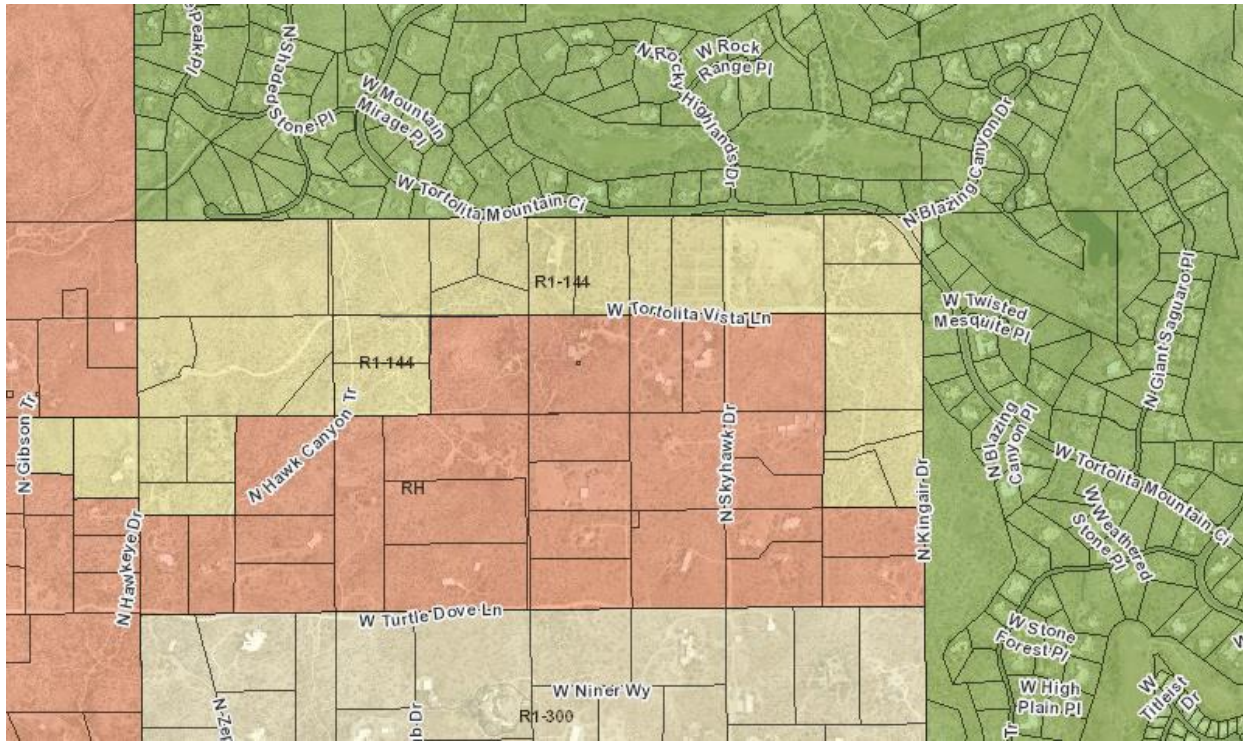
General Plan Designation

The General Plan is a policy document which helps inform land use decisions in the community and embodies the values and goals of the community and its residents. The subject properties have a designation of Rural Low Density Residential. Homes in this land use designation can range up to 0.3 DU/AC, an average number of homes per acre. A minimum lot size of 144,000 square feet would not violate this average DU/AC density.

This land designation represents areas where single-family homes on large lots are intended. The lot sizes in this land use designation allow for substantial setbacks between individual homes in order to maintain a rural character and retain the natural environment.

Existing Zoning Designation

The subject properties have a zoning designation of R1-144, which permits single-family homes, government, school, and religious institutions. The standard minimum lot size for R1-144 is 144,000 sf.



Review Criteria

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

<https://orovalley.town.codes/ZC>

<https://www.orovalleyaz.gov/Government/Departments/Town-Managers-Office/General-Plan>

Review Process:

