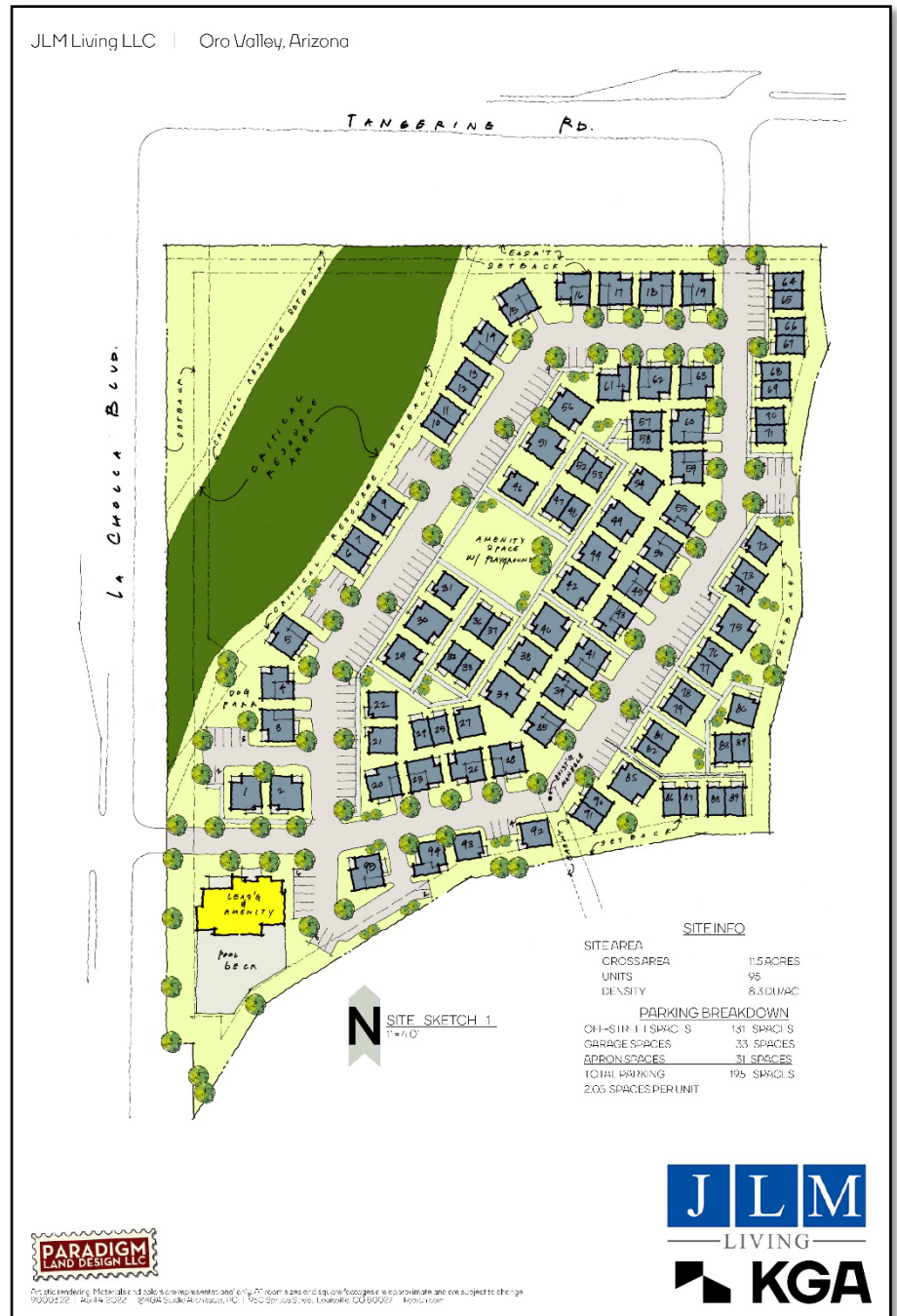


Subject Property Area.....	11.5± Ac.
Existing General Plan Land Use.....	Neighborhood Commercial / Office (NCO) Low-Density Residential 2 (LDR-2) Tier 2 Growth Area
Proposed General Plan Land Use.....	High-Density Residential (HDR)
Existing Zoning.....	C-N Commercial
Proposed Zoning.....	R-6 Residential
Proposed Land Uses.....	Approx. 95 Single-Family Homes for Rent
Proposed Building Heights.....	One- and Two-Story Mix

The Town of Oro Valley is nearly built out, meaning that remaining properties available for development are few and far between. That said, there are a number of commercially zoned properties that remain undeveloped because of a lack of demand for new commercial development. That lack of demand is due to the relatively low residential density at which Oro Valley has developed over the years. For a long time, many of these undeveloped commercial properties were held back from potential residential development in hopes that enough commercial demand would materialize. Unfortunately, now that nearly all of the available residential properties have been developed, we see clearly that commercial demand will never come because it would have to be based on a number of nearby residences that will never materialize. As a result, the commercial parcels will likely remain undeveloped if not rezoned for land uses that actually exhibit demand.

To that end, JLM Living proposes to develop the parcel as a high-quality neighborhood of small single-family homes. This residential housing format has become extremely popular in recent years because it offers a high quality of life without all the



maintenance hassles that come with owning a typical home. In the conceptual site plan shown on the previous page the proposed cottages are shown in blue, the vehicular circulation route and parking areas are in grey, and the leasing office is in yellow with a pool. Open space is shown in green, and near the middle of the site is a central amenity space that'll have turf, picnic spots, and a playground. The large wash in the northwest portion of the property, which is designated by the OV Environmentally Sensitive Lands Ordinance as a Critical Resource Area, will be preserved. The eastern edge of the property is bounded by a large wash, and the southern edge is bounded by a 25' wildlife corridor that was established by the Rancho del Cobre plat.

Examples of the architectural styles that are envisioned for this neighborhood are shown to the left, all of which will meet or exceed Oro Valley's architectural design guidelines and will go through those normal approval processes as well.

JLM Living LLC | Oro Valley, Arizona



Artistic rendering. Materials and colors are representative and only. All room sizes and square footages are approximate and are subject to change. 10000122 - April 10, 2022 - ©2022 Studio Architects, Inc. | 1920 Stroud Ave., Louisville, CO 80027 | 303.435.1000



**QUESTIONS & COMMENTS?
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PARADIGM #21BAA01