



# Residential Land Use and Future Development

November 9, 2016

Town of Oro Valley

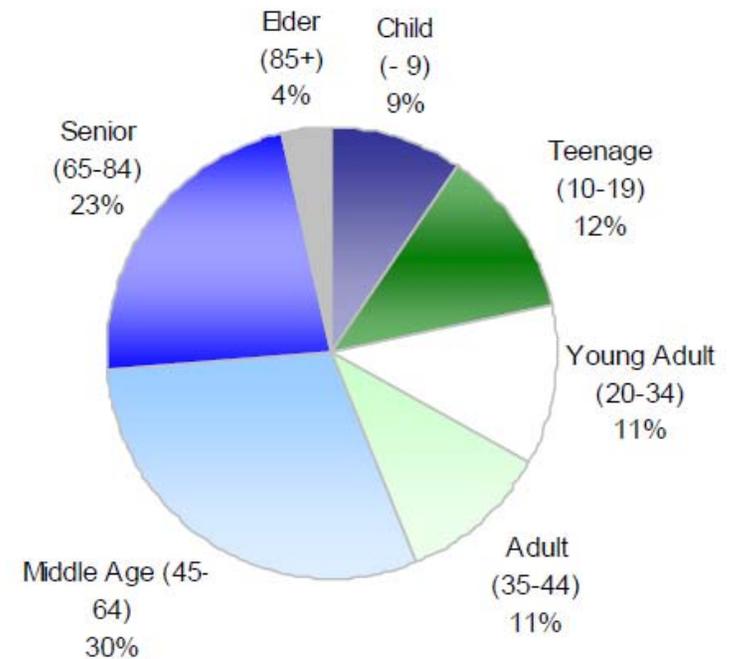


# Demographics

**Table 2-3: Oro Valley Total Age Groupings, 2011**

Child (- 9)	3,881		
Teenage (10-19)	4,999	<b>Those 18-</b>	<b>8,880</b>
Young Adult (20-34)	4,682	<b>Those 34-</b>	<b>13,562</b>
Adult (35-44)	4,476		
Middle Age (45-64)	12,200		
Senior (65-84)	9,309		
Elder(85+)	1,443	<b>Those 65+</b>	<b>10,752</b>

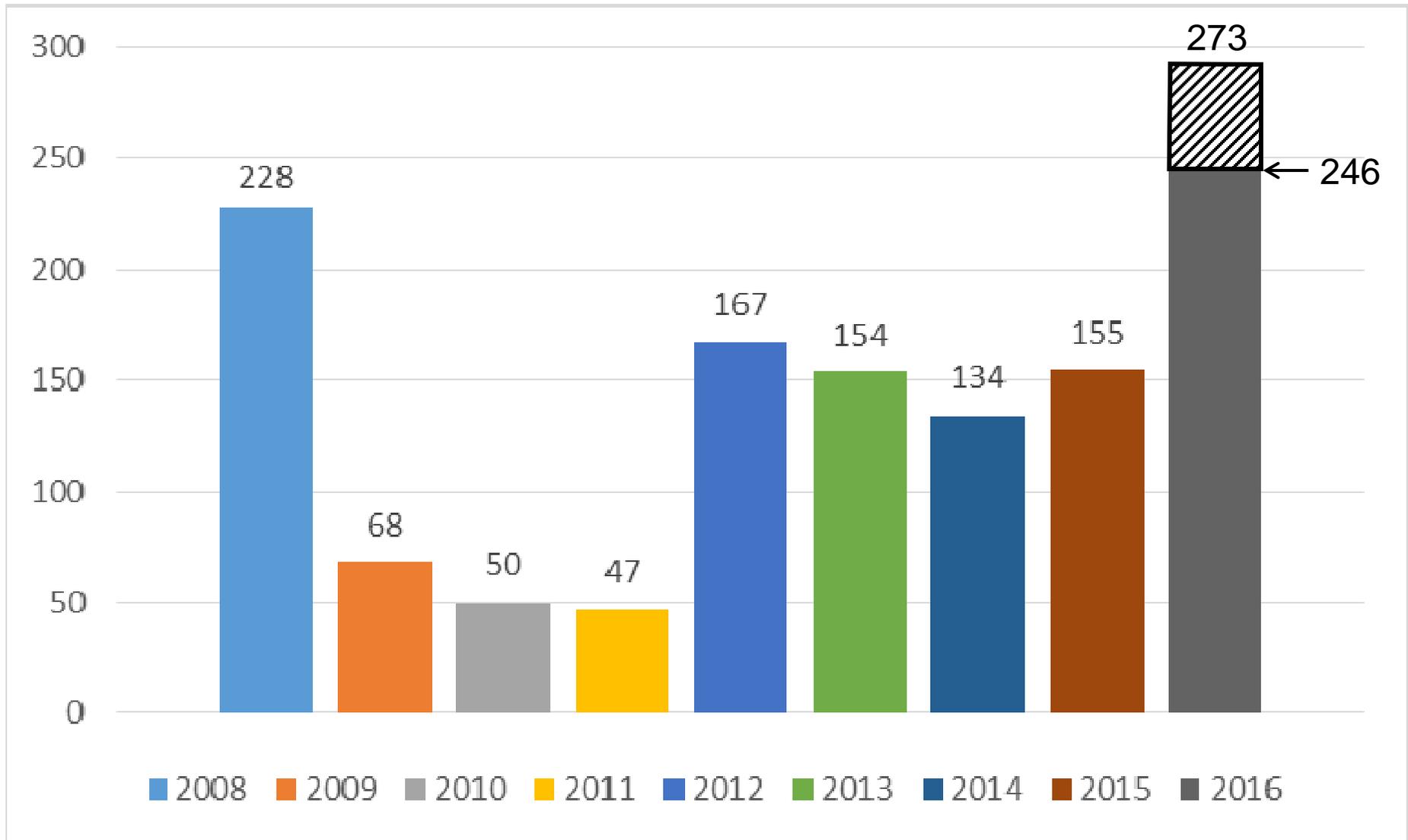
Source: US Census Bureau 2009-2011 American Community Survey 3-Year Estimates

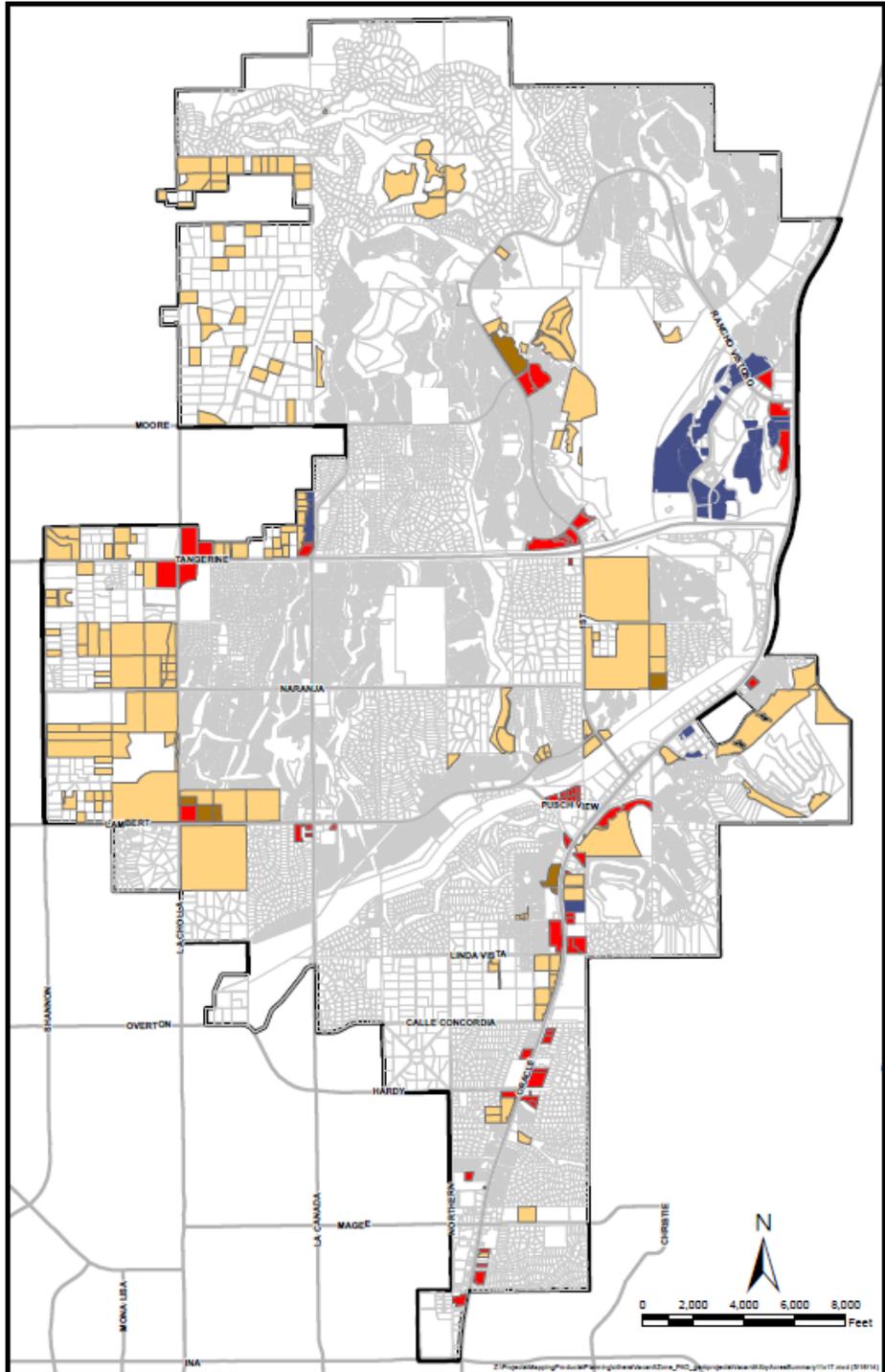




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# Building Permits: New Single-family Homes



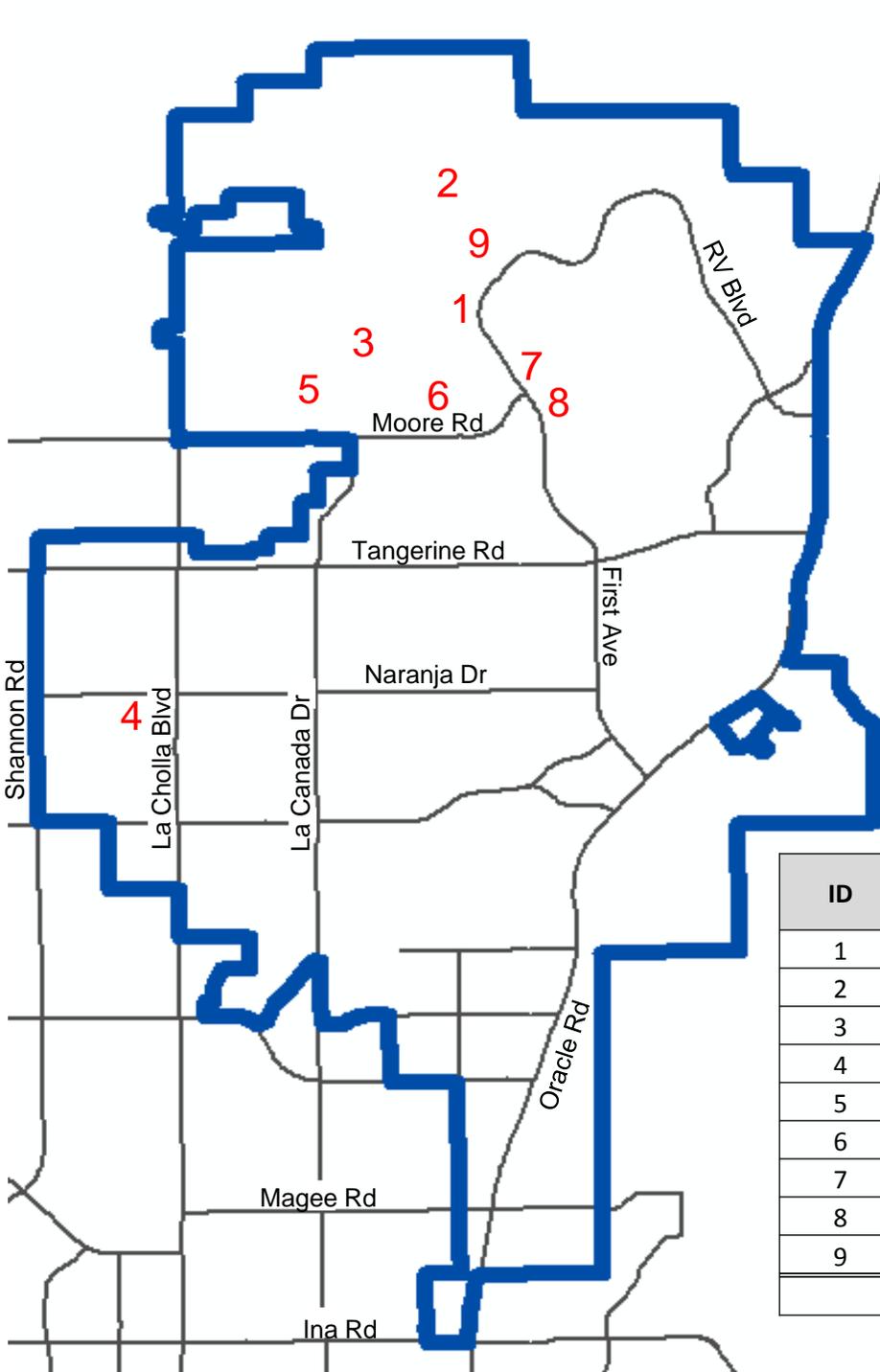


# Vacant Lands Map

## Legend

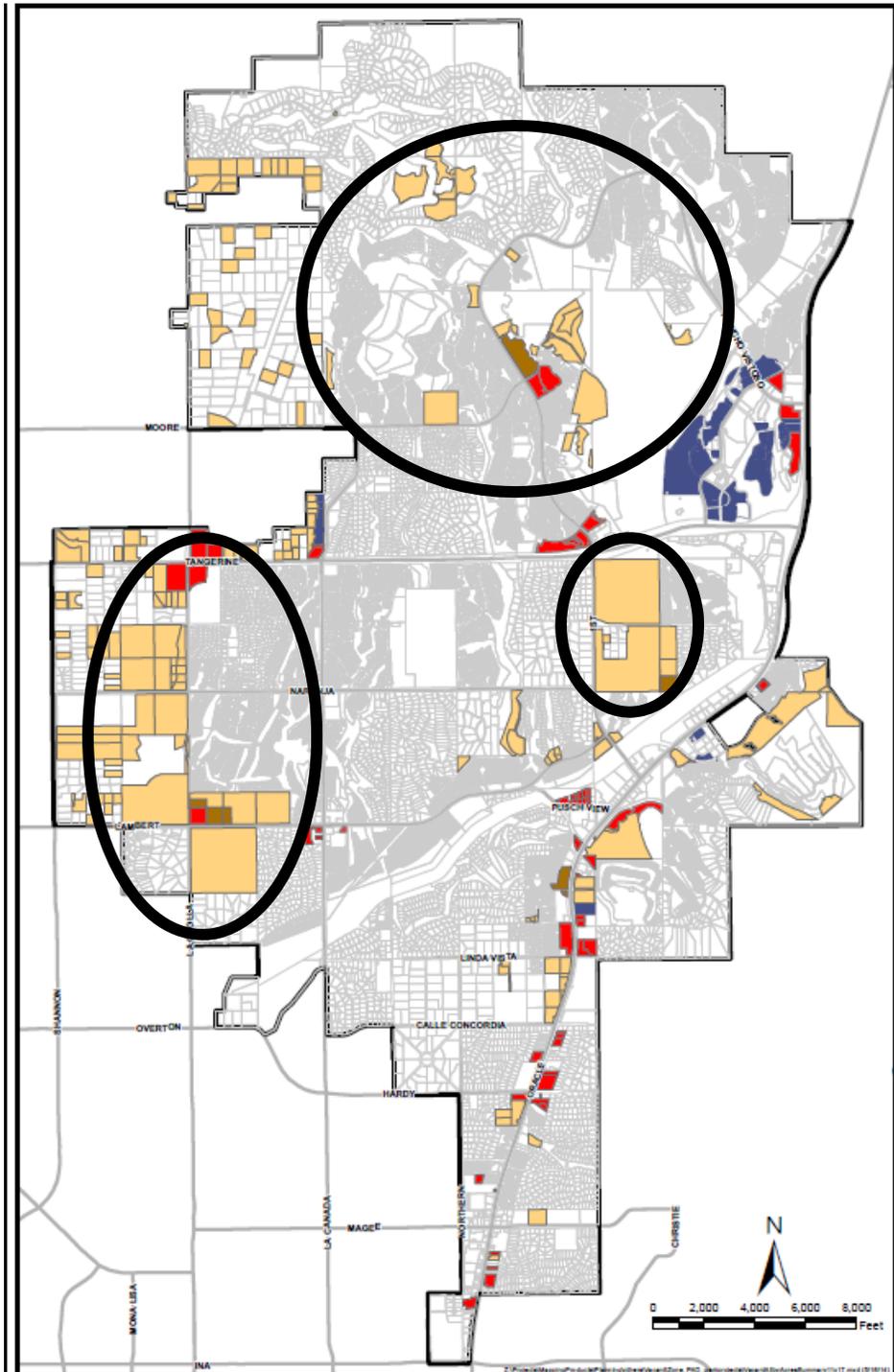
- Single -Family Residential (total acres = 2071.37)
- Multi-Family Residential (acres 64.42)
- Commercial (total acres = 345.3)
- Industrial (total acres = 300.14)

# Approved Final Plats 2014 to present



ID	Project Name	Total Units
1	Rancho Vistoso Parcel 10N	19
2	Enclave at Stone Canyon	36
3	Maracay at Vistoso	343
4	Estates at Capella	120
5	Parcel 10A	29
6	Eagles Rest	75
7	Mattamy Parcel 5F RV	116
8	View Point at Vistoso Trails	37
9	Meritage at Stone 8	36
<b>Total</b>		<b>811</b>

# 2014 Vacant Lands Map



## Legend

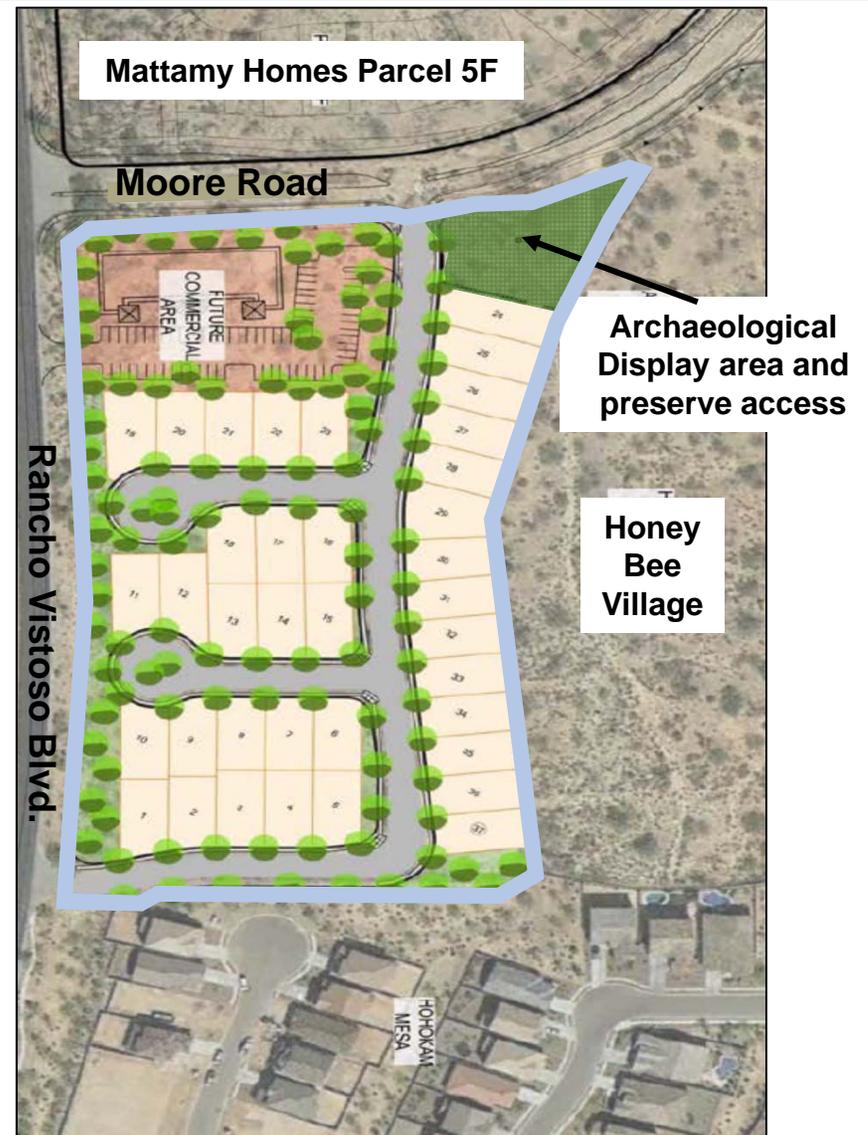
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## Mattamy – 6B

- ▶ 37 lots on 7.3 acres
- ▶ Detached single-family homes
- ▶ 4,600 – 6,500 sq. ft.
- ▶ Neighborhood commercial
- ▶ Archaeological preserve

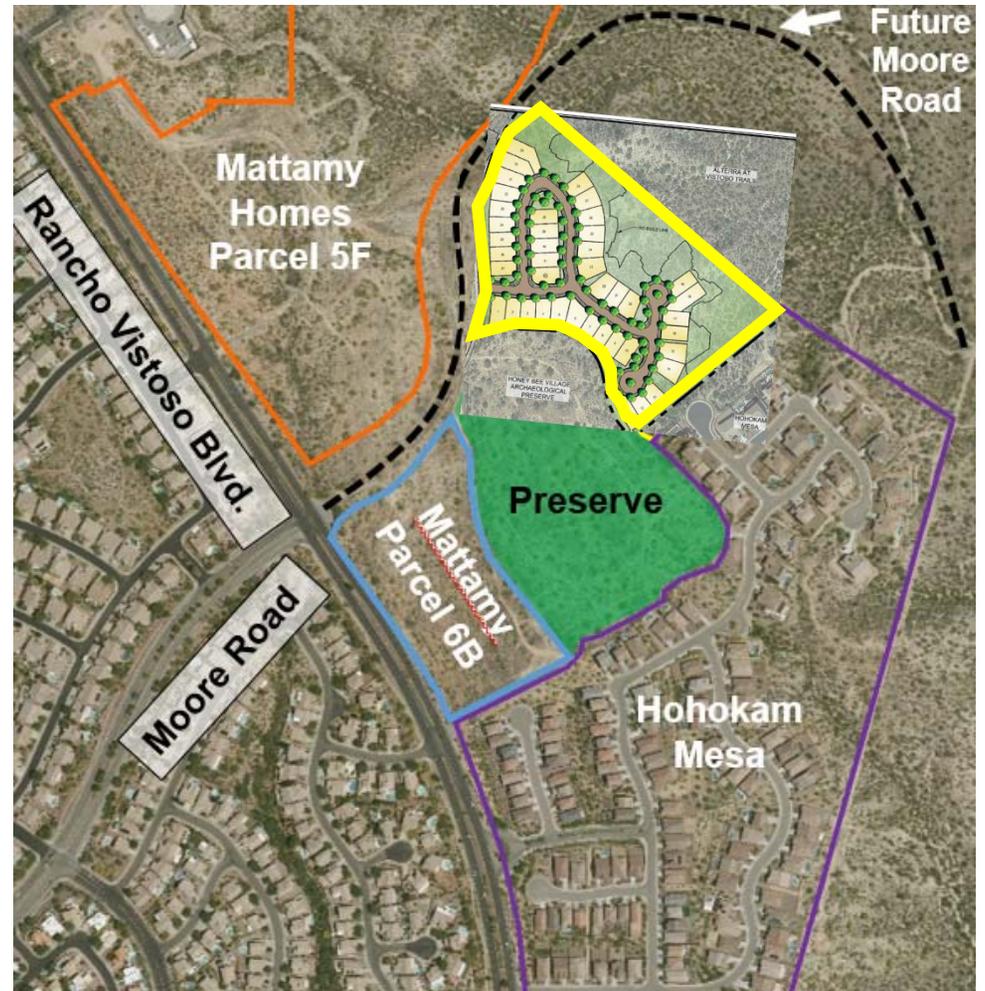




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# Mattamy – 6C

- ▶ 42 lots on 14-acres
- ▶ Detached single-family homes
- ▶ 4,500 sq. ft.

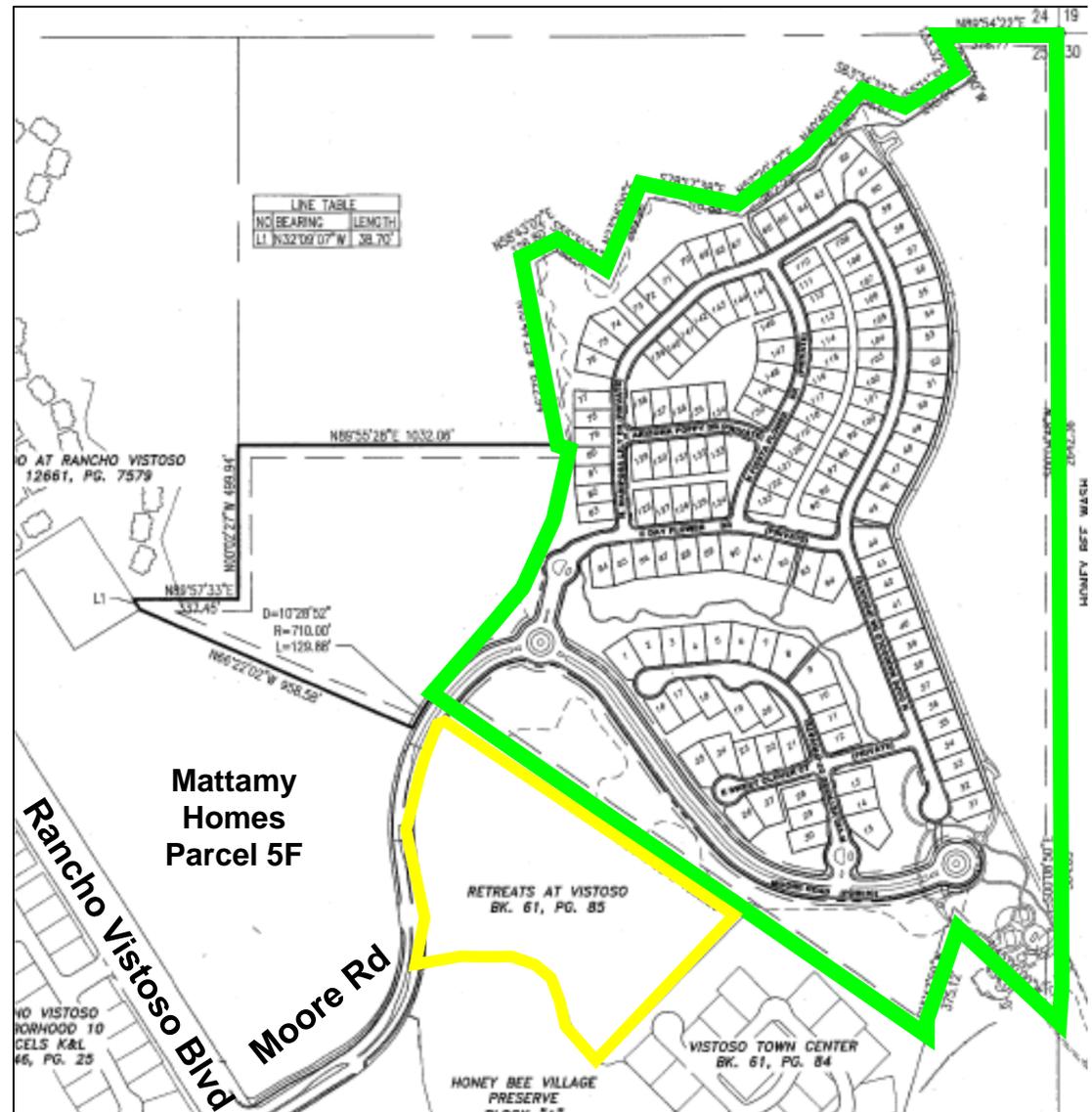




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# Mattamy – G, K, V

- ▶ 150 lots on 115 acres
- ▶ Detached single-family homes
- ▶ 7,200 – 8,400 sq. ft.
- ▶ Community Park





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## Parcel 10J

- ▶ 39 lots on 19 acres
- ▶ Detached single-family homes
- ▶ Lot size: 8,750 sq. ft.
- ▶ One-story building





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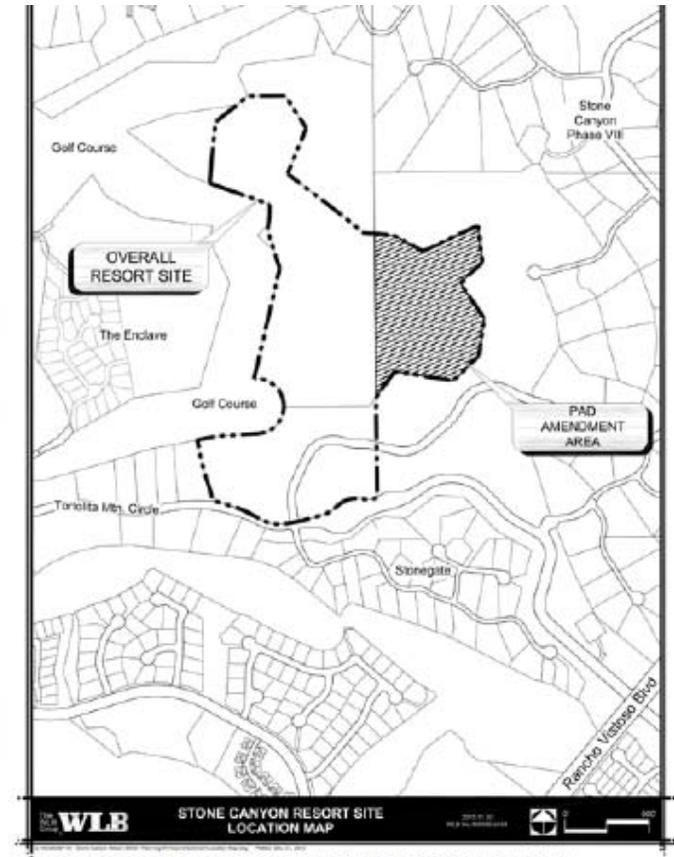
# Stone Canyon Resort and Stone 10

## ▶ Phase 1

- ▶ 19 of 32 lots
- ▶ Lot size: ½ acre

## ▶ Phase 2

- ▶ Resort



Contact Information:  
The WLB Group, Inc.  
Attn: Paul Oland  
520-881-7480



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## Stone Enclave 2

- ▶ 33 lots on 15 acres
- ▶ Detached single-family homes
- ▶ Lot size: 12,000 +/- sq. ft.



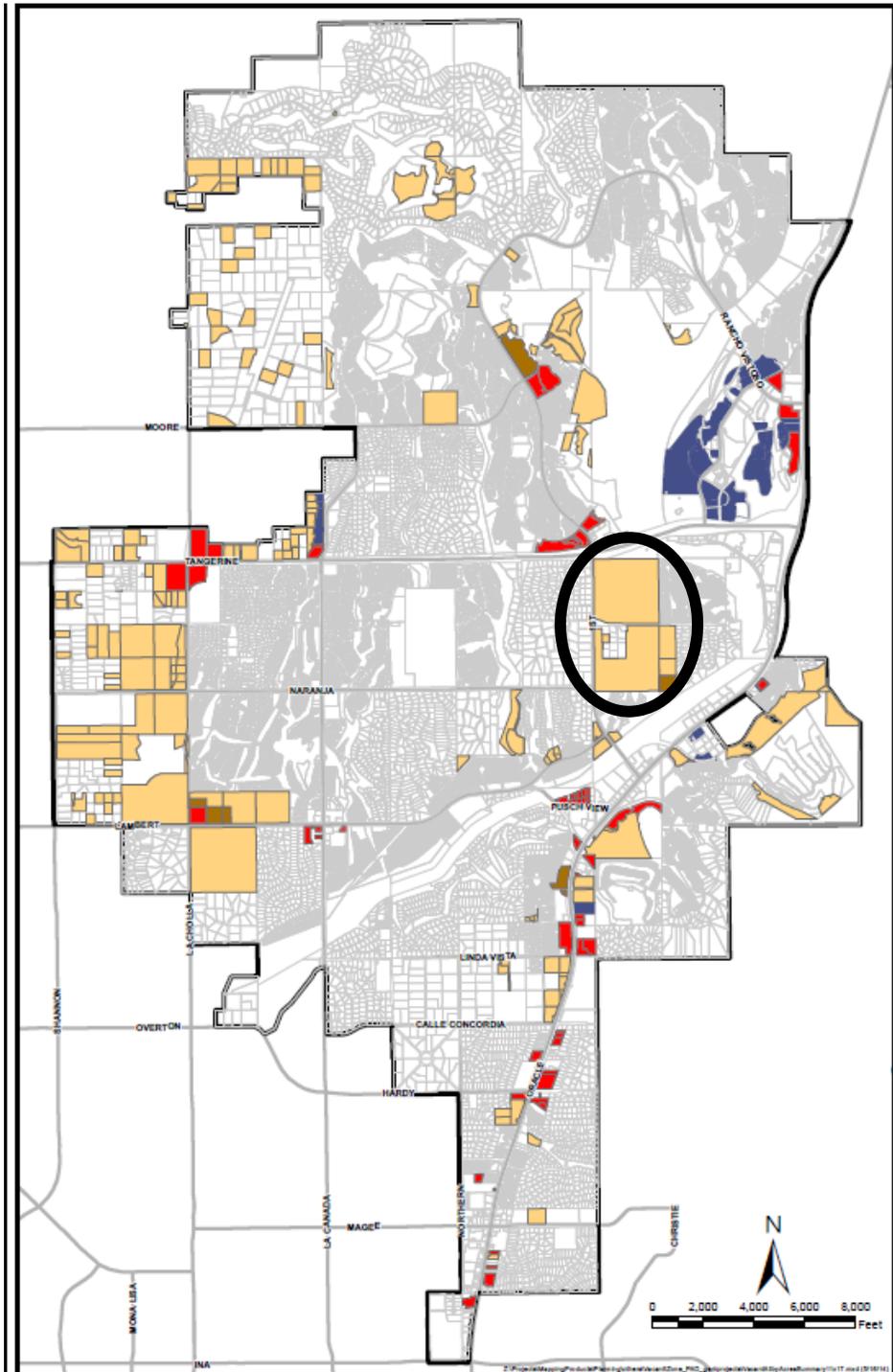


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# Future Developments in Rancho Vistoso



# 2014 Vacant Lands Map



## Legend

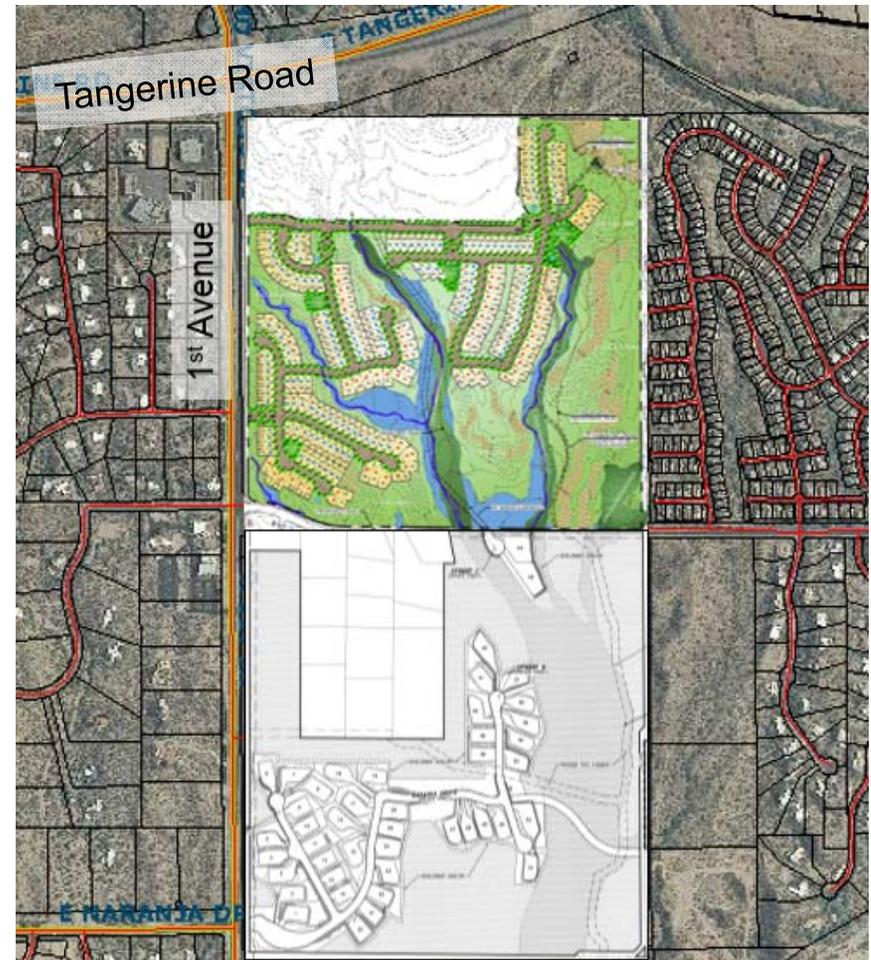
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# Kai North and Kai South

- ▶ Location: Southeast corner of Tangerine Road and 1<sup>st</sup> Avenue
- ▶ Property Size: 280 acres
- ▶ Total Lots: 255
- ▶ Lot Size: 8,000 sf to 1.5 acres





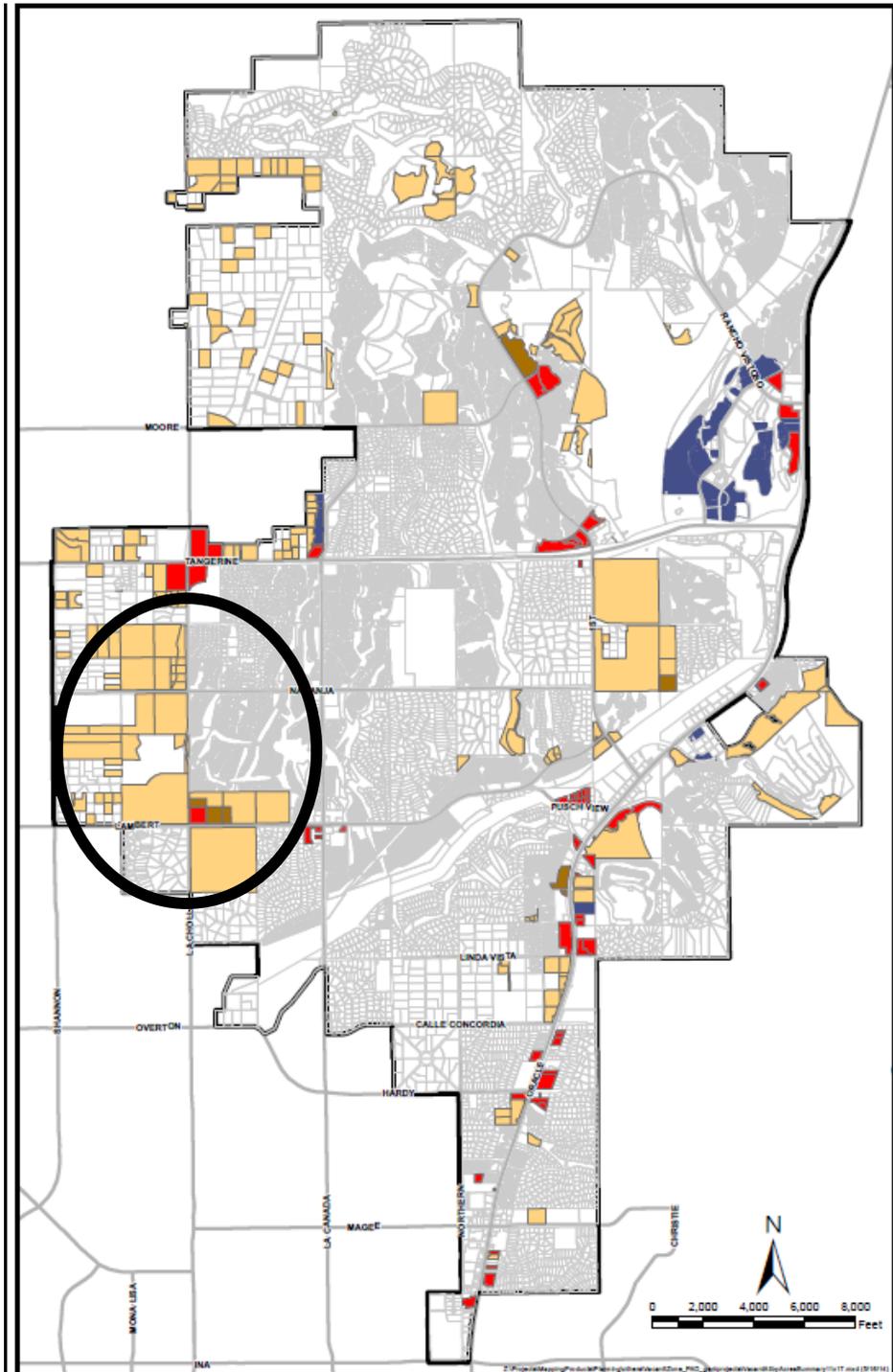
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# Nakoma Sky

- ▶ Senior care facility on 79 acres
  - ▶ Assisted living
  - ▶ Independent living
  - ▶ Memory care units
- ▶ 5-story buildings



# 2014 Vacant Lands Map



## Legend

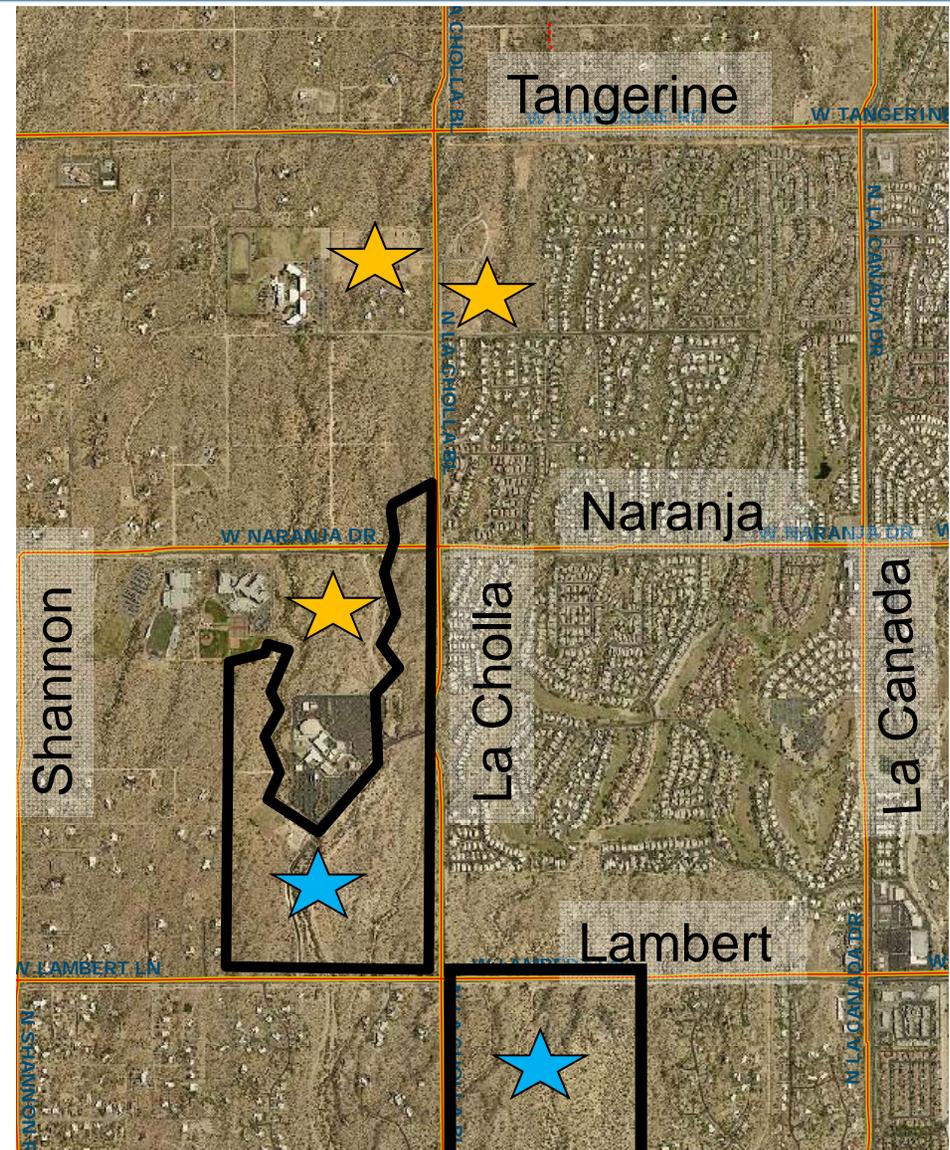
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# Growing to the West

- ▶ Focus on La Cholla Corridor
- ▶ 350 lots added since 2011
- ▶ Additional 1,150  $\pm$  proposed





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# Fasseas

- ▶ 91 single-family lots on 142 acres
- ▶ 10,000 sq. ft. to ½-acre and larger



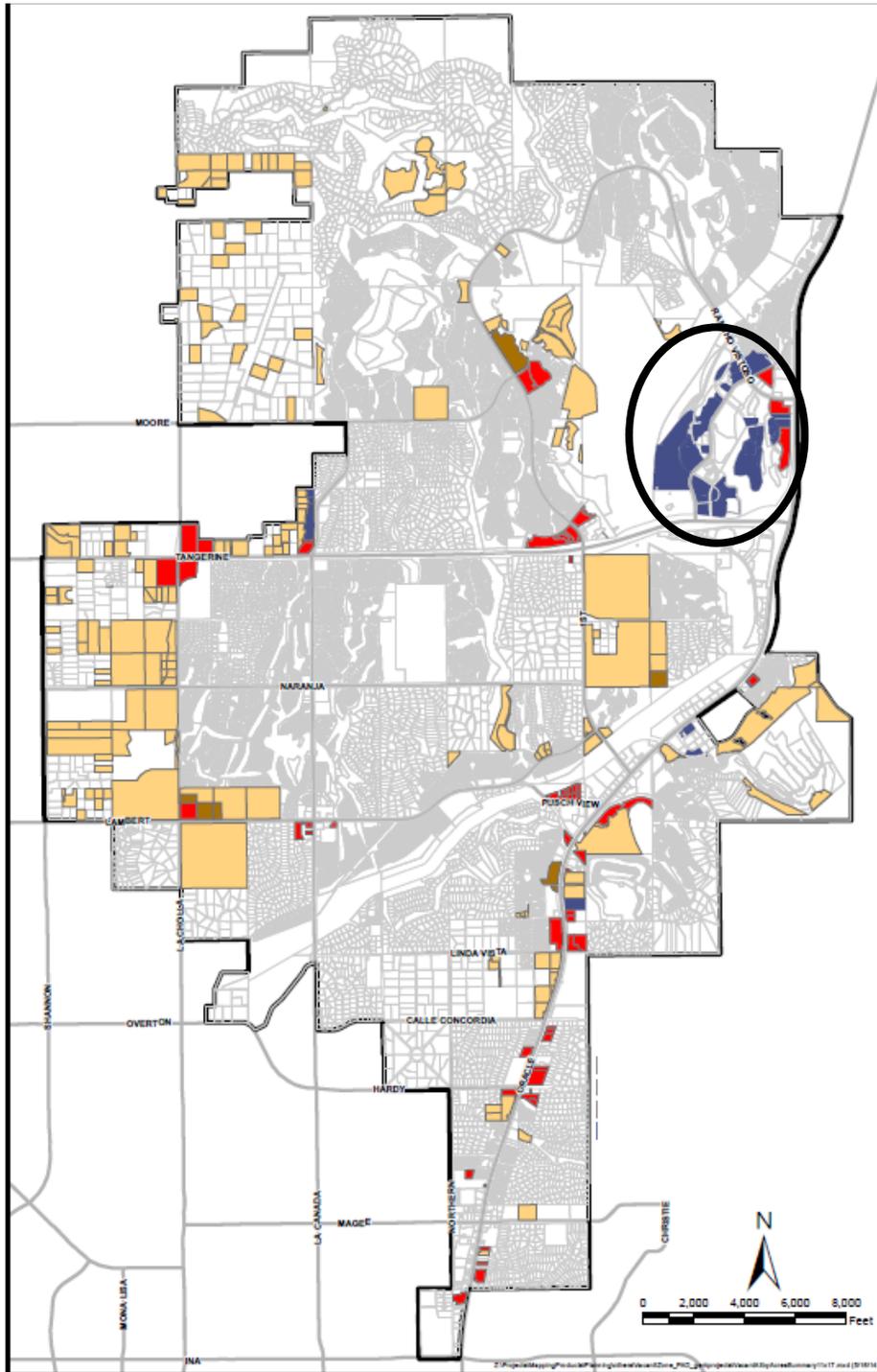


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# Capella

- ▶ 500 homes on 158 acres
- ▶ Commercial on 39 acres
- ▶ Single and multi-family uses
- ▶ Recreation areas
- ▶ Assisted living

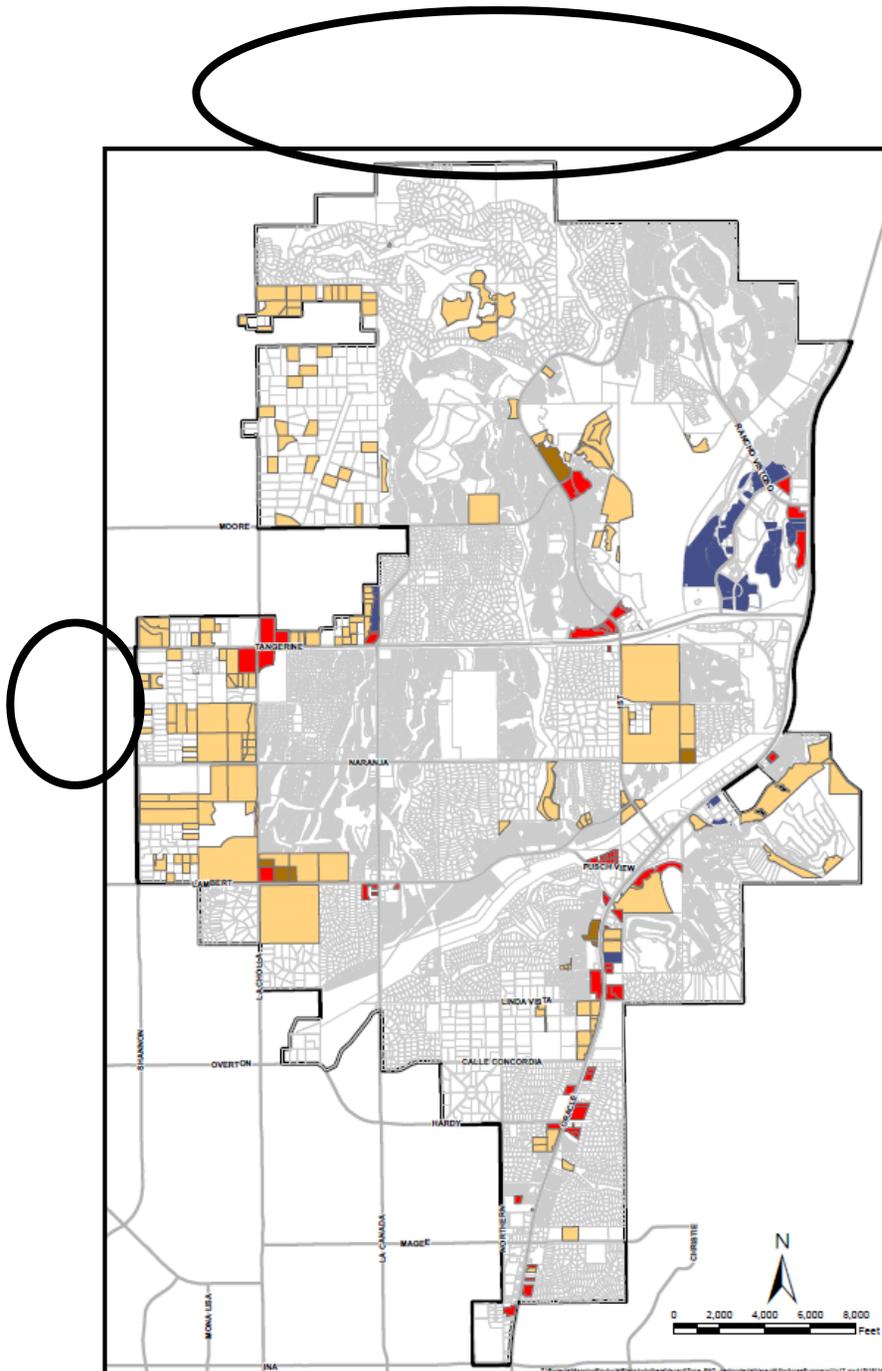




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# Tangerine 550 State Land

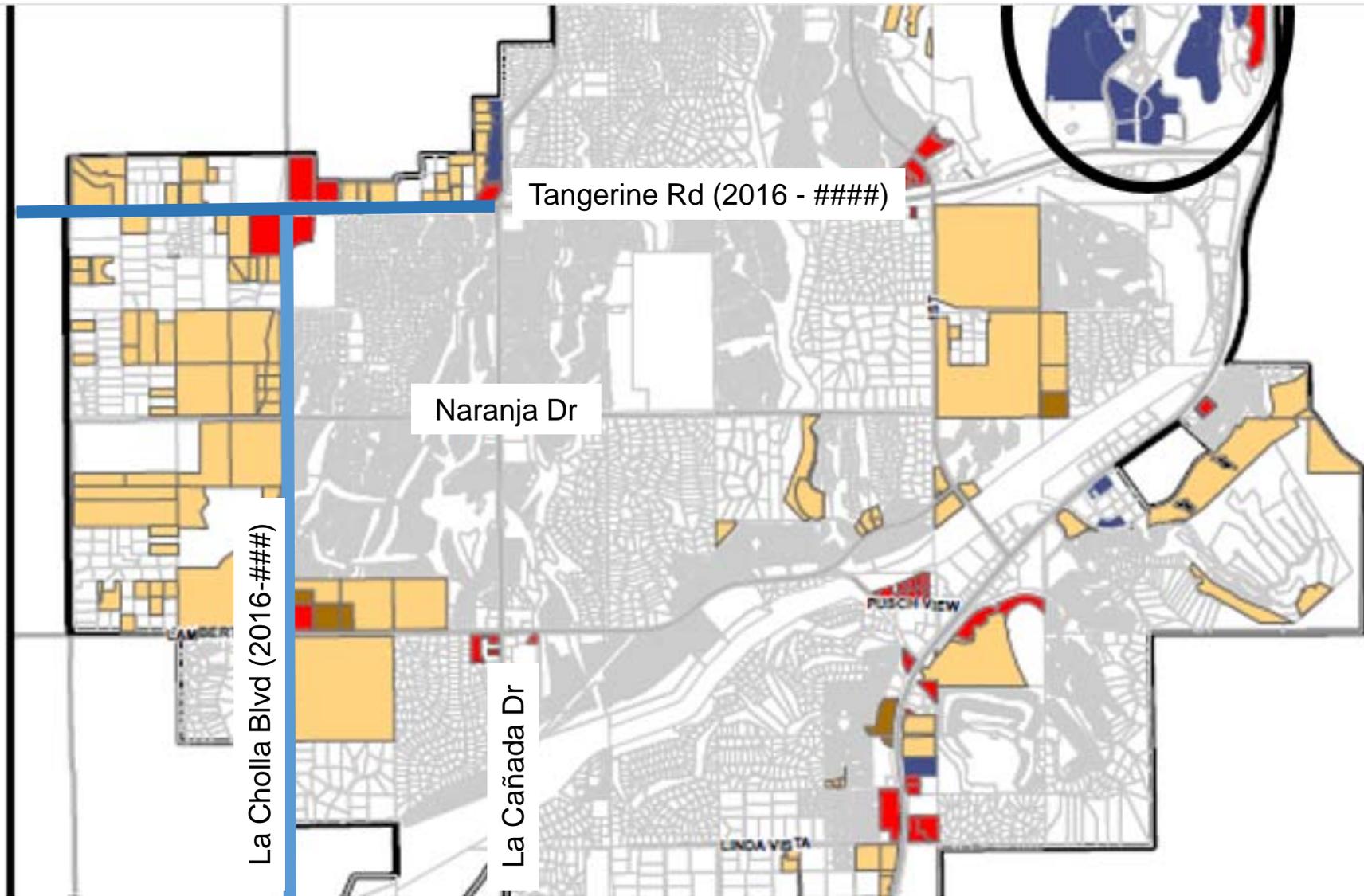
- ▶ Property Size: 550 ac.
- ▶ Property owned by State Land Department
- ▶ Potential future annexation
- ▶ Potential residential, commercial, employment uses





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# La Cholla Blvd and Tangerine Road Expansion





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# Future Development Considerations

- ▶ Demographics
- ▶ Limited land supply
- ▶ Focus on infill and complete communities
- ▶ Future annexations
- ▶ Roadway Improvements

