

**Verde Catalina Townhomes
Rezoning from R1-144 to Planned Area Development
Project Fact Sheet**

The purpose of the rezoning application is to match zoning setbacks and other standards which are in line with the existing townhomes within the Verde Catalina development. The request will affect new construction and will not change the residential characteristics of the property.

The existing townhomes were developed in Pima County and under a zoning district intended for large residential lots. At the time of construction, the townhomes did not meet the minimum building setbacks and lot size requirements prescribed by zoning. Thirty years later, the property was annexed into the Town of Oro Valley and translated to the Town's R1-144 (large residential lots) zoning district. The R1-144 zoning district never resolved the previous zoning issues (i.e. building setbacks and lot sizes) because it is equivalent to the property's former zoning designation.

History

- 1972: Verde Catalina Townhomes was developed under Pima County's SR (Suburban Ranch) zoning district.
- 2003: Property was annexed into the Town of Oro Valley and translated to the Town's R1-144 zoning district.
 - Arizona Revised Statutes require that the annexed property have a zoning classification (i.e. R1-144) that permits no greater uses or densities than those permitted by the county immediately before annexation (i.e. SR zoning district).
 - The existing townhomes do not comply with the R1-144 zoning district which requires a 3.3 acre lot size per home. The R1-144 district also requires 50' front/rear setbacks and 20' side yards.
- 2003 thru Present Day: The Town requires an approved Variance application to allow a proposed building expansions to encroach into the required building setback.
- 2014: HOA representatives met with staff to discuss bringing the entire subdivision into compliance with the Town zoning.

Existing Site Conditions

- Property size: 26.3 acres (gross)
- Zoning: R1-144 (1 home per 3.3 acres)
- Number of lots: 149
- Building setbacks: 0 to 25' Front, 0 Sides, 0 to 50'

R1-144 Development Standards

- Building setbacks: 50' Front, 20' Side, 50' Rear

Satellite Image

