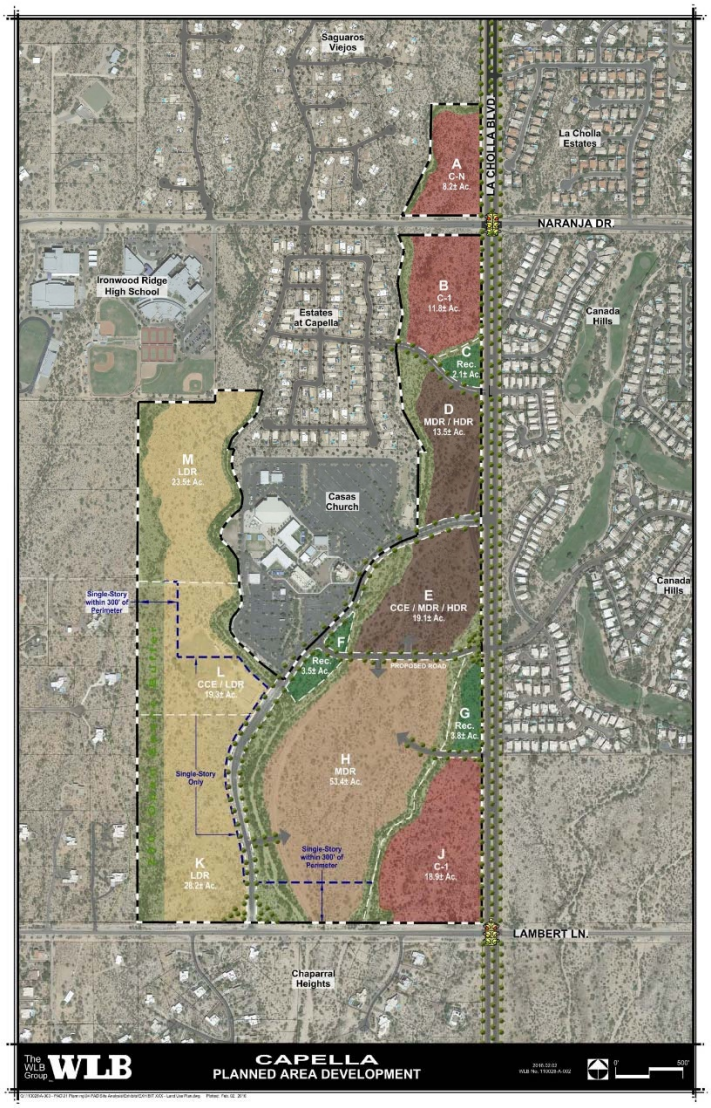
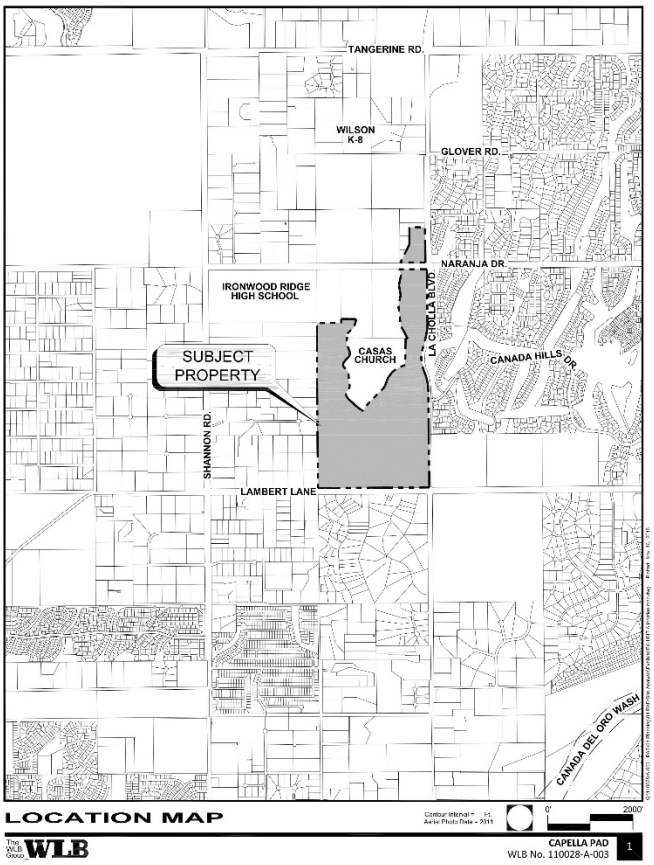
CAPELLA PLANNED AREA DEVELOPMENT (PAD)
FACT SHEET SUMMARY

- A request to rezone the subject property to a Planned Area Development in accordance with the recently approved General Plan Amendment.
- All conditions of the General Plan Amendment approval will be reflected in the PAD document.
- Residential:
  - Up to 500 homes on 158 acres; Minimum lot size: Varies
  - Building height: 25' / 2-story, with 1-story restrictions in select areas
  - Housing type: Condominiums, Townhomes and Detached Single-family Homes
- Commercial on 39 acres
  - Proposed uses: Retail, office, research and development with restrictions per the OV General Plan; Back-up use is up to 70 homes after all other residential is developed
  - Building height: 24' North of Naranja Dr., 25'-35' South of Naranja Dr.
- Open Space
  - Over 35%, including 3 Recreation Areas and trail system





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