

# MATTAMY HOMES CONCEPTUAL SITE PLAN PROPOSED 40-LOT RESIDENTIAL SUBDIVISION

Access the project website below:

<http://tinyurl.com/j9a6s9q>

## Project summary

The applicant's proposal includes:

- 40 single-family residential lots
  - Minimum lot size: 4,500 square feet

## Meeting dates

- |                                    |                  |
|------------------------------------|------------------|
| 1. First neighborhood meeting:     | October 13, 2016 |
| 2. Second neighborhood meeting:    | To be determined |
| 3. Conceptual Design Review Board: | To be determined |
| 4. Town Council:                   | To be determined |

## Project milestones

- |                               |  |
|-------------------------------|--|
| 1. Pre-application submitted: | July 2016  |
| 2. Formal submittal:          | Anticipated following 1 <sup>st</sup> neighborhood meeting |

## Neighborhood meeting format

Standard meeting format

- |                           |            |
|---------------------------|------------|
| • Introduction:           | 10 minutes |
| • Staff presentation:     | 20 minutes |
| • Applicant presentation: | 20 minutes |
| • Question and answer:    | 40 minutes |

## **General Plan designation**

The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents

The subject property has General Plan designations of Neighborhood Commercial/Office, High Density Residential and Open Space.

### **Neighborhood Commercial/Office**

This designation denotes commercial and office areas located with good arterial access (i.e., at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Within these areas, uses such as grocery stores, drugstores and offices tend to serve the surrounding neighborhoods and are integrated with those neighborhoods.

### **High Density Residential**

Areas where single-family attached, townhouse, patio home, condominium and apartment development is appropriate. These areas should be located close to arterial access and shopping and employment opportunities.

### **Open Space**

These are natural open space areas that have been preserved through zoning, conservation easements or public ownership.

## **General Plan Vision**

*To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.*

## **General Plan Goals and Policies**

Several General Plan goals and policies applicable to the applicant's proposal are listed below:

1. *To encourage and maintain a range of housing opportunities.*
2. *The Town shall encourage the development of a variety of types of homes to accommodate the varied needs of residents, including single-family attached and detached, townhomes, small apartments, condominiums, active retirement communities and congregate housing.*
3. *The Town shall maintain Oro Valley's predominantly low density character while considering the needs of financial stability and infrastructure efficiency.*



4. To promote a compatible mix of land uses throughout Oro Valley.

### **Zoning Designations**

The existing zoning includes the following Rancho Vistoso Planned Area Development land use designations:

- Town Center
- Open Space
- Medium High Density Residential

#### **Town Center**

This designation is a pedestrian oriented space with public plazas and parking located on the periphery.

#### **Open Space**

Shall be defined as either natural open space or landscaped open space or the total thereof. Open space is meant to provide a natural or garden environment.

#### **Medium High Density Residential**

This designation is intended to provide individual single-family homes through patio homes or townhouses.

#### **Review criteria**

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

[www.orovalleyaz.gov/planning](http://www.orovalleyaz.gov/planning)

#### **Review process flow chart**

