

CONCEPTUAL LAND USE PLAN

LEGEND

-  Property Boundary
-  Jurisdictional Boundary
-  Single Family Residential
-  Multifamily Residential
-  Common Area
-  Residential Recreation Area
-  Landscape Buffer
-  Natural Open Space
-  New Right-of-Way
-  Floodplain Encroachment Limit
-  Erosion Hazard Setback

NOTES (Parcel A)

Project Acreage: 39.08 AC
Parcels: 216-34-0670 & 216-34-0680

Jurisdiction: Marana

Existing General Plan

Designation: Low Density Residential

Existing Zoning: R-144

Existing Use: Vacant

Proposed General Plan

Designation: Traditional Neighborhood

Proposed Zoning: R-4 & MR-2

Proposed Uses:

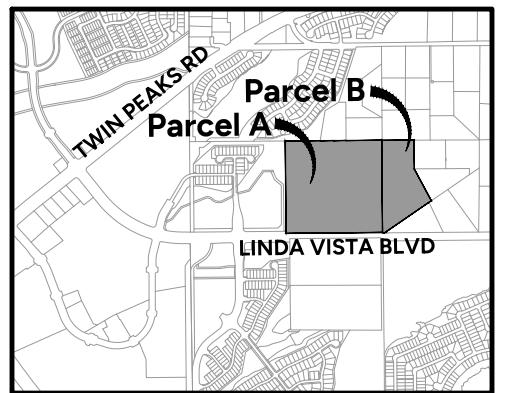
Single Family Residential

Area: 19.31 AC (Includes ROW dedication)
 Proposed Lots: 95
 Proposed Density: 4.9 RAC
 Minimum Lot Size: 40 FT x 120 FT
 Building Height: 30 FT
 Recreation Area Required: 0.86 AC (400 SF per lot)
 Recreation Area Provided: 0.97 AC
 Natural Open Space: 2.04 AC

Multifamily Residential

Area: 19.77 AC (Includes ROW dedication)
 Units: 356
 Max Density: 18 RAC
 Proposed Density: 17.5 RAC
 Building Height: 35 FT - 3 Stories
 Parking Required: Flexible Marana Standards
 Parking Provided: 306 Stalls
 Recreation Area Required: 0.82 AC (100 SF per Unit)
 Recreation Area Provided: 0.83 AC
 Natural Open Space: 2.57 AC

Right-of-Way Dedication: 1.12 AC



NOTES (Parcel B)

Project Acreage: 13.4 AC
Parcels: 216-35-0690
Jurisdiction: Pima County
Existing General Plan
Designation: Low Density Residential
Existing Zoning: R-144
Existing Use: Vacant
Proposed General Plan
Designation: Traditional Neighborhood
Proposed Zoning: R-4

Single Family Residential

Area: 13.4 AC
 Proposed Lots: 56
 Proposed Density: 4.18 RAC
 Lot Sizes: 40 FT x 110 FT, 40 FT x 120 FT
 Building Height: 30 FT
 Recreation Area Required: 0.51 AC (400 SF per Lot)
 Recreation Area Provided: 0.63 AC
 Natural Open Space (Wash): 1.3 AC

Right of Way Dedication:

0.05 AC

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

0' 100' 200'
 SCALE: 1"-200'
 PROJECT: WGM-01 DATE: 02/13/2025
 FILE NAME: OVERALL-WGM DAP-SP.DWG

LINDA VISTA RESIDENTIAL