

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

LINDA VISTA RESIDENTIAL

