

February 20, 2015

Rosevelt Arellano  
Town of Oro Valley | Development and Infrastructure Services  
11000 N La Canada Drive  
Oro Valley, AZ 85737

**RE: The Residences at Miller Ranch (OV914-006) - Special Commitments for the Rezoning Application Conditions**

Dear Rosevelt:

In response to the feedback from the Planning and Zoning Commission and residents at the recent hearing, we propose the following special commitments for the Residences at Miller Ranch. The proposed commitments include lot restrictions for one story and two story homes and landscape enhancements within the western buffer yard. Over the past year, we have integrated several planning and design refinements to enhance the tentative development plan companion to the Residences at Miller Ranch rezoning application. The refinements focus on maintaining existing viewsheds and establishing a vibrant desert landscape on this currently denuded site. The current plan with the integration of these special commitments clarifies the planned transition from the existing residential properties to the Miller Ranch Technology Park and Retail Center. Please consider the following commitments as additional conditions for the Residences at Miller Ranch rezoning application.

***Special Commitments for the Residences at Miller Ranch Rezoning***

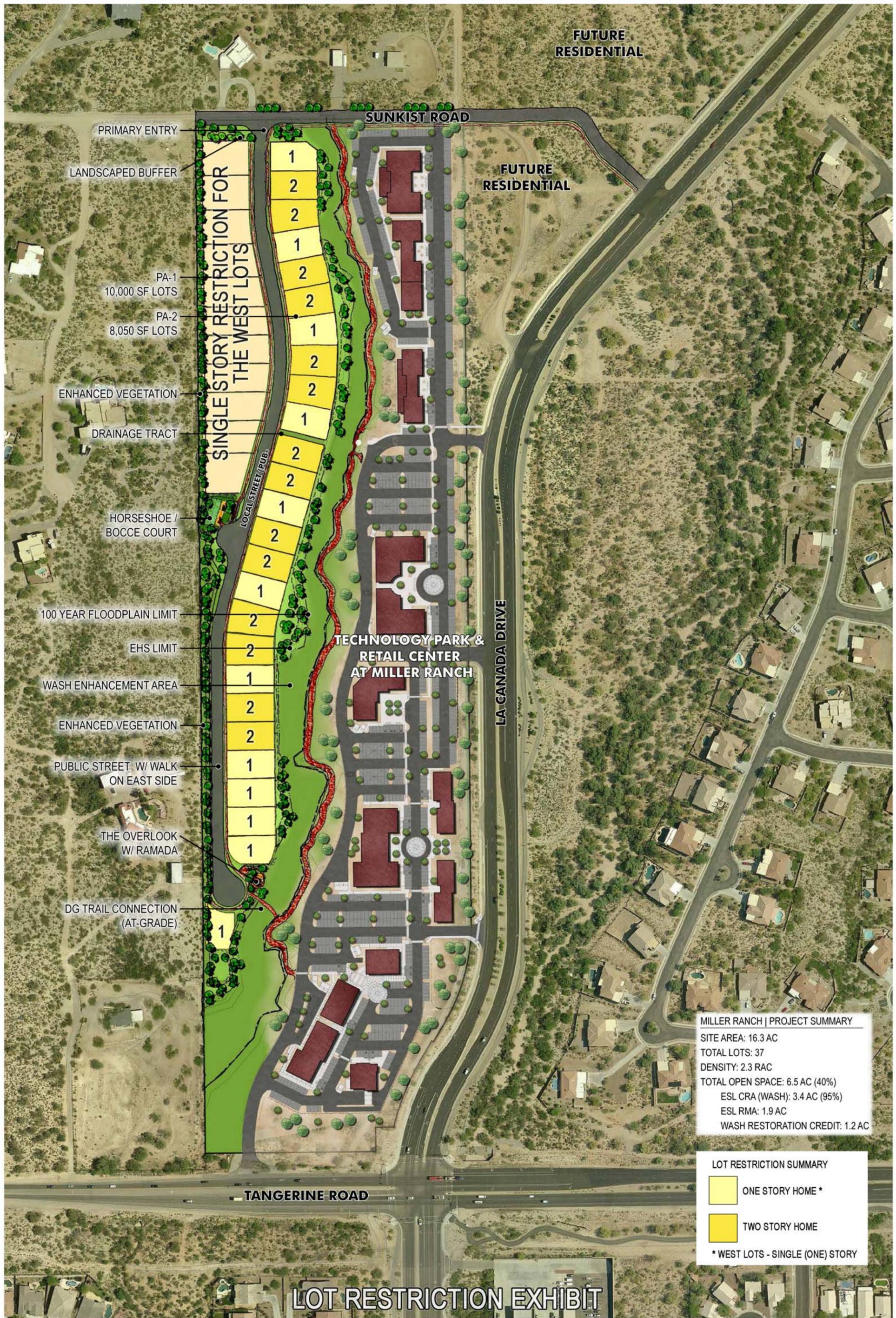
1. Single Story Lot Restriction - Western Lots
  - a. All homes along the western property boundary shall be a single story (one (1) story, eighteen feet (18') in height) for a total of eleven (11) lots per the attached lot restriction exhibit.
2. One Story / Two Story Lot Restriction - Eastern Lots
  - a. The eastern lots shall be a mix of one (1) story and two (2) story homes per the attached lot restriction exhibit.
3. Western Landscape Buffer Yard Enhancements
  - a. The western landscape buffer yard shall provide 5 trees (refer to 3.b for sizes), 5 shrubs/cacti and 10 accents per 100 linear feet per the Conceptual Landscape Plan. The quantity of plants proposed is greater than the most intensive quantity of plants required for a buffer yard between residential properties.
  - b. All trees located in the western landscape buffer yard on the Conceptual Landscape Plan shall be a minimum 36" boxed Velvet Mesquite (*Prosopis velutina*).

We look forward to meeting with the Mayor and Council on March 4th. Please contact me with any questions or if you need additional information at 520.622.9565 or [sweaks@norris-design.com](mailto:sweaks@norris-design.com).

Respectfully,  
Norris Design



Stacey Weaks, PLA



**MILLER RANCH | PROJECT SUMMARY**  
 SITE AREA: 16.3 AC  
 TOTAL LOTS: 37  
 DENSITY: 2.3 RAC  
 TOTAL OPEN SPACE: 6.5 AC (40%)  
 ESL CRA (WASH): 3.4 AC (95%)  
 ESL RMA: 1.9 AC  
 WASH RESTORATION CREDIT: 1.2 AC

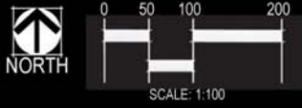
**LOT RESTRICTION SUMMARY**

- ONE STORY HOME \*
- TWO STORY HOME

\* WEST LOTS - SINGLE (ONE) STORY

**LOT RESTRICTION EXHIBIT**

Note: Graphic is for Illustrative Purpose Only.



**MILLER RANCH**  
 Concept Plan  
 February 17, 2015

