

**Attachment 8
Stone Canyon VIII
Conceptual Site Plan and Landscape Plan Summary**

The subject property is zoned R-6: multi-family residential (minimum lot size 5,450 sq. ft.) and R1-36: Large lot Single-family residential (minimum lot size 36,000 sq. ft.) as indicated in Attachment 5. The R-6 zoning district permits detached single-family dwelling units.

Prior to annexation of this area, Pima County approved a rezoning that set the stage for the development of Rancho Vistoso Neighborhood 12, including use of the Rancho Vistoso Design Standards. As such, the Rancho Vistoso PAD development standards are used as the primary evaluative tool for determining compliance. However, where the Rancho Vistoso development standards are silent, several development standards are derived from the applicable zoning district and the Stone Canyon design guidelines.

The applicant's request is to develop 38 detached single-family lots on approximately 51 acres. The project details have been provided in the table below:

Total Lots	38
Density (du/ac)	0.75 du/ac
Building Heights	19' for 2/3; 22' for 1/3
Average Lot Size	23,934 sq. ft.
Open Space	21 acres (41%)

As discussed previously, the subject property has numerous rock outcroppings and other sensitive areas that must be protected. Approximate building envelopes (maximum grading limits of 16,000 sq. ft.) are proposed for each lot that are consistent with the Rancho Vistoso Hillside Development Standards and will minimize encroachment into these areas. Where limited encroachment does occur, mitigation will be required in accordance with the Hillside Development Standards. Conditions have been added to Attachment 1 to ensure building envelopes are staked in the field and those areas outside the accepted grading limits are protected as permanent open space.

Furthermore, the rezoning of the property approved in 2001 required a minimum of 70% of the entire Rancho Vistoso Neighborhood 12 (approximately 461 acres) to be preserved as natural open space. The subject property and the previously platted natural open space will preserve approximately 83% of the original rezoning area as natural open space by platting all area outside building envelopes as permanent natural open space.

There are two points of ingress/egress; one at the eastern end of the property off Flint Peak Drive, and a second at the western end of the property off Tortolita Mountain

Circle. The Conceptual Site Plan proposes building heights consistent with the Stone Canyon design guidelines which require a building height of 19' for 2/3 of the residence and 22' for the remaining 1/3. The perimeter building setbacks are consistent with the R-6 zoning district which are summarized below:

Front	30'
Side	20'
Rear	20'

Conceptual Landscape Plan

The Conceptual Landscape Plan (Attachment 2) depicts the general design concept within the proposed common areas and traffic circles. The Landscape meets all applicable sections of the Rancho Vistoso PAD and Zoning Code.

Proposed Recreation Area

The applicant is not required to provide recreation area as the subject property is located within Stone Canyon. Stone Canyon requires residents to be members of the Stone Canyon Home Owners Association which includes the Stone Canyon Clubhouse and Recreation Center that will provide recreational opportunities for neighborhood residents.