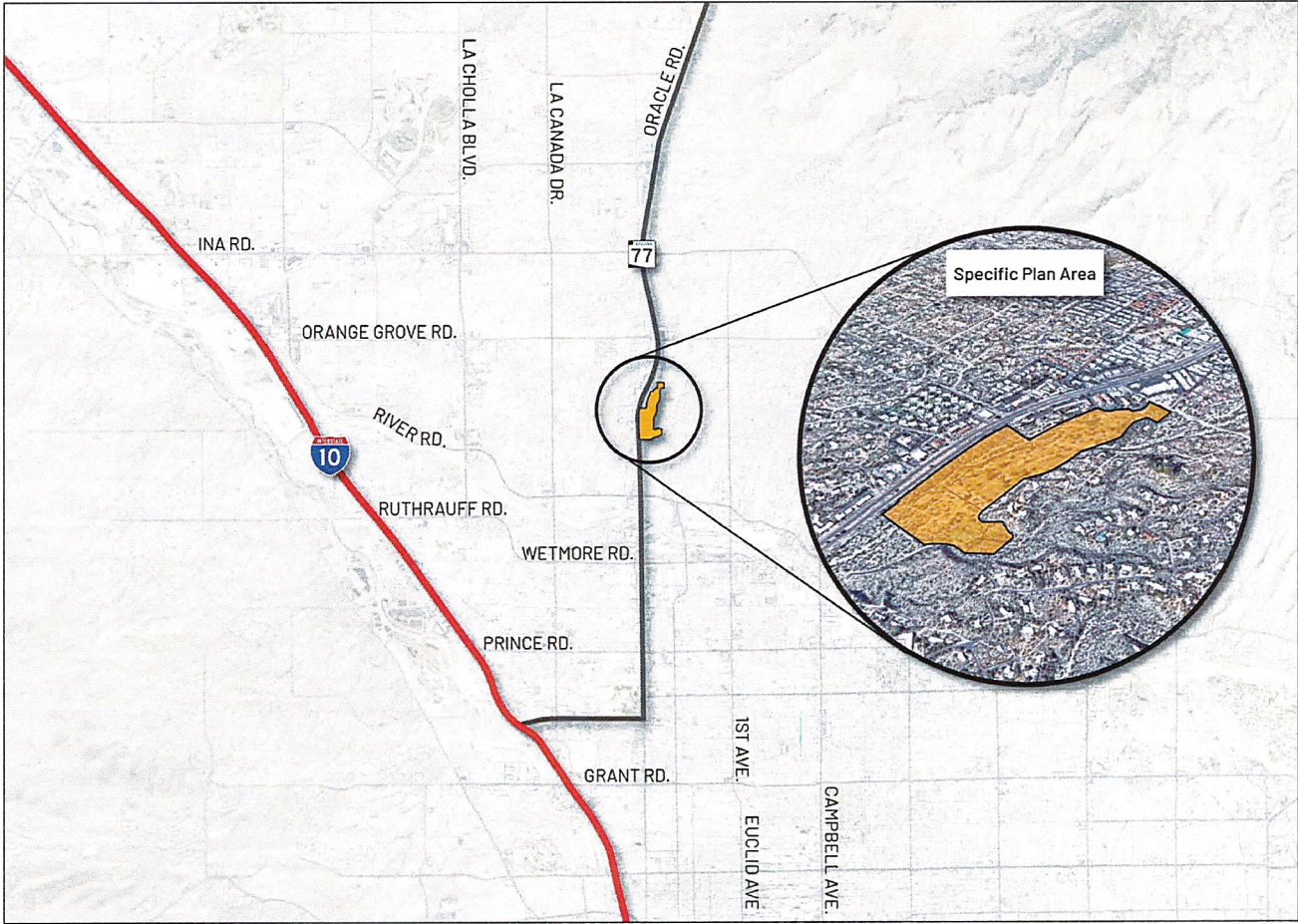
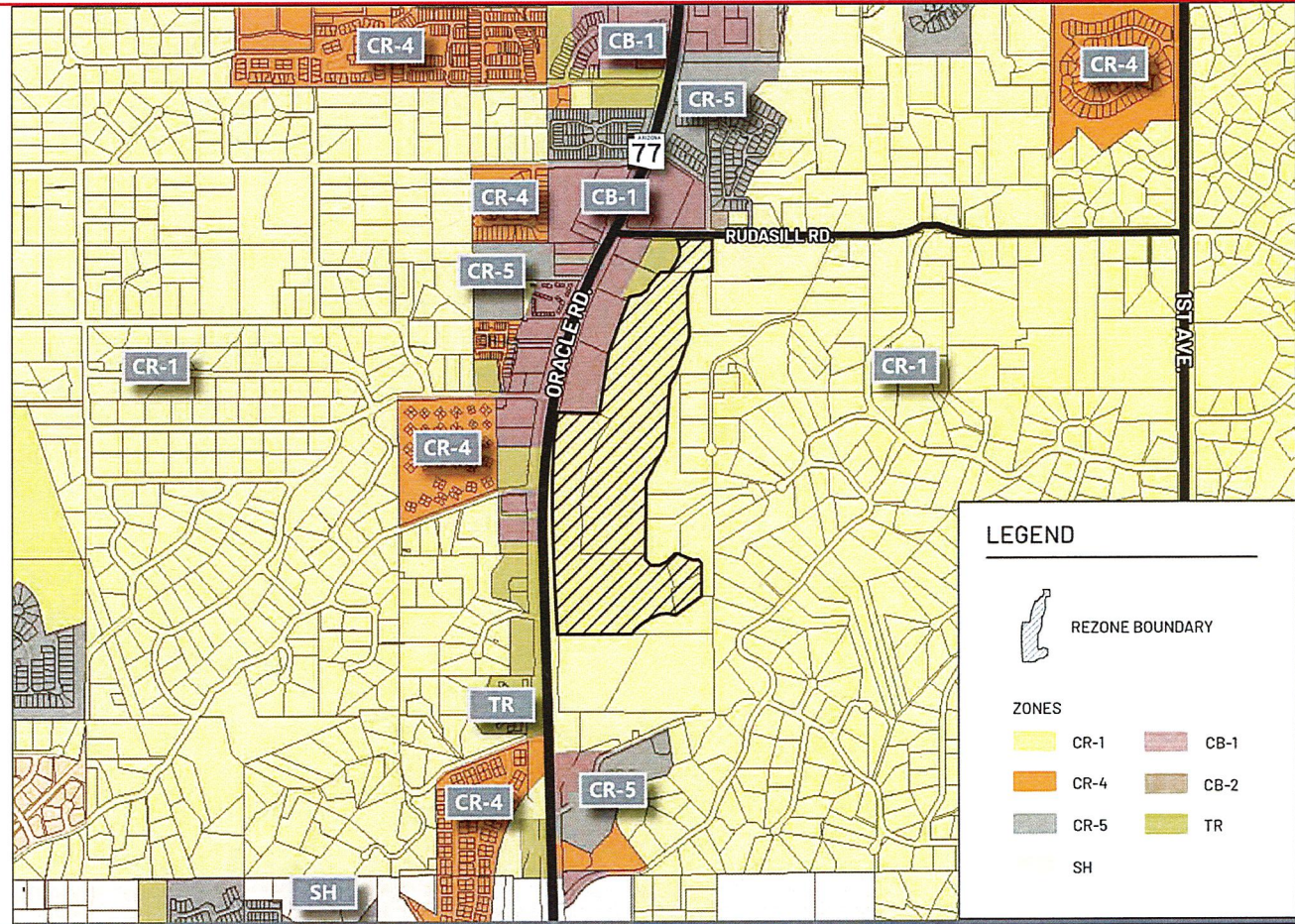


Project Location



- Former Quail Canyon Golf Course & Quail Valley Tennis Center
- Total Site Area: +/- 53 acres

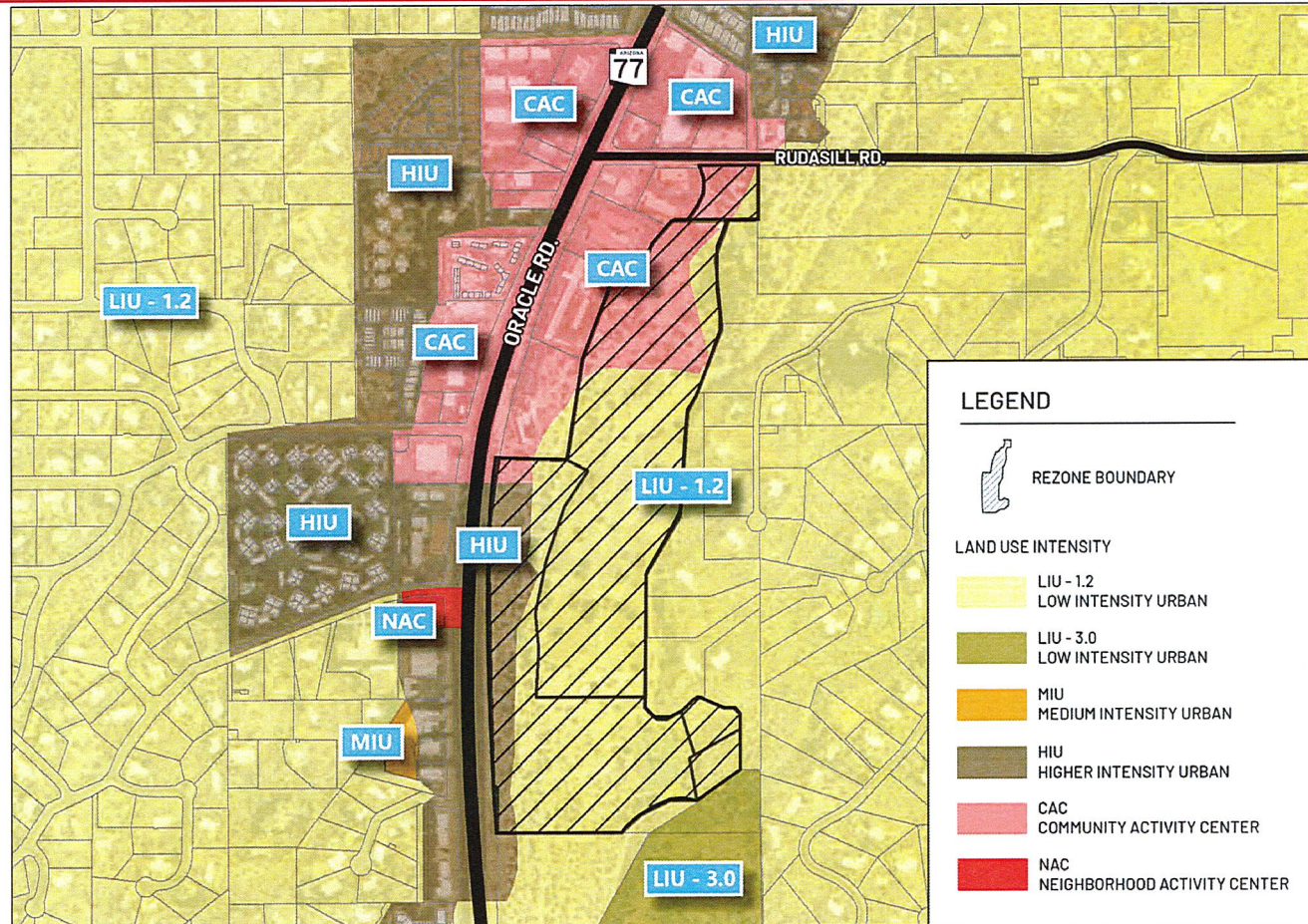
Current Zoning



Pima Prospers

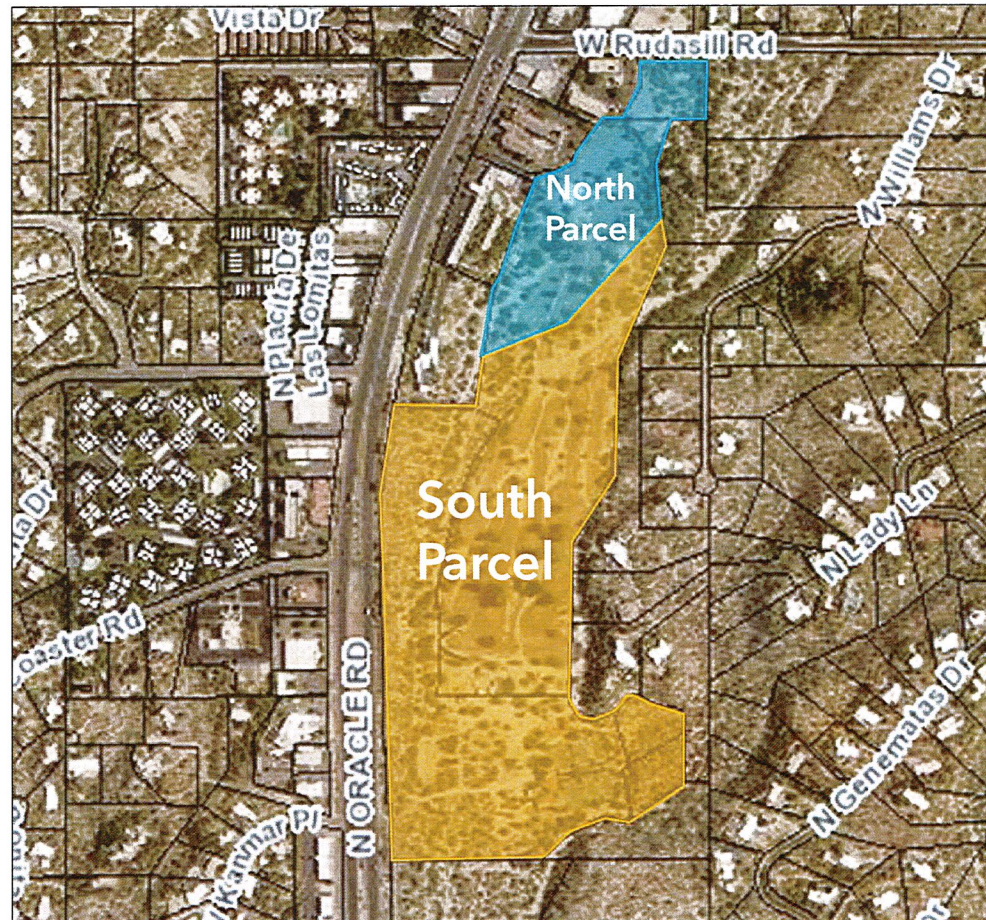
Land Use Map

- North Parcel
 - Commercial Activity Center (CAC)
 - Allows multi-family
 - Density from Zoning
- South Parcel
 - Low Intensity Urban 1.2
 - 1.2 RAC - no open space
 - 2.5 RAC - 45% open space
 - 4 RAC - 60% open space



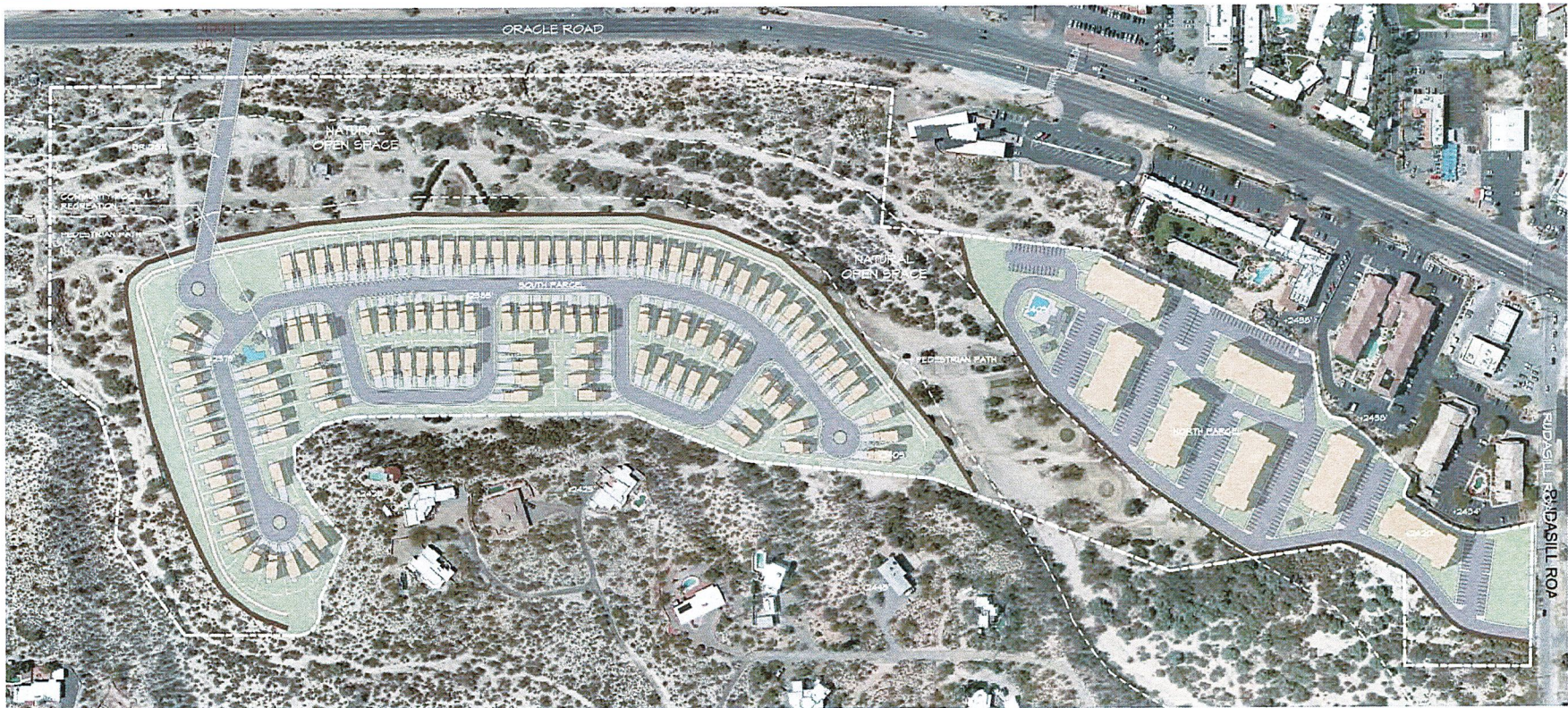
Rezoning Request



- Specific Plan Rezoning
- Two Development Areas
 - North Parcel (10.82 acres)
 - Multi-family
 - Base Zone = TR
 - South Parcel (42.18 acres)
 - Single-family
 - Base Zone = CR-2



Preliminary Development Plan (PDP)

Quail Canyon Redevelopment



XERISCAPE LANDSCAPING	
BANK PROTECTION	
SPOT ELEVATION	+2405'
PROPERTY LINE	-----
FLOODWAY	-----

DEVELOPMENT NOTES:

TOTAL AREA	+53 ACRES
NATURAL OPEN SPACE	23.3 ACRES
DEVELOPED AREA NORTH PARCEL	9.3 ACRES
DEVELOPED AREA SOUTH PARCEL	20.38 ACRES
SINGLE FAMILY RESIDENTIAL UNITS	120 HOMES
APARTMENT UNITS	210 APARTMENTS

SOUTH PARCEL (SINGLE-FAMILY RESIDENTIAL)

AREA	42.18 ACRES
SINGLE FAMILY HOMES	120 HOMES
DEVELOPMENT AREA:	20.38 ACRES
NATURAL OPEN SPACE:	21.8 ACRES
NATURAL OPEN SPACE:	52%
FUNCTIONAL OPEN SPACE:	4.22 ACRES
TOTAL OPEN SPACE:	26.02 ACRES
TOTAL OPEN SPACE (FUNCTIONAL + NATURAL):	62%

North Parcel Multi-family Residential

Quail Canyon Redevelopment

Area 10.82 ac
Units 210 Apartments
Parking 315 Spaces



June 9, 2022

North Parcel Rendering



June 9, 2022

South Parcel – Single Family Residential

Quail Canyon Redevelopment

- XERISCAPE LANDSCAPING
- BANK PROTECTION
- SPOT ELEVATION +2405
- PROPERTY LINE
- FLOODWAY



Area	42.18 ac
SFR Units	120 homes
Development Area	20.38 ac
Natural OS	21.8 ac
Functional OS	4.22 ac
Total OS Area	26.02 ac
Total OS percentage	61.6%

June 9, 2022

South Parcel Architectural Rendering



June 9, 2022