



NEAR THE NORTHWEST CORNER OF TANGERINE AND LA CANADA - CONDITIONAL USE PERMIT, 2102939

Access the project webpage below

www.ovprojects.com under the project name “Near the northwest corner of Tangerine and La Cañada – Conditional Use Permit, 2102939”

Project Summary

The applicant proposes a 112,000 square foot mixed use self-storage facility with 4,000 square feet of retail on an approximately 2-acre property, located near the northwest corner of Tangerine Rd and La Cañada Dr. (highlighted in blue).

Proposed New Development

112,000 square foot mixed-use self-storage facility with 4,000 square feet of retail accessed via La Cañada Drive.

Meeting Dates

1. First Neighborhood Meeting – February 10, 2022
2. Second Neighborhood Meeting – To be determined
3. Planning and Zoning Commission – To be determined
4. Town Council – To be determined

Project Milestones

1. Pre-application submitted – November 2021
2. Formal Submittal – To be determined

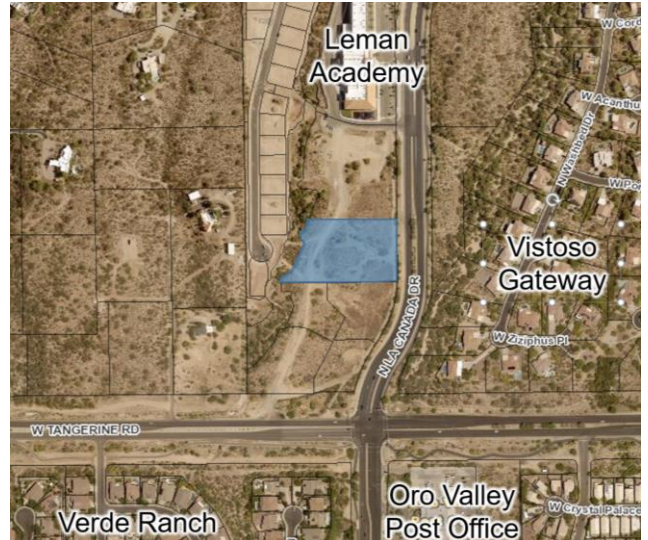
Meeting Format

Standard meeting format

- Introduction-10 minutes
- Staff Presentation-20 minutes
- Applicant Presentation-20 minutes
- Question and Answer- 40 minutes

General Plan

The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.



The subject property has a General Plan Land Use designation of Commerce / Office Park (COP).

This land use designation represents areas where commercial, office and/or light manufacturing is appropriate. These uses generally occur in a business park-type environment with clustered buildings and inward-focused activity.

Commerce parks often include a mix of light industrial, professional office, office/showroom, office/warehouse, retail services and related use.

The subject property is zoned Technological Park (T-P) zoning. (see lower image on right):

1. Setbacks: Front 20', Sides 25,' and Rear 50' or 3:1 (setback to building height, whichever is greater)
2. Building height: 34'

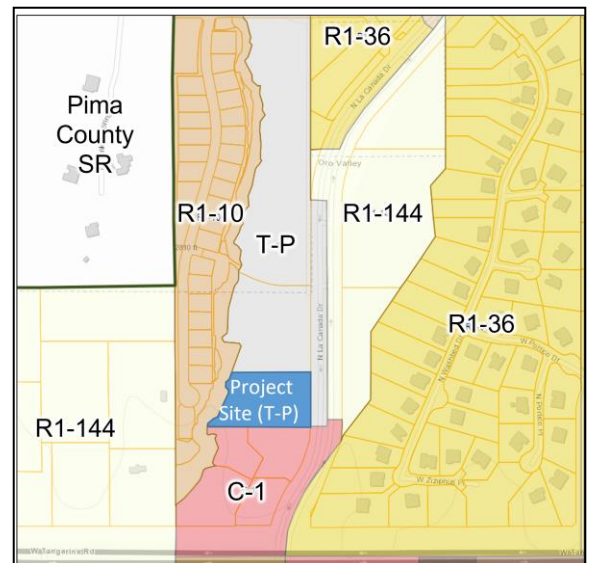
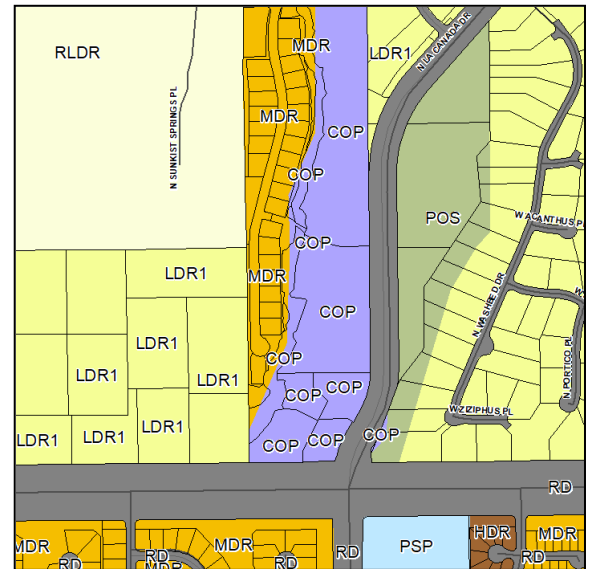
Please follow the links below to the Town of Oro Valley Zoning Code and General Plan.

Town of Oro Valley Zoning Code -

<https://orovalley.town.codes/ZC>

The Your Voice, Our Future General Plan -

<https://www.orovalleyaz.gov/Government/Departments/Town-Managers-Office/General-Plan>



Conditional Use Permit Process



Town of Oro Valley

