



# Proposed Commercial Development with a Drive-Thru La Cañada Drive and Naranja Drive



**Access the project webpage below:**

[www.OVprojects.com](http://www.OVprojects.com) under the project name "NW intersection of La Cañada Dr. and Naranja Dr. - Site Design and Conditional Use Permit, 2101733/2101748"

## **Project Summary**

The applicant is proposing an office and drive-thru development, located on the northwest corner of the La Cañada Drive and Naranja Drive intersection. The applicant is requesting approval of a grading exception modification, a Conditional Use Permit, a Conceptual Site Plan and Conceptual Architecture.

## **Proposed Change:**

New development for 18,000 square feet of office space and a 2,055 square foot drive-thru on a vacant 2.8 acre site.

## **Meeting Dates**

1. First neighborhood meeting – June 25, 2019
2. Informational video posted – November 23, 2022
3. Second neighborhood meeting – December 12, 2022
4. Planning and Zoning Commission – January 10, 2023 (tentative)
5. Town Council – TBD

## **Project milestones**

1. Pre-application submitted – October 2016
2. Formal submittal – February 2022

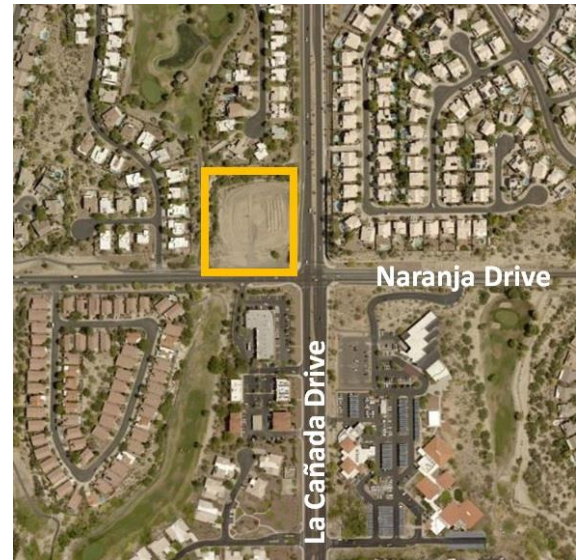
## **Meeting format**

Standard meeting format

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

## **General Plan Designation**

The General Plan is a policy document which helps inform land use decisions in the community and embodies the values and goals of the community and its residents. The subject property has a General Plan designation (Neighborhood Commercial/ Office) (see image to the right).



### Neighborhood Commercial/ Office

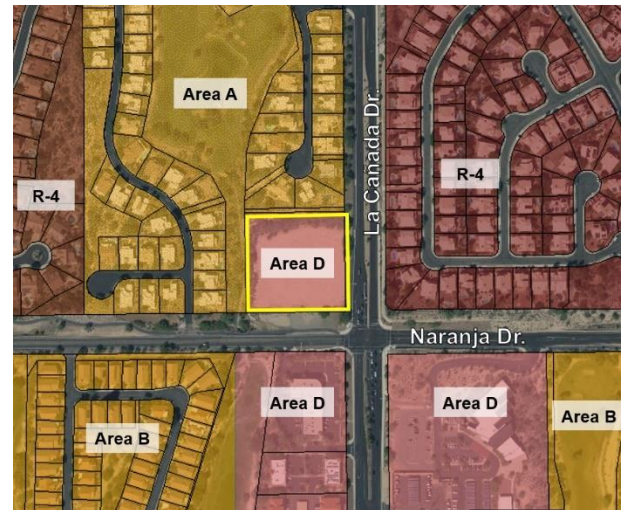
*This land use designation represents commercial and office areas with good access to major roadways that are close to residential areas. Uses intended to serve the surrounding neighborhood and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices.*

### Existing Zoning Designation

The subject property has a zoning designation of Development Area D in the El Conquistador Country Club Planned Area Development.

### Development Standards

Development Standards	Development Area D
Building height	38' or three stories. Restricted to 2 stories within 25 feet of the Planned Area Development boundary. This parcel is restricted to 28' tall.
Building setbacks	25' feet from PAD boundaries or development of a lesser density 20' feet from a public street



### Review Criteria

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan for more information.

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

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

### Review Process:

