Extra Space Storage General Plan Amendment and Rezoning

Access the project webpage below:

www.OVprojects.com under the project name: SE intersection of Hardy Rd. and Oracle Rd. Extra Space Storage Expansion

Project Summary

The applicant is proposing a Type II General Plan Amendment and rezoning to Planned Area Development (PAD) for the expansion of Extra Space Storage, located at the southeast intersection of Oracle Rd. and Hardy Rd. (see image to the right).

Proposed Change:

The proposal would change the zoning from C-1 and C-2 Commercial to PAD to construct a new indoor storage building (~50,000 square feet) and covered RV parking as an expansion of the existing storage facility.

Meeting Dates

1. Informational video – January 4, 2023
2. First neighborhood meeting (in-person and online) – January 19, 2023
3. Board of Adjustment public hearing for variance – January 24, 2023
4. Second neighborhood meeting – February 27, 2024
5. 1st Planning and Zoning Commission public hearing – TBD
6. 2nd Planning and Zoning Commission public hearing – TBD
7. Town Council public hearing – TBD

Project milestones

1. Pre-application submitted – October 2022

Existing General Plan Land Use Designation

Neighborhood Commercial and Office

This land use designation represents commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices.
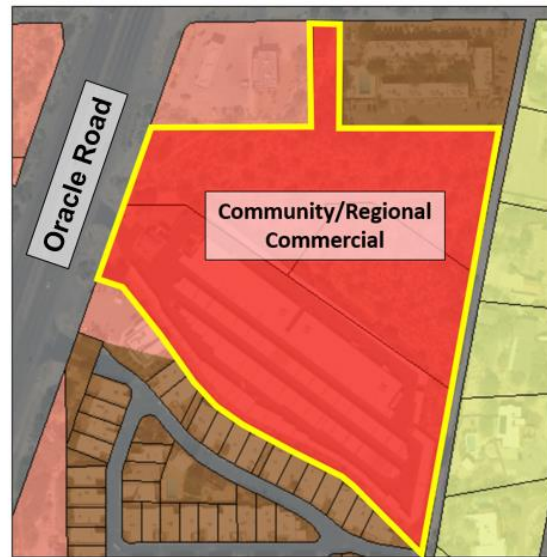
Proposed General Plan Land Use Designation

Community/Regional Commercial

This land use designation represents commercial areas located at the intersections of major roadways (arterials). Uses intended to serve the larger metropolitan area are appropriate, such as general retail, department stores and large-scale commercial uses (such as big box stores).
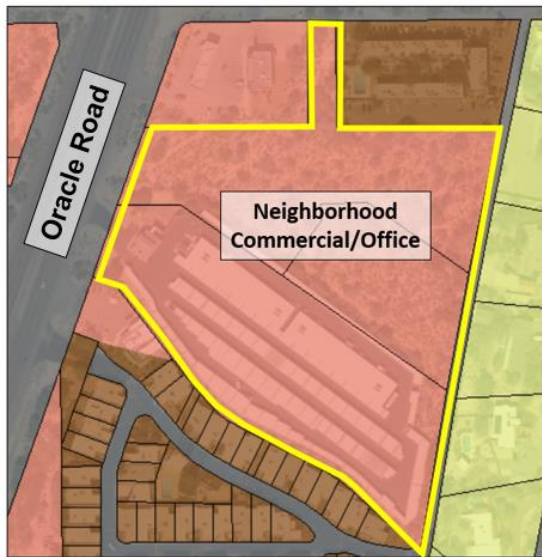
Existing General Plan Land Use   Proposed General Plan Land Use

Existing Zoning Designations

C-1 Commercial District

This district provides for large scale office complexes and medium sized retail centers, located on a major arterial. Through buffering and other mitigation measures, C-1 centers must be compatible with adjoining residential neighborhoods, while satisfying commercial and service business needs of nearby neighborhoods.

C-2 Commercial District

This district provides for commercial activities designed to serve a regional area with emphasis on shopping centers and group commercial developments. Uses must incorporate extensive mitigation measures to harmoniously co-exist with nearby neighborhoods. C-2 uses are substantial traffic generators and should be located near the intersection of two principal arterials.
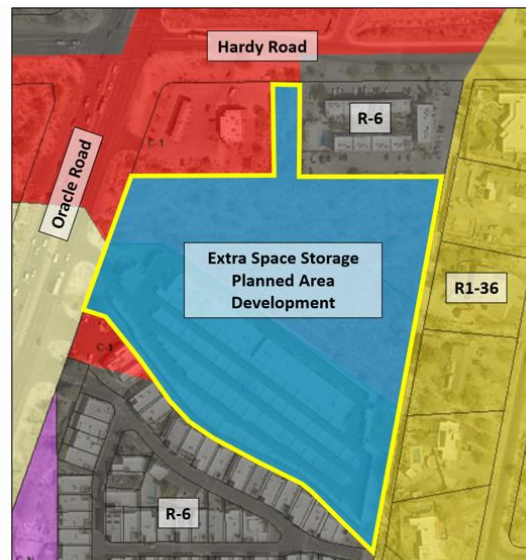
Proposed Zoning Designation

Planned Area Development (PAD)

A designated zoning district with customizable zoning and development standards tailored to a specific site with underlying zoning derived from the Oro Valley Zoning Code.
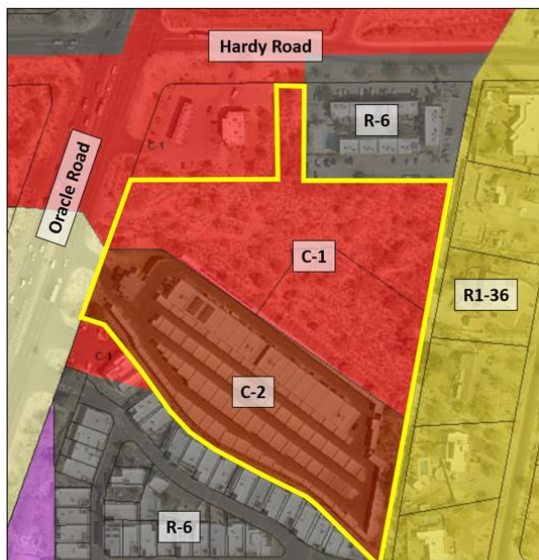
Existing Zoning   Proposed Zoning

Development Standards

The proposed underlying zoning for the PAD is C-2. Noteworthy development standards are listed below, but the applicant may request some modifications to these standards.

C-2 Commercial
- Property subject to the requirements of the Oracle Road Scenic Corridor Overlay District (ORSCOD)
- Building height: 30-feet and two stories
- 3:1 height setback (29' height requires 87' setback) adjacent to single family residential properties
- Bufferyards
  - 15-foot minimum next to residential properties
  - 30-foot minimum along Oracle Rd.

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:

Required Approvals for General Plan Amendment and Rezoning
- Consideration and recommendation by Planning and Zoning Commission
- Approval by Town Council

Informational Video – posted on OVprojects.com January 4, 2023

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1st neighborhood meeting (in person and online) – January 19, 2023

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Board of Adjustment public hearing – January 24, 2023

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Formal submittal

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Staff review

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2nd neighborhood meeting (in person and online) – February 27, 2024

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1st Planning and Zoning Commission public hearing - TBD

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2nd Planning and Zoning Commission public hearing - TBD

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Town Council public hearing – TBD