



# Proposed General Plan Amendment and Rezoning Near the 1<sup>st</sup> Avenue and Tangerine Road Intersection

Zoom Neighborhood Meeting

May 21, 2020

**Meeting will commence at 6pm.**

All participants are currently on mute with video off. Host will provide directions when meeting starts.

**Town of Oro Valley**



## Tonight's meeting

- ▶ Goal #1: a fair, efficient and productive meeting
  
- ▶ Details:
  - ▶ Audio: One speaker unmuted at a time
  - ▶ Video: Speaker spotlight and gallery
  - ▶ Time: 6 to 8 PM
  
- ▶ Meeting video and presentation will be posted online

zoom

[www.OVprojects.com](http://www.OVprojects.com)



**Questions?**

[Ask@orovalleyaz.gov](mailto:Ask@orovalleyaz.gov)

**For more information**

[OVprojects.com](http://OVprojects.com)



# Purpose

## ▶ LISTEN AND ADDRESS YOUR CONCERNS

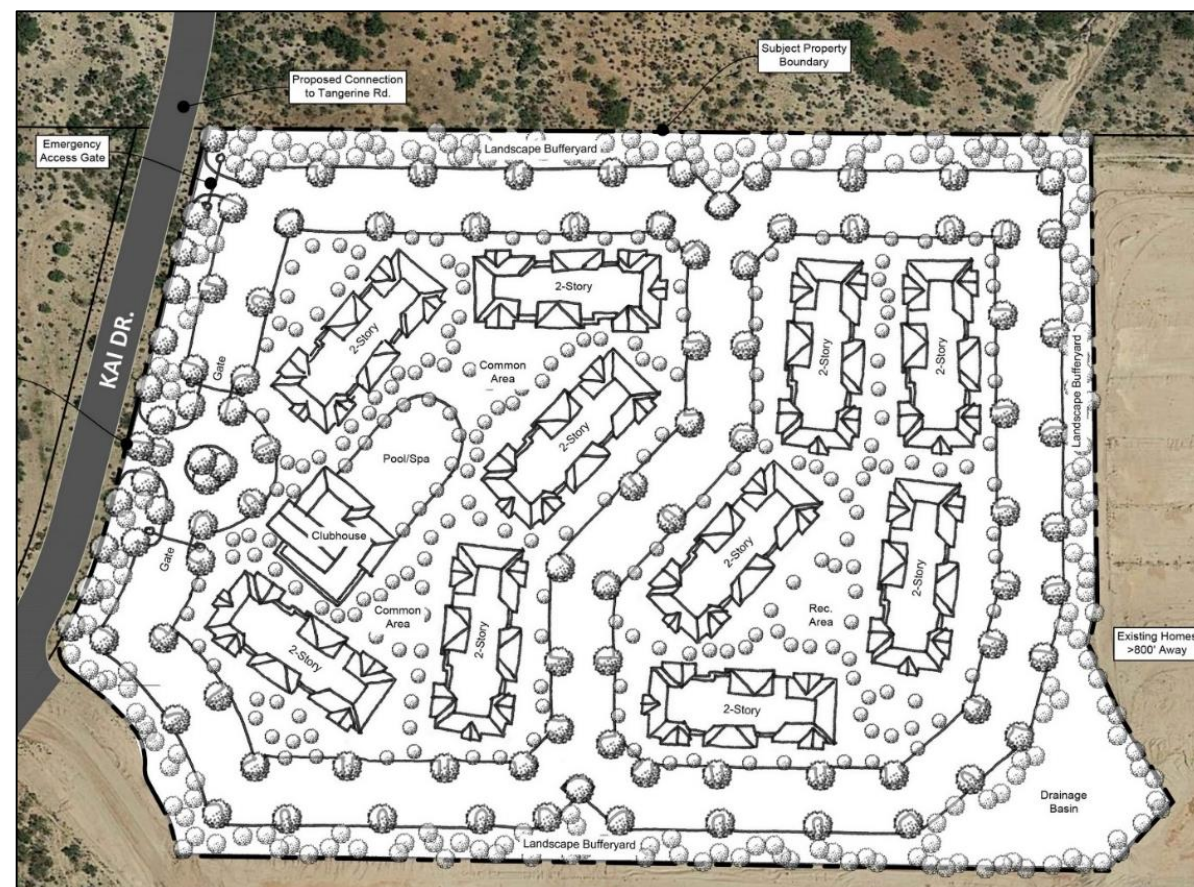
I. Brief overview by applicant

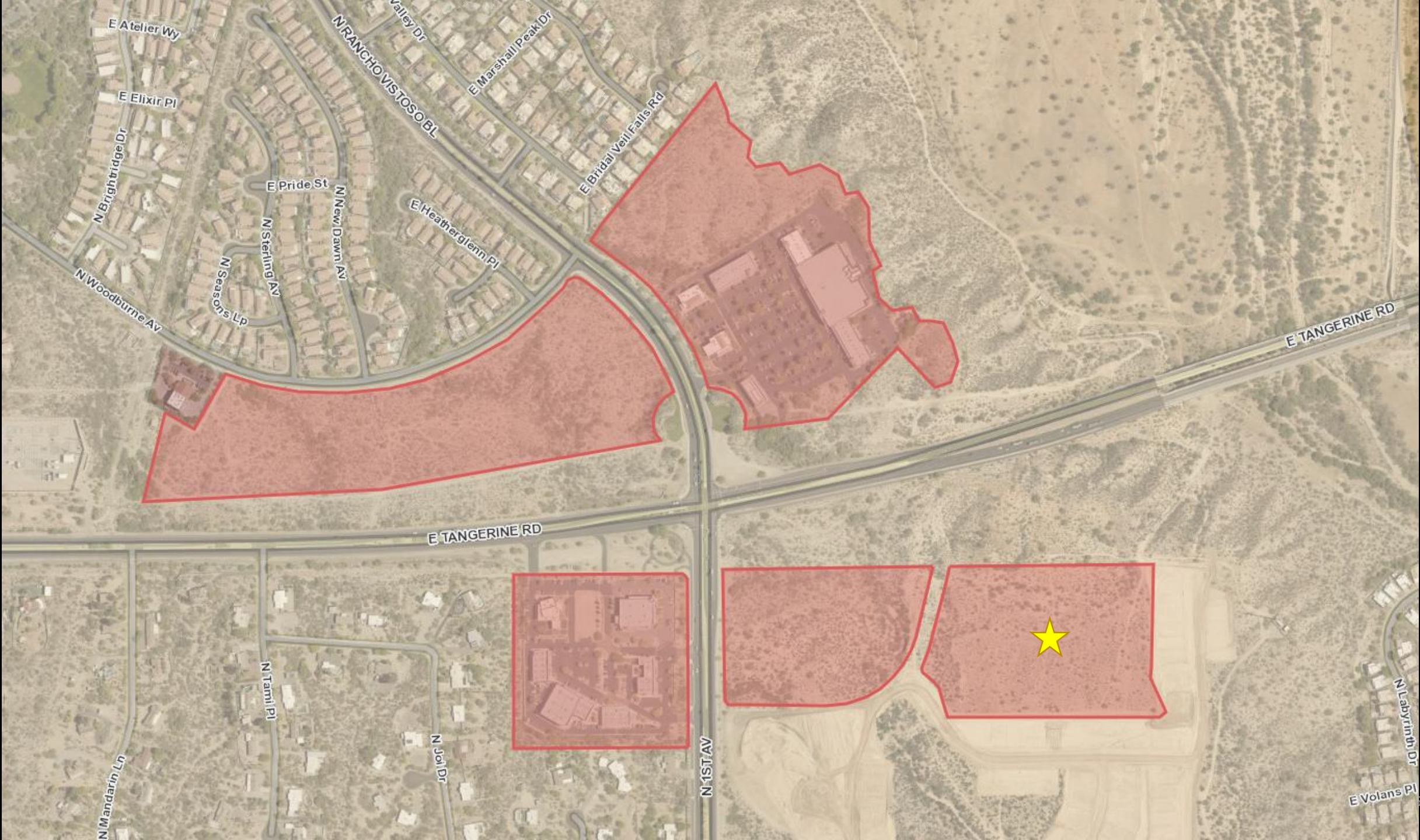
## II. YOUR TURN!

- ▶ Additional development on this property
- ▶ Compatibility with surrounding neighbors, especially views
- ▶ Impact of adding traffic to 1<sup>st</sup> Avenue
- ▶ Demand for more senior care
- ▶ Other?

III. Next steps

IV. Opportunities for public participation





E Atelier Wy

N RANCHO VISTOSOS BL

E Marshall Peak Dr

E Bridal Veil Falls Rd

E Elixir Pl

E Pride St

E Heather Glenn Pl

N Brightbridge Dr

N Sterling Av

N New Dawn Av

N Woodburne Av

N Seasons Lp

E TANGERINE RD

E TANGERINE RD

N 1ST AV

N Mandarin Ln

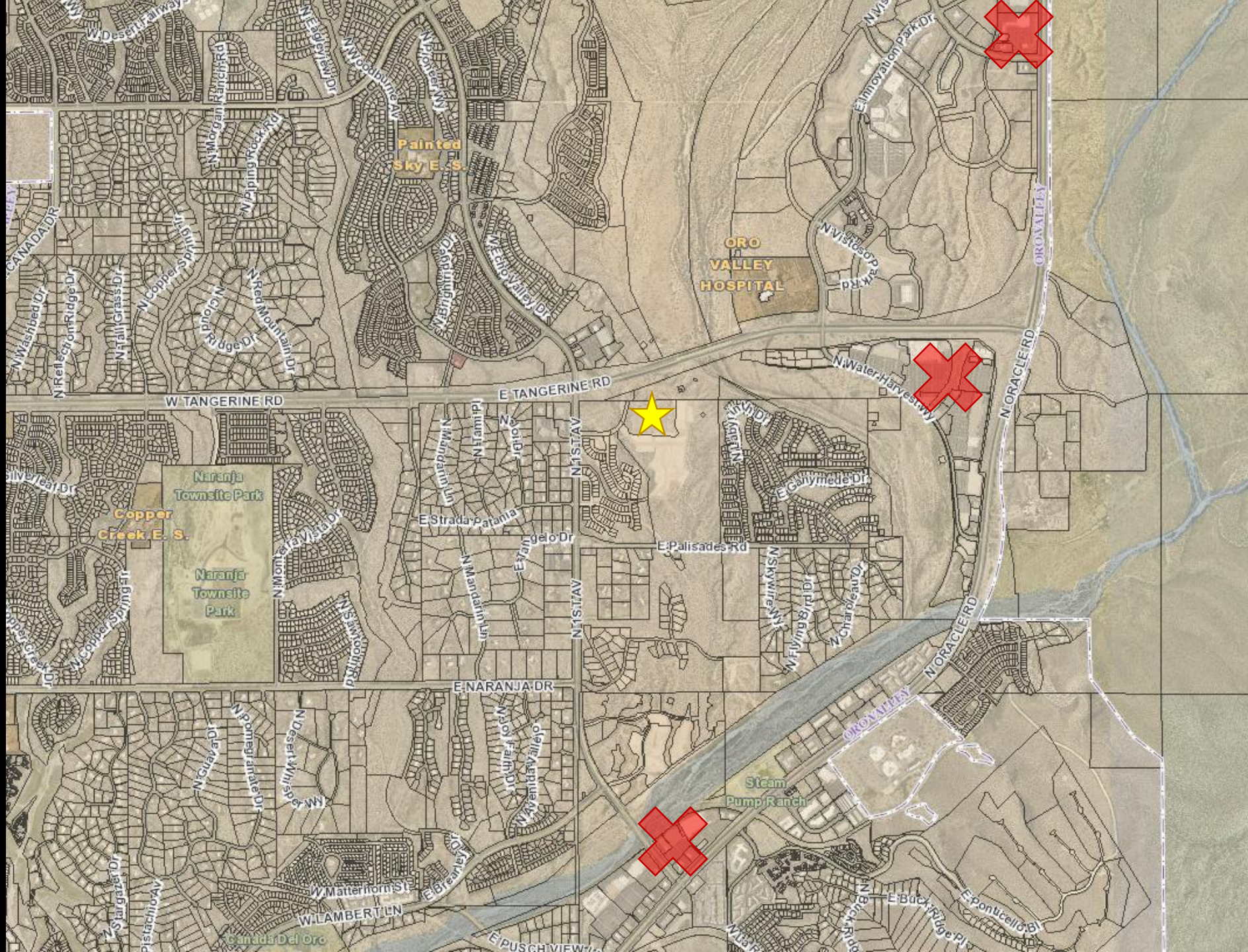
N Tamil Pl

N Joli Dr

E Volans Pl

N Labyrinth Dr







**Paradigm**  
LAND DESIGN LLC  
(520) 664-4304 • GPO@ParadigmLand.US

**Silverhawke Block 5**  
**Proposed General Plan Text Amendment and Rezoning**

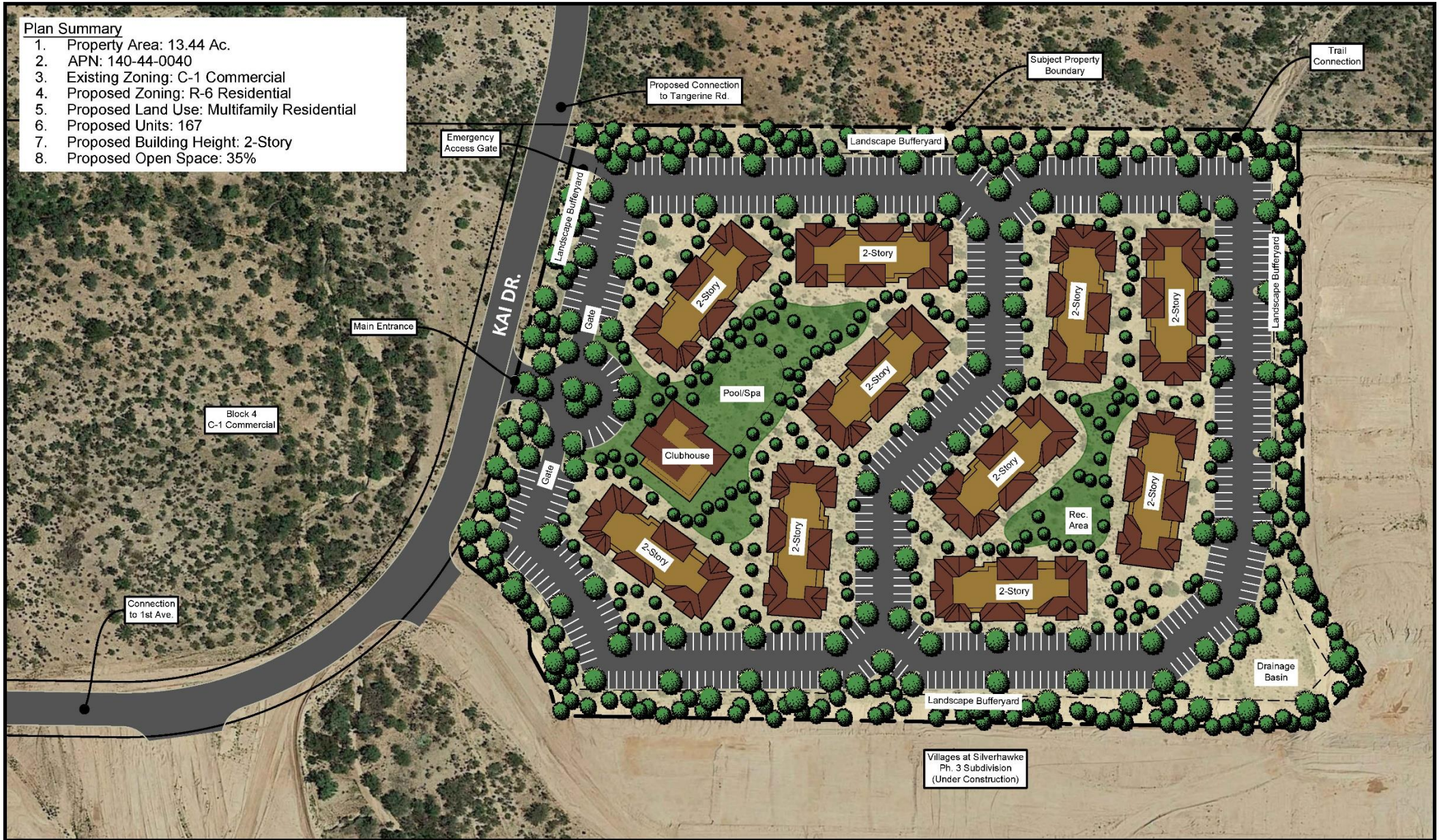
4/6/2020  
Project Code: 19ada02

"G:\Projects\19ad Silverhawke\la02 Commercial\0220\0430 NH Mtg #1\Silverhawke Blk 5 Pre-App Land Use Plan.dwg"



**Plan Summary**

1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Multifamily Residential
6. Proposed Units: 167
7. Proposed Building Height: 2-Story
8. Proposed Open Space: 35%



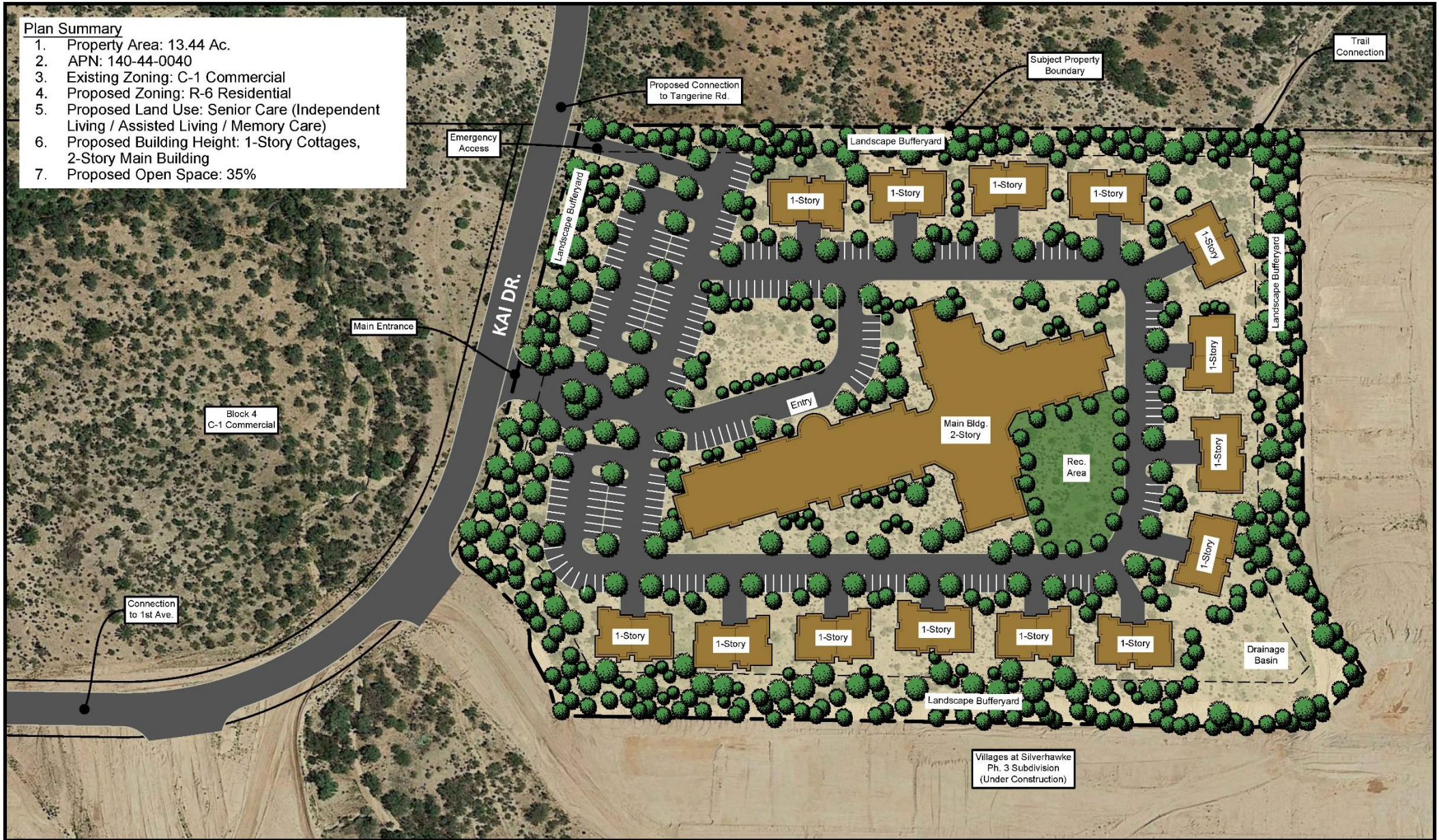
**Plan Summary**

1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Multifamily Residential
6. Proposed Units: 167
7. Proposed Building Height: 1-Story
8. Proposed Open Space: 35%



**Plan Summary**

- 1. Property Area: 13.44 Ac.
- 2. APN: 140-44-0040
- 3. Existing Zoning: C-1 Commercial
- 4. Proposed Zoning: R-6 Residential
- 5. Proposed Land Use: Senior Care (Independent Living / Assisted Living / Memory Care)
- 6. Proposed Building Height: 1-Story Cottages, 2-Story Main Building
- 7. Proposed Open Space: 35%



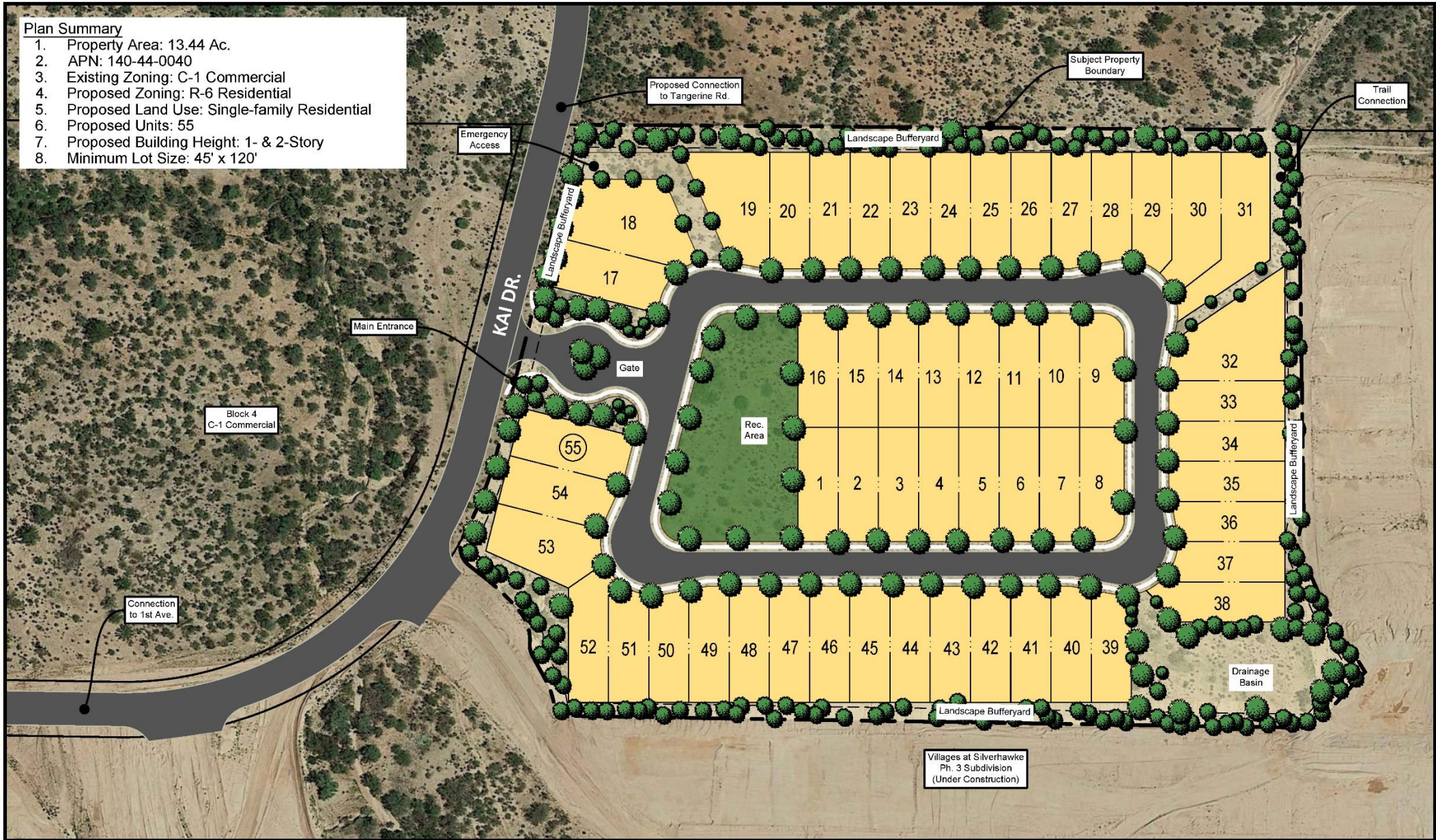
**Plan Summary**

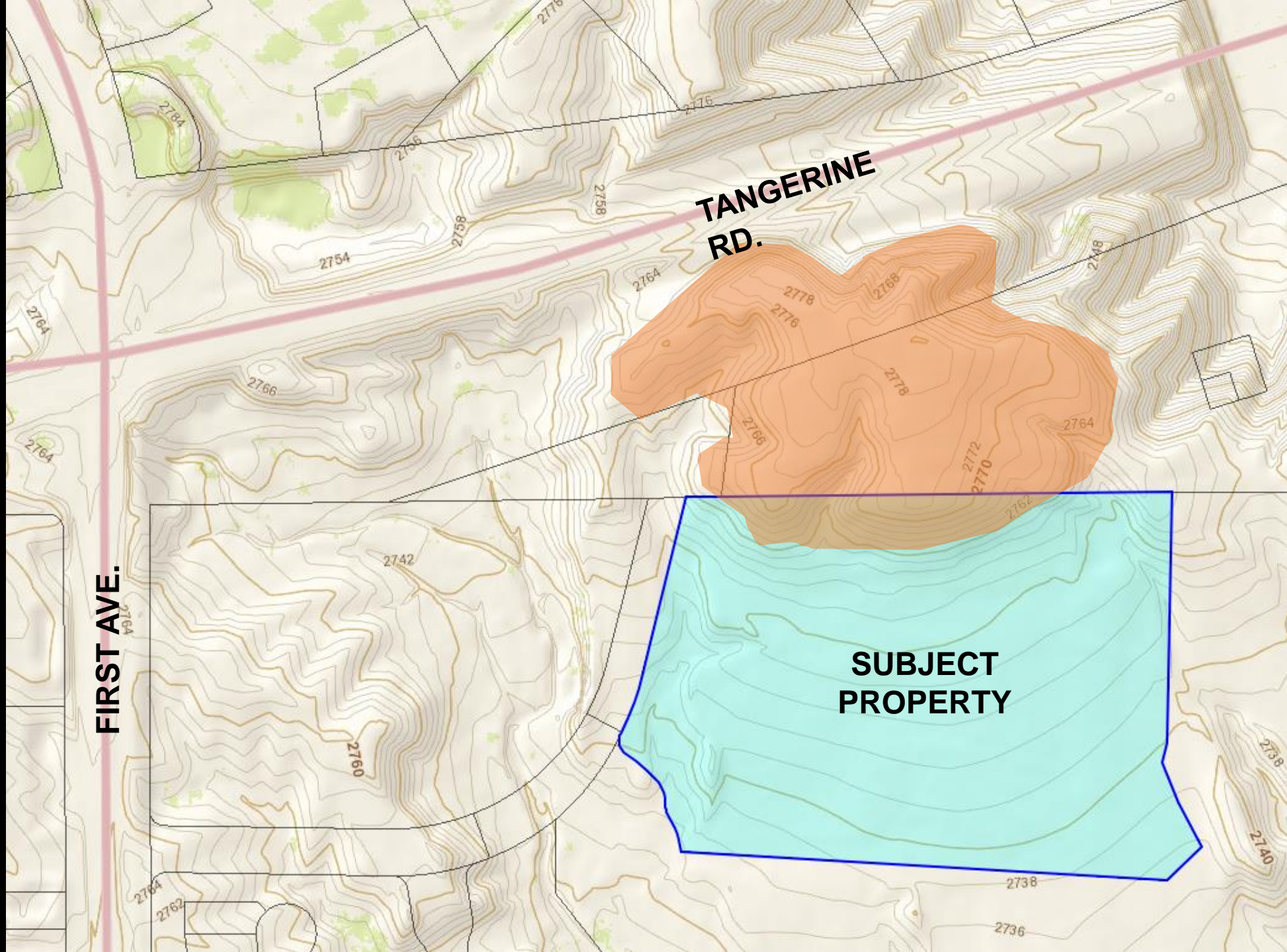
- 1. Property Area: 13.44 Ac.
- 2. APN: 140-44-0040
- 3. Existing Zoning: C-1 Commercial
- 4. Proposed Zoning: R-6 Residential
- 5. Proposed Land Use: Multifamily Residential
- 6. Proposed Units: 167
- 7. Proposed Building Height: 2-Story / 25 ft.
- 8. Proposed Open Space: 25%



**Plan Summary**

1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Single-family Residential
6. Proposed Units: 55
7. Proposed Building Height: 1- & 2-Story
8. Minimum Lot Size: 45' x 120'

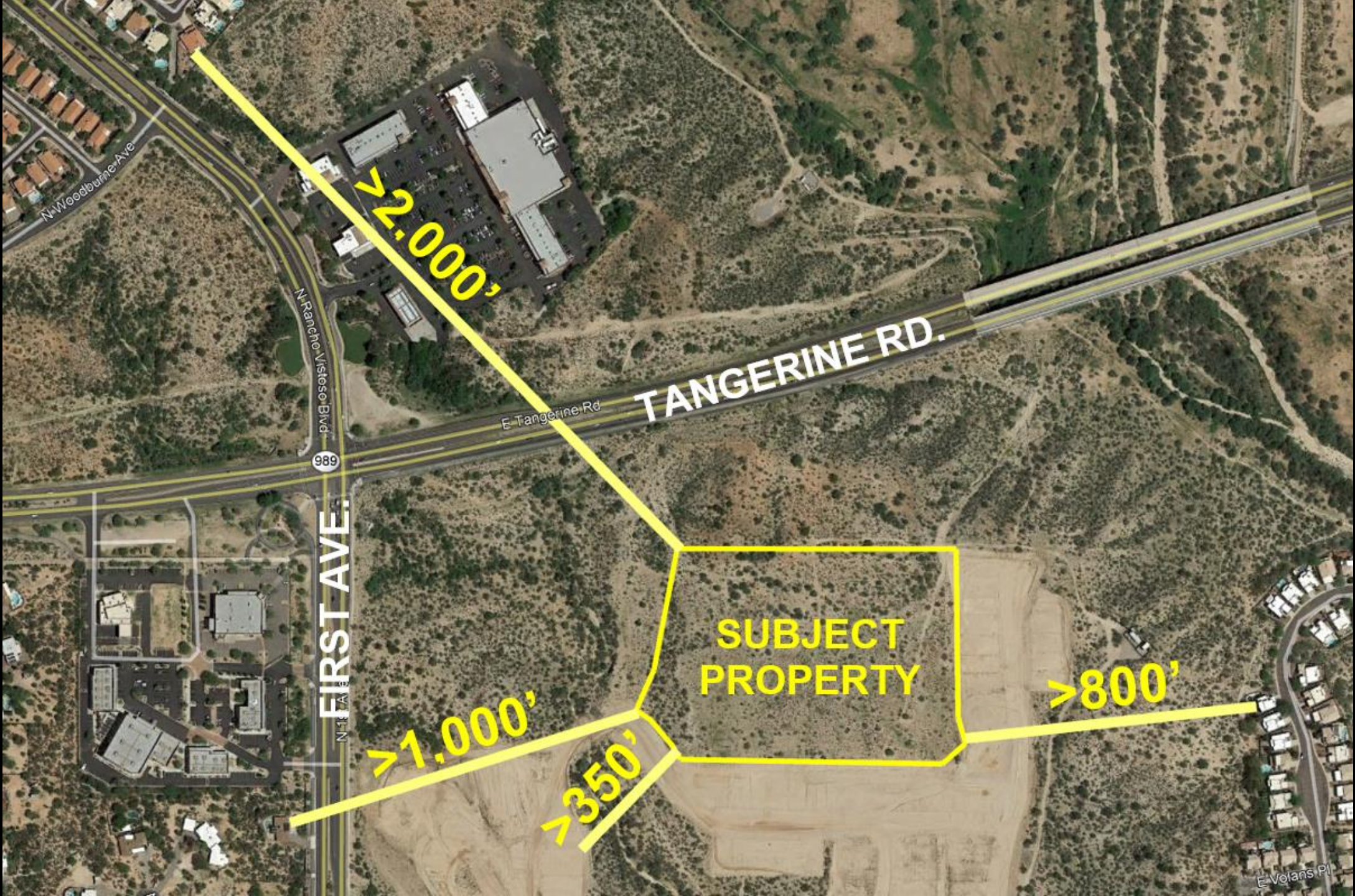




**TANGERINE  
RD.**

**FIRST AVE.**

**SUBJECT  
PROPERTY**



>2,000'

TANGERINE RD.

FIRST AVE.  
N 1st Ave

SUBJECT  
PROPERTY

>1,000'

>350'

>800'



TANGERINE RD.

SUBJECT  
PROPERTY

FIRST AVE.

Image U.S. Geological Survey





TANGERINE RD.

FIRST AVE.

Block 4  
C-1 Commercial

Subject  
Property

KAI DR.

Villages at Silverhawke  
Ph. 3 Subdivision  
(Under Construction)

Villages at Silverhawke  
Ph. 2 Subdivision

Villages at Silverhawke  
Ph. 1 Subdivision

PALISADES RD.

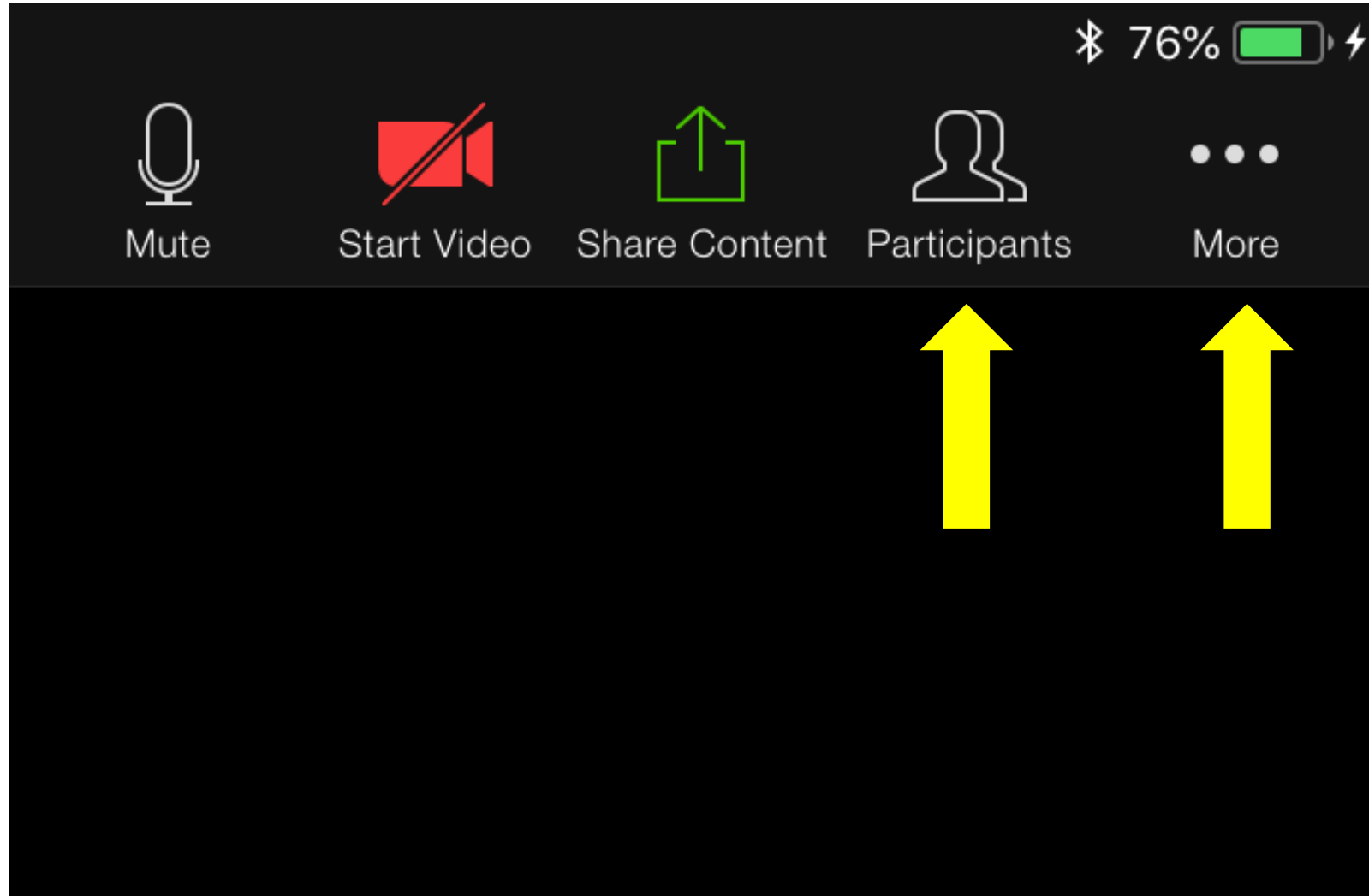
Proposed Roadway Extension to Tangerine Rd.

Existing  
Cell Tower



Town of Oro Valley

# Zoom – Raising your hand to ask a question



1<sup>st</sup> In-person Neighborhood Meeting – August 2020 (if possible)



2<sup>nd</sup> In-person Neighborhood Meeting – September 2020 (if possible)



1<sup>st</sup> Planning and Zoning Commission Hearing – October 2020



2<sup>nd</sup> Planning and Zoning Commission Hearing – November 2020



Town Council Hearing – December 2020

**Questions?**

[Ask@orovalleyaz.gov](mailto:Ask@orovalleyaz.gov)

**For more information**

[OVprojects.com](http://OVprojects.com)

## Staff Contact and Project Website

Jessica Hynd

Constituent Services Coordinator

Phone: (520) 229-4711

**Questions and comments**

[ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov)

**For more information:**

[www.OVprojects.com](http://www.OVprojects.com)

**Next meeting**

August 2020

**Town of Oro Valley**  
[www.orovalleyaz.gov](http://www.orovalleyaz.gov)

