



Proposed General Plan Amendment and Rezoning Near the 1st Avenue and Tangerine Road Intersection

Zoom Neighborhood Meeting

August 6, 2020

Meeting will commence at 6pm.

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

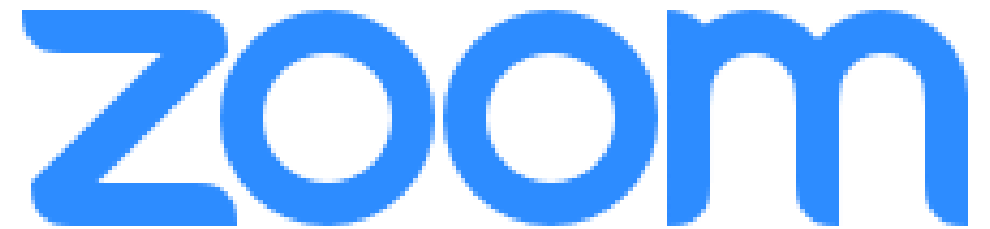
Town of Oro Valley



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 video on
 - ▶ Time: 6 to 8 PM

www.OVprojects.com

Please contact Jessica Hynd, Constituent Services Coordinator, at 229-4711 for additional ZOOM assistance.

- ▶ Project resources at OVprojects.com

Informational Video – posted on OVprojects.com April 10, 2020

Question and Comments provided by April 23, 2020 will be addressed in 2nd video

Second Informational Video – posted on OVprojects.com April 30, 2020

Formal submittal and staff review

1st Web-Based Fully Interactive Zoom Meeting – May 21, 2020

2nd Web-Based Fully Interactive Zoom Meeting – August 6, 2020

3rd Web-Based Fully Interactive Zoom Meeting – September 2020 (if needed)

1st Planning and Zoning Commission Hearing – October 2020

2nd Planning and Zoning Commission Hearing – November 2020

Town Council Hearing – December 2020

We
are
here

Questions?

Ask@orovalleyaz.gov

For more information

OVprojects.com

Purpose

▶ LISTEN AND ADDRESS YOUR CONCERNS

I. Brief overview by applicant

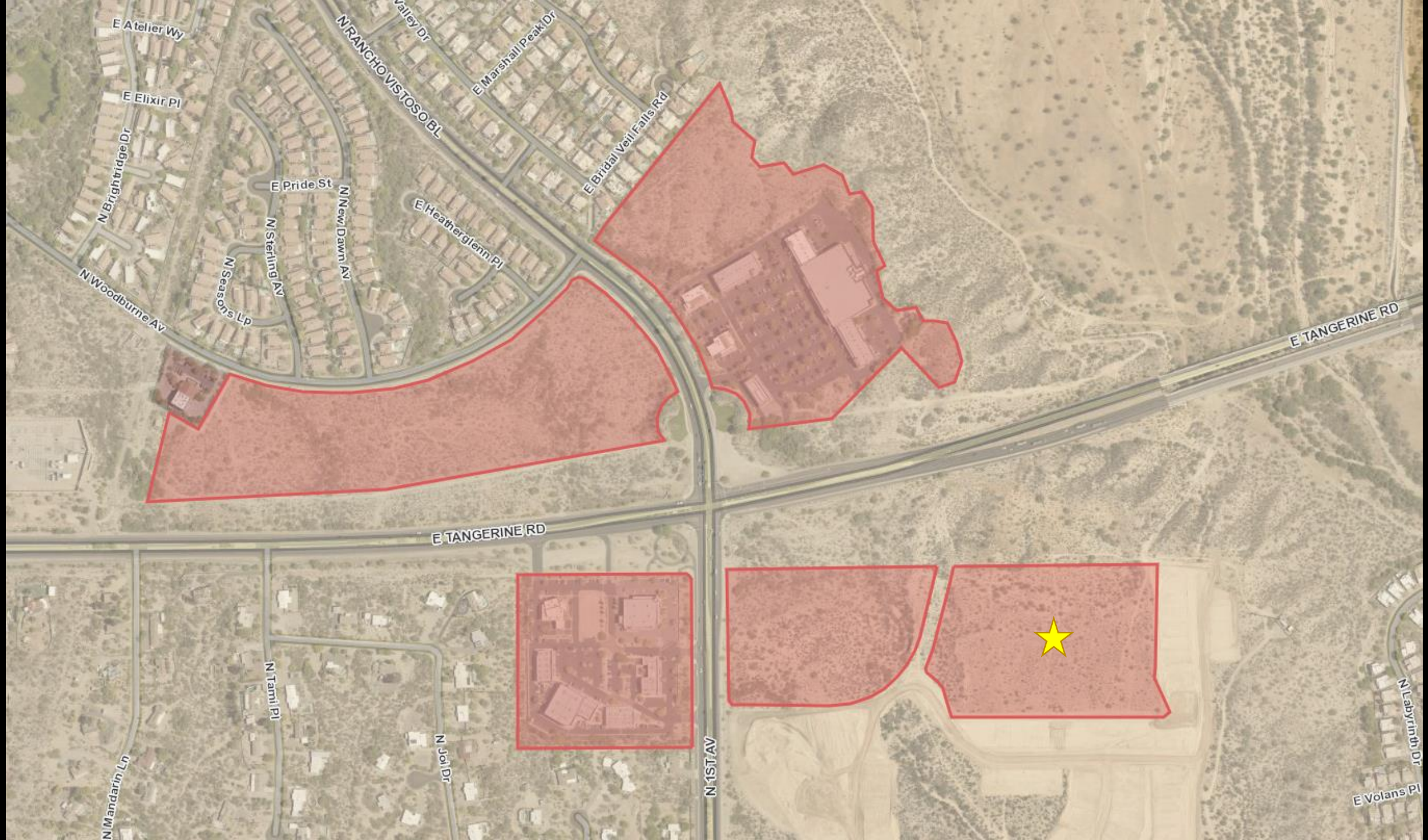
II. YOUR TURN!

- ▶ Additional development on this property
- ▶ Compatibility with surrounding neighbors, especially views
- ▶ Impact of adding traffic to 1st Avenue and access to Tangerine Road
- ▶ Economic benefits of the proposals
- ▶ Other?

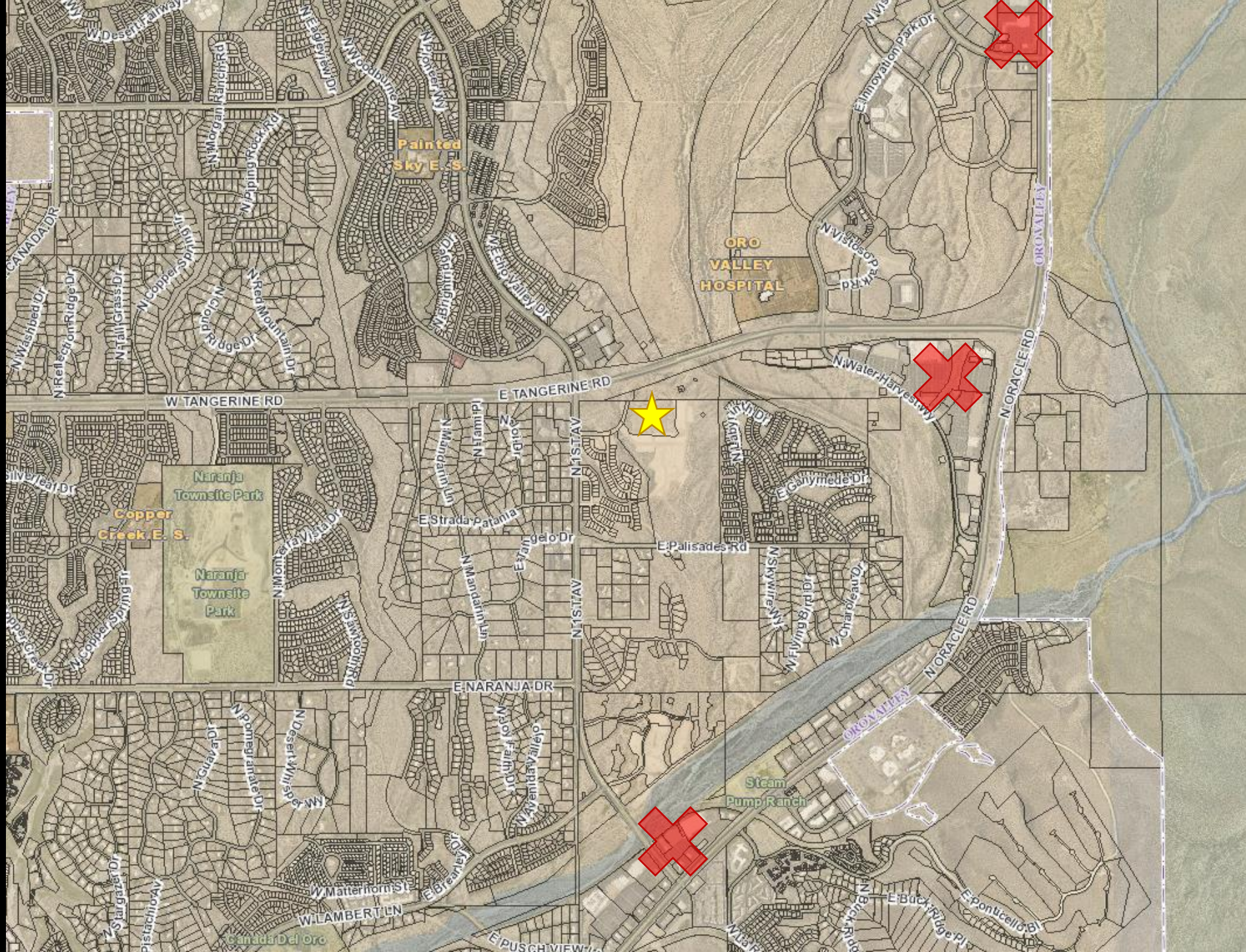
III. Next steps

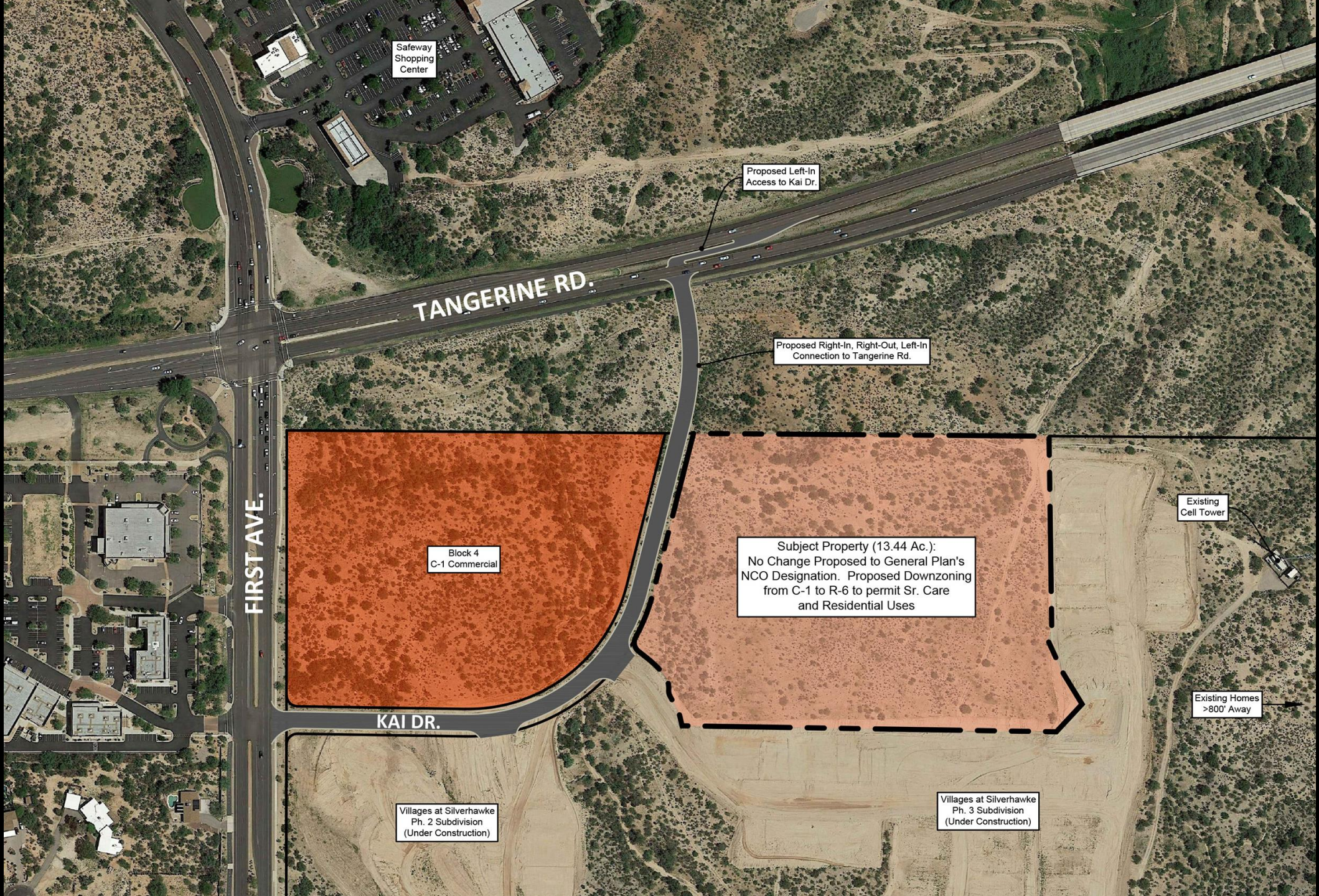
IV. Opportunities for public participation











Safeway
Shopping
Center

Proposed Left-In
Access to Kai Dr.

TANGERINE RD.

Proposed Right-In, Right-Out, Left-In
Connection to Tangerine Rd.

FIRST AVE.

Block 4
C-1 Commercial

Subject Property (13.44 Ac.):
No Change Proposed to General Plan's
NCO Designation. Proposed Downzoning
from C-1 to R-6 to permit Sr. Care
and Residential Uses

Existing
Cell Tower

Existing Homes
>800' Away

KAI DR.

Villages at Silverhawke
Ph. 2 Subdivision
(Under Construction)

Villages at Silverhawke
Ph. 3 Subdivision
(Under Construction)



1 June 2020

David Laws, PE
Town of Oro Valley
Division Manager – Permitting
11000 N. La Canada Drive
Oro Valley, Arizona 85737

**SUBJECT: SILVERHAWKE BLOCK
KAI DRIVE/FIRST AVENUE
TRAFFIC IMPACT STATEMENT**

Dear Mr. Laws,

Please find enclosed a traffic impact statement for a project located on the east side of Kai Drive. The vicinity of the project is shown in Figure 1. The project site is currently zoned for single-family residential. For the purpose of this analysis, as it is expected to be the highest and best use, the proposed apartment option will consist of a single-family residential use as shown in Figure 2. The future site will be served by

This site was included in the analysis for the Traffic Impact Analysis (Original TIA) of the Silverhawk development. The Silverhawk development plan, Phase IV assumed the development of the site for single-family residential uses. The purpose of this traffic impact statement is to compare the estimated traffic generation associated with the proposed project, using an apartment land use, to the trip generation from the Original TIA and identify the possible impacts of the site on the immediate area.

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Existing Conditions

The project is located on an undeveloped parcel of land on the east side of Kai Drive, approximately 860 feet east of First Avenue and 280 feet south of Tangerine Road.

While a daily increase in trips is expected, these trips will likely be distributed throughout the day. Traffic patterns will also change when the PM peak hour shifts to more vehicles entering (rather than leaving) the site when the planned office space saw more vehicles exiting (rather than entering) the site during the PM peak. This switch in patterns may actually improve the operation of the study intersections during the controlling factor PM peak hour as delays are normally generated by vehicles exiting a site rather than entering it. These change in traffic volumes and patterns are not expected to have a significant impact on the surrounding roadway network. The results from the Original TIA are expected to remain applicable with this land use change.

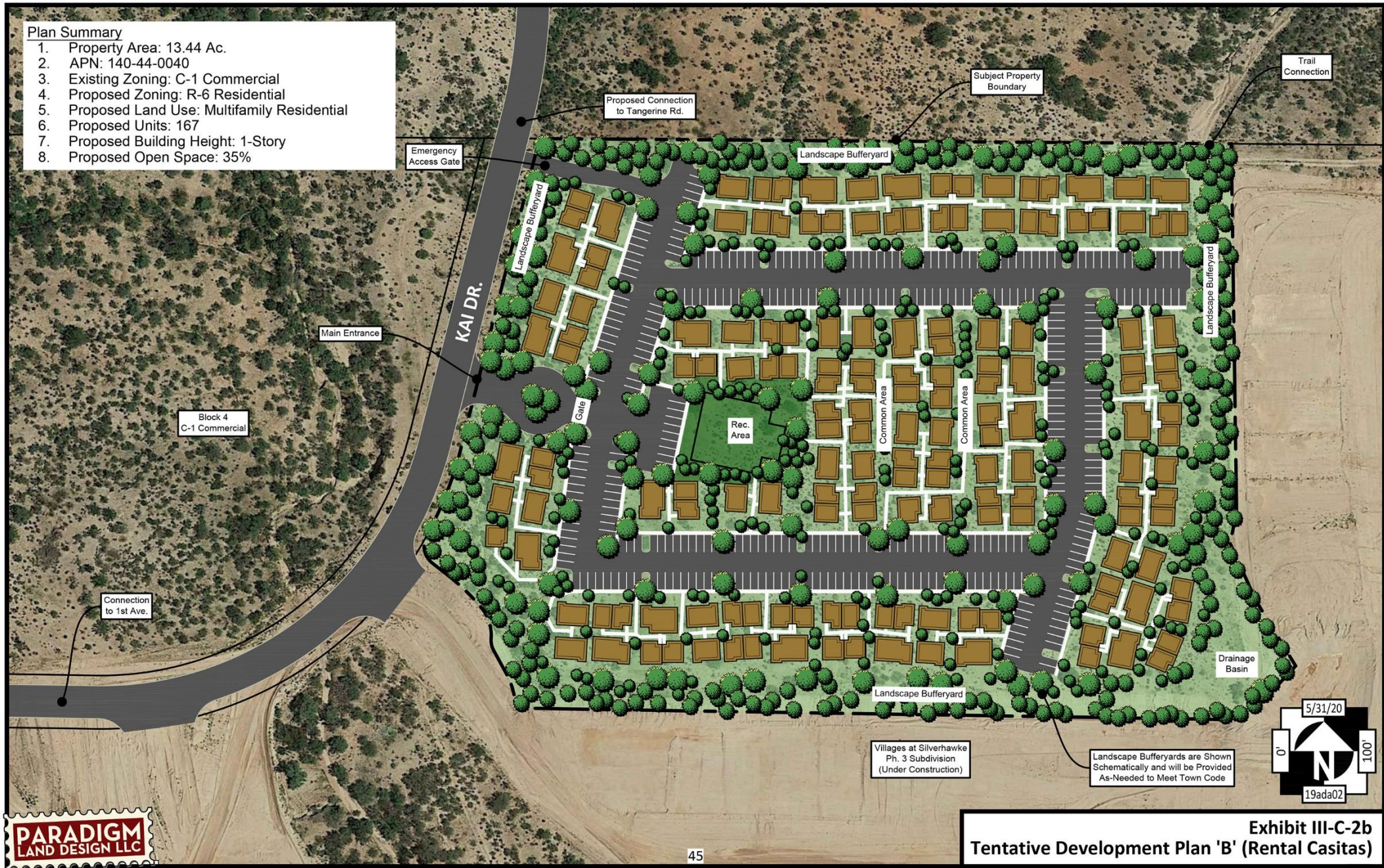
Plan Summary

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%



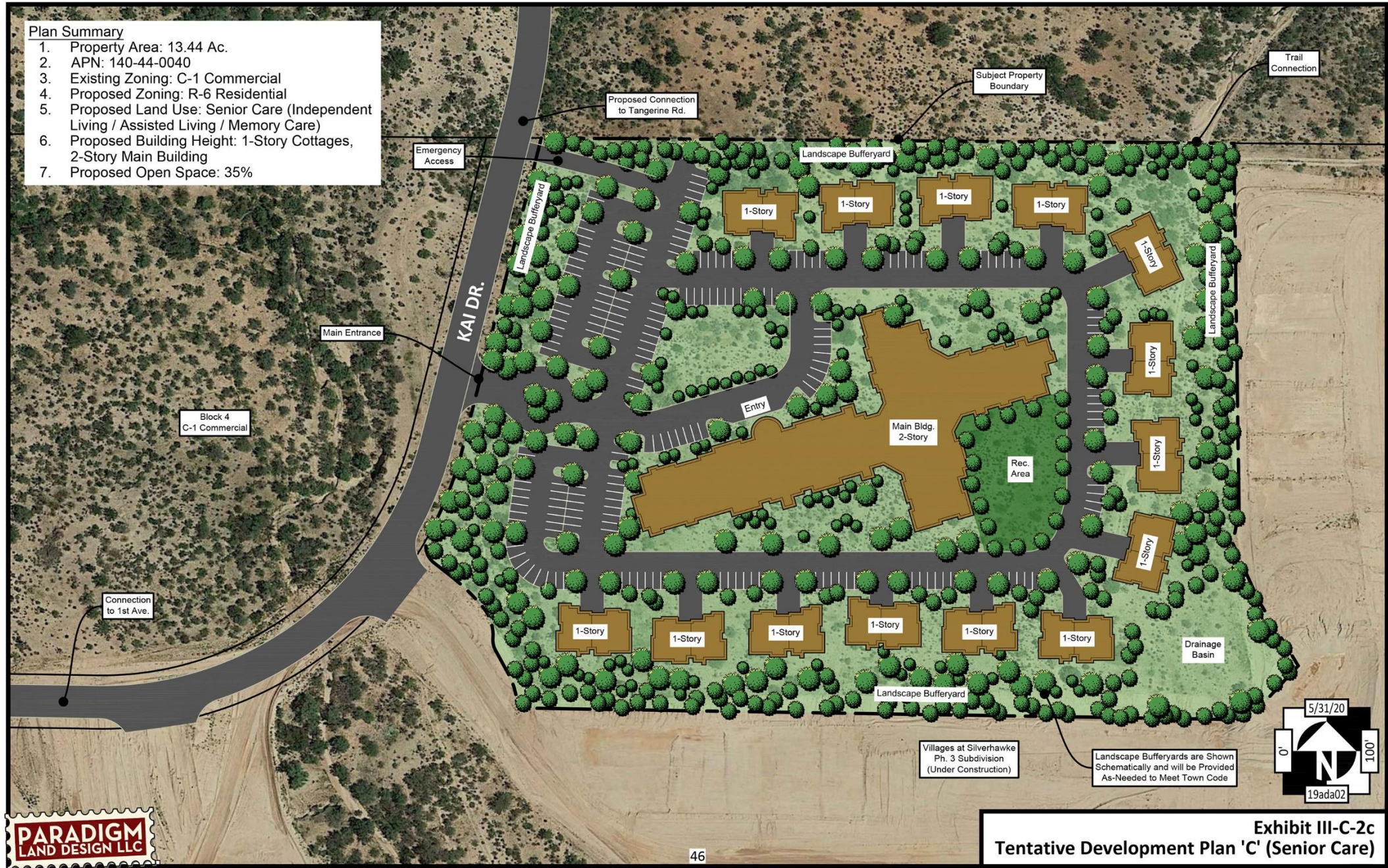
Plan Summary

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%



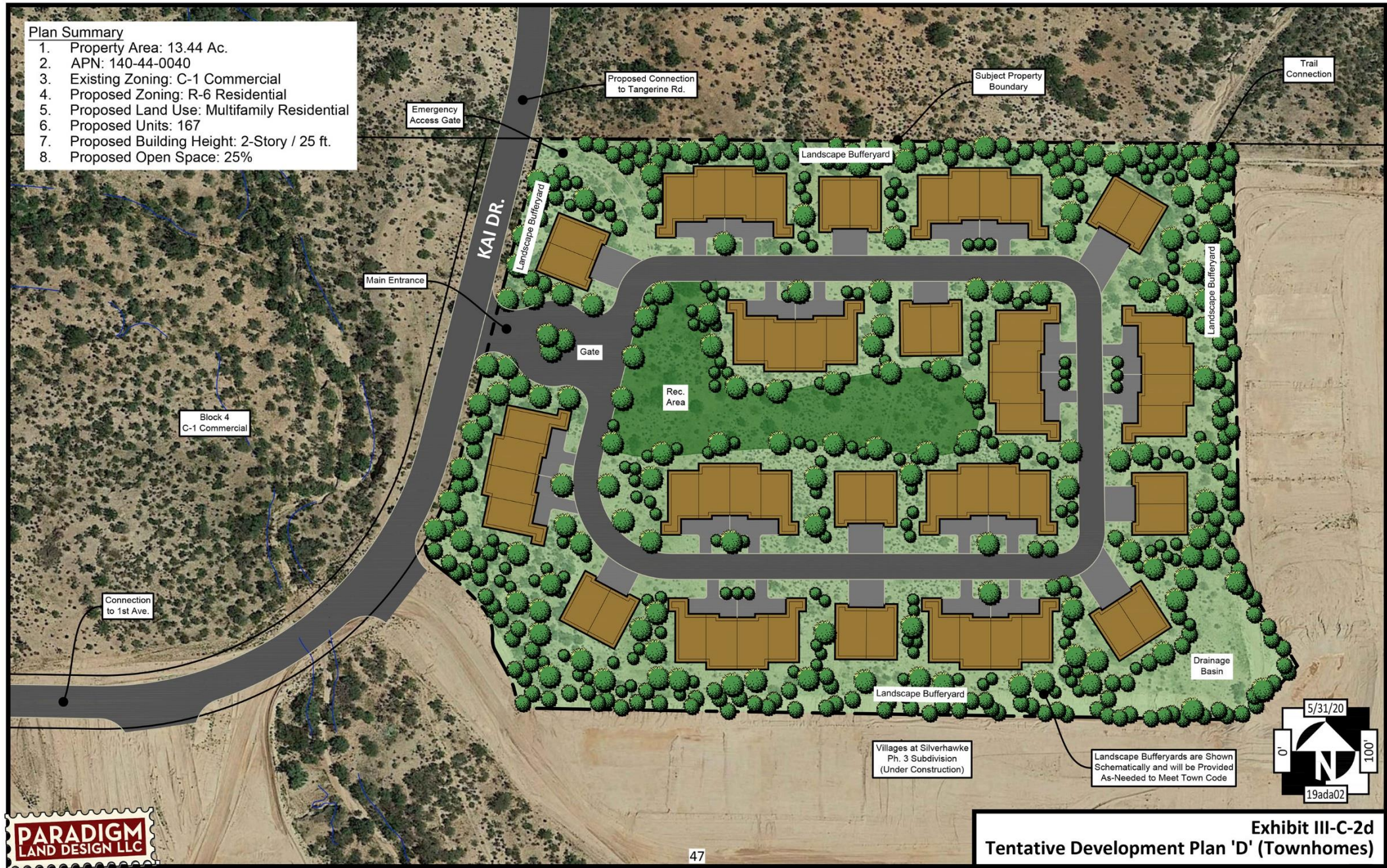
Plan Summary

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%



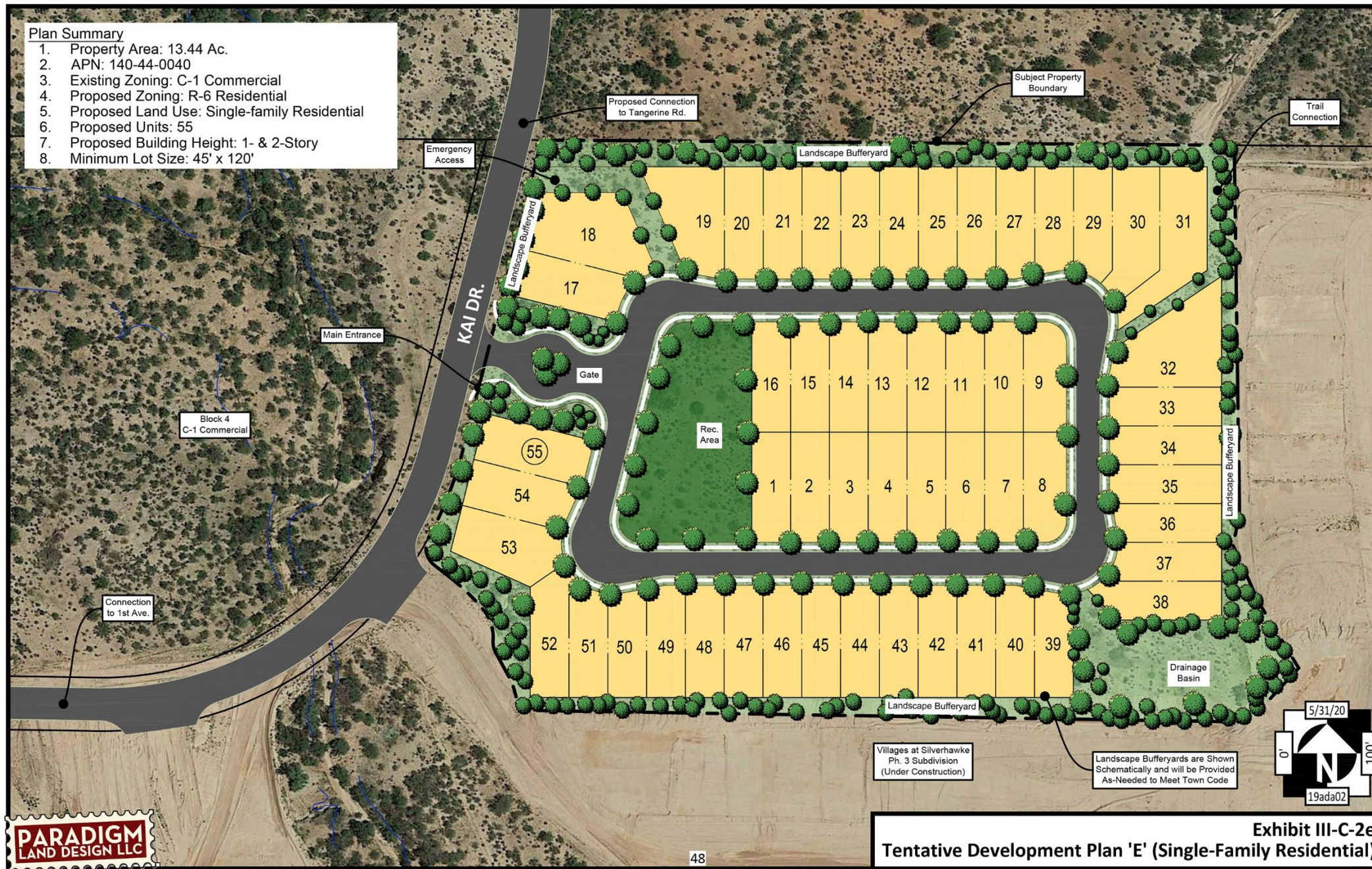
Plan Summary

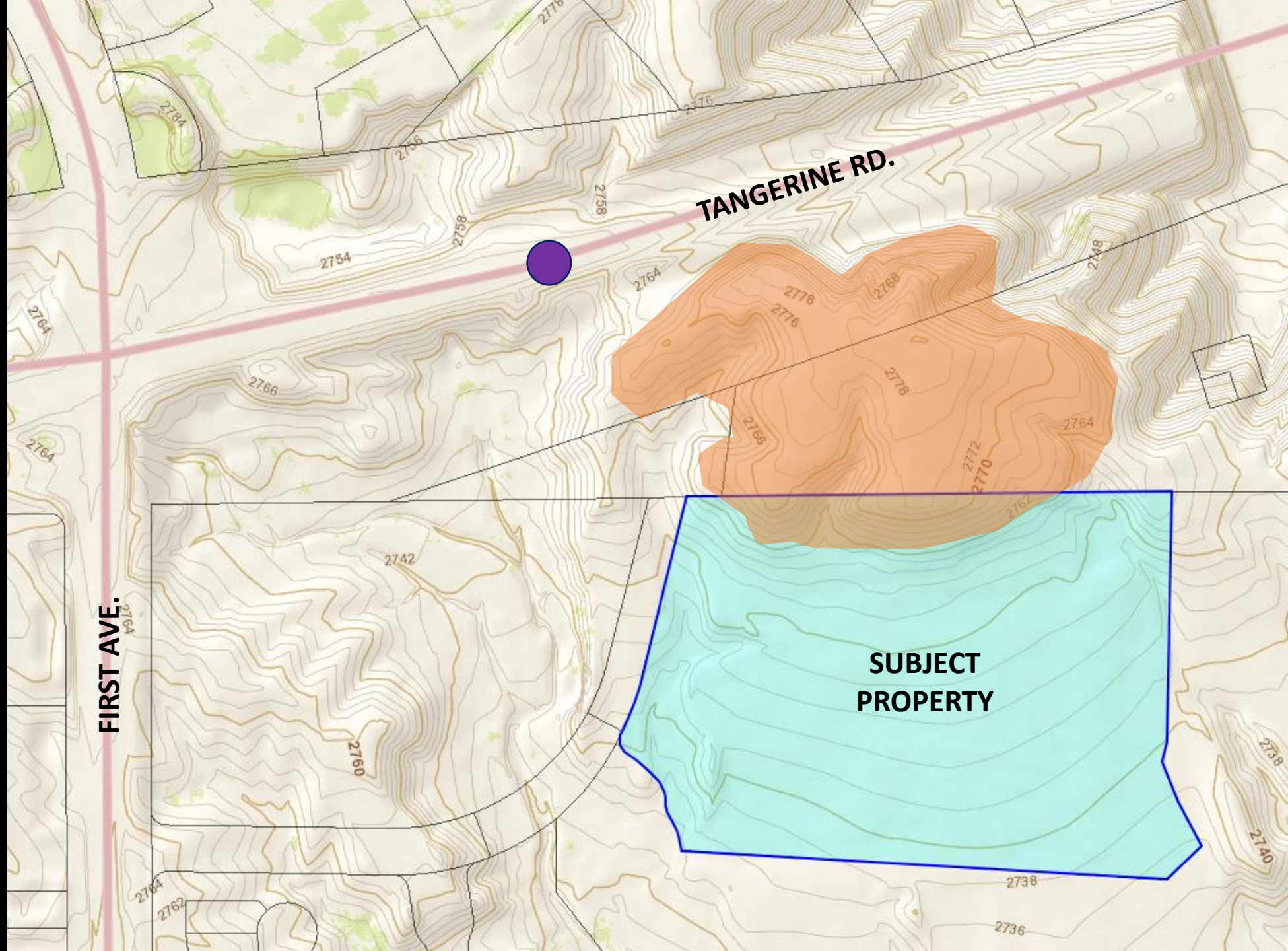
1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Multifamily Residential
6. Proposed Units: 167
7. Proposed Building Height: 2-Story / 25 ft.
8. Proposed Open Space: 25%

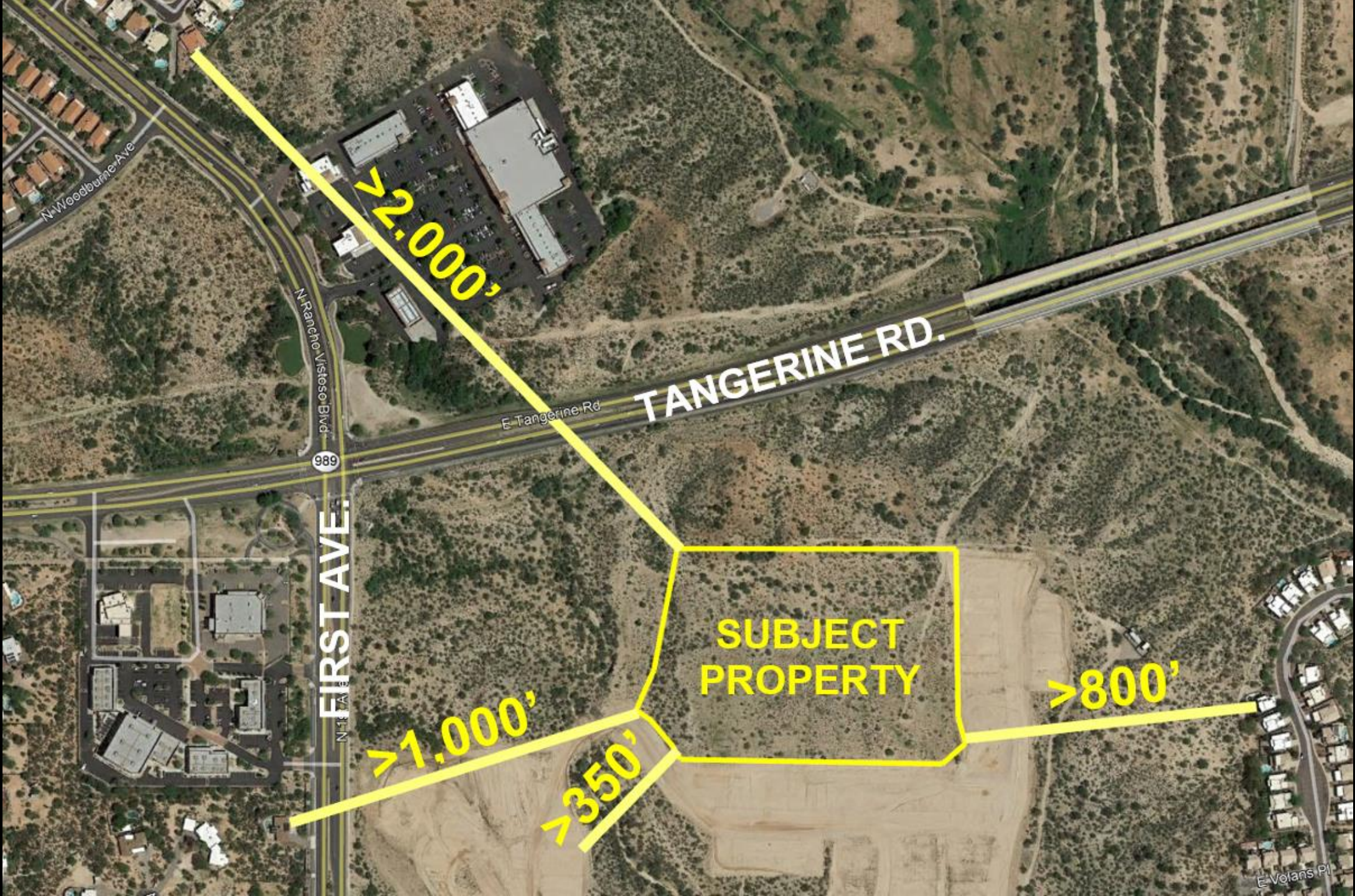


Plan Summary

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'







N Woodburne Ave

N Rancho Vistoso Blvd

989

FIRST AVE
N 1st Ave

E Tangerine Rd

TANGERINE RD.

SUBJECT
PROPERTY

E Volans Pl

FROM TANGERINE ROAD



FROM FIRST AVENUE

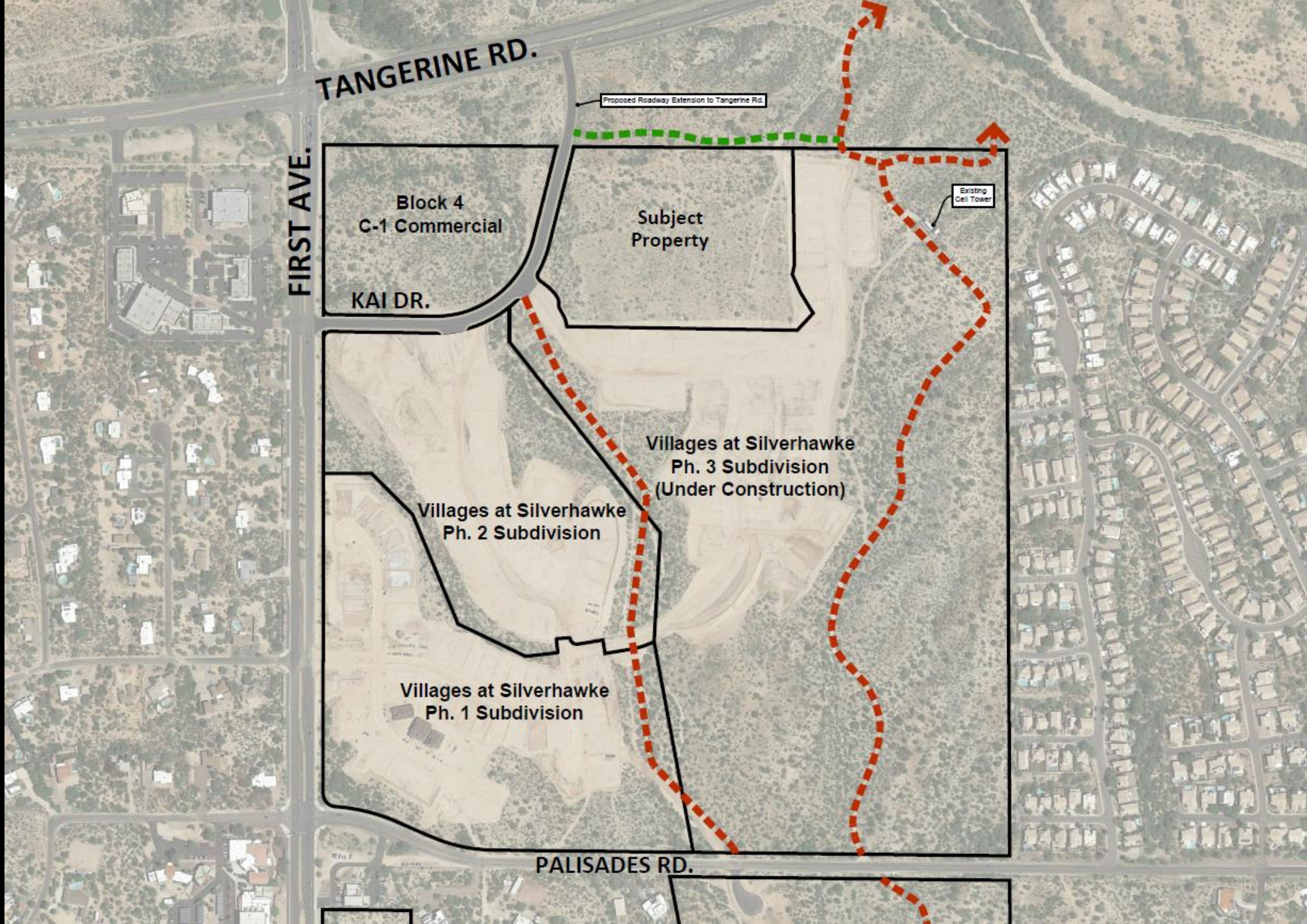


FROM VILLAGES PHASE 2 SUBDIVISION





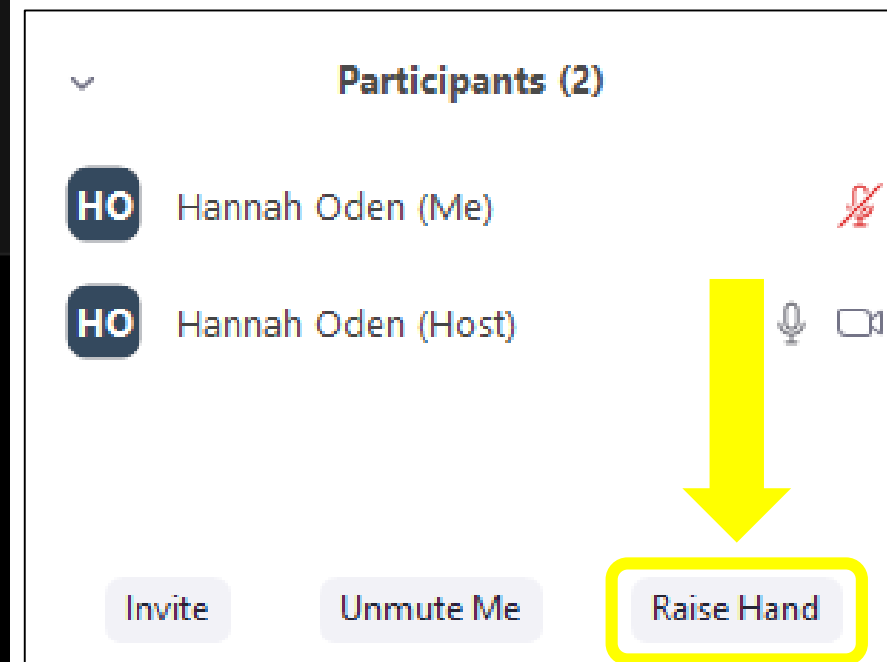
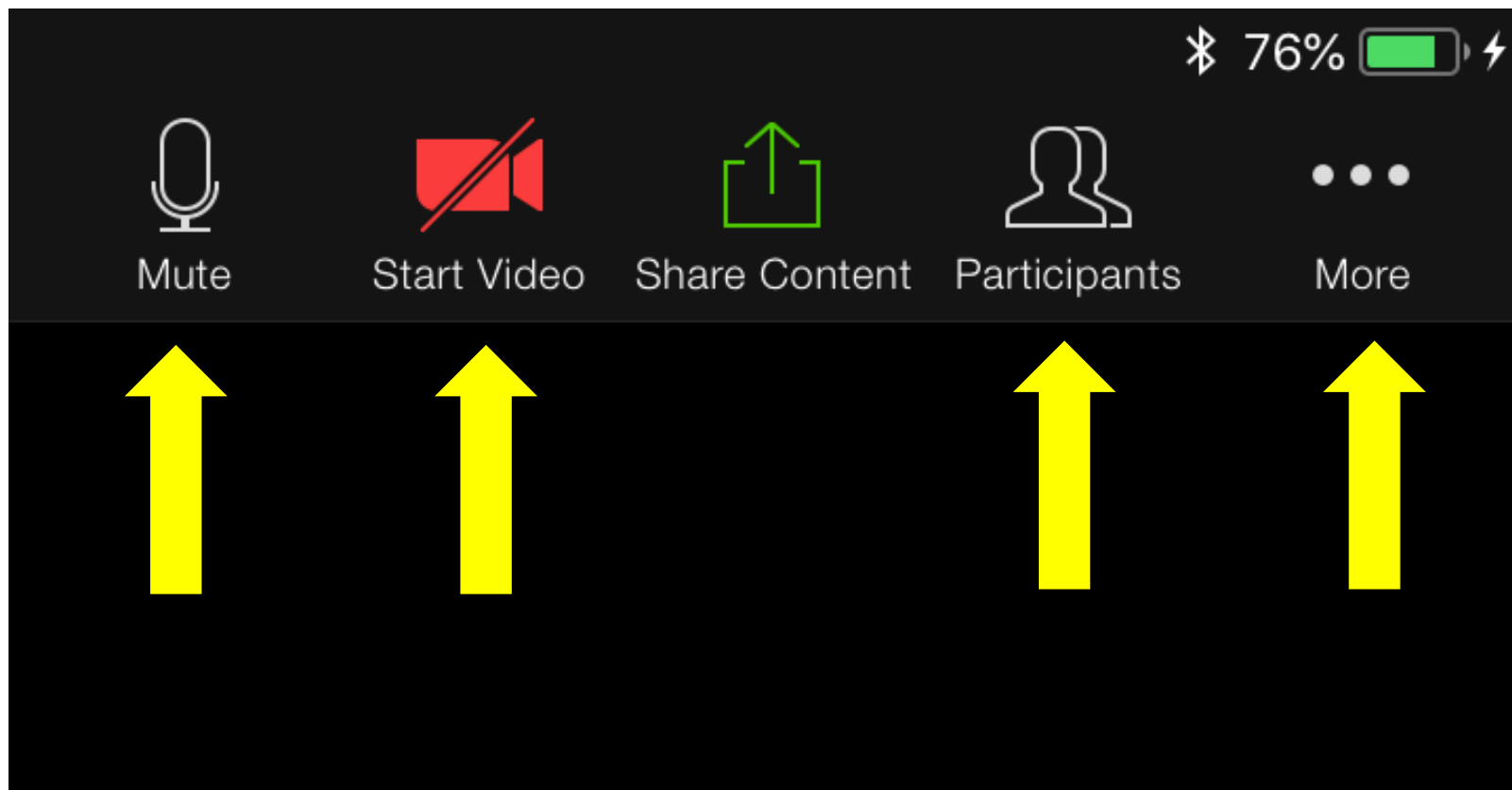
Image U.S. Geological Survey





Town of Oro Valley

Zoom – Raising your hand to ask a question



Please contact Jessica Hynd, Constituent Services Coordinator, at 229-4711 for additional ZOOM assistance.

3rd Web-Based Fully Interactive Zoom Meeting – September 2020 (if needed)



1st Planning and Zoning Commission Hearing – October 2020



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Questions?

Ask@orovalleyaz.gov

For more information

Ovprojects.com

Staff Contact and Project Website

Jessica Hynd

Constituent Services Coordinator

Phone: (520) 229-4711

Questions and comments

ask@orovalleyaz.gov

For more information:

www.ovprojects.com

Please attend the next meeting

Town of Oro Valley
www.orovalleyaz.gov





Woodburne
Ave.

Tangerine Rd.

Tangerine
Hills

N. 1st Ave.

Kai Dr.

Villages at
Silverhawke

Catalina
Shadows

Palisades Rd.

Palisades
Splits



Town of Oro Valley

Town of Oro Valley Water Utility

- ▶ Water resources availability to support an additional 4,000 new homes, beyond Town buildout, even during current drought conditions.
- ▶ Designated by the state as having a 100-year assured water supply.
- ▶ Diverse water resource portfolio:
 - ✓ Groundwater
 - ✓ Central Arizona Project water (CAP)
 - ✓ Reclaimed water.
- ▶ We are well positioned, capable and ready to provide the safe and reliable drinking water that will support anticipated future development.

