



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

Zoom Neighborhood Meeting

September 10, 2020

Meeting will commence at 6pm.

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

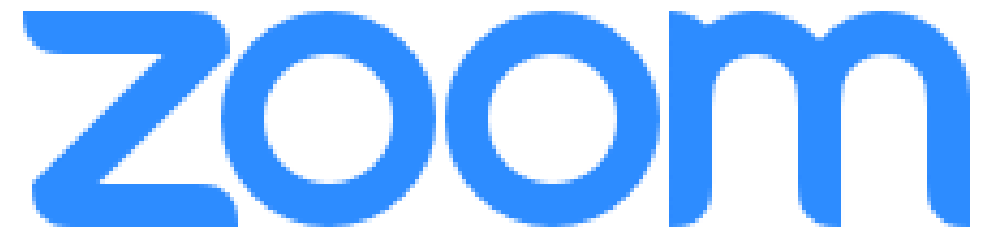
Town of Oro Valley



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 7:30 PM
- ▶ Project information at OVprojects.com



www.OVprojects.com

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

Questions?

Ask@orovalleyaz.gov

For more information

OVprojects.com



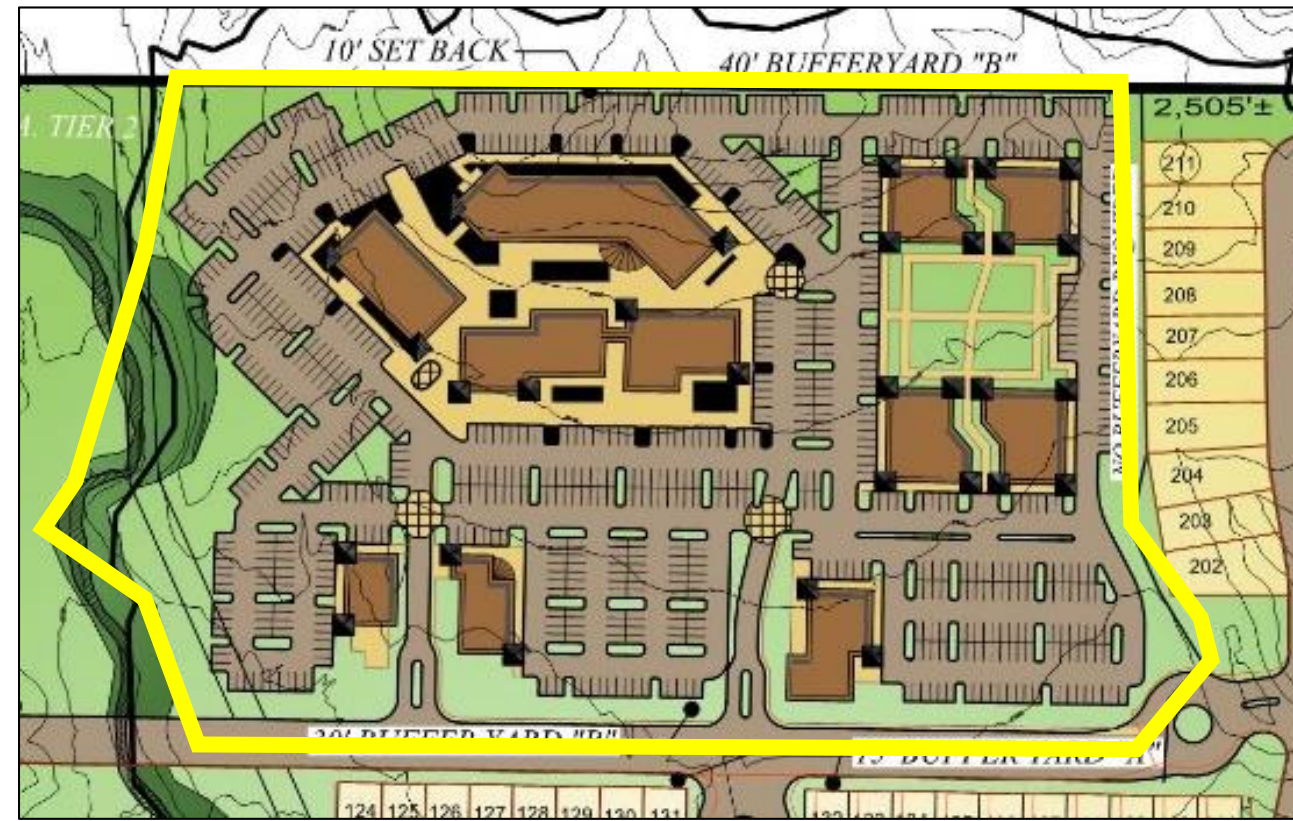


Town of Oro Valley

Applicant's Request

- ▶ Commercial uses currently permitted
 - ▶ Offices, retail, grocery stores, restaurants, etc.
 - ▶ 25 foot building height
- ▶ General Plan Amendment to allow residential uses
- ▶ Rezone from commercial to multi family residential
 - ▶ Apartments
 - ▶ Senior care
 - ▶ Townhomes
 - ▶ Single-family homes

Approved Tentative Commercial Plan



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



Town of Oro Valley

Purpose

▶ LISTEN AND ADDRESS YOUR CONCERNS

I. Brief overview by applicant

II. YOUR TURN!

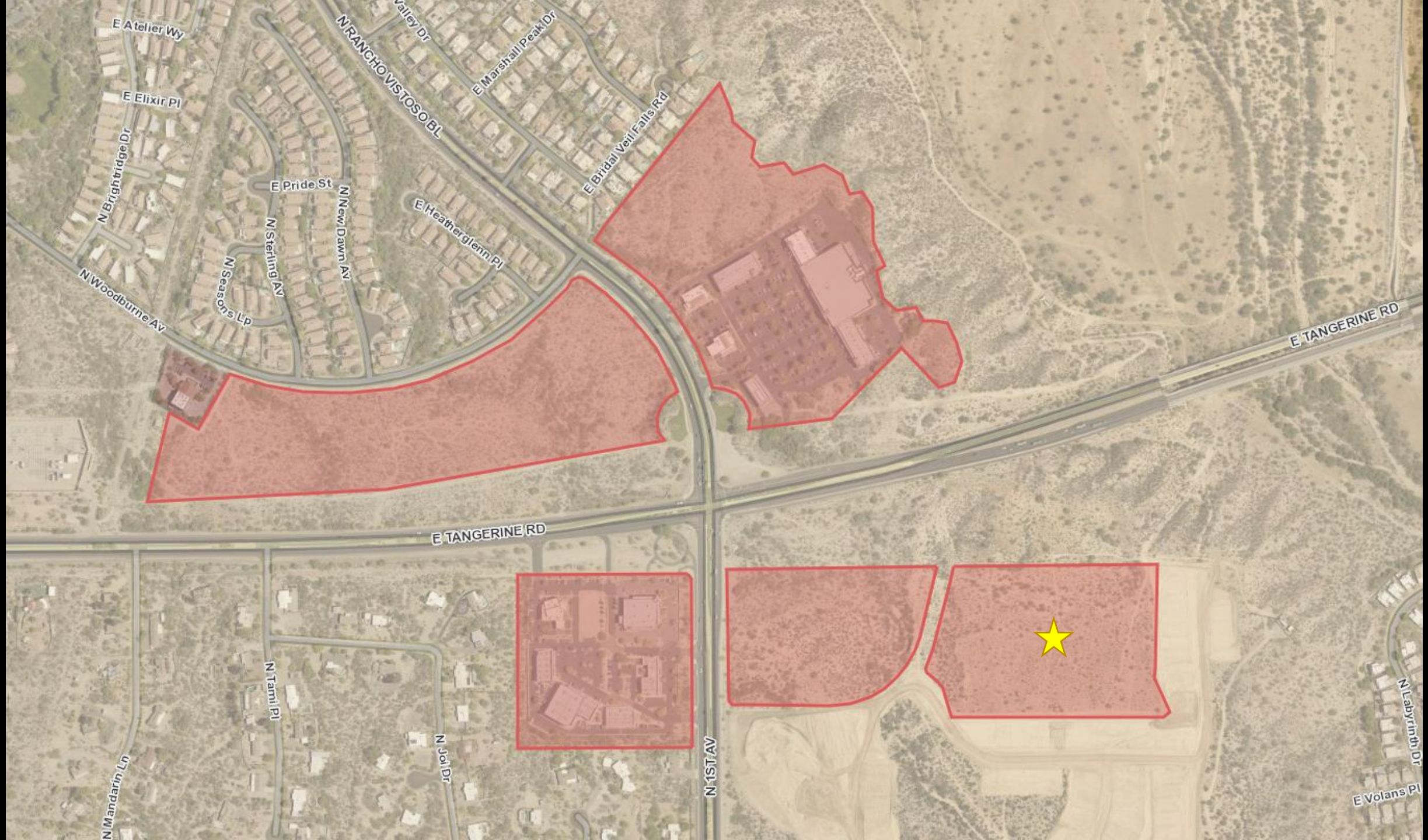
- ▶ Additional development on this property
- ▶ Impact of adding traffic to 1st Avenue and access to Tangerine Road
- ▶ Compatibility with surrounding neighbors, especially views and density
- ▶ Economic analysis of the proposals
- ▶ Impact to property values
- ▶ Other?

III. Next steps

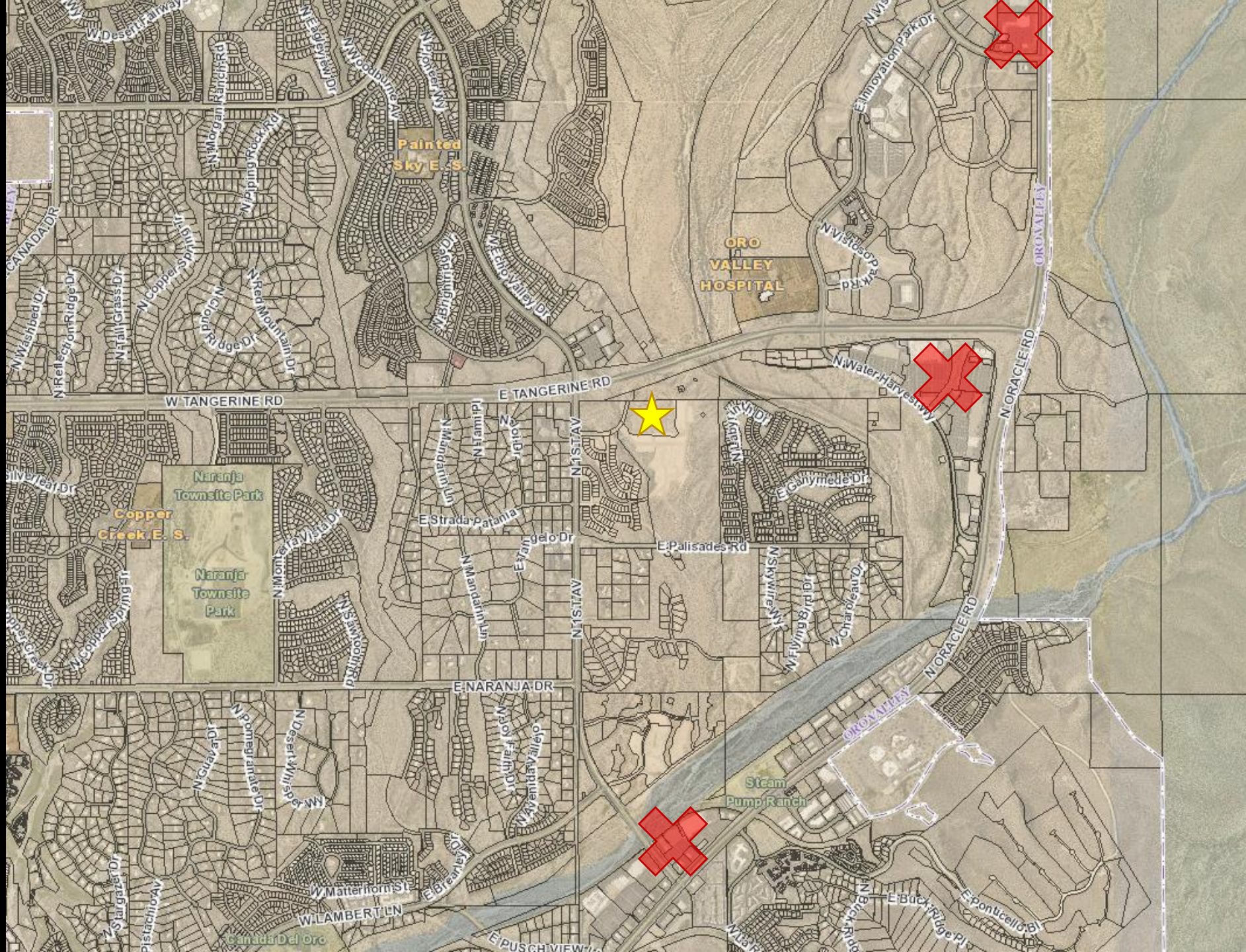
IV. Opportunities for public participation

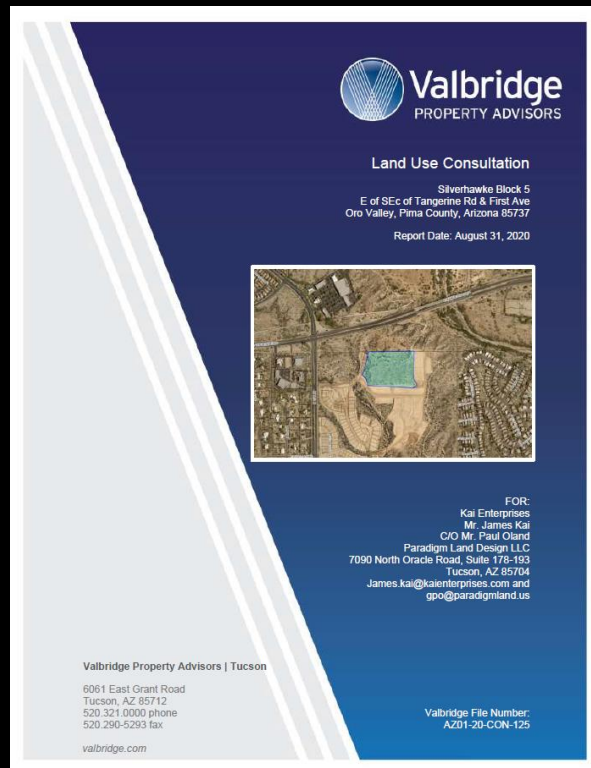


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Subject Market Position - Retail

Strengths

- Path of growth area
- High occupancies in the two closest centers
- Above average buying power

Weaknesses

- Obstructed off-corner site is fatal to this use.
- Better located parcels with better exposure are nearby.

Opportunities

- Different complimentary use is less risky and balances land use.

Threats

- Unsuccessful commercial is unoccupied and cannibalizes or stigmatizes the area.
- Insufficient population to support the use on a tertiary site.



Subject Market Position – Industrial and R&D

Strengths

- Low vacancy market wide
- This use is least affected by COVID-19.
- Existing workforce nearby
- Most flexible of any commercial use

Weaknesses

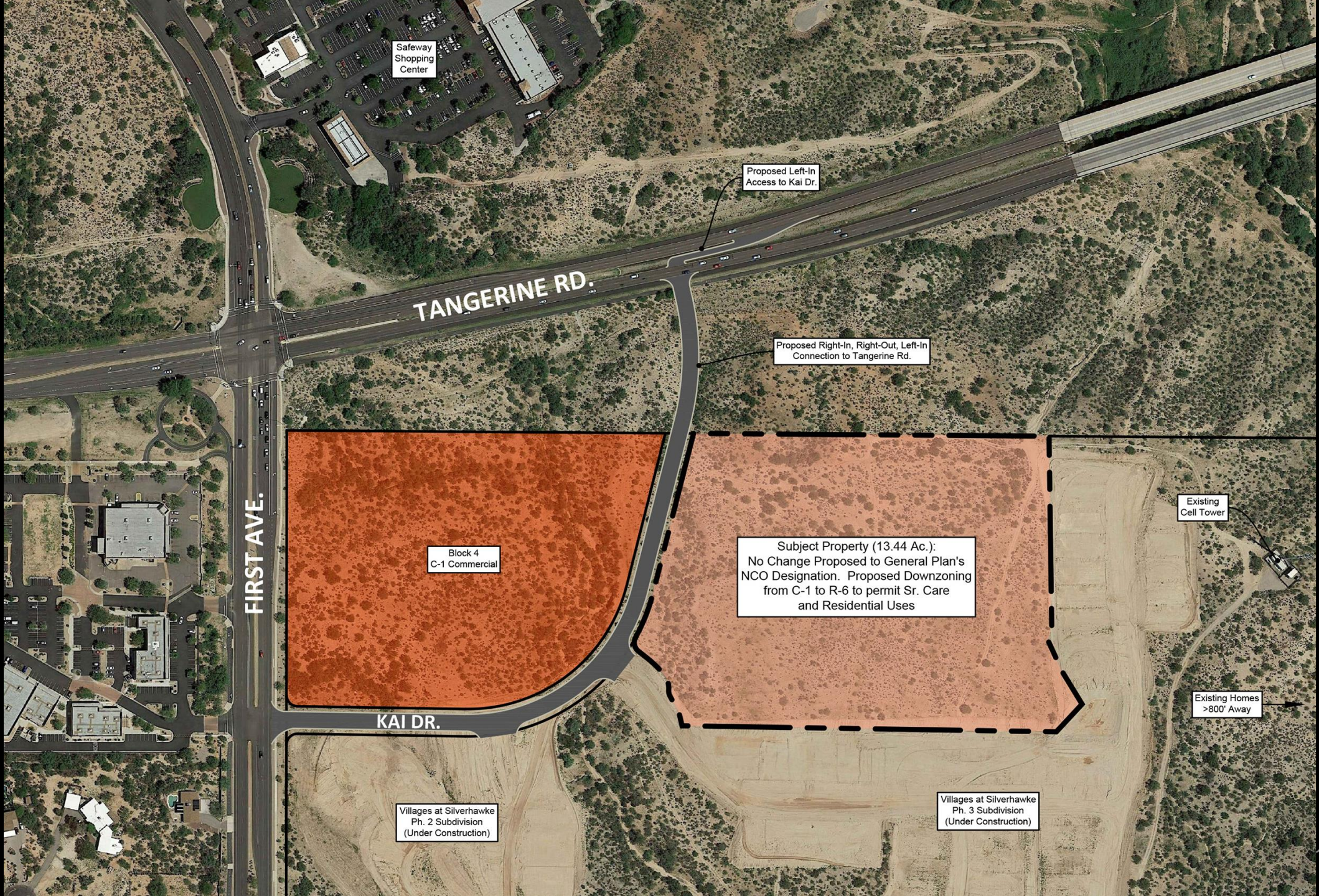
- Mostly small hospital office-related use demand, senior housing demand due to hospital proximity, and expansion by one user.
- Tepid, at best, demand – only one new larger user in the last 10 years and that was Securaplane's relocation to Innovation Park to remain in Oro Valley.
- Poor logistics – distant from Interstate 10 Freeway, rail, and air transportation.

Opportunities

- None – demand is currently too limited

Threats

- Workforce is aging in Oro Valley
- Better sites nearby in Innovation Park, north of the Safeway Center, and northwest corner of Tangerine Road and First Avenue.
- Potential residential objections from nuisance factors



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 Silverhawk
Ph. 2 Subdivision
(Under Construction)

Villages at Silverhawk
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 proposed project located on the east side of Kai Drive. The vicinity of the project is shown in **Figure 1** for this project site: apartments, casitas (single-family residential). For the purpose of this analysis, as it is expected to be the highest traffic generating use, the proposed apartment option will consist of a project as shown in **Figure 2**. The future site will be served by Kai Drive.

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 as an apartment complex, while the current use is residential.

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.

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 / 25 ft.
8. Min. Distance Between 2-Story Structures: 20 ft.
9. Proposed Open Space: 35%
10. Proposed Rec. Area: 250 sq. ft. per Unit as specified in OVZCR Sec. 23.7.E.3.
11. Adjacent Villages Bufferyards Count Toward Onsite Bufferyard Requirement





Subject Market Position - Multifamily

Strengths

- The site could be terraced to augment mountain and city views.
- Limited supply of apartment land
- Undersupplied inventory
- Above average purchase power by apartment tenants in this area with 52% of tenants earning over \$50,000 per year.

Weaknesses

- Current zoning doesn't allow this use

Opportunities

- This land use attracts currently underrepresented age cohorts that are strong consumers which benefit local commercial enterprises and generates sales tax.
- These same underrepresented age cohorts are attractive to R&D/Tech employers.

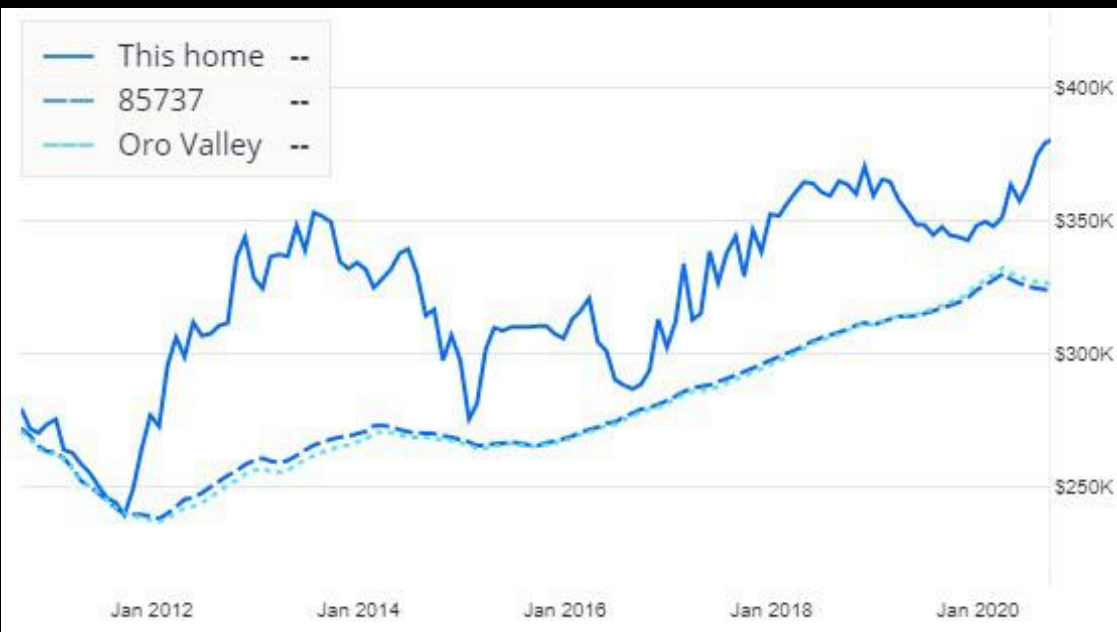
Threats

- Deep recession could harm employment and increase vacancy, probably for a limited duration.
- Volatile construction costs and labor shortages

Oro Valley & Dove Mt. Class A Apartments

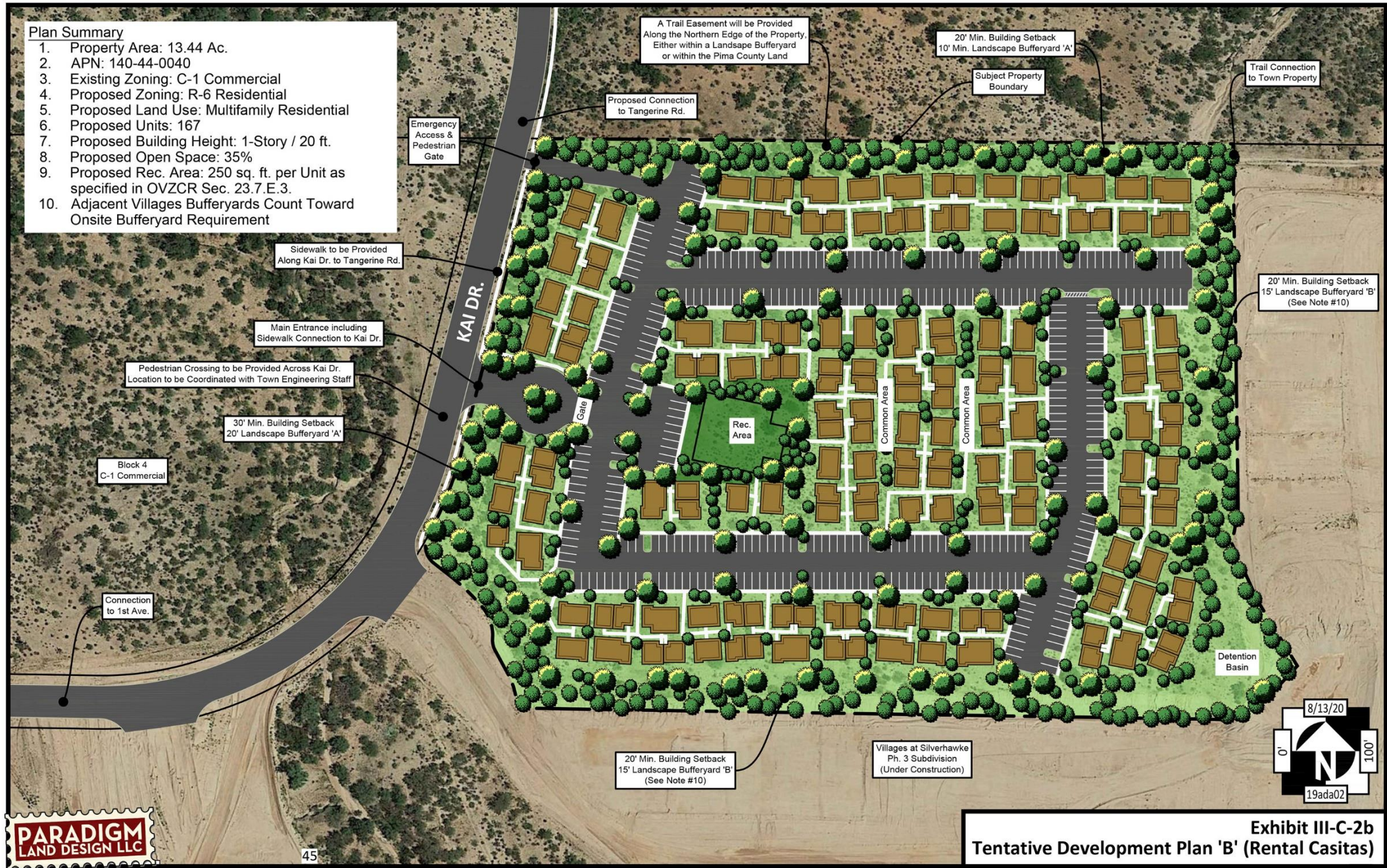
| Project | Year Built | No. Units | Vacancy | | | | | |
|------------------------------|------------|-----------|---------|---------|---------|---------|---------|---------|
| | | | Q2 2020 | Q4 2019 | Q4 2018 | Q4 2017 | Q4 2016 | Q4 2015 |
| Oro Vista | 2006 | 138 | 2.2% | 3.6% | 2.9% | 2.9% | 2.9% | 5.1% |
| Legacy At Dove Mountain | 2011 | 168 | 3.0% | 3.0% | 2.4% | 1.8% | 6.0% | 7.7% |
| Encantada at Dove Mountain | 2013 | 272 | 7.7% | 6.6% | 7.7% | 14.0% | 37.1% | 38.2% |
| Encantada at Steam Pump | 2014 | 288 | 9.4% | 8.3% | 4.9% | 11.8% | 20.1% | 45.8% |
| Villas at San Dorado | 2014 | 274 | 3.3% | 2.9% | 4.7% | 6.6% | 9.5% | 2.6% |
| Canyons at Linda Vista Trail | 2016 | 228 | 5.7% | 4.4% | 5.7% | 10.5% | 83.8% | N/A |
| Totals/Average | | 1,368 | 5.7% | 5.1% | 5.0% | 8.9% | 28.5% | 23.1% |

Source: Apartment Insights



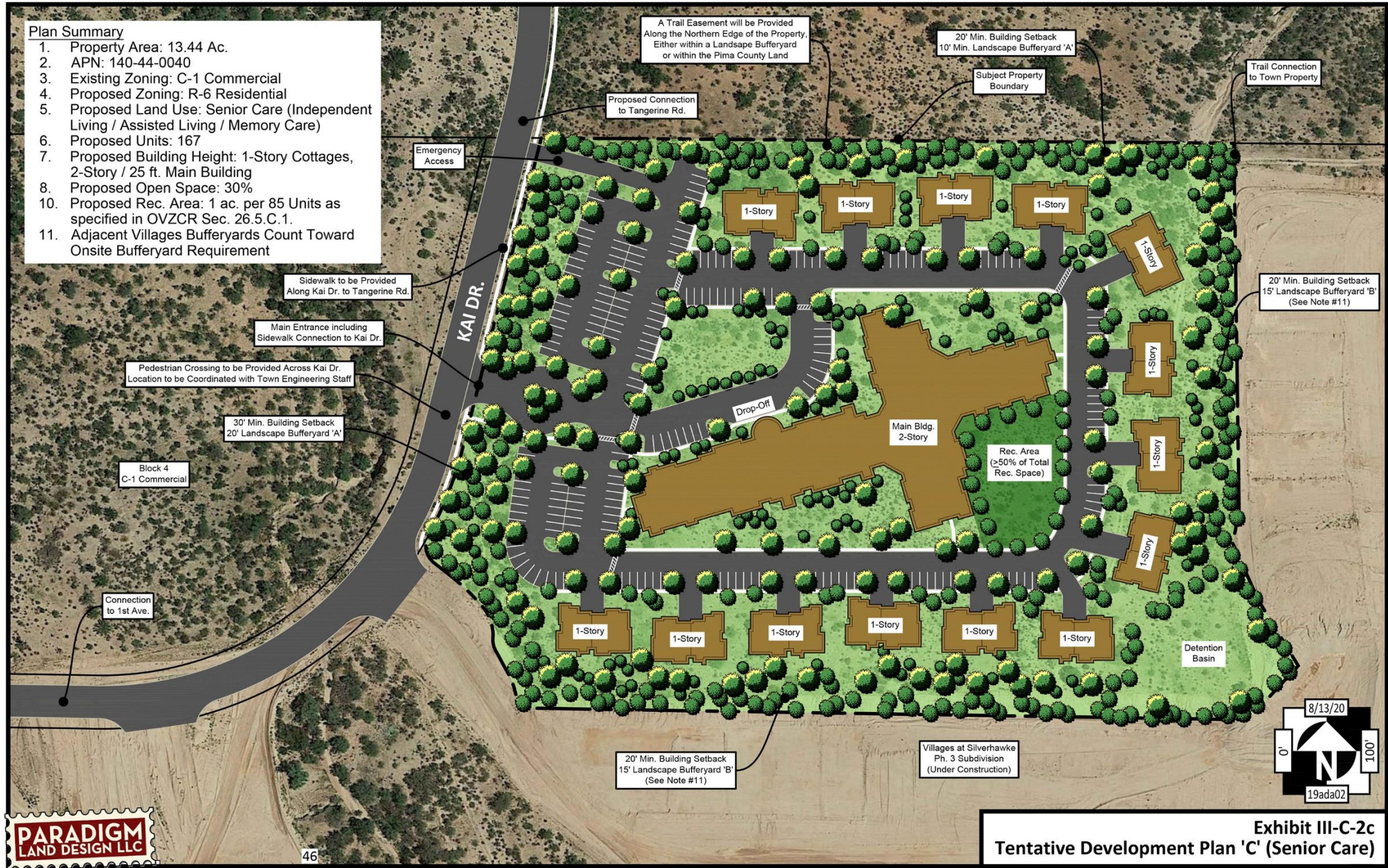
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6. Proposed Units: 167
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8. Proposed Open Space: 35%
9. Proposed Rec. Area: 250 sq. ft. per Unit as specified in OVZCR Sec. 23.7.E.3.
10. Adjacent Villages Bufferyards Count Toward Onsite Bufferyard Requirement

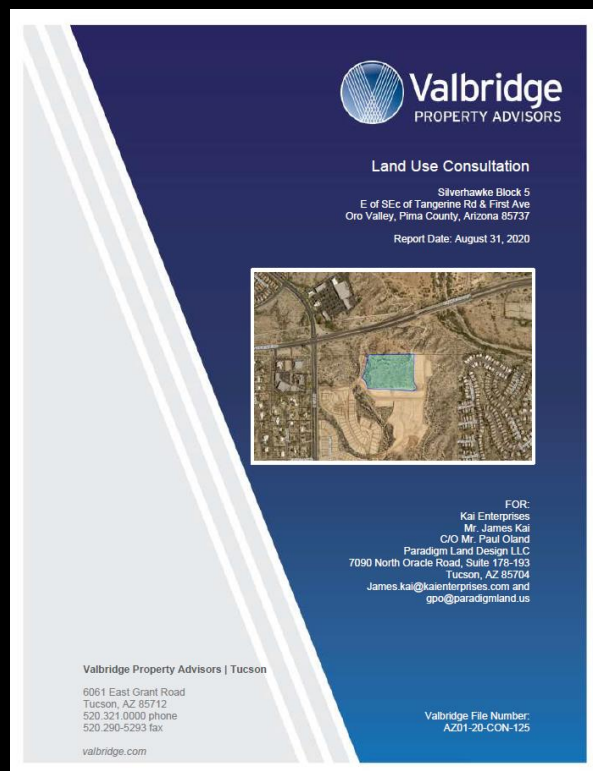
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Plan Summary

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 Units: 167
7. Proposed Building Height: 1-Story Cottages, 2-Story / 25 ft. Main Building
8. Proposed Open Space: 30%
10. Proposed Rec. Area: 1 ac. per 85 Units as specified in OVZCR Sec. 26.5.C.1.
11. Adjacent Villages Bufferyards Count Toward Onsite Bufferyard Requirement





Subject Market Position – Senior Housing

Strengths

- Large and increasing population in the targeted age cohorts
- Clear apparent demand
- Nearby a hospital and medical offices

Weaknesses

- Limited consumption and generated sales tax other than “in-facility” which limits community benefits.
- In-home-care alternatives, and strong, well-capitalized competition

Opportunities

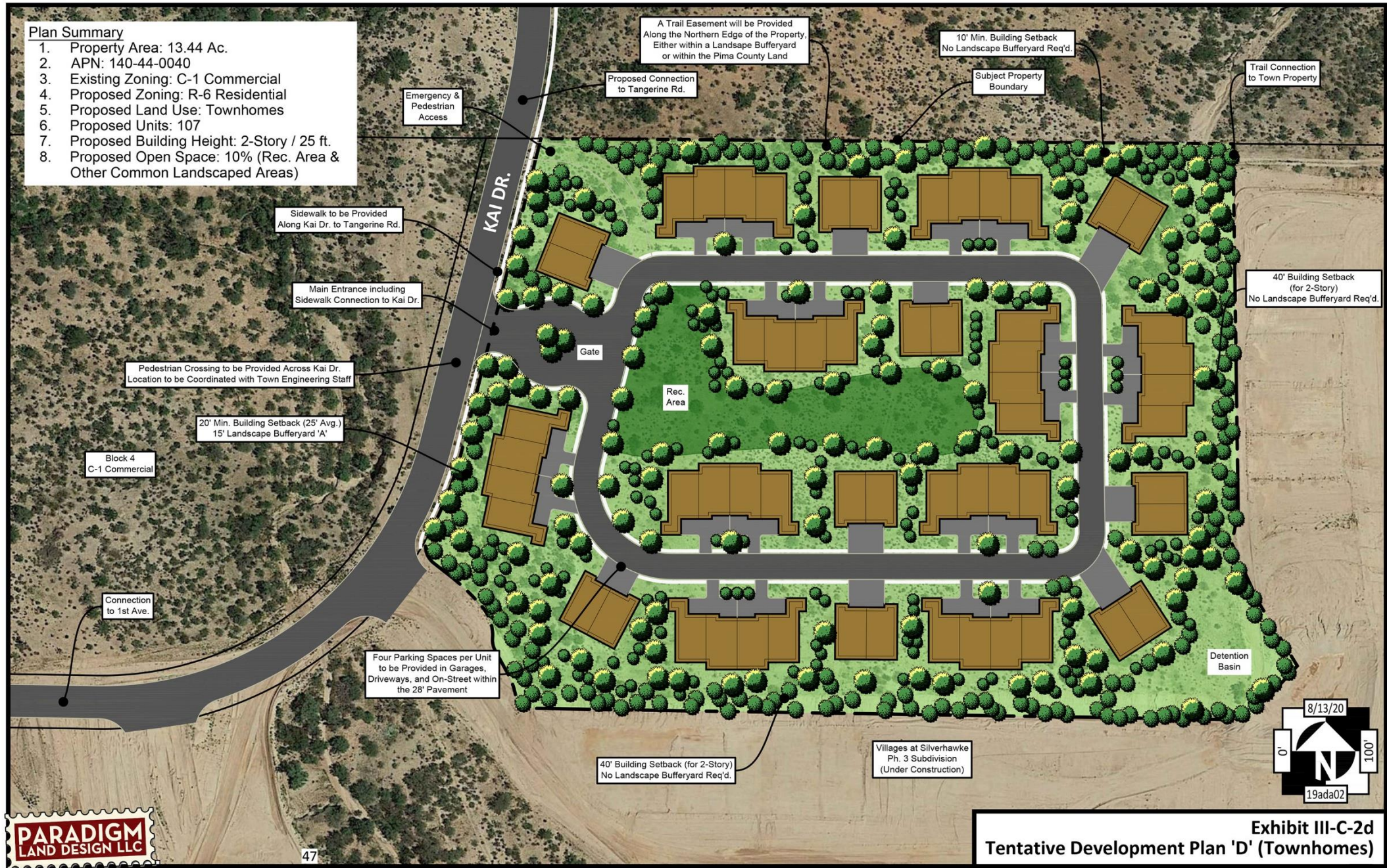
- Same as strengths, though this use affords less land use balance compared to apartment use.

Threats

- Considerable supply of available sites including nearby Nakoma Sky and parcels in Innovation Park.
- Changes in demand and spacing due to COVID-19.
- Volatile construction and labor costs.

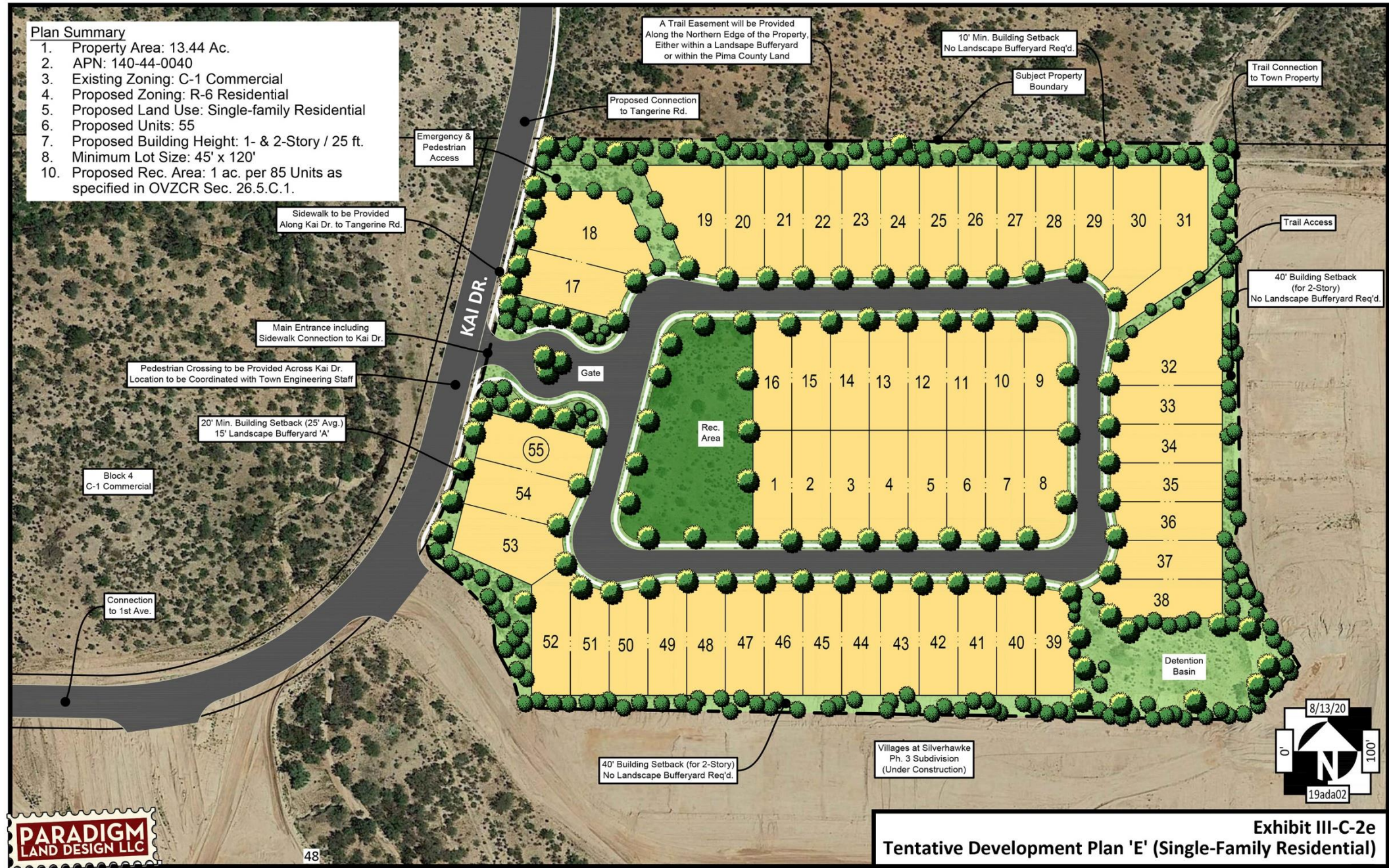
Plan Summary

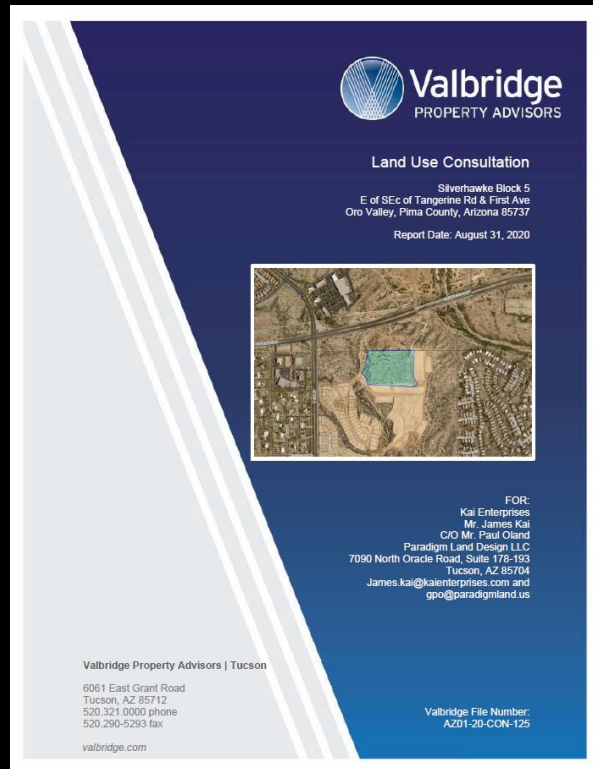
1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Townhomes
6. Proposed Units: 107
7. Proposed Building Height: 2-Story / 25 ft.
8. Proposed Open Space: 10% (Rec. Area & Other Common Landscaped Areas)



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 / 25 ft.
8. Minimum Lot Size: 45' x 120'
10. Proposed Rec. Area: 1 ac. per 85 Units as specified in OVZCR Sec. 26.5.C.1.

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Conclusions

Based on my preceding land use analysis, the following land uses are ranked for risk and community benefit.

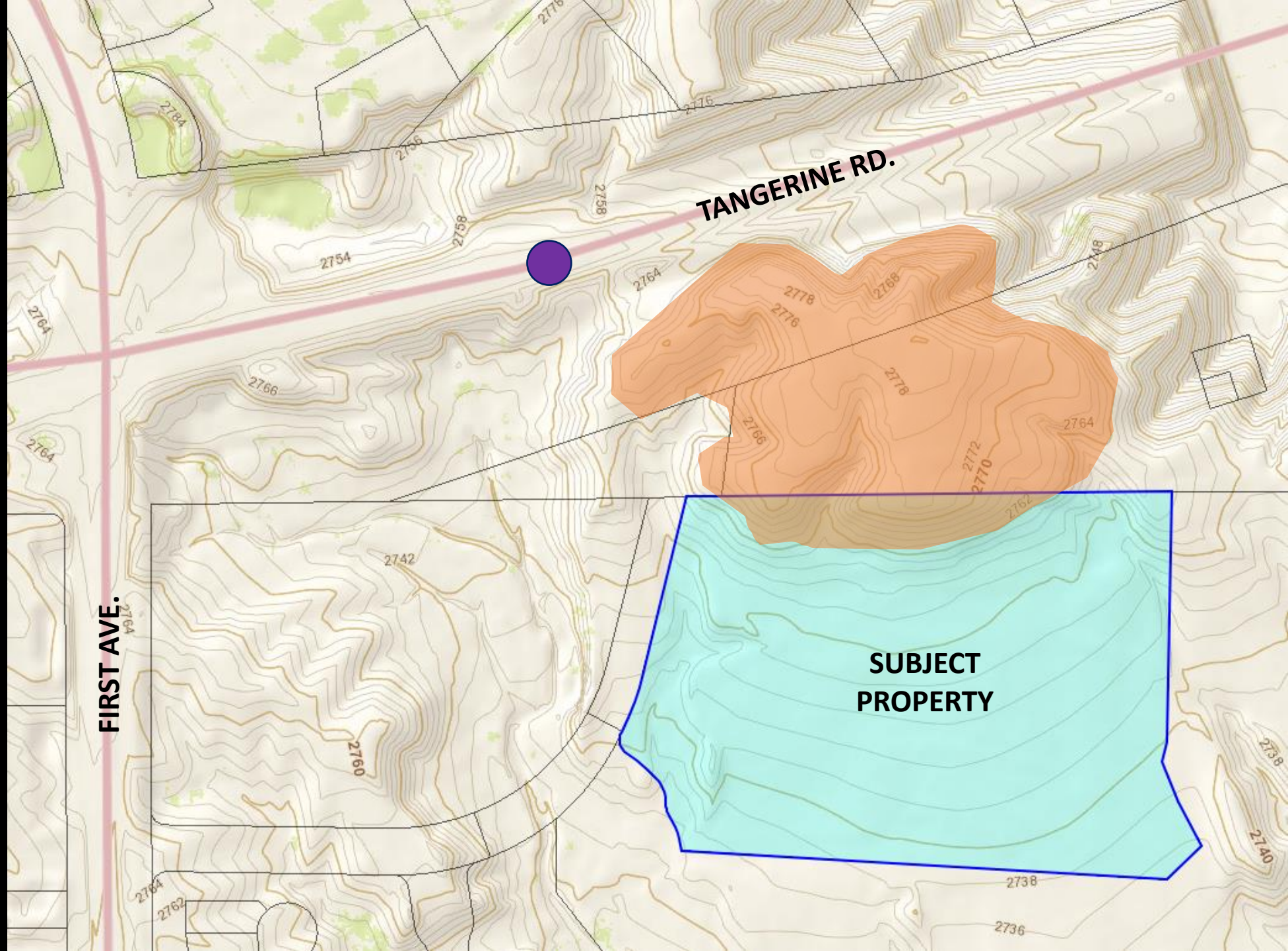
The residential uses have the lowest risk due to unmet demand. The higher density residential uses provide greater benefits to Oro Valley, generating prime consumption and stabilizing age cohort swings.

While commercial uses are allowed, the physical orientation of the site is a functional obstruction along with reduced demand for brick and mortar space because omnichannel marketing is re-defining store designs.

Remote work is redefining office space demand, but not entirely.

Land for tech park / R&D is oversupplied. Sites with better profiles are available.

| Land Use Ranking | Risk Level | Community Benefit |
|------------------------------|---------------|-------------------|
| 1. Casita Apartments | Low | High |
| 2. Garden Apartments | Low | High |
| 3. Single Family Residential | Low | Moderate |
| 4. Senior Housing | Moderate-high | Low |
| 5. Commercial | High | Moderate |
| 6. Office | High | Moderate |
| 7. Tech/R&D | High | High |

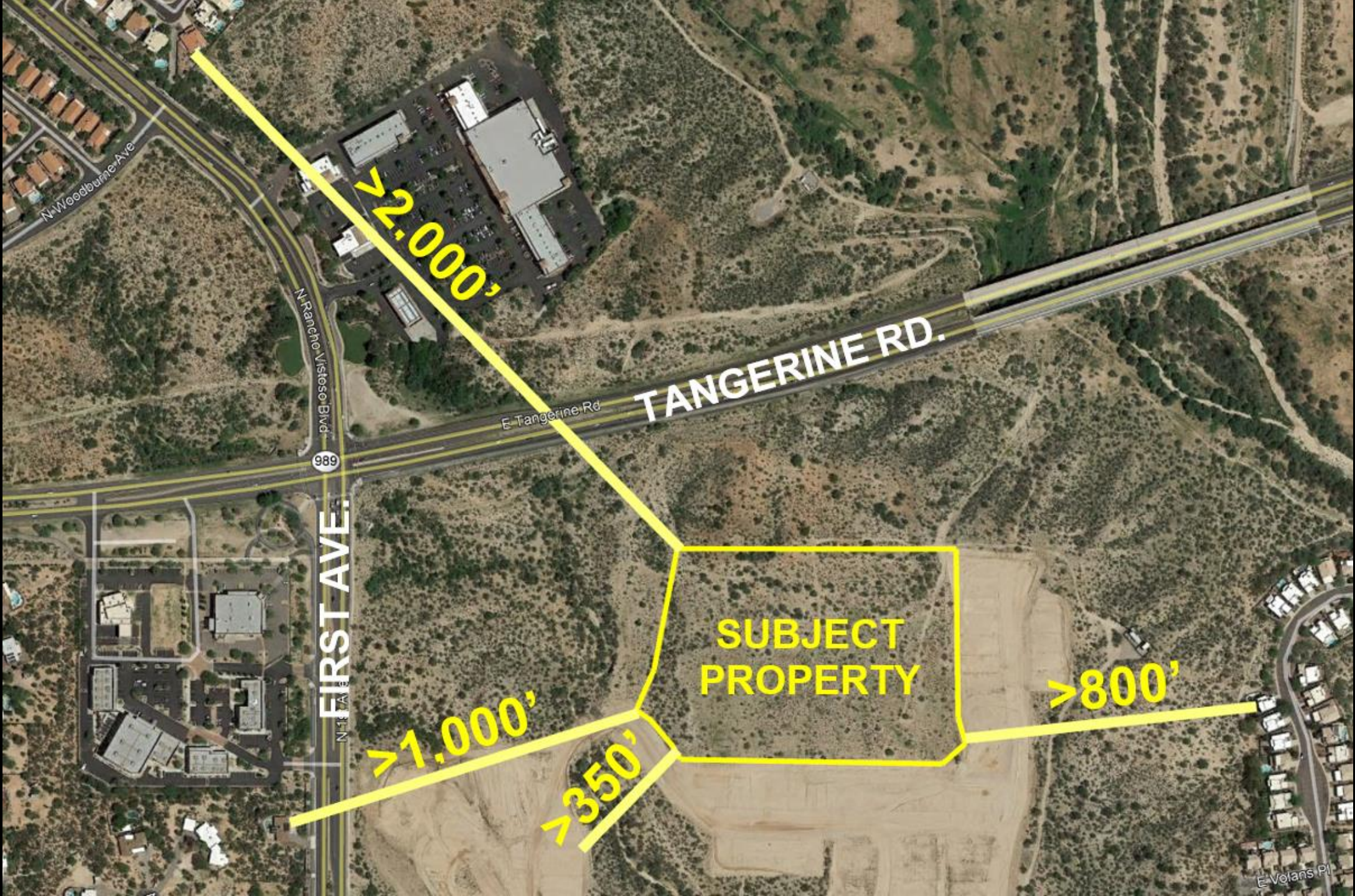


FROM TANGERINE ROAD



FROM FIRST AVENUE





N Woodburne Ave

N Rancho Vistoso Blvd

989

FIRST AVE
N 1st Ave

E Tangerine Rd

TANGERINE RD.

SUBJECT
PROPERTY

>2,000'

>1,000'

>350'

>800'

E Volans Pl

FROM VILLAGES PHASE 2 SUBDIVISION



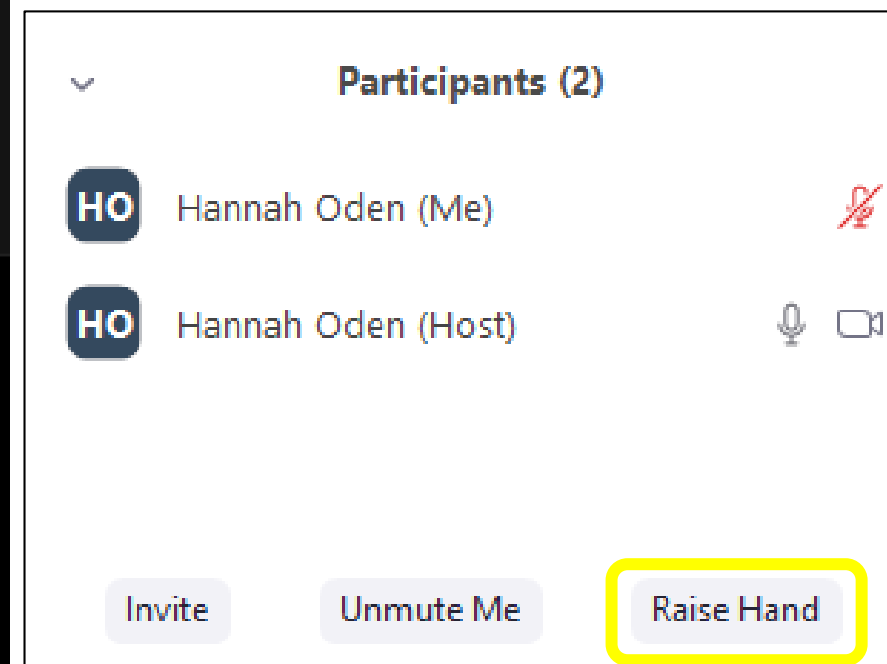
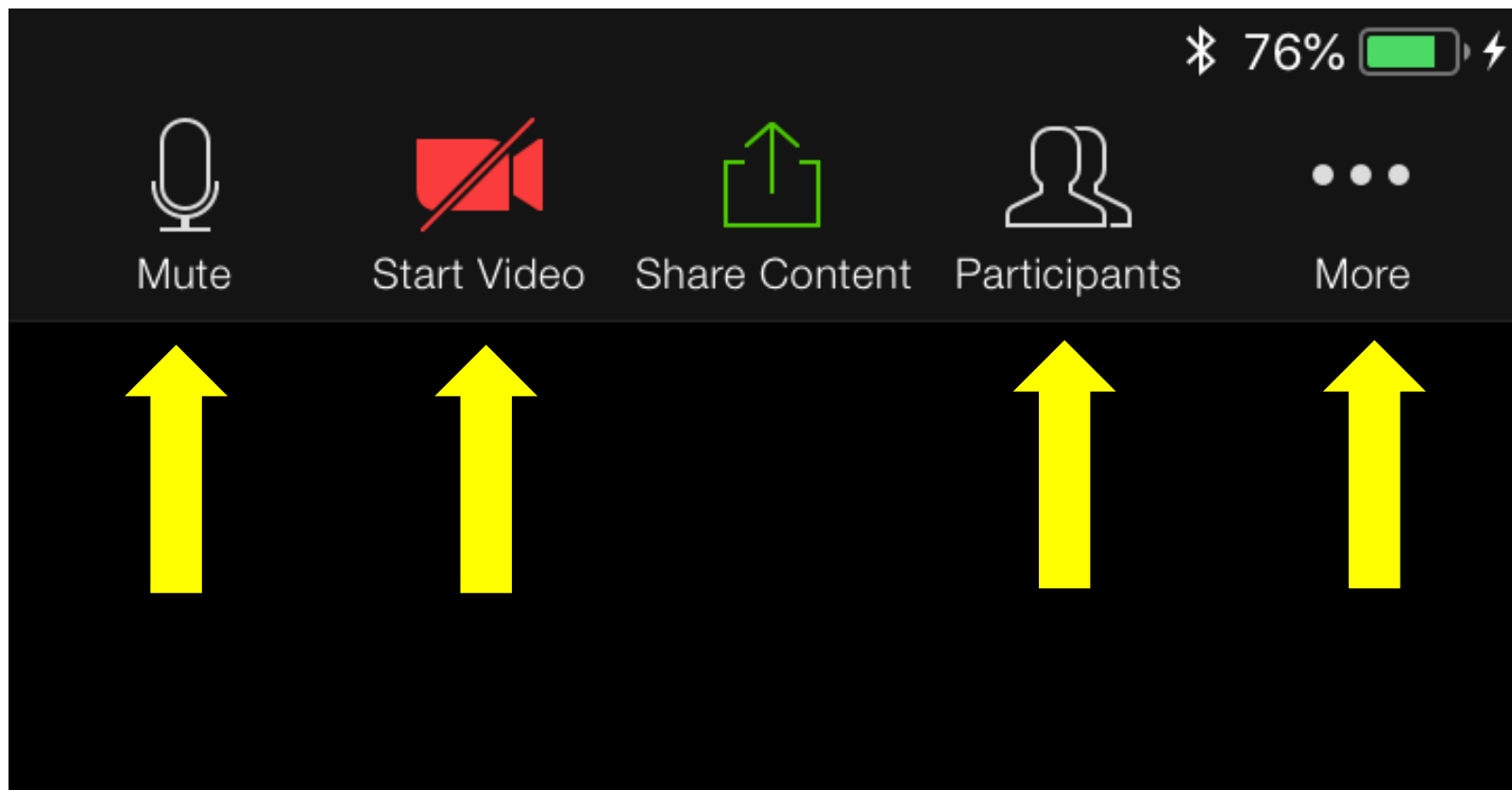


Image U.S. Geological Survey



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.

1st Planning and Zoning Commission Public Hearing –
October 6, 2020



2nd Planning and Zoning Commission Public Hearing –
November 10, 2020



Town Council Public Hearing – December 2, 2020

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

Planning and Zoning Commission Online Public Hearing October 6th

**Southeast of Tangerine Road and N. 1st Avenue Intersection -
Proposed General Plan Amendment and Rezoning**

Town of Oro Valley
www.orovalleyaz.gov

