



**TOWN OF ORO VALLEY**  
**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**11000 N. LA CAÑADA DRIVE, ORO VALLEY, AZ. 85737**  
**PHONE: (520) 229-4800 FAX: (520) 742-1022**  
**www.orovalleyaz.gov**

**1.2 GENERAL APPLICATION FORM**

**• Pre-Applications**

**Office Use Only**  
**OV Case #:** \_\_\_\_\_

**Subject Property Information:**

Address: Not assigned Parcel/Tax Code: 220-06-0640  
Subdivision / Commercial Center Name: Silverhawke North  
Book / Page or Sequence Number: 20172490001 Lot Number(s) Block 5  
Legal Description: Silverhawke North, Block 5 Section/Township/Range: T-12-S, R-14-E, Sec. 6  
Area of Property: 13.4 Ac. Existing Land Use: Vacant  
Proposed Land Use: Residential and Sr. Care as Allowed under R-6 Zoning

**Applicant Information:**

\* If more than one, attach list

**Applicant \*:**

Name: James Kai Firm: Capri Company LLC  
Address: 6088 W. Arizona Pavilions Dr. #2 City: Marana State: AZ Zip: 85743  
Telephone: (520) 791-2049 Fax: \_\_\_\_\_ Email: James.Kai@KaiEnterprises.com

**Property Owner(s) if different from Applicant \*:**

Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Consultant: Planning (Discipline)**

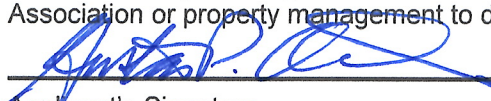
Name: Paul Oland Firm: Paradigm Land Design  
Address: 7025 N. Siena Dr. City: Tucson State: AZ Zip: 85704  
Telephone: (520) 664-4304 Fax: \_\_\_\_\_ Email: GPO@ParadigmLand.US

**Project Description/Narrative: (a typed document included with the application is preferred)**

Please see attached project narrative.

I hereby certify that I have read and examined this application and know the same to be true and correct.

**Notice:** It is the applicant/owner's responsibility to ensure all private rules and regulations (such as Covenants, Conditions & Restrictions (CC&R's)) of the subdivision and/or commercial center are adhered to. Contact your Home Owners Association or property management to determine applicable requirements.

  
Applicant's Signature

PAUL OLAND  
Print Name

4/8/20  
Date

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**To:** Town of Oro Valley  
Planning Department  
11000 North La Canada Drive  
Oro Valley, AZ 85737

**DATE:** 4/8/2020

**PROJECT:** Silverhawke Block 5

**PROJECT #:** 19ada02

**SUBJECT:** Pre-Application Project Narrative for Proposed General Plan Amendment & Rezone

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Over 15 years ago a list of General Plan Special Area Policies ("SAPs") were applied to the overall "Kai-Capri" property, which encompassed approximately 290 acres east of 1<sup>st</sup> Avenue from Tangerine Road to Naranja Drive. The SAPs provide direction for development of the entire property, and subsequent rezonings and plats covering most of the overall property have brought that original vision close to fruition. The SAPs identified approximately 24 acres at the southeast corner of Tangerine Road and 1<sup>st</sup> Avenue as being suitable for commercial use, the western portion of which (Block 4) is likely viable as a future retail development. However, the eastern portion (Block 5) has low retail viability due to: (1) its poor visibility from nearby roads, (2) its off-corner location, (3) the weak market for retail floorspace in Oro Valley, (4) the abundance of more suitable undeveloped commercial parcels nearby, and (5) the relatively low number of additional residential units that are likely ever to be built within the parcel's retail service area.

In response to these factors we have determined that a transitional land use would be more appropriate for Block 5. The parcel's existing C-1 zoning provides limited opportunity for development of a transitional use, so we propose to downzone the property to C-N in order to gain access to uses such as higher density residential and senior care facilities. Although a rezone to C-N does not require an amendment to the General Plan's existing Neighborhood Commercial / Office ("NCO") land use designation, some of the language in the SAP requires adjustment. Specifically, we propose the following changes to Section 8.6.2. of the General Plan:

- *Kai-Capri General Policy #1: "As currently mapped, the maximum number of residential units on the Kai-Capri Property is ~~255~~ 394, and up to 10 are allowed on the Steam Pump Ranch Estates property."*
  - The current limit of 255 residential units assumes that none of the NCO property would be developed for residential purposes, and that all of those units would be within the standard sort of single-family neighborhoods that typified suburban residential development until recent years.

- *Kai-Capri Neighborhood Commercial / Office Policy #1: "Must be developed for commercial, ~~and~~ office, senior care, and/or residential uses as part of an overall master plan that includes planning for the Master Plan Community (MPC) property to the south."*
  - A master plan for the entire Kai-Capri property was prepared and approved during previous rezoning efforts.

Accordingly, we are pleased to submit this request for a pre-application meeting to discuss the proposal. We appreciate the Town's consideration of our request. Please do not hesitate to contact me with any questions or additional needs prior to the pre-application meeting.

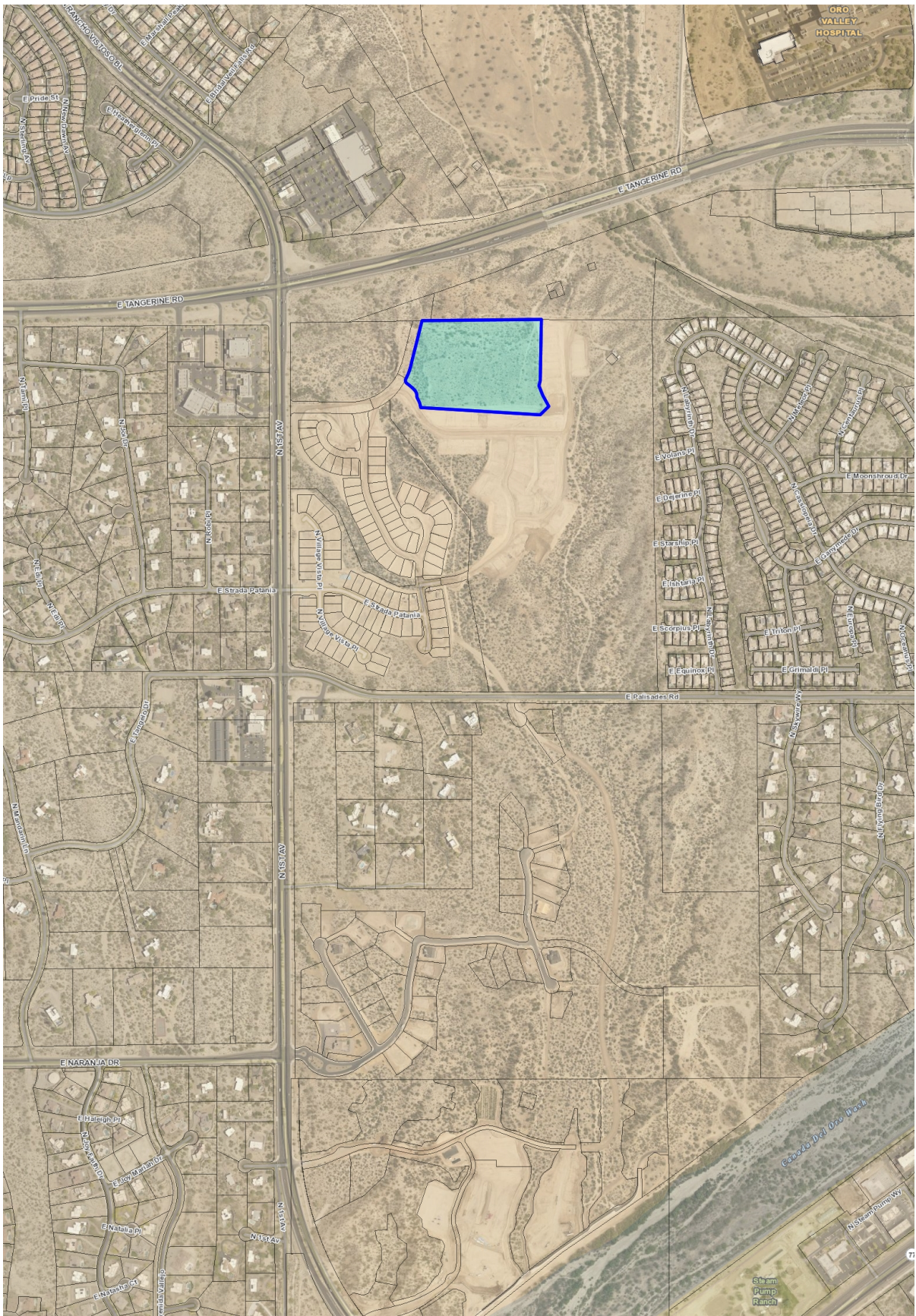
Sincerely,



Paul Oland

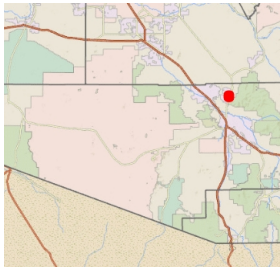


# Location Map



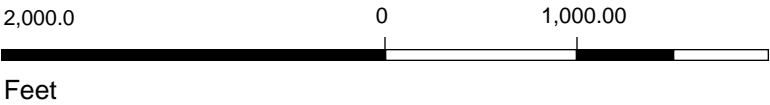
## Legend

☐ Parcels



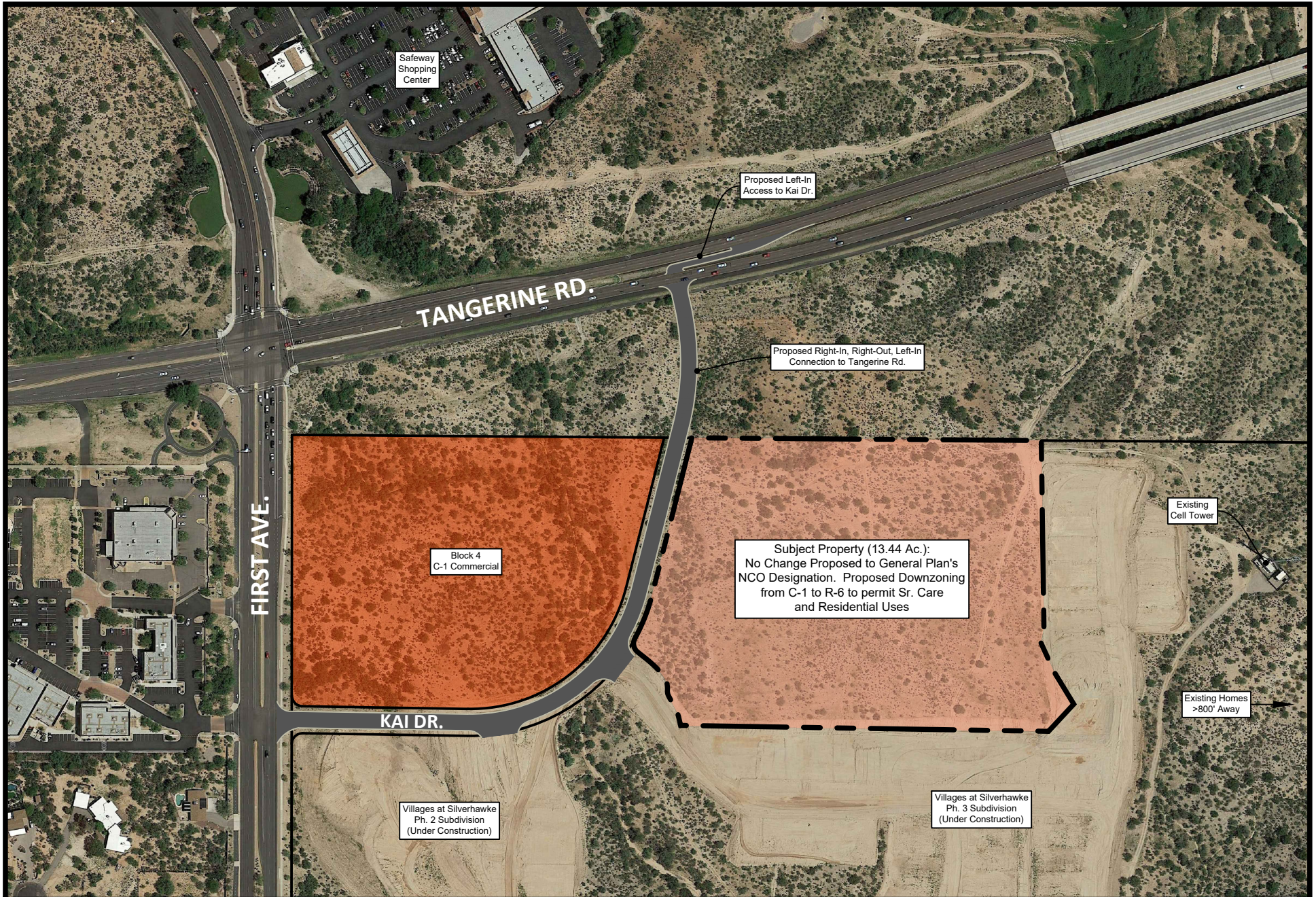
## Notes:

3/30/2020



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

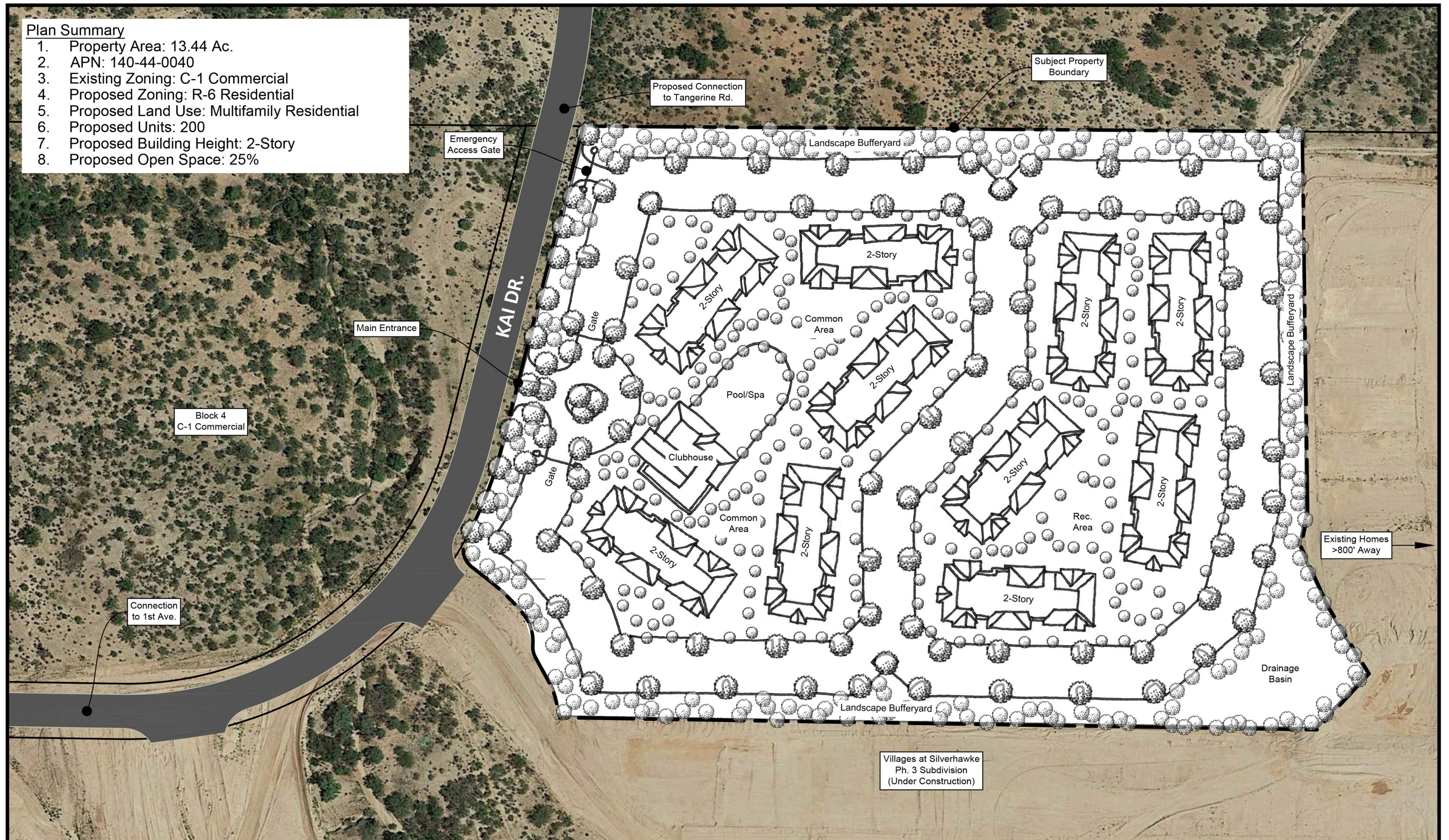






### Plan Summary

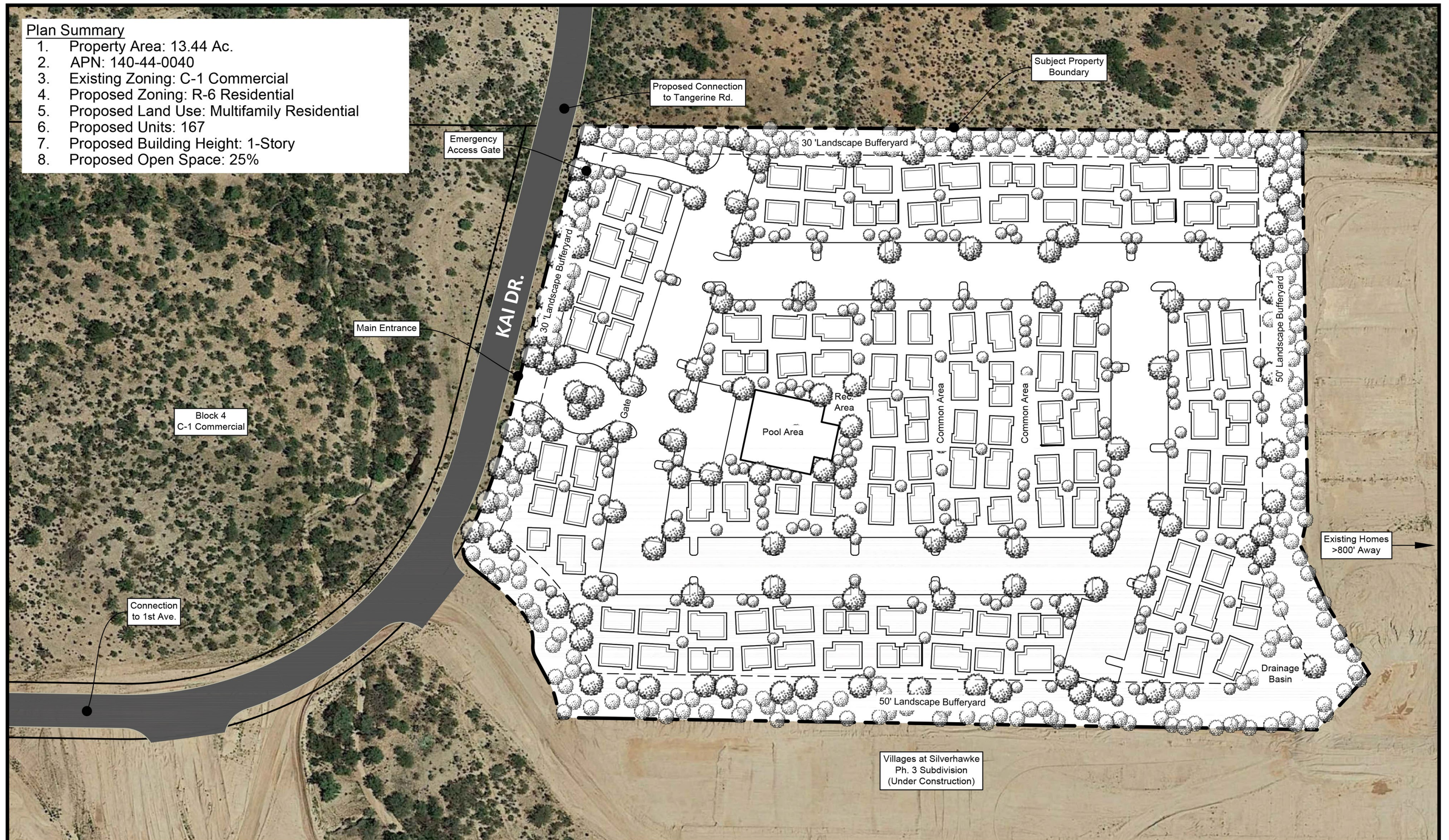
1. Property Area: 13.44 Ac.
2. APN: 140-44-0040
3. Existing Zoning: C-1 Commercial
4. Proposed Zoning: R-6 Residential
5. Proposed Land Use: Multifamily Residential
6. Proposed Units: 200
7. Proposed Building Height: 2-Story
8. Proposed Open Space: 25%





### 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: Multifamily Residential
6. Proposed Units: 167
7. Proposed Building Height: 1-Story
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: Senior Care (Independent Living / Assisted Living / Memory Care)
6. Proposed Building Height: 1-Story Cottages, 2-Story Main Building
7. Proposed Open Space: 25%

