



# Southeast of Tangerine Road and N. 1<sup>st</sup> Avenue Intersection - Proposed General Plan Amendment and Rezoning

**Access the project webpage below:**

[www.OVprojects.com](http://www.OVprojects.com) under the project name: Southeast corner of Tangerine Road and N. 1<sup>st</sup> Avenue Intersection - Proposed General Plan Amendment and Rezoning

## **Project Summary**

The applicant is proposing a General Plan Amendment and rezoning to allow multi-family residential and senior care development on a vacant 13.4-acre commercial property near the southeast corner of Tangerine Road and N. 1<sup>st</sup> Avenue (see image to the right).

## **Proposed Change:**

The proposal would amend General Plan Special Area Policies and change the zoning from C-1 commercial to R-6 multi-family residential.

## **Meeting Dates**

1. First informational video – April 10, 2020
2. Submit questions and comments by April 23 for a second informational video
3. Second informational video – April 30, 2020
4. Web-based, fully interactive Zoom meeting – May 21, 2020
5. In person neighborhood meetings if safe; otherwise web-based and interactive meetings – Aug/Sept
6. Planning and Zoning Commission – TBD
7. Town Council – TBD

## **Project milestones**

1. Pre-application submitted – March 2020

## **Meeting format**

Informational Video format

- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Submit questions and comments by April 23 for a second informational video



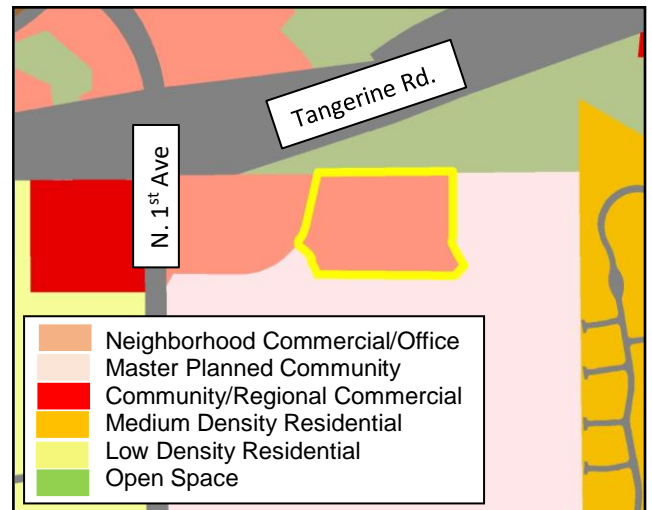
## **General Plan**

The General Plan is a policy document which helps inform land use decisions in the community and embodies the values and goals of the community and its residents.

### **General Plan Designation**

The subject property has a General Plan designation of Neighborhood Commercial/Office (see image to the right).

The subject parcel is part of the Kai-Capri Area identified in the General Plan and is subject to Special Area Policies. These include a cap on the number of residential units and limitations of uses on the property.



### **Neighborhood Commercial/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. Residential development may be included on a case-by-case basis.

## **Proposed General Plan Text Amendment**

The applicant is proposing changes to the Kai-Capri Special Area Policies in the General Plan to increase the permitted number of residential units and allow multi-family residential uses and senior care in the commercial area.

### **Existing Zoning Designation**

#### **C-1 Commercial District**

This district provides for large scale office complexes and medium sized retail centers, located on a major arterial roadway.

### **Proposed Zoning Designation**

#### **R-6 Multi-Family Residential District**

This district is intended to support multi-family development and accommodate an increased density in population and permits senior care facilities. It also supports employment by allowing professional offices on a residential scale.

## **Development Standards**

The development will be subject to the standards of the R-6 zoning district. Noteworthy development standards are listed below:

- Maximum building height is 25-feet or two story
- 35% of net lot area retained as open space

## **Review Criteria**

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan for more information.

[www.orovalleyaz.gov/planning](http://www.orovalleyaz.gov/planning)  
[www.orovalleyaz.gov/generalplan](http://www.orovalleyaz.gov/generalplan)

## **Review Process:**

### **Required Approvals**

- Consideration and recommendation by Planning and Zoning Commission
- Approval by Town Council

