



Proposed General Plan Amendment and Rezoning

Southeast of Tangerine Rd. and N. 1st Ave. Intersection

Informational Video

April 10, 2020

Town of Oro Valley



Purpose

- ▶ Public Outreach and Participation
 - ▶ Anticipated timeline
- ▶ Project and Site Overview
 - ▶ General Plan and Zoning
 - ▶ Background and History
 - ▶ Applicant's proposal
- ▶ Applicant Presentation
 - ▶ The “What and Why”
- ▶ Next Steps
 - ▶ April milestones





Town of Oro Valley

Public Participation Process



► Send comments to:
Ask@orovalleyaz.gov

► Project information and
videos: www.OVprojects.com





Tangerine Rd.



N. 1st Ave.

Villages at
Silverhawke

Catalina
Shadows

Palisades Rd.

Palisades
Splits



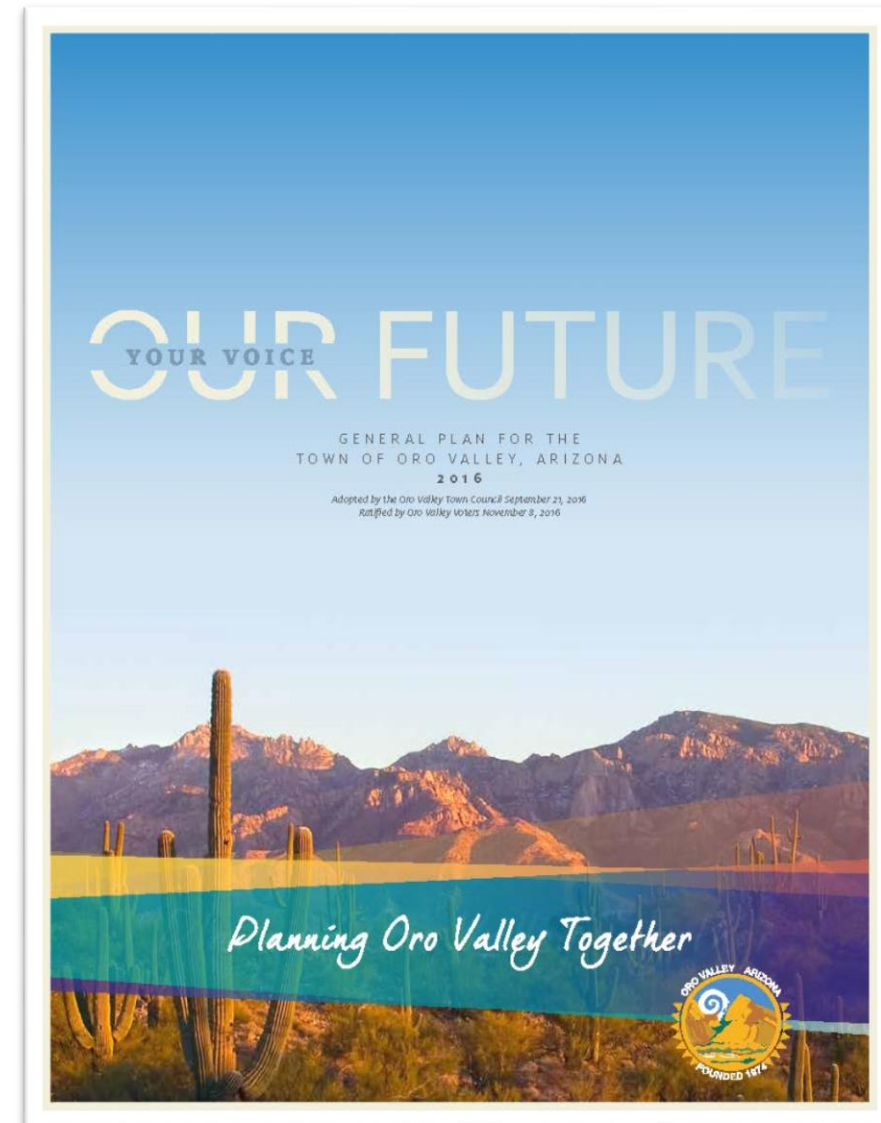
Town of Oro Valley

Your Voice, Our Future General Plan

- ▶ Long range policy document that drives Town decisions and reflects the Community's values
 - ▶ Includes the Vision, Guiding Principles, Goals and Policies of the *Community, Environment and Development* elements
 - ▶ General Plan Land Use Map
 - ▶ Ratified by the voters in 2016
- ▶ Acknowledges

"...applications are typically made every year...that most often concern changes to the Town's Land Use Map and generate a significant amount of interest within the community."

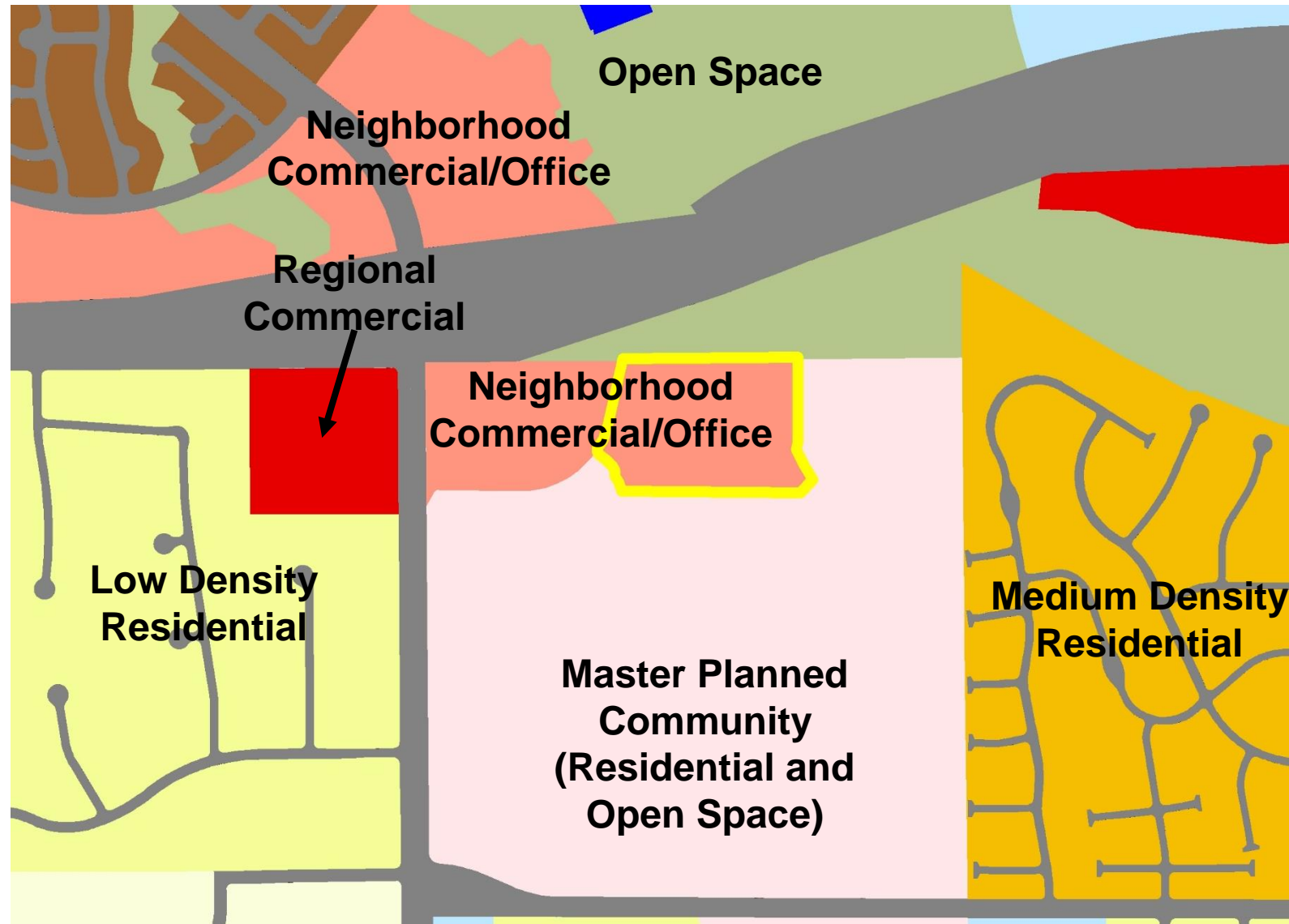
*"...residents on the Development Committee, recommended changes to the map be handled through the plan amendment process due to the robust public engagement involved...**As such it is anticipated that changes to the map will occur during the lifespan of this plan**"*
- ▶ Amendment Criteria
 - ▶ General conformance to the Vision, Guiding Principles, Goals and Policies
 - ▶ Appropriately addresses neighbor concerns
 - ▶ Contributes to the long-term stability of the Town





General Plan Land Use Designation

Town of Oro Valley





What is Zoning?

- ▶ Gives the property owner legal right to use their land
- ▶ Zoning regulates:
 - ▶ Permitted uses (e.g. homes, retail, warehouse, etc.)
 - ▶ Development Standards
 - ▶ Building height
 - ▶ Setbacks, etc.
- ▶ Zoning Districts
 - ▶ 18 Town Zoning Districts (e.g. residential, commercial, open space)

TOWN OF ORO VALLEY ZONING CODE

COMPREHENSIVE CODE AMENDMENTS

FOR THE

ORO VALLEY PLANNING AND ZONING DEPARTMENT

11000 N. LA CANADA DRIVE
ORO VALLEY, ARIZONA 85737
(520) 229-4800

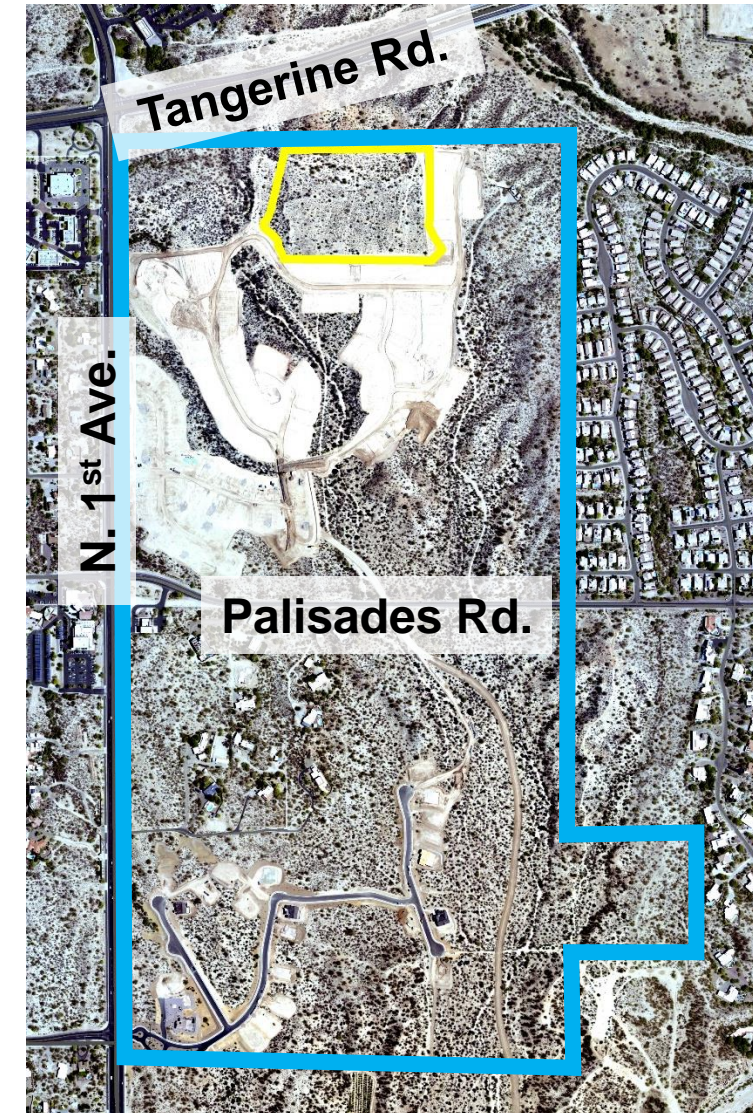
January 2020



Town of Oro Valley

Background and History: Special Area Policies

- ▶ Adopted to define type and character of development for the area
- ▶ General Plan Special Area Policies
 - ▶ Limit on number of residential units, 255 maximum (227 units currently provided)
 - ▶ Only commercial and offices uses permitted on subject property



Questions?

For more information

Ask@orovalleyaz.gov

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Background and History: Rezoning

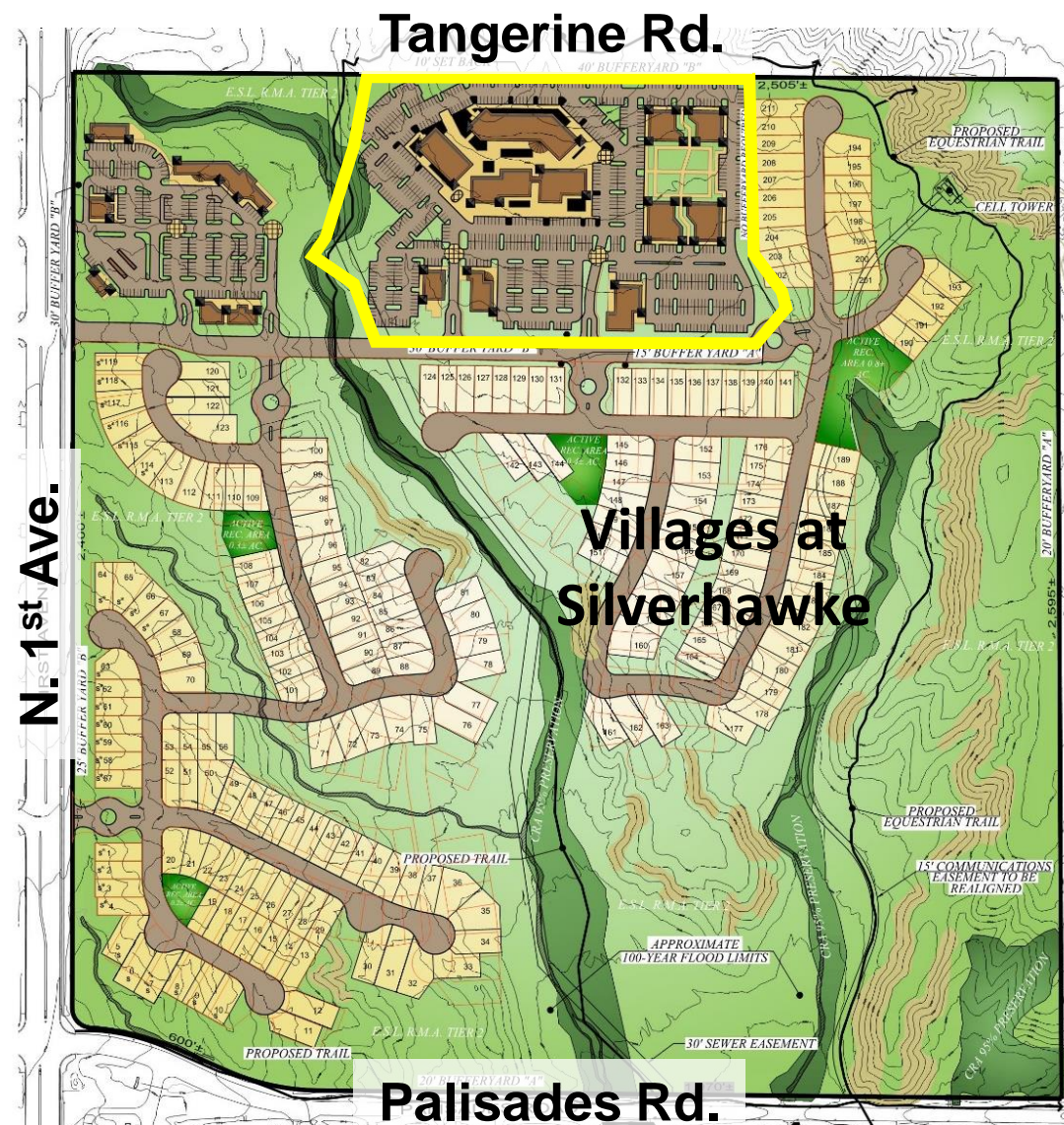
- ▶ Within Kai-Capri Area
- ▶ Property rezoned from R1-144 to Commercial C-1 in 2015
 - ▶ Allows office uses, retail, and restaurants
 - ▶ Approved Tentative Development Plan
- ▶ ~59% of site conserved as open space
- ▶ Extensive public participation
- ▶ Residential area mapped for 255 total units, 227 currently provided

Questions?

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For more information

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1. Applicant's Request: General Plan Amendment

- ▶ No change to General Plan land use designation
- ▶ Neighborhood Commercial Office
 - ▶ Intended to serve residential development
 - ▶ Offices, retail, grocery stores
 - ▶ Residential allowed on case-by-case basis
- ▶ Change Kai-Capri Special Area Policies
 - ▶ Increase the number of residential units over 255 (currently 227 units)
 - ▶ Allow multi-family residential units in the commercial area

Questions?

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2. Applicant's Request: Rezoning

- ▶ Property currently zoned Commercial C-1
 - ▶ Commercial uses
 - ▶ Located along major arterial roadways
- ▶ Proposed rezoning to R-6 Multi-Family
 - ▶ Supports multi-family residential development and higher densities
 - ▶ Offices complexes on a residential scale, supports employment
 - ▶ Permitted uses include:
 - ▶ Offices
 - ▶ Apartments
 - ▶ Townhomes
 - ▶ Senior Care

Use	C-1	R-6
Grocery Stores	Y	N
Professional Offices	Y	Y
Restaurants	Y	N
Drug stores	Y	N
Food Processing	Y	N
Senior Care	N	Y
Apartments	N	Y

Questions?

For more information

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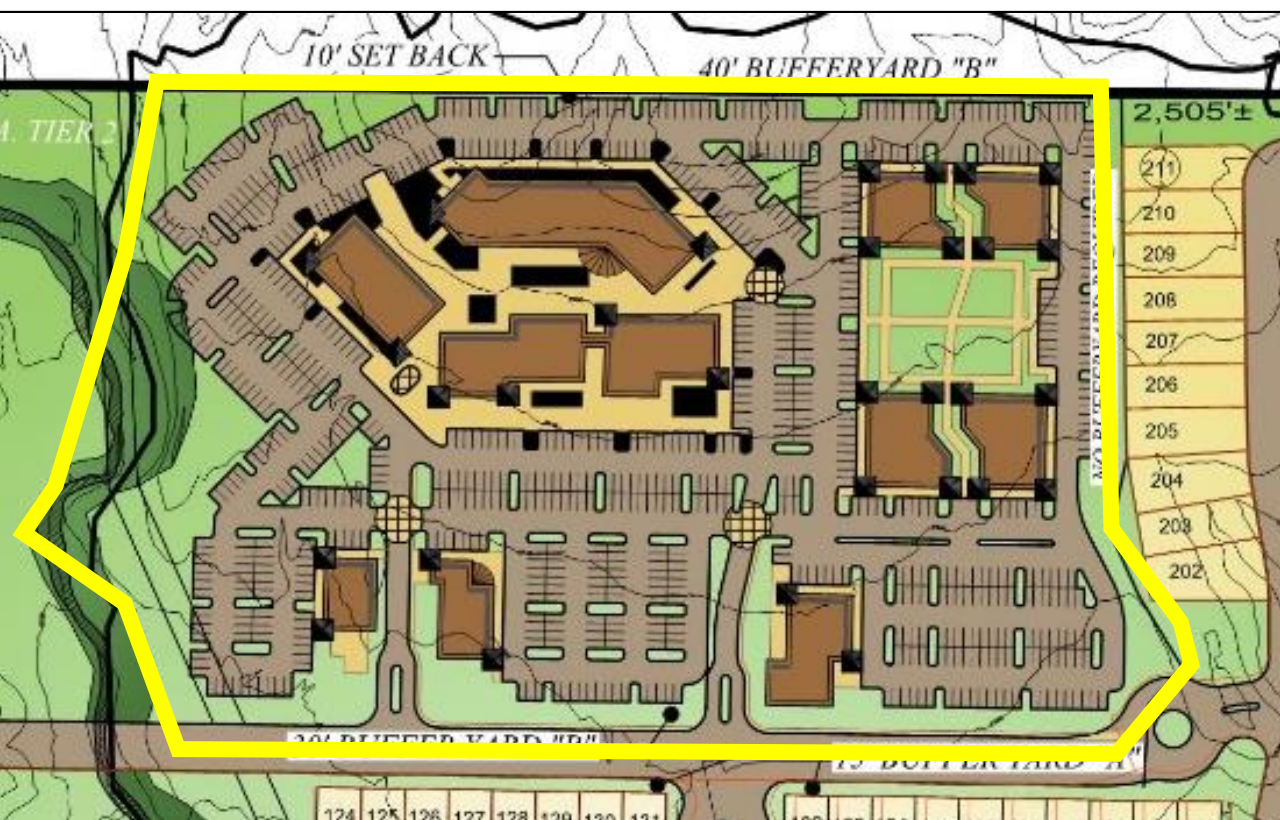
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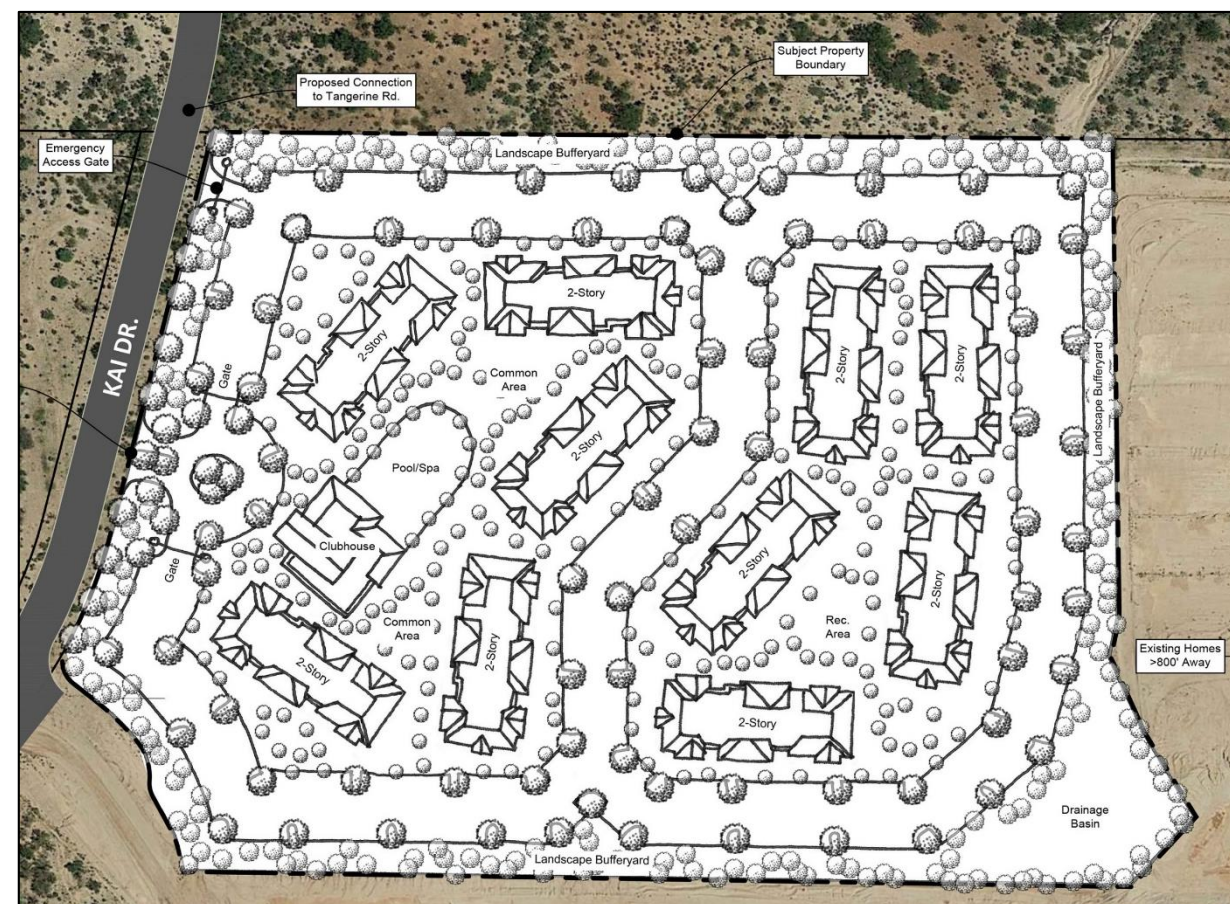
Town of Oro Valley

2. Applicant's Request: Rezoning and Tentative Development Plan

Existing



Proposed





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Development Standards

- ▶ No change to permitted building height of 25-feet and two stories
- ▶ Adjacent residential development is 18-25 feet high
- ▶ 35% of net lot area retained as open space
- ▶ Buffers adjacent to residential uses
- ▶ Updated traffic study required





Town of Oro Valley

General Plan and Zoning Code Conformance

▶ *Your Voice, Our Future* General Plan

- ▶ Vision & Guiding Principles
- ▶ Goals and Policies
 - ▶ Support commercial vitality
 - ▶ Views and open space

▶ Zoning Code

- ▶ Compatibility
- ▶ Building height
- ▶ Traffic and circulation

Questions?

For more information

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OVprojects.com





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Process for Applicant's Proposal

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► Project information and
videos: www.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

Staff Contact and Project Website

Jessica Hynd

Constituent Services Coordinator

Phone: (520) 229-4711

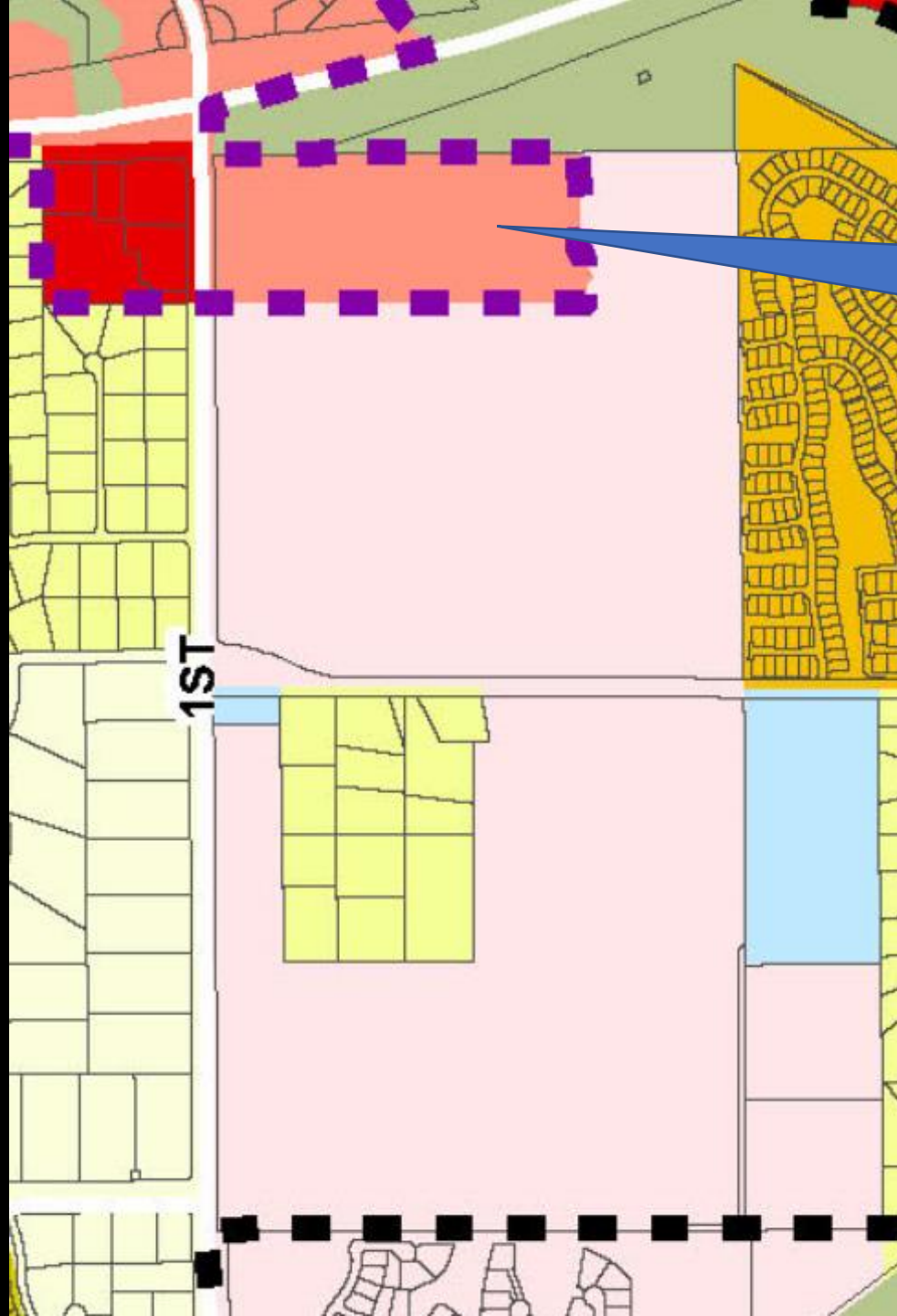
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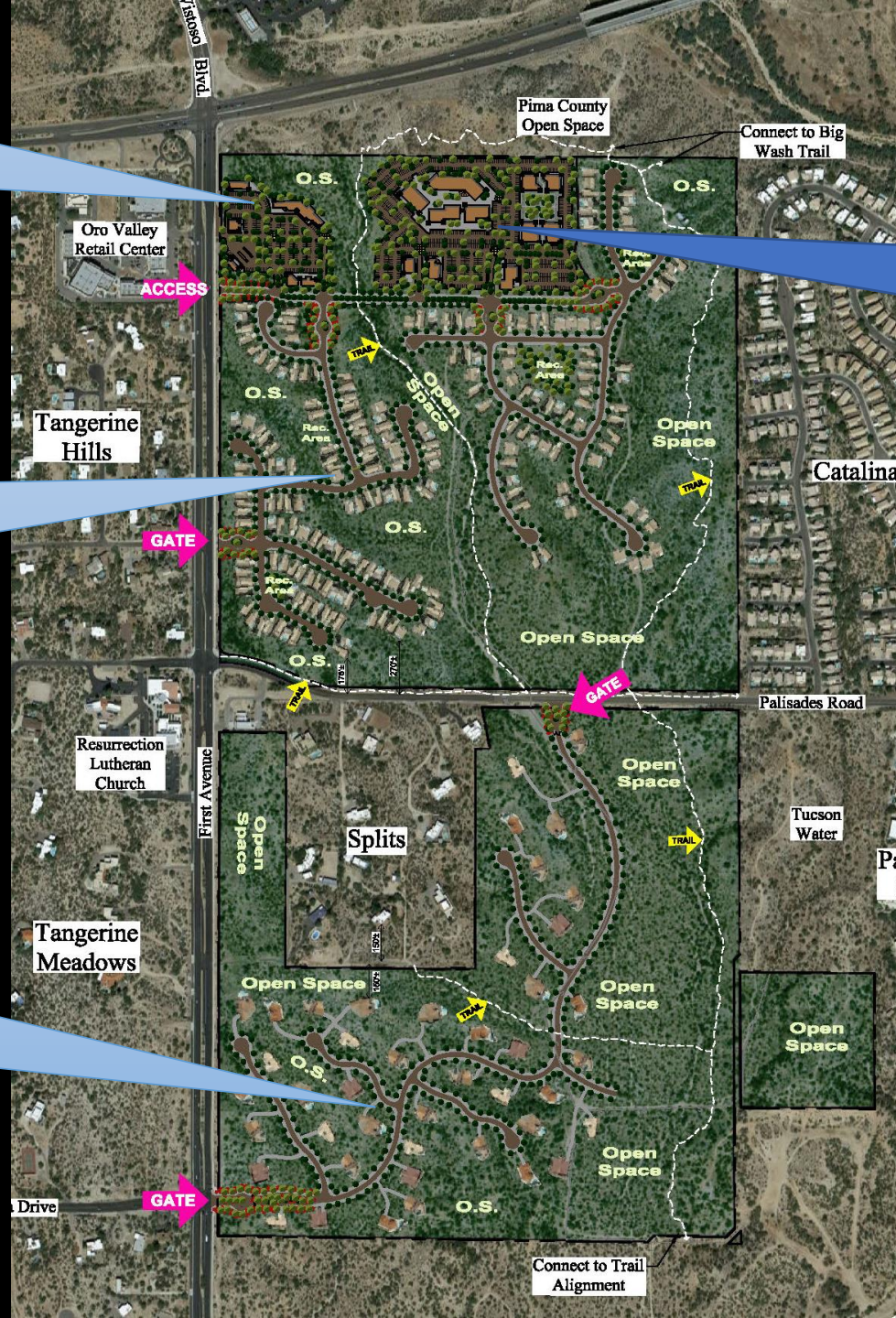
Silverhawk
Block 5

**Silverhawke
Block 4**

**Villages at
Silverhawke**

**Sanctuary at
Silverhawke**

**Silverhawke
Block 5**



**Silverhawke
Block 4**

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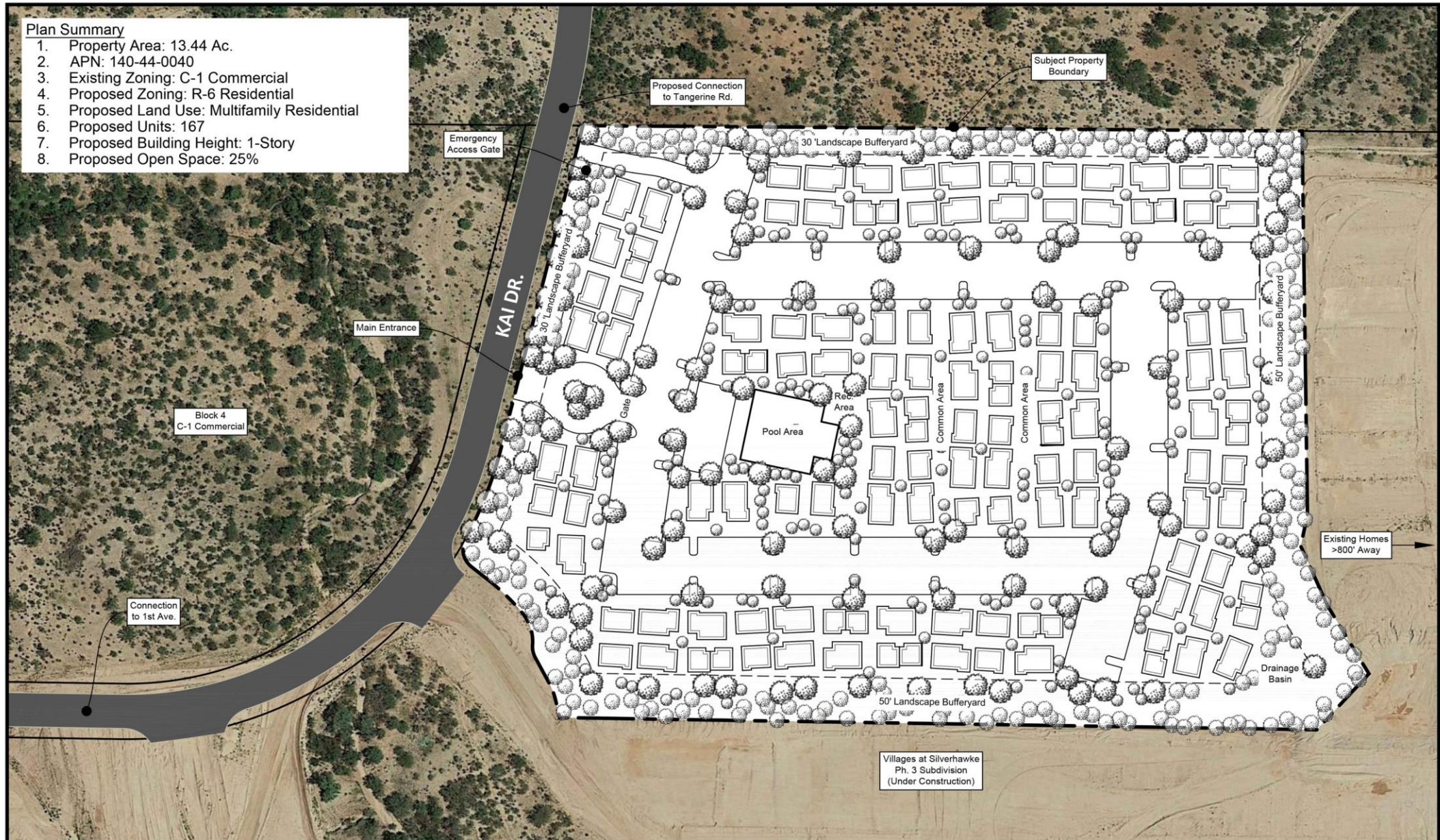
Silverhawk Block 5

Proposed Downzoning
From C-1 Commercial
To R-6 Residential



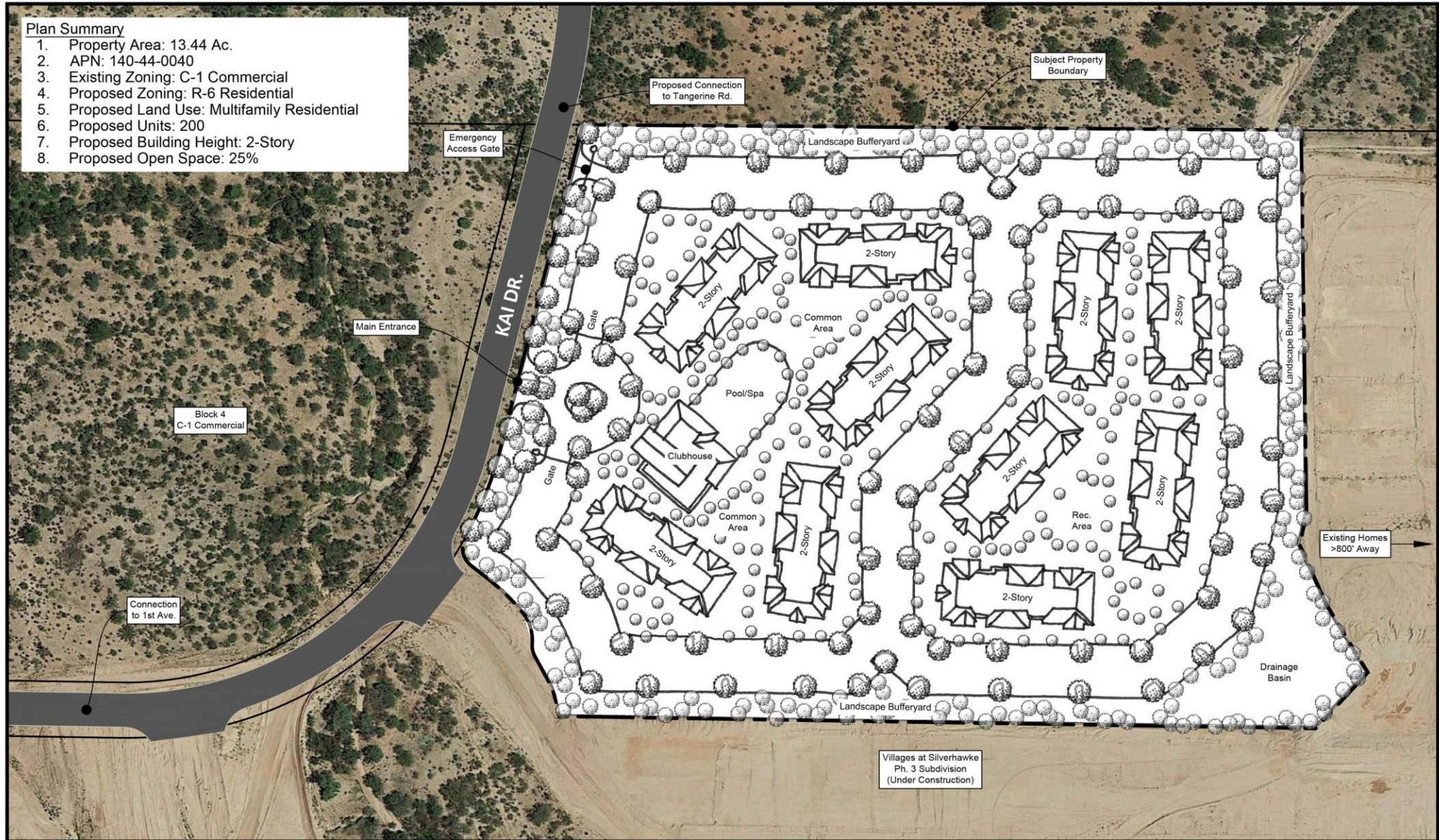
Plan Summary

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%



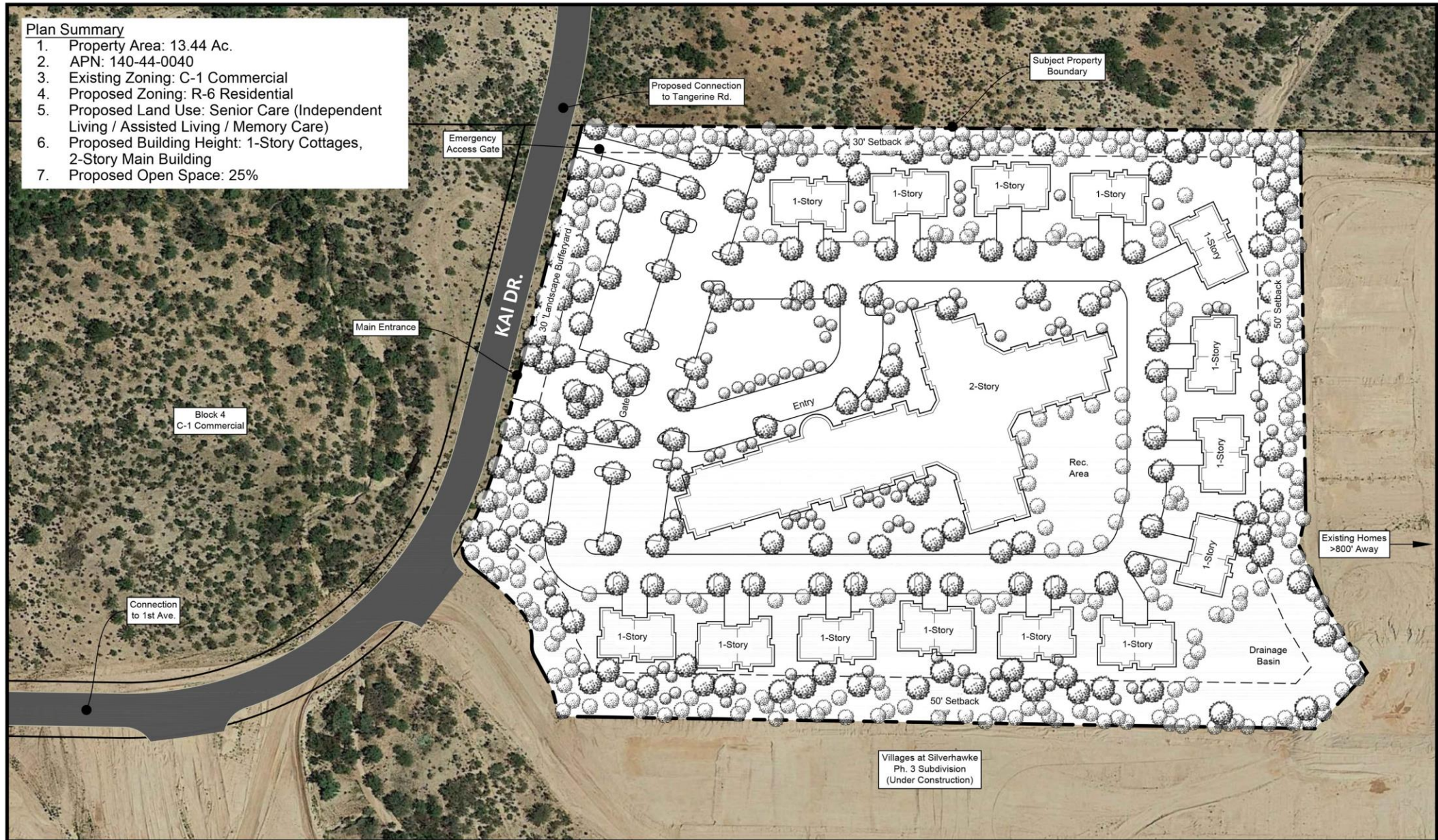
Plan Summary

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



Questions or Comments?

**Contact Paul Oland
GPO@ParadigmLand.US**