



General Plan Amendment, Rezoning, and Master Development Plan for the southwest corner of Oracle and Hardy Roads.

(Project number: 2402375)

This informational handout is generated by the Town and is intended to provide background information on the subject property, the development proposal, the review process, applicable review criteria and upcoming public meeting dates. For project specific information, please review additional information on www.OVprojects.com.

Access the project webpage below:

www.OVprojects.com under the name “General Plan Amendment, Rezoning, Master Development Plan for the southwest corner of Oracle and Hardy Roads”

Project Summary

The applicant is proposing a Type II General Plan Amendment, Rezoning and Master Development Plan for a mixed-use project on an approximately 21.7-acre property located on the southwest corner of Oracle and Hardy Roads (shown in yellow in the image at right).

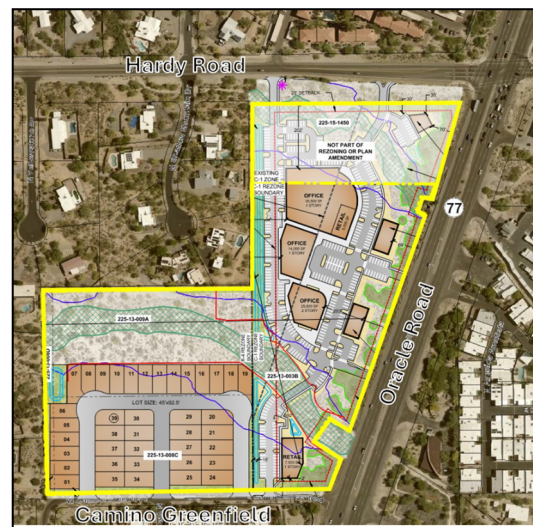
Applicant’s proposal

The applicant’s proposal (lower right image) involves three requests:

1. A Type II General Plan Amendment from Low Density Residential – 1 (LDR1) and Medium Density Residential (MDR) to Medium Density Residential (MDR) and Neighborhood Commercial/Office (NCO);
2. A rezoning from R1-144 (large-lot residential) to C-1 (Commercial) and R-4 (Townhouse District);
3. A Master Development Plan for the mixed-use project that includes:
 - a. Office
 - b. Retail
 - c. Restaurant
 - d. Residential

Throughout the process, the applicant will need to demonstrate conformance with each of the following applicable criteria:

- Your Voice, Our Future General Plan
- Oro Valley Zoning Code
 - Design Guidelines and Standards
 - Oracle Road Scenic Corridor Overlay District (ORSCOD)



Existing General Plan Designation

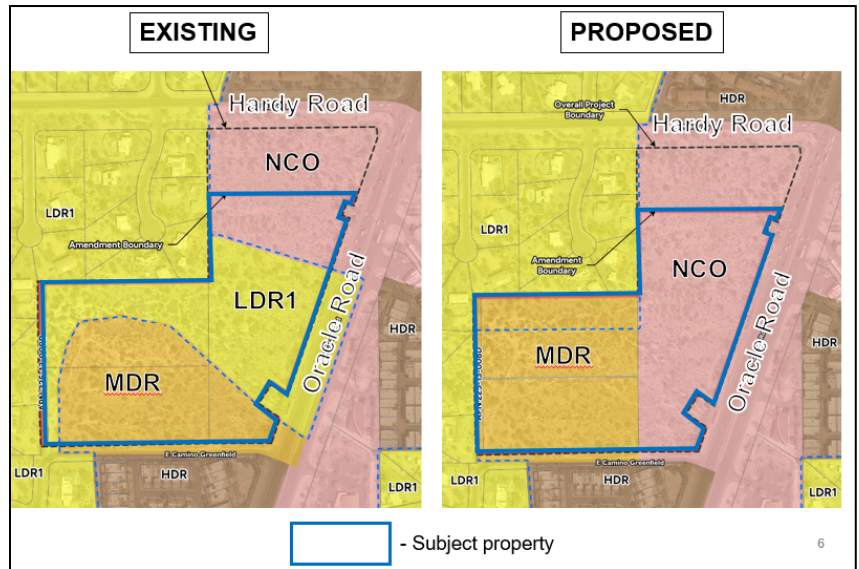
The portion of the applicant’s property that requires a Type II General Plan Amendment (shown in blue in graphic below) has General Plan designations of Low Density Residential 1 (LDR1) and Medium Density Residential (MDR).

Low Density Residential - 1

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.

Medium Density Residential

This land use designation represents areas where single-family home, townhouse or patio home development is appropriate. The lot sizes in this land use designation allow for setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should be located close to schools, shopping and employment.



The applicant is proposing to change the land use designations to Medium Density Residential (MDR) and Neighborhood Commercial/Office (NCO) – as shown in right-hand image above.

Neighborhood Commercial/Office

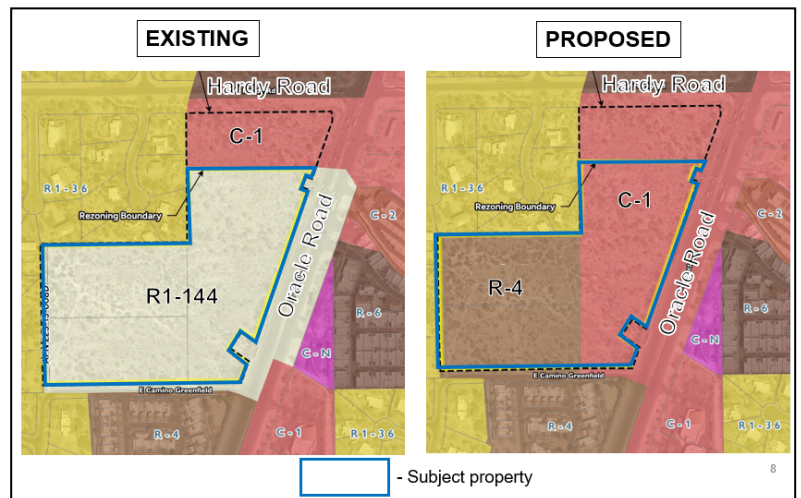
This land use designation represents commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices. Residential development may be included on a case-by-case basis.

Existing Zoning Designation

The portion of the property subject to the rezoning (shown blue below) has a zoning designation of R1-144 (large-lot residential)

R1-144 (large-lot residential)

This district is intended to promote and preserve suburban-rural single-family residential development. The large lot size



permits agricultural uses and promotes open space.

The applicant is proposing to rezone the property to C-1 (Commercial) and R-4 (Townhouse District)

C-1 (Commercial)

This district provides for large scale office complexes and medium sized retail centers, located on a major arterial. Through buffering and other mitigation measures, C-1 centers must be compatible with adjoining residential neighborhoods, while satisfying commercial and service business needs of nearby neighborhoods.

R-4 (Townhouse District)

This district is intended to provide for relatively low-density development having individual ownership and built-in privacy, either in the form of party wall construction or enclosed courtyards.

Project Milestones

1. Pre-application submitted – November 2024
2. Informational Video – December 23, 2024
3. 1st Neighborhood Meeting – January 15, 2025
4. Formal submittal – TBD

Anticipated Meeting Dates and Review Process



Development Standards

	C-1	R-4
Building Height	25ft or 2 stories*	25ft or 2 stories
Setbacks		
Front	20ft	30ft from R1 districts (e.g. Rancho Feliz)
Side	50ft	
Rear	50ft	
Open Space	20%	10%

* - 18ft within 300ft of Oracle Rd.