

ORACLE & HARDY TYPE 2 GENERAL PLAN AMENDMENT & REZONING PUBLIC OUTREACH PLAN

INTRODUCTION

This Public Outreach Plan (“POP”) outlines the public participation process for a concurrent major general plan amendment and rezoning to accommodate a new commercial center and residential development (the “Project”) on the southwest corner of Oracle Road and Hardy Road. Skyline Ridge, LLC (the “Owner”) is requesting a Type 2 General Plan Amendment to Your Voice, Our Future and concurrent rezoning to allow for the development of a commercial center containing offices, general retail, and restaurants, with a separate 39-unit single-family residential development constructed west of it.

The Project site consists of five parcels, APNs: 225-13-009A, 225-13-003B, 225-13-008C, 225-13-008D, and 225-15-1450, located west of Oracle Road between Hardy Road and Camino Greenfield. The proposed General Plan amendment and rezoning apply only to the four southern parcels APNs: 225-13-003B, 225-13-009A, 225-13-008C, and 225-13-008D. The northern parcel at the hard corner of Oracle and Hardy is zoned for the proposed use under the existing C-1 zoning. Although this parcel is part of the overall development, it is not included as part of this request.

This POP conforms with the Oro Valley General Plan, Your Voice, Our Future, and with all applicable requirements outlined in the Town of Oro Valley Zoning Code, Section 22.15, for Rezonings.

PROJECT DESCRIPTION

The Project requests a Type 2 General Plan Amendment to modify the existing land use designations on site and rezone the subject parcels for the creation of a mixed-use development. The General Plan Amendment applies consistent designations across the subject parcels. The parcel adjacent to Oracle Road, APN: 225-13-003B, will be entirely NCO – Neighborhood Commercial/Office. The MDR - Medium Density Residential designation will be applied to the three western parcels, 225-13-009A, 225-13-008C, and 225-13-008D. These designations support the concurrent rezoning request for these parcels.

The parcel adjacent to Oracle Road will be rezoned to C-1 Commercial to match the existing zoning of the northern parcel at the hard corner. These two parcels are proposed to develop as a commercial center infilling vacant land along Oracle Road with a mix of commercial, office, retail, and restaurant spaces ranging from one to two stories in height. Developing this center increases the amount of commercial land available in Oro Valley.



The three western parcels will be rezoned to R-4 Residential to accommodate a thirty-nine (39) unit, two-story single-family residential development. The northern two-thirds of parcel 225-13-009A will be left in its natural state as a buffer between the development and neighbors to the north. This buffer will also accommodate drainage for the entire project. An illustrative site plan has been included to demonstrate the redevelopment scenario for the Project.

Development on the subject parcels will ensure that Critical Resource Areas and Significant Vegetation Zones will be left intact or appropriately mitigated if disturbed.

YOUR VOICE, OUR FUTURE CONFORMANCE

The Town of Oro Valley’s General Plan, *Your Voice, Our Future*, provides a variety of goals and policies that support the development of commercial, office, and residential uses in appropriate areas to provide increased access to services, grow the number of high-quality jobs, and create a wide range of housing types. The proposed amendment demonstrates concurrence with the General Plan vision through compliance with the following goals and policies.

COMMUNITY GOALS

D. A community with a wide range of services, amenities, shopping and dining opportunities, and housing types that meet the needs of current and future residents.

ENVIRONMENTAL GOALS

K. The proactive conservation, protection, and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

DEVELOPMENT GOALS

Q. A built environment that creatively integrates landscape, architecture, open space and conservation elements to increase the sense of place, community interaction and quality of life.

X. Effective transitions between differing land uses and intensities in the community.

Your Voice, Our Future designates the surrounding properties as follows:

DIRECTION	GENERAL PLAN LAND USE
North	High Density Residential (5+ DU/AC) Low Density Residential (0.4 – 1.2 DU/AC)
East	Neighborhood Commercial and Office High Density Residential (5+ DU/AC)

South	Medium Density Residential (2.1 – 5 DU/AC) High Density Residential (5+ DU/AC)
West	Low Density Residential (0.4 – 1.2 DU/AC)

STAKEHOLDERS/ HOMEOWNERS ASSOCIATIONS (HOAs) & NEIGHBORHOODS

Stakeholders within 1,000 feet of the project site must be notified of the proposed amendment to Your Voice, Our Future per Section 22.15.F.4 Meeting Notification of the Town of Oro Valley Zoning Code. Because this is a concurrent process, property owners within 1,000 feet of the project site will also be notified of the proposed rezoning.

Existing land uses abutting the project site include single-family residences to the west. Three roads abut the property, Hardy Road on the north, Oracle Road on the east, and Camino Greenfield on the south. All residential neighborhoods within 1,000 feet were identified using the Pima County GIS data of approved subdivisions and are listed in Table 1 below. Known homeowner’s associations within 1,000 feet of the site are listed in Table 2.

TABLE 1: RESIDENTIAL NEIGHBORHOODS WITHIN 1,000 FEET OF THE SITE

Oracle Square	Shadow Mountain Estates
Rancho Feliz	Shadow Mountain Estates East
Sunnyslope	Sunny Slope Townhouses
Rancho Catalina	Casita Del Oro Norte
Fairhaven Village	Desert Willows

TABLE 2: KNOWN HOAs WITHIN 1,000 FEET OF THE SITE

HOA	Point of Contact
Sunnyslope Townhouse Association, Inc	To Be Determined



ORO VALLEY'S NEIGHBORHOOD MEETING PROCESS

1. NUMBER OF MEETINGS

Two (2) neighborhood meetings must be held to solicit public input per Section 22.15.F Neighborhood Meeting Requirements of the Town of Oro Valley Zoning Code. Additional meetings will be added to the process if necessary.

In addition to two (2) neighborhood meetings, one (1) informational video will be distributed through the Town of Oro Valley's website, www.OVprojects.com, in December. The video will provide an overview of the project and request feedback to help understand potential concerns from relevant stakeholders.

2. MEETING LOCATION

Neighborhood meetings will be a hybrid model that includes in-person and web-based, fully interactive Zoom meetings to take place at Oro Valley Town Hall.

3. SCHEDULING

Neighborhood meetings will be scheduled on a weekday evening so that working residents may attend and may be adapted to neighborhood needs as appropriate. The Planning and Zoning Administrator can modify the schedule, the number, and the type of meetings as needed. Note: all dates are tentative.

- (January 2025) - One (1) neighborhood meeting will be held before the submittal of the project to the Town of Oro Valley.
- (March 2025) – If necessary, based on the outcome of the first meeting, one (1) additional neighborhood meeting will be held with the revised submittal incorporating comments from staff
- (June 2025) – Planning and Zoning Commission public hearing
- (July 2025) – Mayor and Council public hearing

4. MEETING NOTIFICATION

Notice shall be provided to all persons and entities identified in this Public Outreach Plan. At a minimum, public notice shall be provided at least fifteen (15) days before the meeting (longer for the January meeting given the holidays), including:

- A description and the meeting's location, date, and time shall be mailed to property owners within one thousand (1,000) feet for the General Plan amendment and proposed rezoning.
- Sign(s) will be posted on or near the property and shall be a minimum of three (3) feet by four (4) feet in area and use five (5) inch letters for the title.
- Meetings will be posted at Town Hall and on OVProjects.com

5. FACILITATION

The Town of Oro Valley will facilitate neighborhood meetings.

