

# Southwest intersection of Moore Road and La Cañada Drive Rezoning

Second Neighborhood Meeting  
November 18, 2024  
Meeting will start at 6pm

All Zoom participants are  
currently on mute. Host will  
provide directions when  
meeting starts at 6pm.



Town of Oro Valley

## Ground Rules for Neighborhood Meetings

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

Please contact Bayer Vella at  
(520) 229-4810 for additional  
ZOOM assistance.

# Purpose

- ▶ Staff Presentation
  - ▶ Public participation process
  - ▶ Proposed general plan amendment, rezoning, and development
  - ▶ History and evaluation criteria
- ▶ Presentation by the Applicant
- ▶ **YOUR TURN!**
- ▶ Next Steps and Survey



Informational Video – posted on [OVprojects.com](http://OVprojects.com) November 1, 2023



1<sup>st</sup> Neighborhood Meeting – November 16, 2023 (in-person & online)



Formal submittal



Staff review for code compliance



2<sup>nd</sup> Neighborhood Meeting – November 18, 2024 (in-person & online)



Planning and Zoning Commission Public Hearing – December 3, 2024

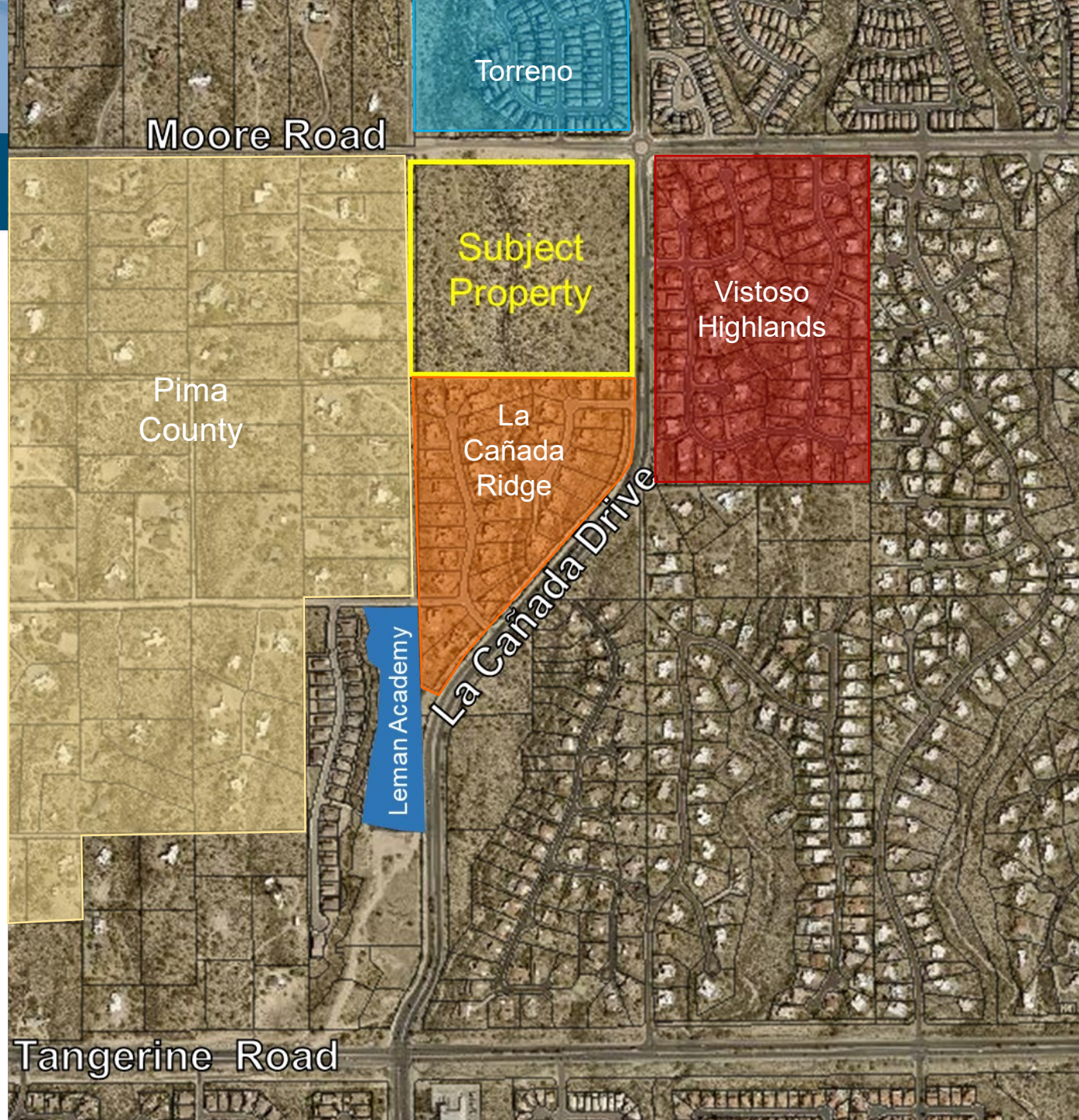


Town Council Public Hearing – Tentative January 8, 2025

**Questions:** [kpacker@orovalleyaz.gov](mailto:kpacker@orovalleyaz.gov)  
**Info:** [www.OVprojects.com](http://www.OVprojects.com)



# Location Map

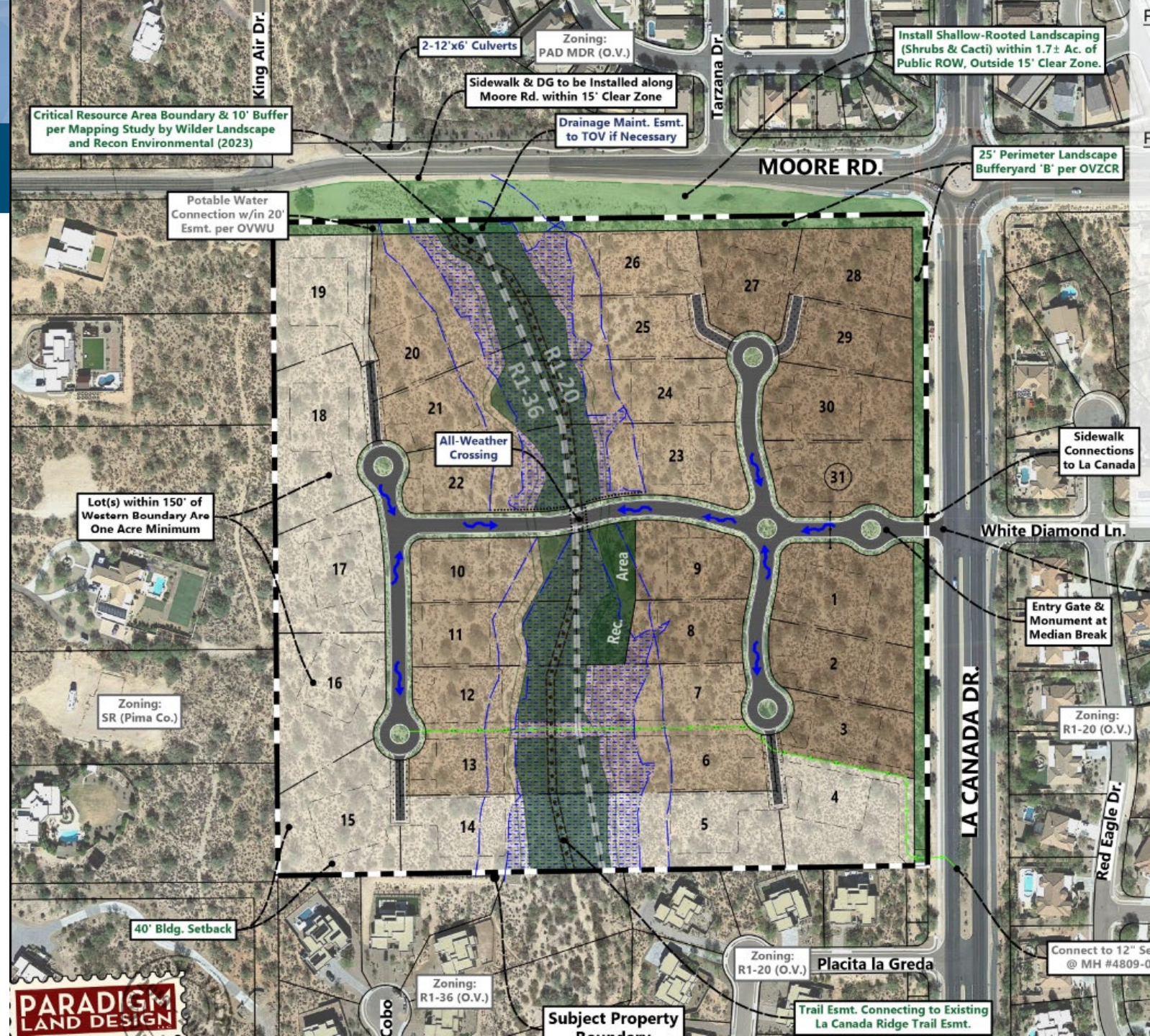


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# Proposal

- ▶ 31 Single family homes
  - ▶ All single-story homes (18')
  - ▶ Access via La Cañada Drive
- ▶ Private recreation area
- ▶ Public trail along wash
- ▶ Landscaping to prevent parking in right-of-way north of site





# Background

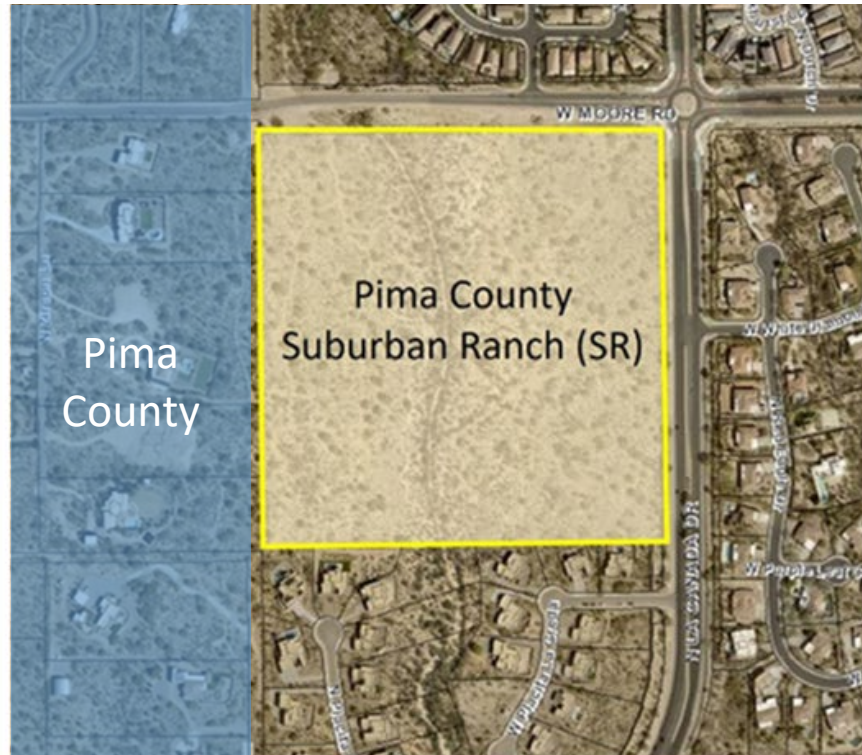


Town of Oro Valley

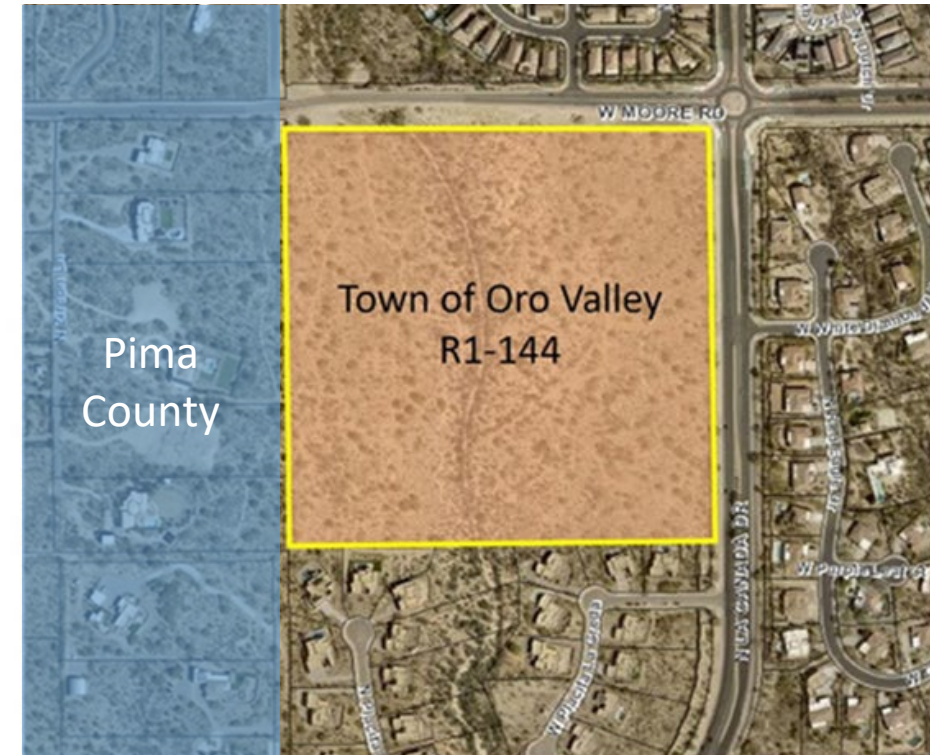
## ► July 2023

- Annexation
- Translational Zoning
  - **FROM** Pima County SR
  - **TO** Oro Valley R1-144

Previous



Current



Zoning	Height
Pima County SR (Previous)	34 feet
Oro Valley R1-144 (Current)	18 feet
Oro Valley R1-36 & R1-20 (Proposed)	18 feet



# Proposed General Plan Amendment



Town of Oro Valley

## Current

### ► OBJECTIVE:

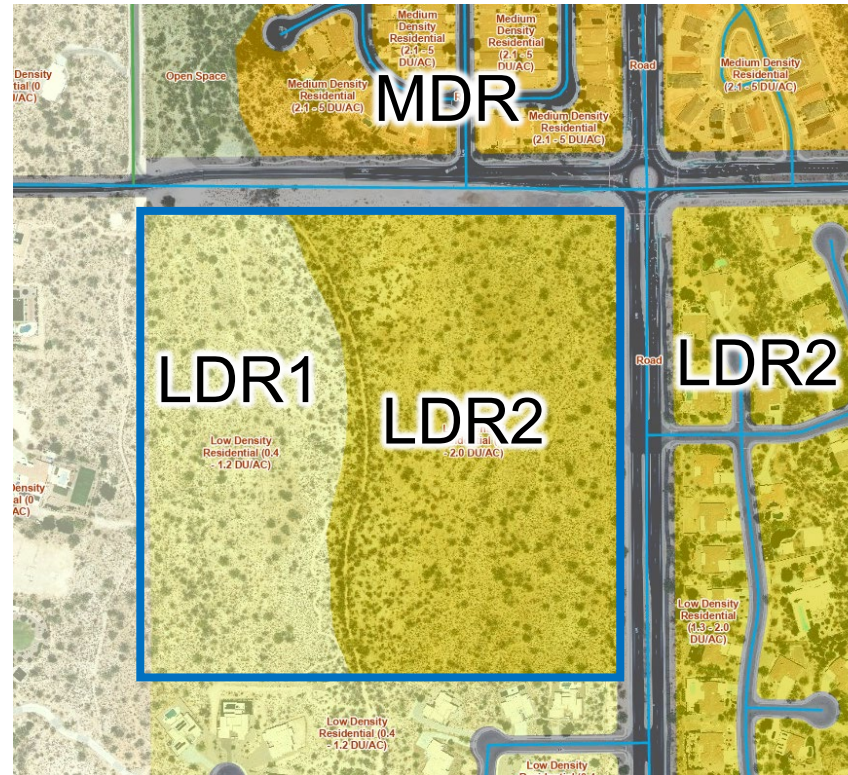
- Smaller lots toward La Cañada Drive
- Larger lots toward south and west, near adjacent properties

► **FROM** Low Density Residential 2

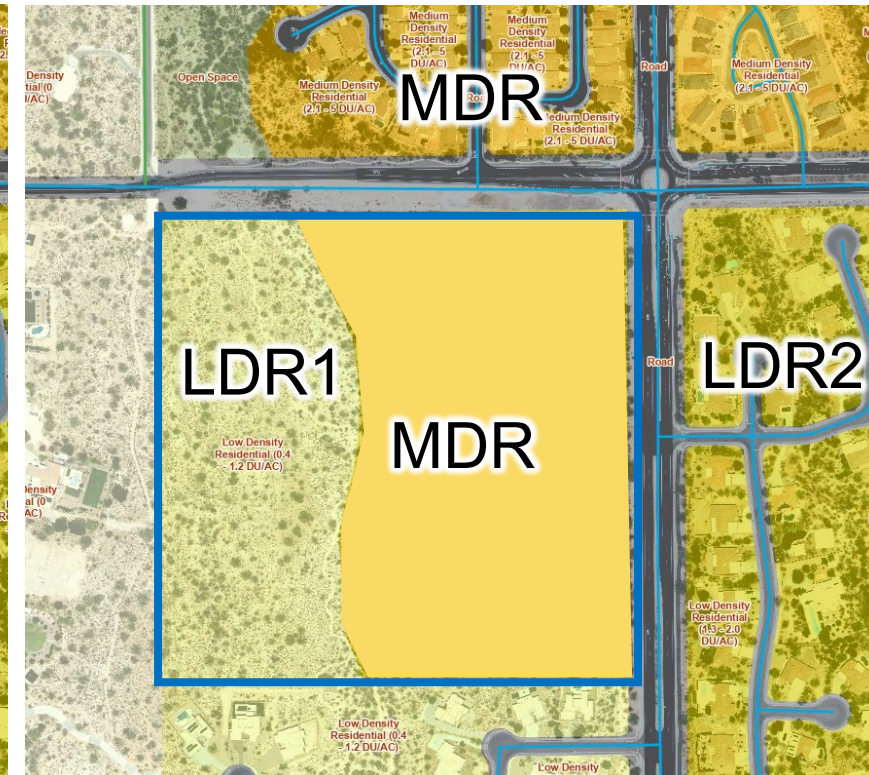
► **TO** Medium Density Residential

### ► NOTE

- Smallest lot size proposed is approx. 0.5 acres
- Applicant seeks less than 1 home per acre (0.9 overall)



## Proposed



Subject Property

# Rezoning



Town of Oro Valley

## FROM R1-144

- ▶ 144,000 square foot minimum lot size

## TO R1-20 AND R1-36

- ▶ 18 R1-20 lots (20k min lot size)
- ▶ 13 R1-36 lots (36k min lot size)
- ▶ All single-story homes (max height 18 feet)

## NOTE

- ▶ Zoning does not strictly correlate to lot size, it provides a minimum
- ▶ Applicant has provided larger lots on the south and west edges

### Current



### Proposed



	R1-144	R1-36	R1-20
Setbacks (Front)	50 feet	30 feet	30 feet
Side	20 feet	15 feet	15 feet
Rear	50 feet	40 feet	30 feet



# Review



Town of Oro Valley

## ► General Plan conformance

- Compatibility with surrounding area
  - Land Use Transitions
- Environmental Resources protection
- Trail connectivity

## ► Zoning Code

- Cultural Resources
- Design Principles and Standards





# NORTHBRIDGE ESTATES

REZONE & MINOR GPA REQUEST FOR INSIGHT HOMES



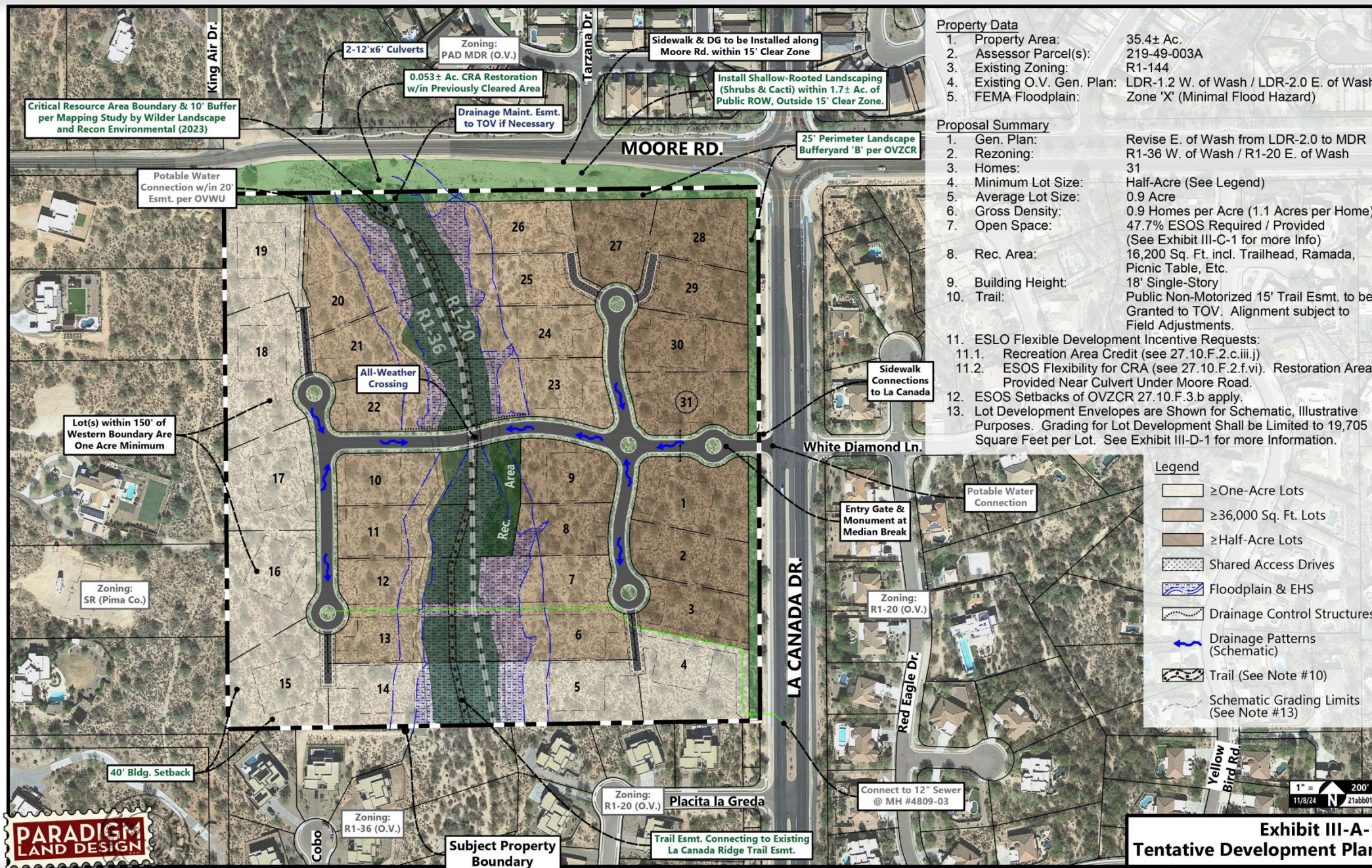
# INSIGHT HOMES

A LOCAL CUSTOM  
HOMEBUILDER SINCE 1980

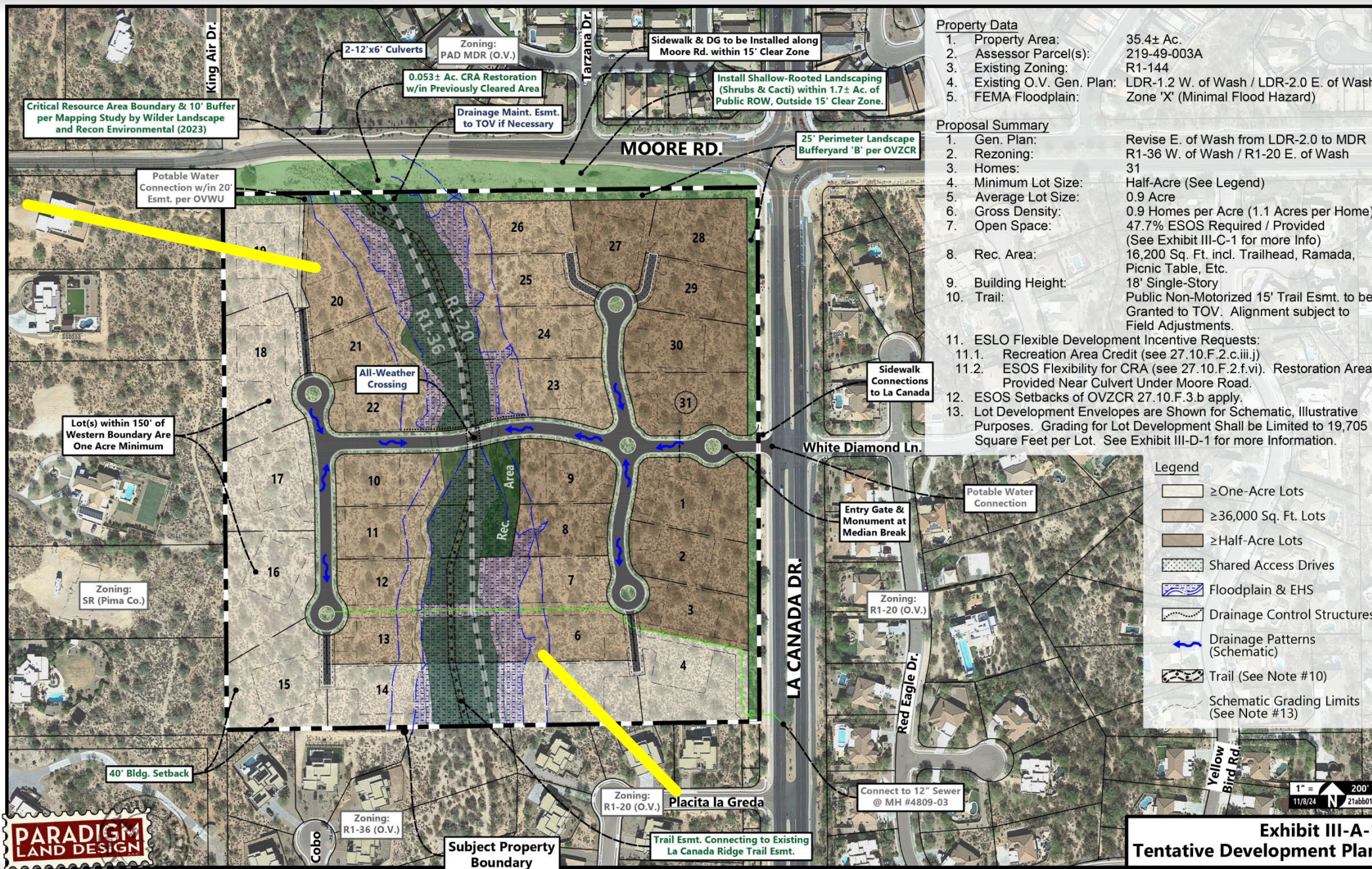
CANADA HILLS ESTATES  
COPPER RIDGE II  
NARANJA RANCH  
DESERT VISTAS  
LA CANADA RIDGE  
HONEYBEE CANYON  
ORO VALLEY COUNTRY CLUB  
BUTTERFLY MOUNTAIN  
CANYON PASS  
LAMBERT LANE  
SOLANA AT DOVE MTN.  
PRESERVE AT DOVE MTN.  
TORTOLITA VISTAS



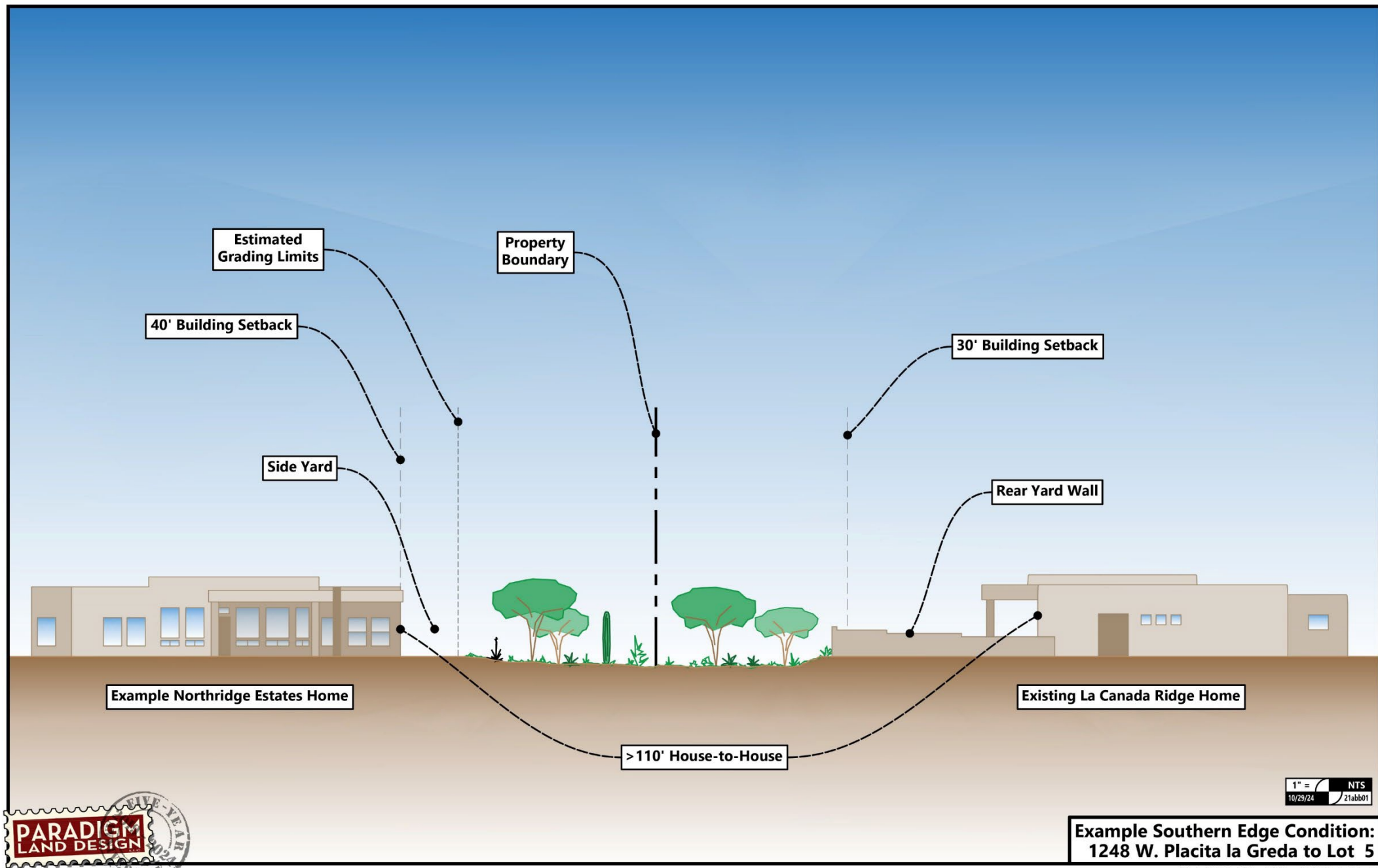




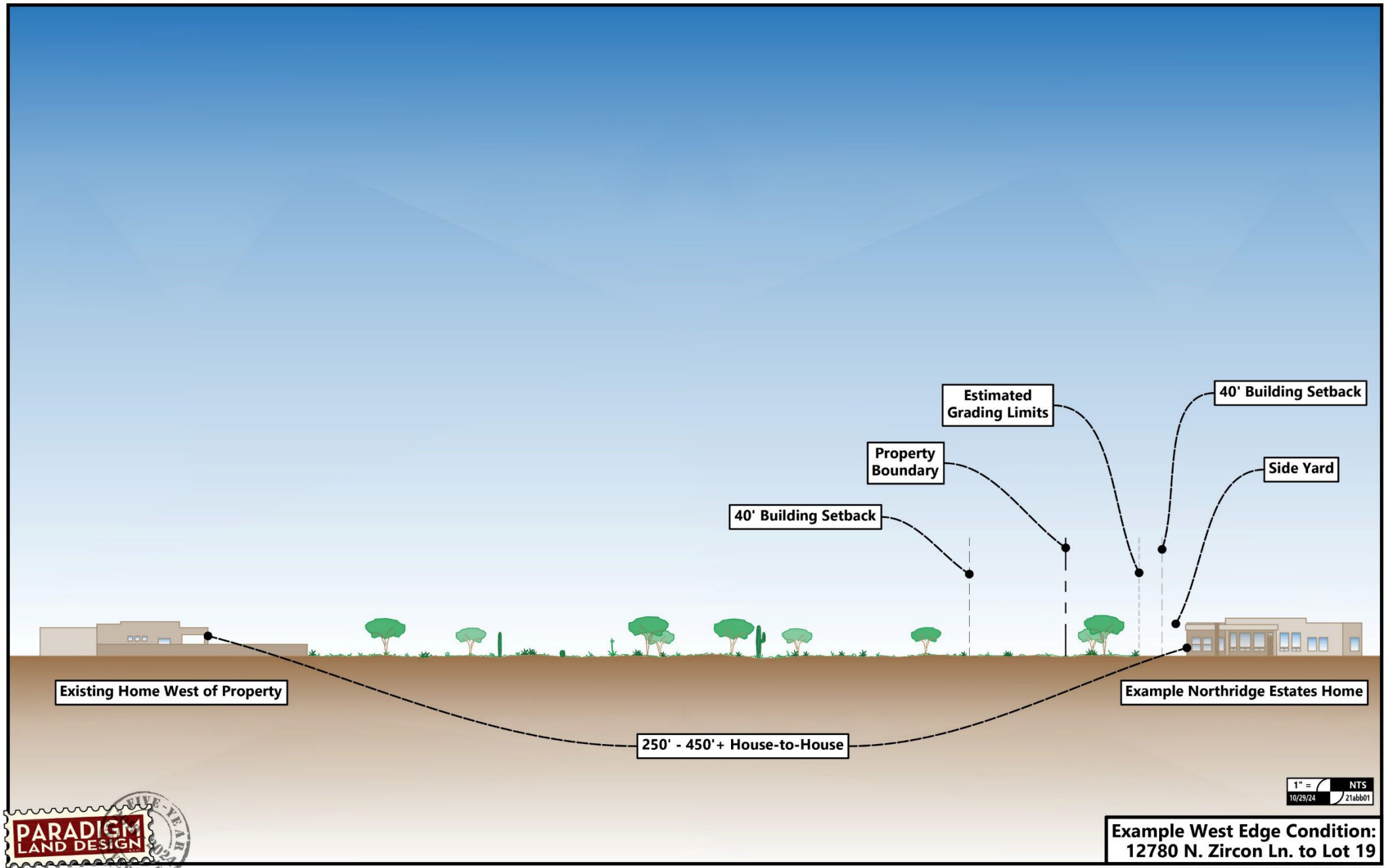












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INSIGHT  
HOMES













# NORTHBRIDGE ESTATES

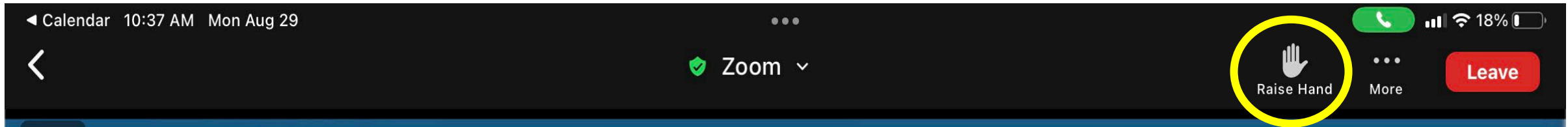
REZONE & MINOR GPA REQUEST FOR INSIGHT HOMES



# Zoom – Raising your hand to ask a question



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## Phone

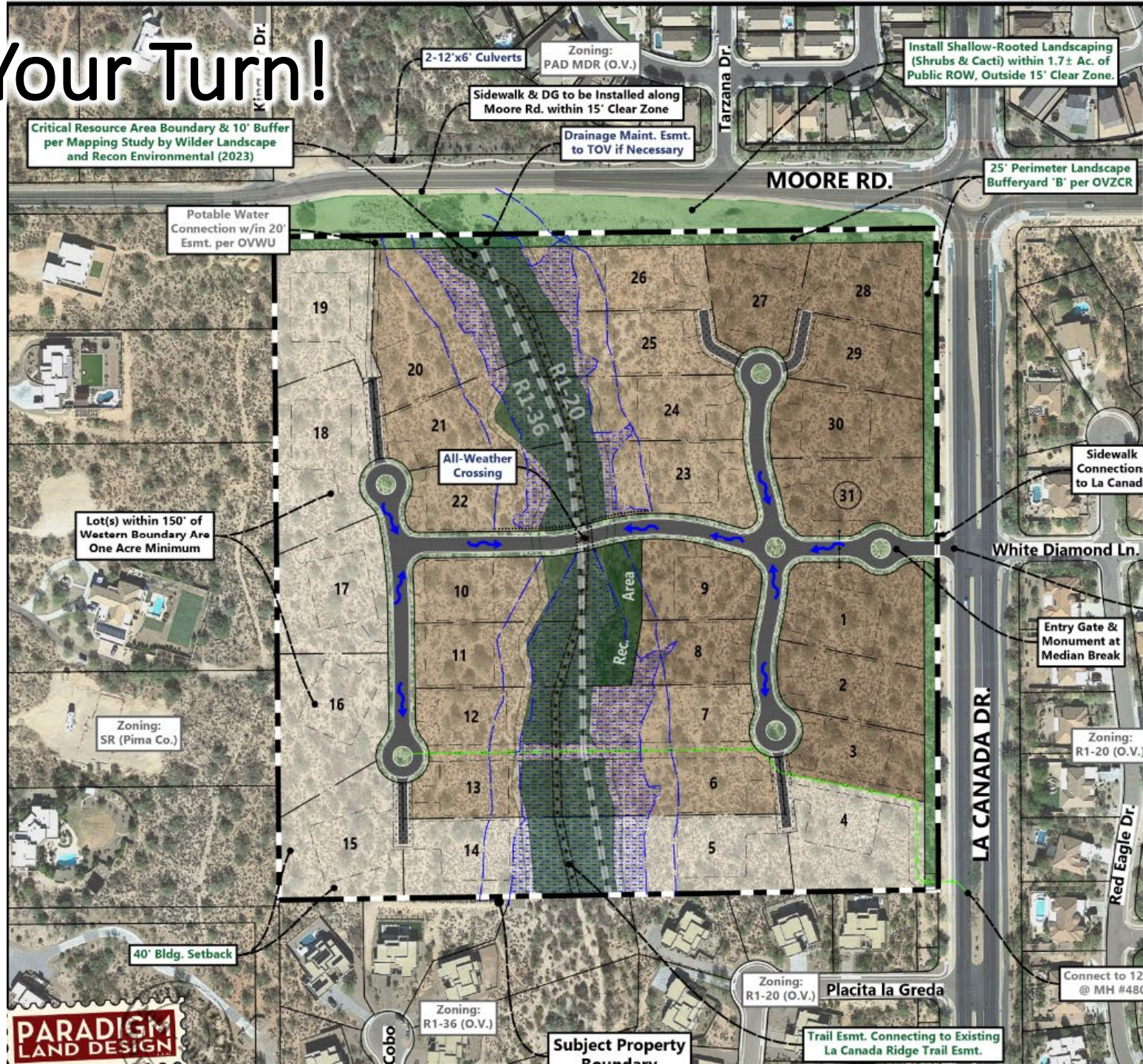
**Raise Hand: \*9**

**Unmute: \*6**

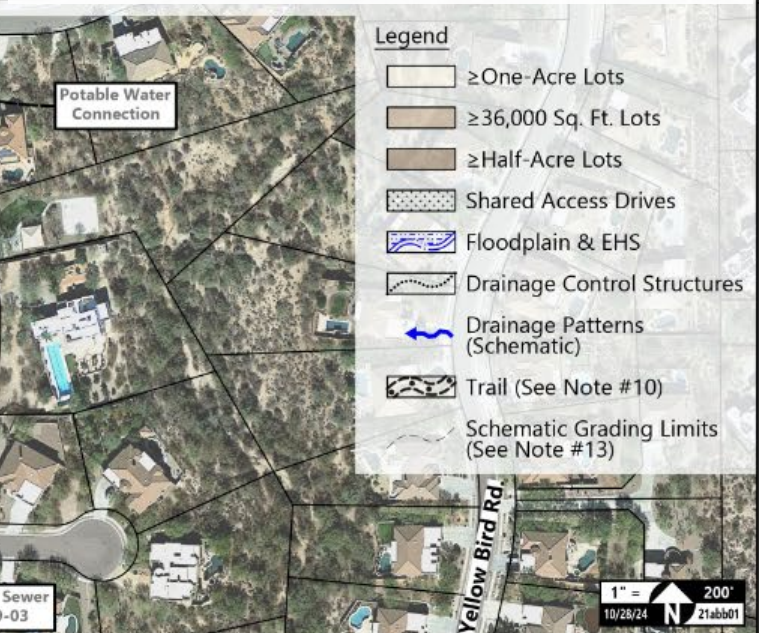
**Please contact Bayer Vella at (520)  
229-4810 for additional ZOOM  
assistance.**



# Your Turn!



- ▶ Previous Concerns
- ▶ Parking and use of right-of-way along Moore Road
- ▶ Proximity to southern and eastern neighbors
- ▶ Open space and drainage





1<sup>st</sup> Neighborhood Meeting – November 16, 2023

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graph TD; A[1st Neighborhood Meeting – November 16, 2023] --> B[Formal submittal]; B --> C[2nd Neighborhood Meeting – November 18, 2024]; C --> D[Planning and Zoning Commission Hearing – December 3, 2024]; D --> E[Town Council Hearing – Tentative January 8, 2025];
```

Formal submittal

2<sup>nd</sup> Neighborhood Meeting – November 18, 2024

Planning and Zoning Commission Hearing – December 3, 2024

Town Council Hearing – Tentative January 8, 2025

**Questions:** [kpacker@orovalleyaz.gov](mailto:kpacker@orovalleyaz.gov)  
**Info:** [www.OVprojects.com](http://www.OVprojects.com)



# Staff Contact and Project Website



Town of Oro Valley

Kyle Packer

Senior Planner

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[www.OVprojects.com](http://www.OVprojects.com)

**Southwest intersection of Moore Road and La Cañada Drive  
Rezoning  
(Project No.2203026)**





# We Want to Hear From You!

**Scan the QR Code for a short survey.**

Your meeting experience is important to us.



Stay in the know by visiting [OVProjects.com](https://OVProjects.com) for project updates.