

**ORDINANCE NO. (O)25-01**

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,  
REZONING AN APPROXIMATELY 35.4-ACRE PROPERTY  
LOCATED SOUTH OF MOORE RD. AND WEST OF LA CANADA  
DR. FROM R1-144 (RESIDENTIAL) TO R1-36 (RESIDENTIAL)  
ON THE WEST OF THE SITE AND R1-20 (RESIDENTIAL) ON  
THE EAST OF THE SITE**

**WHEREAS**, the Applicant has requested that the approximately 35.4-acre property located south of Moore Rd. and west of La Canada Dr. be rezoned from R1-144 (Residential) to R1-36 (Residential) on the west of the site and R1-20 (Residential) on the east of the site to allow for the building of a residential subdivision at a similar density as adjacent developments; and

**WHEREAS**, the Applicant's request for a rezoning complies with the Oro Valley Zoning Code Revised and is found to be in conformance with the Town's newly amended adopted General Plan including future land use designations; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on December 3, 2024, and voted to recommend conditional approval of the rezoning, as depicted in Exhibit "A", subject to the conditions described in Exhibit "B"; and

**WHEREAS**, the Town Council has duly considered the Applicant's proposal for the rezoning.

**NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona**, as follows:

**SECTION 1.** The rezoning of the approximately 35.4-acre property located south of Moore Rd. and west of La Canada Dr. from R1-144 (Residential) to R1-36 (Residential) on the west of the site and R1-20 (Residential) on the east of the site, as depicted in the attached Exhibit "A", subject to the conditions described in the attached Exhibit "B", to allow for the building of a residential subdivision at a similar density as adjacent developments is hereby authorized and approved.

**SECTION 2.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**SECTION 3.** All Oro Valley Ordinances, Resolutions, or Motions and parts of Ordinances, Resolutions or Motions of the Council in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** In compliance with ARS § 9-802, the exhibits to this Ordinance are on file at the Town Clerk's Office.

**PASSED AND ADOPTED** by Mayor and Town Council of the Town of Oro Valley, Arizona, this 8<sup>th</sup> day of January, 2025.

**TOWN OF ORO VALLEY**

---

Joseph C. Winfield, Mayor

**ATTEST:**

---

Michael Standish, Town Clerk

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

---

Tobin Sidles, Legal Services Director

Date: \_\_\_\_\_

## EXHIBIT “A”



## **EXHIBIT “B”**

### **Conditions of Approval**

1. Landscaping consisting of boulders, shallow-rooted vegetation (e.g., cacti, shrubs, etc.), and decomposed granite shall be provided between the property line and clear zone. Decomposed granite shall be required in the clear zone. Boulders and vegetation to be provided and positioned in a manner to prevent parking of vehicles south of the new Moore Road sidewalks along the full property edge of the subdivision, as determined by the Planning and Zoning Administrator and Town Engineer.
2. Installation of future walls by homeowners shall be of the same color, finish, and material as used in the La Cañada Ridge subdivision. This requirement shall be included in the subdivision’s Covenants, Conditions, and Restrictions.