



## N. of Pusch View Ln., ¼-mile west of Oracle Rd., Mercado del Rio, Conditional Use Permit, 2201433

**Access the project webpage below:**

[www.ovprojects.com](http://www.ovprojects.com) under the name “N. of Pusch View Ln., ¼-mile west of Oracle Rd., Mercado del Rio, Conditional Use Permit, 2201433

### **Project Summary**

The applicant is proposing a self-storage and RV storage use on approximately 5.62-acres within the Mercado del Rio commercial center (shown in yellow in the image at right).

The applicant proposes a 2-story, 100,000 s.f. self-storage facility located on the three lots adjacent to the CDO multi-use path and an RV storage area on the three lots adjacent to Pusch View Lane.



### **Anticipated Meeting Dates and Review Process**



### **Project Milestones**

1. Pre-application submitted – June 9, 2022

## **Existing Zoning Designation**

The subject property has a zoning designation of C-2 (Commercial District). See image below.

### **C-2 (Commercial District)**

*This district provides for commercial activities designed to serve a regional area with emphasis on shopping centers and group commercial developments. Uses must incorporate extensive mitigation measures to harmoniously co-exist with nearby neighborhoods. C-2 uses are substantial traffic generators and should be located near the intersection of two principal arterials.*



## **Applicant's proposal**

The applicant's proposed use, Self and RV storage, may be permitted in the C-2 Zoning District after obtaining a Conditional Use Permit (CUP). The Town of Oro Valley Zoning Code establishes specific criteria for CUP requests (shown below), in addition to all other Zoning Code requirements.

*1. That the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In arriving at this determination, the factors which shall be considered shall include the following:*

- a. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;*
- b. Hazard to persons and property from possible explosion, contamination, fire or flood;*
- c. Unusual volume or character of traffic.*

*2. That the characteristics of the proposed use are reasonably compatible with the types of use permitted in the surrounding area and sufficient mitigation measures are employed to minimize impact on adjoining properties.*

*3. That the proposed use is consistent with the goals and policies of the general plan.*

*4. That the hours of operation of the proposed use will not adversely impact neighboring properties.*

Through the process, the applicant will need to demonstrate conformance with each of the applicable criteria listed above.

## **Development Standards**

Development Standards	C-2
Minimum setbacks	20 feet from Pusch View Lane
Maximum Building Height	30 feet or 2 stories