



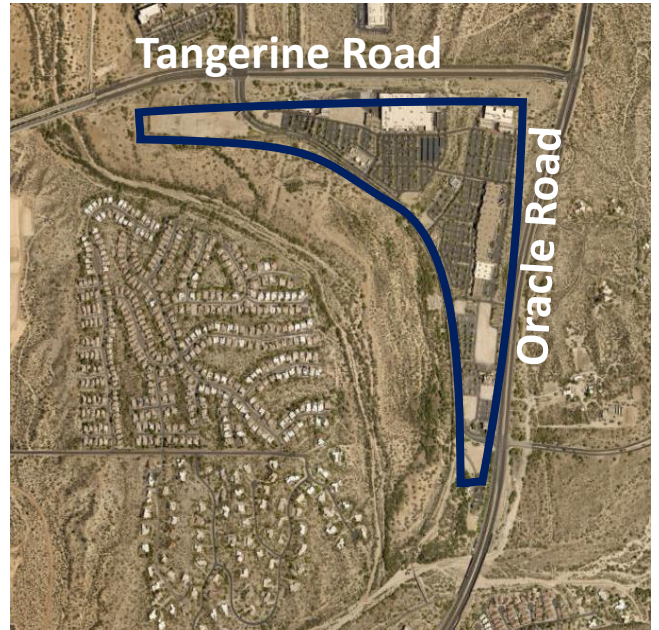
Proposed Revitalization with New Uses of the Oro Valley Marketplace

Access the project webpage below:

www.OVprojects.com under the project name "Proposed revitalization with new uses of the Oro Valley Marketplace."

Project Summary

The applicant proposes to revitalize the Oro Valley Marketplace to accommodate a mix of uses and a central public gathering space with amenities. The Marketplace is an approximately 114 acre property, located on the southwest corner of Tangerine Road and Oracle Road (see image to the right).



Proposed Changes

- New development of two hotels
 - (112 and 150 rooms)
- New development of two apartment complexes
 - (224 and 362 units)
- Redesign of the central open space as a public gathering space to include:
 - 1.4 acres of public amenities
- Redesign of the buildable area around the central open and gathering space to include:
 - 15,500 sf of restaurant space
 - 22,500 sf of retail space
 - 70,500 sf of residential
- Increase building height and reduce buffer yard standards

Meeting Dates

1. First neighborhood meeting – March 10, 2020
2. Second neighborhood meeting – TBD
3. Planning and Zoning Commission – TBD
4. Town Council – TBD

Project milestones

1. Pre-application submitted – February 2020
2. First neighborhood meeting- March 2020
3. Formal submittal – anticipated after 1st neighborhood meeting

Meeting format

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 40 minutes

General Plan Designation

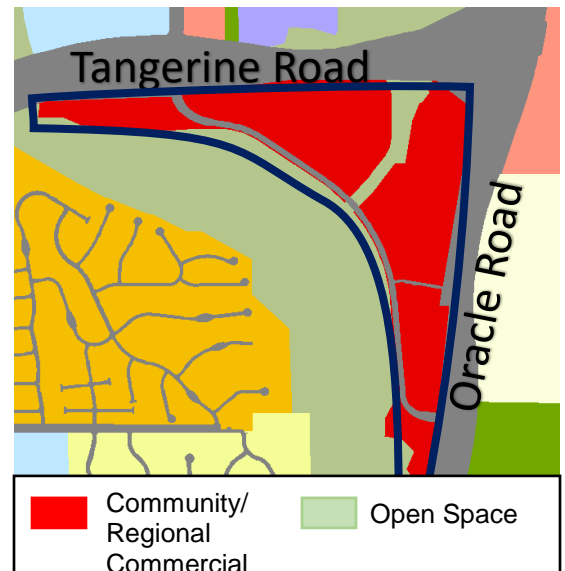
The General Plan is a policy document which helps inform land use decisions in the community and embodies the values and goals of the community and its residents. The subject property has two General Plan land use designations (see image to the right).

Community/Regional Commercial

This land use designation represents commercial areas located at the intersections of major roadways (arterials). Uses intended to serve the larger metropolitan area are appropriate, such as general retail, department stores and large-scale commercial uses (such as big box stores).

Open Space

The land use designations represents areas that are natural open space which have been preserved through zoning conservation easements or public ownership.



Existing Zoning Designation

The subject property has a zoning designation of Regional Commercial (C-2) in the Rancho Vistoso Planned Area Development.

Existing Development Standards

Development Standards	C-2
Building height	39' three stories plus 10' for architectural features
Buffer yards	30' along Tangerine and Oracle Road

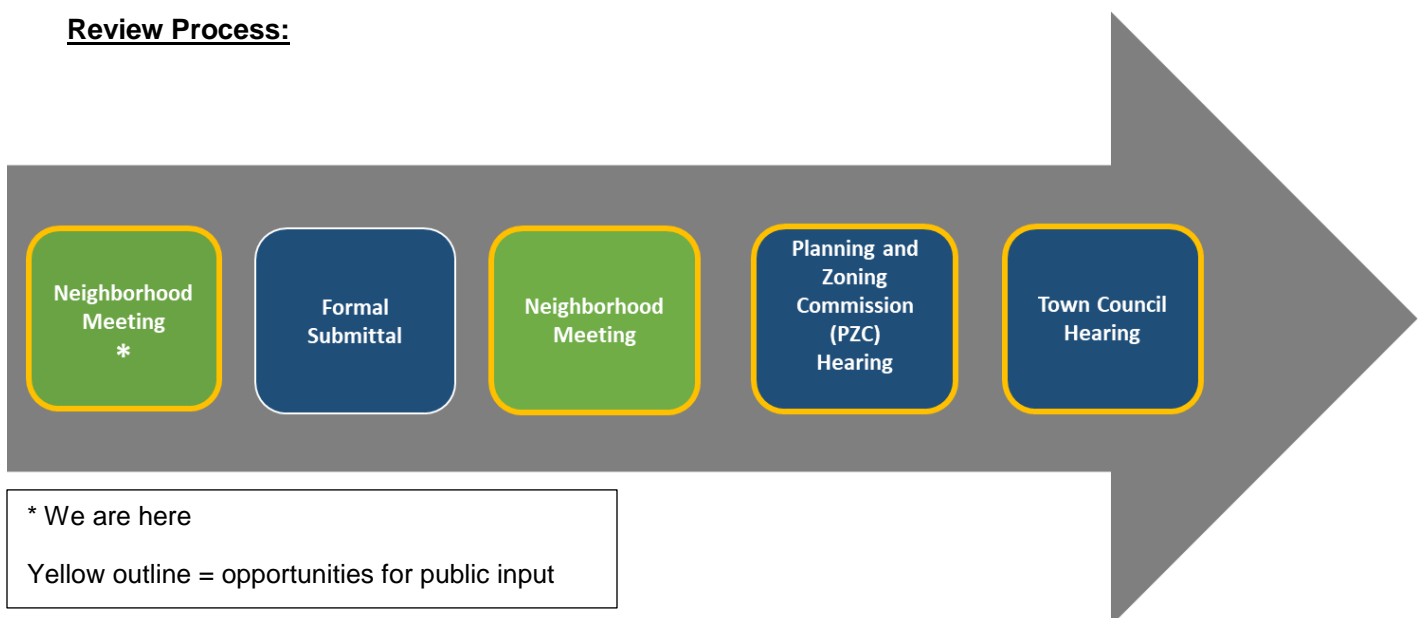
Review Criteria

Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

www.orovalleyaz.gov/planning

www.orovalleyaz.gov/generalplan

Review Process:



* We are here

Yellow outline = opportunities for public input