

Fact Sheet

Oracle/Suffolk Rezoning & Conditional Use Permit

Request

LaiDar Developments, LLC (“LDD”), a local family raising children in this area, recently purchased the 4.7 acres of property at the northeast corner of N. Oracle Road and W. Suffolk Drive (the “Property”) within the Town of Oro Valley (“Town”). Acknowledging the lack of indoor play space for children of all ages, especially during summertime, LDD proposes to develop a family-oriented, indoor recreational use on the Property featuring a sports/activity center, playground and complementary restaurant (no drive-through) and retail/service uses (the “Project”). LaiDar for Kids, LLC will be a franchisee of KTR, an indoor action sports playground facility founded in Arizona by a father looking for a safe place for his young children to play, learn and compete in various activities.

In order to bring this vision to reality, the Property needs to be rezoned to Neighborhood Commercial (C-N). Because the KTR use is 25,000 square feet, a Conditional Use Permit (“CUP”) is also needed in order to exceed the maximum 5,000-square-foot gross floor area allowed in C-N. LDD is processing the rezoning and CUP concurrently.

Project Information	
Site Area	4.7 Acres
General Plan Land Use Plan Designation	Neighborhood Commercial / Office
Existing Zoning	R-S (Residential Service)
Proposed Zoning	C-N (Neighborhood Commercial)
Proposed Uses	Private Recreation (Indoor Playground), Restaurant & Retail/Service
Building Height	25 Feet

Project Highlights

- KTR is an indoor sports/playground facility that provides a safe place for children of all ages and athletic abilities to play.
- KTR’s 25,000 square-foot building will include an indoor skatepark, trampolines, sport courts, an obstacle course, tumble tracks, and a fun zone for kids 5 and under.
- A restaurant and retail/service uses will be included in the Project. No drive-through will be associated with restaurant.
- The buildings will surround a central outdoor plaza/turf play area that will face Oracle Road.
- Minimum building setbacks are exceeded on all sides, including a 100-foot setback along the eastern Property line, adjacent to existing residential uses. Due to the intervening 20-foot public alleyway, there is a separation of over 120 feet between the nearest residential property line and the Project’s building.
- Fifteen-foot landscape buffers will be provided along the north and east Property lines, and 30-foot landscape buffers will be installed adjacent to each roadway. A 5-foot masonry screen wall will be located interior to the landscape buffer along the eastern Property line.
- There will be two driveway access points into the Project, one on Oracle Road and the other on Suffolk Drive.
- Parking will be distributed around three sides of the building exceeding the required ratio of 4.5 spaces per 1,000 square feet. Parking areas facing streets will be screened with a 3.5-foot masonry wall.
- Loading and refuse collection areas will be screened with 6-foot masonry walls.