

# **Public Outreach Plan**

## **Oracle/Suffolk**

### **Rezoning & Conditional Use Permit**

February 18, 2026

Parcel No. 225-51-018A & 225-51-4720



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## **Oracle/Suffolk Rezoning & CUP Public Outreach Plan**

LaiDar Developments, LLC (“LDD”) owns approximately 4.7 acres of property at the northeast corner of N. Oracle Road and W. Suffolk Drive, APNs 225-51-018A & 225-51-4720 (the “Property”) within the Town of Oro Valley (“Town”). (See attached *Site Location map*.) The Property is currently vacant and is zoned Residential Service District (“R-S”). LDD is interested in developing family-oriented, indoor recreational use on the Property (the “Project”). In addition to the Private Recreation use, the Project will include a restaurant and retail/service spaces. The Project requires a rezoning to the Town’s Neighborhood Commercial District (“C-N”) along with a Conditional Use Permit (“CUP”). LDD intends to process the rezoning and CUP concurrently. Below is the Public Outreach Plan (the “Outreach Plan”) for the Project, as required by the Town’s Zoning Code § 22.15(D).

### **Project Description**

LDD’s vision for the Property is to create an inviting, family-friendly commercial and recreation center. 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 learn and compete in various activities and sports. KTR’s goal is to inspire kids of all ages and athletic abilities to discover their true potential through active play. The following indoor features will be included within KTR’s proposed 25,000 square-foot building:

- Skatepark
- Trampolines
- Sport Courts
- Obstacle Course
- Tumble Tracks
- Fun Zone for kids 5 and under

While KTR will anchor the center, the Project will also include a restaurant and several retail/service spaces that are intended to complement the family-oriented recreation use. The buildings will surround a central outdoor plaza with turf play/respice area. All the proposed uses are permitted in C-N zone, although the proposed 25,000 square-foot KTR building exceeds the maximum 5,000-square-foot gross floor area allowed by a single business in C-N zone. A CUP is required to permit the additional building square footage proposed by the Project.

The buildings will be up to 25 feet in height, as permitted in C-N zone. Minimum required building setbacks are exceeded on all sides, with a generous 100-foot setback provided along the eastern Property line, adjacent to existing residential uses. In addition to the 100-foot setback on the east, there is also an intervening 20-foot public alleyway, resulting in 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. Loading and refuse collection areas will be screened with 6-foot masonry walls.

There will be two driveway access points into the Project, one on Oracle Road and the other on Suffolk Drive. Vehicular circulation will surround the building, and parking will be distributed around three sides, exceeding the required ratio of 4.5 spaces per 1,000 square feet. Parking areas facing the public right-of-way will be screened with a 3.5-foot masonry screen wall. A storm drain culvert will be installed to guide wash flows to the southwest corner of the Property, and other drainage features/areas are also identified at the south end of the Property.

## **Stakeholders & Meeting Notification**

Notice will be provided to all interested stakeholders at least 15 days prior to meeting dates. We have identified the following stakeholders for this process:

- Property owners within 600 feet of the Property, including both residential and commercial neighbors
- The Town of Oro Valley
- Arizona Department of Transportation (ADOT)

## **Proposed Neighborhood Meeting Process**

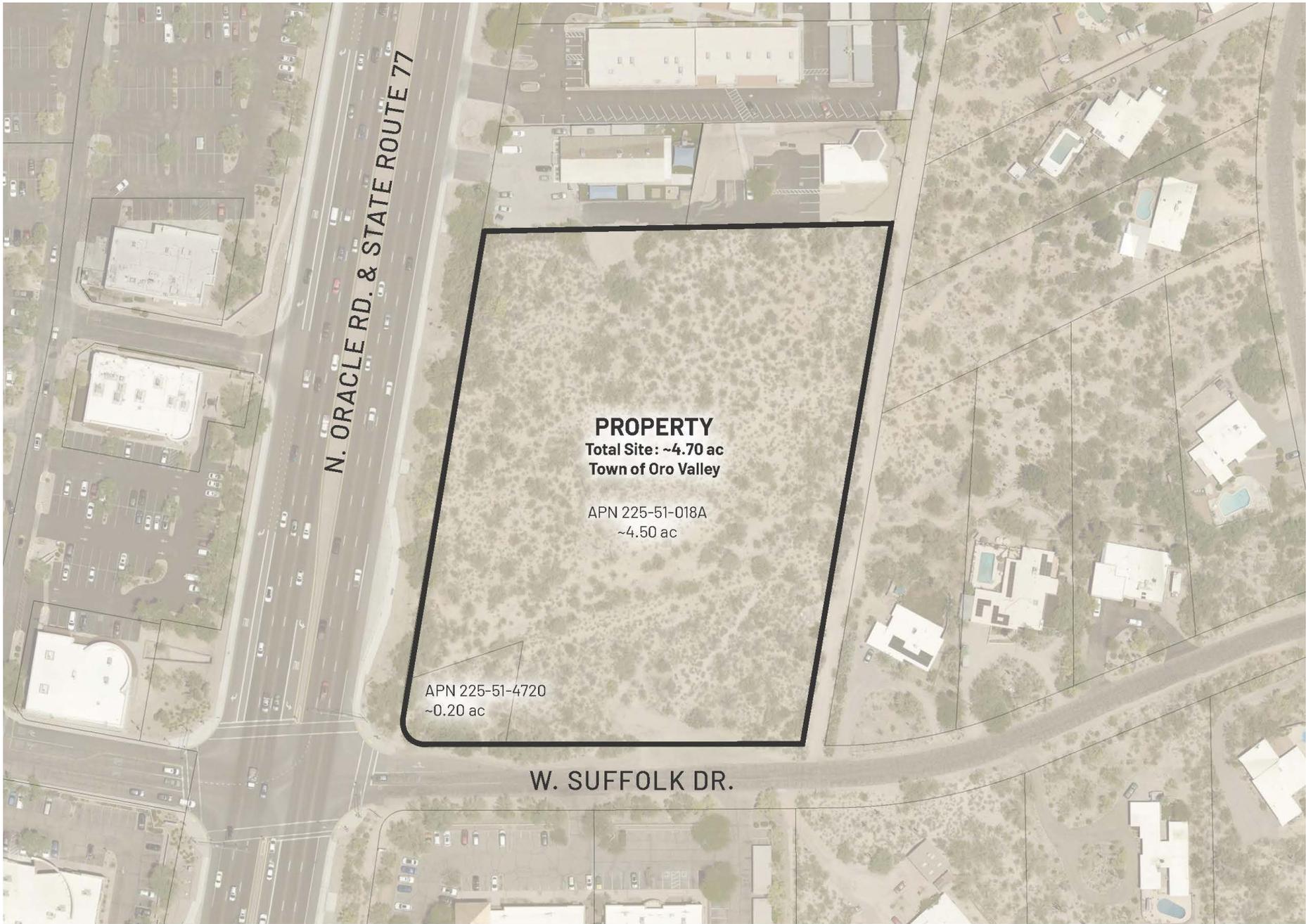
The Project's neighborhood meeting process will meet or exceed the Neighborhood Meeting Requirements set forth in the Town's Zoning Code § 22.15(F). The process is as follows:

1. The Project Team will work with Town staff to record an informational video about the Project that will be posted to the Town website prior to the neighborhood meeting.
2. The Suffolk Hills neighborhood is located directly east of the Property. Prior to the neighborhood meeting discussed below, the Project Team will reach out to the Suffolk Hills Property Owners' Association to discuss the proposal, design and intended mitigation measures.
3. Outreach will include at least one neighborhood meeting prior to submittal.
  - a. The neighborhood meeting will serve two purposes:
    - (1) It will be an educational session with neighbors, other stakeholders and the Town's Project Planner to review and discuss the process and applicable planning and zoning regulations.
    - (2) The meeting will be an opportunity to present the Project, solicit feedback and address issues and concerns.
  - b. After the meeting, the Project Team will work with Town staff to:
    - Determine whether future meetings are required based on any substantial changes or mitigation measures proposed, and



- Schedule any additional public meetings, as necessary.
- c. The Project Team will meet individually with interested stakeholders to discuss issues and mitigation solutions, if needed.
4. The public meeting(s) will be held in a facility that is accessible to the public and provides access to people with disabilities.
  5. The public meeting(s) will be scheduled on a weekday evening, or on another day to meet the needs of the neighborhood, as appropriate.
  6. Notice will be provided to all interested stakeholders at least 15 days prior to any official public meeting date, as required by the Town's Zoning Code.





N. ORACLE RD. & STATE ROUTE 77

**PROPERTY**  
Total Site: ~4.70 ac  
Town of Oro Valley

APN 225-51-018A  
~4.50 ac

APN 225-51-4720  
~0.20 ac

W. SUFFOLK DR.

# Site Location



NORTH  
N.T.S. - FOR REFERENCE ONLY  
0 50 100 200 Feet

