



Proposed Apartment Expansion at the Oro Vista Shopping Center at La Cañada Drive and Lambert Lane

Access the project webpage below:

www.OVprojects.com under the project name: SE intersection of Lambert Ln and La Canada Dr - Oro Vista Apartments - Residential Subdivision Site Plan, 1902751 & 2002073

Project Summary

The applicant is proposing a 16-unit apartment development that would be maximum height of 38 feet or 3-stories.

Proposed Change:

The applicant is proposing a 16-unit apartment development on the vacant parcel within the Oro Vista shopping center. The design proposes 1-story fronting Lambert Lane and 3-stories along the southern portion of the site next adjacent to existing apartments. The maximum building height per the El Conquistador Planned Area Development (PAD) is 38-feet.

Meeting Dates

1. First neighborhood meeting – February 26, 2020
2. Web-based, fully interactive Zoom meeting – February 10, 2021
3. Planning and Zoning Commission – TBD
4. Town Council – TBD

Project milestones

1. Pre-application submitted – November 2019
2. Formal application submitted- August 2020
3. Revised application submitted – January 2021

Meeting format

Standard meeting format

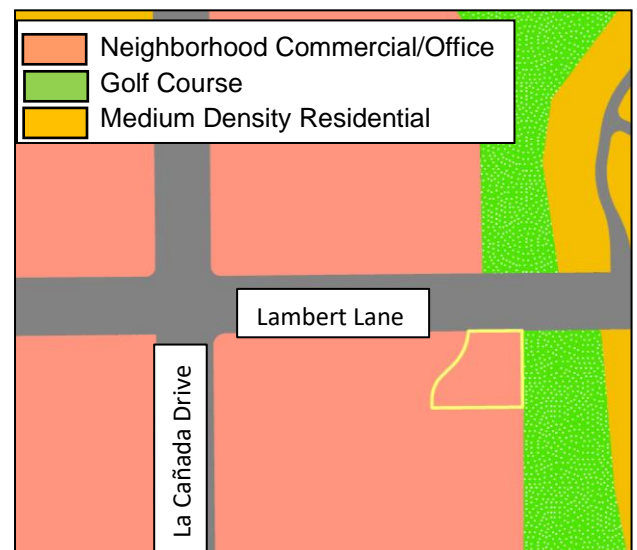
- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 40 minutes

General Plan

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.

General Plan Designation

The subject property has a General Plan designation of Neighborhood Commercial/Office (see image to the right).



Neighborhood Commercial/Office

This land use designation represents commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices. Residential development may be included on a case-by-case basis.

Existing Zoning Designation

The subject property has a zoning designation of Area D within the El Conquistador Country Club PAD, which allows residential dwelling units, including apartments.

Development Standards

Applicable development standards are listed below:

- Maximum building height is 38-feet
- 90-foot building setback from northern property boundary
- 25-foot landscaped buffer yard required along Lambert Lane
- 25-foot building setback required on the eastern portion of the project
- Total maximum building coverage is 80%
- Average minimum usable open space per dwelling unit is 300 square feet

Review Criteria

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

www.orovalleyaz.gov/planning

www.orovalleyaz.gov/generalplan

Review Process:

Required Approvals

- Consideration and recommendation by Planning and Zoning Commission
- Approval by Town Council

