



# Proposed Commercial Development on Oracle Road, north of Linda Vista Boulevard

**Access the project webpage below:**

[www.OVprojects.com](http://www.OVprojects.com) under the project name Proposed Commercial Development on Oracle Road, north of Linda Vista Boulevard.

## **Project Summary**

The applicant is proposing a commercial development consisting of a 7,800 square foot restaurant and 4,000 square foot restaurant with drive through. The subject property (outline in yellow to the right) is approximately 5.3 acres, located in front of the Reflections at the Buttes property on the east side of Oracle Road, ¼ mile north of Linda Vista Boulevard.

## **Proposed Change:**

- New commercial development to include:
  - 7,800 square foot building(restaurant)
  - 4,000 square foot building (restaurant with drive-through)

## **Meeting Dates**

1. First neighborhood meeting – August 22, 2018
2. 2<sup>nd</sup> neighborhood meeting – TBD
3. Planning and Zoning Commission – TBD
4. Town Council – TBD

## **Project milestones**

1. Pre-application submitted – January 2018
2. First neighborhood meeting- August 2018
3. Formal submittal – anticipated after 1<sup>st</sup> neighborhood meeting

## **Meeting format**

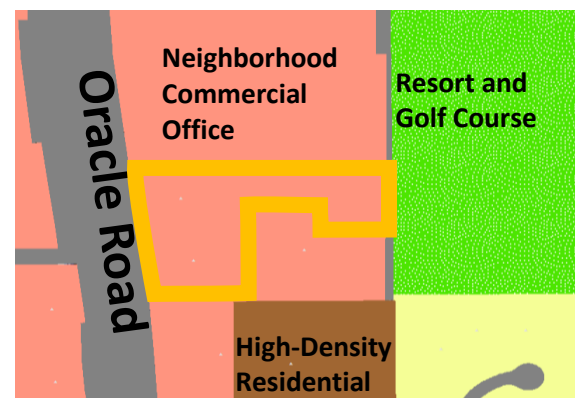
Standard meeting format

- 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 one General Plan designation of Neighborhood Commercial and Office (see image to the right).



### Neighborhood Commercial Office (NCO)

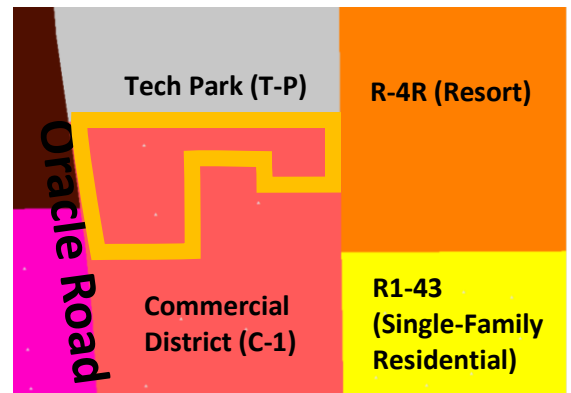
*This land use designation represents commercial and office areas with good access to major roadways (i.e. along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable.*

### Existing Zoning Designation

The subject property has a Commercial District zoning designation and is located within the Oracle Road Scenic Corridor Overlay District (see image to the right).

### Commercial District-1

*This district provides for large scale office complexes and medium sized retail centers, located on a major arterial. Through buffering and other mitigation measures, C-1 centers must be compatible with adjoining residential neighborhoods, while satisfying commercial and service business needs of nearby neighborhoods.*



### Development Standards

Development Standards	C-1 and the Oracle Road Scenic Corridor Overlay
Building height	25 feet or 2 stories
Building setbacks	Front: Average of 120' from Oracle Road Side and Rear: 25'
Minimum open space	20%

### Review Criteria

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

[www.orovalleyaz.gov/planning](http://www.orovalleyaz.gov/planning)  
[www.orovalleyaz.gov/generalplan](http://www.orovalleyaz.gov/generalplan)

### Review Process:

