ORACLE ROAD AND 1ST AVENUE PROPOSED HOTEL

Access the project webpage below

www.ovprojects.com

Project name:

Proposed Development Plan for 107-room Hotel near Oracle Road and 1st Ave. intersection

Project Summary

The applicant proposed to develop a hotel on the two remaining vacant parcels in the San Dorado shopping center near the southeast intersection of Oracle Road and 1st. Avenue. The subject property includes the two vacant parcels between the Panera Bread, Chipotle retail/restaurants along Oracle Road and the San Dorado Apartments to the east (see map below). The hotel is permitted in the Oro Valley Town Centre Planned Area Development (PAD) which includes the subject property.

Proposed changes

The applicants' proposed changes include the following:

- 107-room hotel
  - Outdoor pool
  - Outdoor patio area
- Building height:
  - 43 feet
  - 50 feet 3 inches with architecture features
- Parking spaces (shared parking within the existing center):
  - 117 spaces
  - 5 accessible spaces



Required Applications

The proposed project will require the following applications:

- Development Plan Package (Development Plan, Landscape Plan, Rainwater Harvesting Plan
- Nonresidential Architecture Package
- Art
- Signage
- Grading and Improvement Plans
- Building Permits
- Assurances

Meeting Dates

1. Neighborhood Meeting – November 19, 2026

Project Milestones

1. Informational Video Posted on www.OVprojects.com – November 4, 2026
2. Neighborhood Meeting – November 19, 2026
3. Formal submittal from applicant – TBD
4. Administrative approval upon code compliance - TBD

Meeting Format

Standard meeting format

- Introduction-10 minutes
- Staff Presentation-30 minutes
- Question and Answer- 40 minutes

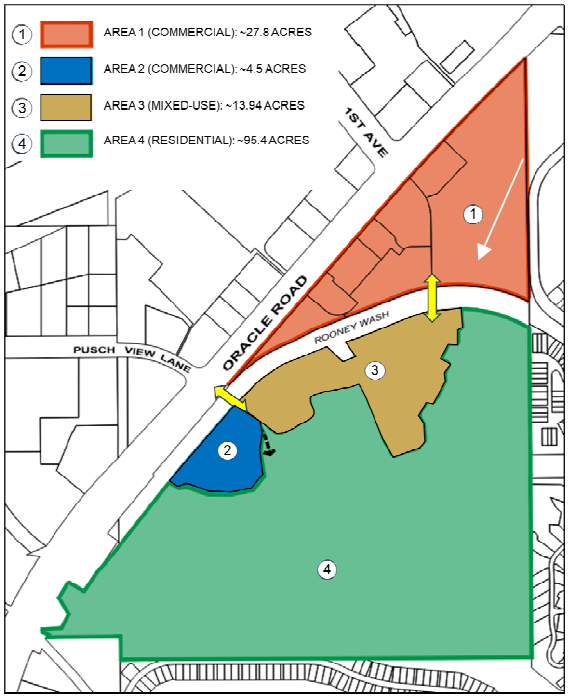
Zoning

The zoning of a property is what actually gives the property owner the legal right to use their land. It includes detailed allowances with vested property rights and establishes what uses are permitted and what development standards are applicable. Zoning dictates what can and cannot be done.

Existing Zoning Designation

The subject property is zoned “Area 1” in the Oro Valley Town Center Planned Area Development (see image at right). A description of the intended use for the area from the PAD is provided below:

- Area 1 (Commercial) – This area) are where the more intense activities are located and include retail, restaurant, office and other commercial uses. Maximum building heights of 40 feet (+10 feet for architectural features). Office uses are permitted 50 feet and hotels are permitted 75 feet.



The hotel is a permitted use in this zoning designation which means that once the application is code compliant, the town IS REQUIRED to approve the request.

Review Criteria

Please use the following links to review the applicable review criteria

Oro Valley Town Centre PAD

Oro Valley Zoning Code