



# NEAR THE SW CORNER OF LAMBERT LN. AND LA CANDIA DR., TROPICAL SMOOTHIE - CONDITIONAL USE PERMIT, 2102451

**Access the project webpage below**

[www.ovprojects.com](http://www.ovprojects.com) under the project name "Near the SW corner of La Cañada Drive and Lambert Lane, Tropical Smoothie – Conditional Use Permit, 2102451"

## **Project Summary**

The applicant requests a conditional use permit to allow a drive-thru for a 1,544 square foot restaurant located on the southern vacant building pad in the Cañada Crossings shopping center near the southwest corner of La Cañada Dr and Lambert Ln. (highlighted in blue).

## **Proposed New Development**

1,544 sq ft. restaurant with drive-through and outdoor dining area.

## **Meeting Dates**

1. First Neighborhood Meeting – June 8, 2022
2. Second Neighborhood Meeting – To be determined
3. Planning and Zoning Commission – To be determined
4. Town Council – To be determined



## **Project Milestones**

1. Pre-application submitted – September 2021
2. Formal Submittal – To be determined

## **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. The General Plan embodies the values and goals of the community and its residents.

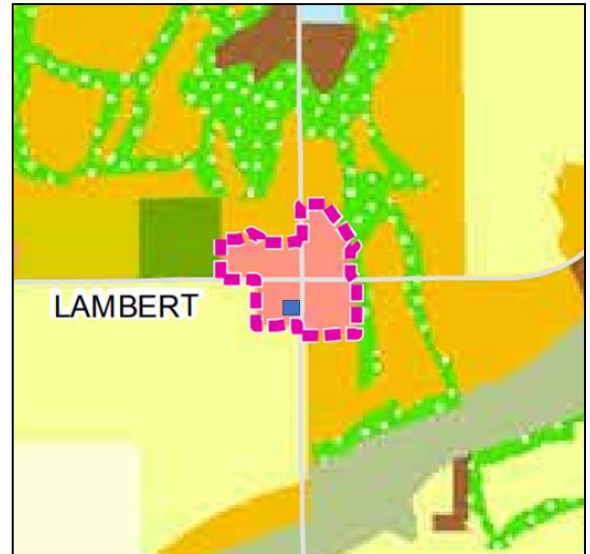
### Existing General Plan Designation

The subject property has a General Plan Land Use designation of Neighborhood Commercial/Office and is within a Tier 2 Growth Area.

### Neighborhood Commercial/Office (NCO)

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.

Desired uses are those intended to serve the surrounding neighborhoods, and which are integrated with those neighborhoods, such as grocery stores, drugstores and professional offices.

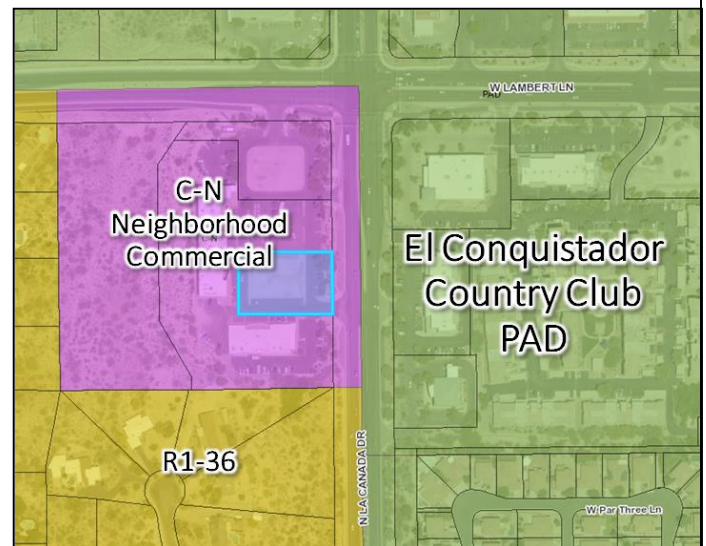


### Existing Zoning Designation

The subject property is zoned Neighborhood Commercial (C-N) zoning. (see lower image on right):

### Neighborhood Commercial (C-N) District Standards for site

1. Site Perimeter Setbacks: Front 30', Sides 25', and Rear 25'
2. Building height: 25'



### Review Criteria

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

Town of Oro Valley Zoning Code -

<https://orovalley.town.codes/ZC>

The Your Voice, Our Future General Plan -

<https://www.orovalleyaz.gov/Government/Departments/Town-Managers-Office/General-Plan>

