



4690 N Melpomene Way

Tucson AZ 85749

Ph: 520 461-8016

PUBLIC OUTREACH PLAN

Project:

Tropical Smoothie-La Canada Dr

10335 N La Canada Dr

Oro Valley, Arizona 85737

NE1/4, Sec 15, T12S, R13E, G&SRM

Client:

OneTen Main Guadalupe LLC

Attn: Nico Fricchione

140 Rio Salado Parkway Ste 1104

Tempe, Arizona 85281

Ph: (570) 947-7372



SUBMITTAL: June, 2023

Job D21017

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1.0 Project Description

The subject property consists of approximately 0.76 acres of currently vacant land located in the Canada Crossroads development on the west side of N. La Canada Drive, just south of W. Lambert Lane, as shown in the aerial photo below.



The proposed development will consist of one drive-through building for Tropical Smoothie #AZ055. A preliminary plan is attached as an exhibit.

No rezoning will be necessary and the project is not within any of the Town's mapped Environmentally Sensitive Lands (ESL) or Significant Resource Areas (SRA). There are no applicable overlay zones.

Approval of a Conditional Use Permit is required for the proposed Convenience Use. The proposed use is otherwise compatible with the current C-N zoning and the Town's General Plan.

The project requires Town Council approval of a reduction to the required 250-foot separation between the proposed Convenience Use (measured from the property line) and adjacent residentially-used properties. The requirement is in Town Code Section 25.1.B.6.a. Reduction of the separation distance to 195 feet is proposed to allow the use within such proximity to the residential lots south of the project, in the Rancho Feliz subdivision (Book 31, Page 92 M&P).

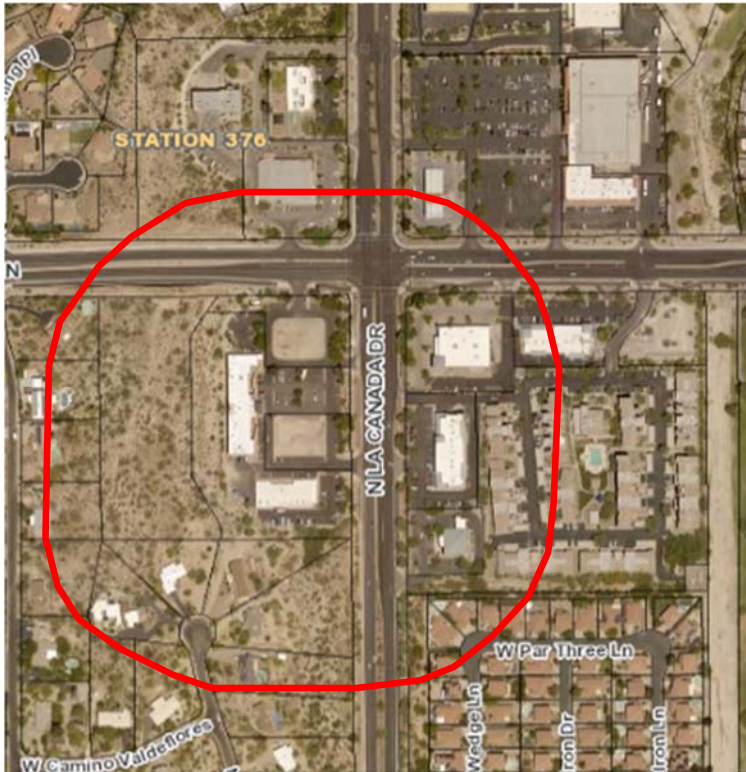
The approximate, pre-reduction setback of 250-feet, as required by Town Code Section 25.1.B.6.a, is depicted below.



2.0 Identification of Interested Stakeholders

Interested stakeholders for this project are primarily adjacent business and land owners in the Canada Crossroads center, and nearby residents in the vicinity of the project. Per Town of Oro Valley Code, all landowners and H.O.A.'s within 600 feet of the project will be

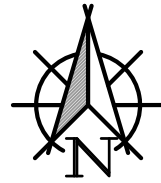
notified of the neighborhood meeting. Notification is to be prepared and mailed by Town staff at least 15 days prior to the meeting date. The approximate 600-foot radius area is shown below. The official notice area map will be prepared by Town staff.



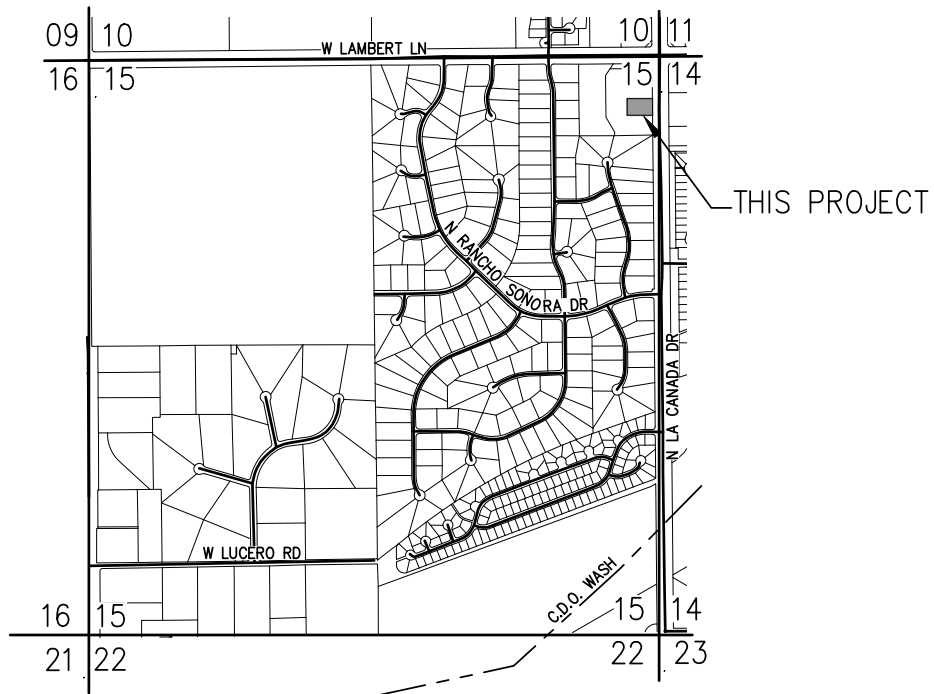
3.0 Proposed Neighborhood Meeting Process

The first of two neighborhood meetings was held on June 8, 2022 at 6:00 pm at the Town of Oro Valley Council Chambers located at 11000 N La Canada Drive. The second meeting will be held at the same location and will be in accordance with Town Code 22.15.F. The meeting will cover both the Conditional Use Permit requirement for the project and the site design and zoning requirements.

The second neighborhood meeting will serve purpose of informing neighbors and other stakeholders of the status of the project in the Town's review and approval process and will be an opportunity to present the Conceptual Site Layout and Conceptual Architecture, which has been reviewed for compliance by Town Staff, before those items are scheduled for Mayor and Council consideration.



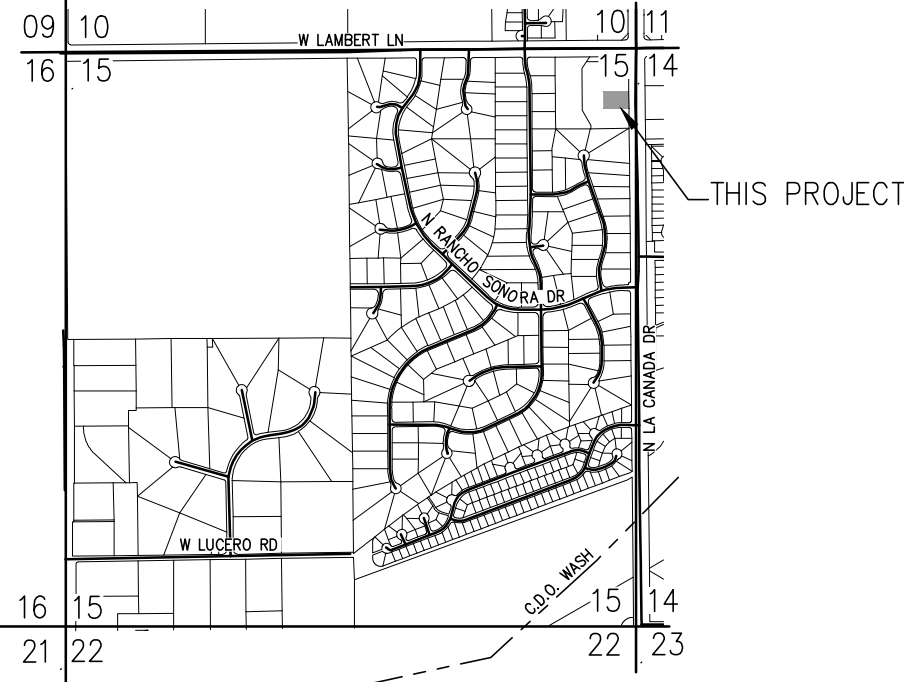
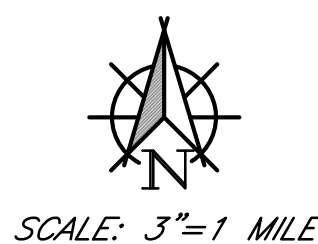
SCALE: 3"=1 MILE



LOCATED IN THE N.E. 1/4 OF SEC 15, T12S, R13E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
APN 224-39-001D

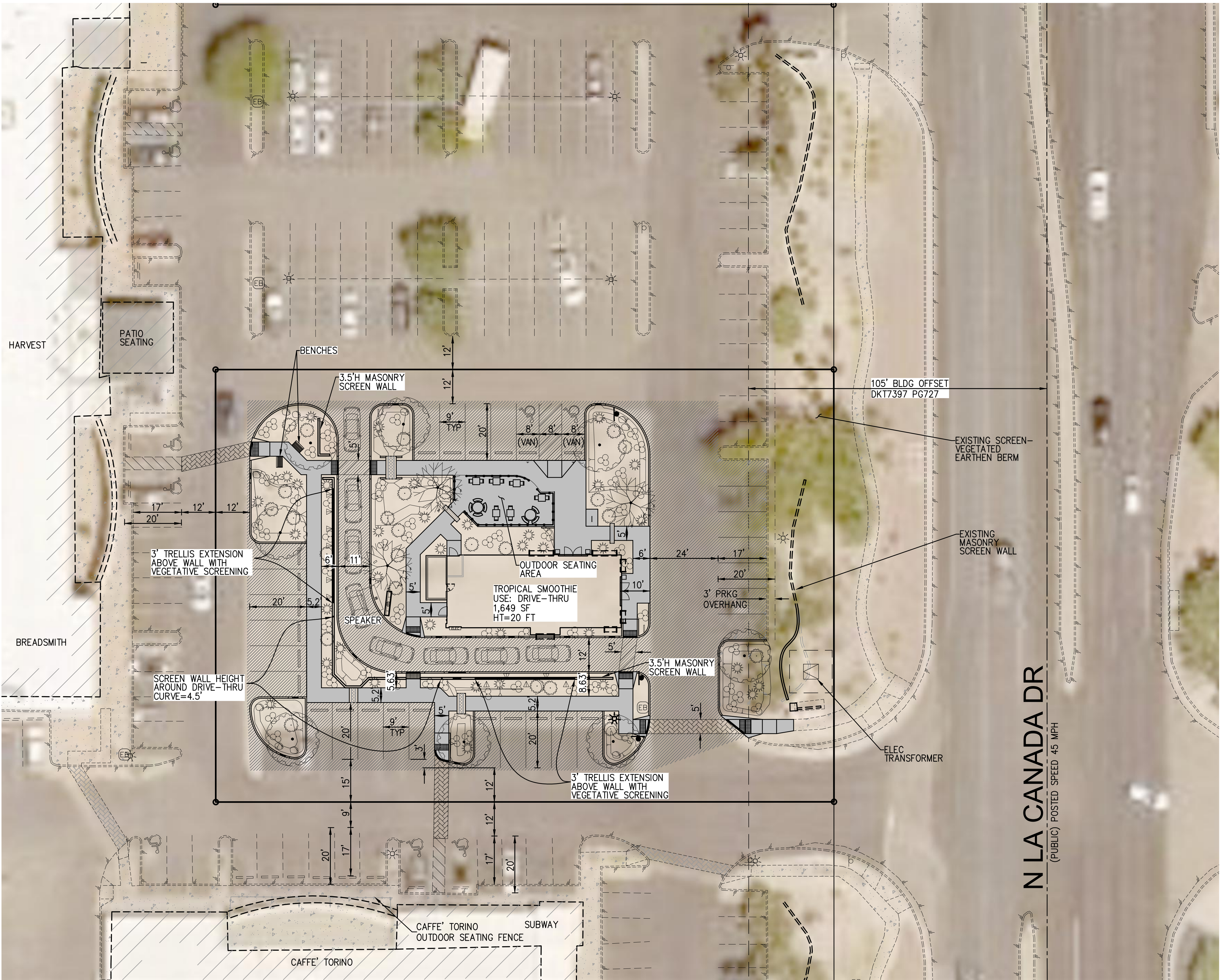
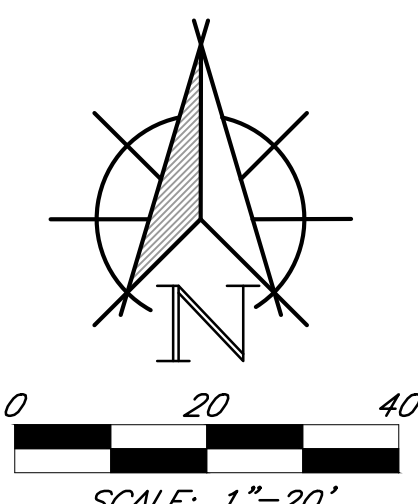
TROPICAL SMOOTHIE - LA CANADA DR

SITE CONCEPT PLAN



LOCATION MAP

LOCATED IN THE N.E. 1/4 OF SEC 15, T12S, R13E,
G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



CIVIL ENGINEER

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SITE ADDRESS

10335 N LA CANADA DR
ORO VALLEY, AZ 85737

REF. NO: OV12-98-12
OV9-96-7



TROPICAL SMOOTHIE-LA CANADA DR SITE CONCEPT PLAN

LOCATED IN THE N.E. 1/4 OF SEC 15, T12S, R13E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:	JOB NO. D21017	SCALE HORIZ: 1"=20'	SHEET 1 OF 1
	DATE: JUNE, 2023		

PRELIMINARY- NOT
FOR CONSTRUCTION

Public Notification Area Map
(To be provided by Town of Oro)