

To: Town of Oro Valley, Community & Economic Development Dept.

FROM: Paul Oland

11000 North La Canada Drive

Oro Valley, AZ 85737

DATE:

9/11/2023

PROJECT: Rancho Vistoso PAD

PROJECT #:

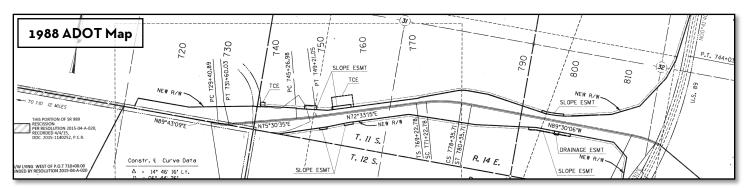
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Text Amendment to Allow Access to Tangerine Road

Project Overview

For many years Tangerine Road was under the ownership and control of the Arizona Department of Transportation (ADOT) as State Route 989, originally envisioned to connect Oracle Road (State Route 77) west to Interstate-10. At that time Tangerine Road was planned to have grade-separated interchanges at major intersections and limited access everywhere else. Access controls and a wide, freeway-style right-of-way were memorialized within the Rancho Vistoso Planned Area Development (PAD) in the 1980's including along the employment area that would later become known as Innovation Park. Below are snips from a 1985 PAD land use plan showing circles where the interchanges were envisioned, and the 1988 ADOT map establishing the flared rights-of-way needed for the traffic interchanges anticipated at those locations.





Over the course of the more than thirty years that followed, regional transportation plans changed, and Tangerine Road was downgraded to a major arterial roadway rather than a limited-access freeway. In 2015 its State Route designation was removed for most of its length except through Rancho Vistoso, and more recently the designation was completely removed. Ownership of Tangerine Road was then transferred from ADOT to the Town of Oro Valley, finally giving back to Oro Valley the right of self-determination regarding future design and access to this important roadway.

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This Request

In light of Tangerine Road's ultimate functional classification as only a major arterial roadway and not a limited-access State Route, the severe access restrictions established in the 1980's are no longer needed or appropriate. Oro Valley now has the opportunity to grant access to Tangerine Road on a careful and intentional basis centered on sound traffic engineering and design. Venture West wishes to proceed with development of their parcel at the northeast corner of Tangerine Road and Innovation Park Drive and has submitted engineering plans and a traffic report demonstrating safe and efficient traffic circulation associated with that development. The plans include one new access drive connection to Tangerine Road, approximately 450 feet east of Innovation Park Drive. In order for that access connection to be allowed we seek approval not only of the various engineering plans and traffic report under separate application, but also of a text amendment to the PAD, removing the following text:

"Neighborhood Policy 3.9. Tangerine Road: Access from Tangerine Road will be solely from the interchange designated between Big Wash Bridge and Oracle Road (Tucson-Florence Highway, U.S. 89)"

That text, referencing an interchange at the intersection of Tangerine Road and Innovation Park Drive, is clearly obsolete and aligned with ADOT's stringent access control policies that are no longer in effect.

We appreciate your consideration of these requests. Please do not hesitate to contact me with any questions.

Sincerely,

David Olaval