

# Southeast corner of Tangerine and La Cholla Type 1 General Plan Amendment and Rezoning

Neighborhood Meeting  
August 30, 2022  
Meeting will start at 6pm

## Ground Rules for Neighborhood Meetings

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

All Zoom participants are  
currently on mute. Host will  
provide directions when  
meeting starts at 6pm.



Town of Oro Valley

Please contact Hannah Oden,  
Planner, at (520) 229-4814 for  
additional ZOOM assistance.  
Phone passcode: 430089

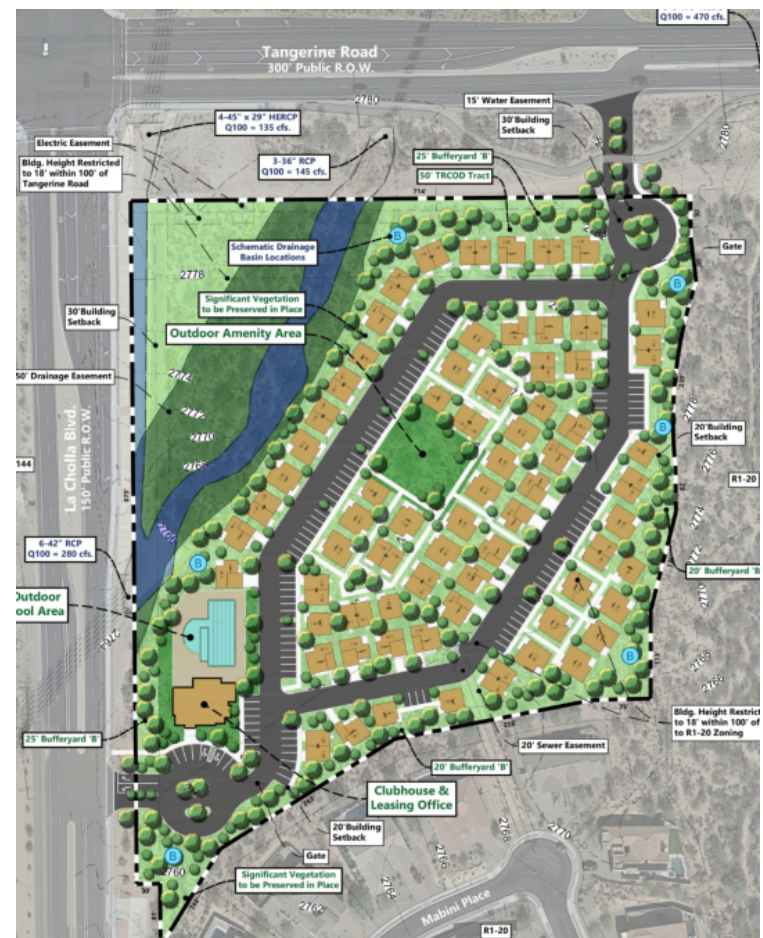


Town of Oro Valley

## Purpose

### ► INFORM, LISTEN AND ADDRESS YOUR CONCERNS

- I. Opportunities to stay involved
- II. Brief overview by staff
- III. Applicant presentation
- III. YOUR TURN!**
- IV. Upcoming meetings





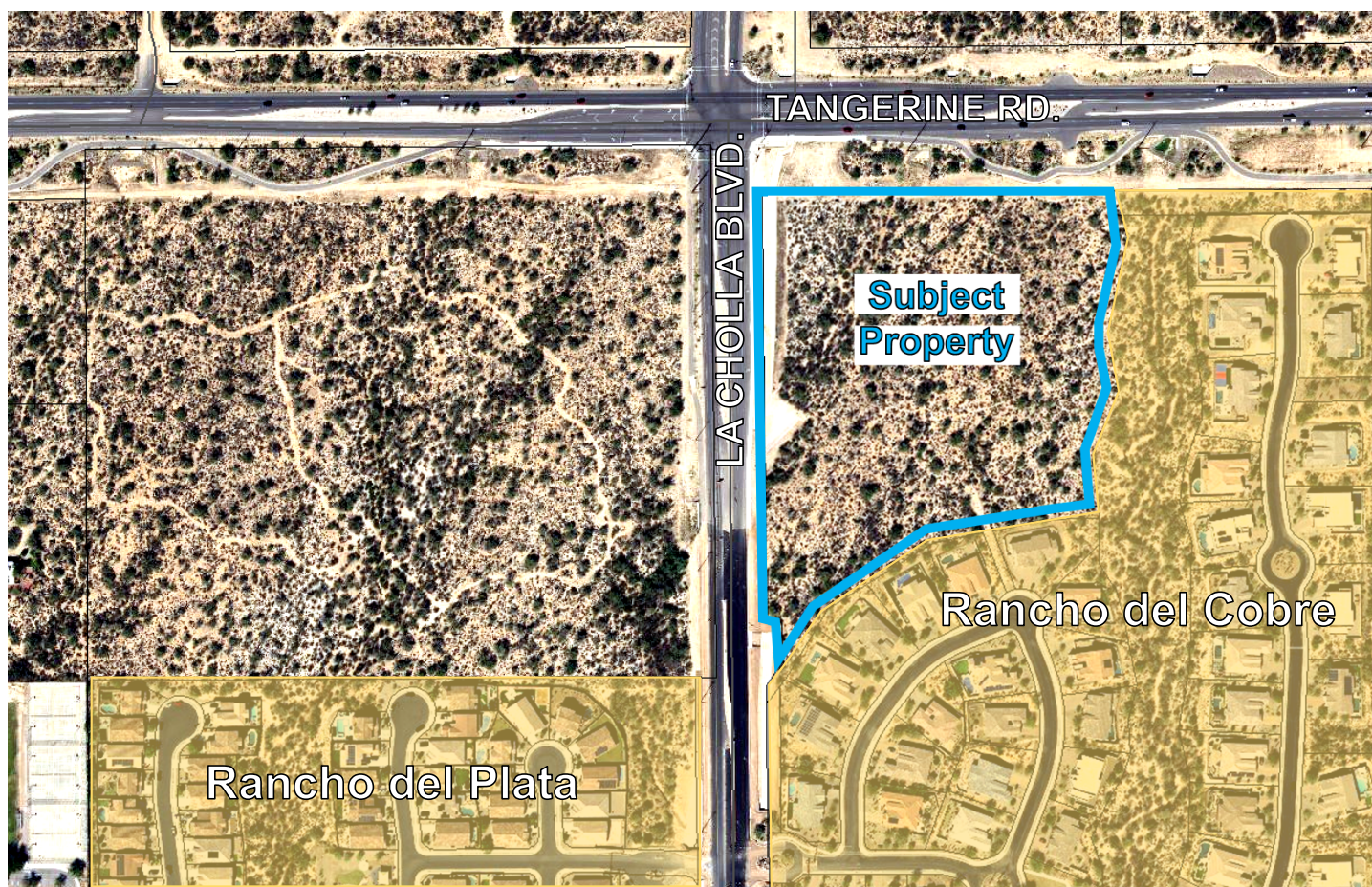


**Questions:** [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov)  
**Info:** [www.OVprojects.com](http://www.OVprojects.com)



## Location Map

Town of Oro Valley



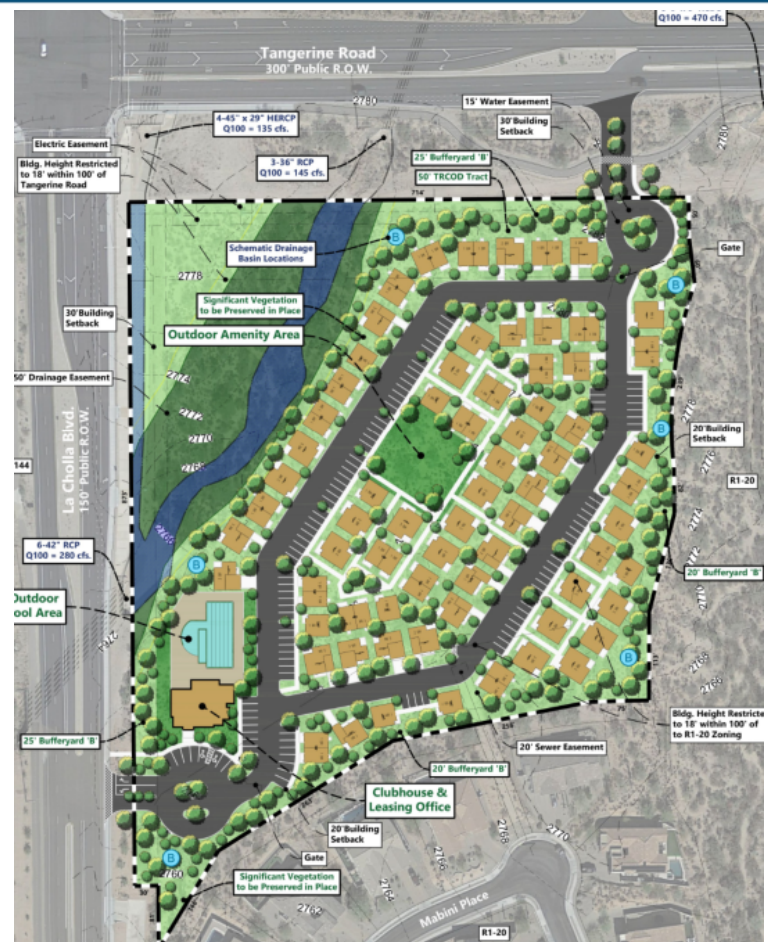




Town of Oro Valley

## Applicant's proposal

- ▶ **Type 1 General Plan Amendment**
  - ▶ Neighborhood Commercial/ Office (NCO) to High Density Residential (HDR)
- ▶ **Rezoning**
  - ▶ Neighborhood Commercial (C-N) to Multi-family (R-6)
  - ▶ 90 rental units
    - ▶ 1 and 2-story
    - ▶ Detached and attached
  - ▶ 2 access points

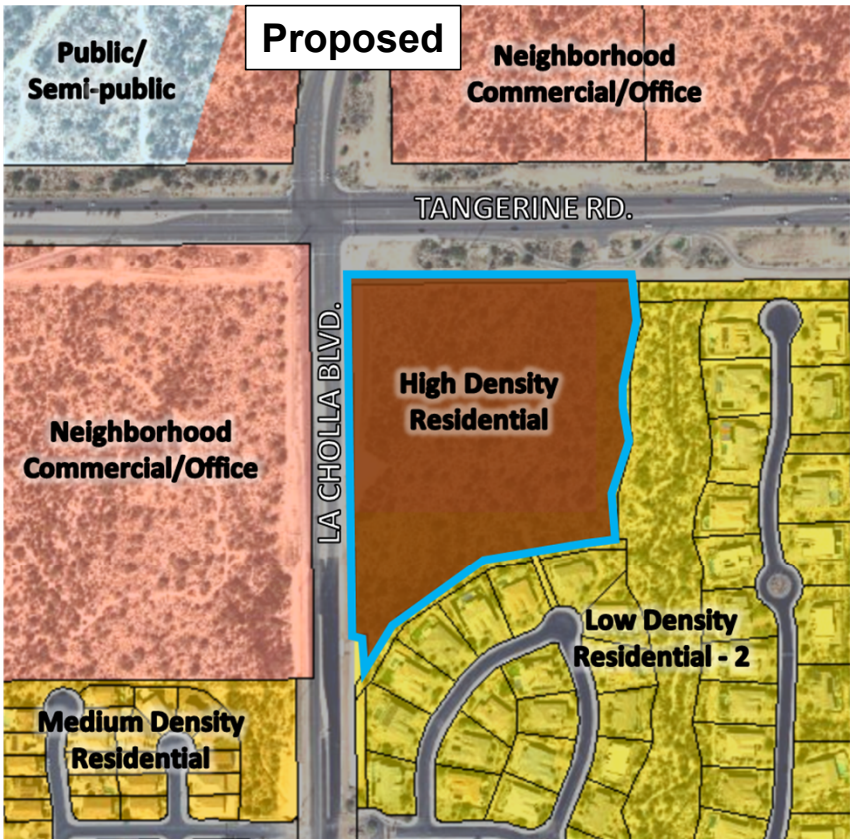
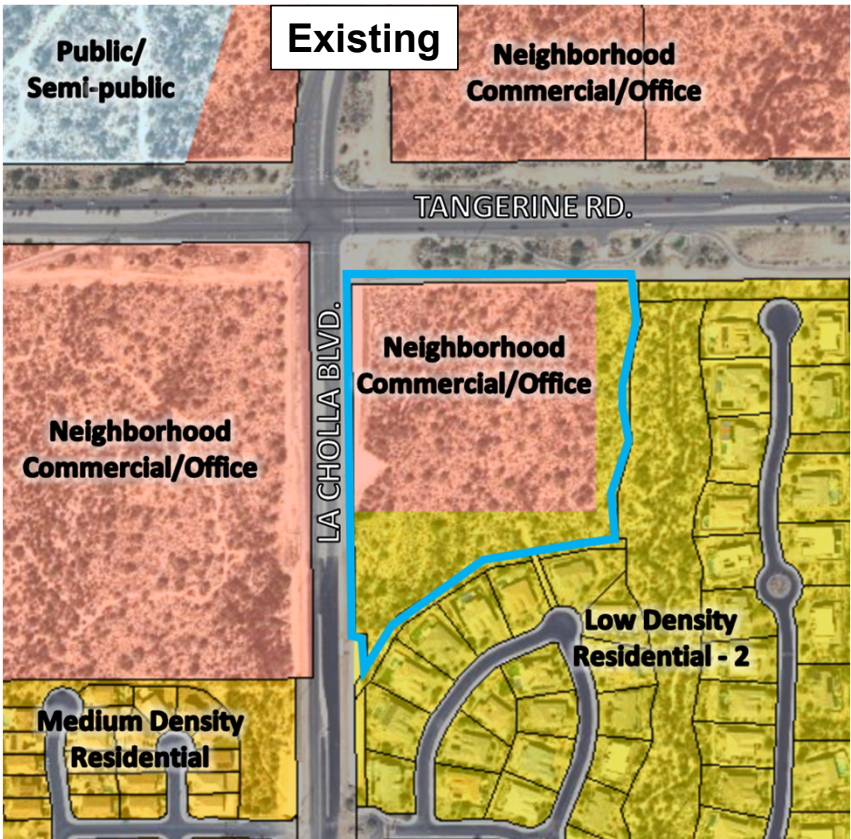




# Application 1: Type 1 General Plan Amendment

Town of Oro Valley

## General Plan Land Use Designations



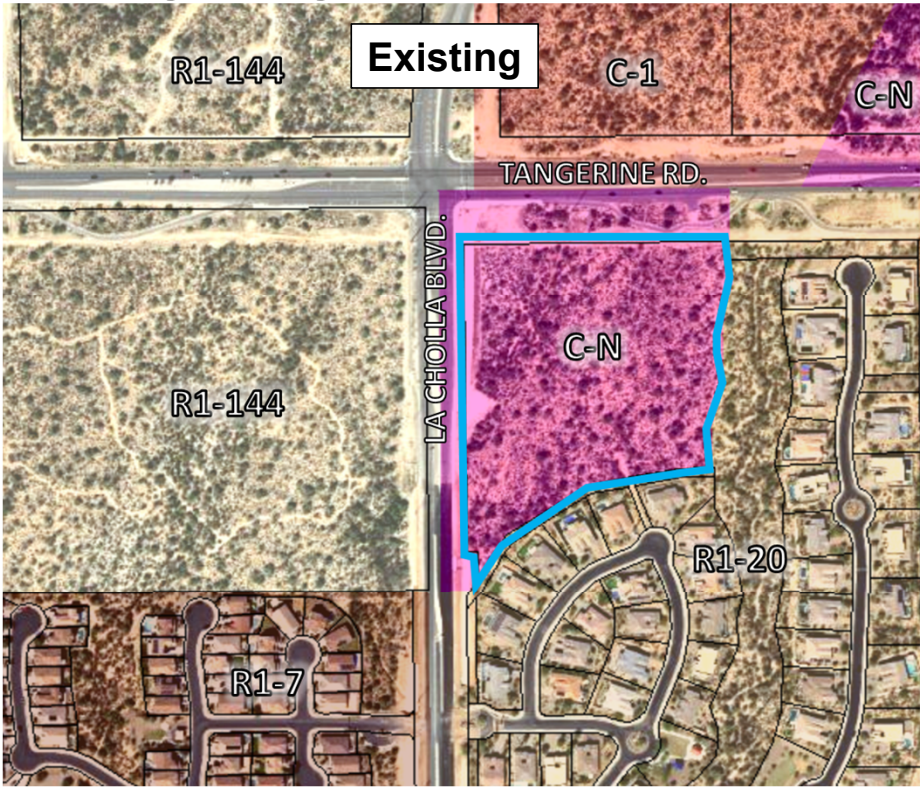




Town of Oro Valley

# Application 2: Rezoning

## Zoning Designations



Max Building Height: 25 feet or 2 stories



Max Building Height: 25 feet or 2 stories





Town of Oro Valley

# 1<sup>st</sup> Neighborhood Meeting

- ▶ Comments
  - ▶ Commercial viability
  - ▶ Compatibility
  - ▶ Building Heights
  - ▶ Traffic
  - ▶ Land use transition
  - ▶ Housing type(s)

1<sup>st</sup> Meeting



Tonight's Meeting



JLM Living

Tangerine South



Plan Summary

1.

Property Area:

11.5± Ac.
2.

Existing Zoning:

C-N (Neighborhood Commercial District)
3.

Existing General Plan:

NCR (Neighborhood Commercial / Office) & LDR (Low Density Residential)
4.

Proposed Zoning:

R-6 (Single-Family Residential)
5.

Proposed General Plan:

HDR (High-Density Residential)
6.

Proposed Units:

90 (A mix of 1-, 2-, and 3-Bedrooms)
7.

Proposed Density:

7.8 DU/Ac.
8.

Proposed Bldg. Height:

18' - 25' (A mix of 1- and 2-Stories)
9.

Proposed Parking:

170 Spaces Required/Provided
10.

Proposed Open Space:

35% per R-6 Requirement
11.

Proposed Rec. Area:

1.06 Ac. (1 Ac. per 85 Units) or Equivalent Utilizing Enhanced Amenity Credit

Legend

Critical Resource Area

Approximate 100-Year Floodplain

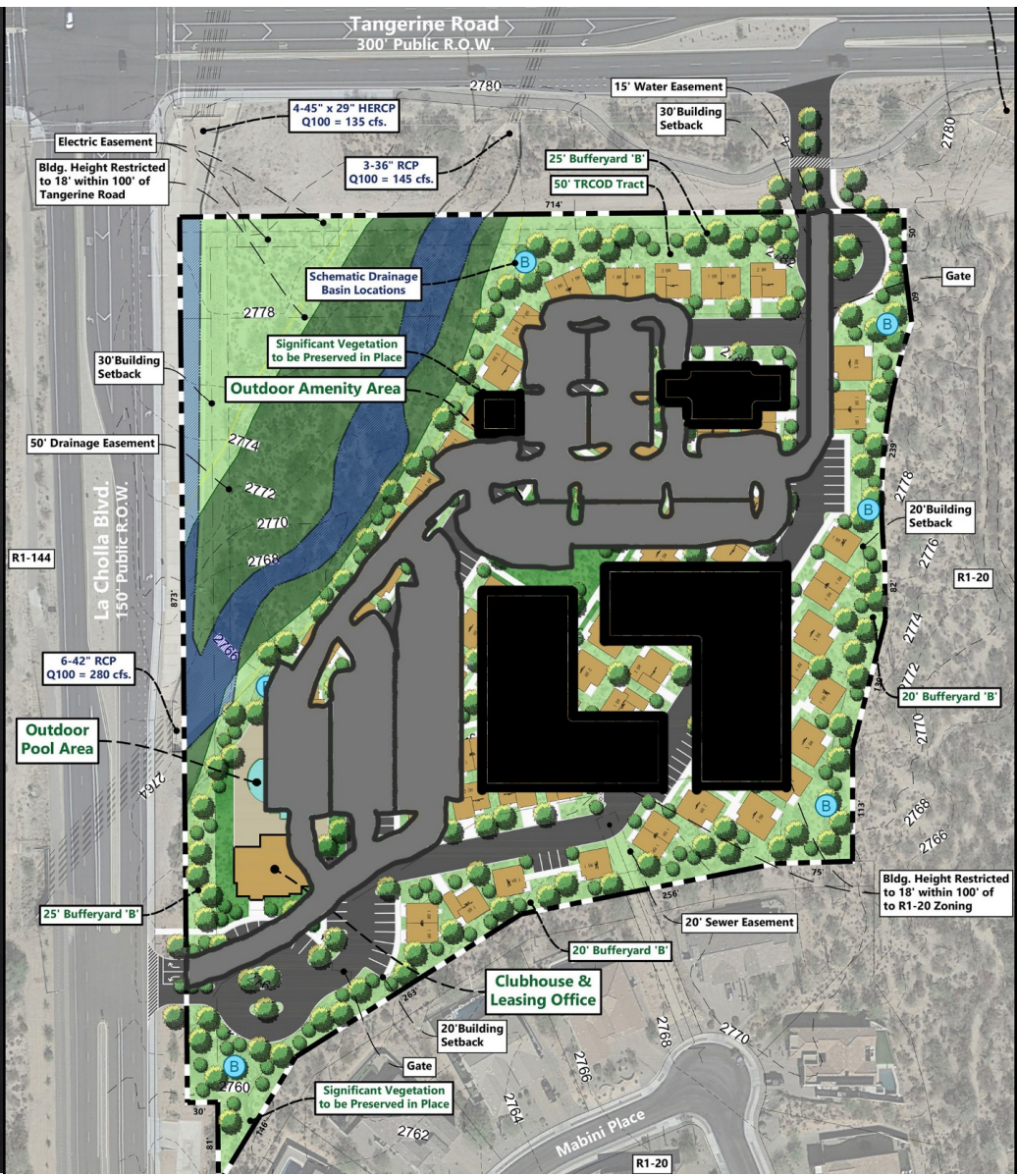
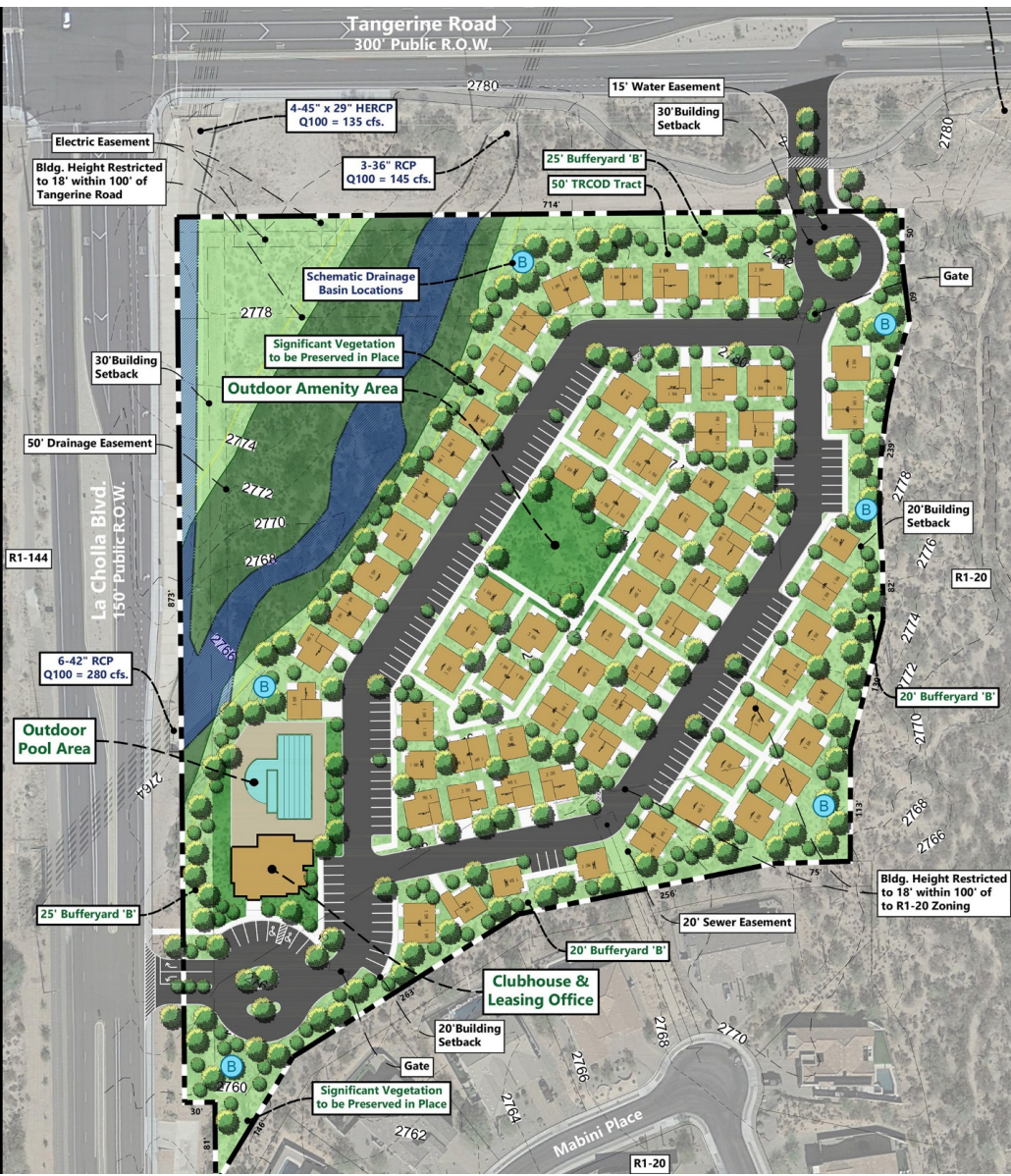
Existing Easement

Building Setback

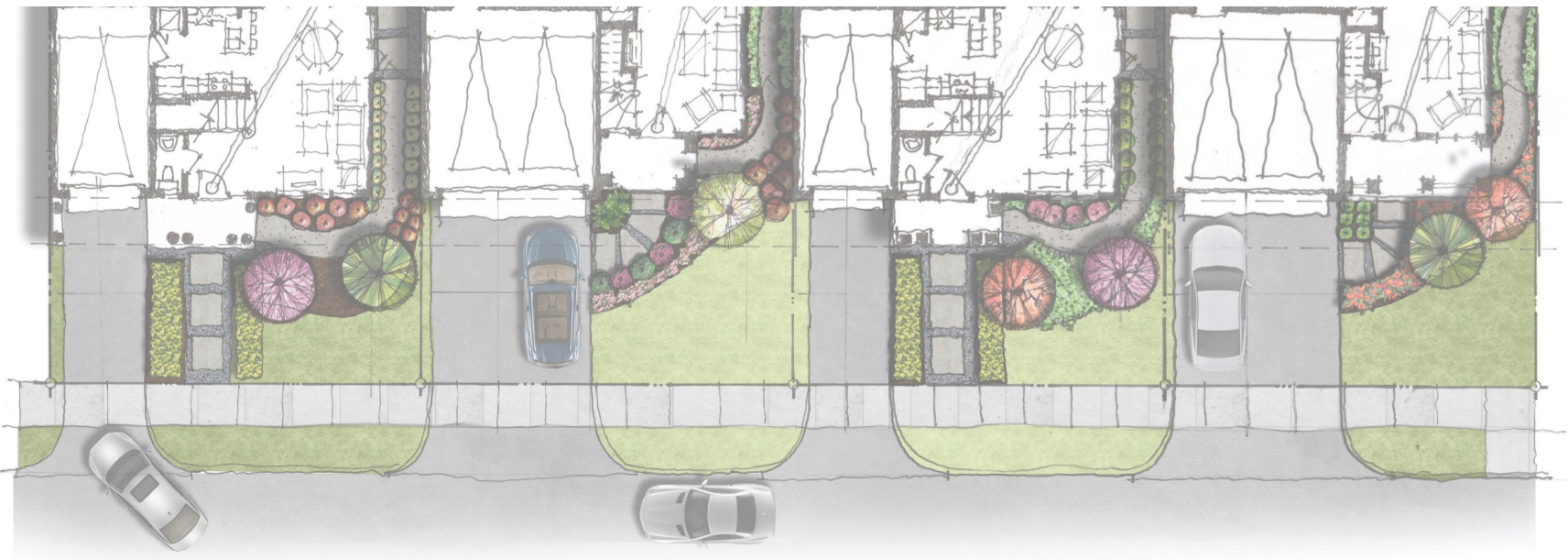
18' Bldg. Height Restriction w/in 100' of Tangerine Rd. and R1-20











0 8 16 24  
SCALE IN FEET

**DBA**  
ARCHITECTS

111 S. KENNEDY BLVD. #100 SAN ANTONIO, TEXAS 78204 214-440-4800

JLM LIVING | MONTERREY VILLAGE | SAN ANTONIO, TX

# CONCERNS WE'VE HEARD

- Commercial Viability
- Land Use Compatibility / Transition
- Building Heights
- Traffic
- Housing Types



JLM Living

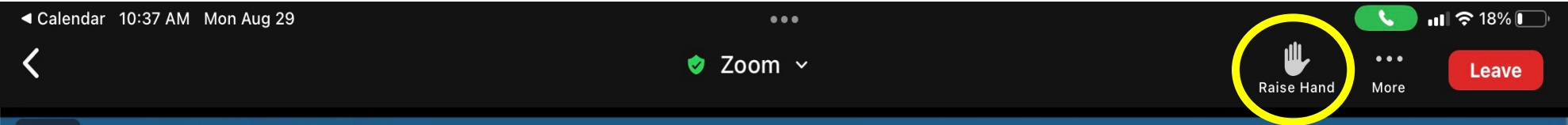
Tangerine South





Town of Oro Valley

# Zoom – Raising your hand to ask a question



**Phone**  
**Raise Hand: \*9**  
**Unmute: \*6**

**Please contact Hannah Oden,  
Senior Planner, at (520) 229-4814 for  
additional ZOOM assistance.**



## Staff Contact and Project Website

Jessica Hynd  
Constituent Services Coordinator  
Phone: (520) 229-4711  
[ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov)

[www.OVprojects.com](http://www.OVprojects.com)

**SEC Tangerine & La Cholla  
Type 1 General Plan Amendment and Rezoning**

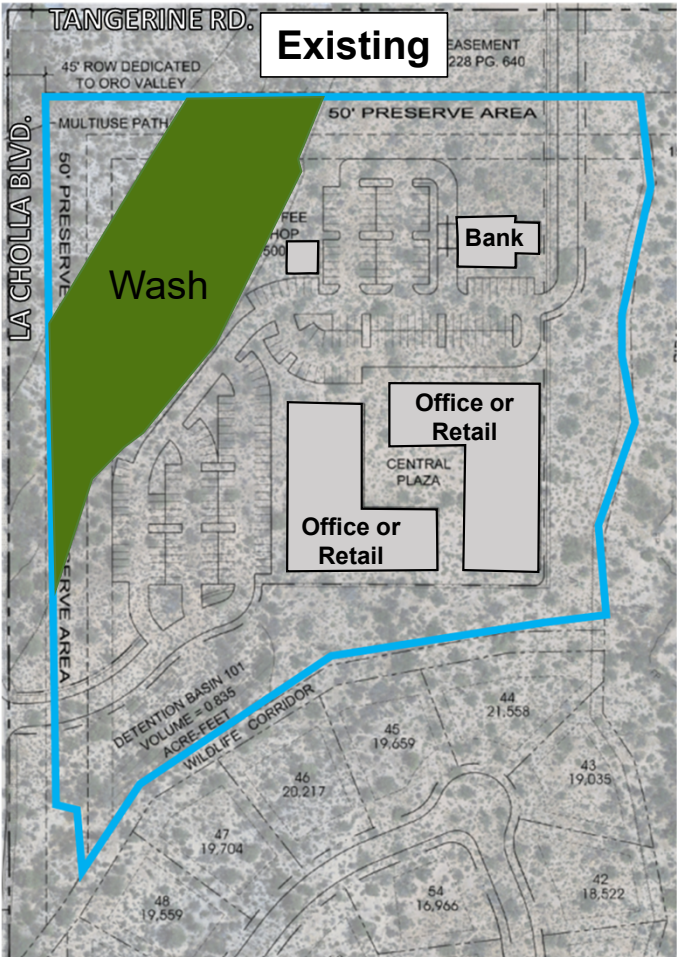
**Town of Oro Valley**  
[www.orovalleyaz.gov](http://www.orovalleyaz.gov)





Applicant’s proposal continued

Town of Oro Valley







Town of Oro Valley

## Your Voice, Our Future General Plan

- ▶ Long range policy document that drives Town decisions and reflects the Community's values
  - ▶ Includes the Vision, Guiding Principles, Goals and Policies of the *Community, Environment and Development* elements
  - ▶ General Plan Land Use Map
  - ▶ Ratified by the voters in 2016
- ▶ Acknowledges

*"...applications are typically made every year...that most often concern changes to the Town's Land Use Map and generate a significant amount of interest within the community."*

*"...residents on the Development Committee, recommended changes to the map be handled through the plan amendment process due to the robust public engagement involved...**As such it is anticipated that changes to the map will occur during the lifespan of this plan**"*
- ▶ Amendment Criteria
  - ▶ General conformance to the Vision, Guiding Principles, Goals and Policies
  - ▶ Appropriately addresses neighbor concerns
  - ▶ Contributes to the long-term stability of the Town

