



SEC of Tangerine Road and La Cholla Boulevard Type 1 General Plan Amendment and Rezoning

PLEASE SUBMIT ALL QUESTIONS AND COMMENTS TO ASK@OROVALLEYAZ.GOV

Access the project webpage below

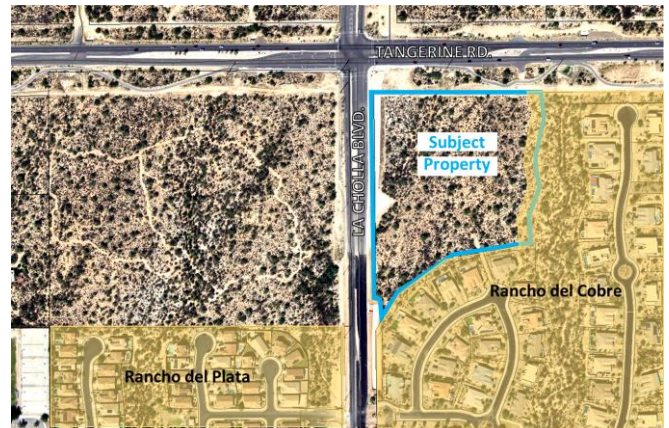
www.ovprojects.com under the name “SEC of Tangerine Road and La Cholla Boulevard Type 1 General Plan Amendment and Rezoning”

Project Summary

The applicant is proposing both a Type 1 General Plan Amendment and Rezoning request to allow 95 1 and 2-story attached and detached rental dwelling units. The project site is approximately 11.5 acres and is shown in yellow in the image at right.

The applicant's requests include the following changes:

1. General Plan Amendment **FROM** Neighborhood Commercial/Office (NCO) and Low Density Residential – 2 (LDR-2) **TO** High Density Residential (HDR).
2. Rezoning **FROM** Neighborhood Commercial (C-N) **TO** Multi-family Residential (R-6)



Anticipated Meeting Dates and Review Process



Project Milestones

1. Pre-application submitted – April 4, 2022
2. Formal Submittal (expected) – April 29, 2022

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 (NCO) and Low Density Residential – 2 (LDR-2). See image to the right.



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. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices. Residential development may be included on a case-by-case basis.

Low Density Residential – 2 (LDR-2, 1.3 to 2.0 Dwelling Units per acre (DU/AC))

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum of disturbance.

Proposed General Plan Designation

The applicant is proposing to change the property's existing General Plan Land Use designation to High Density Residential.

High Density Residential (HDR, 5.1+ DU/AC)

This land use designation represents areas where single-family home, mobile or manufactured housing (within the existing Highlands subdivision), townhouse, patio home and apartment development is appropriate. The lot sizes in this land use designation allow for relatively small setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should have major roadway (arterial) access near shopping and employment opportunities. Homes in this land use designation can range upwards from 5.1, an average number of homes per acre.

General Plan Vision

To be a well-planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together

to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

General Plan Goals and Policies

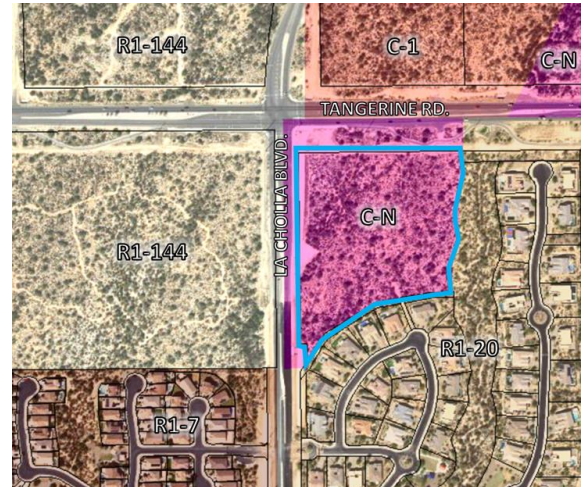
The applicant's proposal will be reviewed for conformance with a number of goals and policies in the General Plan which can be viewed at the following link: www.orovalleyaz.gov/generalplan.

Existing Zoning Designation

The subject property has a zoning designation of C-N (Neighborhood Commercial). See image to the right.

C-N (Neighborhood Commercial)

This district provides small office and service centers within walking/biking distance or a short drive from adjacent neighborhoods. The center shall be designed to fit into the adjacent neighborhoods, serve as a neighborhood activity center, and provide a combination of uses that offer basic goods and services that meet the needs of the nearby residents. A mixture of office, retail, and residential is enabled in the C-N zone and is anticipated to provide a physically and functionally integrated combination of uses.



Proposed Zoning Designation

The applicant is proposing to rezone the property to R-6 (Multi-family residential)

R-6 (Multi-family residential)

This district is intended to support multi-family residential development, to accommodate an increased density of population and to provide recreational and aesthetic amenities, which enhance the residential character of a multi-family project and produce a high quality environment.

Development Standards

Development Standards	C-N	R-6
Minimum lot size	None	3,500 sq. ft.
Maximum Building Height	25 feet or 2 stories	25 feet or 2 stories
Required Open Space	None	Minimum 10% of site

The Town of Oro Valley Zoning Code can be found at the following link:
www.orovalley.town.codes.