



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

Neighborhood Meeting

April 27, 2022

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. Silence our cell phones to minimize interruptions.

Town of Oro Valley



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



Informational Video – posted on OVprojects.com April 12, 2022

 1st Neighborhood Meeting – April 27, 2022

Formal submittal

2nd Neighborhood Meeting – August (tentatively)

1st Planning and Zoning Commission Hearing – October (tentatively)

2nd Planning and Zoning Commission Hearing – November (tentatively)

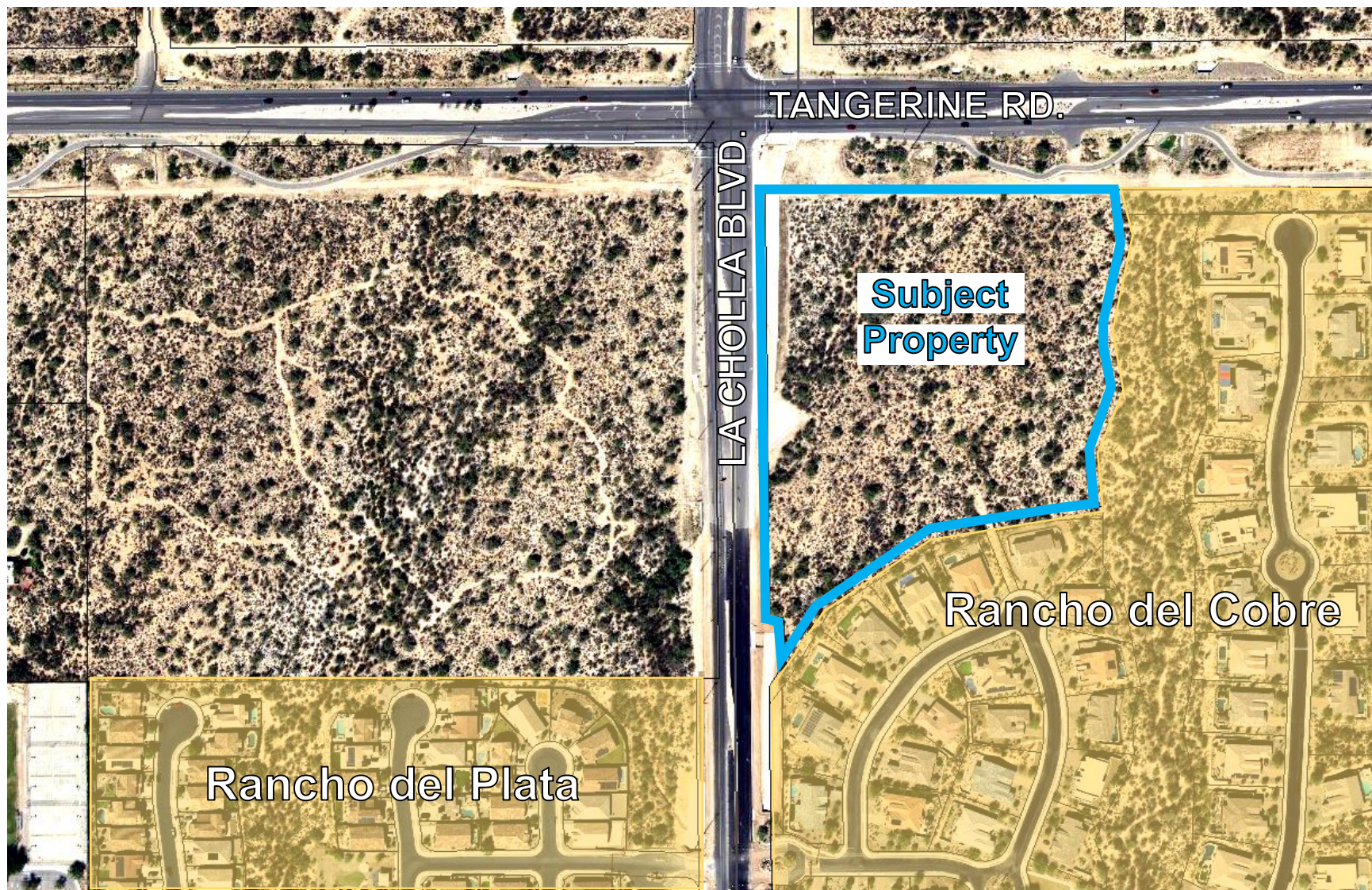
Town Council Hearing – December (tentatively)

Questions: ask@orovalleyaz.gov
Info: www.OVprojects.com



Town of Oro Valley

Location Map

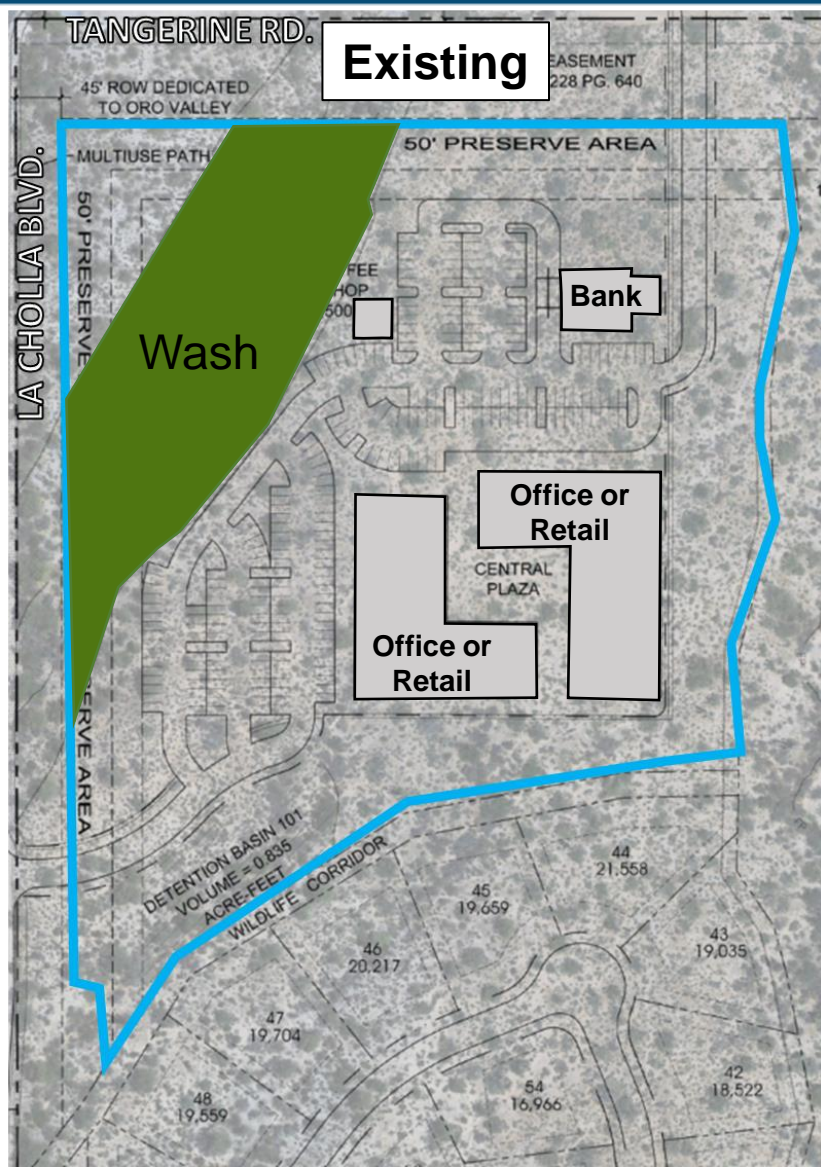


Applicant's proposal

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



Applicant's proposal continued





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

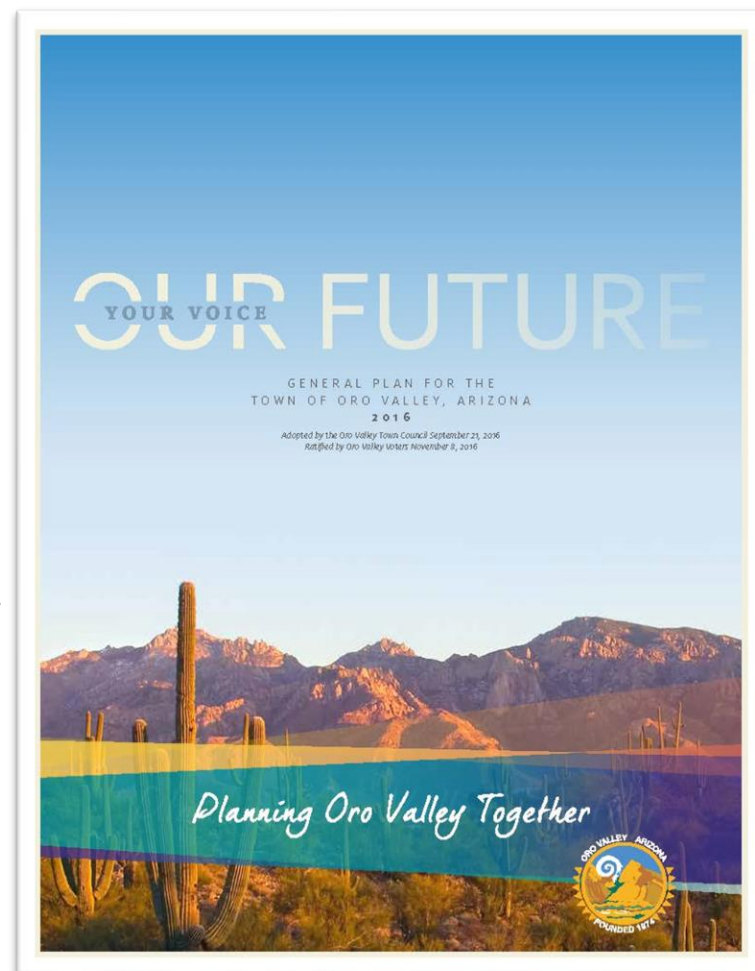
- ▶ Acknowledges

"...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



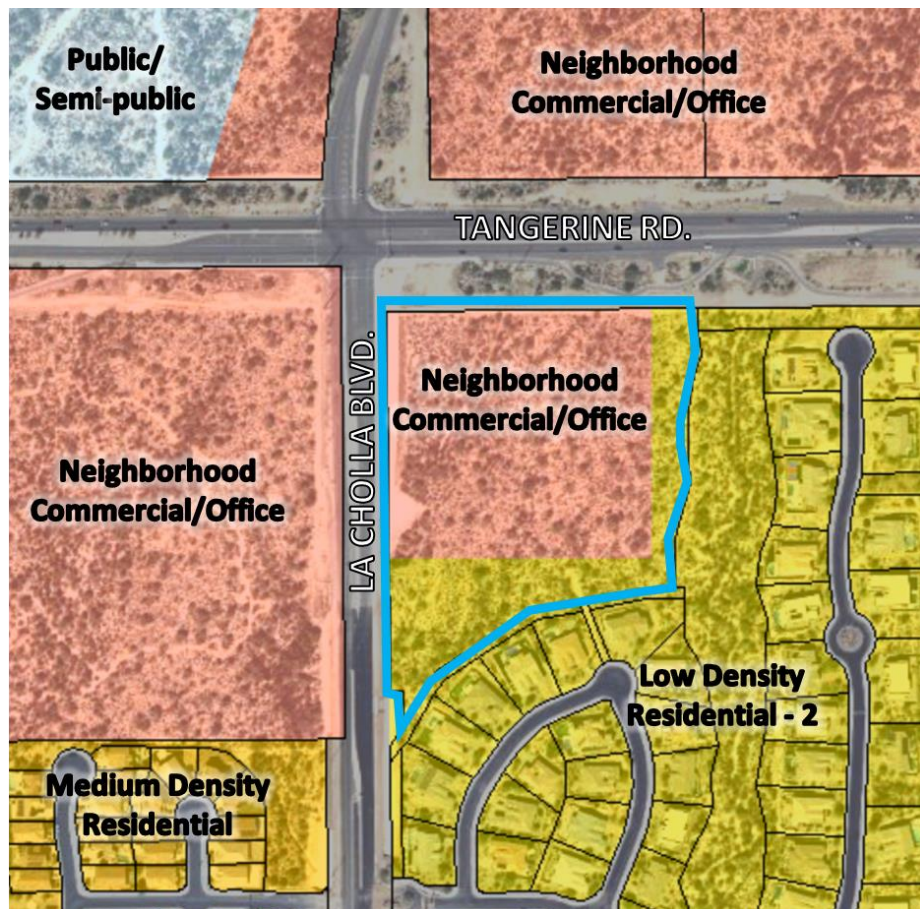


Town of Oro Valley

Application 1: Type 1 General Plan Amendment

General Plan Land Use Designations

Existing



Proposed



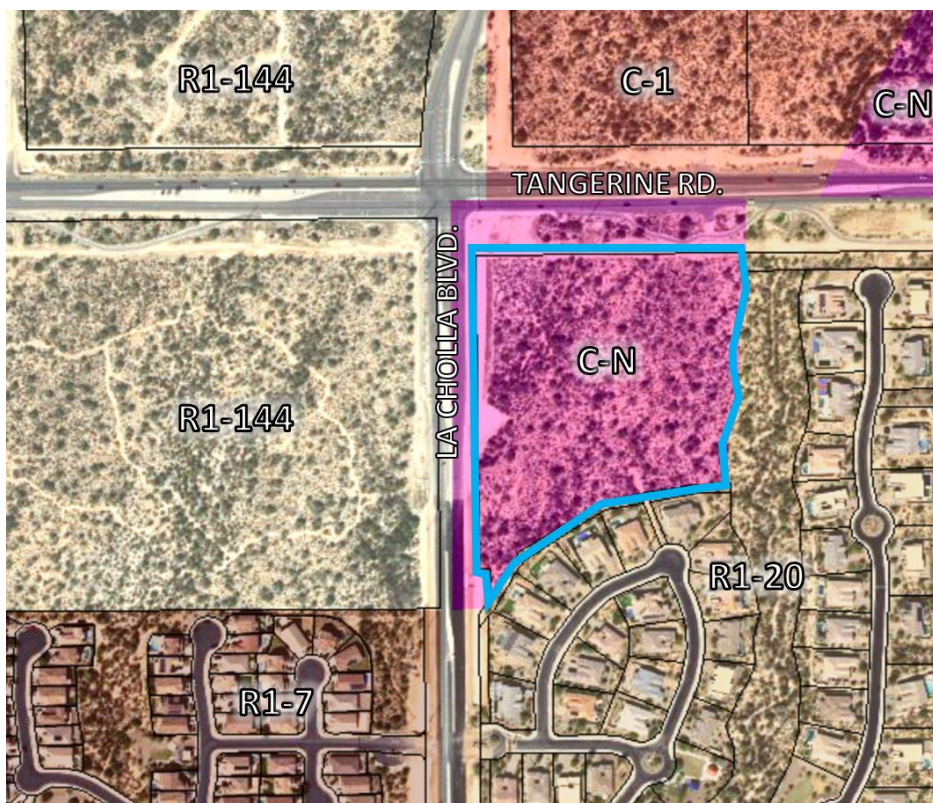


Town of Oro Valley

Application 2: Rezoning

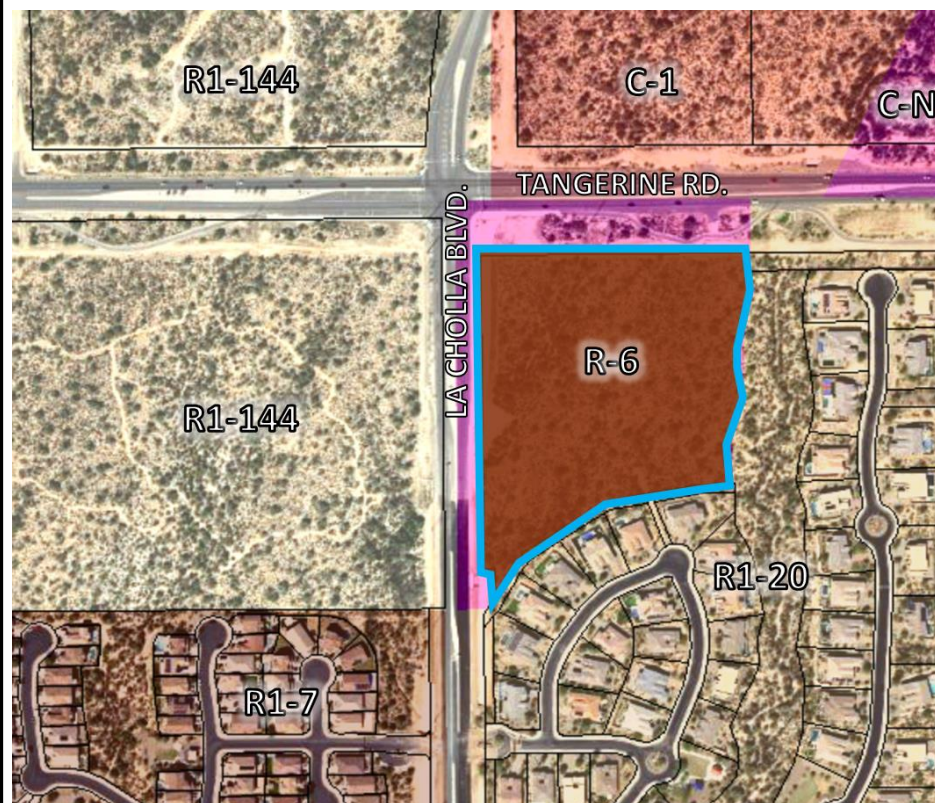
Zoning Designations

Existing



Max Building Height: 25 feet or 2 stories

Proposed



Max Building Height: 25 feet or 2 stories

La Cholla Blvd.

TANBRING RD.



N SITE SKETCH 1
1-40

SITE INFO

SITE AREA	
GROSS AREA	15.5 ACRES
UNITS	95
DENSITY	6.3 DU/AC

PARKING BREAKDOWN

OFF-STREET SPACES	151 SPACES
GARAGE SPACES	33 SPACES
ADJACENT SPACES	31 SPACES
TOTAL PARKING	195 SPACES
2.05 SPACES PER UNIT	

JLM Living LLC | Oro Valley, Arizona



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Info: www.OVprojects.com

Staff Contact and Project Website



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www.OVprojects.com

SEC Tangerine & La Cholla

Type 1 General Plan Amendment and Rezoning

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