

Proposed self-storage near the northwest corner of Tangerine Road and La Cañada Drive

Neighborhood Meeting
September 12, 2022
Meeting will start at 6pm

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



Town of Oro Valley

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.

Please contact Michael
Spaeth, Principal Planner, at
(520) 229-4812 for additional
ZOOM assistance.

Informational Video – posted on OVprojects.com January 25, 2022

1st neighborhood meeting – (web based, fully interactive Zoom) February 10, 2022

Formal submittal

Staff review

**We are
here**

2nd neighborhood meeting –September 12, 2022

Planning and Zoning Commission public hearing – October 4, 2022

Town Council public hearing – November 2, 2022

Questions?

kpacker@orovalleyaz.gov

For more information

OVprojects.com



Town of Oro Valley

Purpose and Agenda

- I. Brief overview by staff
- II. Presentation by the applicant

III. YOUR TURN!

- ▶ Traffic impacts and safety
- ▶ Compatibility with the surrounding area
 - ▶ Lighting
 - ▶ Views
 - ▶ Height
- ▶ Crime

IV. Next steps

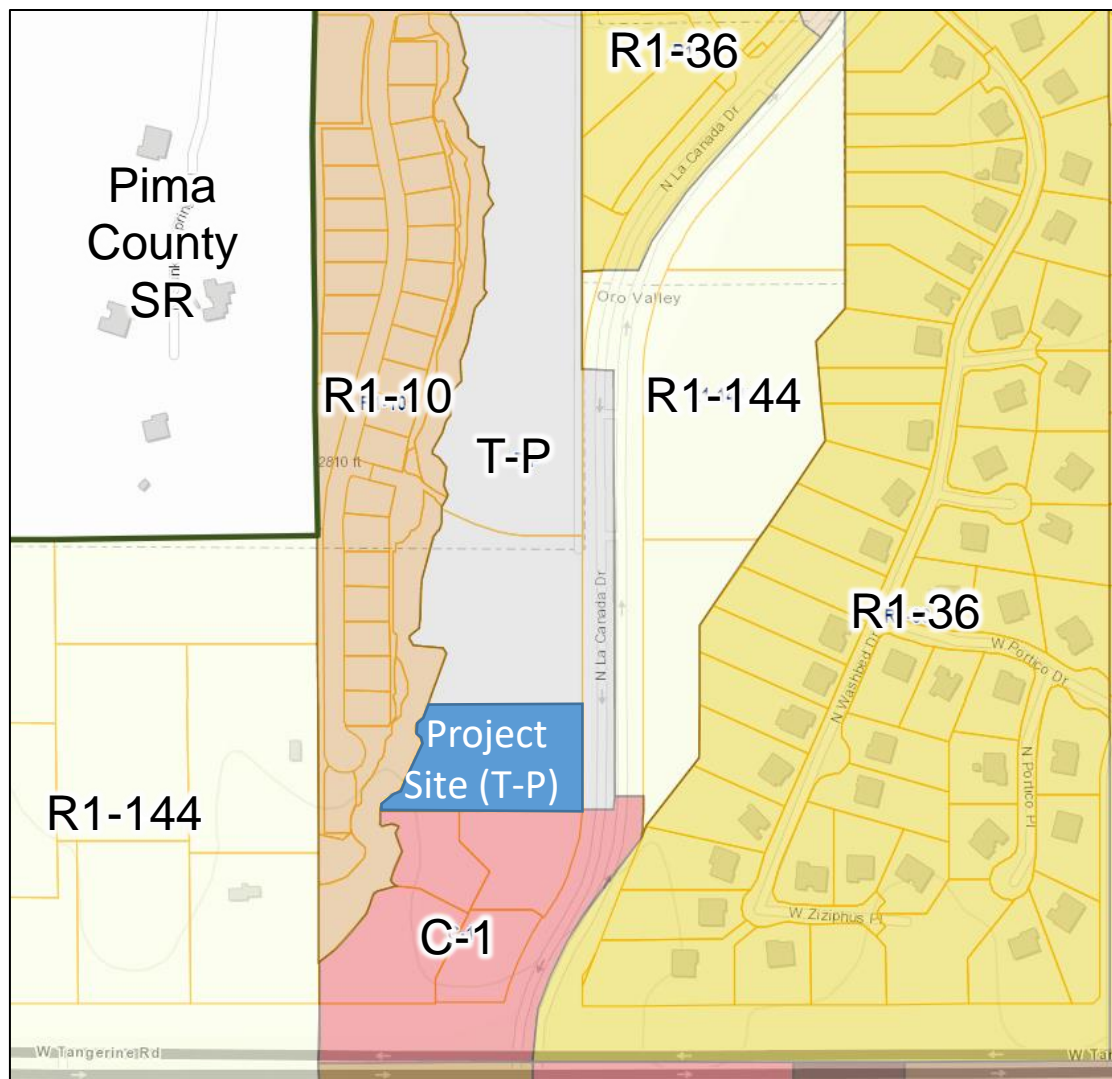




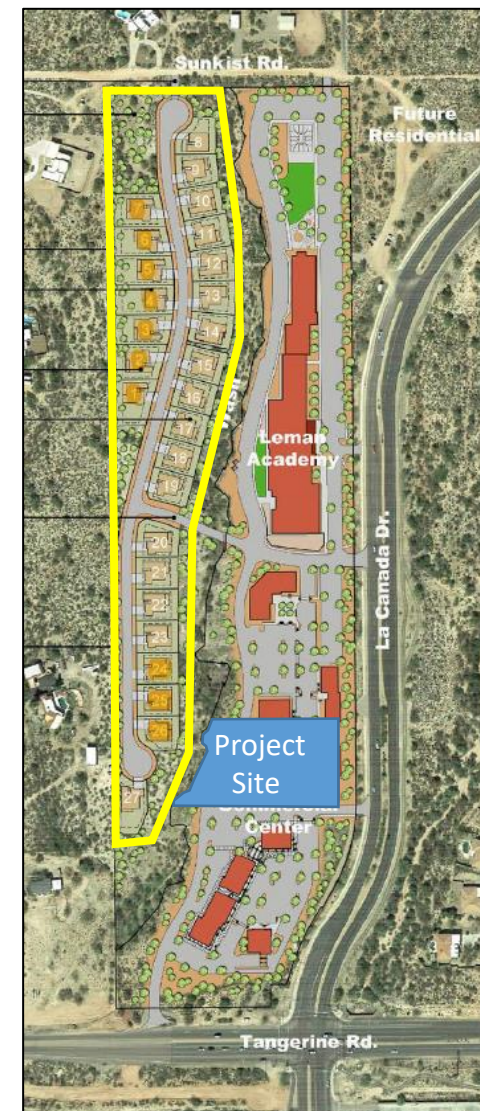


Town of Oro Valley

Tentative Development Plan and Zoning



- ▶ Rezoned from R1-144 to Technological-Park (T-P) in 2007
- ▶ Master development plan approved in 2010
- ▶ Most recent master development plan revision in 2018 added homes





Town of Oro Valley

Conditional Use Permit

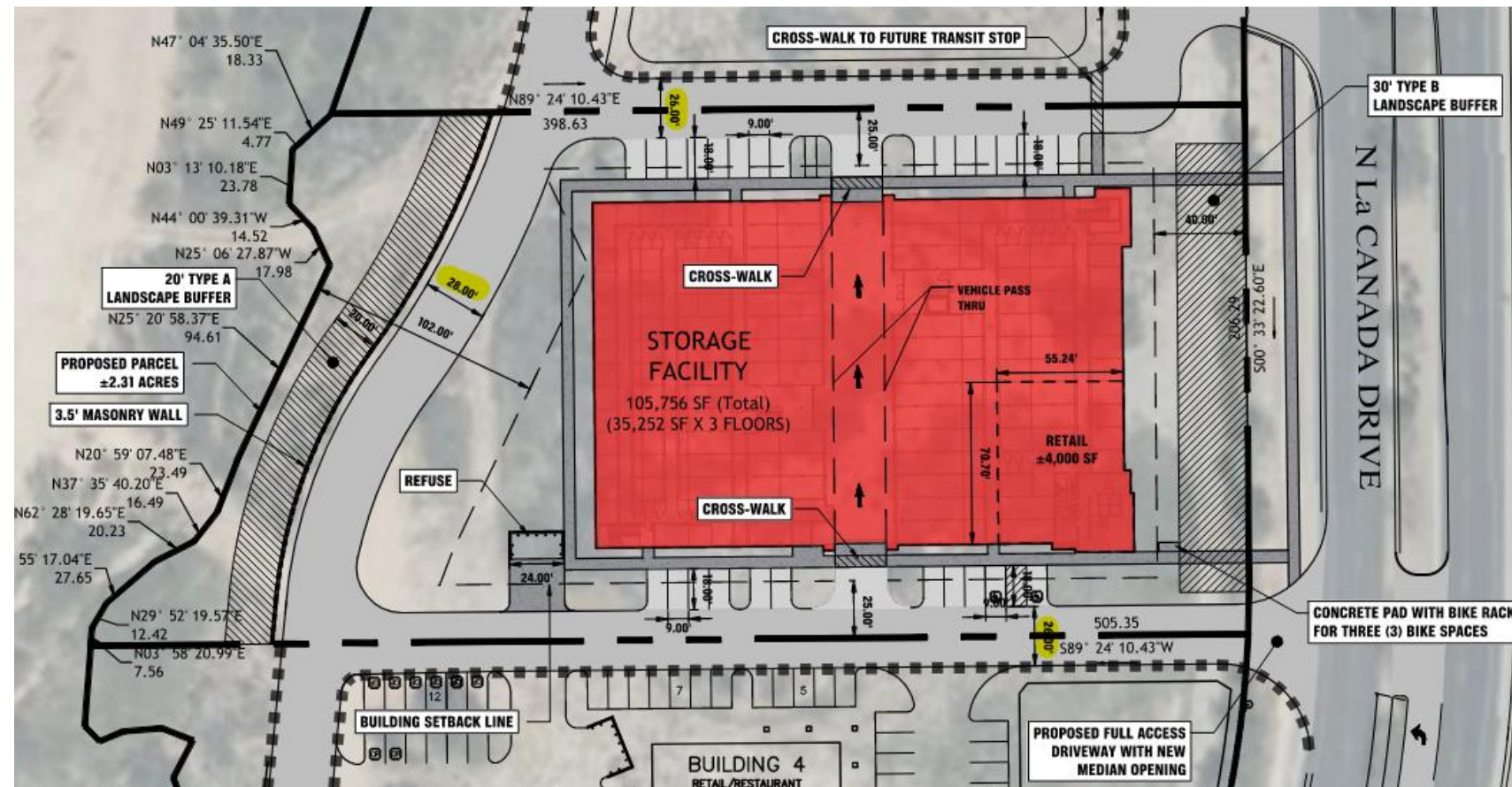
▶ Per code, a CUP must meet several criteria

- ▶ Public health, safety, and welfare
- ▶ Compatibility
- ▶ General Plan
- ▶ Hours of operation



Previous Neighbor Questions and Concerns

- ▶ Traffic impacts and safety
- ▶ Compatibility with surrounding area
- ▶ Lighting
- ▶ Views
- ▶ Height
- ▶ Crime



Key Elements of Staff Review

► Key Factors

► Height

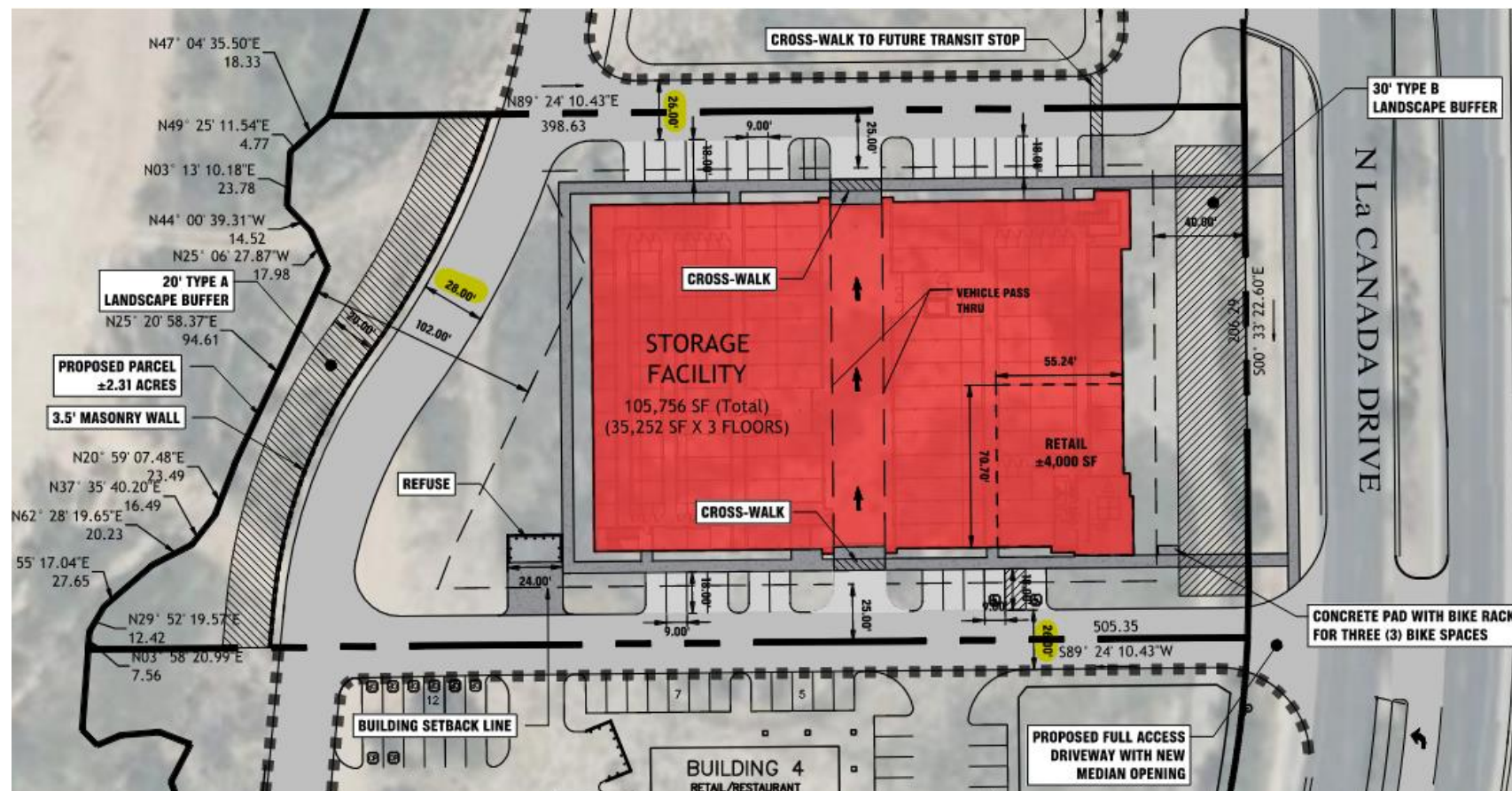
- 36' Allowed
- 34' Proposed

► Setbacks

- Setbacks are met on all sides
- 185' between building and closest homes

► Architecture

► Access and traffic



CAP TANGERINE STORAGE CONDITIONAL USE PERMIT




September 12, 2022

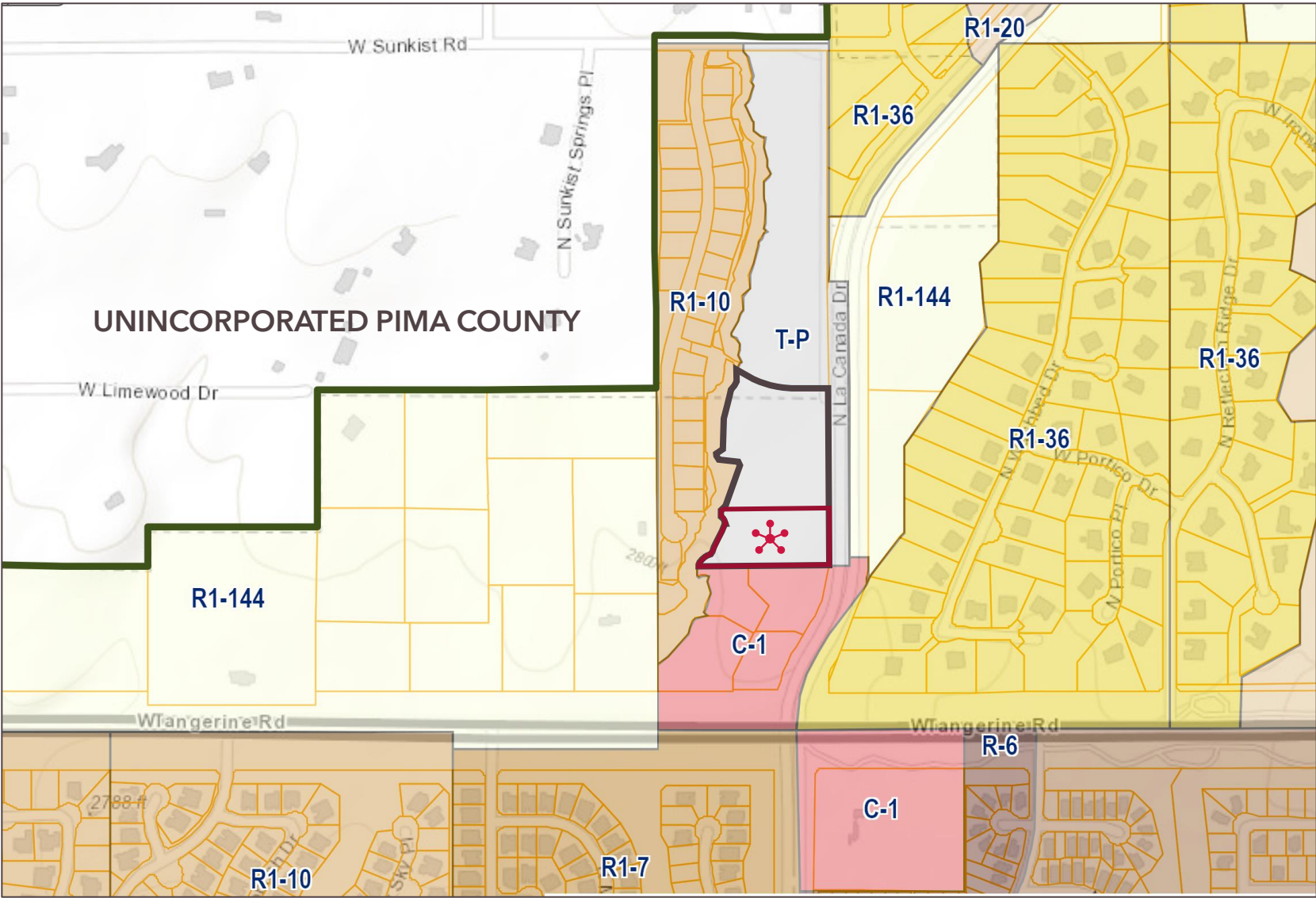
CONTEXT MAP

 Project Area



ZONING MAP

-  Project Area
-  CUP Area
-  Conditional Use Permit (“CUP”) required for Self Storage Use in T-P Zone



MILLER RANCH

(Master Planned Area)

CAP TANGERINE STORAGE CUP



September 12, 2022

MILLER RANCH (2018)

Uses: Office (Heavy Traffic)

Amount: 140,000 square feet

Heights: 36 feet by zoning; 34 feet
by approved DP



Project Area

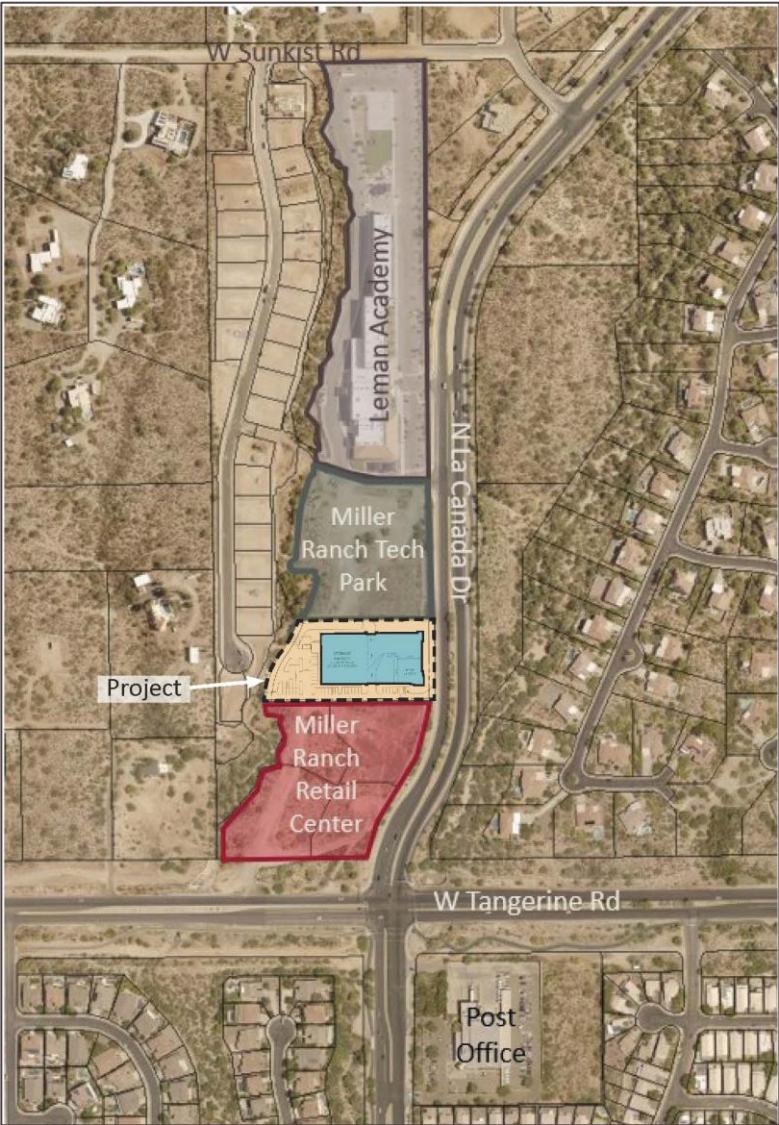


CUP Area



September 12, 2022

MILLER RANCH LOCATION MAP



NEIGHBORHOOD CONCERNS

- Traffic impacts and safety
- Compatibility with surrounding area
 - Lighting
 - Views
 - Height
- Crime

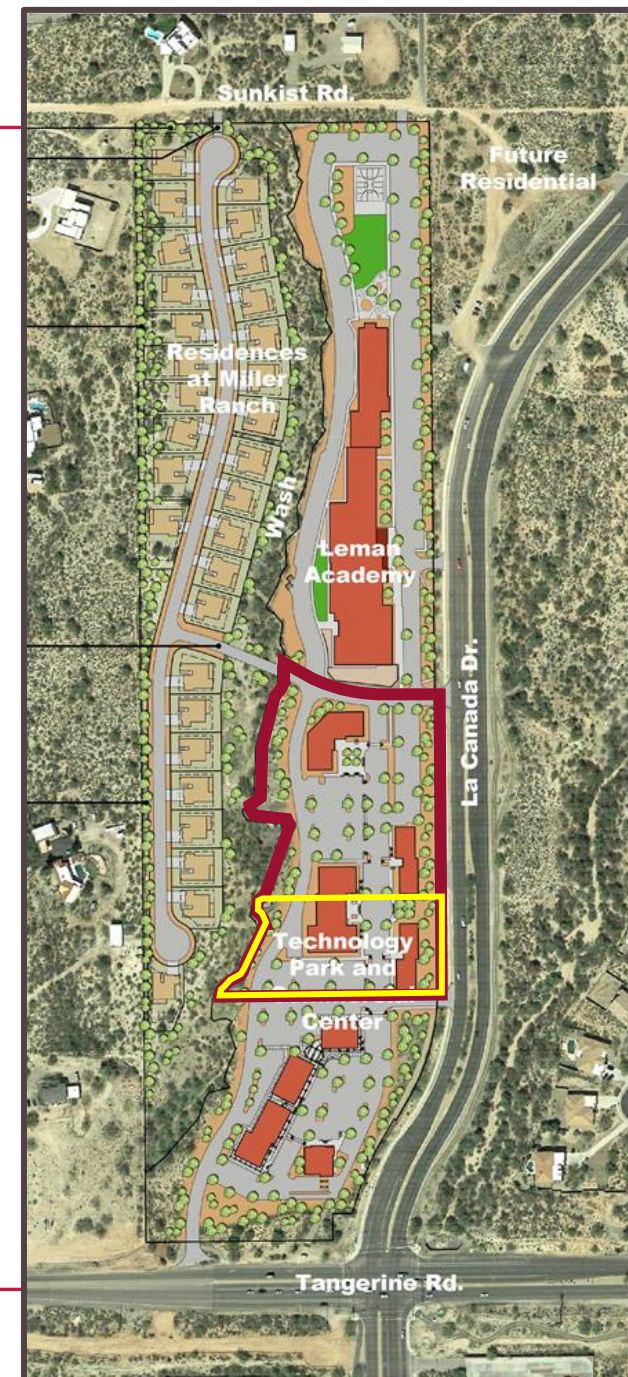
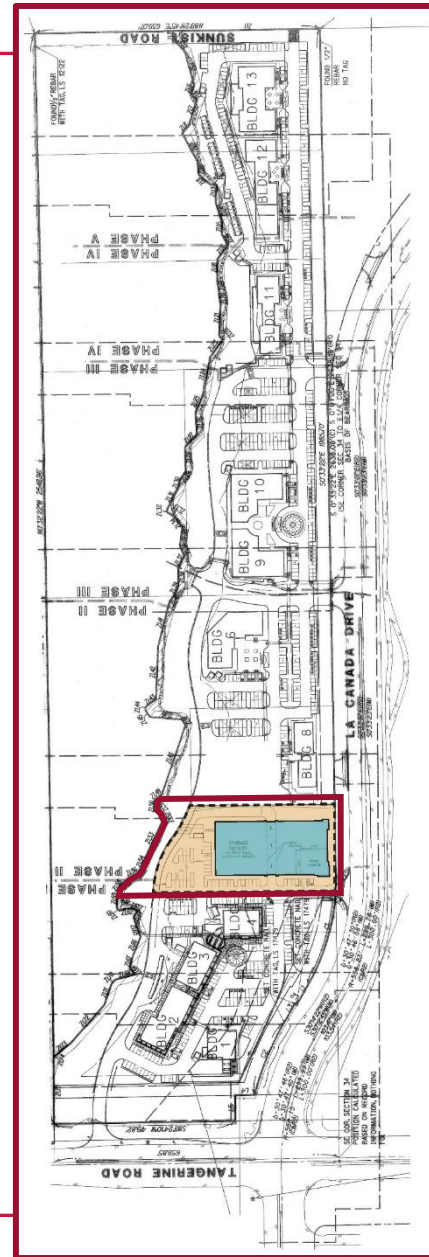
NEW SITE PLAN



BUILDING REORIENTED

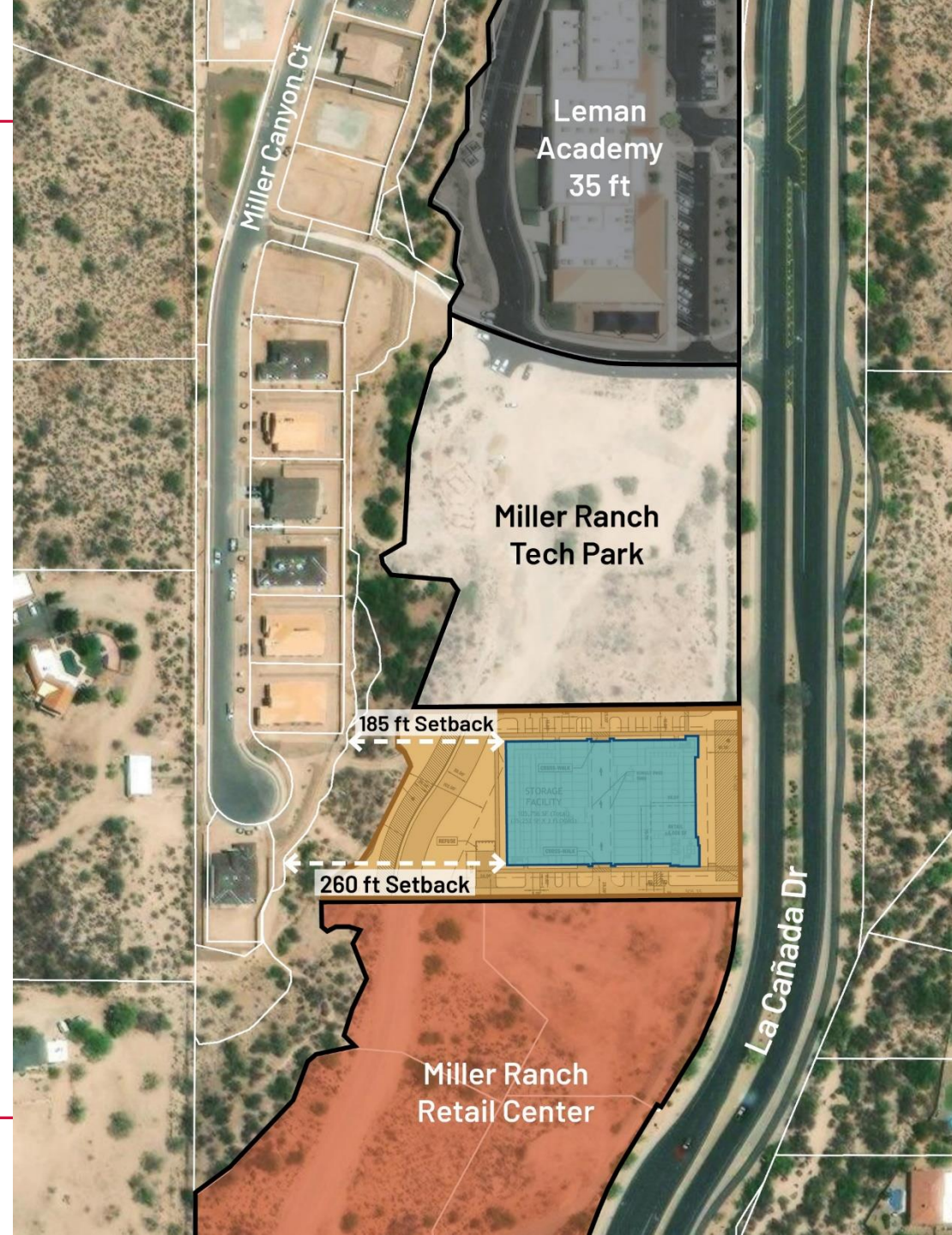
 CUP Area

September 12, 2022



CONTEXT & SETBACKS

CAP TANGERINE STORAGE CUP



September 12, 2022

TRAFFIC COMPARISON

Self-Storage 100,000 sq. ft.

- Daily Trips: 153
- AM Peak: 10
- PM Peak: 16

Self-Storage + 4,000 sq. ft. Retail

- Daily Trips: 371
- AM Peak: 19
- PM Peak: 42

Office 100,000 sq. ft. (Approved DP)

- Daily Trips: 1084
- AM Peak: 152
- PM Peak: 144

UPDATED ARCHITECTURE



September 12, 2022

UPDATED ARCHITECTURE



September 12, 2022

UPDATED ARCHITECTURE



September 12, 2022

QUESTIONS?

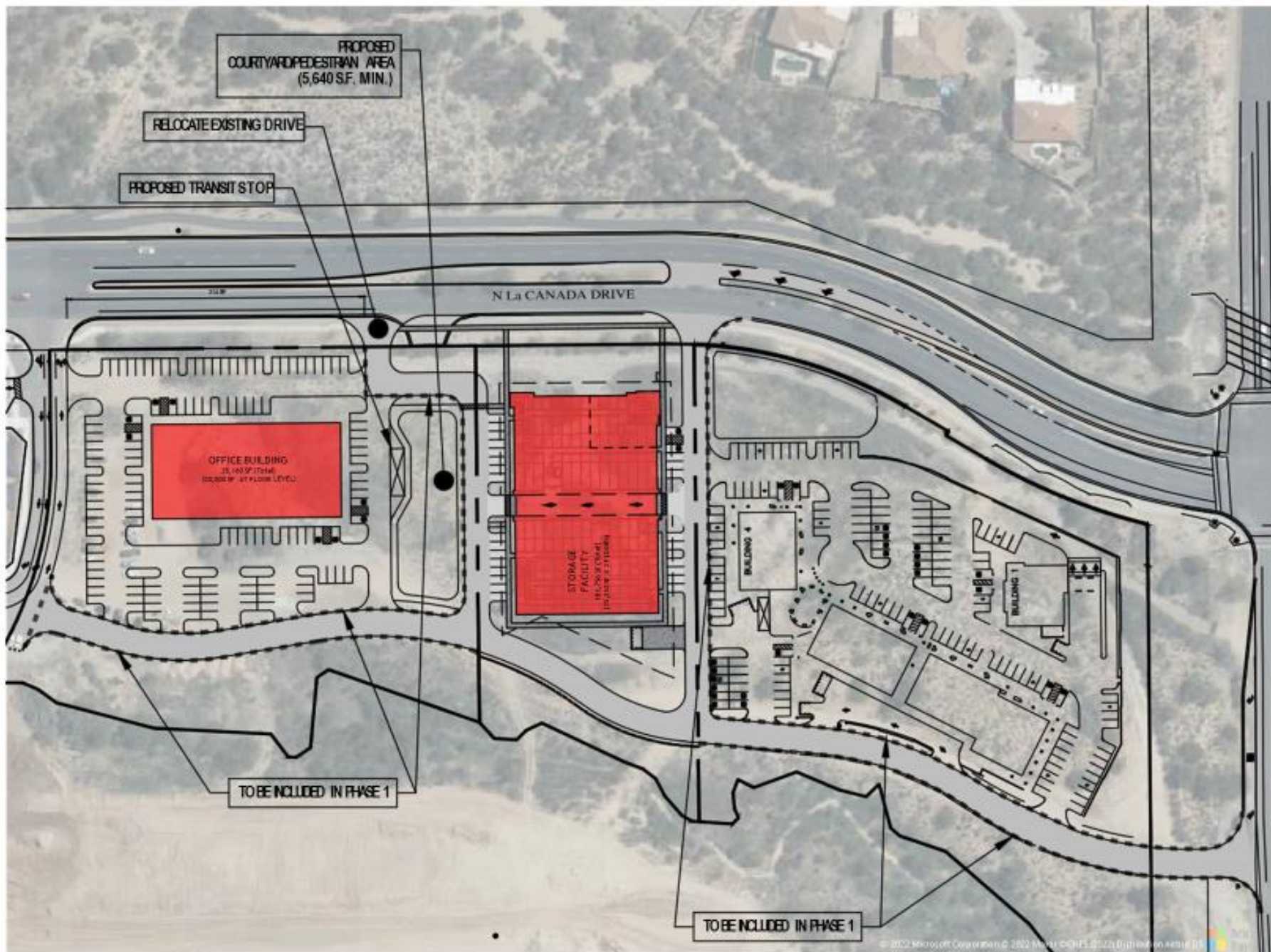
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Robin Large | Lazarus & Silvyn, P.C.

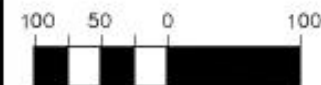
RLarge@LSLawAZ.com | 520.207.4464





site data

jurisdiction: Oro Valley, AZ
tax map no.: 219470188
zoning: Master Plan
parcel area: ±4.16 acres (Office)
±2.31 acres (Storage)
parking: 127 spaces (Office)
27 spaces (Storage)



scale: 1" = 100'

CAP Tangerine
(Miller Ranch)

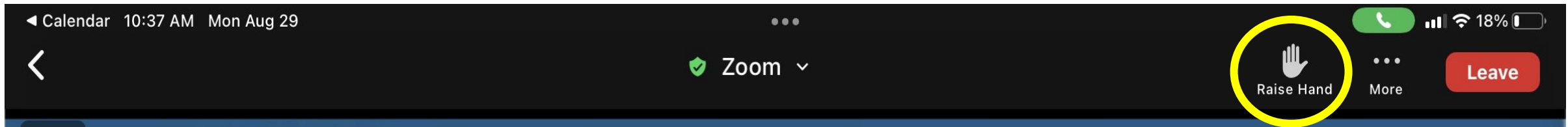
STUDY PLAN

SP - 3



Town of Oro Valley

Zoom – Raising your hand to ask a question



Phone

Raise Hand: *9

Unmute: *6

**Please contact Michael Spaeth,
Principal Planner, at (520) 229-4812
for additional ZOOM assistance.**



Town of Oro Valley

Conditional Use Permit Process

Informational Video – posted on [OVprojects.com](https://www.ovprojects.com) January 25, 2022



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here

For more information

[OVprojects.com](https://www.ovprojects.com)

Staff Contact

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Planner I

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Email: kpacker@orovalleyaz.gov

www.OVProjects.com

“Near the northwest corner of Tangerine and La Cañada -
Conditional Use Permit, 2102939”

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