

NEAR THE NORTHWEST CORNER OF TANGERINE AND LA CANADA -CONDITIONAL USE PERMIT, 2102939

Access the project webpage below

www.ovprojects.com under the project name "Near the northwest corner of Tangerine and La Cañada

- Conditional Use Permit, 2102939"

Project Summary

The applicant requests a conditional use permit to allow a 112,000 square foot mixed use self-storage facility with 4,000 square feet of retail, located near the northwest corner of Tangerine Rd and La Cañada Dr. (highlighted in blue).

Proposed New Development

112,000 square foot mixed-use self-storage facility with 4,000 square feet of retail accessed via La Cañada Drive.

Meeting Dates

- 1. First Neighborhood Meeting February 10, 2022
- 2. Second Neighborhood Meeting To be determined
- 3. Planning and Zoning Commission To be determined
- 4. Town Council To be determined

Project Milestones

- 1. Pre-application submitted November 2021
- 2. Formal Submittal To be determined

Meeting Format

Standard meeting format

- Introduction-10 minutes
- Staff Presentation-20 minutes
- Applicant Presentation-20 minutes
- Question and Answer- 40 minutes

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 Commerce / Office Park (COP).

Commerce / Office Park (COP)

This land use designation represents areas where commercial, office and/or light manufacturing is appropriate. These uses generally occur in a business park-type environment with clustered buildings and inward-focused activity.

Commerce parks often include a mix of light industrial, professional office, office/showroom, office/warehouse, retail services and related use.

Existing Zoning Designation

The subject property is zoned Technological Park (T-P) zoning. (see lower image on right):

Technological Park (T-P) District Standards for site

- 1. Setbacks: Front 20', Sides 25,' and Rear 50' or 3:1 (setback to building height, whichever is greater)
- 2. Building height: 34'

Review Criteria

Please follow the links below to the Town of Oro Valley Zoning Code and General Plan.

Town of Oro Valley Zoning Code -

https://orovalley.town.codes/ZC

The Your Voice, Our Future General Plan -

https://www.orovalleyaz.gov/Government/Departments/Town-Managers-Office/General-Plan





