

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

Neighborhood Meeting
February 10, 2022

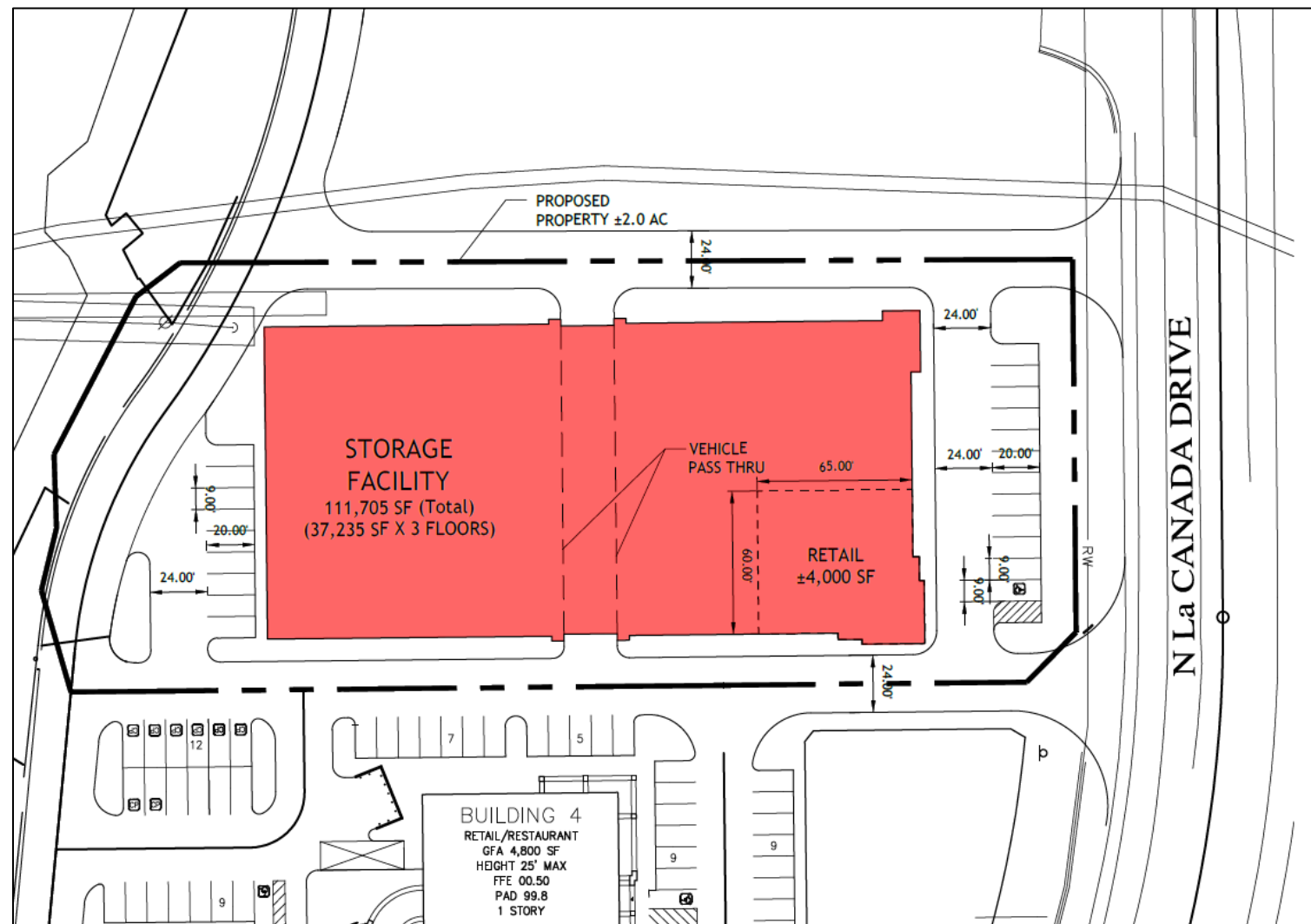


Town of Oro Valley



Purpose and Agenda

- ▶ Conditional Use Permit (CUP) for mixed use self storage
 - ▶ 112,000 square feet total
 - ▶ 4,000 square feet retail
- ▶ Public outreach and participation
- ▶ Project overview
- ▶ Applicant presentation
- ▶ YOUR TURN
- ▶ Next steps

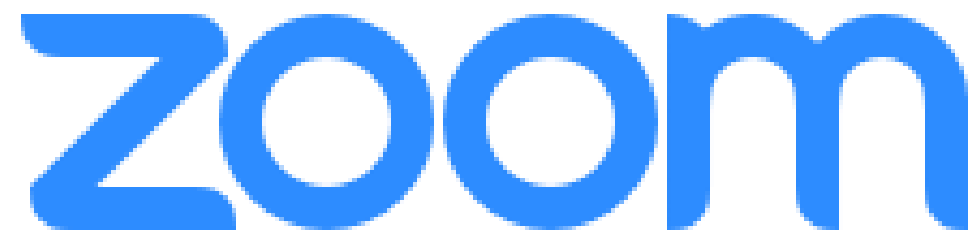




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Tonight's Meeting

- ▶ Goal: a fair, efficient and productive meeting
- ▶ Details:
 - ▶ Audio: One speaker unmuted at a time
 - ▶ Video: Speaker video on
 - ▶ Time: 6 to 7:30 PM
- ▶ Project information at OVprojects.com



www.OVprojects.com

Please contact Milini Simms at (520) 229-4836 for additional ZOOM assistance.

Phone Passcode: 052387

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

**We are
here**

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

Formal submittal

Staff review

2nd neighborhood meeting – TBD

Planning and Zoning Commission public hearing – TBD

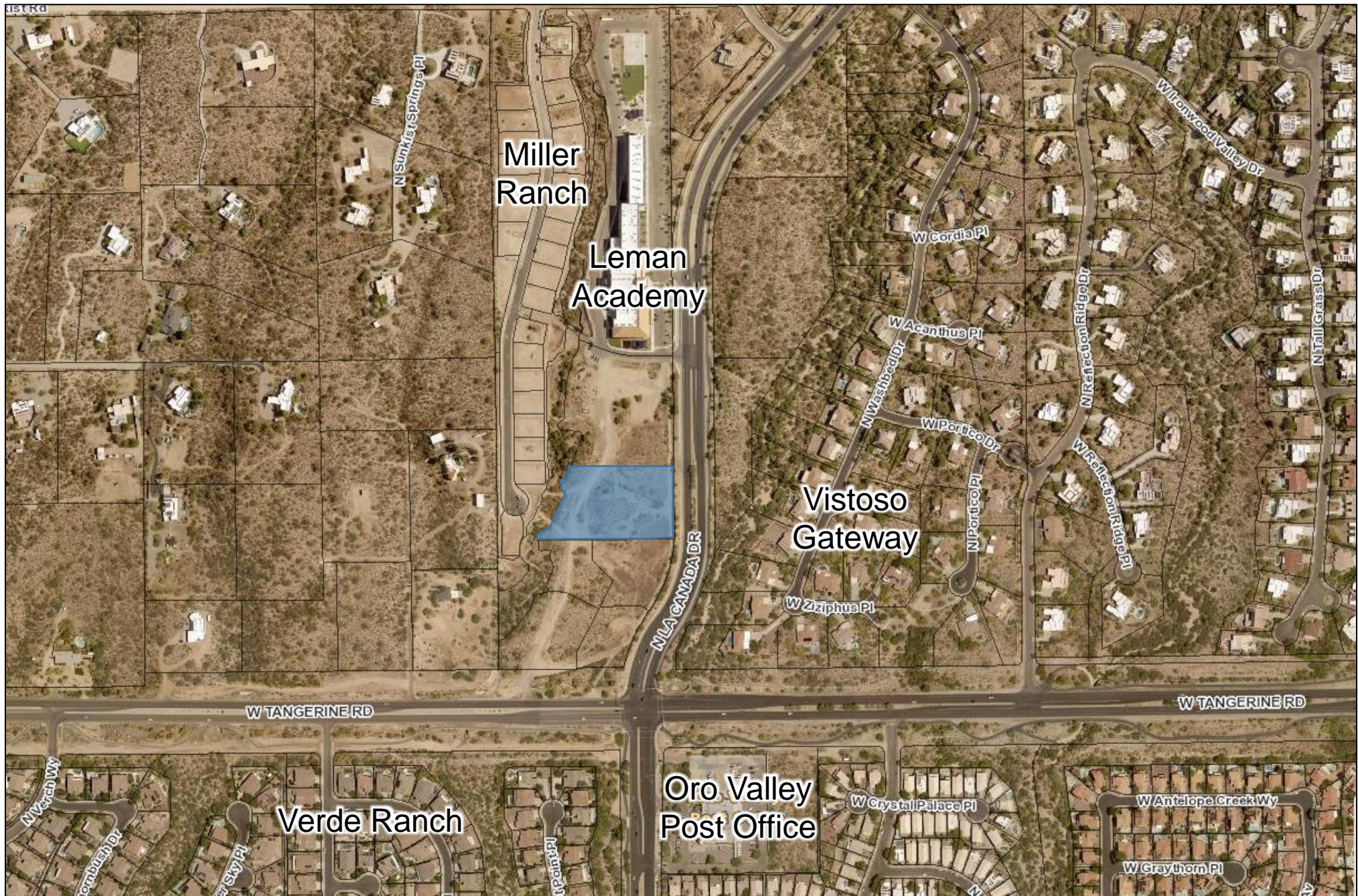
Town Council public hearing – TBD

Questions?

kpacker@orovalleyaz.gov

For more information

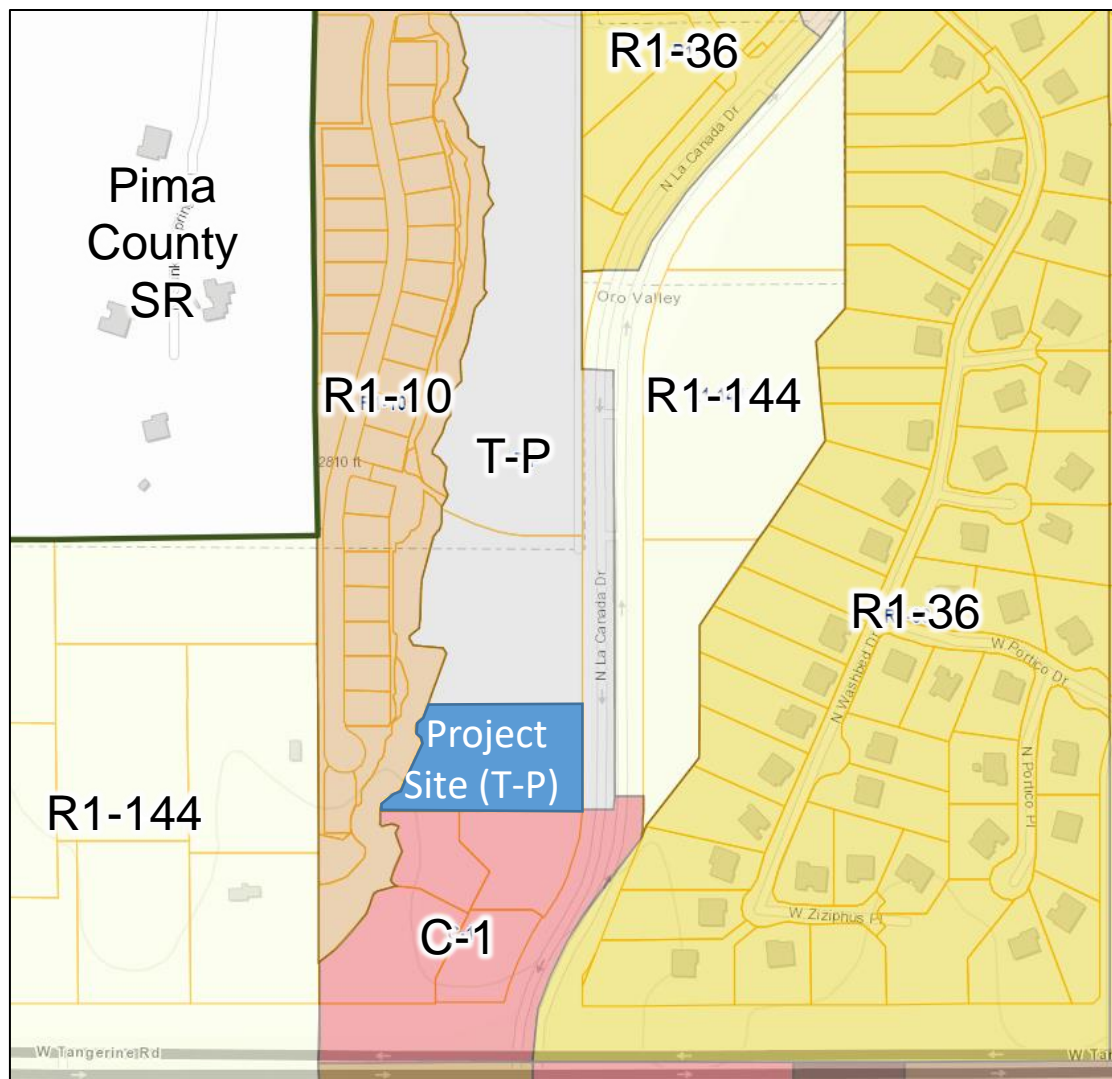
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Tentative Development Plan and Zoning



- ▶ 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
 - ▶ (image on right)



Conditional Use Permit

- ▶ This project must be approved for a Conditional Use Permit (CUP) by Town Council
- ▶ Per code, a CUP must meet several criteria to be approved
 - ▶ Public health, safety, and welfare
 - ▶ Compatibility
 - ▶ General Plan
 - ▶ Hours of operation





Site Plan

► Key Factors

► Height/ Setbacks

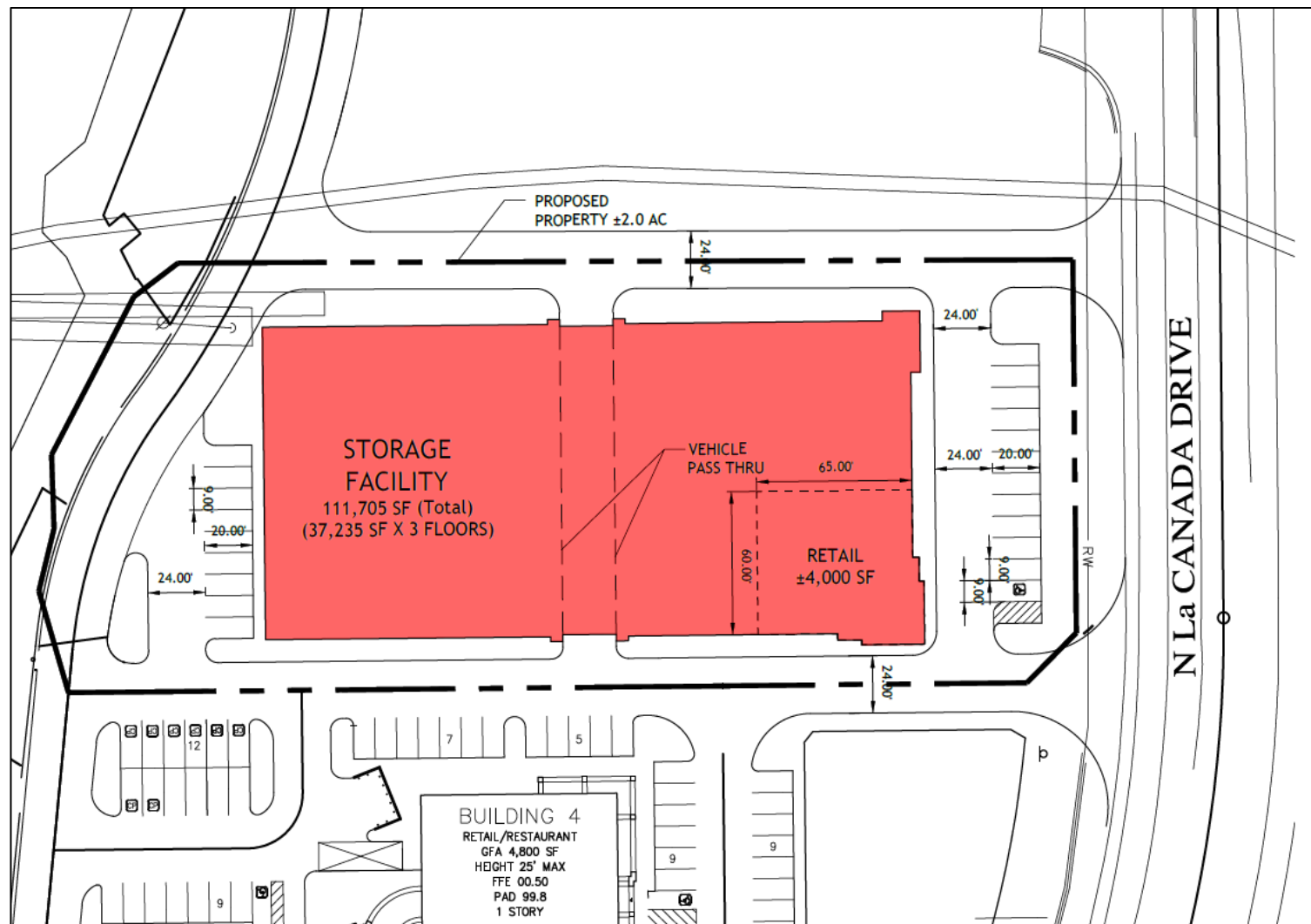
- Allowed and proposed height is 34'
- Leman Academy is 35' 2"
- Rear setback to Miller Ranch is 102' (3:1 ratio)

► Architecture

► Access

► Traffic

- Approximately 500 feet from proposal to Leman Academy





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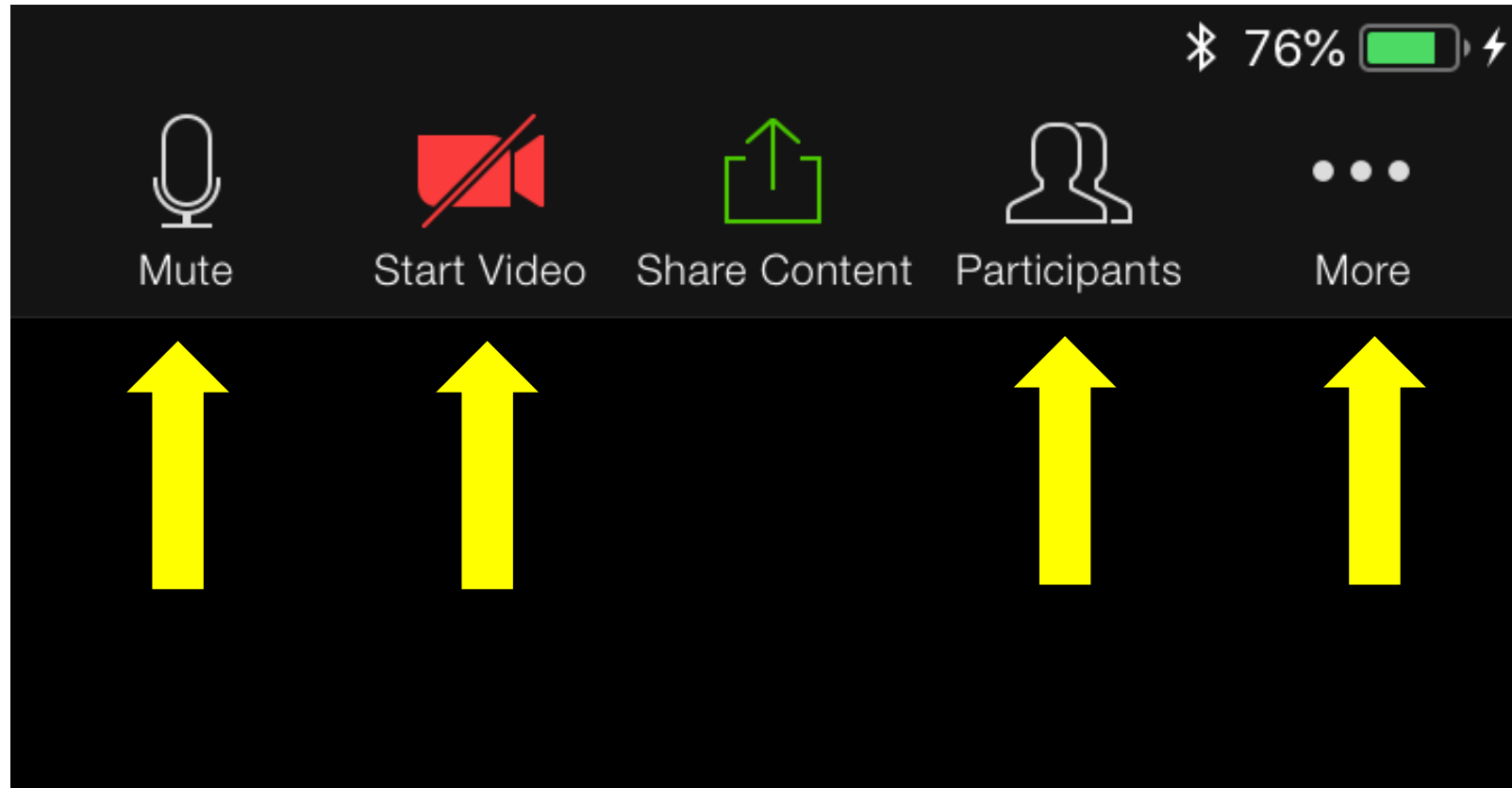
Applicant's Proposal

Hold for Applicant's slides



Town of Oro Valley

Zoom – Raising your hand to ask a question



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Conditional Use Permit Process



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Town Council public hearing – TBD

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For more information

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Staff Contact

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Planner I

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www.OVProjects.com

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

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