



ORACLE ROAD AND PUSCH VIEW LANE (ORO VALLEY TOWN CENTER PAD) GENERAL PLAN AMENDMENT & REZONING

[Access the project webpage below](#)

www.ovprojects.com

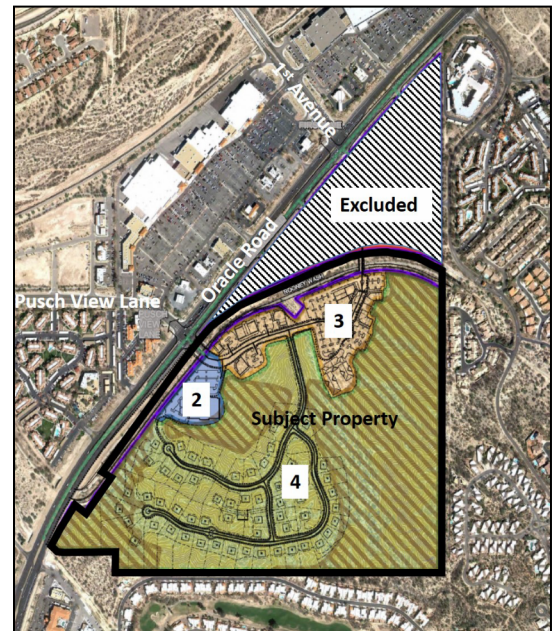
Project name:

Proposed General Plan Amendment and Rezoning for the Oro Valley Town Centre PAD

Project Summary

The Town is proposing a General Plan Amendment and rezoning to the existing zoning development plans associated with the Oro Valley Town Center Planned Area Development (PAD) located along Oracle Road near the Oracle Road and Pusch View Lane intersection.

The requests include Area 2, Area 3 and Area 4 shown in the map included at right. In 2019, the original property owner donated Area 3 and Area 4 to the Town (Area 2 is owned by Kitchell Development Company).



Proposed changes

- *Item A – General Plan Amendment*
 - Change the General Plan Land Use designation for Area 4 from Low Density Residential 2 to Parks and Open Space
- *Item B - Rezoning*
 - Revise the existing zoning development plans and uses to:
 - Expand commercial acreage in Area 2 to bring in more shopping, restaurants and retail
 - Revise existing uses (e.g. commercial, multi-family, office, hotel) to residential only (multi-family or townhomes) in Area 3 to support existing and future commercial
 - Increase open space and trails in Area 4
 - Modify development standards for Area 2, Area 3 and Area 4 to reflect site design changes

The purpose of the requests include:

- Significantly increase open space (40% increase) and trails
- Limit development to areas not visible to neighbors
- Bring in more commercial, retail and restaurant space

- Provide additional gathering areas
- Reduce building heights and preserve views – including eliminating the ability to build a 5-story hotel
- Eliminate single-family lots next to neighbors

Meeting Dates

1. First Neighborhood Meeting – February 25, 2026
2. Second Neighborhood Meeting – March 25, 2026
3. Planning and Zoning Commission – April 14, 2026
4. Town Council – May 6, 2026

Project Milestones

1. Area 3 and Area 4 donated to the Town by original property owner - 2019
2. Town Council initiation of General Plan Amendment and Rezoning – September 2025
3. Town Council study session to decide preferred concept plan – January 2026

Meeting Format

Standard meeting format

- Introduction-10 minutes
- Staff Presentation-30 minutes
- Question and Answer- 40 minutes

General Plan

The General Plan is a long-range 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.

ITEM A – GENERAL PLAN AMENDMENT

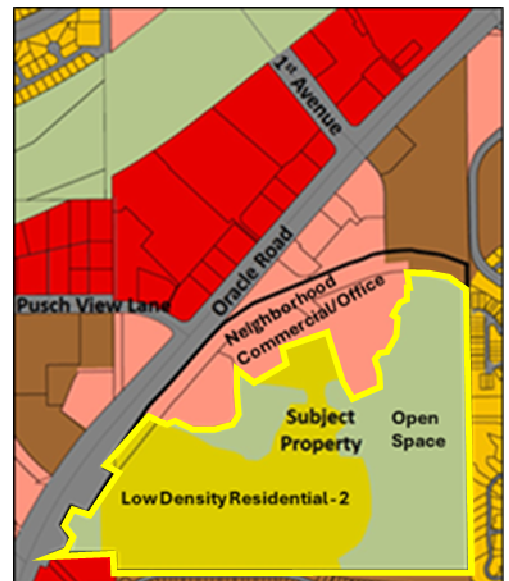
Existing General Plan Designation

The subject property of Item A (outlined in yellow in image below) has the two following General Plan Land Use designations:

Low Density Residential – 2 (LDR-2, 1.3 – 2.0 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. Homes in this land use designation can range from 1.3 to 2.0 DU/AC, an average number of homes per acre. For example, a development 100 acres in size may have 130 to 200 homes. The development may have homes spread evenly across the 100 acres on larger lots, or it may have the same number of homes on smaller lots that retain additional open space.

Open Space



This land use designation represents areas that are natural open space which have been preserved through zoning, conservation easements or public ownership.

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

Several General Plan goals and policies applicable to this proposal are listed below:

- 1. A built environment that creatively integrates landscape, architecture, open space and conservation elements to increase the sense of place, community interaction and quality of life (Goal Q).*
- 2. Provide diverse land uses that meet the Town's overall needs and effectively transition in scale and density adjacent to neighborhoods (LU.5).*
- 3. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents and visitors while recognizing our place in the larger ecosystem (SD.1).*
- 4. Effective transitions between differing land uses and intensities in the community (Goal X).*

Zoning

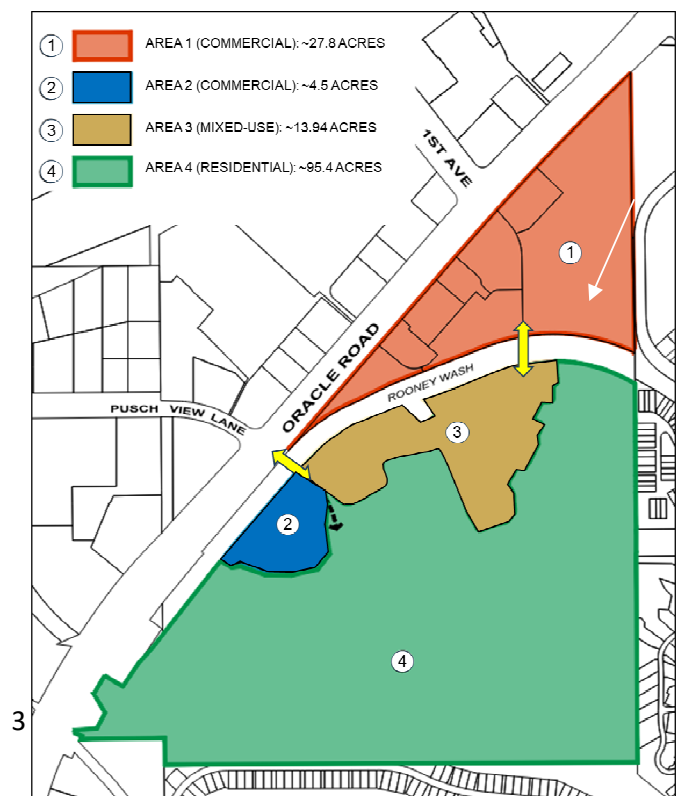
The zoning of a property is what actually gives the property owner the legal right to use their land. It includes detailed allowances with vested property rights and establishes what uses are permitted and what development standards are applicable. Zoning dictates what can and cannot be done.

ITEM B – REZONING

Existing Zoning Designation

The subject property of Item B includes Area 2, Area 3 and Area 4 in the Oro Valley Town Center Planned Area Development (see image at right). The property has the 3 following zoning designations:

- **Area 2 (Commercial)** – This area (along with Area 1) are where the more intense activities are located and include retail, restaurant, office and other commercial uses. Maximum building heights of 40 feet (+10 feet for architectural features). Office uses are permitted 50 feet and hotels are permitted 75 feet.
- **Area 3 (Mixed-use)** – This area includes a mix of permitted uses ranging from retail,



office, hotel and multi-family. Maximum building heights of 35 feet (+10 feet for architectural features) for all buildings, however, 75 feet is permitted for hotel.

- Area 4 (Residential) – This area is solely for detached single-family residential. Maximum building heights 19 feet and single-story.

Review Criteria

Please use the following links to review the applicable review criteria

[Your Voice, Our Future General Plan](#)

[Town of Oro Valley Zoning Code](#)

[Oro Valley Town Centre PAD](#)