

Ground Rules for Neighborhood Meetings

Oro Valley Town Centre PAD General Plan Amendment and Rezoning

Neighborhood Meeting

February 25, 2026

Meeting will start at 6pm

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.

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

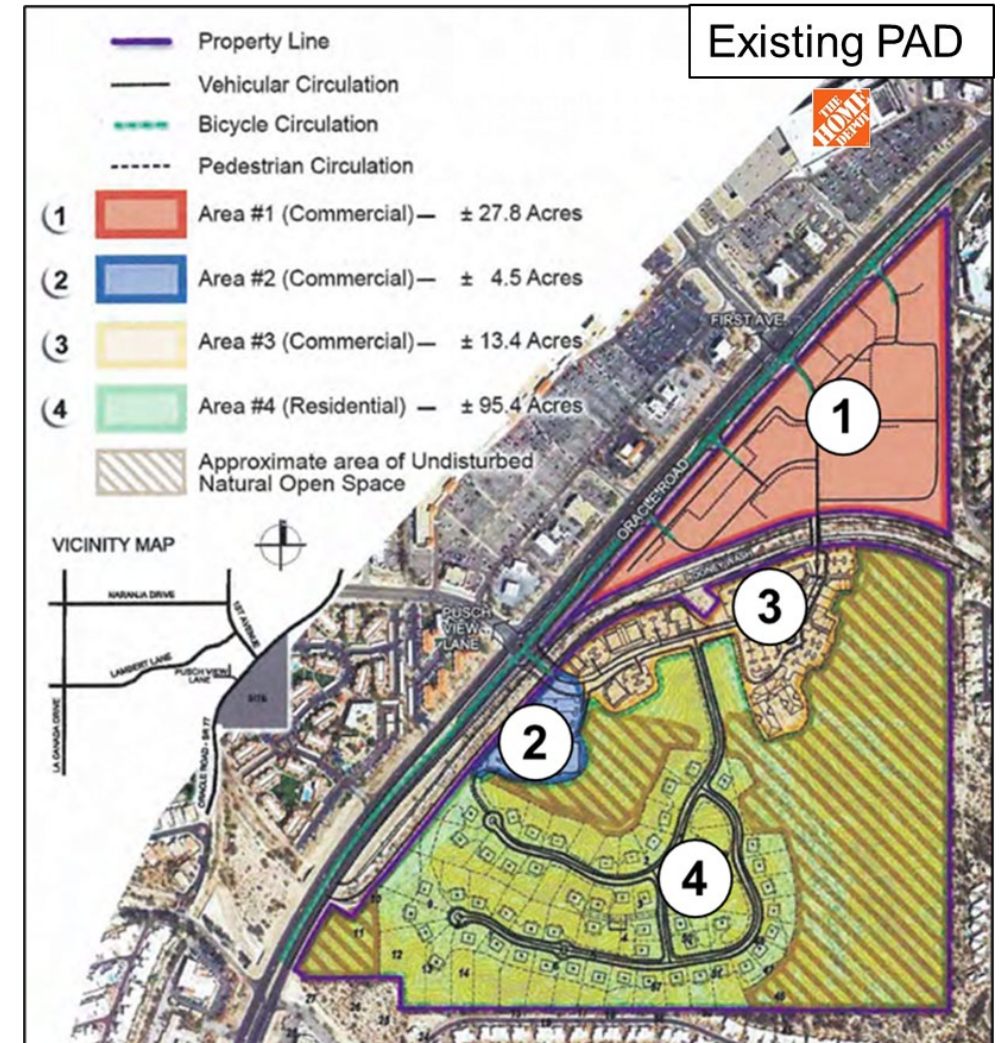


Town of Oro Valley

Please contact Michael Garcia at (520) 229-4814 for additional ZOOM assistance.

► INFORM, LISTEN AND ADDRESS YOUR CONCERNS

- I. Opportunities to stay involved
- II. Town presentation
- III. **YOUR TURN!**
- IV. Upcoming meetings



Subject Property

- ▶ Area 2: Privately owned
 - ▶ Existing commercial entitlements (uses)
- ▶ Area 3: Town-owned
 - ▶ Existing “mixed-use” entitlements (uses)
- ▶ Area 4: Town-owned
 - ▶ Existing residential entitlements (uses)
- ▶ Looking to rezone to set the foundation for future development
- ▶ **NO PLANS FOR IMMEDIATE DEVELOPMENT**



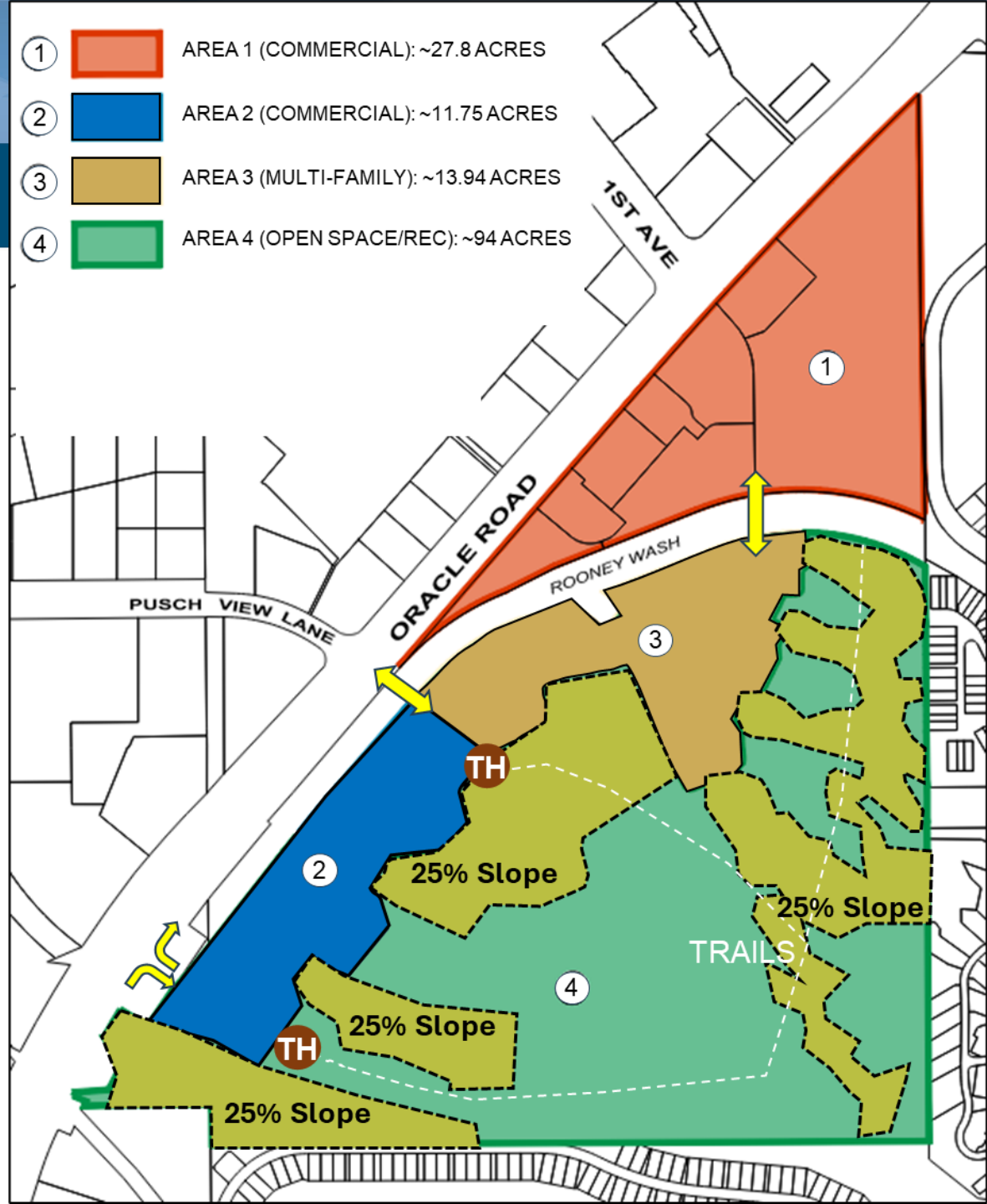
Why is the town rezoning?

▶ View and Land Conservation

- Significant increase in Open Space (40%) & Trails
- Limiting development to areas not visible to neighbors
- Reduced building heights (5-story hotel)
- Eliminate Single-family Lots next to neighbors

▶ Ready Town-owned portions for sale

- More Commercial
 - Shopping, Retail, Restaurants
- New designs for existing residential allowances that supports commercial (existing and new)
- Incorporating gathering areas



Public Participation



Town of Oro Valley



1st Neighborhood Meeting – February 25, 2026 (in-person & online)



Further refine concepts for code compliance



2nd Neighborhood Meeting – March 25, 2026 (in-person & online)



Planning and Zoning Commission Public Hearing – April 14, 2026



Town Council Public Hearing – May 6, 2026

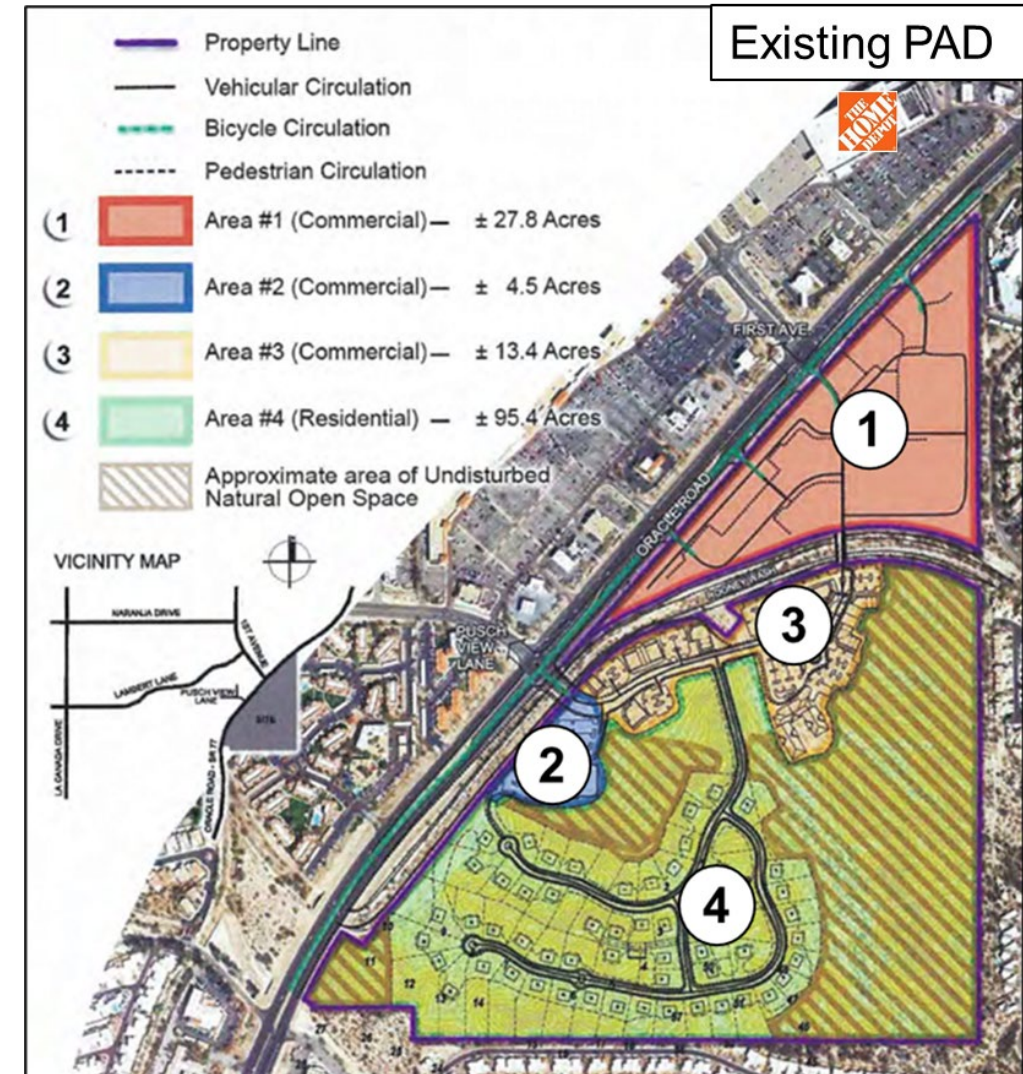
Questions: ask@orovalleyaz.gov
Info: www.OVprojects.com

Background – Oro Valley Town Centre PAD



Town of Oro Valley





- ▶ Total area: ~141 acres
 - Area 1: Commercial (Not a part)
 - Area 2: Commercial
 - Area 3: Mixed – Use
 - Multi-family residential (Apartments), Commercial, Office, Hotel
 - Area 4: Residential
 - Single-family
- ▶ 2002: Original PAD zoning established
 - 2012 PAD Amendment
 - 2019 PAD Amendment
- ▶ 2019: Area 3 and Area 4 donated to the Town
- ▶ 2025: Town Council initiation of General Plan Amendment (Area 4) and rezoning (Area 3 and Area 4)

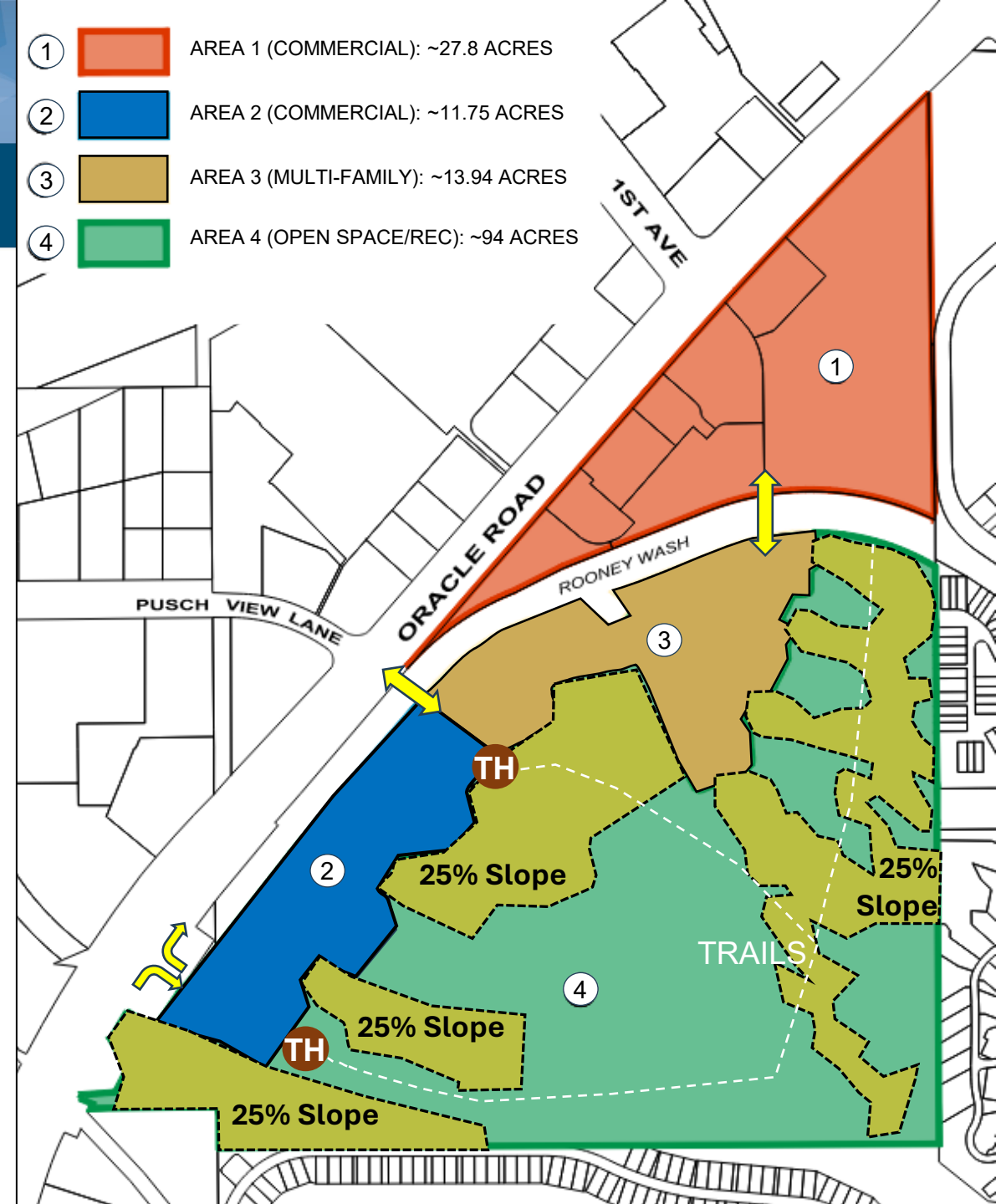


Town proposals

▶ General Plan Amendment & Rezoning

- **Item A: General Plan Amendment**
 - Area 4 ONLY
- **Item B: Rezoning**
 - Area 2, Area 3 and Area 4

- ①  AREA 1 (COMMERCIAL): ~27.8 ACRES
- ②  AREA 2 (COMMERCIAL): ~11.75 ACRES
- ③  AREA 3 (MULTI-FAMILY): ~13.94 ACRES
- ④  AREA 4 (OPEN SPACE/REC): ~94 ACRES



General Plan vs. Zoning



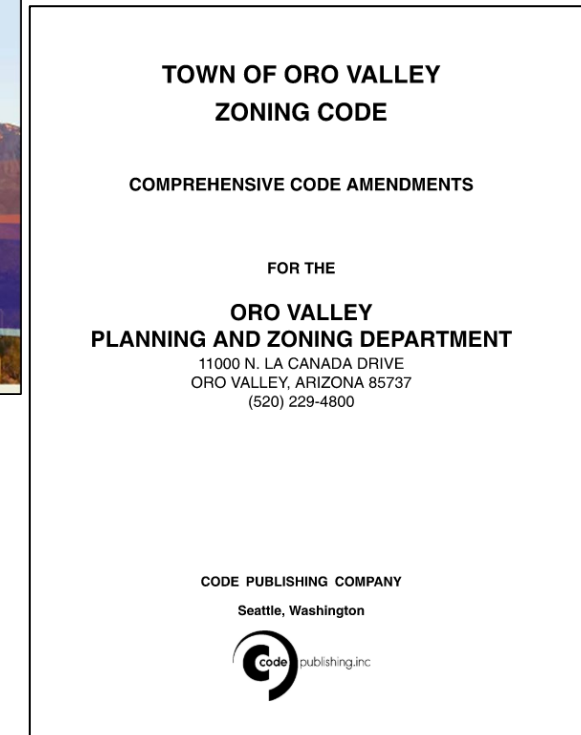
Town of Oro Valley

▶ General Plan

- Long-range policy document
 - Goals, Policies, Actions → Drive Town decisions
- Land Use Map
 - Reflects Town's desired land uses

▶ Zoning

- Detailed allowance with vested property rights
 - Uses – both permitted and not permitted
 - Development Standards (Building Heights, Setbacks, Open Space, etc.)
- Dictates what CAN and CANNOT be done
- Rezoning
 - Must be in compliance with General Plan
 - Tentative Development Plan (TDP) reflects what can be built in the future



Town proposals

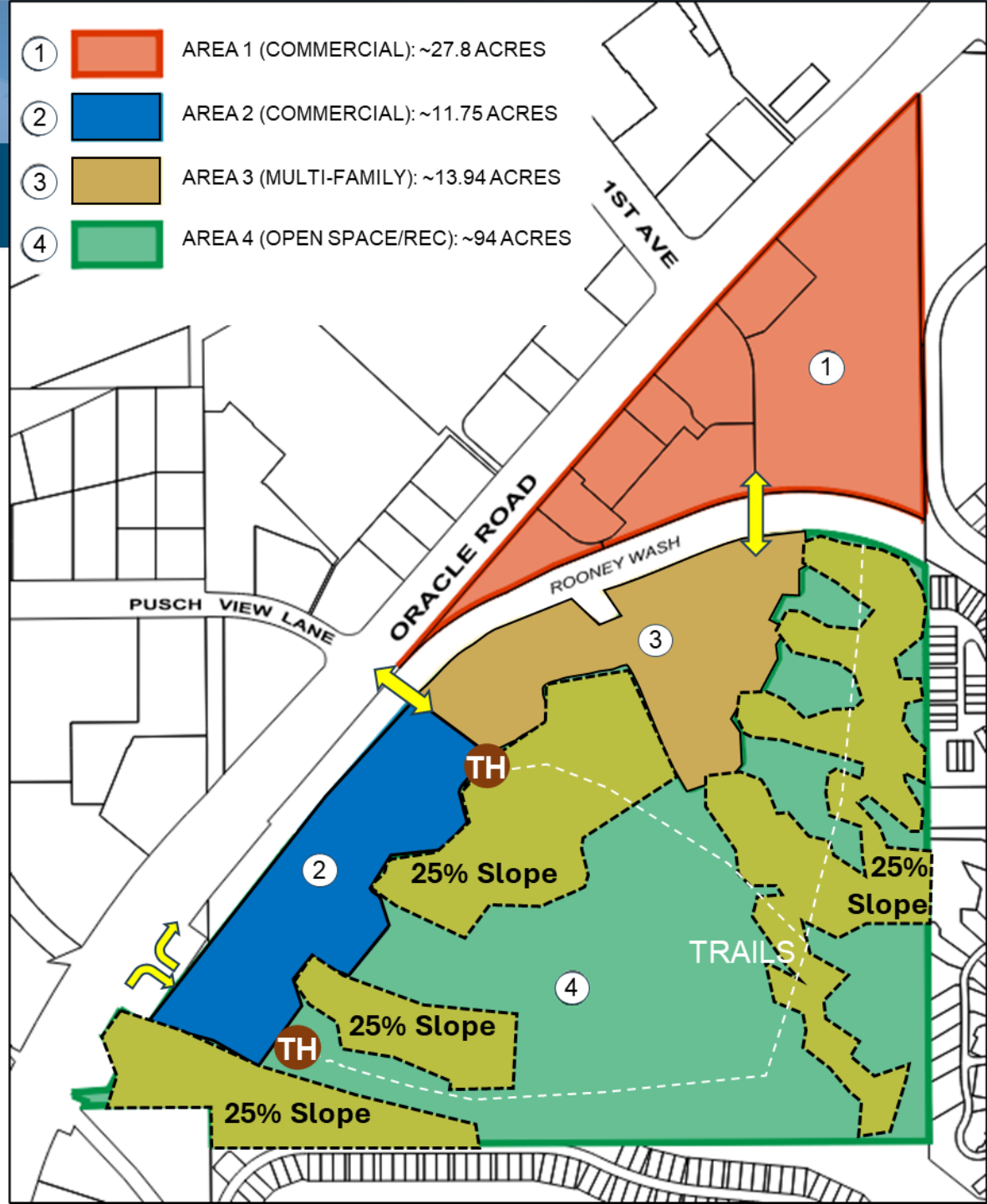
► General Plan Amendment & Rezoning

• Item A: General Plan Amendment

- Area 4 ONLY
- Low Density Residential 2 → Parks and Open Space

• Item B: Rezoning

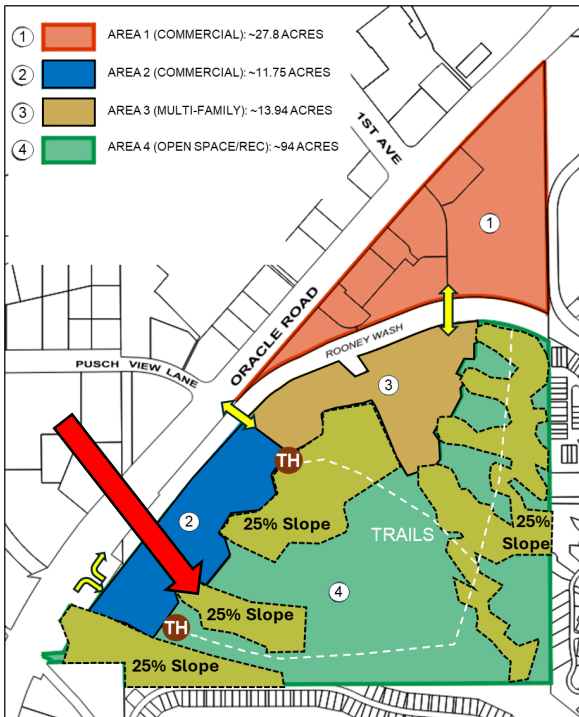
- Area 2
 - Expanded commercial area (existing permitted uses)
- Area 3
 - Residential
 - Multi-family (existing permitted use)
 - Townhomes (new use)
- Area 4
 - Single-family homes → Open space, trails



Area 2 Site Characteristics



Town of Oro Valley

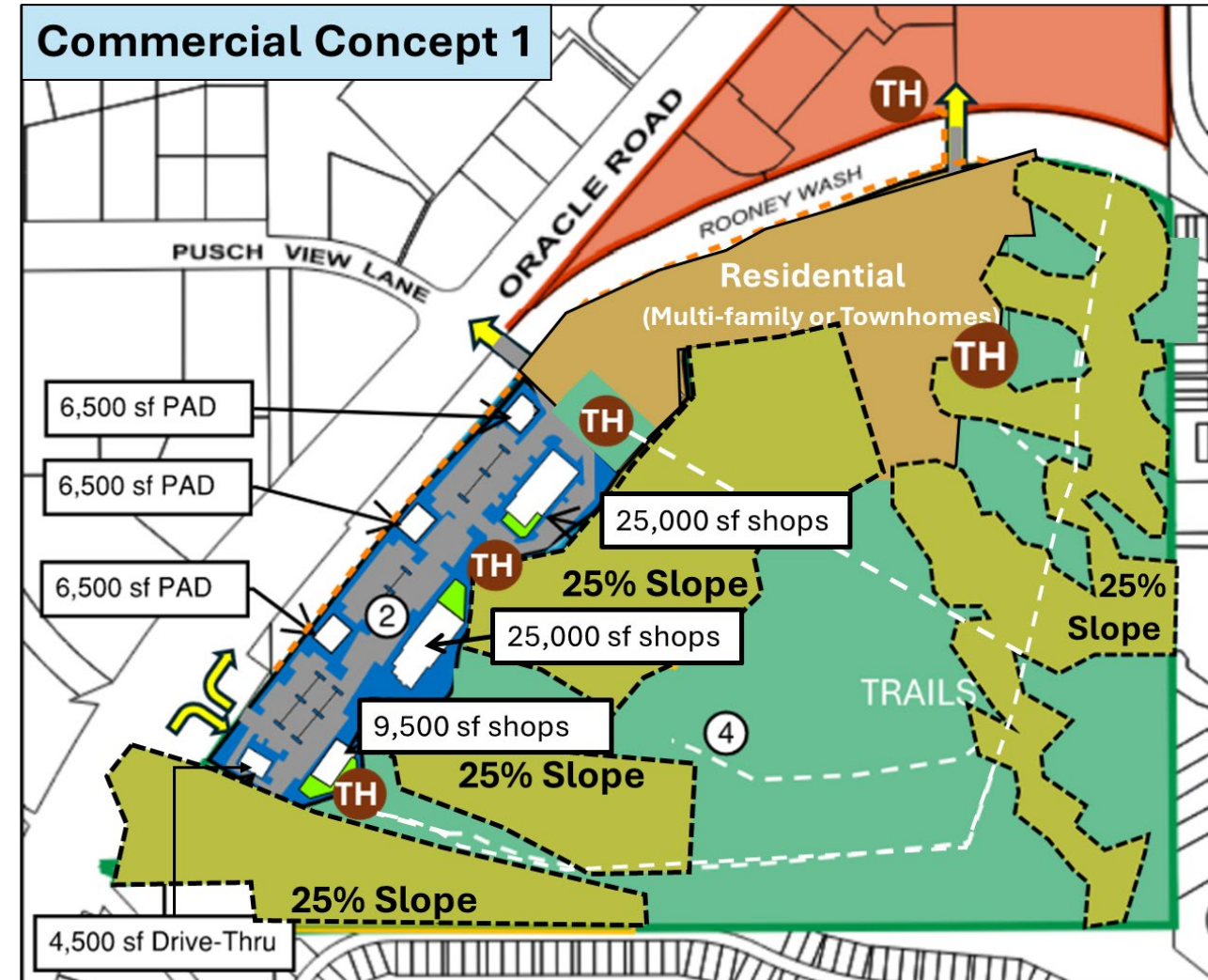


Area 2 – Commercial concepts



Town of Oro Valley

- ▶ Expansion of overall commercial acreage
- ▶ Utilizes existing uses
- ▶ Three concepts
 - Increase commercial, restaurant and retail
 - Reduced building heights
 - New entrance/exit from Oracle Rd. (ADOT approval required)
 - Patios and Gathering areas (neon green)

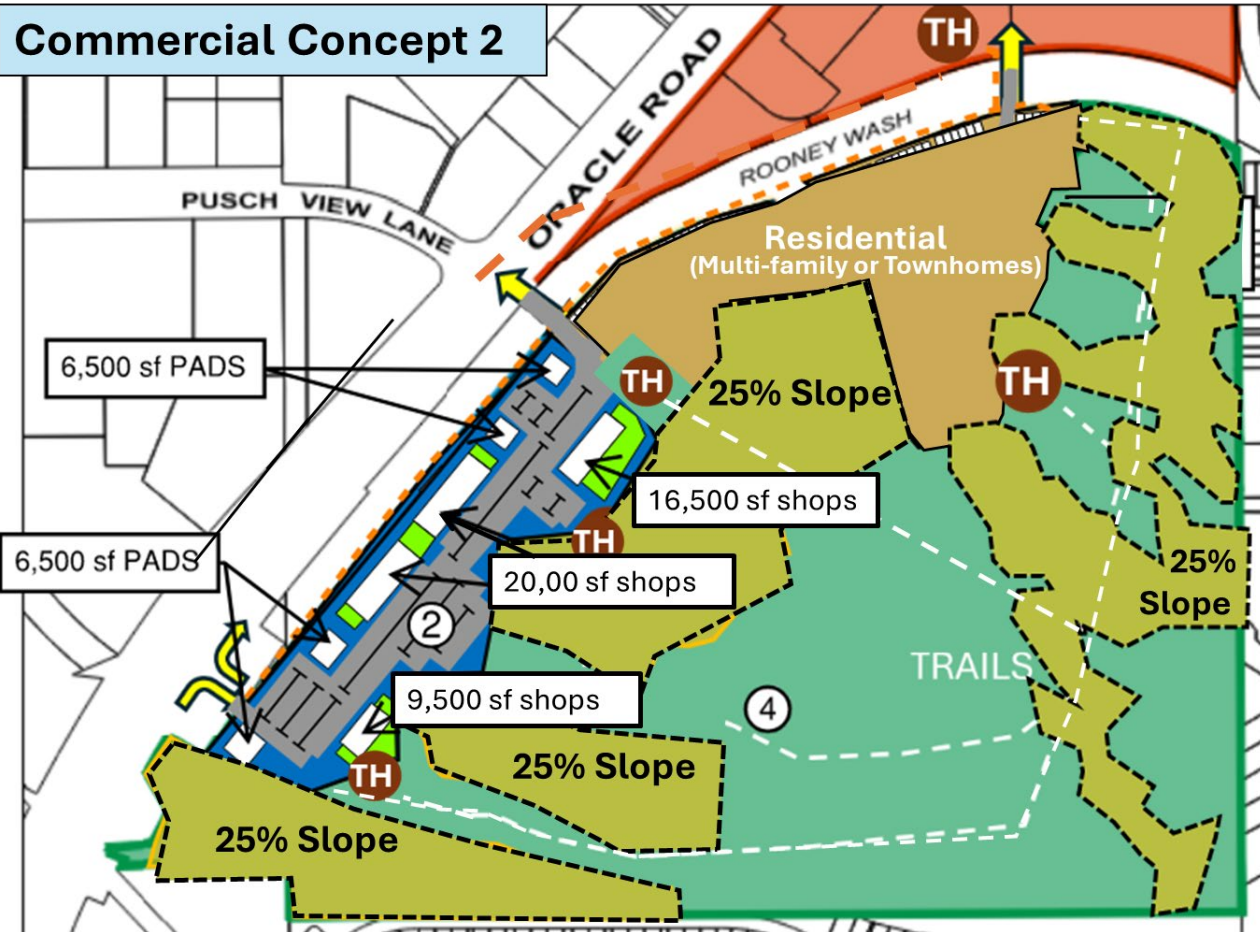


Area 2 – Commercial concepts continued

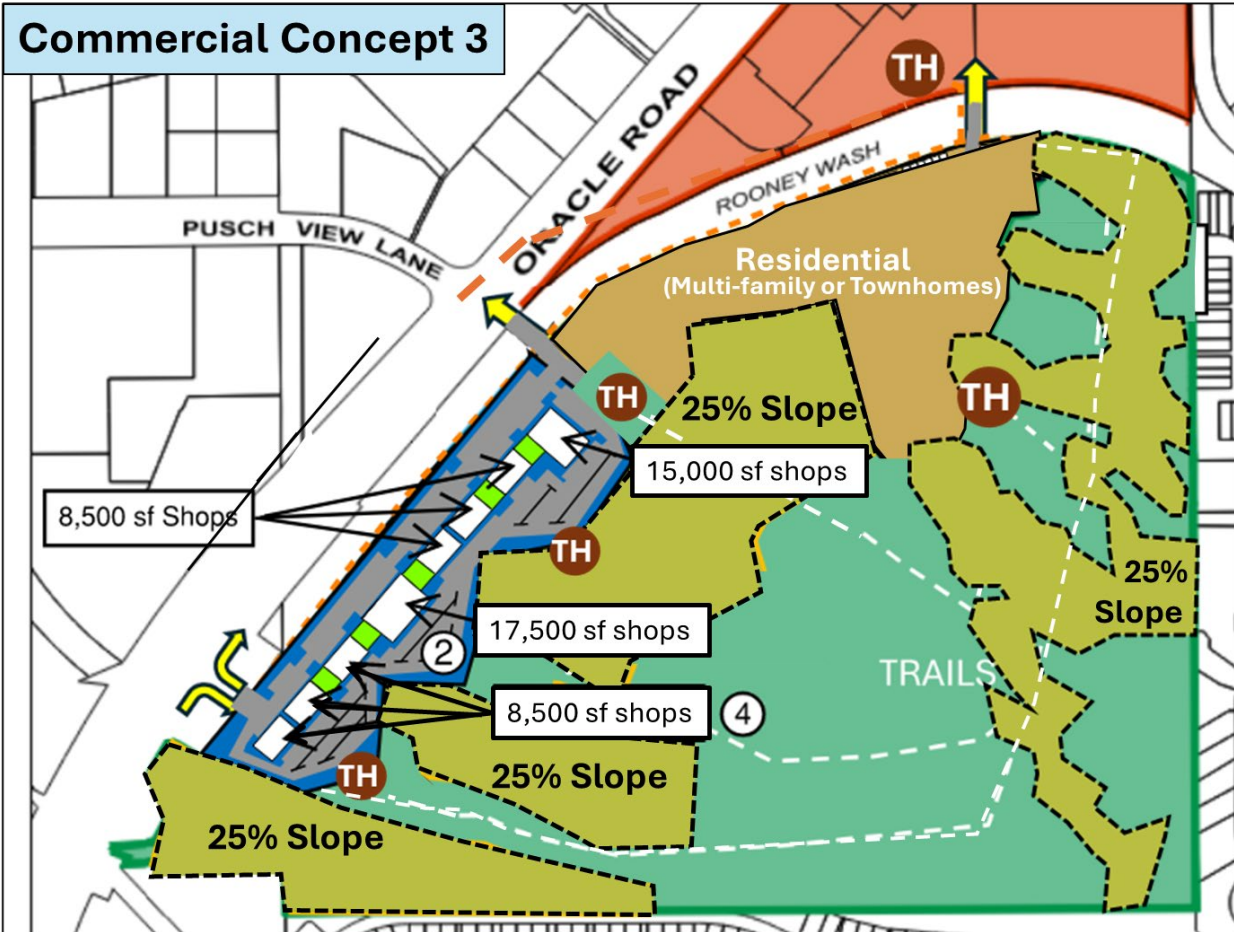


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Commercial Concept 2



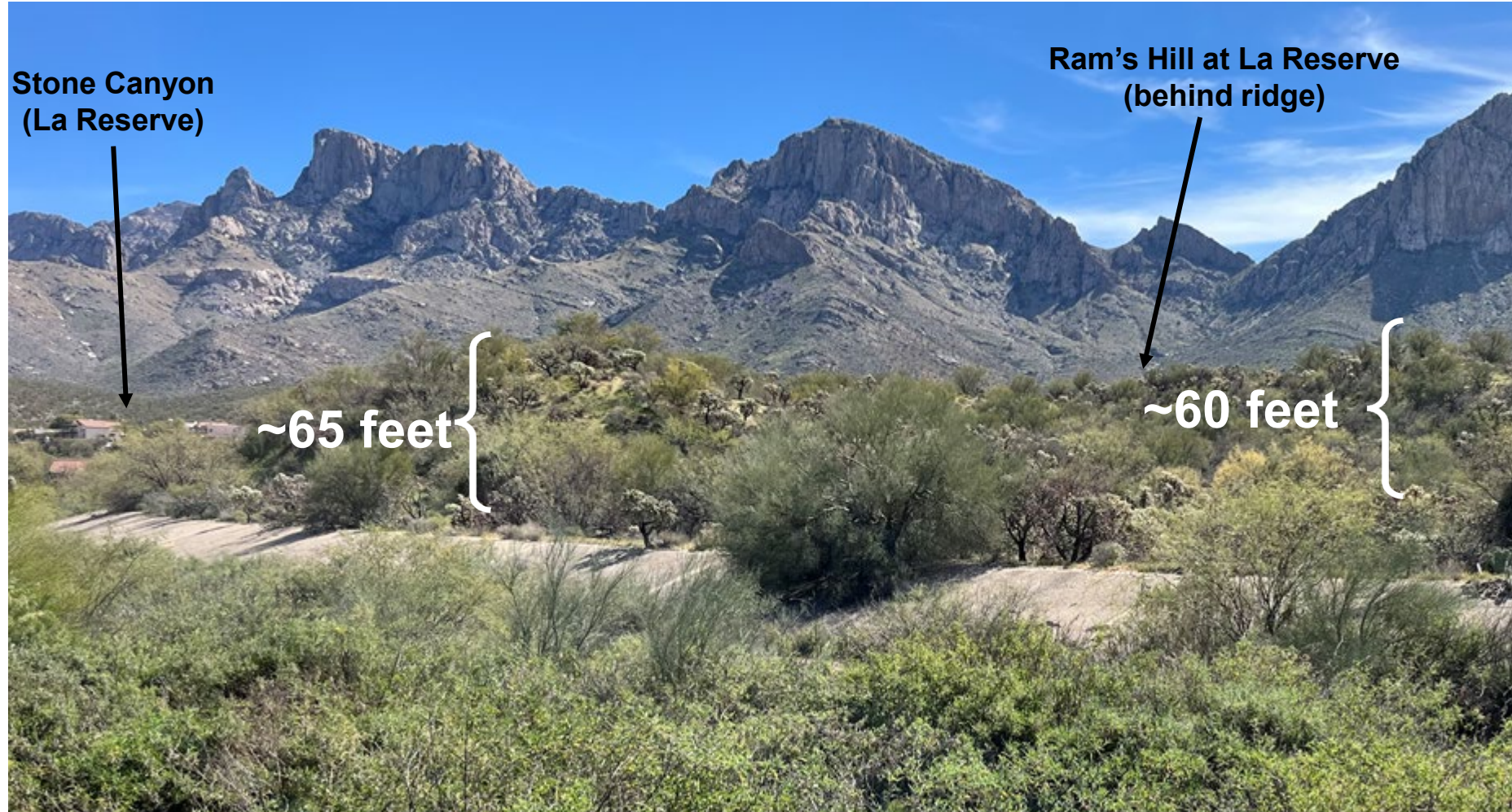
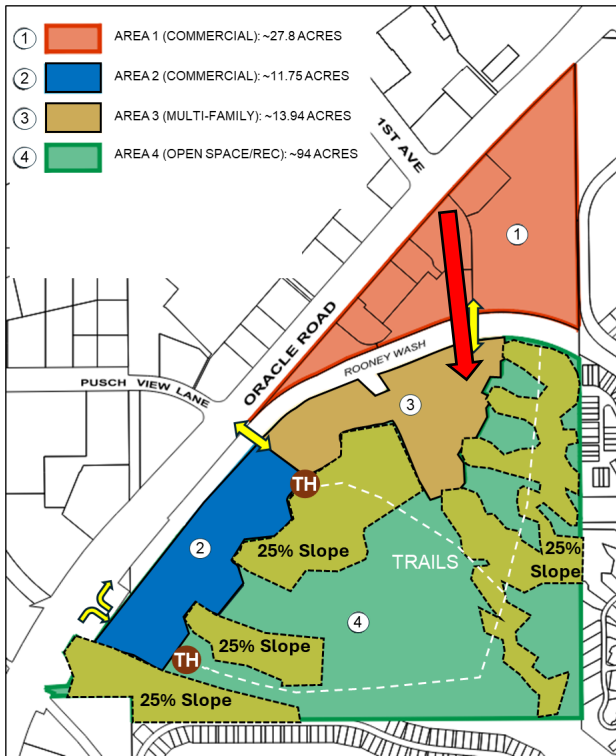
Commercial Concept 3



Area 3 Site Characteristics



Town of Oro Valley



Area 3 – Residential concepts - Apartments



Town of Oro Valley

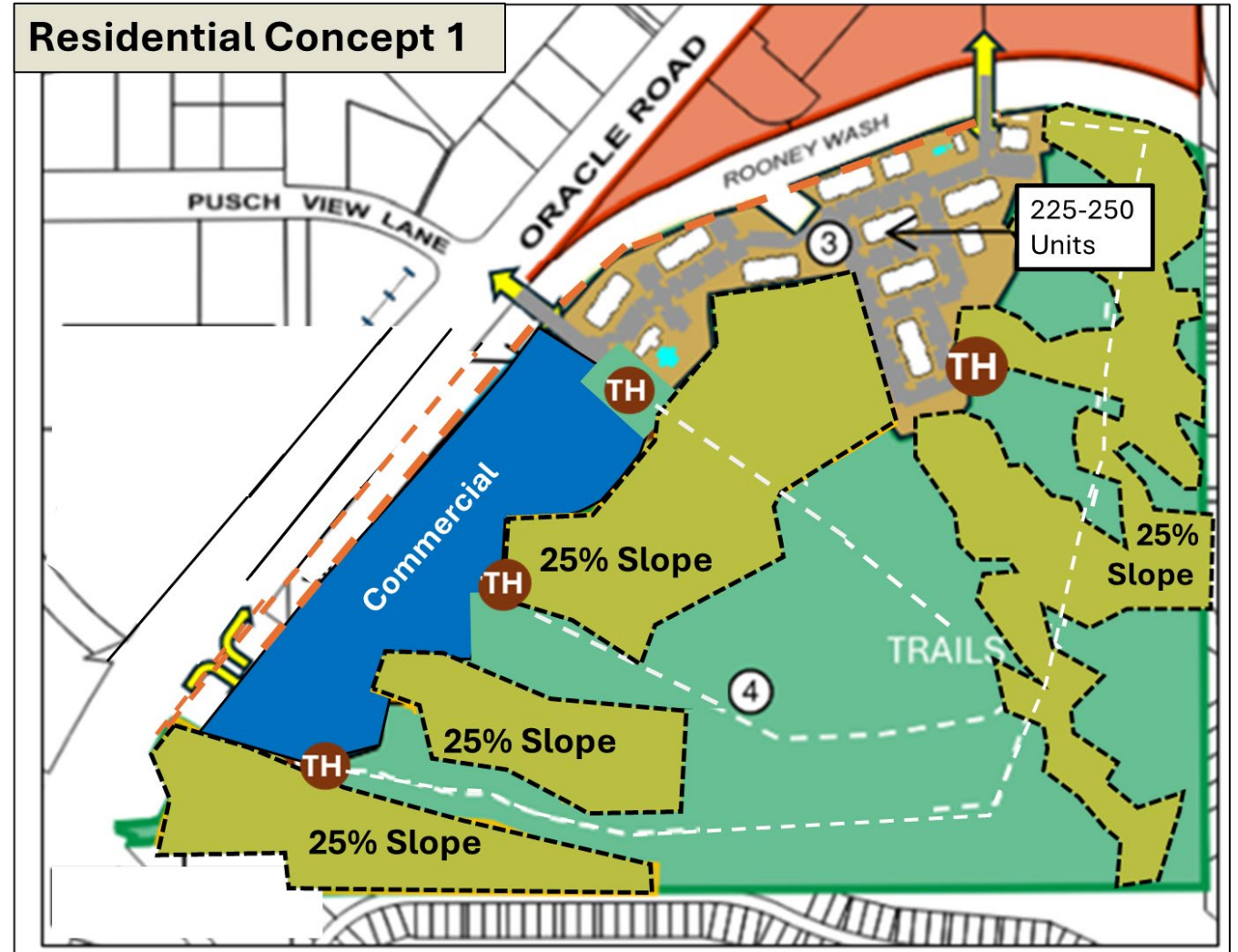
▶ Revised uses

- Existing: Commercial, Multi-family, Hotel, Office
- Proposed: Residential only (Multi-family and Townhomes)

▶ Three concepts

- Multi-family (existing permitted use)
- Front-load Townhomes (new use)
- Rear-load Townhomes (new use)

▶ Reduced Building Heights

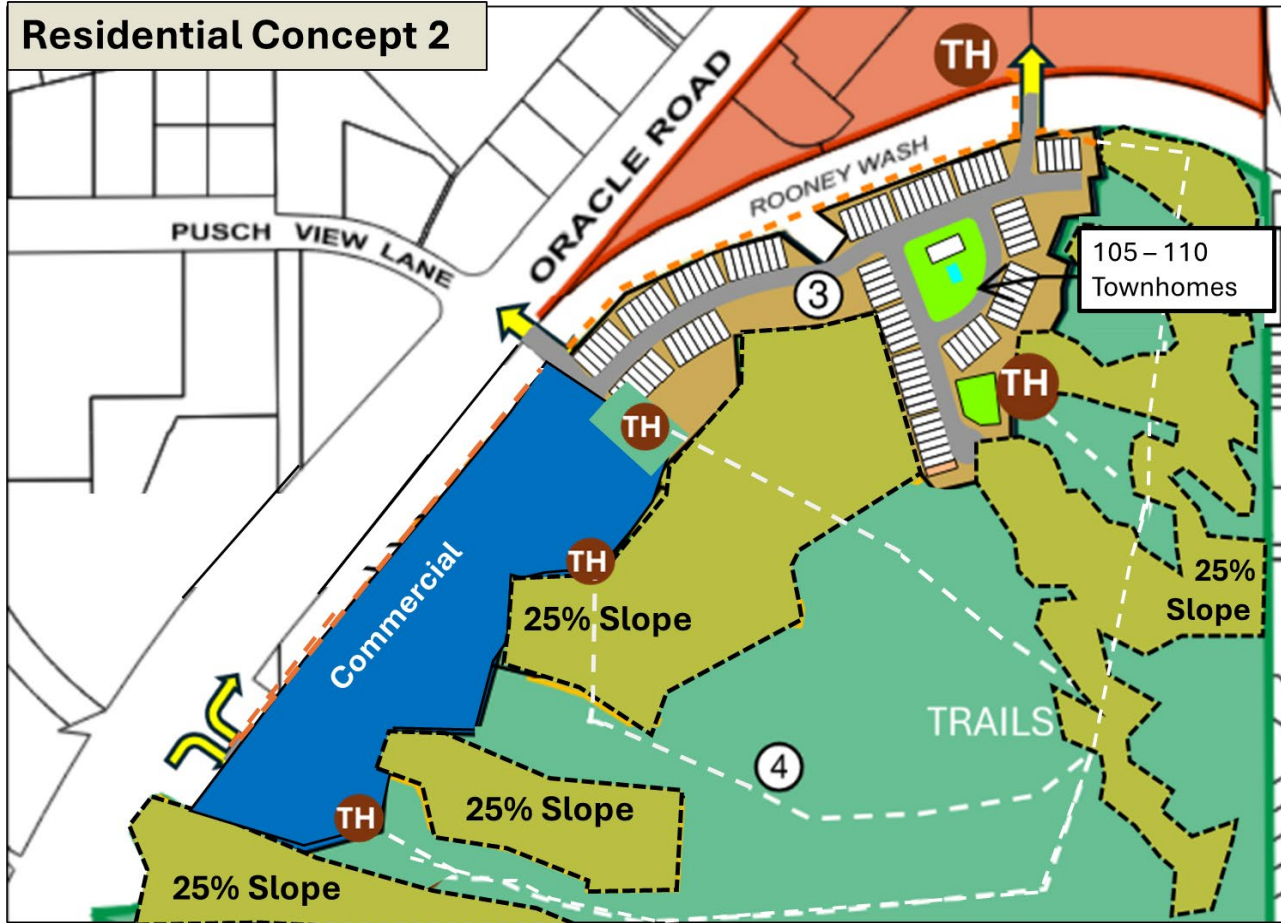


Area 3 – Residential concepts - Townhomes

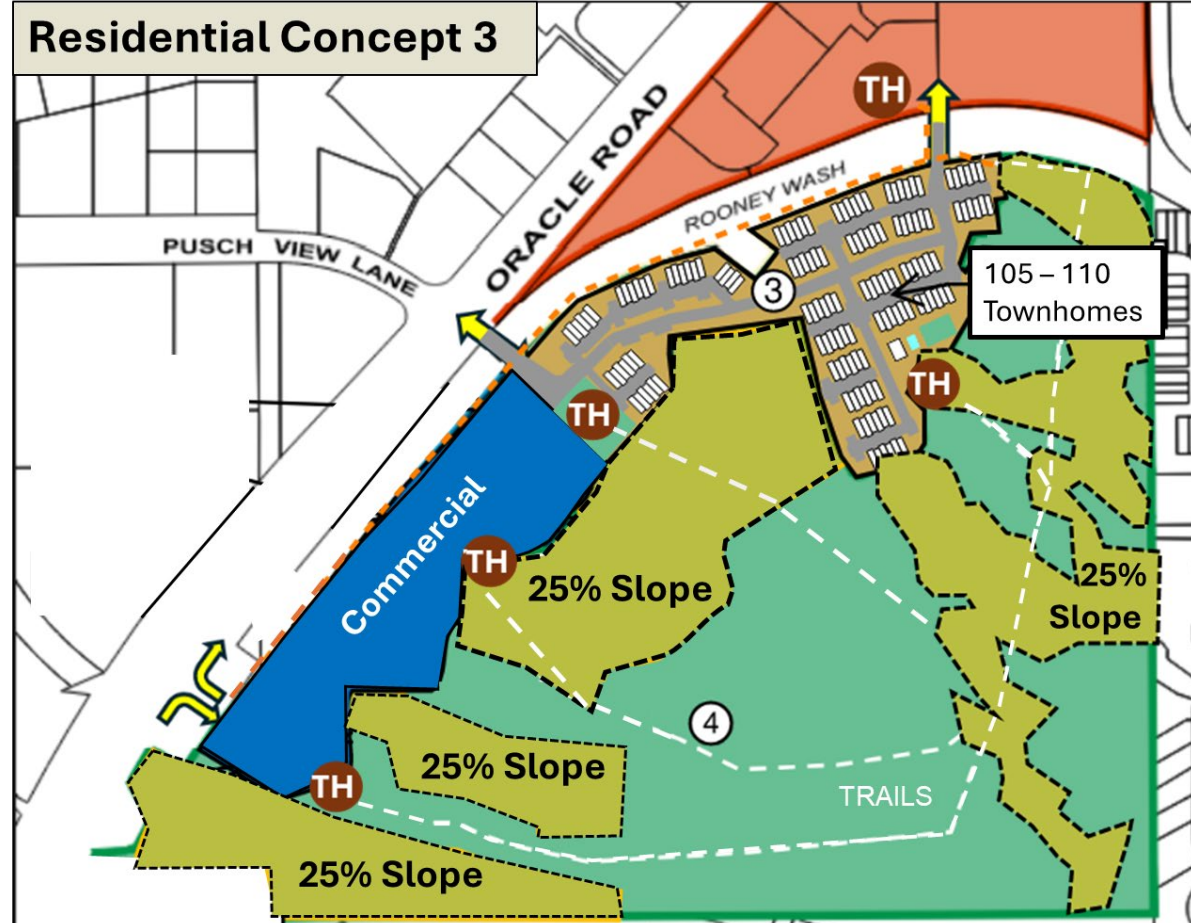


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Residential Concept 2



Residential Concept 3



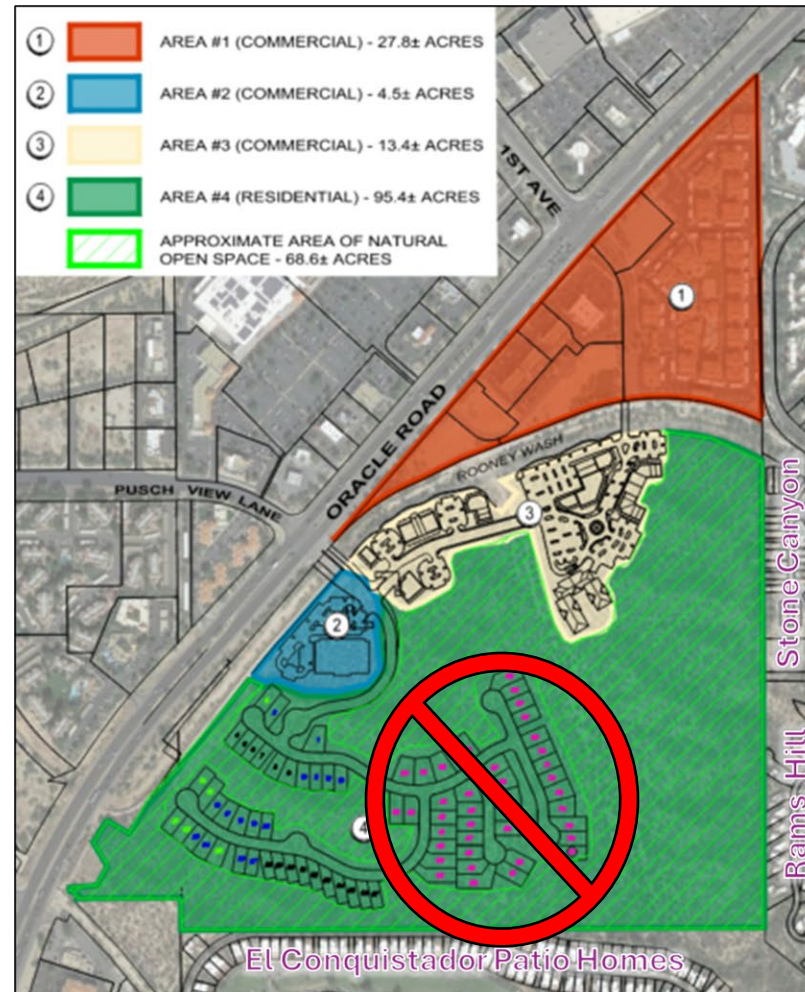
Area 4 – Open Space and Trails



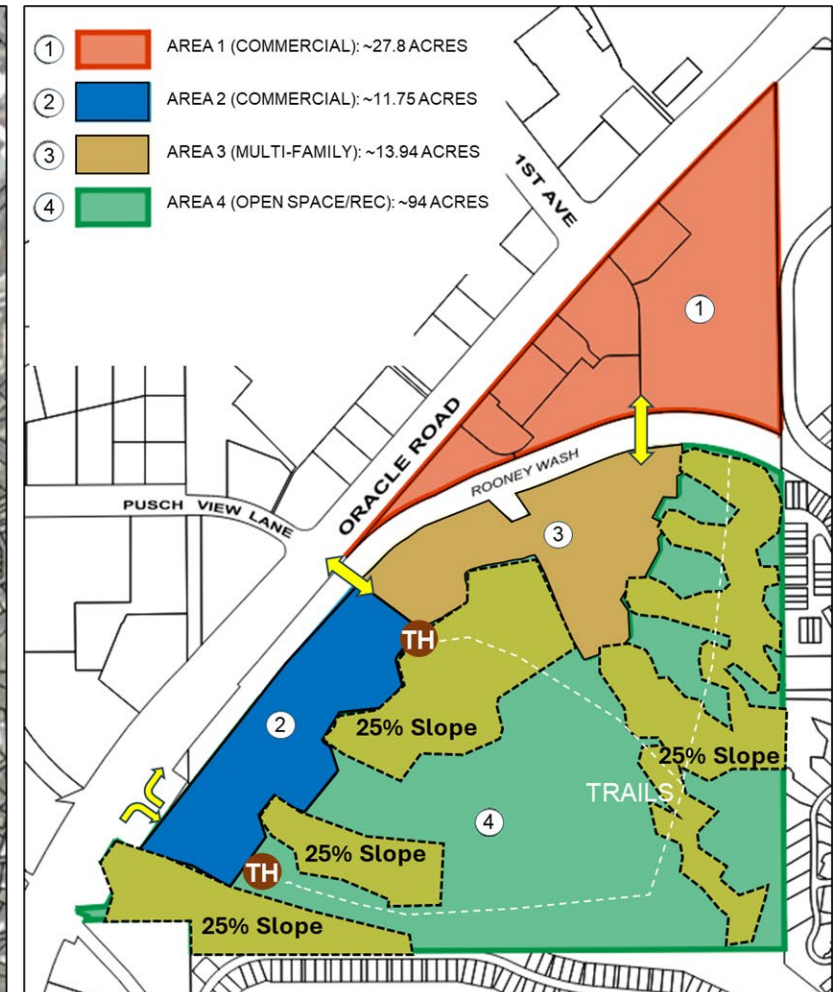
Town of Oro Valley

EXISTING

- ▶ Remove single-family residential (77 lots)
- ▶ Increase open space (~25 acres or 40%) and trails
- ▶ Increase commercial (Adjacent to Area 2)



PROPOSED

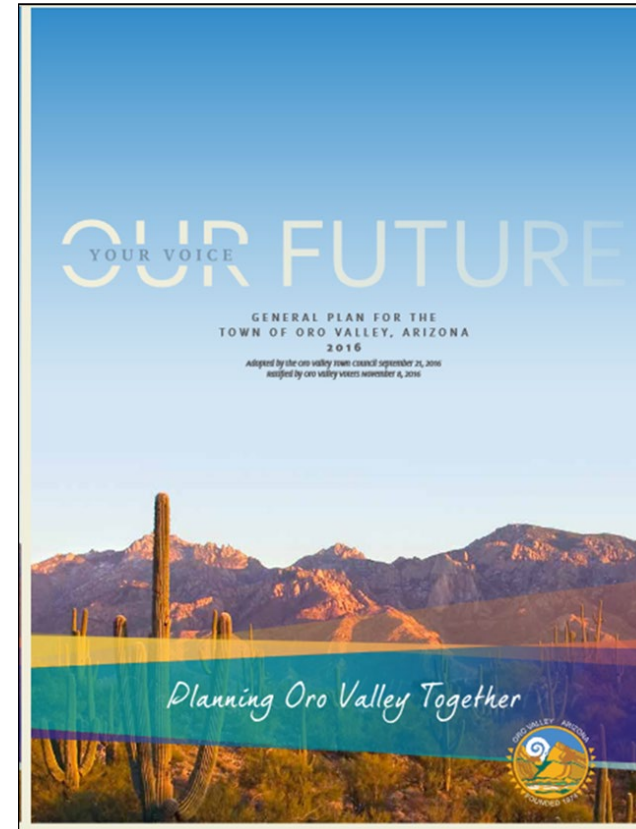


Review Criteria



Town of Oro Valley

- ▶ General Plan conformance
 - Vision, Guiding Principles
 - Goals & Actions
 - Land Use Map
- ▶ Zoning Code conformance
 - Proximity to neighbors
 - Land Use transitions
 - Open Space and buffers
 - View Impacts



**TOWN OF ORO VALLEY
ZONING CODE**


COMPREHENSIVE CODE AMENDMENTS

FOR THE

**ORO VALLEY
PLANNING AND ZONING DEPARTMENT**

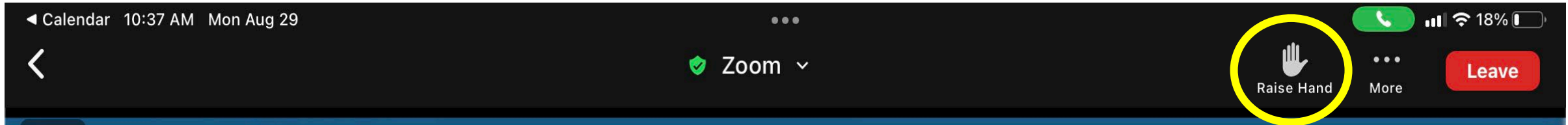
11000 N. LA CANADA DRIVE
ORO VALLEY, ARIZONA 85737
(520) 229-4800

CODE PUBLISHING COMPANY
Seattle, Washington





Zoom – Raising your hand to ask a question



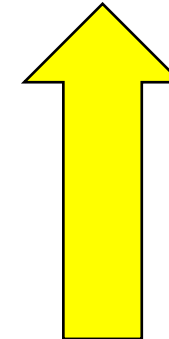
Phone

Raise Hand: *9

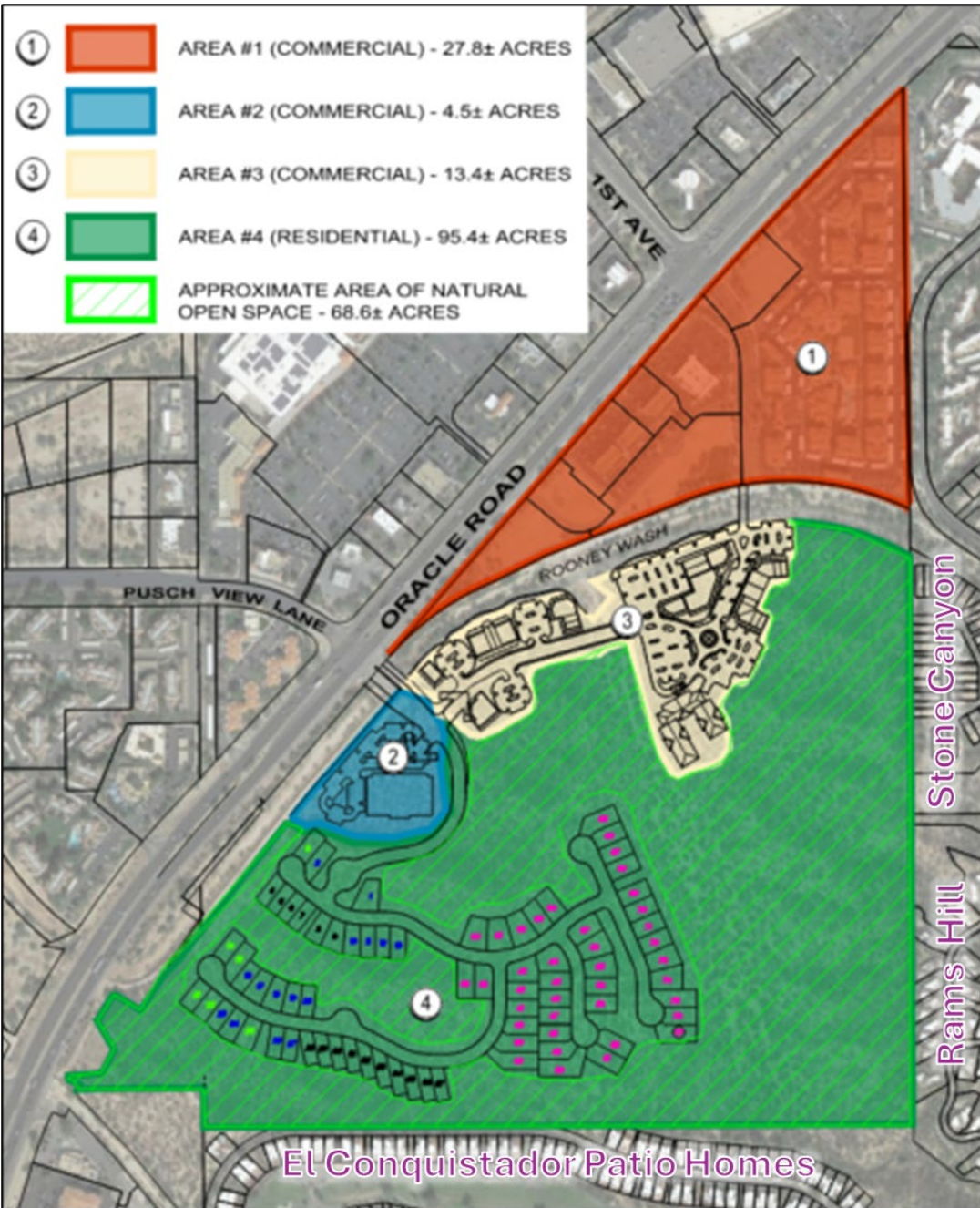
Unmute: *6

**Please contact Michael Garcia at
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assistance.**

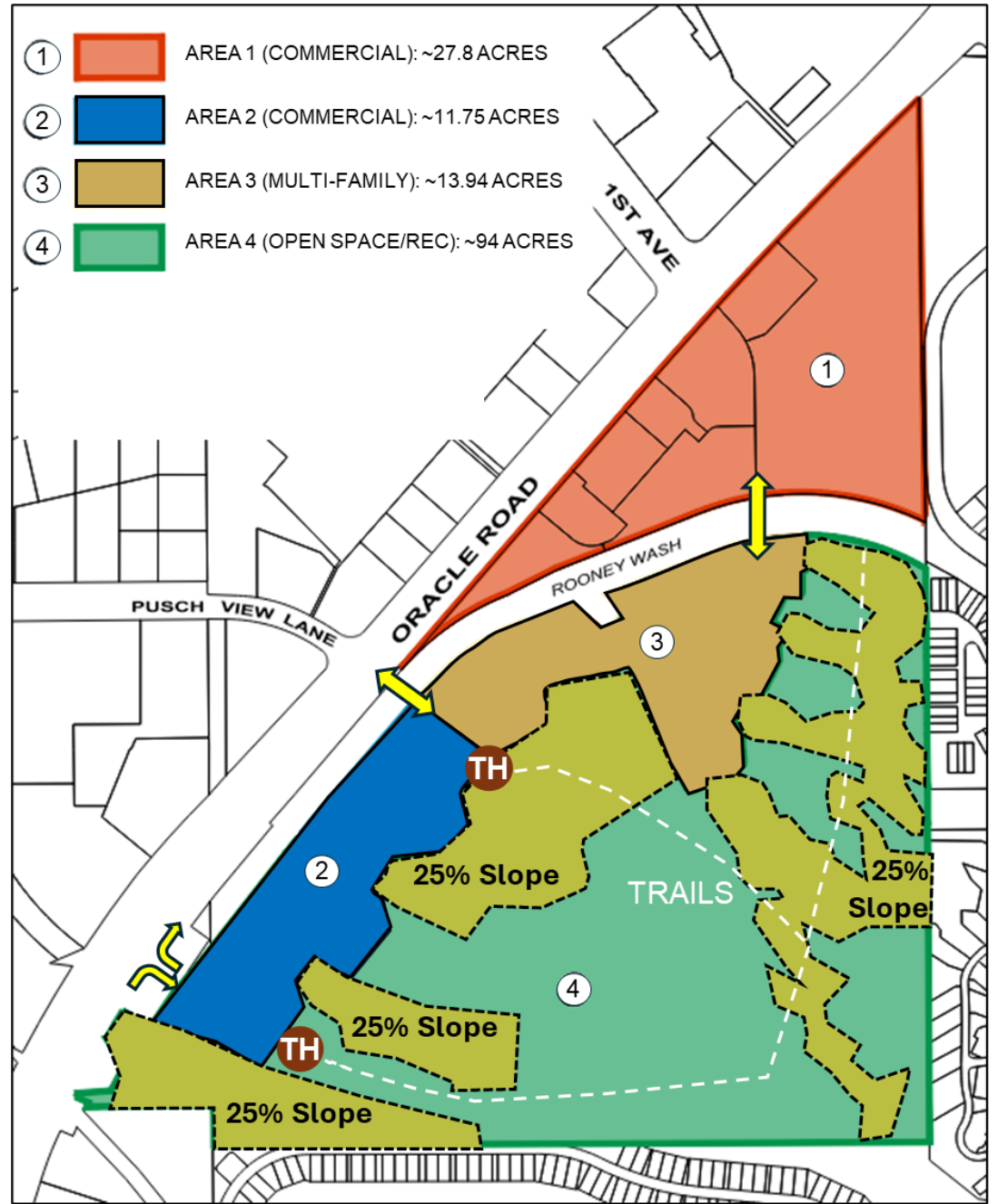
**Make sure you are
unmuted when your
name is called**



EXISTING



PROPOSED





- ▶ Lucid Summary
- ▶ Discussion takeaways
- ▶ Alignment with Town Goals

Next steps



Town of Oro Valley

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

Staff contact and Project Website



Jessica Hynd

Constituent Services Coordinator

Phone: (520) 229-4711

ask@orovalleyaz.gov

www.OVprojects.com

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

Town of Oro Valley
www.orovalleyaz.gov

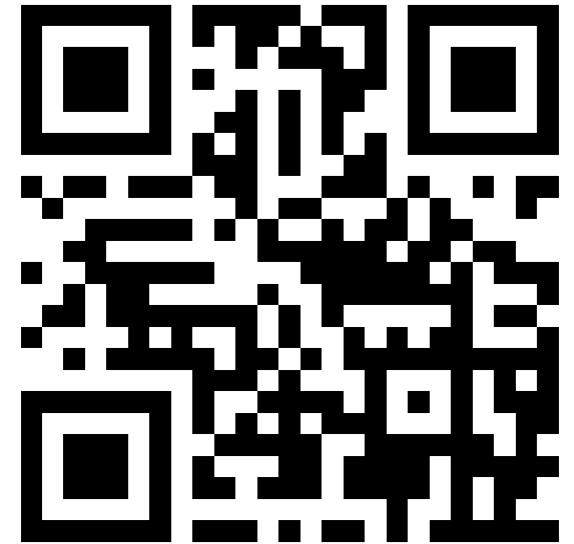




We Want to Hear From You!

Scan the QR Code for a short survey.

Your meeting experience is important to us.



Stay in the know by visiting [OVProjects.com](https://www.ovprojects.com) for project updates.