



TRACTOR SUPPLY COMPANY ORO VALLEY SE CORNER OF TANGERINE RD. AND LA CHOLLA BLVD.

PLEASE SUBMIT ALL QUESTIONS AND COMMENTS TO MIGARCIA@OROVALLEYAZ.GOV

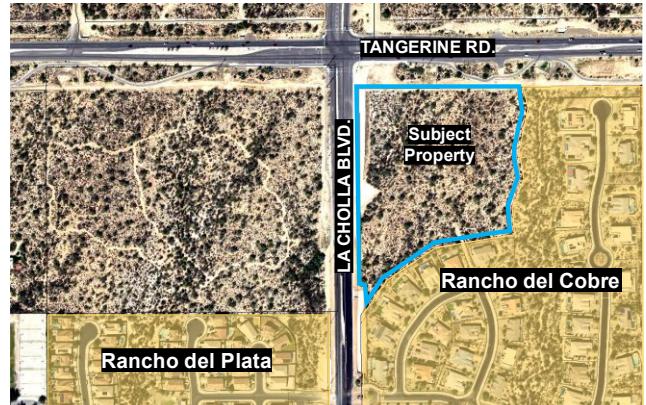
Access the project webpage below

www.ovprojects.com under the name “Tractor Supply Company Oro Valley SE Corner of Tangerine Rd and La Cholla Blvd”

Project Summary

The applicant is proposing a commercial development plan for a new Tractor Supply Company store. The project site is approximately 11.5 acres, located on the southeast corner of Tangerine Road and La Cholla Boulevard, as shown in the image on the right. The applicant's project encompasses approximately 7.2 acres of the overall site, with the remainder zoned for future commercial development.

The proposed development is permitted under the property's current Neighborhood Commercial (C-N) zoning district.



Anticipated Meeting Dates and Review Process



Project Milestones

1. Pre-application submitted – July 23, 2024
2. First neighborhood meeting – November 13, 2025

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 Neighborhood Commercial/Office (NCO) and Low Density Residential – 2 (LDR-2). See image to the right.



Neighborhood Commercial/Office (NCO)

"This land use designation represents commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Uses intended to serve the surrounding neighborhoods and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices. Residential development may be included on a case-by-case basis."

Low Density Residential – 2 (LDR-2, 1.3 to 2.0 Dwelling Units per acre (DU/AC))

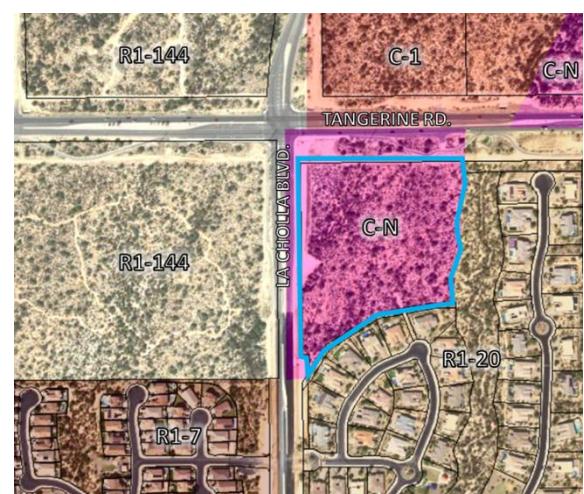
"This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character. The lot sizes in this land use designation allow for setbacks between individual homes. The areas to be disturbed during development should be clearly indicated on individual lots by building envelopes to ensure a minimum level of disturbance."

Existing Zoning Designation

The subject property has a zoning designation of C-N (Neighborhood Commercial). See image to the right.

C-N (Neighborhood Commercial)

"This district provides small office and service centers within walking/biking distance or a short drive from adjacent neighborhoods. The center shall be designed to fit into the adjacent neighborhoods, serve as a neighborhood activity center, and provide a combination of uses that offer basic goods and services that meet the needs of the nearby residents. A mixture of office, retail, and residential is enabled in the C-N zone and is anticipated to provide a physically and functionally integrated combination of uses."



Prior Rezoning

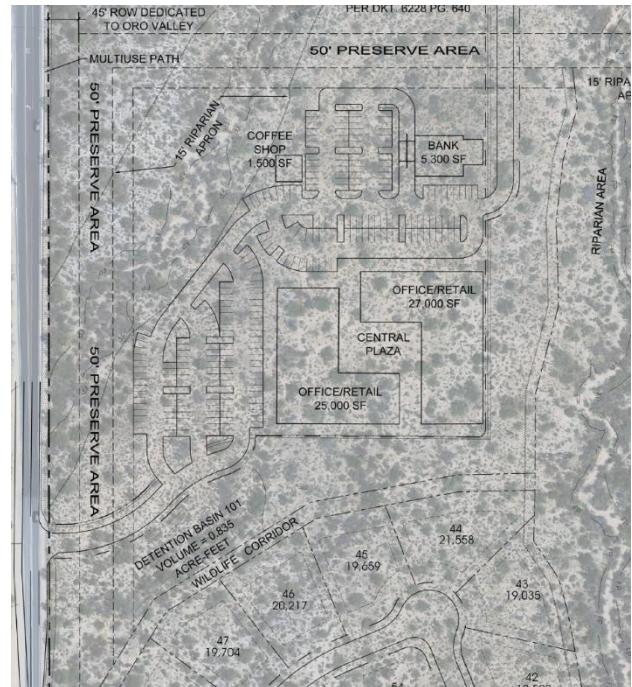
In 2008, the Town approved a rezoning of the property from Single-Family Residential (R1-144) to Neighborhood Commercial (C-N). This rezoning included both the subject property and the area where the Rancho del Cobre subdivision is now located. See image to the right.

The proposed Tractor Supply Company store is a **permitted use** under the given C-N zoning, meaning the property owner has a legal right to develop the proposed use so long as it meets the zoning and development standards set by the Town.



Tentative Development Plan

As part of the rezoning, a Tentative Development Plan was provided as guidance for future commercial development to be established on the property. See image to the right.



Development Standards

Important development standards that apply to C-N zoning are listed on the table below:

Development Standards	C-N
Minimum lot size	None
Maximum Building Height	25 feet or 2 stories
Required Open Space	None

The Town of Oro Valley Zoning Code can be found at the following link:
www.orovalley.town.codes.