

ORDINANCE NO. (O)19-08

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,
APPROVING A REZONING REQUEST BY THE PLANNING
CENTER FOR A 5.69 ACRE PROPERTY LOCATED ON THE
NORTHWEST CORNER OF ORACLE ROAD AND CALLE
CONCORDIA FROM LARGE LOT RESIDENTIAL (R1-144) TO
TECHNOLOGICAL PARK (T-P)**

WHEREAS, The Planning Center (the “Applicant”), applied for a rezoning from R1-144 to Technological Park for a 5.69 acre property located on the northwest corner of Oracle Road and Calle Concordia, as depicted on Exhibit “A” attached hereto; and

WHEREAS, the Applicant wishes to change the zoning to T-P to build a self-storage and business center; and

WHEREAS, the rezoning would allow the property to be developed under the Economic Expansion Zone (EEZ), which would set the foundation to develop the area into a business park environment; and

WHEREAS, the Applicant’s request for rezoning complies with the Oro Valley Zoning Code (OVZC); and

WHEREAS, the Applicant's request for rezoning complies with the applicable *Your Voice Our Future General Plan* requirements; and

WHEREAS, on May 7, 2019, the Planning & Zoning Commission recommended approval, with conditions, of the rezoning a 5.69 acre property located on the northwest corner of Oracle Road and Calle Concordia from R1-144 to Technological Park for; and

WHEREAS, the Town Council has duly considered the Applicant’s request for rezoning of for a 5.69 acre property located on the northwest corner of Oracle Road and Calle Concordia.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that the rezoning requested by The Planning Center, for a 5.69 acre property located on the northwest corner of Oracle Road and Calle Concordia from R1-144 to Technological Park attached hereto as Exhibit “B” is hereby approved with conditions.


NOW THEREFORE BE IT FURTHER ORDAINED that:

1. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.

2. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

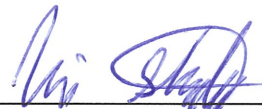
PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona, on this 18th day of September, 2019.

TOWN OF ORO VALLEY



Joseph C. Winfield, Mayor

ATTEST:

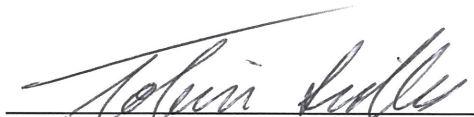


Michael Standish, Town Clerk

Date: 9/25/19

PUBLISH: DAILY TERRITORIAL
SEPTEMBER 24, 25, 26, 27, 2019

APPROVED AS TO FORM:



Tobin Sidles, Legal Services Director

Date: 9/25/19

POSTED: 9/25/19 - 10/25/19

EXHIBIT "A"



EXHIBIT “B”

1. Enhanced landscaping must be provided along Oracle Road and the west side of the property (adjacent to parking lot) to create an overlapping and continuous tree canopy, including understory vegetation, to reduce visual impact from Oracle Road and the Oro Valley Aquatic Center. This includes, but is not limited to, adding trees along both sides of the access drive, areas previously disturbed and any gaps in vegetation.
2. A conservation easement must be recorded to permanently conserve the southern portion of the site, as shown on the approved Tentative Development Plan, prior to approval of the final site plan.
3. A shared access agreement between this property and the adjacent property to the north must be approved by staff and recorded during final design review. Full shared access must be maintained in perpetuity.
4. Provide an in-lieu fee for a 5-foot sidewalk along Oracle Road property frontage.