

Oro Valley Town Centre PAD Additional Conditions of Approval

General Conditions

1. Up to 275 multi-family dwelling units shall be allowed on up to 15.5 acres of Area 1.
2. Building height shall not exceed 60' for Areas 1 and 2, except within 100' of Oracle Road where heights shall be limited to 45' for commercial and residential and 50' for office buildings.

Convenience Uses

3. Convenience uses shall be defined as:
 - a. Any use with a drive-in or drive-through;
 - b. Stores less than 7,500 square feet where food and drink, which may include packaged alcoholic beverages, are sold. Such items are sold primarily for consumption off premises or
 - c. Gas stations
4. Convenience uses shall be permitted subject to the following conditions:
 - a. A total of up to five (5) in Areas 1 and 2; Of the five (5) convenience uses, only three (3) may be fast food with drive-in or drive-through
 - b. A Conditional Use Permit (CUP) will be required
 - c. The CUP is subject to all requirements as specified in Section 25.1.G of the Zoning Code with the exception of the following:
 - i. Location requirements
 - ii. Number of convenience uses
 - iii. Timing of development
5. In-line convenience-type uses not included in the definition above shall not be limited in number.

Pedestrian-Scale Development

6. A pedestrian-scale retail area shall be provided in Area 1 adjacent to the Rooney Wash in proximity to the bridge to Area 3. The pedestrian-scale retail area shall contain at least 300 linear feet of building area subject to the following standards:
 - No less than 150 linear feet of building shall be provided along the multi-use pathway adjacent to the Rooney Wash.
 - The building(s) along the wash shall have retail on the ground floor and may have other permitted commercial or residential uses above.
 - The balance of the 300 linear feet of building area may be located along the main entry boulevard.

- The building(s) along the main entry boulevard may have any commercial use(s) permitted by this PAD.
7. The potential location of the pedestrian-scale retail area shall be delineated on one of the Illustrative Site Plans.

Multi-Use Pathways/Open Space System

9. A pedestrian walkway system, integrated with walkways for all of Area 1 along both banks of the Rooney Wash and shall be linked by a pedestrian or multi-purpose bridge.
10. As part of the enhanced multi-use pathway system, landscaped plazas and/or gathering areas shall be provided along Rooney Wash including both sides (east and west) of the bridge location to form a gateway feature to Area 3.
11. In Area 1, buildings shall be placed immediately adjacent to the walkways to promote pedestrian accessibility and functionality of the pathway system.
12. Multi-use paths shall be provided between the pedestrian-scale retail area and other portions of Areas 1, 2, 3, and 4, including:
- The hotel in Area 3
 - All multi-family residential areas of the PAD
 - A connection to the street system in Area 4
 - La Reserve
13. Decorative, architecturally integrated enrichments such as handrails, tiles, planters, architecturally appropriate light fixtures and poles, shaded areas, etc., shall be included in the mixed-use path system design and along both banks of the wash as aesthetic amenities and safety features.
14. Hardscape plans and details regarding street furniture and other pedestrian enhancements shall be provided for the entry road, multi-use paths and pedestrian-scale retail area. The plans shall be subject to staff approval.
15. A streetscape plan shall be submitted for the project entry road. The plan shall include bicycle and pedestrian facilities and landscaped median and shall be subject to staff approval.