

Additional Staff Recommended
Conditions of Approval
Oro Valley Town Centre PAD Amendment (OV911-03)
April 18, 2012

1. Building height shall not exceed 45' for commercial and residential buildings within 100' of Oracle Road.
2. A pedestrian walkway system, with connections to walkways in Area 1, shall be provided along both banks of the Rooney Wash and shall be linked by a pedestrian or multi-purpose bridge.
3. 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
 - A connection to La Reserve
4. Decorative, architecturally integrated enrichments such as handrails, tiles, planters, architecturally appropriate light fixtures and poles, etc., shall be included in the multi-use path system design and along both banks of the Rooney Wash as aesthetic amenities and safety features.
5. Hardscape plans and details regarding street furniture and other pedestrian enhancements, derived from the amenities illustrated in Addendum G of the PAD, shall be provided for the following areas:
 - Main drive from Oracle and First Ave.
 - Multi-use paths
 - Civic Space areaThe plans shall be subject to staff approval.
6. A streetscape plan shall be submitted for the project entry and main drive from Oracle and First Ave. the plan shall include bicycle and pedestrian facilities and enrichments derived from the amenities illustrated in Addendum G of the PAD as well as a landscaped median. The plan shall be subject to staff approval.