

**ORDINANCE NO. (O)12-19**

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,  
APPROVING THE TOHONO CHUL PARK PLANNED AREA  
DEVELOPMENT, ATTACHED HERETO AS EXHIBIT "A" FOR  
48.5 ACRES LOCATED ON THE NORTHEAST CORNER OF INA  
ROAD AND PASEO DEL NORTE.**

**WHEREAS**, the Applicant has requested that approximately 48.5 acres of real property as described in that document known as the Tohono Chul Park Planned Area Development, attached hereto as Exhibit "A," be rezoned from Pima County CR-1 and CB-1 to Planned Area Development (PAD) in accordance with the land use designations contained therein, said zoning to become effective in the event of annexation of the subject property into the Town; and

**WHEREAS**, the 47.2 acres of the subject property is currently zoned Pima County CR-1 (Single Residence Zone) and 1.42 acres of the eastern portion of the subject property is currently zoned Pima County CB-1 (Local Business Zone); and

**WHEREAS**, the Applicant's request for a rezoning to PAD complies with the Oro Valley Zoning Code Revised and is found to be in conformance with the Town's adopted General Plan, including future land use designations; and

**WHEREAS**, the Planning and Zoning Commission held duly noticed public hearings on September 18, 2012 and October 2, 2012 and voted to recommend approval to the Town Council with conditions, and

**WHEREAS**, the Town Council has duly considered the Applicant's proposal for the Tohono Chul Park Planned Area Development.

**NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona that:**

- Section 1. The Tohono Chul Park Planned Area Development, attached hereto as Exhibit "A" for 48.5 acres located on the northeast corner of Ina Road and Paseo del Norte, as authorized and approved.
- Section 2. 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parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.
- Section 3. 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 17<sup>th</sup> day of October, 2012.

**TOWN OF ORO VALLEY**

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Dr. Satish I. Hiremath, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Tobin Sidles, Interim Town Attorney

Date: \_\_\_\_\_

**ATTEST:**

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Julie K. Bower, Town Clerk

Date: \_\_\_\_\_