

**TOWN OF ORO VALLEY**

**PLANNING & ZONING COMMISSION**

**MEETING DATE: October 2, 2012**

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**TO: PLANNING & ZONING COMMISSION**

**FROM: Matt Michels, AICP, Senior Planner**

**SUBJECT: Public Hearing: Tohono Chul Park Planned Area Development (PAD),** located on the northeast corner of Ina Road and Paseo del Norte, OV912-002.

**SUMMARY**

The Planning and Zoning Commission held the first of two required public hearings on September 18, 2012. No action was taken at that hearing. Several issues were discussed, including:

- Removing the minimum open space and maximum lot coverage standards (Section II.C.1). Staff supports removing these standards.
- Modifying the proposed maximum building height to 34' (from 36') to be in line with the existing Pima County CR-1 standard. Staff supports this change.

Please refer to the September 18, 2012 packet for additional background information and discussion of the PAD proposal. A recommendation to Town Council is requested at this hearing. Staff recommendation and suggested motions are provided below.

**RECOMMENDATION**

The proposed PAD is in conformance with the Zoning Code PAD criteria. Staff recommends approval of the proposed PAD.

**SUGGESTED MOTIONS**

The Planning & Zoning Commission may wish to consider one of the following suggested motions:

I move to recommend approval of the Tohono Chul Park Planned Area Development (PAD) located on the northeast corner of Ina Road and Paseo del Norte, subject to the following conditions:

1. The minimum open space and maximum lot coverage standards contained in Section II.C.1 shall be removed
2. The maximum building height shown in Section II.C.1 shall be 34'

finding that:

- All applicable General Plan criteria are met
- Required PAD findings are met
- PAD standards preserve character of the park
- PAD maintains development rights enjoyed in Pima County

OR

I move to recommend denial of the Tohono Chul Park Planned Area Development (PAD) located on the northeast corner of Ina Road and Paseo del Norte, finding that the PAD does not meet all Zoning Code requirements.