

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
October 15, 2013
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

2. PUBLIC HEARING: REZONING OF A 26.7 ACRE PROPERTY KNOWN AS MERCADO MANDARINA FROM R1-144 TO C-N AND C-1 LOCATED ON THE NORTHEAST CORNER OF TANGERINE ROAD AND LA CHOLLA BLVD, OV908-003

Matt Michels, Senior Planner, presented the following:

- Site Location
- Location Map
- Parcel Detail
- Applicant Request
- Previous Approvals
- Existing Zoning
- Proposed Zoning
- Proposed Zoning Neighborhood Commercial (C-N)
- Proposed Zoning Commercial (C-1)
- Convenience Uses
- Neighborhood GPA Issues
- Tentative Site Plan
- Tangerine Road Corridor Overlay District (TRCOD)
- Environmentally Sensitive Lands
- Neighborhood Meeting/Public Input
- Conclusion/Recommendation

Paul Oland, from WLB and representing the applicant, presented the following:

- Tentative Site Plan
- Neighborhood Agreement
- Proposal Overview

Chairman Swope opened the public hearing.

Bill Adler, Oro Valley Resident, state that from the initial process he as always expressed concern regarding the casual senior living component which occupies more square footage than any other use. Additionally, senior living is continued in the rezoning, for this particular kind of use without really knowing what it is. The staff report makes reference to the appropriateness of a senior living facility as a transition between

residential and commercial. With the research that Mr. Adler has done and continues to do, he does not find independent living facilities as a transition anywhere. This is being addressed in a cavalier fashion and yet these are delicate people who are living a very difficult circumstance. This category of residential living is due a greater degree of sincerity and interest that it deserves.

Chairman Swope closed the public hearing.

MOTION: A motion was made by Vice Chairman Cox and seconded by Commissioner Buette to Recommend Approval of the Mercado Manderina Rezoning from Single-family Residential R1-144 to Neighborhood Commercial (C-N) and Commercial (C-1), based on the factors outlined above, and subject to the conditions in Attachment 1 and deleting number 8, based on a finding that the proposed rezoning is in conformance with the General Plan land use map and goals and policies, and that the Tentative Site Plan preserves critical environmental resources and provides a range of commercial services not currently available in the neighborhood.

Commission Leedy offered a friendly amendment to change office to retail in Attachment 1. Friendly amendment was accepted by the Vice Chairman Cox and Commission Buette.

Attachment 1

**Conditions of Approval
Mercado Manderina Rezoning
OV908-003
October 15, 2013, Planning & Zoning Commission**

Planning:

1. Provide a minimum 6-foot screen wall with additional vegetation, including trees, shrubs and understory plantings, along the northern property line adjacent to the proposed 14,000 SQUARE FOOT office RETAIL building
2. A minimum fifty (50') foot natural open space buffer shall be provided along the northern property line adjacent to Limewood Rd.
3. No building shall be placed closer than ninety (90') feet from the Limewood Rd. right-of-way.
4. A transit stop shall be provided along the main internal drive. The exact location and design shall be approved by the Town Transit Administrator.
5. A ten (10') foot wide shared use path shall be provided along the full length of the Tangerine Rd. and La Cholla Blvd. frontages.
6. The Tentative Site Plan is illustrative only and does not constitute an approved Conceptual Site Plan.

Oro Valley Water Utility:

7. A 12 inch water main shall be constructed on this property within a 15 foot wide easement bounded by the proposed La Cholla right-of-way. The western line of the easement shall be the same line as the proposed eastern right-of-way line of La Cholla. This main shall extend to the Northern most property boundary.
8. A 100 foot by 100 foot booster site shall be dedicated to the Oro Valley Water Utility in the NW corner of the property.

Engineering:

9. The southern 100 feet of the property shall be dedicated to the Town of Oro Valley for the purpose of additional public right-of-way for Tangerine Road.
10. Additional public right-of-way shall be dedicated to the Town of Oro Valley along La Cholla Blvd. to provide a minimum 150' of total public right-of-way.

MOTION carried, 7-0.

ADJOURNMENT

MOTION: A motion was made by Vice Chairman Cox and seconded by Commissioner Drzazgowski to Adjourn the Special Session Planning and Zoning Commission meeting at 7:21 PM.