



Town of Oro Valley

MEDIA RELEASE

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The facts about zoning land use entitlements for the El Conquistador Country Club and golf courses

Oro Valley, Arizona (January 26, 2015) – A common question being posed by the community is in regard to current land use entitlements for the area encompassing the El Conquistador Country Club and golf courses. Residents want to know if this land could be used for anything other than golf. The answer is yes.

There are, in fact, several uses that are permitted, and these current entitlements mean there are current Town of Oro Valley zoning uses allowed by absolute right. The Town does not have the authority to prohibit them should a land owner wish to convert the golf courses to other uses.

CURRENT ENTITLEMENTS

The 36 holes of golf at the El Conquistador Country Club (10555 N. La Cañada Drive), are regulated by the existing El Conquistador Planned Area Development (PAD). This PAD constitutes the base zoning for the country club, including the 36 holes of golf, and is broken down into four sub-areas: A, B, C and D.

- **Permitted land uses on Area A:** Residential dwelling units together with all accessory structures including recreation and social center buildings provided however, that common wall units are permitted; golf course, clubhouse and related golf course facilities, equestrian and stable facilities and religious institution.
- **Permitted land uses on Area B:** Residential dwelling units together with all accessory structures including recreation and social center buildings, provided however, that common wall units are permitted; religious institution, golf course, clubhouse and related golf course facilities.
- **Permitted land uses on Area C:** Residential dwelling units, religious institution, commercial and public offices, service retail uses, restaurants, recreational facilities, provided however, that common wall units are permitted; golf course, clubhouse and related golf course facilities. Office and retail uses may include, with the exception of hotels, those uses permitted in the C-2 Commercial District of the OVZCR. Conditional uses shall require a use permit.
- **Permitted land uses on Area D:** Residential dwelling units, commercial and public offices, service retail uses, religious institution, restaurants, recreational facilities, provided however, that common wall units are permitted; hotel; golf course, clubhouse and related golf course facilities. Office and retail uses may include, with the exception of hotels, those uses permitted in the C-2 Commercial District of the OVZCR. Resort hotels and Western Town with equestrian activities are permitted. Permitted appurtenant uses include small retail shops, restaurants, cocktail

lounges with live music and/or patron dancing, day nursery, game center, health studio or fitness center, satellite receiving earth station, and stable and equestrian facilities an exhibition arena. Conditional uses shall require a use permit.

The nine holes of golf in and around the Hilton Resort are regulated by the Town's existing Zoning Code. The existing zoning is R-4R, Resort District.

- **Permitted land uses:** Community residence, home occupation, single-family dwelling having either party walls or walled courtyards, temporary real-estate office, private garages, religious institutions, guest ranches, hotels, motels, resorts, antennas, minor communication facilities, and accessory uses (i.e. golf course and other resort amenities).

CONDITIONAL USES

In addition to the currently-permitted uses listed above, which the Town does not have the authority to prohibit, there are a variety of conditional uses that can be applied to the golf course. These uses need to meet certain criteria to be considered, and are at the discretion of the Town Council.

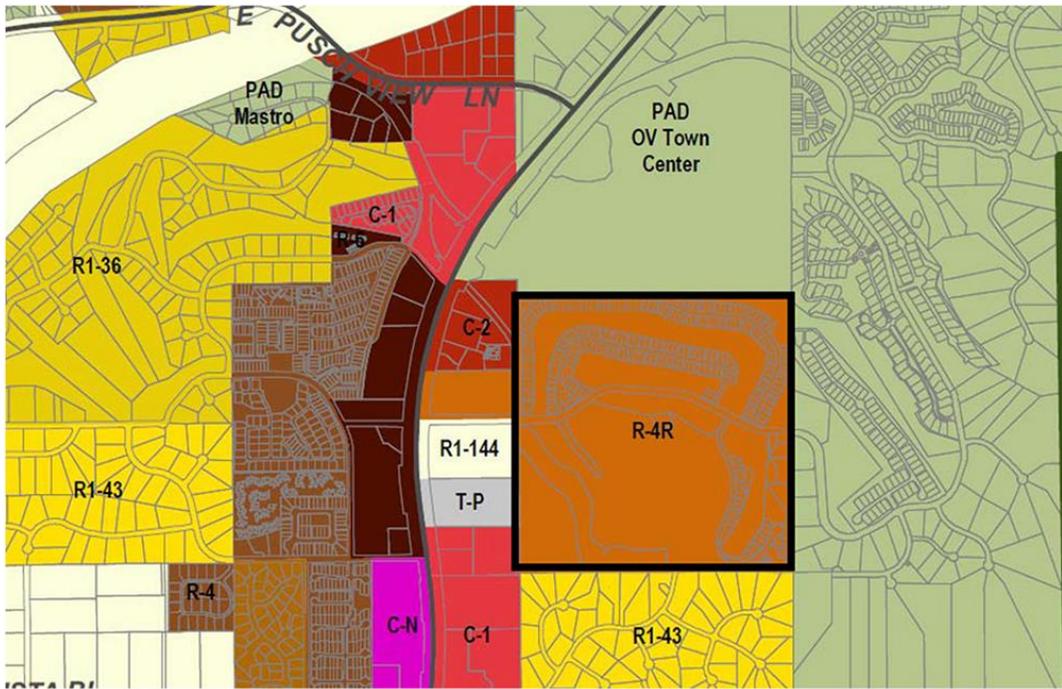
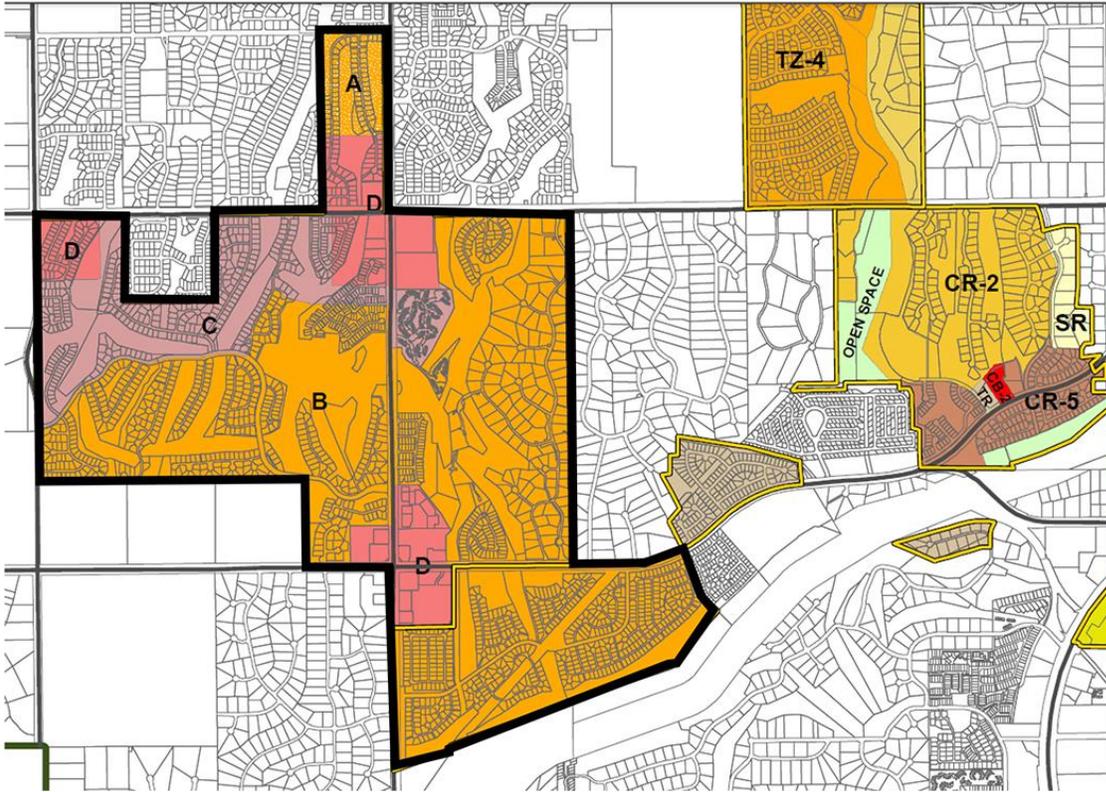
For the 36 holes of golf at the country club, conditional uses consist of:

- A use is designated as a "convenience use" if the method of operation includes one (1) or more of the following characteristics:
 - Gas station
 - The primary business is the sale of food or drink for consumption, either on or off premises, over a counter, or from an outdoor service window or automobile service window. Of the food and drink sold, at least 20 percent is in disposable or carry out containers
 - Drive-in and drive-through restaurants
 - 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.
 - All other drive-through uses including drive-through liquor store, drive-through laundry/dry cleaners and drive-through video stores
 - Delicatessens

For the 9 holes in and around the Hilton resort, conditional uses consist of:

- Model homes
- New utility poles and above ground wires
- Boarding house or lodging house
- Short term rental properties
- Time share units
- Major communication facilities

A zoning map of this area is attached.



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