

Conditional Use Permit for two Restaurants in Steam Pump Village

Access the project webpage below:

<https://www.orovalleyaz.gov/neighborhood-meetings>

Project Summary

The applicant has proposed two restaurants in Steam Pump Village near the Basis Charter School:

- Freddy's Burger including a drive through on approximately 1.5 acres
Located at 11143 North Oracle Road
- Native Grill and Wings including alcohol sales on approximately 1.3 acres
Located at 11107 North Oracle Road

Meeting Dates

1. First neighborhood meeting – March 3, 2016
2. 2nd neighborhood meeting – To be determined
3. Planning and Zoning Commission – To be determined
4. Town Council – To be determined

Project milestones

1. Pre-application submitted - February 2016
2. Formal submittal – Anticipated following 1st neighborhood meeting

Meeting format

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 40 minutes

General Plan Designation The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.

Community/ Regional Commercial

The subject property has a General Plan designation of Community/ Regional Commercial (see image at right). This designation denotes areas where commercial uses are located at the intersections of principal arterials. The uses permitted in this designation are intended to serve regions of the metropolitan area.



General Plan Vision

To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

General Plan Goals and Policies:

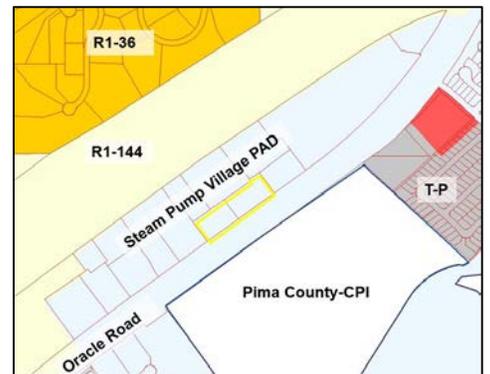
Several General Plan goals and policies applicable to the applicant's proposal are listed below:

1. *To promote a compatible mix of land uses throughout Oro Valley*
2. *The Town shall encourage new development to locate uses that depend on convenient transportation access (e.g., higher density residential and commercial) near major arterial streets.*

Zoning Designation

The zoning designation of the property is Steam Pump Village Planned Area Development (PAD) (see image at right). The PAD was adopted in 1988 and permits a range of uses, including restaurants, retail, office and residential.

Today, the PAD includes such users as Holiday Inn Express, Baggins, Quick Trip, Basis Charter School and the La Encantada apartments.



Development Standards

Proposal

Freddy's Steakburger proposes a 3,300 square foot building, drive through and landscaping. The drive through component requires a conditional use permit. The site is located at 11143 North Oracle Road near Basis Charter School.

Native Grill and Wings proposes a 4,900 square foot building, patio and landscaping. The restaurant proposes to sale alcohol which requires a conditional use permit. The site is located at 11107 North Oracle Road near Basis Charter School.

Building Height

Allowed: 25 feet
Proposed: 25 feet

Setbacks

Oracle Road- average of 120 feet, convenience uses shall be a minimum of 60 feet from Oracle Road

Landscape Buffer yard- 30 feet along Oracle Road

Review Criteria

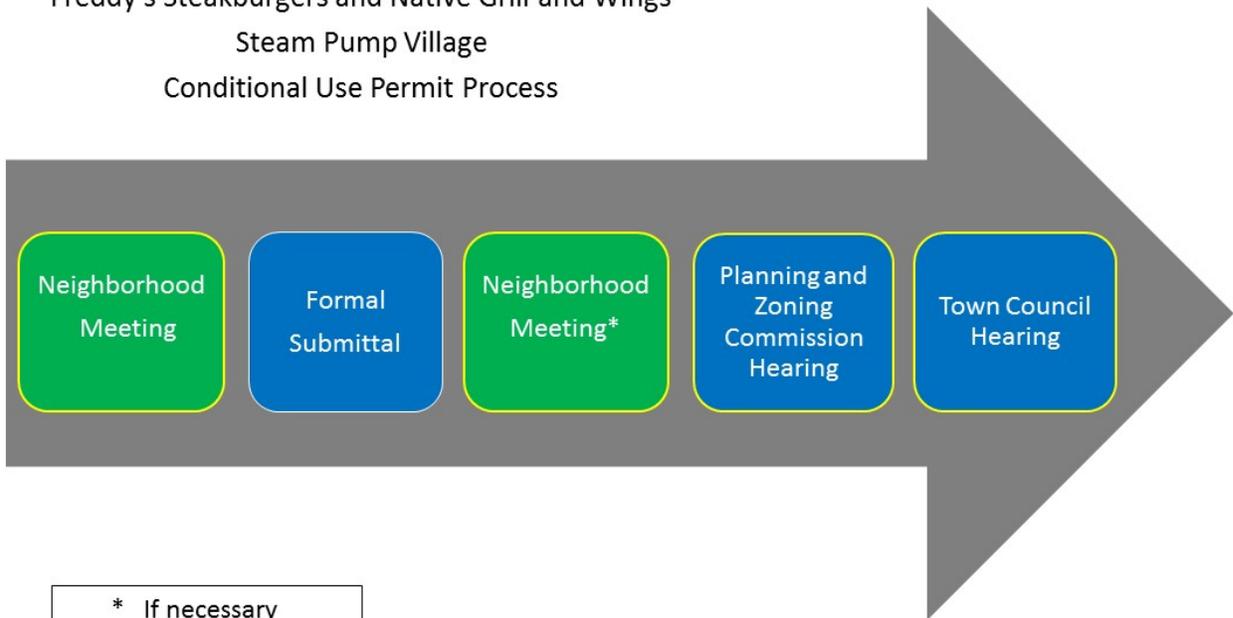
Please follow the link below to the Town of Oro Valley Zoning Code and General Plan.

www.orovalleyaz.gov/planning

www.orovalleyaz.gov/generalplan

Review and Decision Process

Freddy's Steakburgers and Native Grill and Wings
Steam Pump Village
Conditional Use Permit Process



* If necessary
Opportunities for public input