Oracle/Suffolk

Conditional Use Permit

Town of Oro Valley



October 9, 2026

Law Offices of Lazarus & Silvyn, P.C.

Project Team

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Owner

LAZARUS & SILVYN, P.C.

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I. Project Overview

LaiDar Developments, LLC ("LaiDar"), a local family raising children in the area, recently purchased 4.7 acres of property at the northeast corner of N. Oracle Road and W. Suffolk Drive (the "Property") within the Town of Oro Valley ("Town"). The Property is located along an established commercial corridor at the northeast corner of Oracle Road and Suffolk Drive. (See *Exhibit 1: Regional Context and Exhibit 2: Location Map.*) The vacant Property is made up of two parcels, APNs 225-51-018A & 225-51-4720, and is currently zoned Residential Service District "R-S".

Acknowledging the lack of indoor play space for children of all ages, especially during summertime, LaiDar is proposing to develop a family-oriented commercial center featuring an indoor youth recreation/playground use, as well as complementary restaurant and retail/service uses (the "Project") on the Property. LaiDar for Kids, LLC will be the franchisee of KTR, an indoor action sports and playground facility founded in Arizona by a father looking for a safe place for his young children to play, learn and compete in various sports activities.

The Project's indoor recreation component falls under the Oro Valley Zoning Code's ("OVZC") definition of Private Recreation use, which, while not permitted in the R-S zone, is permitted within the Town's Neighborhood Commercial "C-N" zone. In order to develop the Project, the Property will need to be rezoned to C-N. Because KTR is expected to have a gross floor area ("GFA") of approximately 25,000 square feet ("SF"), a Conditional Use Permit ("CUP") is required to exceed C-N's maximum 5,000-square-foot GFA limitation on any individual use. LaiDar proposes rezoning to C-N, as well as a CUP to permit the Project. (See *Exhibit 3: Tentative Development Plan*.)

The Town's C-N zone is intended to support a neighborhood activity center with multiple, smaller uses rather than a single, large use and designed to physically and functionally integrate that combination of uses. The Project aims to accomplish the following goals:

- Provide a much-needed, high-quality, indoor sports/playground facility designed to provide a safe place for children of all ages and athletic abilities to learn and play year-round.
- Create a vibrant, family-friendly, mixed-use center with compatible shopping, restaurant, and commercial service uses around an open-air plaza.
- Strengthen Oro Valley's tax base by developing new infill commercial along Oracle Road that generates revenue for the Town and serves local families.
- Be a respectful neighbor by committing to a quiet outdoor environment, including no outdoor speakers or ambient amplified music within the Project.

Exhibit 1: Regional Context

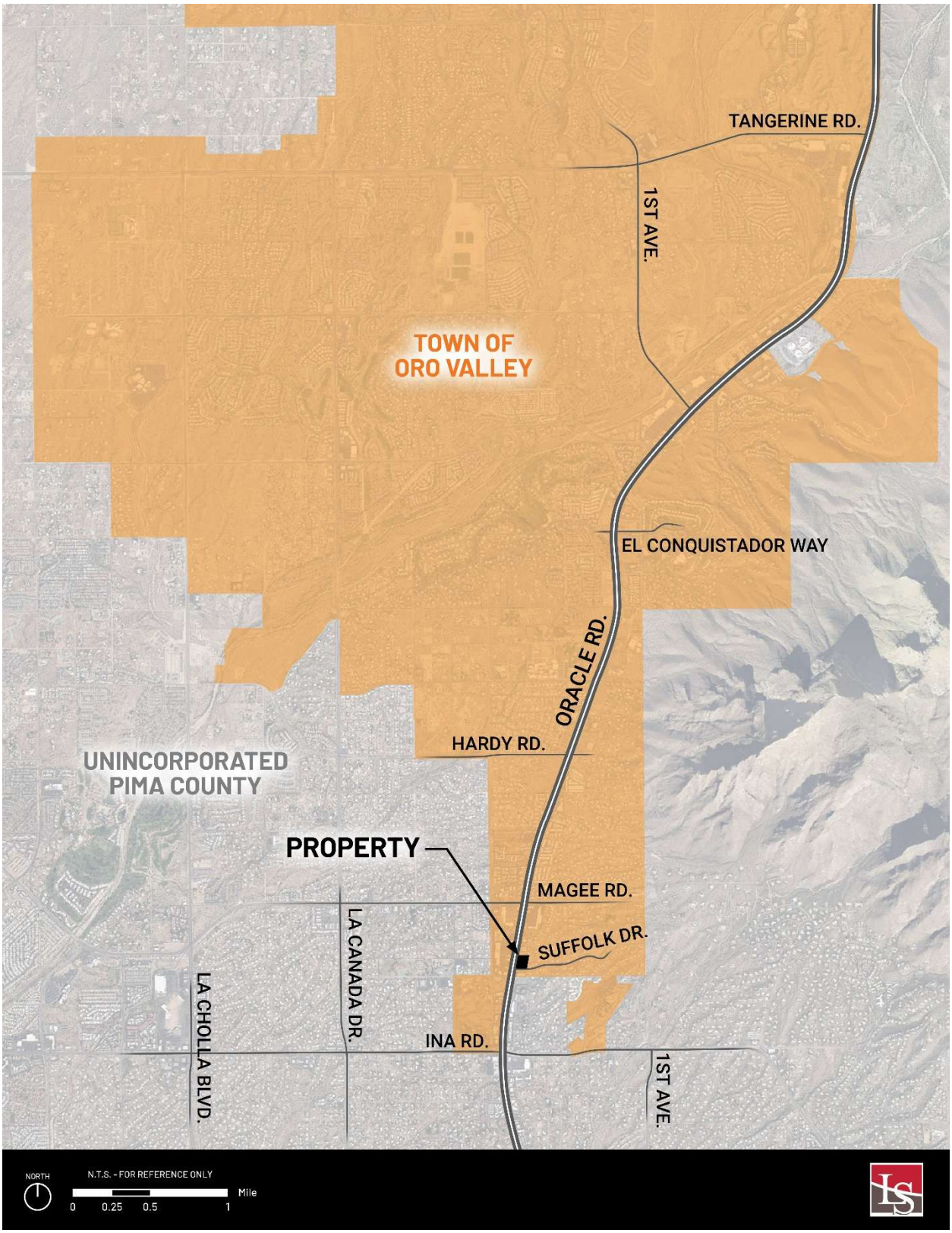
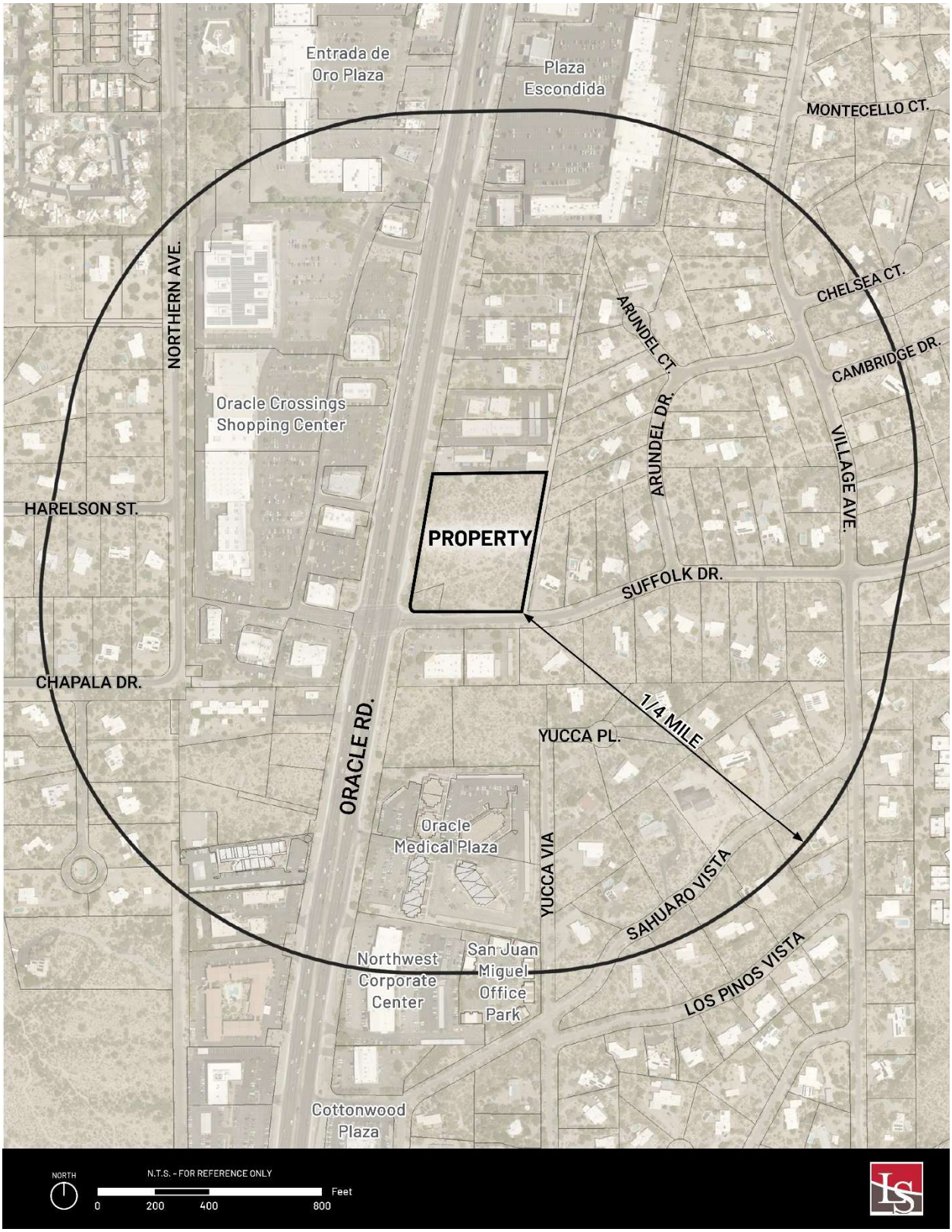


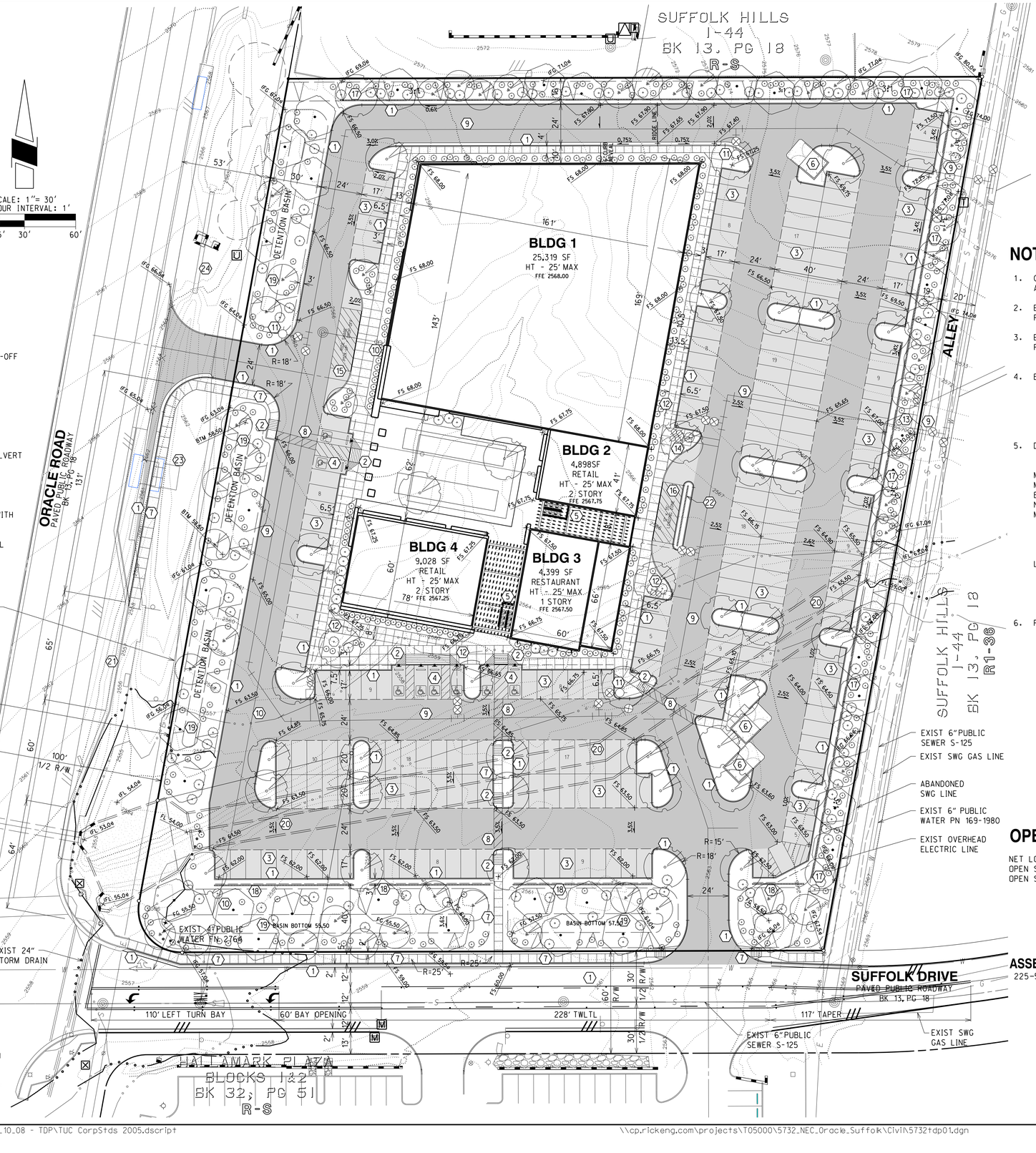
Exhibit 2: Location Map

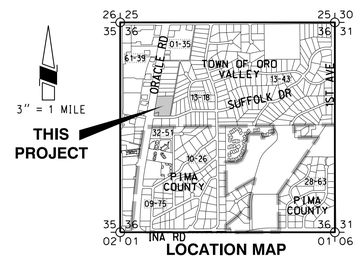


KEYNOTES

1. NEW 6" TYPE 2 VERTICAL CURB PER PAG SD 209 (TYP)
2. CURB ACCESS RAMP PER PAG SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
3. STANDARD PARKING SPACE, 9' X 20' (TYP)
4. ADA ACCESSIBLE PARKING SPACE, 8' X 20' WITH ACCESS AISLE
5. BICYCLE PARKING (TYP)
6. TRASH ENCLOSURE W/72" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE (TYP)
7. 5' WIDE MINIMUM CONCRETE SIDEWALK PER PAG SD 200 (TYP)
8. 5' WIDE MINIMUM PEDESTRIAN CROSSWALK, TO BE EXPOSED AGGREGATE CONCRETE (TYP)
9. PROPOSED 8-INCH PUBLIC WATER MAIN
10. PROPOSED 8-INCH PRIVATE SEWER MAIN
11. PROPOSED FIRE HYDRANT
12. PROPOSED DOMESTIC WATER SERVICES (TYP)
13. PROPOSED IRRIGATION SERVICE
14. PROPOSED FIRE SERVICE (TYP)
15. MULTI-USE AREA FOR RIDE SHARED / LOADING / PICK-UP / DROP-OFF
16. LOADING ZONE
17. 5 FEET HIGH MINIMUM SCREEN WALL
18. 3.5 FEET HIGH MINIMUM SCREEN WALL
19. PROPOSED DETENTION BASIN AREA
20. PROPOSED 2 CELLS - 4' H x 10' W REINFORCED CONCRETE BOX CULVERT
21. EXISTING BUS BAY TO REMAIN
22. 8' HIGH SCREEN WALL AT LOADING ZONE
23. EXIST CURB INLET AND DRAINAGE DITCH TO BE RECONSTRUCTED WITH THE PROPOSED RIGHT-TURN-LANE IMPROVEMENTS
24. EXIST TOWN OF ORO VALLEY MONUMENT SIGN TO REMAIN AND WILL BE PROTECTED IN PLACE

SCALE: 1"= 30'
CONTOUR INTERVAL: 1'
0' 15' 30' 60'





A PORTION OF SECTION 36,
T 12 S, R 13 E, G & SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

NOTES & TABULATIONS

1. GROSS AREA: 4.77 AC (207,970.32 SF)
   AREA OF THIS DEVELOPMENT IS: 4.77 AC (207,970.32 SF)
2. EXISTING ZONING IS R-S - RESIDENTIAL SERVICES DISTRICT
   PROPOSED ZONING IS C-N - NEIGHBORHOOD COMMERCIAL DISTRICT
3. EXISTING USE: VACANT
   PROPOSED USE: FITNESS/RECREATION CENTER 25,319 SF
   GENERAL RETAIL
   RESTAURANT
4. BUILDING AREAS

FITNESS/RECREATION CENTER	25,319 SF
GENERAL RETAIL	13,926 SF
RESTAURANT	4,399 SF
TOTAL	43,644 SF

5. DEVELOPMENT STANDARDS

	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	NONE	4.77 AC
MINIMUM LOT WIDTH	NONE	400'
BUILDING HEIGHT	25' MAX	25'
NUMBER OF STORIES		2 STORIES
MINIMUM SETBACK		
NORTH - R-S, SIDE YARD	25'	50'
WEST - ORACLE ROAD, FRONT YARD	20'	80'
SOUTH - SUFFOLK DRIVE, SIDE YARD	20'	175'
EAST - R1-36, REAR YARD, 3*H	75'	153'
LANDSCAPE BORDER:		
NORTH - R-S, SIDE YARD	15' TYPE "B" WITH 5.0' SCREEN WALL	
WEST - ORACLE ROAD, FRONT YARD	30' TYPE "B" WITH 3.5' SCREEN WALL	
SOUTH - SUFFOLK DRIVE, SIDE YARD	30' TYPE "B" WITH 3.5' SCREEN WALL	
EAST - R1-36, REAR YARD	15' TYPE "B" WITH 5.0' SCREEN WALL	

6. PARKING REQUIREMENTS

	PARKING REQUIRED	PARKING PROVIDED
VEHICLE:		
FITNESS/RECREATION CENTER (25,319 SF) 4.5 SPACES / 1,000 SF * 25,319 SF =	114 SPACES	
GENERAL RETAIL (13,926 SF) 4.0 SPACES / 1,000 SF * 13,926 SF =	56 SPACES	
RESTAURANT (4,399 SF) 10 SPACES / 1,000 SF * 4,399 SF =	44 SPACES	
TOTAL =	214 SPACES	236 SPACES
ADA PARKING PER IBC TABLE 1106.1 201 - 300 PARKING SPACES	7 SPACES	8 SPACES 2 VAN ACCESSIBLE
BICYCLE: 1 PER 20 VEHICULAR SPACES	12 SPACES (10% CLASS I)	12 SPACES 2 CLASS I, 10 CLASS II
LOADING:		2 SPACES

OPEN SPACE CALCULATIONS

NET LOT AREA: 207,970 SQ. FT.
OPEN SPACE REQUIRED: 51,993 SQ. FT. (25% OF NET LOT AREA)
OPEN SPACE PROVIDED: 55,090 SQ. FT. (26% OF NET LOT AREA)

ASSESSOR PARCEL NUMBER

225-51-018A & 225-51-4720 (2 PARCELS)

EXHIBIT 3
TENTATIVE DEVELOPMENT PLAN FOR

NEC ORACLE & SUFFOLK

THE SOUTHERLY 520 FEET OF BLOCK B, SUFFOLK HILLS M&P BOOK 13, PAGE 18.
A PORTION OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SHEET 1 OF 1

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RICK
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

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II. Conditional Use Permit

As described below, this Project complies with the OVZC's CUP approval criteria[1] and has been designed to be compatible with, and complementary to, surrounding uses and posed no threats to the community.

A. Public Health, Safety, & Welfare

The granting of a CUP for this Project will not prove materially detrimental to public health, safety or welfare. The Project is not expected to damage or generate nuisances arising from noise, smoke, odor, dust, vibration, or illumination; nor hazards to persons and property from possible explosion, contamination, fire or flood; nor unusual volume or character of traffic. The Project proposes a set of neighborhood commercial uses compatible with other land uses in the area. LaiDar believes the Project's proposed uses will be desirable for residential and nonresidential neighbors, as well as the community at-large.

B. Compatibility and Sufficient Mitigation

This Project will be located on an undeveloped piece of infill Property on Oracle Road. Access will be limited to a single driveway on Oracle Road and another on Suffolk Drive. There will be no cross-access designed or permitted to adjacent commercial properties to the north or to the public alley to the east.

The Project aims to attract true neighborhood commercial uses (e.g., restaurants, cafés, small shops, etc.) that are family-friendly in nature and generally innocuous to neighbors. The characteristics of this Project's uses are reasonably compatible with the uses that exist in the surrounding area (i.e., single-family residential homes, offices, childcare, and other commercial retail/services). The Project will not contain any nuisance-prone uses such as drive-through restaurants or gas stations/convenience stores and will meet or exceed all Town development standards.

As demonstrated on the TDP (Exhibit III.A), sufficient mitigation measures have been employed to minimize impact on adjoining properties, including generous setbacks (double the minimum required on the east closest to residential uses), outdoor plaza

[1] See OVZC Section 22.5.A.

activities shielded by buildings and the incorporation of code-compliant screening and buffering techniques.

Security cameras will monitor the premises, and sufficient lighting will be provided to ensure customer safety surrounding the buildings and within the parking areas while still complying with the Town's outdoor lighting code. No illuminated signage will be installed on the east side of the building façade facing the existing residences.

C. Consistency with General Plan Goals & Policies

The Project complies with its NCO future land use designation within the Oro Valley General Plan, *Your Voice, Our Future*. Areas designated NCO represent "commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas." Properties designated as NCO are restricted to a maximum floor area ratio ("FAR") of 0.30 (which in this case is further restricted by the C-N zone's maximum permitted FAR of 0.25). The Project's FAR of 0.21 complies with these restrictions.

Notably, the Project is consistent with and actively promotes several of the General Plan's stated guiding principles[2], including:

- Create a complete community with a broad range of shopping, dining and places to gather.
- Keep Oro Valley a family-friendly community.
- Provide more parks, recreation and cultural opportunities for all ages.

D. Reasonable Hours of Operation

The Project's hours of operation will align with those of other commercial uses along Oracle Road and throughout the Town's commercial shopping centers. KTR is expected to open 9:00am to 9:00pm daily with the possibility of closing at 10:00pm on Friday and Saturday nights. Given the Property's location directly on Oracle Road, the Project's business hours will not adversely impact neighboring properties.

[2] See Oro Valley General Plan *Your Voice, Our Future 2016*, pp. 8-9.