



# Town of Oro Valley

## Specific Issue Summary For SE Tangerine/1st Project 04/03/2020 Through 05/22/2020

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	senior facility down the street	04/10/2020	04/10/2020	RANCHO VISTOSO NEIGHBORHOOD 7		

### Initial Comment / Request

I OBJECT! There is already a senior facility down the street at Splendido for starters. Increasing the population by this proposal creates dangers traffic issues, especially going to Oracle at the intersection of Woodburne and Rancho Vistoso Blvd. Morning traffic at that intersection is hectic at best particularly during morning rush hour. Furthermore this is a primary intersection for emergency services with the fire station less than 2 blocks away. Pedestrian traffic is already a problem with people going to Safeway on the east side of Rancho Vistoso to cross the street to get over to Woodburne, let alone the bicycle traffic and residents walking their dogs. While in the increase in tax revenue might help the city, the increased wear and tear on our streets would offset the tax revenue to some degree. The quality of our neighborhood should be shielded from ongoing residential expansion to preserve our community. Regards, A Los Colinas resident. Judy & Dieter Krausser

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Signs along south side of Tangerine east of Oracle	04/10/2020	04/10/2020	NO CHOICE	Rosalie	Wright

### **Initial Comment / Request**

Hi there,  
Driving east towards Oracle Road, noticed several yellow signs on south side of Tangerine indicating some proposed changes to the land are in the works. Can you please advise me of what is planned? Thank you....  
Rosalie Wright

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Vistoso Golf Course and Tangerine & 1st Videos	04/11/2020		RANCHO VISTOSO NEIGHBORHOOD 7		

### **Initial Comment / Request**

I just wanted to take a minute to pass on how well I thought both the Vistoso Golf Course and Tangerine & 1st videos were prepared and presented. They were professional and very informative. All involved should be congratulated. I even think that this process should be considered in the future, even after the current COVID-19 situation settles down. I appreciated the opportunity to become informed on my own schedule and in the comfort of my own home.

Regards,  
Dave Gerlach  
Oro Valley and Rancho Vistoso resident.

Sent from my iPad

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Kai property Tangerine and First	04/11/2020		CATALINA SHADOWS ESTATES	Devon	Sloan

### Initial Comment / Request

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Tangerine & 1st Ave	04/12/2020		TANGERINE HILLS		

### **Initial Comment / Request**

Ms Oden & OV planning staff:

Excellent work on the video with the land history, map presentations, and project information.

We would like to strongly express our disagreement with changing the zoning for this project and believe we have a unique perspective to do so.

We have lived in Tangerine Hills for 39 years since it was built by US Homes in 1981. We thoroughly enjoy the desert beauty and views from our property on N. Joi Drive. We have grown to tolerate the increased noise and traffic from Tangerine and 1st Avenue recognizing that growth is part of any town that has the beauty and supportive government ideals that Oro Valley offers.

We noticed on the video that areas in close proximity to the project were pointed to with arrows during the presentation, but Tangerine Hills was not.

Without taking out a yardstick to measure, but knowing the area very well I would think that Joi Drive and other Tangerine Hills residences are closer to the project land than some pointed to on the video.

The main points of the developer were entirely financial and seem contrary to Oro Valley ideals. Over the years we have seen other OV projects rejected by the city that seemed primarily motivated by financial gain.

We find it interesting that the Kai-Capri land owners have owned the majority and/or all the land for 50 years, but only in the past 2-3 years have started to develop it. We hope Kai-Capri is not being treated more favorably than other land owners in the city and specifically the Tangerine & 1st Avenue area.

How many zoning changes have they been afforded for their land?

We strongly believe Oro Valley growth in this area should be restricted to the current zoning for the obvious reasons of increased noise, traffic congestion, but also because it is more in line with what our beautiful city is about philosophically for it's residents.

Sincerely,

Tom & Cheryl Murdock 11780 N. Joi Drive Oro Valley, Arizona 85737

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Kai-Capri area	04/13/2020		CATALINA SHADOWS ESTATES		

### **Initial Comment / Request**

As a homeowner, I oppose changing the Kai-Capri Area from C1 to R6 because:

1. It will use too much water.
2. It will obstruct views while driving.
3. Wildlife will be displaced.
4. Native and rare plants will be destroyed.
5. Increased traffic will lengthen travel times.
6. Increased traffic will increase air pollution.
7. Noise levels will increase.
8. Nocturnal light levels will increase.
9. A new Oro Valley Market revamp plan is potentially underway. Do we need both?

Thank you.

Sincerely,

Stephan Donovan  
11900 N. Labyrinth Drive  
Oro Valley, AZ 85737

Sent from my iPhone

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Proposed zoning change of SE Corner 1st ave & Tangerine	04/13/2020		PALISADES POINT		

### **Initial Comment / Request**

For the Developer:

The example shown details 167 to 200 units on 13.4 acres while preserving 25% open space.

\* That comes out to a minimum of 16 units per acre which seems extremely high, pls comment.

\* No provision for parking spaces is shown, nor for visitor parking. (This is for Seniors, not shut-ins)

\* What is the ratio of paved + under roof area to total area of the 13.4 acres, and how does that impact water absorption/runoff?

\* How will the high density development impact current city water and sewage facilities?

For Oro Valley Planning and Zoning:

\* Will the costs of modifying traffic control on both 1st Ave and on Tangerine be borne by the developer, perhaps in the permits?

\* With all of the recent apartments completed along Oracle at Steam Pump Village, 1st & Oracle, and Oracle & Linda Vista, as well as an additional 800+ planned apartments and hotel at Oro Valley Marketplace; what is the impact on water, sewer, utilities, fire and safety in the city infrastructure and budget?

\* Will the costs of any additional infrastructure and fire and safety staffing required by this development be borne by the developer or the community at large?

\* Can OV Water (through billing accounts), provide information on the current occupancy rates for the above referenced apartment complexes?

\* Since the developer is proposing these plans as Senior complexes without parks or recreation spaces, are there any provisions to make the development restricted to 55+ community in the permitting process?

\* Will the owners of the units or complex be taxed for schools? (No set asides)

Thank you,

Frank Engle

11321 N Charoleau Dr.

Oro Valley, AZ 85737

franke2u@gmail.com

520-906-4351

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	add to notification list	04/14/2020		VILLAGES AT SILVERHAWKE	Marlon	Weathers

### **Initial Comment / Request**

Please add us to the notification list. We did not hear of the recent Tangerine and First Avenue plans adjacent to our homes at Villages at Silverhawke.  
Regards, Marlon and Janet Weathers

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Tangerine and First Avenue	04/14/2020		VILLAGES AT SILVERHAWKE	Marlon	Weathers

### **Initial Comment / Request**

I realize that the area is going to develop and expected it to eventually. We live in the Villages at Silverhawke and are not excited to see anything going in that bumps up directly to the backyards of the homes. I would prefer to see the least amount of intrusion, traffic, noise, and visibility of any proposed development. I am especially concerned with any additional light pollution that may be added with the proposed developments. Do the proposed plans include that information?

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Open	Rezoning at First and Tangerine, Silverhawk Block 5	04/15/2020		RANCHO VISTOSO NEIGHBORHOOD 5		

### **Initial Comment / Request**

Is there a way to see the information in the 30 minute video in hard copy? Perhaps the PowerPoint slides.

Recently an additional entrance to the Safeway shopping center was added on Tangerine. That is a very important item to add to the plan. It is very close to the proposed feeder road at KIA Road.

The road goes up from Big Wash to the Tangerine/ First corner. Can drivers easily see what the options are? As a long time resident near this corner (25 years), I was initially confused about the new entrance to the Safeway center.

Is the feeder road part of the rezoning approval process?

Diane Kelly  
684 East Bridal Veil Falls Road  
Oro Valley



Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	trails	04/16/2020	04/17/2020	NO CHOICE		

### **Initial Comment / Request**

The Kai-Capri developers have been mindful of the residents and Oro Valley aesthetics in their land usage thus far. The walking path along Palisades has been a much needed and used amenity. In the proposed buffer areas between the existing neighborhoods and planned development of R-6 zoning, will there be opportunity for further trails or walking paths?

Are the developers willing to add more walking paths and trails as part of their land development? This much-used Palisades path shows a need for further trails that tie into existing paths along Tangerine.

Thank you,  
DoraLea

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Southeast of Tangerine Rd and N. 1st Ave	04/17/2020	04/20/2020	CATALINA SHADOWS ESTATES	Gary	Temple

### **Initial Comment / Request**

My comment is centered around the proposed property being rezoned for senior living. I ask the basic question. How many senior living establishments does Oro Valley plan to approve. We have Splendido and the newest one under construction on Innovation Drive. We already have the abandoned project near the Canada Wash bridge which already received all the necessary approvals, but the developer chose to defer the project. And now, this developer wants to add additional senior living capacity at Tangerine and 1st Ave. I recall the General Plan emphasizing high tech jobs and concomitant younger families moving into Oro Valley. What happened. Are we going to become the most senior community in the state of Arizona outside of Sun City in the Phoenix area. Enough is enough. Deny this application in the strongest terms possible.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	RE: Tangerine and First	04/18/2020	04/20/2020	CATALINA SHADOWS ESTATES		

### **Initial Comment / Request**

I've lived at my current address in Catalina Shadows for 3 years and I'm dismayed at how much construction there has been in this immediate area during my short time here. We've dealt with construction and the resulting noise, dust, traffic and wildlife displacement (i.e., snake invasion) from the 2 Silverhawke developments and the defunct Nakoma Sky development. The Oro Valley Marketplace plans include 2 apartment complexes and 2 hotels. Additionally, there's the All Seasons assisted living development across from the hospital. In the past year, there have been several serious (and a few fatal) accidents along Tangerine. I ride my bike through the Tangerine/First intersection regularly and I can vouch for this being a very dangerous intersection. I did not move to Oro Valley to experience high-density living. It is clearly not desirable to have more high density living in this immediate area for the current residents. I wonder if the new homeowners in Silverhawke were told they would be backing up to apartments?

Deane Alban  
Catalina Shadows resident

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Development Plans	04/18/2020	04/20/2020	VILLAGES AT SILVERHAWKE	Taber	Rebecca

### **Initial Comment / Request**

As a resident of Catalina Shadows off of Palisades Road, I viewed with interest the video presentation on project 2000882. Since the General Plan allows 255 residences on the entire piece of Kai property and 227 have been squeezed into the Villages already, I believe the most acceptable of the options presented is just to extend the Villages to Tangerine Road and stay within the currently approved number of housing units for the entire parcel, while changing the zoning from C1 to residential. I don't believe it is consistent with the current development in this area to allow higher density use of this property.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	SOUTHEAST OF TANGERINE ROAD AND N. 1ST AVENUE INTERSECTION - PROPOSED GENERAL PLAN AMENDMENT AND REZONING	04/20/2020	04/21/2020			

### **Initial Comment / Request**

AS STEWARDS WHO RESIDE IN THE ADJACENT COMMUNITY, WE UNDERSTAND AND WITNESS THAT THIS PARCEL HAS ENVIRONMENTAL AND ARCHAEOLOGICAL SIGNIFICANCE: SONORAN DESERT TORTOISES RESIDE ON THIS PARCEL AND SOME OF THEIR DENS WERE DESTROYED DURING CAPRI CO. LLC TRENCHING AND MERITAGE HOMES DEVELOPMENT DURING TORTOISE BRUMATION! THIS IS DISGRACEFUL. \*NO HIRED BIOLOGIST MONITORED THIS BEFORE THE DESTRUCTION EXCEPT MYSELF AND I WAS NOT CONSULTED BY THE UNSUSTAINABLE DEVELOPERS WHO DESTROYED THE TORTOISE DENS AND BURROWS. SHAMEFUL!

THERE ARE SIGNIFICANT NATIVE PLANTS AND TREES ON THIS PARCEL AS WELL AS ANCESTRAL TOOLS, NATIVE AMERICAN TRAILS, CERAMIC SHARDS AND WORKED STONE. KAI AND CAPRI HAVE BEEN IRRESPONSIBLE AND NEGLIGENT LAND OWNERS AND DEVELOPERS. KAI ALLOWED THIS PARCEL TO BE AN ILLEGAL DUMPING GROUND FOR MANY YEARS. AS STEWARDS WE REPORTED ILLEGAL DUMPING ON SITE TO THE POLICE NUMEROUS TIMES.

UNSUSTAINABLE DEVELOPMENT OF THIS PARCEL CONTINUES TO PRODUCE SIGNIFICANT SOCIAL AND ENVIRONMENTAL IMPACTS TO THE NATIVE PLANT AND ANIMAL COMMUNITIES AS WELL AS THE HUMAN COMMUNITY. MERITAGE HOMES IS CURRENTLY TRASHING THE PARCEL AND WORKERS ARE LEAVING THEIR GARBAGE AND RECYCLABLES ALL AROUND THE PERIMETER OF THE MERITAGE HOMES DEVELOPMENT ZONE. IT IS DISGUSTING AND UNACCEPTABLE. I REPORTED THIS ILLEGAL DUMPING TO THE ARIZONA ATTORNEY GENERAL AND THE BETTER BUSINESS BUREAU.

A HEALTHY INTACT ENVIRONMENT SUSTAINS LIFE. THE CONTINUED DESTRUCTION OF THIS PARCEL WITH ITS SIGNIFICANT PLANTS, TREES AND ANIMAL COMMUNITIES WILL BE FURTHER IMPACTED BY THIS PROPOSED DEVELOPMENT AND IT WILL FURTHER IMPACT THE HUMAN COMMUNITY.

EXTENSIVE TRASH, DESTRUCTION OF ANIMALS BURROWS AND DENS, WORKERS TREATING THE DESERT PARCEL AS A WASTELAND, WORKERS DEFECATING AND LEAVING THEIR FECAL MATTER AND WIPING PAPER IS DISGUSTING. I REPORTED THIS TO ORO VALLEY GOVERNMENT TO NO AVAIL!

SHAME ON KAI AND CAPRI FOR THEIR UNSUSTAINABLE PRACTICES DIGGING DEEP VERTICAL TRENCHES THAT ENTRAPPED NATIVE ANIMALS WITHOUT PLACING BARRIERS, DESTROYING TORTOISES DENS AND ARCHAEOLOGICALLY SIGNIFICANT TRAILS. TOOLS, WORKED STONE AND CERAMIC SHARDS. THIS SEVERELY IMPACTS LIVES. OUR HUMAN HEALTH AND WELL BEING ARE INEXTRICABLY TIED TO A HEALTHY ENVIRONMENT. KAI, MERITAGE HOMES AND CAPRI HAVE NEGATIVELY IMPACTED THE ENVIRONMENT WITH THEIR UNSUSTAINABLE DEVELOPMENT PRACTICES, NEGLIGENCE AND ILLEGAL DUMPING. THIS IMPACTS THE HEALTH AND WELL-BEING OF THE HUMAN COMMUNITY. A HEALTHY ENVIRONMENT SUSTAINS HEALTHY INDIVIDUALS AND COMMUNITIES. THIS IS UNFORTUNATELY NOT HAPPENING ON THIS PARCEL.

ORO VALLEY GIVES A GREEN LIGHT TO MANY UNSUSTAINABLE DEVELOPERS WHO HAVE IRREPARABLY ALTERED THE NATURAL ENVIRONMENT TO A GREAT EXTENT. THERE ARE MOUNDS OF HUNDREDS OF POUNDS OF RUSTING CABLES AND MOUNDS OF RUSTING HARDWARE ON THIS PARCEL THAT HAVE BEEN DUMPED THERE FOR DECADES. IT APPEARS THAT KAI DOES NOT SEEM TO CARE THAT ILLEGAL DUMPING HAS BEEN OCCURRING ON THIS ONCE BEAUTIFUL PARCEL FOR DECADES AND THIS IS UNFORTUNATE. WE LIVE IN THIS REALM. AS STEWARDS, WE GREATLY CARE AND HAVE CLEANED UP HUNDREDS OF POUNDS OF ILLEGALLY DUMPED TRASH BY MERITAGE HOMES, AMERICAN TOWER WORKERS, CONTRACTORS, CAPRI CO LLC WORKERS AND OTHERS. THIS TYPE OF DEVELOPMENT IS UNACCEPTABLE, IRRESPONSIBLE AND NEGLIGENT.

WE SAY NO TO THIS PROPOSED PROJECT. ENOUGH DAMAGE HAS BEEN DONE TO THIS ONCE PRISTINE AND BEAUTIFUL PARCEL THAT IS RICH WITH NATIVE AMERICAN HISTORY IN THE TOHONO O'ODHAM HAKI: DAG - THE SACRED HOMELAND OF THE TOHONO O'ODHAM PEOPLE.

Sincerely,

Dr. Amy Eisenberg

Amy Eisenberg, Ph.D.  
The University of Arizona  
Center for World Indigenous Studies Associate Scholar  
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We are given life that we may enhance life

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Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Opposed to Silverhawke alteration	04/20/2020	04/21/2020	SUNSET RIDGE II	Andrew	Beauto

**Initial Comment / Request**

Hi. I oppose the proposal to alter the general plan to enable a shift in land usage at Silverhawke from commercial property to multi-family residential. I encourage the town council to reject any such request for a change to the general plan. Thank you.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Tangerine and First development	04/21/2020	04/21/2020	CATALINA SHADOWS ESTATES	Devon	Sloan
<b><u>Initial Comment / Request</u></b>								

Good morning! First of all, thanks for your response to my question about phone in meetings for HOAs. I appreciate your quick response. And now, for my reason for writing today....

The Kai family is very fortunate to have been able to purchase land in our area over 50 years ago, and I am well aware that times change, but why do our voter approved General Plan and our zoning requirements need to change every time the Kai family wants to do something different with their purchase?

In 2015, the family's property near First and Tangerine was zoned as large lot residential, and they wanted and were granted a change to neighborhood commercial office. Now they want to change it back to residential, but not large lot. They want to make it 167 one story or 200 two story apartments or town homes or possibly a two story senior citizen facility.

The reasoning is as follows -

poor visibility for retail at that location

the parcel of land is not exactly on that corner

there is a weak market for retail at that location because there is a lack of residents in that area AND because of the abundance of other retail space nearby

Plus, they claim that retail won't improve in this location.

Keep in mind that the Kai family is the owner of the land that is now Sanctuary at Silverhawke with 40 homes and the Villages at Silverhawke with 186 lots. The Villages at Silverhawke were originally approved as low density residential and in 2013, the Kai family was able to have it changed to medium density residential with the property square footage reduced to 5,520 from 7,200.

Also remember that Oro Valley lives on sales tax revenues, and changing zoning entitlements away from commercial, only limits the future of sales tax revenues. Once all construction/impact fees are paid, the land will produce no revenue for our Town. With the probability of apartments going in at the Oro Valley Marketplace, this area will be saturated with apartments. Unless the Town initiates a "renters tax", apartments don't produce income. The best use of the land for Oro Valley is to remain commercial. There are no lack of residents, especially with the development of both Silverhawke complexes.

Why do we have a voter approved General Plan and Town zoning requirements if a wealthy owner of the property can change what the property becomes just by saying "I don't want to do this anymore. I want to make more money."

Why does the owner think that the town needs more apartments or town homes in addition to what is being proposed for the Oro Valley Village Center? And why does the owner think that we need another senior care facility with Splendido a little further up the road on Rancho Vistoso and All Seasons development going up across the street from the hospital? Why does the owner think the property won't be visible from Tangerine and 1st, one of the most visible and traveled intersections in Oro Valley, a prime spot for commercial? And why does the owner think that retail won't work in this area? Where is the research that proves any of those concerns?

Perhaps in this climate where none of us are shopping, dining out, or looking for a place to live, why don't we all just take a breath and leave the land as it is? We don't have to do this now. Let's let it lie for the time. Who knows what kind of services we will need when we get to the other side of this pandemic? Please let the land and the animals on it just be for awhile until we can all focus on moving forward.





Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Amendments to the General Plan	04/22/2020	04/22/2020			

### **Initial Comment / Request**

I have lived in Oro Valley since 2004. I do not understand why Oro Valley spends so much time soliciting citizen input for their General Plan when every developer in town is allowed to ask for, and is usually granted, an amendment in order to change the zoning of the land. The Oro Valley General Plan is false advertising and not much more.

People move to parts of Oro Valley expecting the General Plan to provide a guideline as to how their land, and adjoining land, can be used and may be developed in the future.

So many homeowners in Oro Valley have had their views destroyed and/or their environment seriously altered from what they expected when they bought their property because developers continually convince the Town Council to approve complete zoning changes to large parcels. Smart developers would not purchase or invest in these parcels if they had expectations that the General Plan and zoning of their land could in MOST cases NOT be changed. But developers have learned they get free rein to zone parcels however they so choose after running through the usual gauntlet of citizen objections.

My suggestion is to throw out the General Plan that pertains to zoning because it is so often disregarded as to be pointless. An alternative would be to make it much more difficult and grossly more expensive and time-consuming for a zoning change to be approved to any parcel larger than one acre. If citizens who support the General Plan were allowed to vote to approve or disapprove each zoning change rather than the Town Council, I doubt so many would pass muster.

Thank you for your consideration.

Best regards,

Lois Berkowitz  
12211 N Cloud Ridge Dr  
Oro Valley, AZ 85755

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Kai Property - Tangerine and First Ave	04/23/2020	04/23/2020			

### **Initial Comment / Request**

I am opposed to this project. Specifically, it deviates significantly from the strategic Long Term Plan, Your Voice, Our Future (revisited in 2016 and ratified by the voters - just 4 years ago). The request for a zoning change from Commercial to Multi-Residential greatly increases (almost doubling) the density in the area. In 2015, this very issue was addressed when the area was rezoned from Multi Residential (R1-144 to Commercial C-1). Public input was heavy at that time. Area density was a key issue. The 2016 'Grand Plan' codified this. The Special Area Policy for Kai Capri also addressed density in limiting Residential development to 255 units. The applicant's new request goes well beyond the new limit imposed and attempts to supersede the 2015 rezoning and the 2016 Long Term Plan. We do not need to increase the density.

The strategic Long Term Plan by Oro Valley for this area specifically envisions a balanced ratio between lower density residential projects and retail/commercial development.

The applicant cites an abundance of retail property, implying that the proposed project area is insufficient for Retail/Professional Offices – this is short sighted. Applicant claims that there is insufficient demand for C-1 property because of low density. It ignores higher residential density just outside the property both to the North and East. In addition, the substantial Meritage developments to the South is not even completed yet, so its impact on nearby commercial/retail at this location has not yet been realized. Additionally, residential area proposed nearby at the OV Marketplace also puts this argument in question. To cut off new potential C-1 projects in the immediate area is grossly premature at this point.

Please do not let this project continue. Please keep the density in check and follow the long term vision for this area.

Ed Buettner

854 E Naranja Dr  
Oro Valley, Az

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	Kai-Capri - 1st & Tangerine	05/20/2020	05/21/2020	RANCHO VISTOSO	Shirl	Lamonna

### **Initial Comment / Request**

Where are the actual resident questions and comments for this project posted? The summary of Frequently Asked Questions presented in the April 30th video is available but not the actual questions as were provided with Vistoso Golf GPA. Thank you.

Sub Department	Issue Type	Status	Subject	Date Submitted	Date Closed	Subdivision	First Name	Last name
Planning	SE Tangerine/1st Project	Closed	OPINION	05/21/2020	05/22/2020			

### **Initial Comment / Request**

This project will increase traffic at these intersections, which would have a negative impact for safety and so many already using the walking trail crosses this intersection. We have a beautiful walking trail and there is no apparent need for adjoining trails.

Why the builder want to change the amount of units that can be built? Except for more money generated for them.

We do not see why the zoning should be changed for housing units. The builder talks about it bringing more businesses but we have had businesses closing at OV Market Place. If more businesses were to come to OV this would be a valuable plot of land for growing businesses.

We say NO!