



Town of Oro Valley

**Neighborhood Meeting Summary**  
**Proposed Grading Exception and Site Plan for a 41-lot subdivision located on the**  
**northwest corner of El Conquistador Way and Oracle Road**  
**Town Hall and online**  
**11000 N La Cañada Dr**  
**October 20, 2022, 6:00 – 7:30 PM**

**Introductions and Welcome**

Meeting facilitator and lead planning reviewer Milini Simms, Principal Planner, introduced the agenda for the meeting and public participation process. Approximately 26 residents and interested parties attended in person, including Mayor Winfield, Councilmember Greene and Planning and Zoning Commissioners Bergsma, Sturmon, Posey and Outlaw Ryan. Another 25 people attended online via Zoom.

**Town Staff Presentation**

Milini Simms provided a presentation that included:

- Public participation process
- Location
- Overview of applicant's requests
- Existing zoning and site history
- Grading Exception review criteria
- Site Design review focus

**Applicant Presentation**

Craig Hunt, Bowman, representing the applicant provided a presentation that included:

- Proposed site plan
- Architecture styles
- Views from surrounding properties and Oracle Road

**Public Questions & Comments**

Following is a summary of the topics, questions and comments discussed at the meeting:

*Drainage*

- Who will maintain Mutters Wash?
- How will the road be built over the wash?
- Concern with the width of the wash as it is very narrow near Greenock.
  - Could the existing wash be widened?
- Concern with drainage impacts as Mutters Wash has flooded multiple times and carries a lot of water.

- Will the calculations and information for drainage be available to residents?
- How does the Town ensure that downstream drainage won't get worse with this development?

#### *Traffic*

- Concern about congestion at the intersection of El Conquistador Way and Oracle.
- Has a traffic study been conducted?
  - Will the traffic study include recommendations such as a turn lane off El Conquistador Way into the proposed subdivision?
- How will the road connect to El Conquistador Way?

#### *Grading*

- How much of the hill (along southern portion of the site) will remain?
- How much change to existing grades are proposed throughout the property?
  - Will the northern portion be raised?
  - Will the elevation of the existing grade along the southern portion be raised, specifically where homes are proposed near Valle Del Oro?

#### *Views*

- Will there be a perimeter wall around the proposed neighborhood?
- How many feet are between the homes?
- Concern with 2-story homes and the impact to views of the Catalina Mountains.
  - Would the developer consider single-story?
- How far back are the proposed homes from the western property line?
- Where were the photos taken from the applicant's presentation (e.g. in the wash or from the adjacent homes)?

#### *Other*

- What is proposed and required to mitigate wildlife and plants on the property?
- Are these 100% rental homes?
  - How long are the rental agreements (e.g., 1 week or 1 year)?
- What will be in place to mitigate light and noise impacts?
- What is the square footage of the homes?
- Who is AMH?
  - Where are they from?
  - Have they built other developments in the region?
  - Do they own the property?

#### **Conclusion**

The applicant's representative, Craig Hunt provided more detail and answered questions related to the proposal. Town staff, Milini Simms and David Laws, answered questions about the Town's processes and requirements.

Ms. Simms closed the meeting, thanked everyone for their attendance and encouraged participants to contact her at [msimms@orovalleyaz.gov](mailto:msimms@orovalleyaz.gov) with any additional comments, questions, or concerns and visit [OVprojects.com](http://OVprojects.com) for updated project information and opportunities to stay involved. It was determined a 2<sup>nd</sup> neighborhood meeting will be held after a formal submittal and staff review.