

I. PROJECT OVERVIEW

Approximately 2.8 acres of land at the northwest corner of the intersection of La Canada Drive and Naranja Drive is proposed for development of a neighborhood-scale retail and office complex. The project is anticipated to include a mix of retail shops, offices, and a restaurant including drive-thru service. All proposed uses are permitted by existing zoning, although the drive-thru element of the restaurant requires a Conditional Use Permit.

II. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is understood to include any interested party regardless of proximity to the project or actual potential to be impacted by the project. Although the dictionary definition is much narrower, for the purpose of this report we will assume the broader understanding. Primary stakeholders are the immediate neighbors of the subject parcels, all of whom will be notified of any public meetings or hearings associated with this project. The nearest neighbors of this project are the residents to the north and west across the drainage channel and golf course corridor, followed by the residents to the east across La Canada Drive, and the existing shopping center to the south across Naranja Drive.

III. PROPOSED NEIGHBORHOOD MEETING PROCESS

The Town Code defines the minimum neighborhood outreach requirements for various application types. The goal of the requirements is to inform nearby property owners and solicit their feedback about the project in hopes of encouraging adjustments to the proposals that are best for the common good. The broad definition of “interested stakeholder” accepted in Oro Valley often leads to significant feedback being received from parties who would not actually be impacted by a proposed development. The unfortunate consequence of that phenomenon is the dilution of and distraction from relevant feedback from actual project neighbors. We will, as always, endeavor to assist Town staff in sifting through feedback to focus on comments that are germane and appropriate.

To announce the neighborhood meeting(s) the Town mails notices to all Homeowners’ Associations in Town and landowners within 600 feet of the properties and also posts signs on the property notifying passersby of this proposed development and the upcoming neighborhood meeting. Interested parties may also obtain project information on the Town website. A neighborhood meeting occurred prior to the formal application.

The following schedule is proposed:

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| June 25, 2019 | Neighborhood Meeting #1 |
| July 2021 | Formal Submittal |
| March 29, 2022 | Presentation at Canada Hills HOA Annual Meeting |
| Q4 2022 | Neighborhood Meeting #2 |
| Q4 2022 | Planning & Zoning Commission Hearing |
| Q1 2023 | Town Council Hearing |

The Town maintains copies of the meeting sign-in sheets.

IV. QUESTIONS AND CONCERNS RAISED TO-DATE

- Traffic impacts will cause back-ups on Naranja in the morning.
 - A traffic report has been submitted to the Town for review and approval. The report indicates offsite turn lanes will be warranted, so they’ll be installed as part of this project.

Updated 10/13/2022