

## Westward Look Annexation/General Plan Amendment/PAD Public Outreach Report

### Introduction

This Public Outreach report summarizes the results of the public participation process for the annexation, Type 2 general plan amendment, and PAD rezoning for the Westward Look property as of October 14, 2020.

### Project Description

The Westward Look Wyndham Grand Resort and Spa was built as a guest ranch in the early 1900s and has operated under legal nonconforming zoning status in Pima County. To bring the property into conformance with Town zoning and to set the stage for the future development of their vacant parcels along Ina Road, we intend to process a Type 2 General Plan Amendment (GPA) and PAD rezoning concurrently. These requests will help enable the Westward Look Resort to serve as an attractive resort-quality entry to the Town of Oro Valley and create an array of office, commercial, and housing options designed to be compatible with neighboring homes.

### Stakeholders

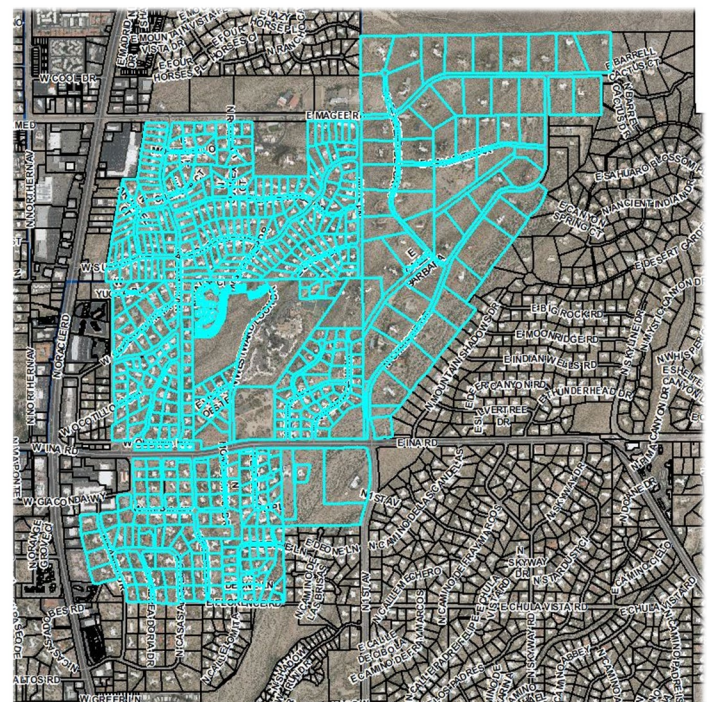
Property owners within 1,000 ft of the subject property were notified, a total of approximately 552 notices, as highlighted in this map. Additionally, the applicant sent a separate letter to the homeowners immediately adjacent to Westward Look property, inviting them to contact the General Manager of the resort, Andrew Stegen, if they would like to discuss the project individually. Several of these neighbors did reach out to both Mr. Stegen and Linda Morales of The Planning Center.

### Meetings

The process started with an informational video distributed through the Town's website [www.OVprojects.com](http://www.OVprojects.com). The video provided information regarding the project and requested feedback.


The informational video was followed by a web-based, fully interactive Zoom meeting with Town staff and the applicant on September 15, 2020.

A follow-up meeting is scheduled for October 15, 2020.



### Westward Look proposed Annexation, General Plan Amendment and Rezoning

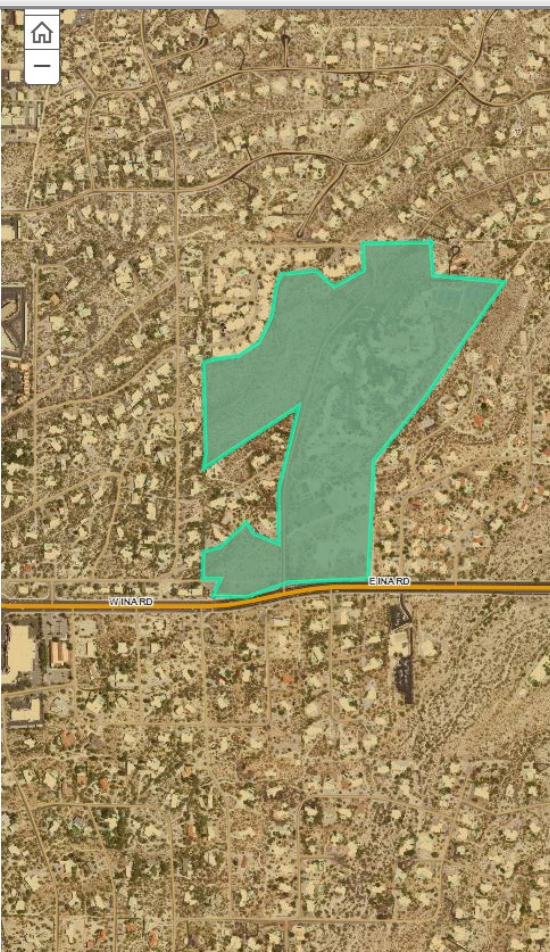
Informational Video posted on August 31, 2020:



Upcoming meetings: [1st online neighborhood meeting on September 15, 2020 at 6 PM](#). Join Zoom Meeting: <https://orovalley.zoom.us/j/93426227047>  
To join via phone dial 1-346-248-7799 and enter meeting ID: 934 2622 7047

Property Owner: Westward Look  
Consultant: The Planning Center

Town Staff Contact: Jessica Hynd, Constituent Services Coordinator, at 520-229-4711 or [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov)



### Meeting Notification

Staff notified all persons and entities identified in this Public Outreach Report fifteen (15) days prior to the meeting, including:

- A description and the location, date, and time of the meeting mailed to property owners within one thousand feet (1,000') for the General Plan Amendment; and
- Signs posted on or near the property that were a minimum of three feet (3') by four feet (4') in area with five-inch (5') letters for the title.

Notice was also posted to the project's webpage at [www.OVprojects.com](http://www.OVprojects.com).

### Facilitation

The Town facilitated the meeting.

## Other Neighborhood Meetings/Communication

In addition to the many phone calls Mr. Stegen and Ms. Morales have had with property owners in the notification area, the following meetings occurred since the September 15 Zoom meeting:

On October 6, Mr. Stegen and Ms. Morales had a phone conversation with Mr. Bailey, who represents a property owner on Westward Look Drive, directly across from the resort. The concern of this property owner was that the area west of Westward Look Drive, directly west of the resort, would remain as open space. We assured Mr. Bailey that no development is proposed for that area and that the PAD zoning would protect that portion of the site as open space.

On October 9, the General Manager of Westward Look met with an adjacent neighbor to discuss land uses and development, particularly related to the Resort Gateway (West). The neighbor expressed his preference that this area not be developed.

On October 14, 2020, Mr. Stegen and Ms. Morales met with six individuals who own property along Sonya Way, directly east of the Resort Gateway (East) parcel. Questions, clarifications, and concerns discussed at that meeting included building heights, view corridors, preservation of property values, buffering, privacy, and lighting.

## Summary of Neighborhood Issues and Concerns

- Some residents were initially concerned that their property was being annexed along with the resort property
- Traffic, particularly along Westward Look Drive but also the impact on Ina Road
- The concern of the impact on property values
- Questions about the legality of development of the land due to confusion of the applicability of a settlement agreement from the 1970's
- Impact on wildlife
- Views/View corridors/Privacy/Building Heights
- Lighting
- Noise
- Crime

### Agreed Upon Solutions:

- There is no attempt or intent to annex any other properties into the Town at this time; only the Westward Look parcels would be annexed under this proposal.
- A traffic impact analysis has been prepared and submitted for Town review, which addresses the potential development's impact on surrounding roadways as well as possible mitigation measures. Additionally, we have adjusted driveway locations along Westward Look Drive to allow more stacking and prevent traffic from backing up onto Ina Road, and to ensure that driveways were not directly across from existing residences.
- All proposed development will be done at a quality that is consistent with the Westward Look Resort's long-term commitment to bringing the resort back to a 4-star plus level. As far as property values are concerned, the resort has as much at stake as surrounding residents to ensure that the new development is compatible with the area and does not devalue or present nuisances for its resort guests as well as surrounding neighbors.
- Regarding the settlement agreement, although murky, the referenced agreement applies only to the NW portion of the property, which Westward Look has agreed to set aside as open space.
- The most significant wildlife corridor on the site is the Casas Adobes Wash. The wash and surrounding area are set aside as open space, and the wildlife corridor will not be disturbed. Additionally, the wash running through the Resort Gateway area will also be open space and maintained as a corridor. Prior development, including the stables and other resort use has disturbed natural vegetation on most of the remainder of the Resort Gateway area.
- The submittal has included massing studies to help visualize the impact the proposed development will have on surrounding property owners. In light of concerns heard during the first meeting and through individual conversations, Westward Look has agreed to the following measures:
  - Reduce building heights from the original three to four stories (on select concepts) down to a maximum of three stories.
  - Limit building heights adjacent to existing residential homes to no more than 34' and two stories, which is identical to what is currently allowed on the property under CR-1, as well as what the neighbors' CR-1 zoning allows.
  - To reduce building massing along Westward Look Drive, we modified Concept A to move one of the larger buildings to the Ina Road frontage, swapping it with the single-story leasing office.
- Lighting will fully comply with Oro Valley's outdoor lighting regulations and ensure that lighting does not spill onto adjacent properties.
- Just as excess noise is a concern for neighbors, it also is a concern for resort guests. Ordinances restrict amplification and outdoor noise levels after 10 pm. While no large bars or particularly loud uses are envisioned or even desired, violation of noise laws can be enforced by Oro Valley police. Additionally, some of the participants expressed concern about the possibility of a Convention Hotel as they were concerned that conventioners would be noisy and possibly trespass on surrounding properties. We have removed the Convention Hotel from the illustrative site plan, eliminating this concern.