

Neighborhood Meeting Summary
Proposed General Plan Amendment and Rezoning
Southeast of the Tangerine Road and 1st Avenue Intersection
August 6, 2020, 6:00 – 8:00 pm
Interactive Zoom Meeting

1. Introductions and Welcome

Meeting facilitator Hannah Oden, Town of Oro Valley Senior Planner, summarized the purpose and structure of the meeting including the mechanics of Zoom. The purpose of the meeting was to build on questions and comments generated by the first two informational videos and first neighborhood meeting. Approximately 35 residents and interested parties attended the meeting.

2. Staff Presentation

Hannah Oden, the project manager for the Town, provided a presentation that included:

- Where the applicant is in the process and an overview of the entire process
- An overview of the meeting structure and agenda
- Summary of the most common questions and concerns received
- How to participate via Zoom
- Opportunities for future public participation

3. Applicant Presentation

The applicant, Mr. Paul Oland of Paradigm Land Design, provided a presentation detailing the proposal. The applicant's presentation included:

- Project location and area information
- Site history and original site plan
- Traffic impact information
- Proposal for the site
- Site topography
- View impacts
- Recreational opportunities for trails

4. Public Questions and Comments

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

- What impact would the proposal have on surrounding property values?
- Concern over increased residential density and land use transitions.
- Need for an economic analysis regarding the impact of the proposed project to nearby commercial areas.
- Opportunities for additional public input regarding the project.
- Desire for lower impact uses, such as senior care or single-family residential uses on the parcel.

Mr. Oland, Paradigm Land Design, provided more detail and answered questions related to property value impacts, compatibility regarding density and land use transition, and the forthcoming economic analysis. Ms. Oden provided information regarding future opportunities for public participation.

Ms. Oden closed the meeting, thanked everyone for their attendance, and encouraged everyone to email ask@orovalleyaz.gov with any additional thoughts, comments, or concerns and to visit OVprojects.com for additional information. She also announced that another Zoom neighborhood meeting will be held in September.