



Town of Oro Valley

1st Neighborhood Meeting Summary
Mercado del Rio Self-storage
Conducted In Town Council Chambers and on-line via Zoom
September 18, 2022
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator and project manager for the Town, Principal Planner, Michael Spaeth, introduced the agenda for the meeting. There were approximately 6 neighbors and interested parties in attendance.

Town Staff Presentation

Michael Spaeth, Principal Planner and the Town's project manager for the applicant's proposal, provided a presentation that included:

- Purpose of tonight's meeting
- Project Timeline
- History of the development
- Brief overview of the applicant's requests

Applicant Presentation

The applicant, Paul Oland, from Paradigm Land Consulting, representing the property owner, provided a presentation that included:

- Subject property
- Property Owners proposal

Public Questions & Comments

Following is a summary of the issues discussed:

1. Concern that the applicant's proposal is too 'large' for the shopping center. Not what was intended when originally design.
2. Too much self-storage Town wide.
3. Shared access with adjacent doctor office presents a concern.
4. What type of security is provided? Will it be manned 24 hours?
5. Has this developer built anything else in the region.
6. How many RV spaces are proposed? Are they covered?
7. Original approval required vehicle services along the east side.
8. What type of screening is proposed?
9. Lighting plans? Will it be lit 24 hours?
10. Basement a possibility to lessen height impact?
11. What are the planned hours of operation?
12. What conditions are required?

Conclusion

The applicant and Town staff addressed the questions and comments related to the proposal and the associated impacts. Mr. Spaeth laid out the project timeline moving forward, thanked everyone for their attendance and encouraged them to email ask@orovalleyaz.gov with any additional thoughts, comments, or concerns.