

I. PROJECT OVERVIEW

Roughly twenty years ago the Mercado del Rio development was approved by the Oro Valley Town Council. Over the years a number of businesses have successfully located there, providing goods and services to area residents and sales tax revenue to the Town. The latest business to desire a location within Mercado del Rio is Life Storage, a modern self-storage provider with approximately 1,125 facilities encompassing over 67 million square feet in 36 states. Life Storage seeks to provide modern, secure, clean facilities that utilize innovative technologies to enhance the customer experience. To the right is a conceptual rendering of the proposed Life Storage Facility at Mercado del Rio, which will also include a fully screened storage lot for recreational vehicles.



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 Target shopping center to the east and the Rock Ridge Apartments to the south. The nearest single-family properties are over 800 feet to the southwest in the Oro Valley Country Club (beyond Pusch View Lane, a 135'-wide tributary channel of the CDO Wash, and an OV Water Utility facility) and to the northwest in the River's Edge subdivision on the other side of the CDO Wash.

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 the Town mailed notices to all Homeowners' Associations in Town and landowners within 600 feet of the properties and also posted 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. The neighborhood meeting occurred prior to the formal application.

The following schedule is proposed:

Sep. 8, 2022	Neighborhood Meeting
Sep. 27, 2022.....	Formal Submittal
Dec. 6, 2022	Planning & Zoning Commission Hearing
Jan. 4, 2023	Town Council Hearing

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

IV. ISSUES RAISED TO-DATE

- The proposed land use will impact the existing medical office to the west. More landscape buffer and separated access are needed to mitigate the potential impacts.
 - The proposed building has been shifted further away from the existing building, leaving room for a denser landscape buffer area between the two. A 6' high screen wall will also be installed within that area to further mitigate privacy and visual access concerns. The main access drive has been redesigned to split from the existing access drive serving the medical office so that the traffic from the two facilities won't need to mix.
- There is not sufficient demand for this self-storage facility in OV.
 - This assertion is not correct.
- The Mercado del Rio development plan was originally "promised" as an "open, customer friendly style" development.
 - This proposed facility is not incompatible with that vision, if that was indeed the original vision.
- How will the existing underparking situation on adjacent lots be addressed?
 - This project will provide additional parking spaces, especially along the shared edge with the existing facility experiencing parking issues.
- Outdoor lighting may disturb someone.
 - This facility will comply with OV's stringent outdoor lighting code.

Updated 9/26/2022