

Public Outreach Plan Residences at Morning Vista Conceptual Design Review

April 28, 2021

Neighborhood 5, Rancho Vistoso PAD

Prepared by:



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Residences at Morning Vista Public Outreach Plan

Below is the Public Outreach Plan (the “Outreach Plan”) for the proposed development of 18 townhomes (the “Project”) on approximately 3.5 acres of vacant land located on W. Morning Vista Drive, southeast of N. Rancho Vistoso Boulevard (the “Property”). (*See Project Location Map.*) The Property is located within the Rancho Vistoso Planned Area Development (“PAD”) and has a land use designation of High-Density Residential (“HDR”). The Project complies with the PAD, so no rezoning is required. This Outreach Plan is required by the Town of Oro Valley (the “Town”) Zoning Code § 22.15(D).

A. Project Description

DSW Capital-1 (“DSW”) proposes to develop 18 single-story townhomes on the Property located within the Rancho Vistoso PAD. The Property’s land use designation is HDR, which permits residential densities of 8 - 17 RAC—well above the 5.14 RAC proposed with this Project. The Project consists of a combination of two- and three-bedroom homes. Individual lot sizes range between approximately 3,800 and 3,900 square feet.

The Property has been designed around topographic (hillside) constraints along its northeast boundary in compliance with PAD regulations. Both active and passive recreation areas have been incorporated into the plan and are located near the natural open space of the hillside. The active recreation space includes a neighborhood swimming pool and ramada. Each of the Project’s homes will also feature a private patio area.

Access to the Project will be from W. Morning Vista Drive, and all streets within the Project will be private. The Conceptual Site Plan features generous bufferyards with enhanced landscaping treatment along both N. Rancho Vistoso Boulevard and W. Morning Vista Drive. Approximately one-third of the Property has been set aside as open space.

B. Identification of Interested Stakeholders

Notice will be provided to all interested stakeholders at least 15 days prior to the meeting date. We have identified the following stakeholders for this process:

- Property owners within 600 feet of the Property
- The Vistoso Community Association
- The Town of Oro Valley



C. Proposed Neighborhood Meeting Process

The Project's neighborhood outreach process will meet or exceed the Neighborhood Meeting Requirements set forth in the Town's Zoning Code, § 22.15(F). The process is as follows:

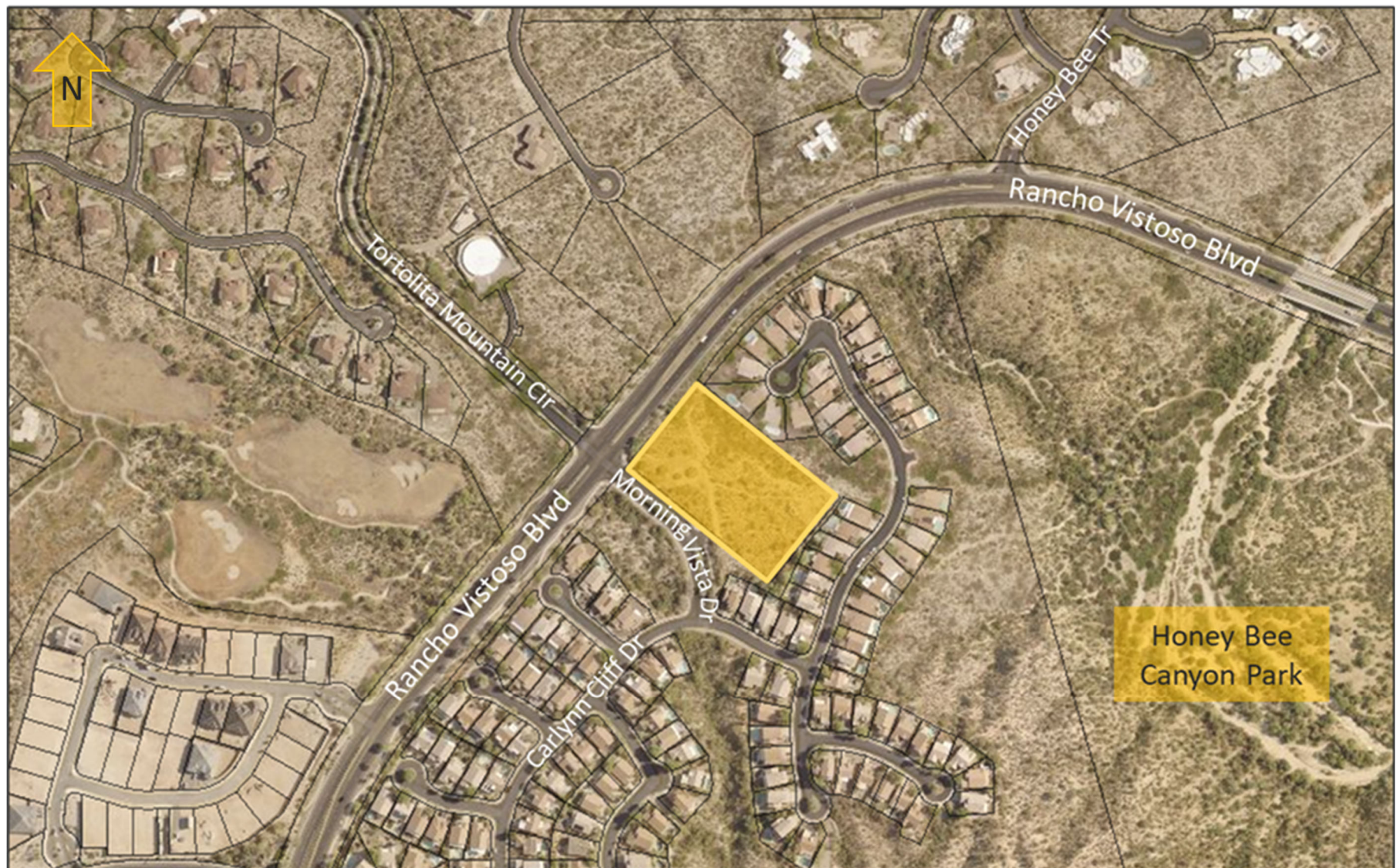
1. The Project Team will hold at least one neighborhood meeting. The first meeting is scheduled for **Thursday, May 20, 2021 at 6:00 p.m.** and will be held in a virtual format (via the Zoom meeting platform). This meeting will serve two purposes: first, it will be an educational session with neighbors, other stakeholders and the Town's project planner to review and discuss the process and applicable planning and zoning regulations. Second, the meeting will be an opportunity to present the Project, solicit feedback and address issues and concerns.

After this meeting, while Town staff is reviewing the various applications, additional meetings may be scheduled with stakeholders, as deemed necessary. Neighborhood meeting participants who sign in at official public neighborhood meeting(s) but were not included in the original mailing will be invited to attend any subsequent public meeting(s).

2. The above official public meeting(s) will be held in a facility that is accessible to the general public and provides access to people with disabilities. *Due to the impacts of the COVID-19 pandemic, the Town has provided guidance for conducting public meetings remotely through technological means, as permitted under Arizona law.*
3. The above official public meeting(s) will be scheduled on a weekday evening or on another day to meet the needs of the neighborhood, if appropriate.
4. Notice will be provided to all interested stakeholders at least 15 days prior to any official public meeting date, as required by the Town's Zoning Code.




Project Location Map



Conceptual Site Plan (CSP)



Scale: _____ Date: _____		Drawn by: _____	
 GRENIER ENGINEERING, INC. Structural & Civil Engineering Consultants		8300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85713 Phone: 820.326.7082 ~ Fax: 820.326.7808	
Project Name: CONCEPTUAL SITE PLAN		Date: 3/26/2021 Scale: 1/4" = 1'	
Project: STONE CANYON		Sheet: 1 of 1	

