



Town of Oro Valley

**Neighborhood Meeting Summary**  
**Proposed 18-unit residential subdivision at the east corner of Rancho Vistoso**  
**Boulevard and Morning Vista Drive**  
**Town Hall**  
**March 30, 2022**  
**6:00 – 7:30 PM**

**Introductions and Welcome**

Meeting facilitator Milini Simms, Principal Planner, introduced the agenda for the meeting and public participation process. Approximately 25 residents and interested parties attended, including Mayor Winfield, Vice Mayor Barrett, Council members Bohen and Greene, and Planning and Zoning Commission Chair Gambill and Commissioners Sturmon and Posey.

**Town Staff Presentation**

Kyle Packer, Planner I and the planning staff member reviewing this application, provided a presentation that included:

- Location
- Existing zoning including allowed setbacks, height, and permitted uses
- Applicant's revised design
- Protected slopes and allowed trade area proposal
- Concerns raised by residents in the first neighborhood meeting

**Applicant Presentation**

The applicant, Keri Silvyn of Lazarus & Silvyn, representing the private property owner, DSW Commercial, provided a presentation that included:

- Location and Zoning
- Conceptual Site and Landscape Plan
- Architecture Plans
- Previous neighbor concerns

**Public Questions & Comments**

Participants had the following questions and comments:

- What is the price point for the units?
- What is the timeline for build-out?
- Clarification on site grading and retaining wall heights
- Clarification on the proposed drainage for the site and along Morning Vista Drive, including the proposed swales
- Where is the proposed access to development located? Was access from Rancho Vistoso considered?

- Will the development have any financial responsibility for maintaining Morning Vista Dr.?
- Is there a possibility to lower or move lot 18 further away from existing residences?
- Where are the walls, sidewalks, and buffer yards located along Morning Vista Dr?
- Traffic concerns along Morning Vista, including pedestrian safety and impacts to the school bus stop
- Will the subdivision have a gated entrance?
- Will the sidewalk into the Monterey Homes subdivision be gated?

### **Conclusion**

Town staff Kyle Packer and David Laws, the private property owner Michael Sarabia, and the applicant Keri Silvyn answered questions. Following this, Ms. Simms provided information regarding future opportunities for public participation and determined the next step for the project is the Planning and Zoning Commission public meeting.

Ms. Simms closed the meeting, thanked everyone for their attendance and encouraged everyone to contact Kyle Packer, Planner at [kpacker@orovalleyaz.gov](mailto:kpacker@orovalleyaz.gov), with any additional thoughts, comments, or concerns and visit [OVprojects.com](http://OVprojects.com) for any updated project information.