



Town of Oro Valley

Neighborhood Meeting Summary
Proposed 18-unit residential subdivision at the east corner of Rancho Vistoso
Boulevard and Morning Vista Drive
Zoom Online Meeting
May 20, 2021
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator Kyle Packer, Planner I, introduced the agenda for the meeting and public participation process. Approximately 38 residents and interested parties attended, including Council Members Jones-Ivey and Greene, and Planning and Zoning Commissioners Henderson, Bergsma, and Posey.

Town Staff Presentation

Kyle Packer, Planner I and the Town's project manager for this proposal, provided a presentation that included:

- Location
- Existing zoning including allowed setbacks, height, and permitted uses
- Factors to be considered in review including protected land, drainage, and access

Applicant Presentation

The applicant's representative, Keri Silvyn of Lazarus & Silvyn, representing DSW Commercial, provided a presentation that included:

- Site Plan
 - Unit locations, open space, access
- Landscape Plan
 - Buffer yards, vegetation
- Architecture Plans
 - Elevations

Public Questions & Comments

Neighbors of the project had the following concerns and comments:

- Visual privacy, especially for adjacent homes with backyards or 2nd story homes facing the site
- Protection of HOA trees on adjacent property
- Opportunities to move units further away from existing homes and increase the amount of open space
- Grading & retaining walls
- Rock outcropping
- Lighting

- Impacts to community defined wildlife corridor
- Congestion at entrance/traffic volume
- Construction date and time allowed for construction
- Impacts to school bus stop and route
- Grade of the entrance
- Dust control during construction
- Drainage – When will residents know the plan?

Conclusion

Town staff Kyle Packer and David Laws, the applicant Michael Sarabia, and the applicant's representative Keri Silvyn answered questions. It was determined a second neighborhood meeting will be required. Following this, Mr. Packer provided information regarding future opportunities for public participation and next steps for the project.

Mr. Packer closed the meeting, thanked everyone for their attendance and encouraged everyone to contact him at kpacker@orovalleyaz.gov, with any additional thoughts, comments, or concerns and visit OVProjects.com for any updated project information.