

Public Outreach Plan Residences at Morning Vista Conceptual Design Review

April 28, 2021

Updated July 28, 2021

Updated March 10, 2022

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 two official neighborhood meetings.

Prior to the first meeting, the Project Team worked with Town staff to record an informational video about the Project and the process. The video has been posted to the Town website.

The first meeting was held on **Thursday, May 20, 2021, at 6:00 p.m.** and was conducted in a virtual format (via the Zoom meeting platform). This meeting served two purposes: first, it was 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 was an opportunity to present the Project, solicit feedback and address issues and concerns. After this meeting, 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. After submittal of the application materials to the Town and before the Planning & Zoning Commission meeting, the Project Team will work with Town staff to hold the second official neighborhood meeting. This meeting will respond to any follow-up questions and will provide an opportunity for additional public feedback.
3. 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.*
4. 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.
5. 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.

D. Public Outreach Update, July 28, 2021

After the neighborhood meeting on May 20, 2021, the Project Team met in person with the two neighbors most affected by the proposed Project. The neighbors' concerns related to the proximity of Lot 18 to their homes and the potential impacts the construction of Lot 18 could have on privacy and views

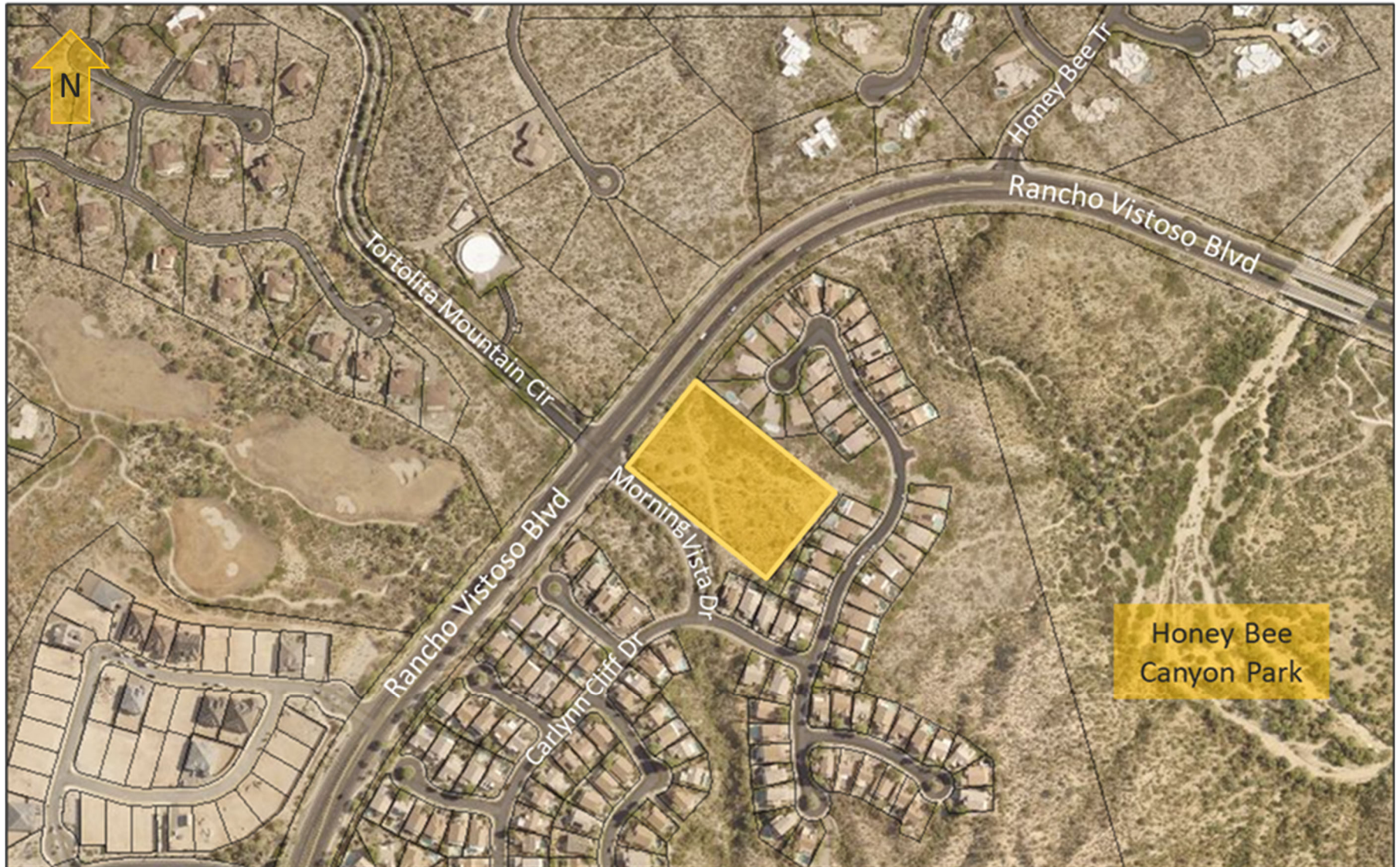


from their backyards. The purpose of the first meeting, which took place on June 17, 2021, at one of the neighbors' homes, was to understand their concerns and discuss potential options for mitigation, including edge treatments related to retaining walls and landscaping. After this meeting, the Project Team studied the grading plan for the Property and prepared detailed visual simulations modeling options for edge treatment between their backyards and Lot 18. In a follow-up meeting at the second neighbor's home on July 21, 2021, the neighbors agreed on one of the options, and the Project Team indicated they would be happy to continue working with the neighbors to select the species of plants to be installed within the landscape bufferyard between their homes and Lot 18. Together, these measures will help mitigate any potential negative impacts on the neighbors' viewsheds and address their concerns regarding privacy.

The Project Team has agreed to continue working with the neighbors throughout the conceptual design process.



Project Location Map



Conceptual Site Plan (CSP)

Revised March 2022

RESIDENCES AT MORNING VISTA OV 2102029



LANDSCAPE CONCEPT KEY

Plant Type	Minimum Size
Transplant Trees (10 required)	
Transplant Saguaro (8 required)	
Transplant Ocotillo (13 required)	
Trees	15 gallon*
Shrubs	5 gallon
Accent Plants / Cacti	5 gallon
Boulders	3'x3'x2'

* Mitigation Trees shall be box sized per code.



LEGEND

- PROPERTY LIMITS
- GRADING LIMITS

Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone: 520.206.0591 Fax: 520.682.3006

Landscaping Architecture Natural Resources Planning

Reference Case 2003075 Pre-Application

Rev. #	Date	Description

GRENIER ENGINEERING, INC.
Structural & Civil Engineering Consultant

6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715
Phone: 520.326.7082 - Fax: 520.326.7506

Job Number: NE 2102
Designed By: [Signature]
Drawn By: [Signature]
Checked By: [Signature]
Date: NOVEMBER 2021
Scale: N/A
Sheet Number: 1

LANDSCAPE CONCEPT PLAN

RESIDENCES AT MORNING VISTA