

Neighborhood Meeting Summary
Propose Conceptual Site and Landscape Plan
South of the Naranja Drive and Highlands Wash intersection,
approximately ¼-mile west of N. First Ave.
June 26, 2022 6 – 7:30 pm
Oro Valley Town Council Chambers

1. Introduction and Welcome

Meeting facilitator, Milini Simms, Principal Planner, summarized the purpose and structure of the meeting, and where we are in the process. Approximately 35 residents and other interested parties were in attendance.

2. Staff Presentation

Michael Spaeth, the Town's primary staff reviewer, provided a presentation that included:

- Location of the subject property
- Brief summary of the applicant's revised site plan
- Summary of history of the property

3. Applicant Presentation

The applicant, Paul Oland of Paradigm Land Design, provided a presentation detailing the proposal, including:

- Project location and area information
- Revised site design for the property
- Cross-section of proposed homes to illustrate building heights

4. Questions

Following the presentations, meeting facilitator Michael Spaeth opened the meeting to questions and comments. A list of the questions or comments is provided below:

- What are the projected lot sizes? How much will the homes cost? Do we have any idea what the building characteristics will be?
- Zoning allows a max building height of 34 feet, but the applicant is proposing a max building height of 24 feet. Could the applicant come back and increase heights in the future?
- Will the open space ever be developed?
- Will this proposal impact the floodplain for the Highlands Mobile Home Park?
- What specific changes are proposed for Highlands Wash?
- Who will be responsible for the Highlands Wash after construction?
- What's the minimum distance of the proposed homes to the Naranja Estates subdivision?
- How does the access from Naranja Drive avoid the existing bridge?
- Will the existing slopes be reinforced following development?
- What is the timeline for construction? Specifically, the access on Naranja.
- What is the plan to make sure hillsides don't erode over time?
- What processes' does the Town have to make sure things are designed/constructed correctly and safely?
- Is the HOA responsible for maintenance of Highlands Wash?
- Where does the HOA's initial funding come from?

- What impacts are there for homeowner's views to the west?
- How far are these homes from Highlands Mobile Home Park?
- How will erosion in Highlands Mobile Home Park be controlled?
- Does the Town have enough water for these additional homes?
- Why is Shore Cliff Drive egress only?
- Where will the construction traffic be routed?
- How does the Town assure the open space will be preserved?
- Will the grade of the wash or development be raised?
- Will the posted speed limit on Naranja be reduced to handle the additional traffic?
- The Traffic Impact Analysis needs to be updated.
- Is the existing levee part of this design or will it go away?
- Can roof-mounted solar panels or HVAC be restricted?
- What size of backyards will the homes have? Room for pools?
- Who enforces lighting, noise, trash?
- Can neighbor's weigh-in on the CC&R's?
- What is the "true" height of homes after the grade is raised?
- Can you restrict the number of 2-story homes along the east side?
- What is the drainage basin constructed of?
- When was the most recent Environmental Impact Statement done?
- Having Shore Cliff Drive be exit only, will negatively impact Naranja Dr.
- Are there plans to plan the basin?
- The extent of grading will have a negative impact on wildlife.

Mr. Oland and Town staff provided more detail and answered questions related to the proposal and process.

Ms. Simms closed the meeting, thanked everyone for their attendance and encouraged everyone to email ask@orovalleyaz.gov with any additional thoughts, comments or questions and to visit OVprojects.com for additional information. She announced the project would be on the Planning and Zoning Commissions August agenda.