



Town of Oro Valley

2nd Neighborhood Meeting Summary
Proposed 21-Lot Subdivision located on the Northeast Corner of
Shore Cliff Drive and Lambert Lane
Town Hall, 11000 N. La Cañada Drive
January 8, 2019
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator Jeanette De Renne, Long Range Planning Principal Planner, introduced the agenda for the meeting and public participation process. Approximately 34 residents and interested parties attended the meeting including Mayor Winfield, Vice Mayor Barrett, Council Member Rodman, Council Member Nicolson, Planning and Zoning Commission Vice Chair Swope and Commission member Gribb.

Town Staff Presentation

Milini Simms, Senior Planner and the Town's project manager for this proposal, provided a presentation that included:

- Subject property
- Existing and allowed zoning standards and uses
- Review tools for the conceptual site plan
- Neighborhood concerns from the previous meeting

Applicant Presentation

The applicant, Hugo Blanco, representing the property owner-Melcor, Chris Patton and Bruce Paton, both from Rick Engineering, provided a presentation that included:

- Revised concept
- Drainage improvements
- Traffic concerns
- View impacts

Public Questions & Comments

Following is a summary of questions and comments:

Regarding the site layout:

1. What is the elevation of the road at the access point?
2. What is the smallest lot size proposed?
3. What size of homes will be on the lots?
4. What is the elevation of the lots along the east side of the development in relation to the existing homes adjacent to the property?
5. Will perimeter walls or lot walls be built? If so, how high will the walls be?

6. Can all of the homes along the eastern perimeter be single-story? Is the Town able to require this for approval?
7. Will any vegetation be disturbed outside of the property boundaries?
8. Is there any common area located outside of the property boundaries that the future HOA must maintain?
9. What type of lighting is proposed at the entry?

Regarding drainage:

10. Who is responsible for ongoing maintenance of the proposed drainage system?
11. Does the proposed drainage system take into account heavy rainfall (monsoons)?
12. How is maintenance assured so nearby neighborhoods are not impacted?
13. How big is the proposed drainage pipe (along east side of development) and what is the capacity of the pipe?
14. What is the lifespan of the pipe and who will replace or repair it?
15. Will the drainage system for this development effect the current flow in the area?
16. How is the pipe cleaned out? What happens if it gets backed up?
17. Will this create more standing water on the road?
18. Is there a grate for the pipe opening? If so, is it safe for kids?
19. How will water flowing west along the property be handled?

Regarding traffic:

20. What about increased traffic on Lambert? Is there consideration to reduce the speed limit or add a traffic light for vehicles turning left onto Pusch View Lane?
21. How much traffic will be added to Shore Cliff Drive?
22. Could the access drive be curved a bit more to reduce vehicle headlights shining on the adjacent residence?
23. When was the traffic study completed?

Other:

24. What will be the price for homes?
25. Has a home builder been identified? Will there be one or multiple home builders?
26. When is construction anticipated to start?
27. What happens if construction starts then stops?
28. Does the developer or home builder pay the impact fees and when?
29. Where will construction equipment access the property? Can a portion of the entrance be paved to reduce dirt tracking out onto Shore Cliff Drive?
30. Where will construction equipment be stored?

Conclusion

The applicants Mr. Blanco, from Melcor, Mr. Paton and Mr. Patton from Rick Engineering and Town staff addressed some of the questions related to the proposal and the associated impacts.

Mrs. De Renne closed the meeting, thanked everyone for their attendance and encouraged everyone to contact Ms. Simms, the Town's project manager, with any additional thoughts, comments or concerns.