



*Town of Oro Valley*

**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**  
**March 13, 2018**  
**6:00 – 7:30 PM**

**Introductions and Welcome**

Meeting facilitator Michael Spaeth, Current Planning Principal Planner, introduced Milini Simms, Senior Planner as the Town's project manager for this proposal. Approximately 32 residents and interested parties attended the meeting, including Council Member Rodman and Planning and Zoning Commission Chairman Hurt.

**Staff Presentation**

Milini Simms, Senior Planner, provided a presentation that included:

- Subject property
- Overview of applicant's proposal
- Existing and allowed zoning standards and uses
- Review tools for proposal once a formal submittal is received
- Public participation process

**Applicant Presentation**

The applicant, Ryan Mott, representing the property owner-Melcor, provided a presentation detailing the applicant's concept, which included:

- Overview of the project

**Public Questions & Comments**

Following is a summary of questions and comments:

*Regarding the site layout:*

1. Will screening, such as perimeter walls or lot walls be used to reduce light pollution from cars exiting the development to surrounding residences? Or to maintain privacy to the existing homes located east of the property?
2. How many of the homes will be two-story and where will they be located?
3. Can all of the homes along the eastern perimeter be single-story? If so, how would this restriction be maintained and communicated to the future home builder?
4. How does Town staff evaluate view impacts?

5. How high will the sidewalk and home closest to the southwest corner be raised for development?
6. What is the easement (Channel View Place) running through the north side of the property and how can it be developed on?
7. The property is home to wildlife. Will there be greenspace?
8. Can the open space north of the property be developed?
9. Will there be a playground or area for children within the development?

*Regarding drainage:*

10. Will the required Drainage Study include the proposed improvements and existing conditions?
11. Who is responsible for ongoing maintenance of the proposed drainage improvements?
12. How is maintenance assured so nearby neighborhoods are not impacted?
13. What is the cost for maintaining the improvements and how will future homeowners be notified of this cost?
14. The existing drainage channel located east of the property is in disrepair and not functioning properly. Will this development be responsible for some of the maintenance of it?
15. In regards to the proposed drainage improvements along the east side of the property, what size of pipe will be used and will it be visible? Where will the pipe connect to?
16. When was a local flood zone established on this property?
17. Does the water flow to the Cañada Del Oro Wash?
18. Will this development improve the existing off-site drainage issues of sediment and debris flowing onto Shore Cliff Drive? Who is responsible for the property creating this issue (triangle piece, north of the proposed development)?

*Regarding traffic:*

19. Was an access drive off of Lambert Lane considered?
20. How much traffic will the development generate?
21. People use Lambert Lane as an alternate to First Ave and Oracle Road. New developments (Nakoma Sky) will also increase traffic along Lambert Lane. As such, traffic is noisy, always busy and speed enforcement is an issue.
22. Will the Town consider lowering the speed on Lambert Lane or put in a pedestrian crosswalk? Especially for children crossing to get the bus.

*Other:*

23. What will the subdivision be named? Another River's Edge will be confusing.
24. What will be the price for homes?
25. There is a currently a for sale sign on the lot. Is it still for sale?
26. What will be done to control dust during construction? What will be the construction times?

The applicants Mr. Martin, from Rick Engineering and Mr. Mott, from Melcor and Town staff addressed some of the questions related to the proposal and the associated impacts. It was determined a second neighborhood meeting was necessary to see a revised site plan that



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is code compliant and discuss any mitigation measures proposed by the applicant to address the drainage and view concerns.

Mr. Spaeth 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.