



Town of Oro Valley

**1<sup>st</sup> Neighborhood Meeting Summary**  
**Proposed Rezoning and Conditional Use Permit for the Northeast Corner of Oracle**  
**Road and Suffolk Hills Drive**  
**Meeting held online via Zoom**  
**June 16, 2020**  
**6:00 – 7:30 PM**

**Introductions and Welcome**

Meeting facilitator and Town Principal Planner, Milini Simms, introduced the agenda for the meeting. Approximately 67 residents and interested parties attended the meeting including Council members Jones-Ivey and Rodman and Planning and Zoning Commission Chair Gambill and Commission member Posey.

**Town Staff Presentation**

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

- Subject property
- History of the site
- Existing and proposed zoning standards and uses
- Review tools and process for the applicant's requests
- Concerns raised by residents to date

**Applicant Presentation**

The applicant, Keri Silvyn, from Lazarus and Silvyn representing the property owner, provided a presentation that included:

- Subject property
- Proposed design and requests
- Response to concerns heard to date

**Public Questions & Comments**

Following is a summary of questions and comments

Process and proposed rezoning

1. If approved, can the existing development on the southern property be redeveloped with commercial (e.g. restaurants) uses? If so, what is the process for redevelopment?
2. Why does the developed parcel on the southwest corner of Suffolk Hills Drive and Oracle Road need to be rezoned? Who represents this property owner?
3. Has the applicant compared the difference in income they would receive between developing in R-S versus rezoning to C-1?

#### Proposed commercial uses

4. Suffolk Hills is an historic neighborhood and the modern architecture [located across Oracle Road] is not architecturally compatible. How will the proposed commercial center be designed to acknowledge and blend within the residential area?
5. How tall is the proposed wall along the east side of the property?
6. Concern regarding crime, specifically shopping from the proposed retail use.
7. Proposed landscaping should blend in with the area, especially for the buffer yard between the proposed development and residential.
8. Is there currently a market for more commercial uses? Specifically for more restaurants and retail uses.
9. How will noise from the uses and trash pick-up be mitigated? Refuse areas should be located away from the residential area.
10. Concern regarding the hours of operation (24 hours) and fast food with the drive-thru use.
11. Concern regarding lighting at night.

#### Traffic

12. What jurisdiction owns the roads? Does the Town coordinate with the respective jurisdictions?
13. Is there possibility for a turn-lane from Oracle Road onto Suffolk Dr.?
14. Are speed bumps being considered?
15. Concern, especially with the drive-thru for traffic going through the neighborhood to access other areas of Town.
16. Could the access to Suffolk Road be reduced or eliminated?
17. How is traffic evaluated?

#### Other comments:

18. How will the proposed development impact views?
19. How will the proposed development impact property values for surrounding residents?
20. Who will construct the site, if approved?
21. Are letters of concern a part of the public record? Who receives the letters?

#### **Conclusion**

The applicant and Town staff addressed some of the questions related to the proposal and the associated impacts. Upon a formal submittal and staff review, a second neighborhood meeting will be conducted either online or, if safety permits, in person.

Ms. Simms closed the meeting, thanked everyone for their participation and encouraged them to contact her with any additional thoughts, comments or concerns.