

# Proposed Oro Vista Apartment Expansion

Zoom Neighborhood Meeting  
February 10, 2021

**Meeting will commence at 6pm.**

All participants are currently on mute with video off. Host will provide directions when meeting starts.



**Town of Oro Valley**

Phone passcode: 175435



Town of Oro Valley

## Purpose

### ▶ LISTEN AND ADDRESS YOUR CONCERNS

- I. Brief overview by staff
- II. Overview by applicant

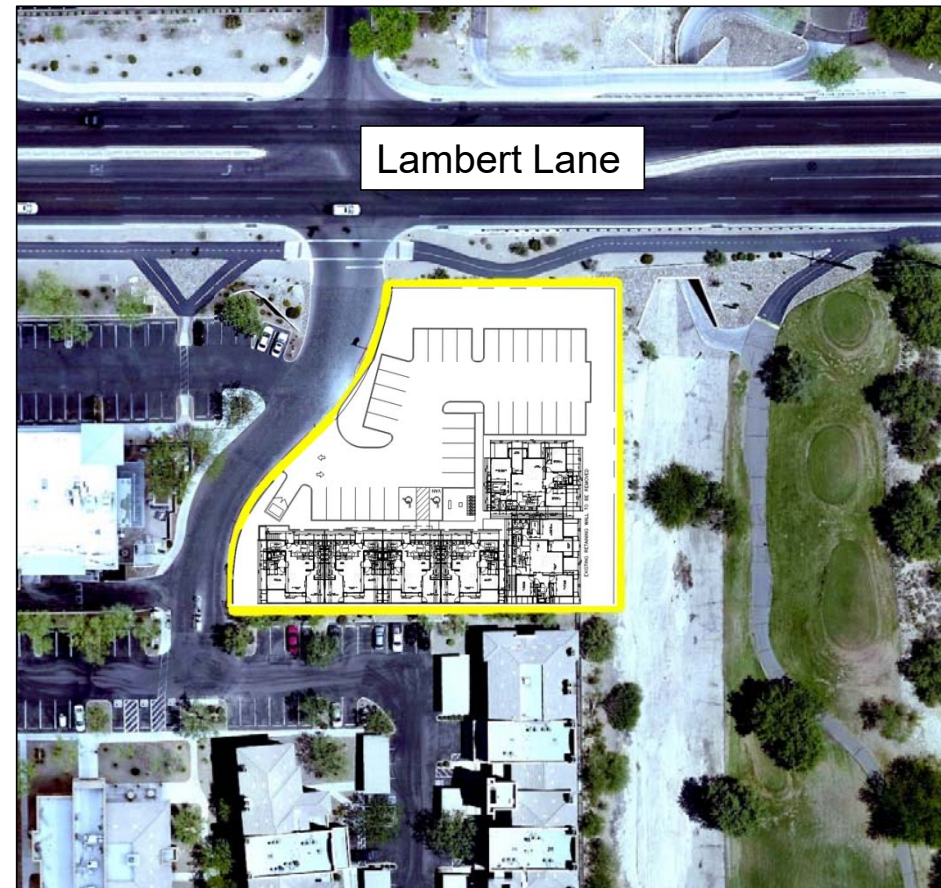
### III. YOUR TURN!

- ▶ Views
- ▶ Traffic
- ▶ Parking
- ▶ Other?

### IV. Next steps

### V. Opportunities for public participation

Please contact Jessica Hynd, Constituent Services Coordinator, at 229-4711 for additional ZOOM assistance.





Town of Oro Valley

## Tonight's Meeting

- ▶ Goal #1: a fair, efficient and productive meeting
- ▶ Details:
  - ▶ Audio: One speaker unmuted at a time
  - ▶ Video: Speaker video on
  - ▶ Time: 6 to 7:30 PM
- ▶ Project information at [OVprojects.com](http://OVprojects.com)

# zoom

[www.OVprojects.com](http://www.OVprojects.com)

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# Process for Proposed Development

Required approvals:

1. Conceptual Site Plan for development
2. Conceptual Architecture

**Questions?**

[hoden@orovalleyaz.gov](mailto:hoden@orovalleyaz.gov)

**For more information**

[OVprojects.com](http://OVprojects.com)







Fry's

Autumn Hill

Lambert Lane

Noble Hops

Existing Oro Vista Apartments

Villages of La Cañada

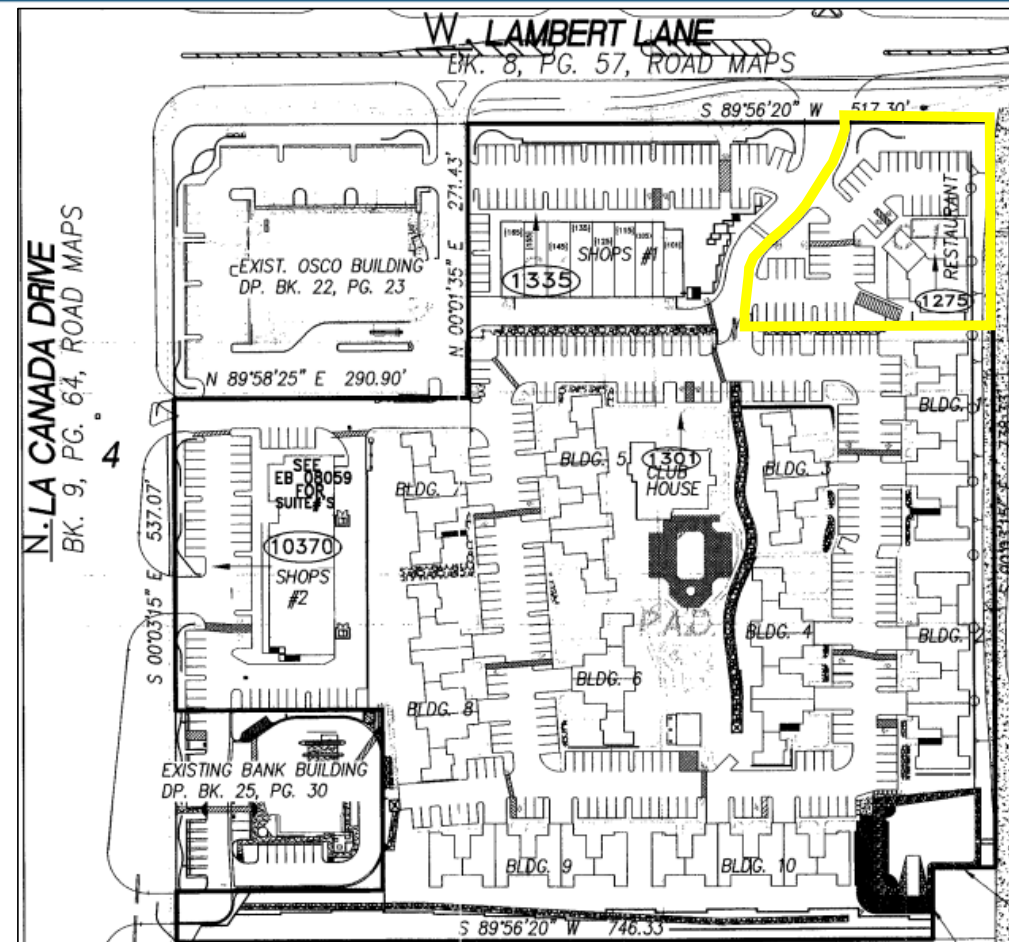
La Cañada Drive



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## History and Approved Development Plan

- ▶ 1983: El Conquistador Country Club Planned Area Development established
  - ▶ Building height 38-feet, three stories
  - ▶ Apartments permitted
- ▶ March 2003: Grading exception approved to remove remnant hill at site
- ▶ Conditions included:
  - ▶ Fronting buildings along Lambert Lane limited to single story and a height of 24-feet
  - ▶ Building pad set back from northern property boundary 90-feet
- ▶ August 2003: Development Plan approved for the area

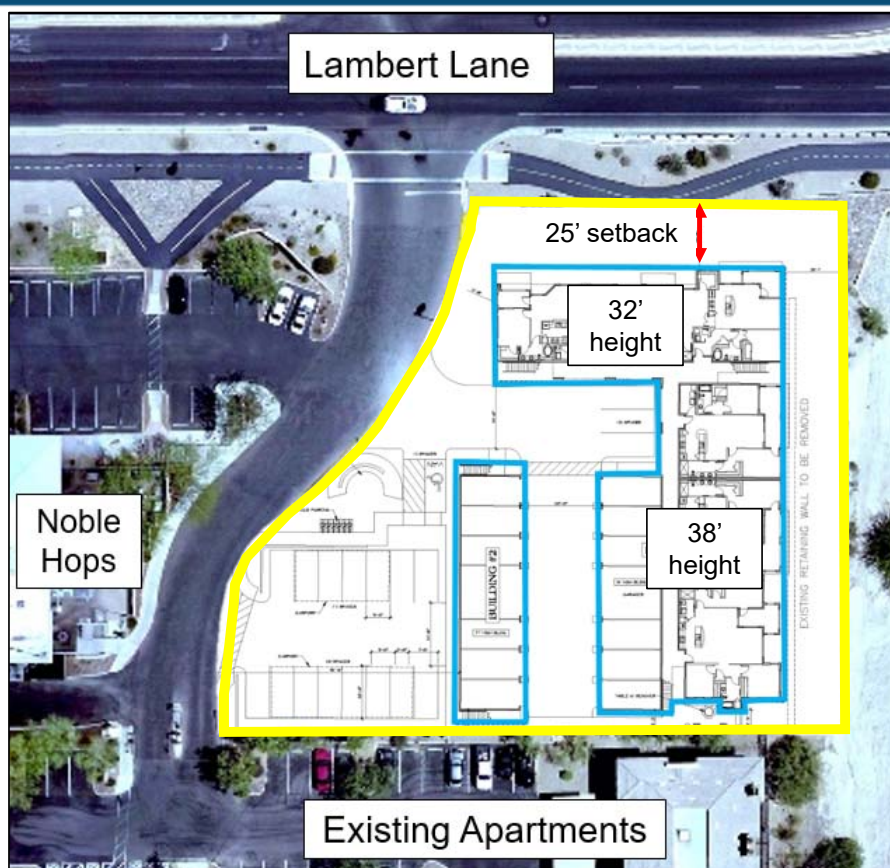




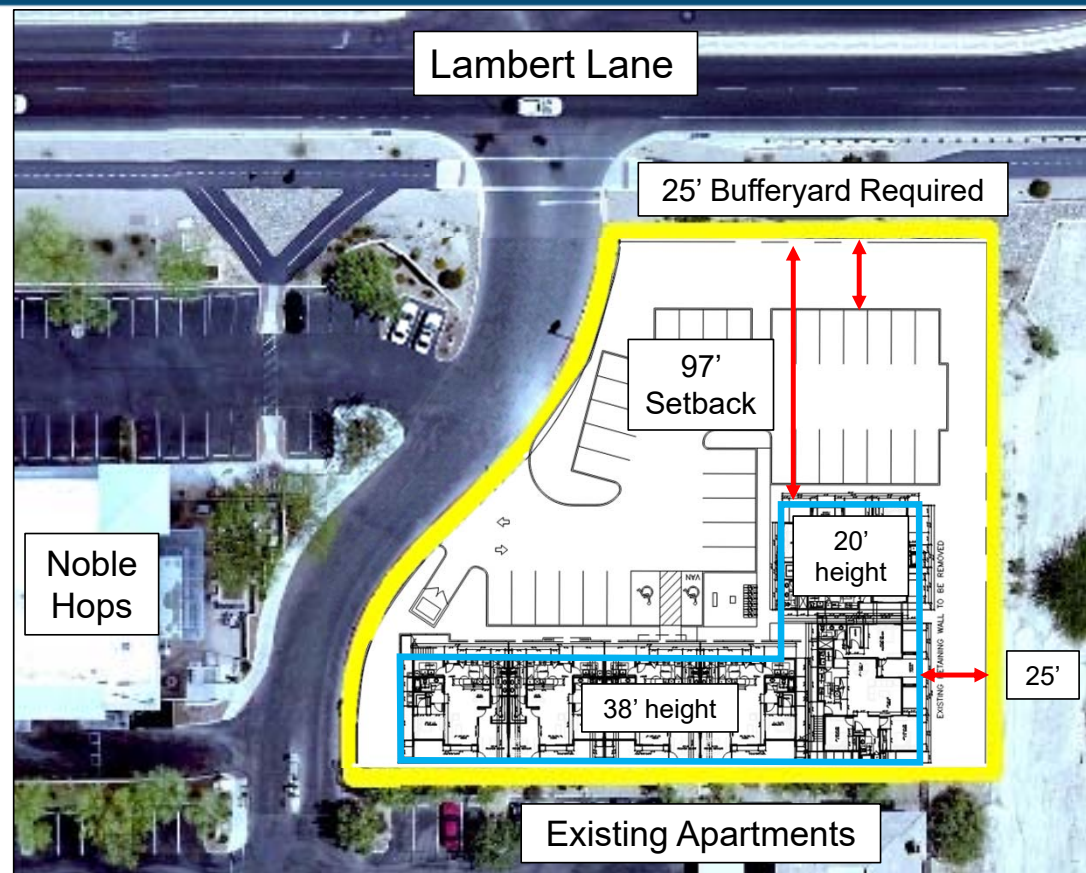


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## 1. Applicant's Proposal: Conceptual Site Plan



Original Proposed Site Plan



New Proposed Site Plan



Town of Oro Valley

## 2. Applicant's Proposal: Conceptual Architecture



West elevation facing Noble Hops



North elevation facing Lambert Lane

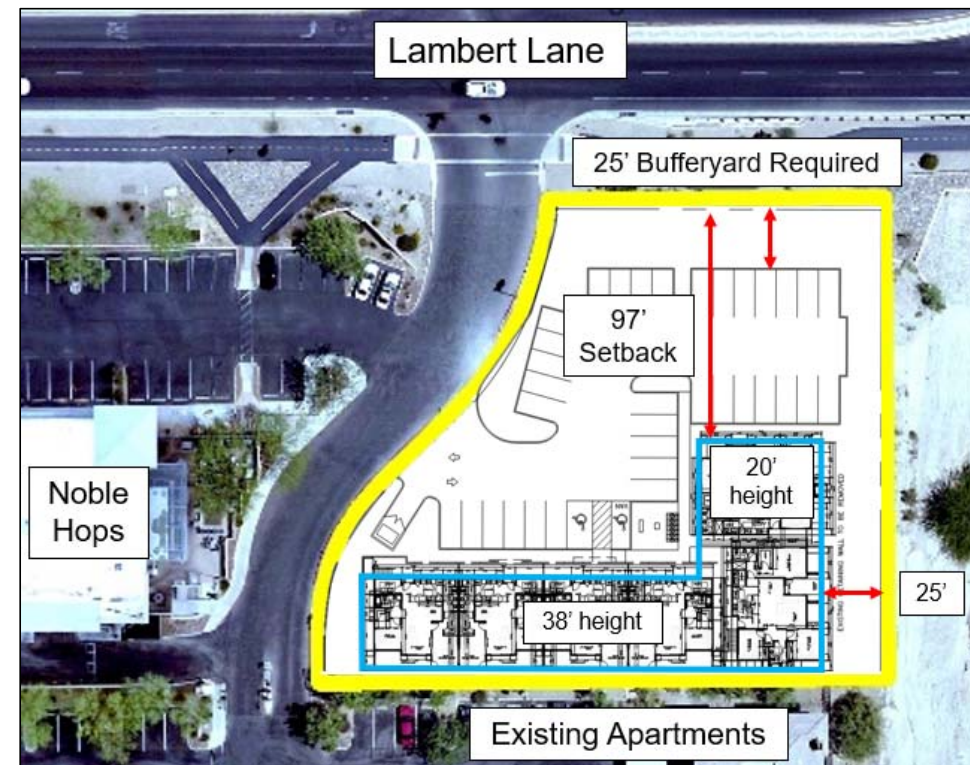




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## Key concerns from first neighborhood meeting

- ▶ Increase in traffic
- ▶ Parking capacity regarding Noble Hops
- ▶ View impacts

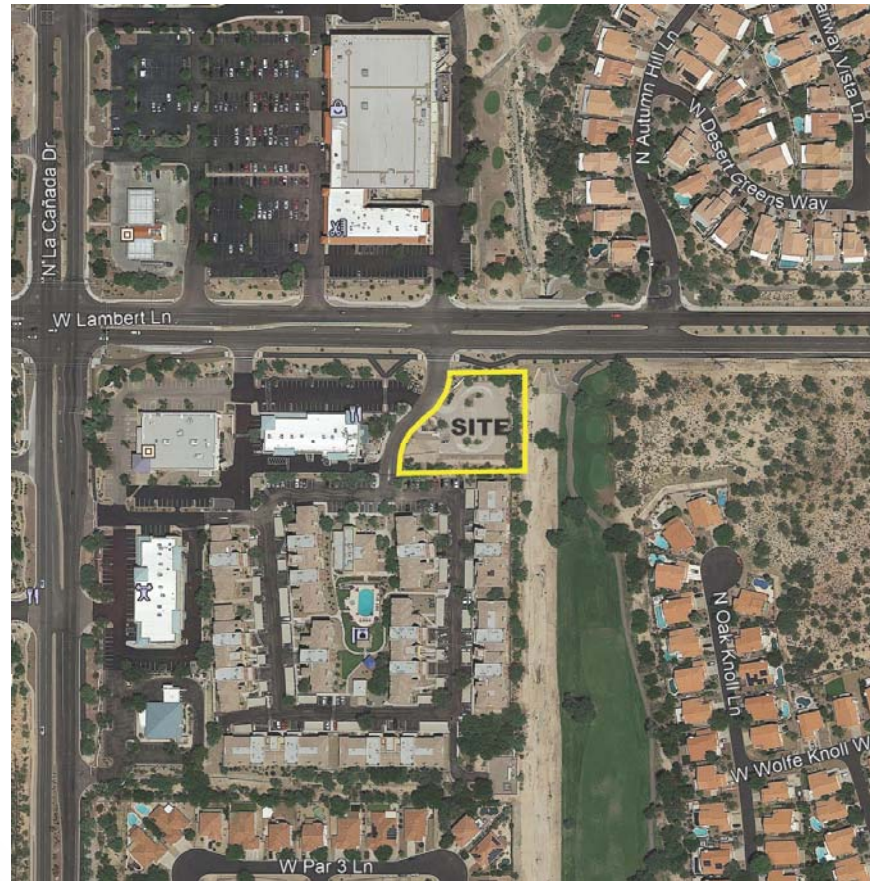


New Proposed Site Plan

# 02/10/2021 Neighborhood Meeting Information

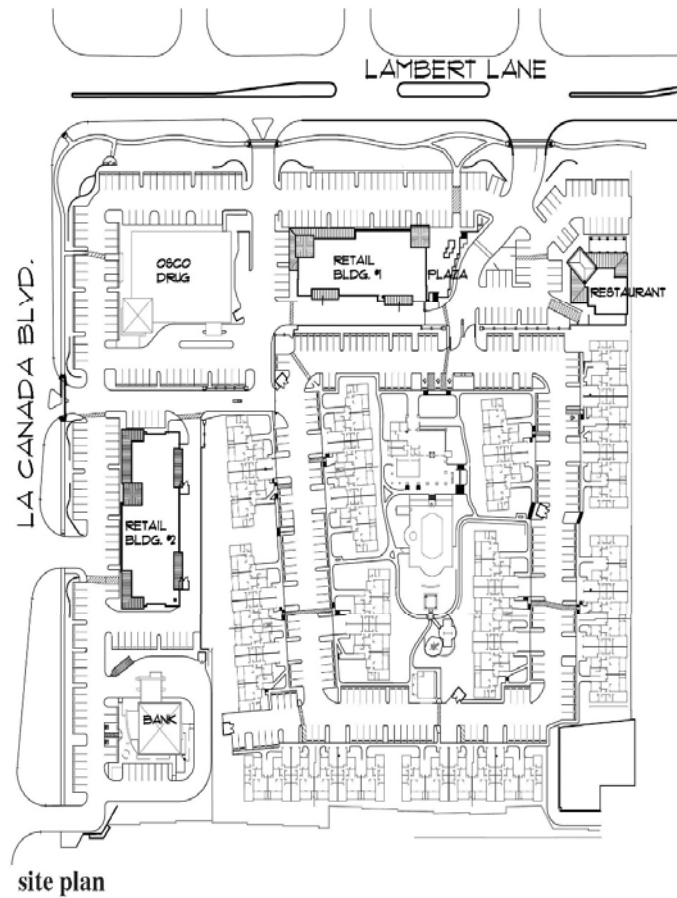
Shops at Oro Vista / Oro Vista Padsite

# Project Location & Area Information

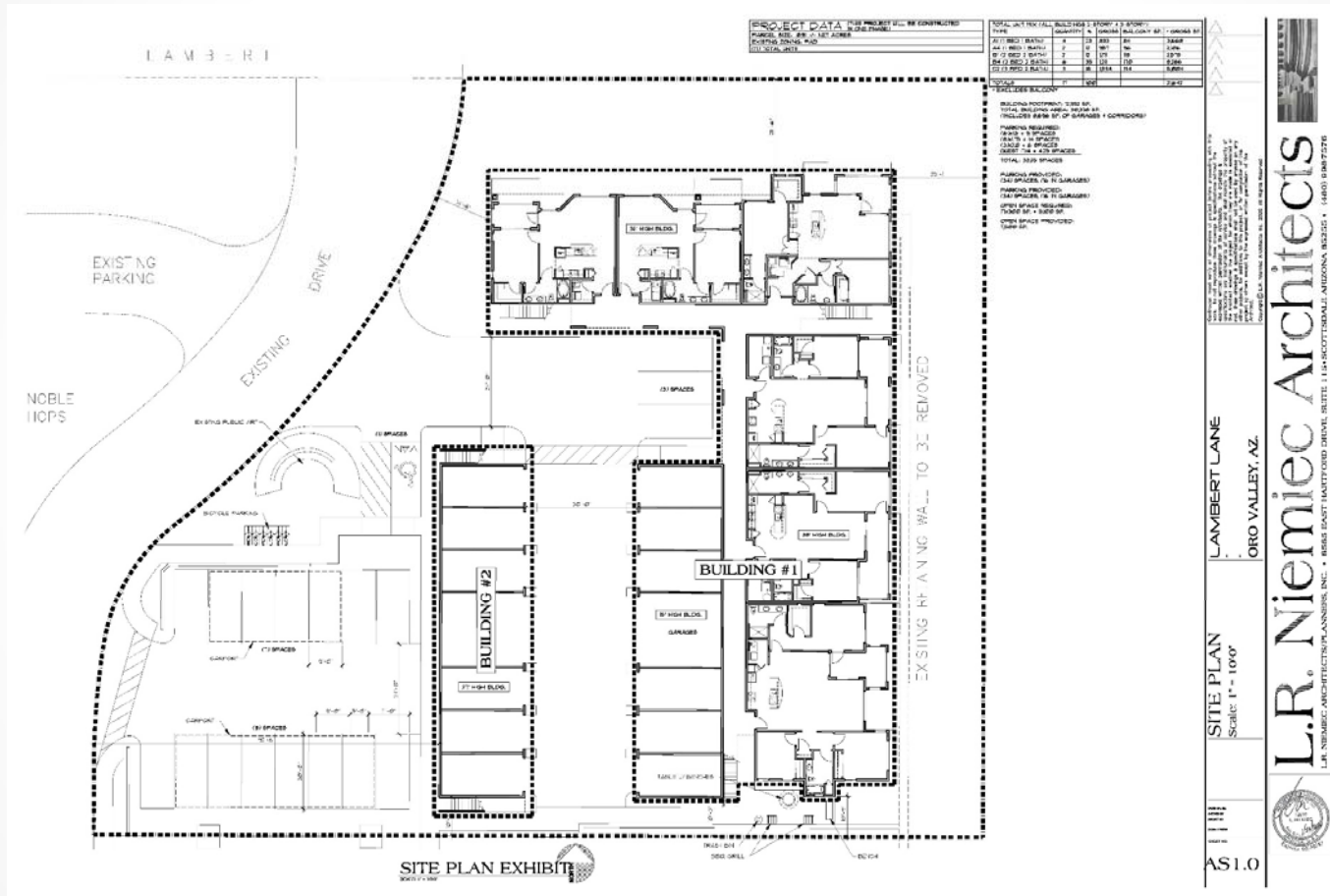




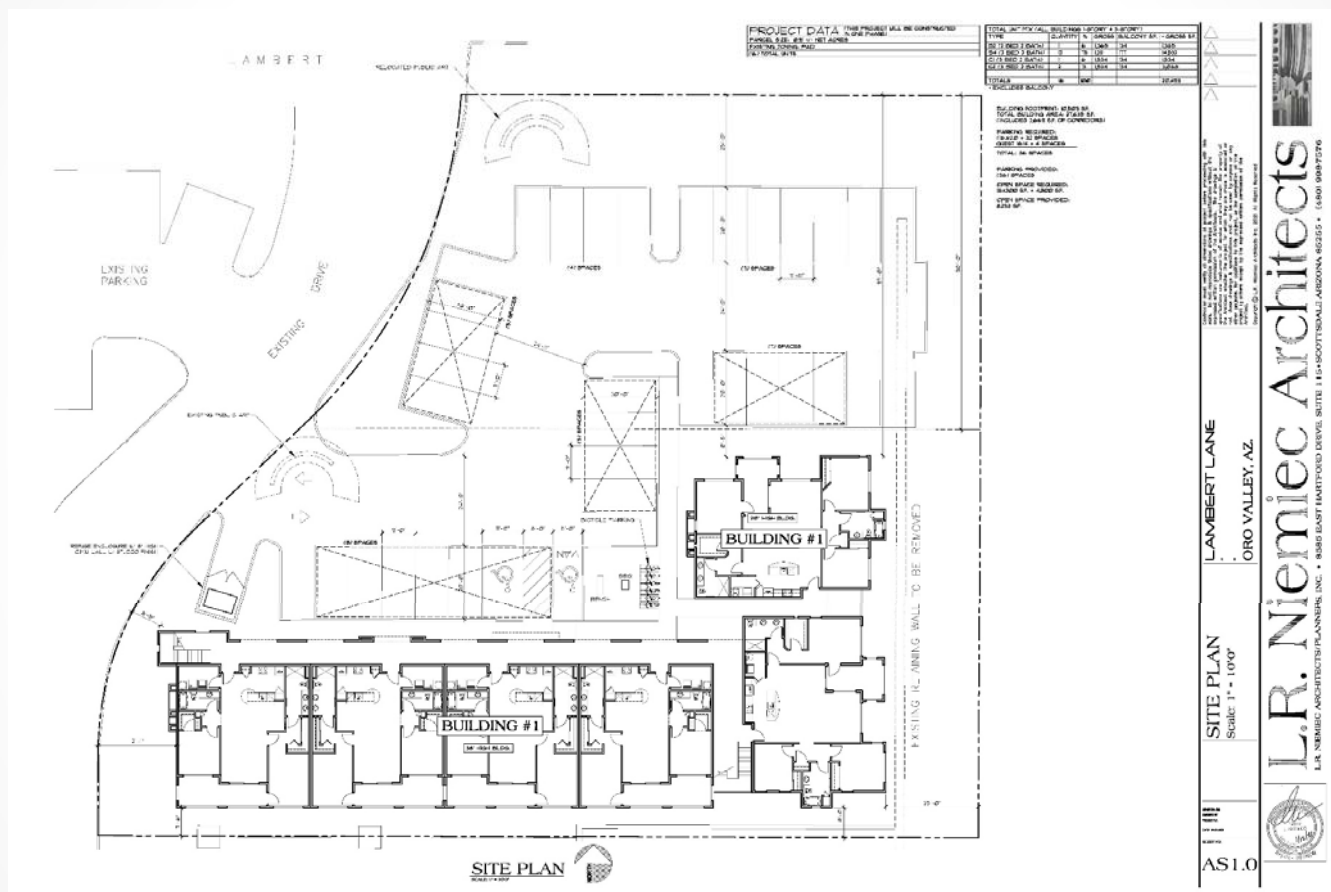
# Original Oro Vista Site Plan



## Previous Residential Concept Plan

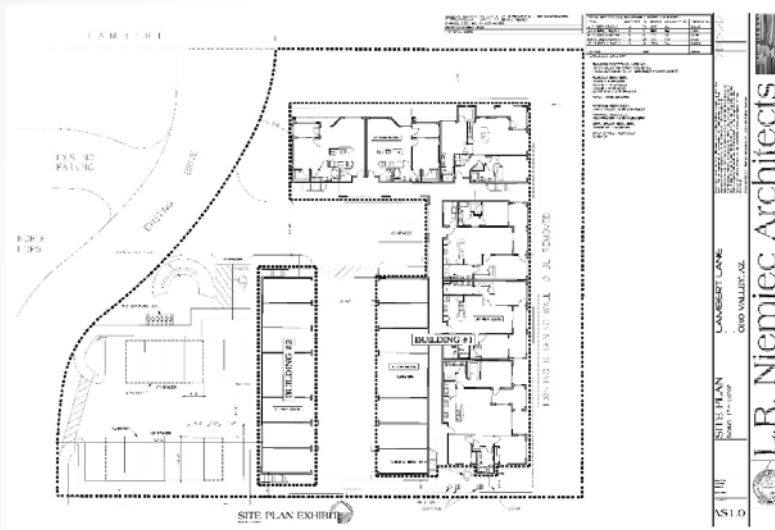


# Revised Residential Concept Plan



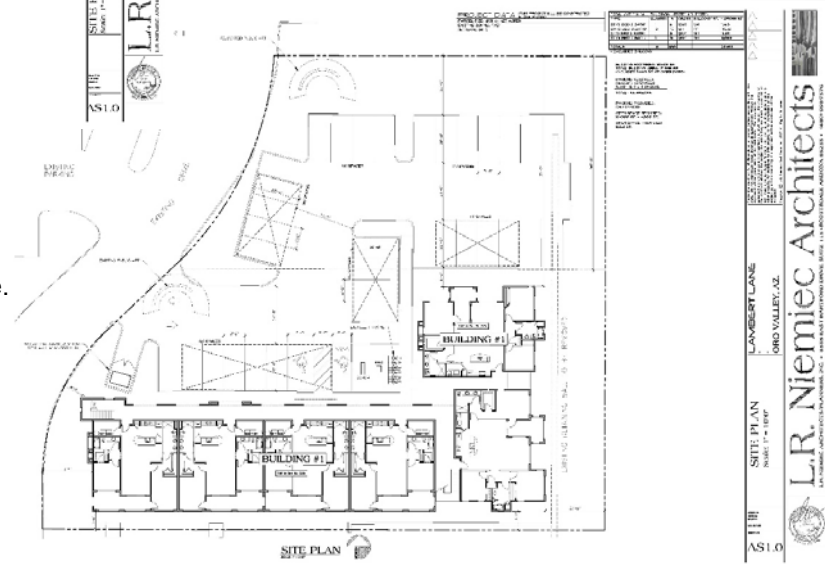


# So What Changed?



Building used to be a “backwards “C” shape  
 2 and 3 stories  
 Was 12,992 sf footprint, 30,338 sf total  
 19 residential apartments with 1,2,3 bedrooms  
 Close to Lambert Lane  
 32 total spaces of surface parking, carports and garages  
 The public art sculpture would shift slightly.  
 Did not fully conform to Ordinance requirements

Backwards “C” became a sideways “L”  
 1 story near Lambert and 3 stories along the rear line.  
 Now 10,509 sf footprint, 27,635 sf total  
 Now down to 16 apartments of 2 & 3 bedrooms  
 Pulled the building back to almost 100’ from road..  
 36 total spaces of surface parking and carports  
 Public Art will be relocated much closer to the road  
 Fully conforms to Ordinance requirements



# Building Facades



SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



EAST ELEVATION  
Scale: 1/8" = 1'-0"



NORTH ELEVATION  
Scale: 1/8" = 1'-0"



WEST ELEVATION  
Scale: 1/8" = 1'-0"

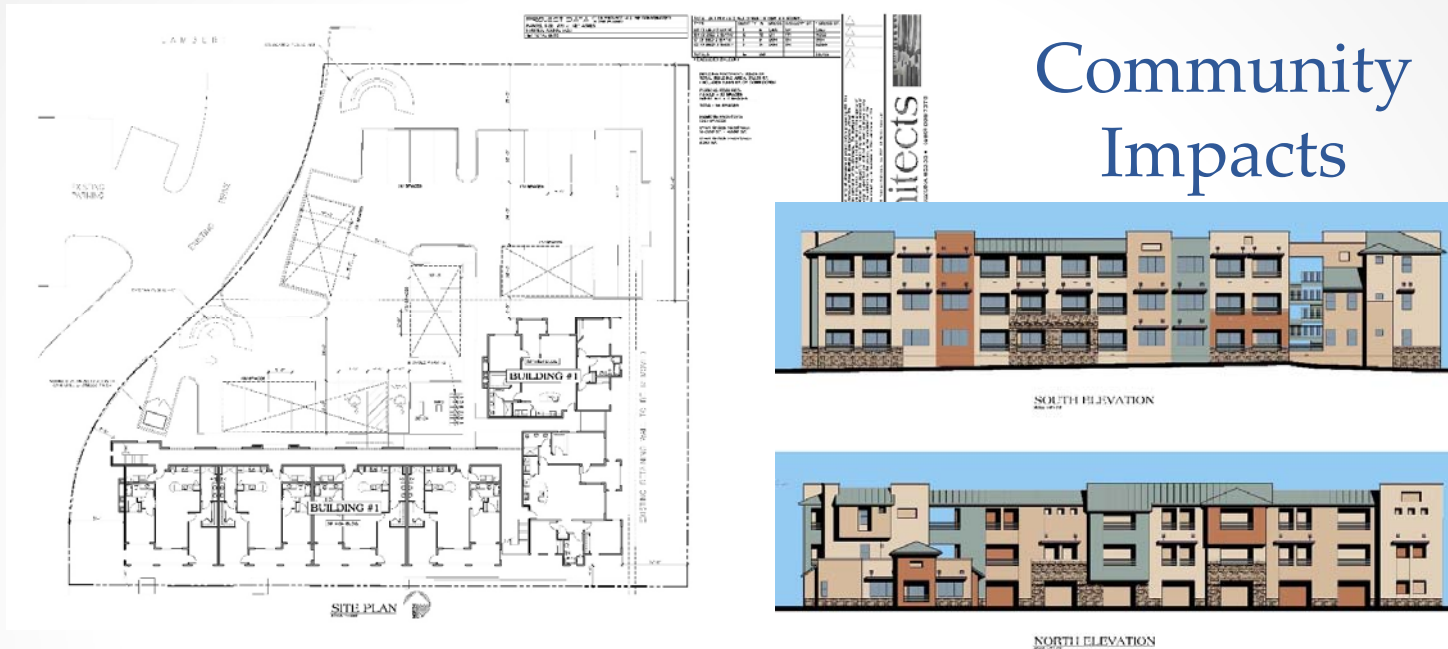
## View from Commercial Patio



With the building pushed back, the reduction in units and square footage, and the 1 story in front, much of the mountain view from our existing shopping center is preserved.

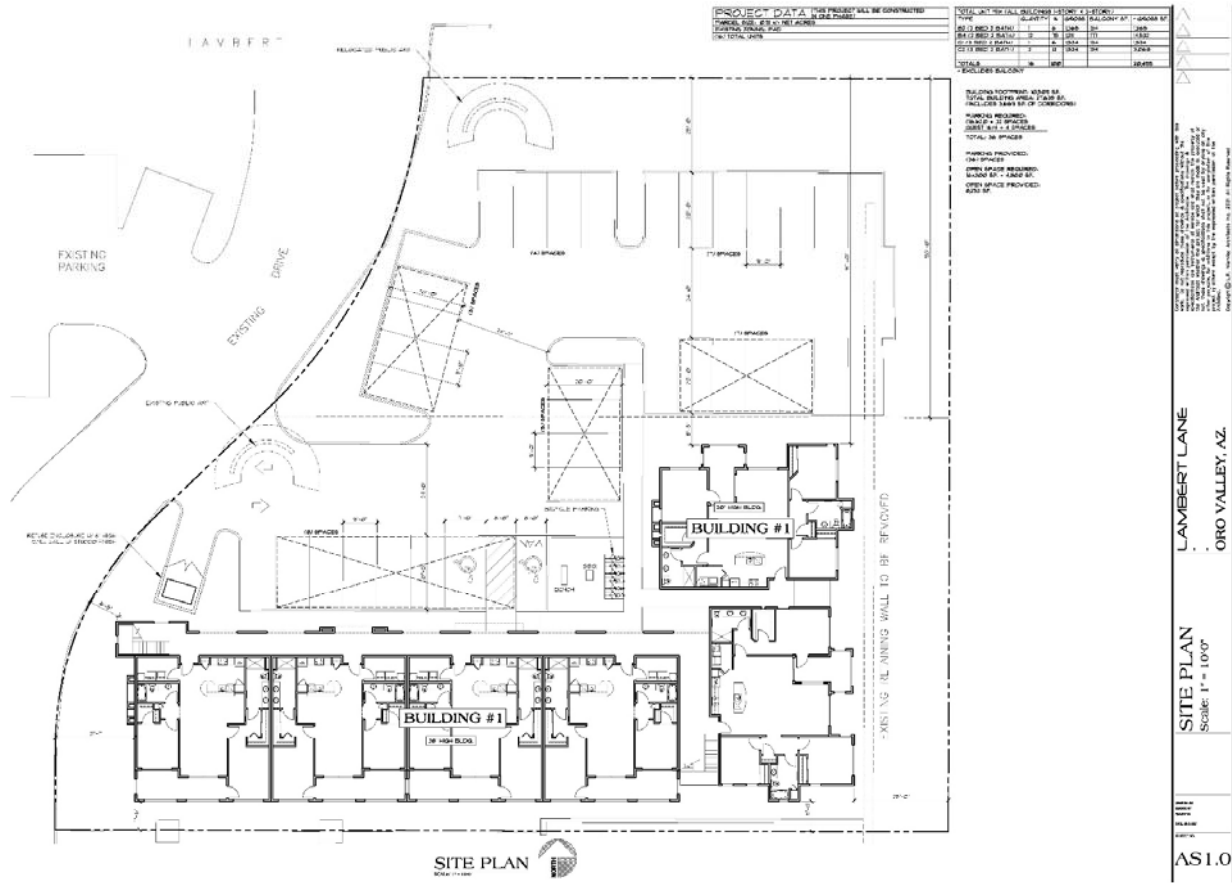


# Community Impacts



- Peak traffic and utility demand occur at different hours for commercial & residential uses.
- Utility use for residential is generally less than commercial so less impacts on the utility system.
- Much more lighting is needed for commercial uses.
- New residents help support local businesses.
- Only 2-3 additional children for schools.
- Residences generate fewer public safety calls than commercial uses.
- Building rooflines are 2-4' higher than the adjacent commercial building.
- Site is 8' + below Lambert and about 4' + below the commercial building. New buildings will not appear tall compared to their surroundings.
- The Public Art will be easily visible from Lambert Lane.

## Questions

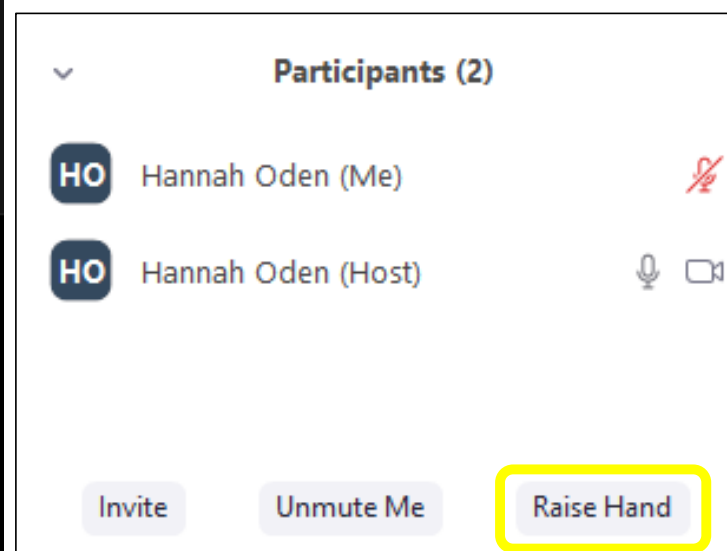
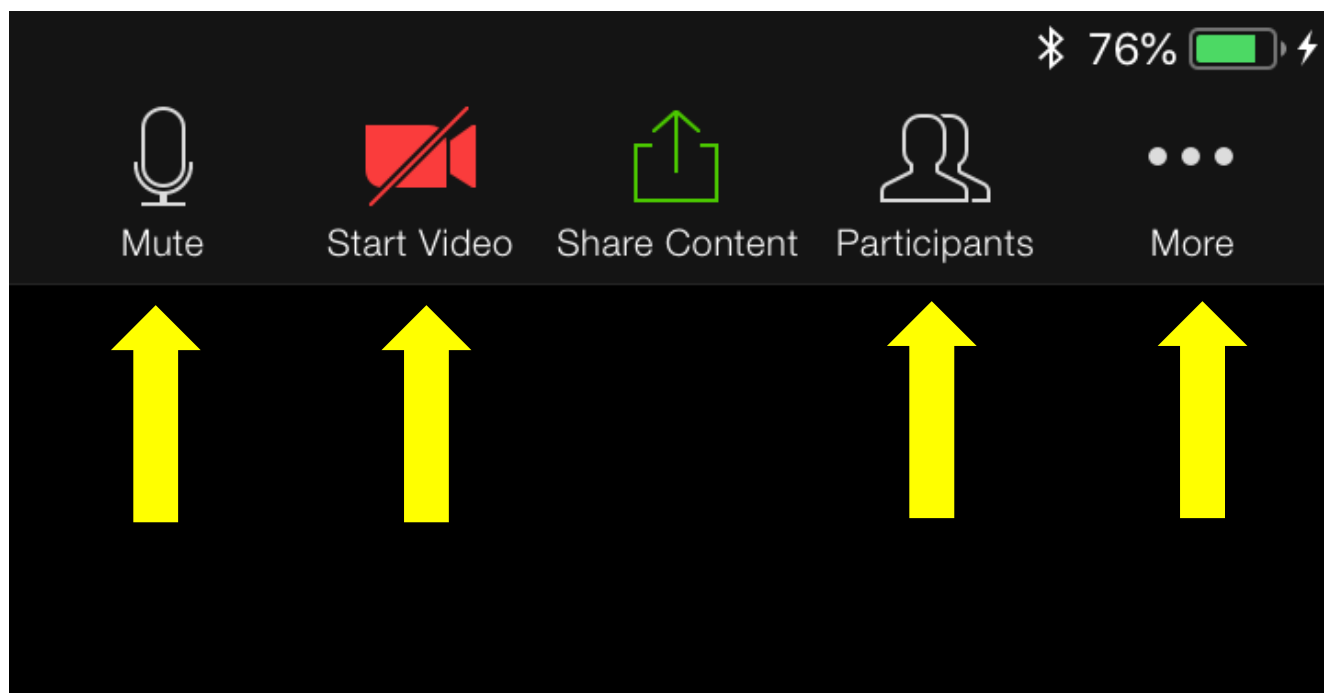




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## Zoom – Raising your hand to ask a question

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## Staff Contact

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Senior Planner

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[www.OVProjects.com](http://www.OVProjects.com)

“SE intersection of Lambert Ln and La Canada Dr - Oro Vista Apartments -  
Residential Subdivision Site Plan, 1902751/2002073”

Planning and Zoning Commission: April 6, 2021 (tentative)

**Town of Oro Valley**  
[www.orovalleyaz.gov](http://www.orovalleyaz.gov)

