

Neighborhood Meeting Summary
Proposed Oro Vista Apartments South of Lambert Lane,
¼ mile east of La Cañada Drive
February 26, 2020, 6:00 – 7:30 pm
Oro Valley Town Hall, 11000 N. La Cañada Dr.

1. Introductions and Welcome

Meeting facilitator Milini Simms, Town of Oro Valley Long Range Principal Planner, summarized the purpose and structure of the meeting. Approximately 35 residents and interested parties attended the meeting. Town Council members in attendance included Vice Mayor Barrett, Council Member Jones-Ivy, and Council Member Nicolson. From the Planning and Zoning Commission, Chair Gambill, Vice Chair Herrington, Commissioner Bergsma, Commissioner Posey, and Commissioner Sturmon were also in attendance.

2. Staff Presentation

Hannah Oden, the project manager for the Town, provided a presentation that included:

- Purpose of the meeting and nature of the request
- Background of the property
- Existing zoning parameters of the property
- Applicant's proposal for the property
- Overview of the review process and opportunities for public participation

3. Applicant Presentation

The applicant, Mr. Mark Highlen of Beztak Properties, provided a presentation detailing the applicant's proposal. The applicant's presentation included:

- Project location and area information
- Site history and original site plan
- Proposal for the site
- Community impacts of the project

4. Public Questions and Comments

Following is a summary of the topics, questions and comments discussed at the meeting.

- Concern that the view from Noble Hops would be blocked and if there would be a view shed analysis specifically showing the view from Noble Hops.
- Are the newly proposed apartments tied to the existing apartments?
- Because Beztak owns the apartments and commercial area where Noble Hops is located, are there concerns that they may lose Noble Hops as a tenant?
- What will the parking solution be if the overflow/temporary parking lot is redeveloped? The overflow parking area is used to capacity and very important to the business of Noble Hops. It does not seem like there is a parking solution.
- There is not enough parking currently and asking how many parking spaces currently exist.

- Noble Hops is known for its view.
- Will there be plans to develop if the grading exception for building height relief is not approved?
- Is the property still for sale and where is it advertised?
- Thought that site could not be developed as a restaurant site due to lack of parking.
- How much will the site be graded?
- Has there been an environmental/cultural resource study done?
- Why was the height and setback limitation added to the grading exception approval?
- Concern with existing traffic conditions and the fact that this project will add more traffic.
- What can be done to get people to cross Lambert Lane safely?
- Will there be guest parking for the apartments?
- What is the parking ratio requirements for a restaurant?
- What is the process timeline for the project?
- Moved to Oro Valley for the mountain views.
- There are other small businesses within the shopping center. The parking affects them, too.
- Could the proposed apartment height be reduced?
- How are economic impacts considered if Noble Hops closes?
- Where will large construction equipment be kept during construction?
- Will the live music from Noble Hops create complaints/issues for potential new residents?

Mr. Highlen, Beztak Properties, provided more detail and answered questions related to the proposed site design, view impacts, and parking challenges. Skip Niemiec, L.R. Niemiec Architects, provided additional details and clarification on the site design and architecture of the apartments. Ms. Oden addressed Zoning Code related questions.

Ms. Simms closed the meeting, thanked everyone for their attendance, and encouraged everyone to contact Ms. Oden with any additional thoughts, comments, or concerns and to visit OVprojects.com for additional information. She also announced that based on comments shared at the meeting, an additional neighborhood meeting will be required following a formal submittal.