



Town of Oro Valley

**Proposed Commercial Development on Oracle Road, north of Linda Vista Boulevard
Neighborhood Meeting Summary
Town Hall, 11000 N. La Cañada Drive
August 22, 2018
6:00 – 7:30 PM**

Introductions and Welcome

Meeting facilitator and Town project manager for the proposed development, Milini Simms, Senior Planner, introduced the project and applicant. Approximately eight residents and interested parties attended the meeting, including Planning and Zoning Commission Chairman Hurt, Vice Chair Swope and Commissioner Gribb.

Staff Presentation

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

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

Applicant Presentation

Tony Capps, from A.G. Architecture representing the applicant, provided a presentation detailing the applicant's concept. It included:

- Overview of the project
- Environmental constraints
- Drainage routes and traffic congestion

Public Questions & Comments

Following is a summary of questions and comments:

1. Have future tenants been identified for the spaces?
2. Are the proposed buildings setback further away from Oracle Road due to a code requirement?
3. What is the timeline for development?
4. Is the amount of parking proposed required or needed?
5. How will direct access to the existing property (Buttes) be maintained?
6. How much traffic will the proposed use generate? How will traffic be mitigated when there is an event at the Buttes?
7. Will customers from the Buttes have access to the proposed parking areas?

8. Concerns regarding views from the Buttes being impacted by future development.
9. Concerns regarding the drive-through use and compatibility with the Buttes development.
10. How far is the proposed parking area (north) from the Buttes property?
11. As shown, the northern parcel proposed for parking is not owned by the applicant. As such, what rights does the applicant have to construct parking on it?
12. What will happen to the existing parking area at the Buttes?

The applicant Mr. Capps, from AG Architecture and Town staff addressed some of the questions related to the proposal and the associated impacts. It was determined a second formal neighborhood meeting was not needed. Instead, Town staff will coordinate discussions between the property owners/tenants.

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