



Town of Oro Valley

Neighborhood Meeting Summary
Proposed Type I General Plan Amendment, Rezoning and Site Plan to allow a 92-lot
single-family residential subdivision in Stone Canyon
Town Hall and online
11000 N La Cañada Dr
September 29, 2022
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator and lead planning reviewer Milini Simms, Principal Planner, introduced the agenda for the meeting and public participation process. Approximately 35 residents and interested parties attended in person, including Mayor Winfield, Councilmembers Greene and Bohen and another 10 attended online via Zoom.

Town Staff Presentation

Milini Simms provided a presentation that included:

- Location
- Overview of applicant's requests
- Existing zoning and site history
- Type I General Plan Amendment
- Rezoning
- Site Plan
- General Plan Conformance
- Additional review criteria

Applicant Presentation

Rob Longaker, WLB Group., representing the applicant Pryce Development provided a presentation that included:

- Proposed site plan
- Changes made to mitigate concerns heard during the Stone Canyon HOA meeting
- Phasing and development timeline
- Circulation and recreation areas

Public Questions & Comments

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

- Support of proposed circulation to connect Tortolita Mountain Road
- Which [Stone Canyon] gate will construction traffic use?
 - Concern about current concrete washout location and construction traffic using Flint Peak Place gate.

- Can the access to the Flint Peak Place (Area/Phase 3) be emergency vehicles only?
Could it be a cul-de-sac to deter local traffic?
 - Can Flint Peak Place gate be closed off?
 - Concern of closing Flint Peak Place gate entirely as it serves several areas but possibility to reduce traffic using it.
- Support of additional recreation area. Preference for proposed location in the middle of the new subdivision.
- Support of all detached homes. Will the homes be custom or models? Concern regarding the height of the proposed homes.
- Additional work with HOA needs to be done to resolve legacy scriveners' issues.

Conclusion

The applicant's representative, Rob Longaker provided more detail and answered questions related to the proposal. Town staff, Milini Simms and David Laws, answered questions about the Town's processes and requirements.

Ms. Simms closed the meeting, thanked everyone for their attendance and encouraged participants to contact Jessica Hynd, at ask@orovalleyaz.gov with any additional comments, questions, or concerns and visit OVprojects.com for updated project information and opportunities to stay involved. It was determined a 2nd neighborhood meeting will be held after a formal submittal and staff review.