

Public Outreach Plan for

The Stone Canyon Reserve

Rezoning & General Plan Amendment

September 14, 2022



Property Owner:
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Introduction

Below is the Public Outreach Plan (the “Outreach Plan”) for the proposed development of at The Stone Canyon Reserve, a single-family residential community in Stone Canyon. This Outreach Plan is required by the Town of Oro Valley Zoning Code § 22.15. E).

The Project and Background

The Developer

Pryce Development is a privately held real estate investment and development company operating in Arizona. It is adaptive community driven real estate company structured to create, capture and develop exceptional properties through establishing close personal relationships and delivering extraordinary returns. As students of change, they work hard to examine and analyze broad market and demographic data, following shifts in population, growth and lifestyle trends. Pryce Development aims to identify and acquire high-quality assets that can be improved through value-added management skills.

Nathan Grobstein, of Pryce Development, is working closely with the Stone Canyon community and other stakeholders to develop high end residential housing in Stone Canyon while preserving the natural and built character of the existing neighborhood.

Project Description

The Stone Canyon Reserve at is a proposed single family residential community 69.5-acre property. Pryce Development is under contract with the current owner to purchase the property and is authorized to prepare plans for the property.

The property is anticipated to be developed in three phases as described below:

Phase 1: This phase consists of approximately 18.4 acres currently zoned Low Density Residential as part of the Rancho Vistoso Planned Area Development. This zoning permits single family residential with a minimum lot size of 14,520 square feet. The proposed plan for this area is to develop 23 single family residential homes compliant with the current zoning with lot sizes ranging from approximately 1/2-acre to 1.5 acres.

Phase 2: This phase consists of approximately 16.5 acres currently zoned R1-144, which permits single family residential with a minimum lot size of 3.3 acres. The proposed plan is to rezone this area to Low Density Residential as part of the Rancho Vistoso Planned Area Development and complete a minor General Plan amendment. The proposed plan for this area is to develop 24 single family residential homes with lot sizes ranging from approximately 1/3-acre to 1.3 acres.

Phase 3: This phase consists of approximately 35 acres currently zoned Resort District as part of the Rancho Vistoso Planned Area Development. The proposed plan for this area is to

develop 47 attached single family residential homes with lot sizes ranging from approximately 1/4-acre to 1 acre.

Entitlements Required

To achieve the goals of this project, there are several processes required through the Town of Oro Valley. Those processes will not begin until after the first official neighborhood meeting, as described below. There will be additional community engagement (also described below) throughout the process. The required process includes a rezoning to allow for residential density consistent with Low Density Residential as specified in the Rancho Vistoso PAD, a minor General Plan amendment to allow Low Density Residential, conceptual site plan, final site plan and architectural approvals.

Public Outreach Plan

Identification of Interested Stakeholders

Pryce Development has been working to identify various stakeholders for this process. In addition to the required outreach to property owners and homeowners' associations ("HOAs") within 600 feet of the Property (excluding the washes and rights of way), Pryce Development has held a preliminary information meeting, notifying property owners within 1200 feet of the Property, to introduce the project and gather feedback before starting the formal process. The goal is to ensure that the current residents of Stone Canyon are able to provide feedback and receive the most current information about the proposed development.

Proposed Neighborhood Meeting Process

The Project's neighborhood outreach process will meet or exceed the Neighborhood Meeting Requirements set forth in the Town's Zoning Code, § 22.15(F). The process is as follows:

1. Outreach requires two official public neighborhood meetings.

Pryce Development and The Town of Oro Valley will hold the first official neighborhood meeting on **September 29th, 2022 at 6:00 p.m. at Town Hall**. Prior to this meeting, the Pryce Development team has been reaching out to the leadership of the Stone Canyon HOA to start the outreach process. This first meeting will serve two purposes: first, an educational session with neighbors and other stakeholders to review and discuss the process and applicable planning and zoning regulations; and second, an opportunity to present project, solicit feedback and address any concerns.

2. Pryce Development worked with the Town to record an informational video that is posted to the Town website with updated information about the project prior to the next steps outlined below.

3. A second official neighborhood meeting will be held later in the process to discuss how Pryce Development has responded to initial feedback and inform the community of any significant changes in the project. This meeting will be scheduled at a later date.
4. The two official public meeting(s) were held in a facility that is accessible to the public and provided access to people with disabilities. The four informal meetings with the closest owners were in a virtual format as required for safety reasons.
5. The above official public meeting(s) will be scheduled on a weekday evening, or on another day to meet the needs of the neighborhood, if appropriate.
6. Notice will be provided to all interested stakeholders at least 15 days prior to any official public meeting date, as required by the Town's Zoning Code.

ORO VALLEY
TOWN LIMITS
UNINCORPORATED
PINAL COUNTY

NOTES

1 PHASE 1: 18.4± ACRES

2 PHASE 2: 16.5± ACRES

3 PHASE 3: 35.0± ACRES

SUBJECT
PROPERTY

2

3

1

STONE CANYON
MAIN GATE

STONE CANYON
FLINT PEAK
GATE

TORTOLITA MOUNTAIN CIRCLE

VISTOSO HIGHLANDS CIRCLE

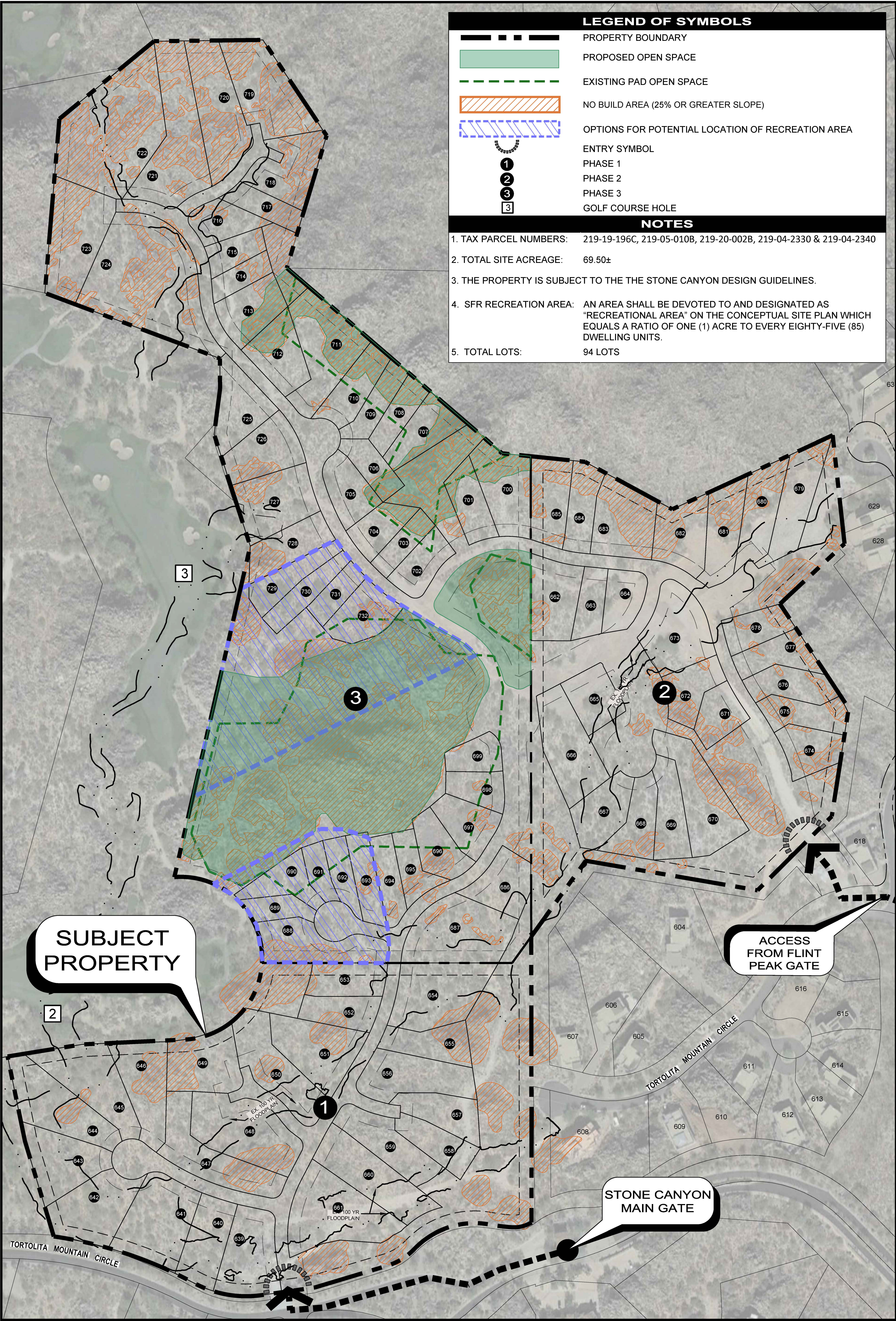
RANCHO VISTOSO BOULEVARD

THE STONE CANYON RESERVE LOCATION MAP



0'

1000'



LEGEND OF SYMBOLS

PROPERTY BOUNDARY

PROPOSED OPEN SPACE

EXISTING PAD OPEN SPACE

NO BUILD AREA (25% OR GREATER SLOPE)

OPTIONS FOR POTENTIAL LOCATION OF RECREATION AREA

1

2

3

3

ENTRY SYMBOL

1

PHASE 1

2

PHASE 2

3

PHASE 3

3

GOLF COURSE HOLE

NOTES

1. TAX PARCEL NUMBERS:

219-19-196C, 219-05-010B, 219-20-002B, 219-04-2330 & 219-04-2340

2. TOTAL SITE ACREAGE:

69.50±

3. THE PROPERTY IS SUBJECT TO THE THE STONE CANYON DESIGN GUIDELINES.

4. SFR RECREATION AREA:

AN AREA SHALL BE DEVOTED TO AND DESIGNATED AS "RECREATIONAL AREA" ON THE CONCEPTUAL SITE PLAN WHICH EQUALS A RATIO OF ONE (1) ACRE TO EVERY EIGHTY-FIVE (85) DWELLING UNITS.

5. TOTAL LOTS:

94 LOTS