

Ground Rules for Neighborhood Meetings

East of Sanctuary at Silverhawke (NE Intersection of 1st Ave & Naranja Dr.) Grading Exception, Preliminary Plat, and Landscape Plan

First Neighborhood Meeting
November 20, 2023
Meeting will start at 6pm

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

All Zoom participants are currently on mute. Host will provide directions when meeting starts at 6pm.



Town of Oro Valley

Please contact Kyle Packer,
Senior Planner, at
(520) 229-4822 for additional
ZOOM assistance.



ORO VALLEY'S Path Forward

Planning Together for Our Future

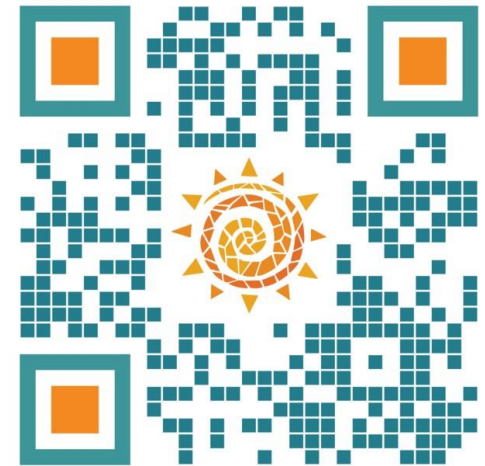


Learn more and join the conversation at www.OVPathForward.com

- Community's next 10-year plan:
 - Guides town decisions
 - Implemented over a 10-year timeframe
 - Produces results in the community
- Reflects the community's vision and goals for:
 - Housing
 - Environment and views
 - Public safety
 - Water use
 - Development and more

What do
you like
best
about OV?

What will be
OV's
biggest
challenges?



OVPPathForward

Process for Proposed Development



Town of Oro Valley



Informational Video – posted on
OVprojects.com November 3, 2023

1st Neighborhood Meeting –
November 20, 2023 (in-person & on-line)

Formal submittal

Staff review for code compliance

2nd Neighborhood Meeting – TBD

Planning and Zoning Commission Public Hearing – TBD

Town Council Public Hearing – TBD

Questions?

Alex Chavez, Planner

achavez@orovalleyaz.gov

For more information visit

OVprojects.com

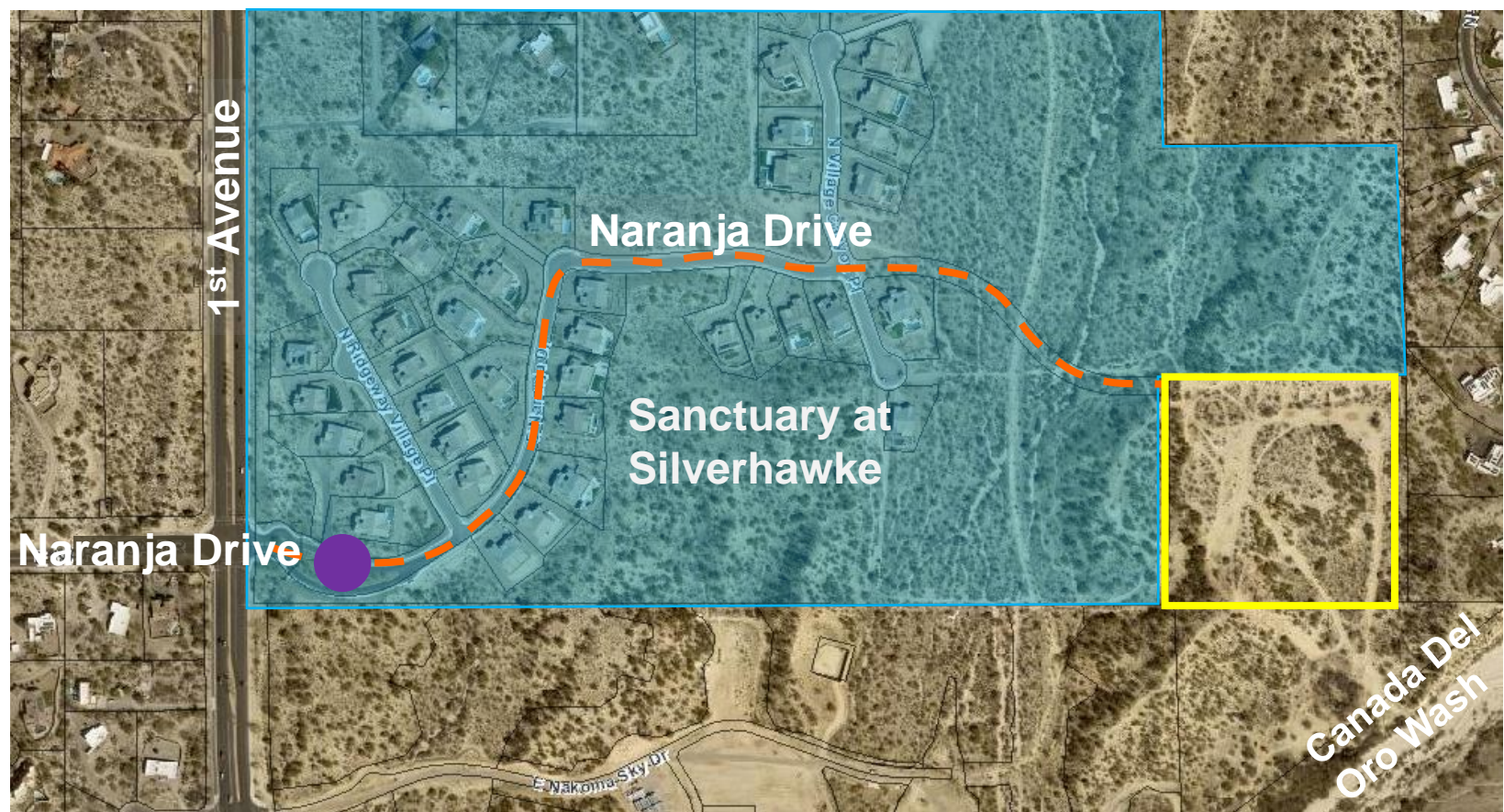
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please contact
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at (520) 229-4822.



Town of Oro Valley

Agenda

- ▶ Brief overview by OV Staff
- ▶ Presentation by Applicant
- ▶ **YOUR TURN!**
- ▶ Next steps



Subject Property



Sanctuary at Silverhawke Naranja Drive Entrance

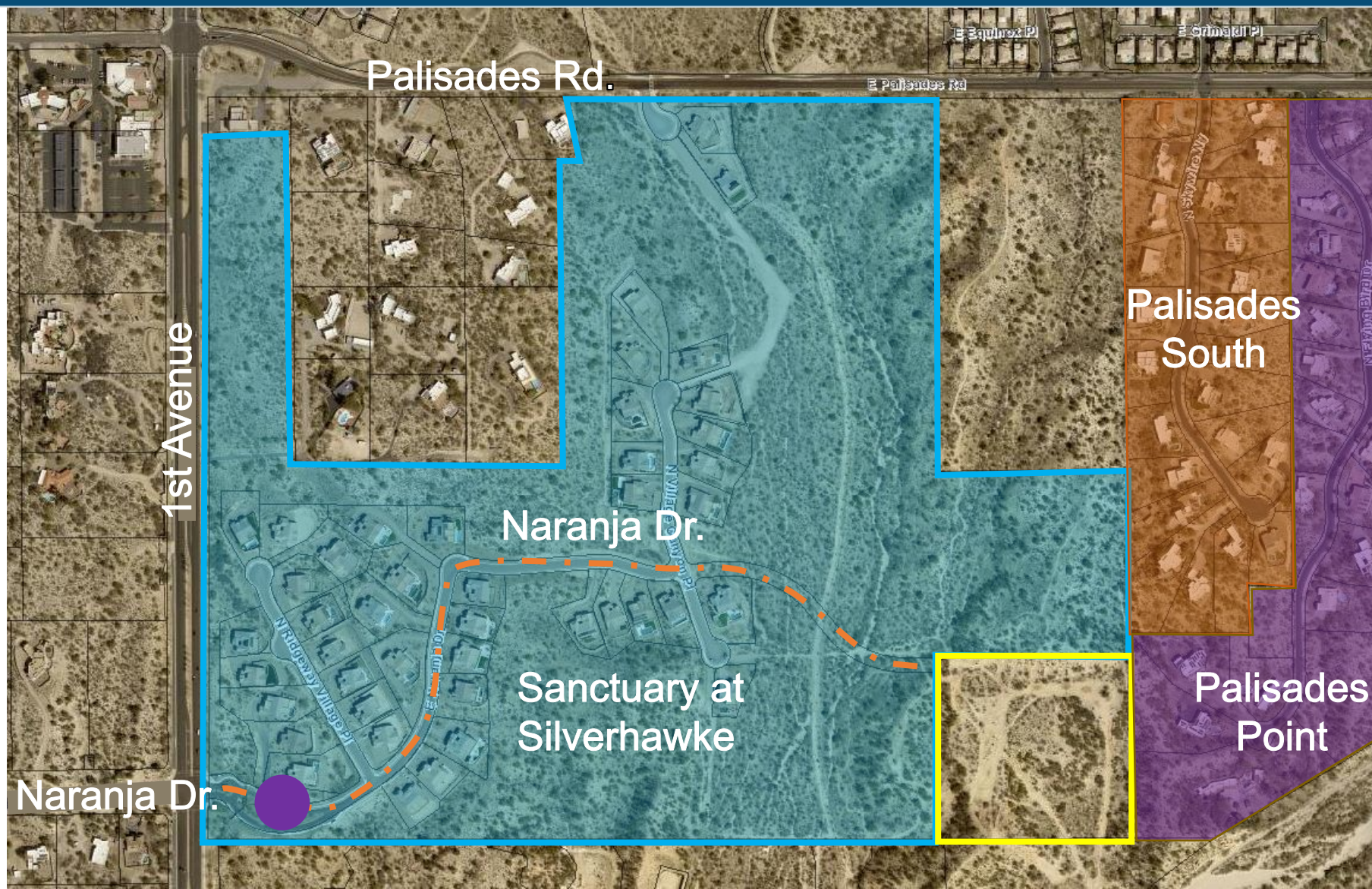





Existing Access Easement



Town of Oro Valley

Location Map



-  Subject Property
-  Sanctuary at Silverhawk Entrance
-  Existing Access Easement



Town of Oro Valley

Background and Site History

► Site Access

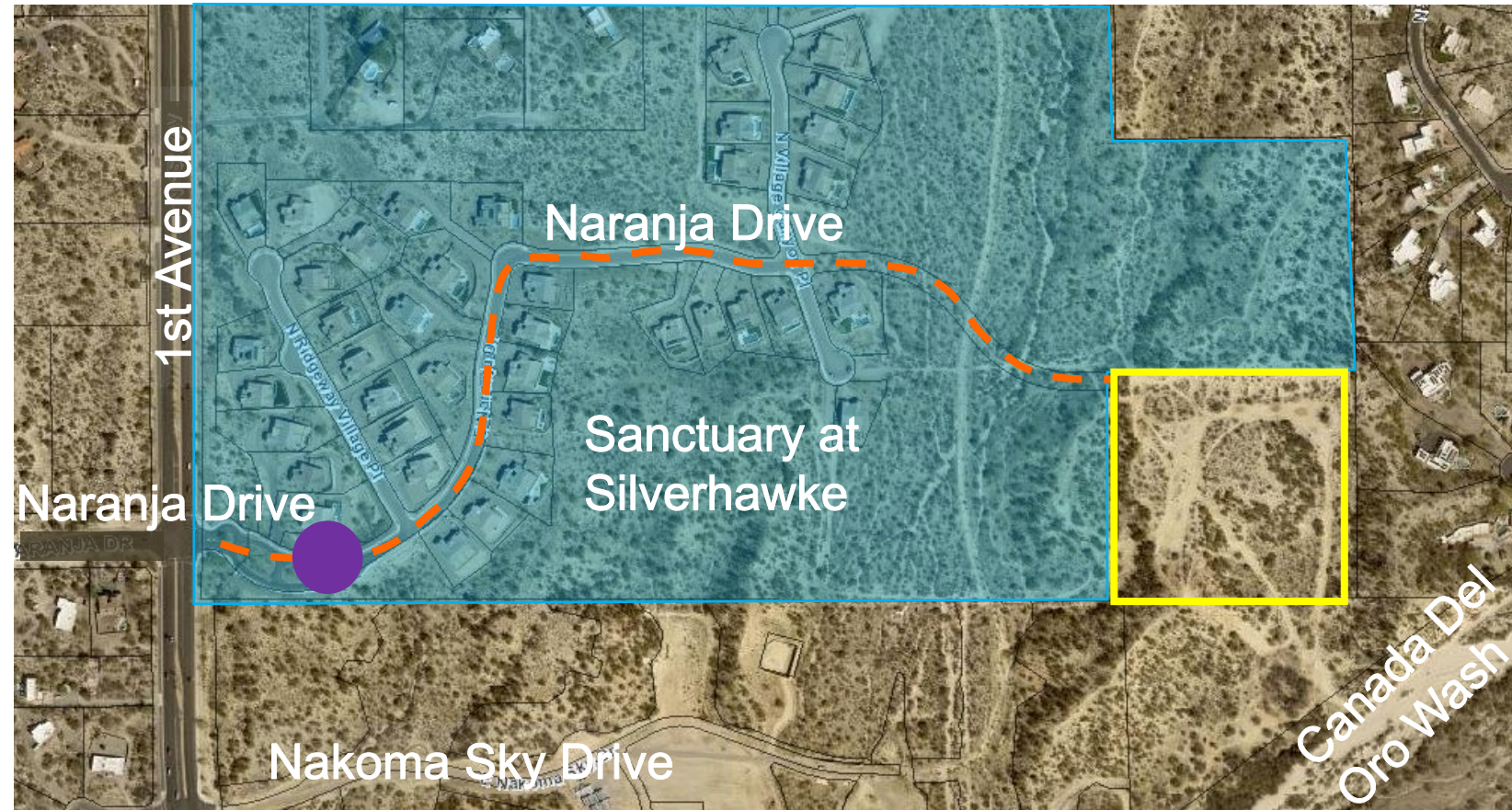
- Existing legal access easement to 1st Avenue via Naranja Drive

► Existing Zoning

- R-6 Multi-Family Residential District
- Master Planned Community (General Plan 2016)

► Site Characteristics

- Steep slopes
- Vacant land with previous disturbance



Subject Property



Sanctuary at Silverhawke Naranja Drive Entrance



Existing Access Easement



Applicant's Requests

- ▶ 1. Grading Exception
- ▶ 2. Preliminary Plat
 - ▶ Site Design
 - ▶ Landscape Plan
 - ▶ Recreational amenities
 - ▶ Cultural Resource Inventory
 - ▶ Open space



Applicant's Proposal



Town of Oro Valley

R-6 Zoning Development Standards

Building Height	25-feet, 2 stories
Front Setbacks	30-feet
Side Setbacks	20-feet
Rear Setbacks	20-feet
Buffer Yard	30-feet
Open Space	35%
Allowed Density	119 Homes
Allowed Uses	Single-Family Residential, Multifamily Residential, and Professional Offices





Town of Oro Valley

Review Criteria

- ▶ General Plan Conformance
- ▶ Oro Valley Zoning Code Compliance
 - ▶ R-6 Development Standards
 - Building height
 - Perimeter setbacks
 - Minimum open space
 - Landscaping and revegetation of all disturbed areas
 - ▶ Cultural Resources
 - ▶ Design Principles and Standards
 - Subdivision design
 - Circulation
 - Neighborhood compatibility
 - Traffic and access
 - Grading and drainage

TOWN OF ORO VALLEY ZONING CODE

COMPREHENSIVE CODE AMENDMENTS

FOR THE

ORO VALLEY PLANNING AND ZONING DEPARTMENT

11000 N. LA CANADA DRIVE
ORO VALLEY, ARIZONA 85737
(520) 229-4800

CODE PUBLISHING COMPANY

Seattle, Washington

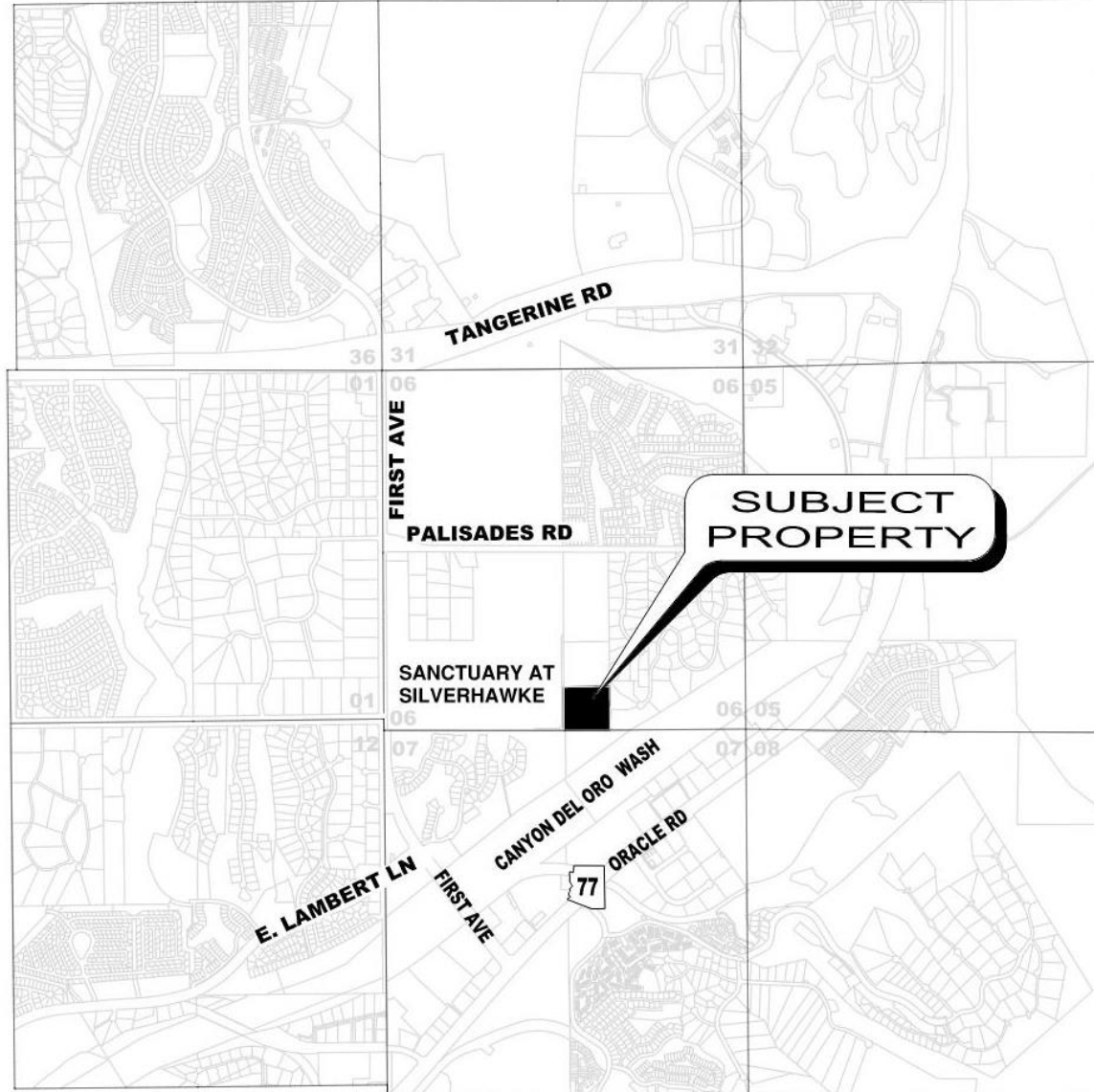


THE PINNACLE

A PROPOSED RESIDENTIAL COMMUNITY

NEIGHBORHOOD MEETING

NOVEMBER 20, 2023



LOCATION



SITE PLAN



SITE ACCESS

CONTACT INFORMATION



Robert G. Longaker III, PLA, AICP

Director of Planning

The WLB Group, Inc.

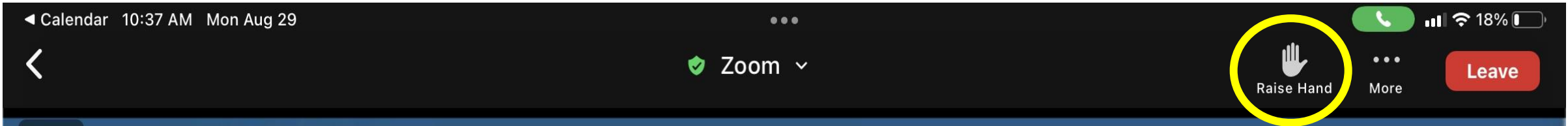
rlongaker@wlbgroup.com

520.881.7480

Zoom – Raising your hand to ask a question



Town of Oro Valley



Phone

Raise Hand: *9

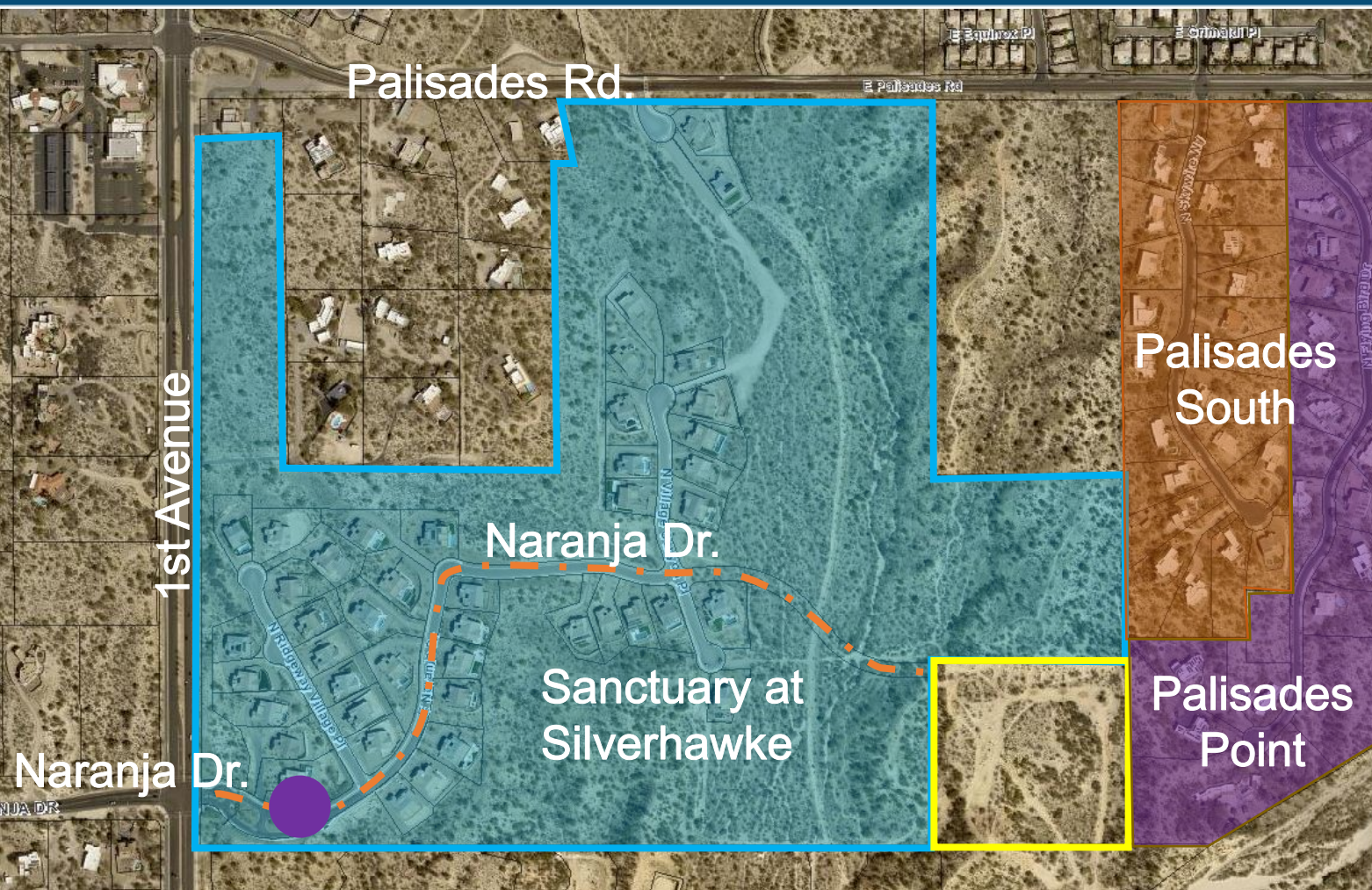
Unmute: *6

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Town of Oro Valley

Your Turn!



Subject Property



Sanctuary at Silverhawk Naranja Drive Entrance



Existing Access Easement

Next Steps



Town of Oro Valley



1st Neighborhood Meeting – November 20, 2023



Formal Submittal



2nd Neighborhood Meeting – TBD



Planning and Zoning Commission Hearing – TBD



Town Council Public Hearing – TBD

Questions?

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Phone: (520) 229-4814

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For more information

OVprojects.com

Staff Contact and Project Website

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**East of Sanctuary at Silverhawke
(NE Intersection of 1st Ave & Naranja Drive)
Grading Exception, Preliminary Plat, and Landscape Plan
(Project No.2301963)**

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We Want to Hear From You!

Scan the QR Code for a short survey.

Your meeting experience is important to us.



Stay in the know by visiting [OVProjects.com](https://ovprojects.com) for project updates.