



Town of Oro Valley

**1<sup>st</sup> Neighborhood Meeting Summary**  
**Proposed 7-Lot Subdivision located south of Tortolita Mountain Circle and Rocky Highlands Drive intersection**  
**Zoom Online Meeting**  
**February 18, 2021**  
**6:00 – 7:30 PM**

**Introductions and Welcome**

Meeting facilitator Kyle Packer, Planner I, introduced the agenda for the meeting and public participation process. Approximately 36 residents and interested parties attended the meeting, including Vice Mayor Melanie Barrett, Councilmember Tim Bohen, and Planning and Zoning Commissioners Bob Henderson and Dan Sturmon.

**Town Staff Presentation**

Kyle Packer, Planner I and the Town's project manager for this proposal, provided a presentation that included:

- Subject property and history
- Existing stop work order and zoning violation
- Applicant Proposal
- Existing and allowed zoning standards and uses

**Applicant Presentation**

The applicant, Paul Oland of Paradigm Land Design, representing the property owner Stone Canyon Golf, provided a presentation that included:

- Design Concept
- Easements
- Development under existing zoning

**Public Questions & Comments**

Following is a summary of questions and comments:

*Regarding the site layout and design standards:*

1. What is the building height requirement across all parcels?
2. What agricultural uses are permitted on the site?
3. What is the plan for restoring landscaping and removing the shed on site?
4. What will be the building layout on Lot 2?
5. How will utilities be accessed on the site?

*Regarding traffic and access:*

1. How will properties outside of Stone Canyon be barred access to the area?

2. Will the site be gated and/or fenced?
3. Will equipment trucks be parked along Tortolita Mountain Circle during construction?

*Other:*

1. Who is the owner of the site?
2. What is happening with the stop-work order and zoning violation?
3. What is the timing for this project?
4. Will the street be named "Rocky Highlands" like it is north of Tortolita Mountain Circle?
5. What is meant by custom homes and how are they envisioned to be built?
6. If needed, where will the plant nursery be relocated?
7. Will these homes be subject to the Stone Canyon HOA design standards and CC&Rs? If not, why would they have different HOA standards than the other Stone Canyon neighborhoods?
8. Will HOA standards decided for this project apply to all homes built in Stone Canyon Phase 9, including those located outside of this project's area?

**Conclusion**

The applicant, Mr. Oland, from Paradigm Land Design, and Town staff addressed some of the questions related to the proposal and the associated impacts. It was determined a second neighborhood meeting will not be required as the applicant will continue to work with Town staff on the zoning code violation. Participants were encouraged to contact Town staff to stay informed on this issue, and to contact the Stone Canyon HOA regarding their standards for the project.

Mr. Packer closed the meeting, thanked everyone for their attendance and encouraged everyone to contact himself as the Town's project manager, with any additional thoughts, comments or concerns.