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# **STONE CANYON PH. 9**

## **CONCEPTUAL SITE PLAN**

### **PUBLIC OUTREACH PLAN**

**PREPARED BY:**



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## **I. PROJECT OVERVIEW**

Stone Canyon continues to be an exclusive neighborhood within the Oro Valley community. Historically most residential lots within Stone Canyon have been roughly an acre in size. In recent years a couple parcels near the clubhouse have developed at higher densities, per the established Stone Canyon zoning. Demand exists for much larger Stone Canyon custom home sites, which this phase of Stone Canyon will provide.

## **II. IDENTIFICATION OF INTERESTED STAKEHOLDERS**

In Oro Valley the term “interested stakeholder” is usually taken to mean “any interested party”. The terms are not synonymous, but for the purpose of this report we will assume them to be. Primary stakeholders are nearby property owners and the Stone Canyon Association, both of whom will be notified of any public meetings or hearings associated with this project.

## **III. PROPOSED NEIGHBORHOOD MEETING PROCESS**

The Town Code defines the minimum neighborhood outreach requirements for rezoning proposals. The goal of the requirements is to inform nearby property owners and solicit their feedback about the project in hopes of encouraging adjustments to the proposals that are best for the common good. Concerns about COVID-19 have created an ongoing circumstance wherein large gatherings of people are not permitted by public health regulations. In order to fulfill the goal of the Code’s requirements we have shifted our primary outreach efforts to the internet. The Town mailed notices to all Homeowners’ Associations in Town and landowners within 600 feet of the property and also posted signs on the property notifying passersby of this proposed rezoning and the upcoming neighborhood meeting.

This initial outreach including a neighborhood meeting will occur prior to our formal application so that we will have the opportunity to consider adjustments to the proposal in response to reasonable comments and concerns offered by nearby landowners. Further information will be disseminated as the project proceeds through the review process.

The following schedule is proposed:

February 18, 2021.....	Web-Based Interactive Neighborhood Meeting
March 2021.....	Formal Submittal of the CSP Package
June 2021.....	Planning & Zoning Commission Hearing
July 2021.....	Town Council Hearing

During the COVID-related lockdowns mandated by the government a web-based outreach approach has proven to be a very accessible alternative to in-person meetings. Physical and/or scheduling constraints of interested parties are usually overcome by the proposed approach, and we expect that we will receive public feedback that is both more extensive and more germane than that which is often received at large in-person neighborhood meetings that can be dominated by strident non-stakeholders who rarely have actual neighbors' best interests at heart. The Arizona Planning Association recently awarded the Town of Oro Valley for their successful implementation of a web-based outreach process for development projects. The award was granted in part because of the significant level of public input and interaction that was made possible by this approach.

#### IV. PRELIMINARY CONCEPTUAL SITE PLAN

