

**Neighborhood Meeting Summary**  
**Proposed General Plan Amendment and Rezoning**  
**Southeast corner of Tangerine Road and La Cholla Boulevard**  
**April 27, 2022 6 – 8 pm**  
**Oro Valley Town Council Chambers**

**1. Introduction and Welcome**

Meeting facilitator and Town's primary staff reviewer, Michael Spaeth, Principal Planner, summarized the purpose and structure of the meeting, and where we are in the process. Approximately 100 residents and other interested parties were in attendance.

**2. Staff Presentation**

Michael Spaeth, the Town's primary staff reviewer, provided a presentation that included:

- Location of the subject property
- Brief summary of the applicant's site plan, including past approvals on the property
- Summary of the proposed General Plan Amendment (Application 1) and rezoning (Application 2)

**3. Applicant Presentation**

The applicant, Paul Oland of Paradigm Land Design, provided a presentation detailing the proposal, including:

- Project location and area information
- Proposal for the site

**4. Questions**

Following the presentations, meeting facilitator Michael Spaeth opened the meeting to questions and comments. A list of the questions or comments is provided below:

- Where is the developer from?
- Why was this property chosen?
- Are 2-story homes adjacent to 1-story homes really appropriate?
- With the site zoned commercial, what has the Town done to attract commercial development?
- What are the Town's population projections?
- What heights are allowed. Why was our neighborhood restricted to single-story (Rancho del Cobre)?
- Has the applicant conducted an economic analysis to justify the change from commercial?
- Is there a precedence for rezoning like this near low-density? Will this serve as a precedence?
- This property is a Tier II Growth Area in the GP. Why not focus on developing other vacant HDR first? (x2)
- This property seems to be not commercially viable.
- Does this plan depict homes closer to neighbors to the south, than the previously approved site plan?
- What is the expected price for these rental units? How big are they?
- Is it possible to remove the was hand focus intensity closer to the corner?
- What will happen to traffic? Already congested.

- Do TIA's consider time of day?
- How will you keep these people out of my neighborhood?
- Noise will be a problem from renters. How will you guarantee the management company can keep noise/trash under control?
- What is the plan for both sites (SEC and NEC)? Number of units and 1 vs. 2-story's
- Are these intended to be detached or attached?
- Why would the Town approve this with all the apartments going in at Oro Valley Marketplace?
- Many people can't afford starter homes in Oro Valley. I feel like these would fill that void for many.
- This is your first project in Tucson, how can we know what your track record is?
- This project is not compatible with nearby Pima County SR Zoning
- What will be done to address the southern edge [nearest to neighbors]?

Mr. Oland and Town staff provided more detail and answered questions related to the proposal and process.

Mr. Spaeth closed the meeting, thanked everyone for their attendance and encouraged everyone to email [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov) with any additional thoughts, comments or questions and to visit [OVprojects.com](http://OVprojects.com) for additional information. He also announced a second neighborhood meeting would be scheduled sometime in the late summer or early fall.