



Town of Oro Valley

Neighborhood Meeting Summary

Proposed self-storage near the northwest corner of Tangerine Rd and La Cañada Dr
Town Hall
11000 N La Cañada Dr
September 12, 2022
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator Milini Simms, Principal Planner, introduced the agenda for the meeting and public participation process. Approximately 16 residents and interested parties attended in person, including Mayor Winfield, Councilmembers Greene and Bohen, Planning and Zoning Commission Chair Gambill, and Commissioner Sturmon, and another 12 attended online via Zoom.

Town Staff Presentation

Kyle Packer, Planner I and the Town's lead planning reviewer for this proposal, provided a presentation that included:

- Location
- Existing zoning and site history, including previously approved development plans for the entire center
- Conditional Use Permit (CUP) process
- Previously heard questions and concerns
- Factors considered during the development review process such as height, setbacks, architecture, access and traffic

Applicant Presentation

Keri Silvyn of Lazarus & Silvyn P.C., representing the applicant CAP Storage Development, LLC, provided a presentation that included:

- Site Context
 - Location, zoning, existing Master Development Plan, neighbor concerns
- Revised Design and responses to previous questions and comments
 - Site plan, setbacks, traffic impacts, architecture

Public Questions & Comments

Following is a summary of the topics, questions and comments discussed at the meeting:

- Concerns about view impacts to southernmost Miller Ranch home
- What was the original layout considered?
- What code requirements apply?
- What are the traffic impacts to La Cañada and the adjacent homes?
- Opposition to use

- What is the expected retail use?
- Will the towers at the eastern corners be lit at night?
- Concerns about marijuana retail as a possible use
- Why is retail being proposed?
- How long will it take to lease the storage units?
- Does Leman Academy have any plans for this area?
- Preference for an employment use as many OV residents have extensive commute times.
- Applicant has worked with neighbors on the design, which is a better process than an alternative use would go through.

Conclusion

The applicant's representative, Keri Silvyn provided more detail and answered questions related to the proposal. Town staff, Kyle Packer and David Laws, answered questions about the Town's processes and requirements.

Ms. Simms closed the meeting, thanked everyone for their attendance and encouraged participants to contact Kyle Packer, at kpacker@orovalleyaz.gov, with any additional comments, questions, or concerns and visit OVprojects.com for updated project information and opportunities to stay involved. It was determined, the proposal will be considered by the Planning and Zoning Commission during a public hearing on October 4.