



Town of Oro Valley

1st Neighborhood Meeting Summary
Proposed mixed use self-storage near the northwest corner of Tangerine Rd and La
Cañada Dr
Zoom Online Meeting
February 10, 2022
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator and the Town's project manager Kyle Packer, Planner I, introduced the agenda for the meeting and public participation process. Approximately 25 residents and interested parties attended the meeting, including Planning and Zoning Commissioner Jacob Herrington and Vice Mayor Melanie Barrett.

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
- Applicant's Proposal
- Zoning and history of the site
- Permitted Uses and the Conditional Use Permit Process
- Key review factors (height & setbacks, architecture, access, traffic)

Applicant Presentation

The applicants Keri Silvyn, of Lazarus and Silvyn, P.C., and Brody Glenn, the developer, provided a presentation that included:

- Zoning and history of the site
- Proposed Use and compatibility to area
- Similar developments around the nation
- Architecture Design Concepts
- Proposed distance from adjacent homes to the west

Public Questions & Comments

Following is a summary of questions and comments:

- Concern with views (3-story building)
 - Is there a possibility to lower the height?
 - Would two stories be possible?
 - Could a basement be included to lower the height?
 - What is the height of the proposed office to the north?
 - Could trees be added to help screen from neighbors to the east and west?
 - Has the applicant developed other projects near residential areas? Did they address the same concerns [heard at meeting]?

- Traffic
 - Will there be access off Tangerine as shown on the previously approved Master Development Plan?
 - Will a left-hand turn lane be required at La Canada into the development?
 - Will cross traffic through the school be allowed?
 - Will the traffic study be publicly shared? Will the study include current and surrounding traffic conditions?
 - Concerns regarding safety for kids walking to school with the added traffic.
 - Currently, there isn't a reduced speed limit for school zone.
 - Concerns regarding school traffic and added traffic from this development.
- Lighting
 - Will the multi-story stairwell windows be lit up all night?
 - Can the applicant agree to lower or turn-off the building lights at night?
- Timeline
 - Will construction be coordinated with the school?
 - How long will it take to construct?
 - What about dust and noise during construction?
- Use
 - Comments regarding the use and compatibility to the area.
 - Proposed use is a better fit in areas like the Oro Valley Marketplace.
 - There is a self-storage center at Tangerine and Thornydale, is this needed?

Conclusion

The applicants and Town staff addressed questions related to the proposal and the associated impacts. It was determined a second neighborhood meeting will be required. Participants were encouraged to contact Town staff to stay informed about this project

Mr. Packer closed the meeting, thanked everyone for their attendance and encouraged everyone to contact him with any additional thoughts, comments or concerns.