

Neighborhood Meeting Summary  
Nakoma Sky  
August 5, 2015  
6:00 – 7:30

## 1. Introductions and Welcome

Chad Daines, principal planner, introduced the Oro Valley Staff Greg Caton, Town Manager, David Laws, Permitting Manager, and Bayer Vella, Planning Manager. Over 150 residents and interested parties attended the meeting, including Council Members Zinkin and Hornat and Vice Mayor Waters.

## 2. Staff Presentation

Chad Daines, Project Manager, provided a presentation that included:

- Rezoning process
  - Planning and Zoning Commission (recommendation)
  - Town Council (decision)
- Review tools
- Overview of approved plan
- Public participation opportunities
- Next steps

## 3. Applicant Presentation

Gary Koerner, project architect, provided a presentation that included:

- Site plan and architecture design
  - Building and street layout
  - Access
  - Amenities
  - Pedestrian connectivity
  - Architectural style and design elements

## 4. Public Questions and Comments

- Can residents easily walk from 1<sup>st</sup> Avenue to the main building?
  - The applicant stated that there are proposing gentle slopes in between 1<sup>st</sup> Avenue and the main building, and therefore residents can walk to the main building.
- Is there an indoor pool?
  - Yes.
- Can 80+ year old residents easily access the 4<sup>th</sup> and 5<sup>th</sup> floors of the main building?
  - Yes.
- What is the proposed exterior building materials?
  - Stone and plaster.
- Will the multi-story buildings incorporate escalators and/or elevators?
  - Elevators.
- When will construction begin?
  - The applicant stated in approximately 3 to 4 years.
- Can future residents see the existing Home Depot building to the east?
  - Yes.
- Does the proposed site plan incorporate a gated community and/or perimeter walls?
  - No.
- A neighbor expressed a concern with establishing a precedent for taller buildings.
- Can the members of the public access the proposed development?

- The applicant stated that the proposed park is accessible, and meeting rooms may also be accessible with permission.
- Is there a dog park?
  - Yes. There are two dog parks.
- Is there onsite security?
  - Yes.
- Will the proposed facility offer medical assistance to residents living in independent living units?
  - Yes.
- Are there onsite doctors?
  - No.
- What is the average cost to be a resident?
  - The applicant stated that the average cost is between \$2,800 and \$4,500 per month, and the cost is different for long term and short term care.
- What are the fees?
  - The applicant stated that the fees vary depending on plan type.
- Will the project have pedestrian trails?
  - Yes.
- Will the site have equestrian access?
  - Yes.
- How much asset are residents required to have?
  - The applicant stated that the required assets start at \$200,000.
- Will the project contain a water feature (e.g., waterfall, water fountain, etc.)?
  - No.
- Is the outdoor pool heated?
  - Yes.
- Are there washers and dryers in the rooms?
  - Yes.
- Will the proposed 5-story building have a sloped roof? If so, will the building be taller than what was originally proposed?
  - No.
- Will the project have onsite bike trails?
  - The applicant stated that the bicyclists can use a proposed onsite multi-use trail.
- How big are the proposed dwelling units?
  - The proposed dwelling units are between 925 and 2,250 sq. ft.
- Will the proposed buildings use solar power?
  - The applicant stated that it is unknown at this time.
- Does the applicant intend to change the proposed commercial uses?
  - No.
- Will the developer construct single-family homes on the property?
  - Yes. The applicant expects to construct single-family homes after the apartments are built.
- Will the project incorporate a rainwater harvesting system?
  - Yes.
- Are golf carts permitted?

- Yes.

## 5. Next Steps

- The next steps include:
  - Formal application
  - Staff review
  - Planning and Zoning Commission public hearing
  - Town Council public hearing

Meeting dates will be posted on the Town website ([www.ovalleyaz.gov](http://www.ovalleyaz.gov)) and notices will be mailed to residents within the notification area and all individuals who signed the sign-in sheet at the meeting.

For more information, please contact Chad Daines, Principal Planner, at (520) 229-4896 or [cdaines@ovalleyaz.gov](mailto:cdaines@ovalleyaz.gov).