

Attachment 12 – Neighborhood Meeting Summary Notes

Kai 311/ Lin-La Cholla Major General Plan Amendments
Neighborhood Meeting
April 15, 2014

Approximately 75 neighbors were in attendance, including Council Member Joe Hornat and Planning and Zoning Commission Members Bill Leedy, Bill Rodman and John Buetee.

Planning Manager David Williams facilitated the event that included a brief presentation by Town staff discussing the General Plan Amendment process, followed by a presentation by the Applicant. A question and answer session followed the Applicants presentation, which is outlined below.

Transportation/Traffic

1. A question was asked concerning La Canada as the “designated truck route” for Oro Valley
 - a. Why was La Cholla being considered for a similar level of service?
2. A comment was made concerning southbound traffic on La Cholla, and that future development was only go to make it go from bad to worse.
3. A question was asked about the timing of development in relation to the future expansion project on La Cholla.
4. A comment was made emphasizing commercial should be located at arterial intersections.
5. A question was asked about any future plans to expand Lambert Lane.
6. A comment was made about concerns moving traffic from east to west.
7. A question was asked about the anticipated size of the La Cholla right-of-way. Where would the land come from?

Land Use

8. A comment was made that commercial along the La Cholla street frontage was a bad idea.
9. The applicant asked what the residents would like to see on the vacant property. Several suggestions were:
 - a. School expansion
 - b. Linear Park
 - c. Senior Living
 - d. Condominiums
10. Numerous comments were made that “Core Area”, as proposed by the applicant, was too vague. What does it mean? What is it going to be? (3 total)
11. A comment was made concerning nearby neighborhood commercial, followed by a question of how much neighborhood commercial do we need?
12. A question was asked about the anticipated population and proposed density in the area.

13. A question was asked about the developer's motivation for the new proposal.
14. A question was asked specifically about plans for the north proposed core area.
15. A comment was made indicating the project known as Kai Naranja was already approved and construction traffic would be increasing very soon.
16. A comment was made concerning existing vacant commercial properties. Do we really need to be adding commercial when so many sit vacant?
17. A comment was made about proposed commercial at the intersection of Glover Rd and La Cholla Blvd. being a bad idea.
18. A comment was made against future apartments in the area.
19. A comment was made about the opportunity for the Town to establish a linear park or community garden.
20. A question was asked whether any viability studies had been conducted to determine what type of commercial was needed.
21. A question was asked whether there was any desire for the Town to promote affordable housing.

Neighborhood Impacts

22. A comment was made about light pollution concerns.
23. A question was asked about future plans for a screen wall to be included during the La Cholla expansion.
24. A comment was made about the current level of construction, and the impact additional construction would have on the area.

Schools

25. A question was asked about neighborhood school capacity and whether or not the additional development could be accommodated.
26. A comment was made concerning school traffic and that adding higher density development would overwhelm the system.

General Plan

27. Several comments were made in support of the current General Plan designations. (3 total)
28. A question was asked about the relationship between General Plan Amendments and the General Plan Update process.
29. A comment was made indicating preference for the property to remain Low Density.

Following the end of the question and answer period, Planning Manager David Williams closed the meeting and thanked everyone for their attendance.

Neighborhood Meeting Summary
La Cholla & Naranja Southwest and Northwest
Major General Plan Amendments
August 13, 2014
6:00 – 7:30 PM
Casas Church, 10801 N. La Cholla Blvd.

1. Introductions and Welcome

Meeting Facilitator Bayer Vella introduced the Oro Valley staff Paul Keesler, DIS Director and Chad Daines, Principal Planner. Approximately 65 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Members Snider, Zinkin, and Hornat. Also in attendance were several Planning and Zoning Commission members.

2. Staff Presentation

Chad Daines, Principal Planner, provided a presentation that included:

- Area development activity
- Existing General Plan land use designations
- Applicant's request
- Development potential of property under existing and proposed land use designations
- Review process
- Public Participation Opportunities
- Review tools

Bayer Vella outlined the issues raised at the previous neighborhood meeting issues, which included:

- Lack of definition in land uses
- Increased traffic on La Cholla and Naranja
- Impact of commercial on La Cholla
- Lack of demand for more commercial
- Concern over proposed apartments
- Opportunity for linear park
- Area should remain low density

Mr. Vella then asked the audience for any additional issues which should be added to the list. Audience members offered the following additional issues:

- Accommodation for pedestrian / bicycle traffic
- Access to schools
- The proposed uses are not appropriate adjacent to the high school
- Impact to water resources
- Impact to the environment
- Impact to habitat
- Concerns over public safety
- Lighting and noise impact
- Increased drainage in the area
- Capacity of schools to handle the additional students
- Impact to taxes to address additional school impact
- Traffic impact to Shannon and Lambert
- Negative impact to property values
- Lack of market demand for additional residential
- Lack of market demand for additional commercial
- Increased air pollution

3. Applicant Presentation Paul Oland from the planning firm WLB addressed the following issues from the April 15th neighborhood meeting and the issues raised at tonight's neighborhood meeting.

- Overview of project, including location and existing and proposed General Plan land use designations
- Open space buffers
- One story restriction along the western border
- Traffic impact on La Cholla

Paul Keesler, DIS Director and Town Engineer provided an overview on planned improvements to La Cholla Boulevard, Naranja Drive and Lambert Lane.

4. Public Questions & Comments

Following is a summary of additional comments made at the neighborhood meeting:

- Need for additional open space
- Building heights
- No need for additional apartments
- Open space blocks commercial visibility
- Concern over deletion of the Significant Resource Area
- Impact on quality of education
- Oro Valley revenues received from development
- Need to maintain rural character

- Request to have Water Resources Director at next neighborhood meeting

Mr. Oland addressed some of the questions related to land use flexibility, variety in residential land use designations, justification for commercial designations, financial contributions to the school district, possibility for a linear park system and traffic impact.

**Neighborhood Meeting Summary
La Cholla & Naranja Southwest and Northwest
Major General Plan Amendments
September 10, 2014
6:00 – 7:30 PM
Ironwood Ridge High School – Library Lecture Hall**

5. Introductions and Welcome

Approximately 90 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Members Snider, Zinkin, and Hornat. Two Planning and Zoning Commissioners were also in attendance.

Meeting Facilitator Bayer Vella welcomed the residents. Mr. Vella explained the purpose of the neighborhood meeting and outlined several objectives which were intended to be accomplished. The previous neighborhood meetings were very productive in hearing resident concerns. Tonight's format was designed to allow for Town staff to cover the "givens" with the review of any development application; specifically traffic, drainage, water and schools. The applicant will then present their revised plan and respond to issues raised at the earlier meetings. The meeting will then transition into an open house format where residents can visit stations covering water, traffic and drainage, general plan and public participation and applicant. The goal is to allow for residents to be able to ask focused questions and receive detailed answers. Each station has a note pad for residents to write specific comments, which will be reflected in the summary notes for the meeting.

6. Staff Presentation

Chad Daines, Principal Planner, provided a presentation that included:

- Current designations and allowed density/intensity
- Context Area including existing density/intensity
- Proposed Master Planned Community
- Traffic Overview
- Drainage Overview
- Water Overview
- Review tools including amendment review criteria

7. Applicant Presentation James Kai, Applicant, provided an overview of his family's involvement as a property owner in the area over the years. Mr. Kai provided comments relative to the role of the Kai family in bringing sewer into this area in conjunction with the construction of Ironwood Ridge High School and Wilson Elementary and his family's commitment to responsible growth within the community.

Paul Oland from the planning firm WLB provided an overview of the revised development plan including changing the western boundary to low density, reduction of the northern

parcel to eliminate the flex zone north of Naranja, reduction in the allowed flexibility in the core and flex areas, and provision for recreation areas on La Cholla and the main wash corridor along Cross Road. Mr. Oland addressed the following summary issues from the earlier neighborhood meetings:

- Lack of defined land uses
- Maintain rural / low density
- Traffic / Drainage
- No commercial / Apartments
- Need for parks, open space and trails
- Water Availability
- Environmental impact
- Noise, light and air pollution
- Visual impacts
- Public safety impacts
- School impacts
- Lack of market demand

8. **Open House Stations** were staffed for Water, Traffic and Drainage, General Plan and Public Participation and Applicant. The following comments were recorded at each station:

Land Use Comments

- Leave the land from Glover to Naranja along La Cholla designated as rec area and open space. No building at all, except the already designated corner on Naranja and La Cholla.
- Keep flex land in the center of the property off Lambert. Senior Living and apartments will be an eyesore if allowed on Lambert.
- Apartments and 2 stories will destroy views.
- No Senior Living.
- No apartments – No pride of ownership.
- Keep all apartments and townhomes to 2 stories only to maintain views.
- No apartments – the residents are not vested in the community.
- Enough commercial is available one mile to the north, east and south.
- No commercial at La Cholla and Naranja.
- No apartments.
- No commercial at La Cholla and Naranja.
- 100 yard buffer on west side is inadequate (ditto).
- Too many people for unit of land as a result of apartments. We are not Scottsdale. Apartments encourage transiency. Let's keep our beautiful desert as open as possible.
- We have enough apartments in Oro Valley.
- Transitions among designations are erratic with core and flex areas.
- No apartments. Renters do not have a vested interest in property and they don't take as good care of it as someone who owns it.

- Transition from La Canada to Shannon is not consistent.
- One row of one story homes is not enough to not destroy views.
- Apartments destroy the view and feel of Sonoran Desert as stated in the Oro Valley vision.
- Oro Valley will become like the Foothills area which people moved to Oro Valley to get away from.
- Better definition of flex and core areas in Master Planned language – not made up.
- Objection to increasing commercial. Use property at La Cholla and Naranja.
- Who determines what kind of business is permitted on the commercial property? What is the criteria? A carwash? A Circle K? 24 hour liquor store?
- Object to commercial at Naranja. One mile in three directions has commercial on the current General Plan.
- Safe means to me: No commercial, knowing my voter approved General Plan is going to be.
- No apartments – they don't have a vested interest in the community.
- No apartments.
- Area removed from application – Glover to Naranja – please leave it a park or rec area.
- Lighting issue southeast to homes.
- Commercial property value to homes.
- No apartments.
- No retirement.

Environment

- Not consistent with Oro Valley Sonoran Desert protection.
- How are the plans addressing the SRA and ESL Ordinance.
- Not enough open space.
- Oro Valley is a beautiful area and developing this plan will destroy the desert area.

Traffic

- Naranja access – Par Drive – No left turn?
- La Cholla access – Divot Drive – No left turn?
- Additional traffic lights between Lambert to Naranja.
- Traffic on Shannon needs to be addressed. Shannon and Lambert traffic issues are already horrible at Ironwood Ridge High School start and stop hours.
- Par Drive needs street sign at entry from Naranja.

Water

- Just because we have water available doesn't mean we have to use it up.

General Plan Criteria and Process

- No one showed what major changes (other than widening La Cholla) have occurred to make it necessary to amend the General Plan.
- Wait for General Plan revisions.

Other

- The residents should know if it would be positive. Did anyone from the Town or WLB ask about how we feel? Not that we remembered.
- The format tonight seemed too chaotic.
- Not a neighborhood meeting. Next time allow group questions and answers.
- Current owners bought residences because of current zoning – why should they be subject to the financial interest of developers?

**Neighborhood Meeting Summary
La Cholla & Naranja Southwest and Northwest
Major General Plan Amendments
October 20, 2014
6:00 – 7:30 PM
Casas Church, 10801 N. La Cholla Blvd.**

9. Introductions and Welcome

Meeting Facilitator Bayer Vella welcomed the audience. Approximately 40 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Members Snider, Zinkin, and Hornat.

Mr. Vella discussed the opportunity tonight to identify areas where the application could be improved. The format tonight would be to hear from the applicant and then focus on areas of agreement and areas where the application could be improved.

10. Applicant Presentation Paul Oland from the planning firm WLB outlined the main areas he understood were an issue from previous neighborhood meetings. Mr. Oland indicated that the applicant has listened and presented the following changes to the application.

- Elimination of apartments from the Master Planned Community
- Open space buffers
- One story restriction extended along the southern boundary
- Replacement of the multiple uses in MPA-2 with medium density
- Focusing uses in the center HDR parcel to allow townhouses or condominiums, senior care or medium density residential
- Allowing medium density residential development in NC/O areas

11. Public Questions & Comments

Mr. Vella asked for input and comments from the audience. Comments were placed under four headings on the wall: "Got it Right" "Improve", "Protest" and "To Do". The comments provided by category were as follows:

Got it Right

Removal of Apartments

Improve

Change commercial at Lambert Lane and La Cholla from commercial to medium density residential

Low Density Residential area should provide 66% open space
Cap density in MDR areas at 2.5 homes per acre
No drive-thru's or fast food in commercial areas
Address cut-through traffic into neighborhoods to the east
Cap density to no greater than the density to the east
The western boundary should include a berm, wall or elevation change as a buffer
Carmel Point should be used as a model for the townhouse area

Protest

Too much senior care already in the Town
Concern over conversion of townhouse to rentals
Keep current General Plan designations
Commercial not viable

To Do

School Impact
Drainage
Traffic
Address General Plan Amendment criteria

Mr. Oland addressed some of the questions related to the amended land use plan, planned townhouse development, commercial uses and school district impact. Mr. Vella and Mr. Daines answered questions relative to the Town process, existing general plan designations, cut-through traffic and the upcoming Commission hearing.