

**MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR/STUDY SESSION
December 2, 2014
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Cox called the December 2, 2014 session of the Oro Valley Planning and Zoning Commission Special Session to order at 6:00 PM.

ROLL CALL

PRESENT:

Don Cox, Chairman
John Buette, Vice-Chairman
Greg Hitt, Commissioner
Bill Rodman, Commissioner
Bill Leedy, Commissioner
Frank Pitts, Commissioner
Tom Drazazgowski, Commissioner

ALSO PRESENT:

Joe Hornat, Council Member
Council Liaison Lou Waters, Vice - Mayor
Bayer Vella, Interim Planning Manager
Joe Andrews, Chief Civil Deputy Attorney
David Laws, Permit Division Manager
Chuck King, Inspection Division Manager

PLEDGE OF ALLEGIANCE

Chairman Cox led the Planning and Zoning Commission members and audience in the Pledge of Allegiance.

CALL TO AUDIENCE

There were no speaker requests.

COUNCIL LIAISON COMMENTS

Council Member Hornat expressed a thanks to Chairman Cox and Vice-Chair Buette's for time served on the Planning and Zoning Commission.

2. PUBLIC HEARING: A ZONING CODE TEXT AMENDMENT RELATED TO SENIOR CARE USES. THE PROPOSED AMENDMENT INVOLVES MODIFICATIONS TO CHAPTER 31 (DEFINITIONS), TABLE 23-1 (PERMITTED USES) AND SECTION 25.1 (DEVELOPMENT STANDARDS) OF THE ORO VALLEY ZONING CODE REVISED (OVZCR). THE PROPOSAL ALSO INCLUDES AMENDMENT TO REFERENCES THROUGHOUT THE ZONING CODE RELATED TO SENIOR CARE USES, OV714-009

Chad Daines, Principal Planner, presented the following:

- Reason for Request
- Proposed Solution
- Common senior care elements
- Similarities with multi-family
- Permitted Zoning Districts
- Recreational Area
- Stakeholder Review
- General Plan Policies
- Recommendation

Chairman Cox opened the public hearing.

Don Bristow, Oro Valley resident, expressed his concern with the different in levels of care within the categories. Mr. Bristow went onto comment that with the different of levels, they are still being treated all as one and where these categories are placed is going to be very critical. The presentation showed nothing but pictures of apartments and town houses. Senior care facilities are not necessarily apartments and town houses. The definition of senior care is not well thought out and does not fit the real world of senior care. The impact on the neighborhood and residential area has not been taken into consideration.

Lisa Isreal, Non-Oro Valley resident, commented that she agrees with the previous speaker and expressed concern with the ever changing definitions of healthcare. To lock in the definitions may pose a problems later. The definition of senior care facility and hospital takes away the flexibility of hospitals to provide in-patient hospice and skilled nursing as the market changes. The definitions restrict flexibility for the future.

Chairman Cox closed the public hearing.

MOTION: A motion was made by Commissioner Rodman and seconded by Vice-Chairman Buette to recommend approval of the Zoning Code Amendment in Attachment 1 and 2 related to senior care uses, based on the findings in the staff report

with a modification of changing the word "institution" for the word "facility" where ever it may appear.

MOTION carried, 7-0.