

**Neighborhood Meeting Summary**  
**La Posada. Rezoning (PAD Amendment)**  
**June 25, 2014**  
**6:00 – 7:30 PM**  
**Resurrection Lutheran Church**

**1. Introductions and Welcome**

Meeting Facilitator Bayer Vella, Interim Planning Manager, introduced the Oro Valley staff Paul Keesler, DIS Director, Chad Daines, Principal Planner, and Michael Spaeth, Project Manager. Approximately 30 residents and interested parties attended the meeting, including Council Members Hornat, Zinkin, Waters and Snyder. Also in attendance were several Planning and Zoning Commissioners as well as Board of Adjustment Chair Bill Adler.

**2. Staff Presentation**

Bayer Vella, Interim Planning Manager, provided a presentation that included:

- Rezoning (PAD Amendment) Review Process
- Review Tools
- Public Participation Opportunities
- Next Steps

**3. Applicant Presentation**

Lisa Isreal, President and CEO of La Posada, provided a presentation that included:

- Overview of La Posada retirement communities;

Vernon Swaback, Managing Partner at Swaback Partners, provided a presentation that included:

- Proposed Tentative Development Plan
- Architectural Renderings
- Environmental Impacts of proposal

**4. Public Questions & Comments**

Process & Project Timeline

- When will the next meeting occur where residents have an opportunity for input?
- What is the project schedule?
- How long will the project take?

Development Standards

- What is the total number of units proposed?
- Is the project going to be phased?
- Will the project maintain horse trail access?
- A comment was made asking the applicant to look at how the project will impact neighboring horse properties?
- Will your proposal be consistent with the Dark Sky's Program?

- Will the proposal provide disability accessible units?
- A comment was made concerning view preservation for homes to the northwest.
- A comment was made requesting "Line-of-sight" vignettes at a future meeting.

### Proposed Use

- What type of public uses will be incorporated into the design of the site?
- Will there be meeting rooms for public use?
- How big will the proposed arts center be?
- Is this going to be a rental community?
- What are the expected demographics of users?
- How many assisted living units are proposed? Independent uses?
- A question was asked why there are no proposed skilled nursing facilities.
- A comment was made concerning the overwhelming number of uses proposed.

### Traffic & Circulation

- Where are the ingress and egress points from First Avenue?
- A comment was made concerning increased traffic on First Avenue.

### Environmentally Sensitive Lands

- Will the proposal meet the Environmentally Sensitive Lands requirements?
- How much excavation of the hills will be required?
- Will the structures incorporate any solar panels?
- Are you expecting to request any grading exceptions?

## **5. Next Steps**

- The next steps include:
  - Formal application
  - Staff review
  - Additional neighborhood meeting
  - 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 Michael Spaeth, AICP, Senior Planner, at (520) 229-4812 or [mspaeth@ovalleyaz.gov](mailto:mspaeth@ovalleyaz.gov)

**Neighborhood Meeting Summary**  
**La Posada Senior Care Campus Rezoning and ESL Map Amendment**  
**September 29, 2014**  
**6:00 – 7:30 PM**  
**Resurrection Lutheran Church, 11575 N. 1<sup>st</sup> Avenue**

**1. Introductions and Welcome**

Meeting Facilitator Bayer Vella introduced the Oro Valley staff, including David Laws, Permitting Manager, and Matt Michels, Senior Planner. Approximately 30 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Members Zinkin and Hornat.

**2. Staff Presentation**

Matt Michels, Senior Planner, provided a presentation that included:

- Applicant's request
- Review of zoning and Planned Area Development
- Topography and slopes
- Wash Corridors and Environmentally Sensitive Lands
- Review tools and process
- Traffic and drainage information
- Zoning amendment process
- Previous neighborhood meeting issues

**3. Applicant Presentation**

The applicant team, including Vern Swaback of Swaback Partners, Lisa Israel of La Posada, and Rob Longacre of WLB, provided presentations that included:

- Overview of La Posada's mission and facility in Green Valley
- Overview of proposed project, including site design, design themes, and proposed amenities
- View shed analysis from various vantage points
- Proposed Environmentally Sensitive Lands (ESL) amendment
- Previous neighborhood meeting issues

**4. Public Questions & Comments**

Following is a summary of questions asked and comments made at the neighborhood meeting:

- Who did the original ESL mapping? What has changed since the ESL maps were created?
- How much cut and fill will be required? How has it changed from the existing A.F. Sterling residential development proposal for Rooney Z?
- What is the extent of mass grading proposed?
- Is the grading waiver granted for the A.F. Sterling residential development transferrable?
- Will solar thermal heating be provided for the pool areas?
- How will open space be provided?
  - Which areas will be designated as ESL Resource Management Areas?
  - Which areas will count towards Environmentally Sensitive Open Space (ESOS)?
- What will the views be like from around the property, including:
  - CDO wash
  - Steam Pump Ranch
  - Oracle Road
  - Homes to the east of the project
  - From the west (1<sup>st</sup> Avenue)
  - The southern portion of the Kai property to the north
- Will balloons be provided to depict the proposed 5 story buildings for the site tour?
- Will the project include skilled nursing?
- Will the project be phased?
- What types of traffic improvements are proposed?
- Will a third access point at First and Naranja be provided?
- Do the development rights go with the land?
- Are ornamental water features allowed?
- Will reclaimed water be used?
- What is the maximum building height proposed?

- Will the entrances be gated?
- Does the traffic study account for public use of facilities such as parks, etc?
- Will the public use parking be underground?
- Will transportation between areas on-site be provided for residents?
- Will wheelchair access be provided throughout the project?



**Neighborhood Meeting Summary**  
**Nakoma Sky Senior Living and Care Campus**  
**December 15<sup>th</sup>, 2014**  
**6:00 – 7:30 PM**  
**Resurrection Lutheran Church, 11575 N. 1<sup>st</sup> Avenue**

**1. Introductions and Welcome**

Meeting Facilitator Matt Michels introduced the Oro Valley staff, including Paul Keesler, DIS Director, and Bayer Vella, Planning Manager. Approximately 40 residents and interested parties attended the meeting.

**2. Staff Presentation**

Matt Michels, Senior Planner, provided a presentation that included:

- Location and project history
- Applicant's request
  - Proposed rezoning
  - Proposed Environmentally Sensitive Lands (ESL) zoning map amendment
  - Proposed General Plan Special Area Policy amendment
- Review of November 15<sup>th</sup>, 2014 site tour
- Previous neighborhood meeting issues

**3. Applicant Presentation**

Vern Swaback of Swaback Partners provided a presentation that included:

- Overview of project
- Design themes
- Development standards, including building heights
- Features and amenities of development

**4. Public Questions & Comments**

Following is a summary of questions asked and comments made at the neighborhood meeting:

- A resident stated that they are concerned about traffic impacts
- Will the grading exception for Nakoma Sky be similar to the grading exception approved for the Pepper-Viner homes subdivision?
- How will public art be incorporated into the project?
- How many residents will live in Nakoma Sky when completed?

- What is the primary market area for Nakoma Sky (where will new residents come from)?
- Are 2 story homes proposed?
- Where are the 10-foot additional architectural features proposed on the 5 story apartment building?
- Is the 5 story apartment building proposed as part of the first phase?
- What is the square footage range of the apartment units?
- Which amenities will be open to the public (park, theater, classrooms, restaurant)?
- A resident commented that they do not support the proposed water features.
- Why are 400 units needed?
- What is the project density?
- A resident commented that consideration should be given to all sides of the 5 story apartment building, including the roof, as the building will be viewable from many vantage points, including 1<sup>st</sup> Avenue and Oracle Road.
- How will lighting be regulated?