Neighborhood Meeting Summary
Miller Ranch Rezoning
July 28, 2014
6:00 – 7:30

## 1. Introductions and Welcome

Meeting Facilitator Bayer Vella, Interim Planning Manager, introduced the Oro Valley Staff Paul Keesler, DIS Director, and Rosevelt Arellano, Project Manager. Three residents and interested parties attended the meeting, including Council Members Hornat and Zinkin.

## 2. Staff Presentation

Rosevelt Arellano, Project Manager, provided a presentation that included:

- Rezoning process, including modified review
- Project history
- Review tools
- Public participation opportunities
- Next steps

## 3. Applicant Presentation

Stacey Weaks, Principal Planner, provided a presentation that included:

- History of the property
- Site Plan design
  - Lot and street layout
  - Access
  - Open space
  - Bufferyards
  - Recreation areas
- Images of proposed viewsheds

## 4. Public Questions and Comments

- What is secondary access?
  - Secondary access is a locked gate used by emergency vehicles only.
- Where is the main entrance and secondary access?
  - The main entrance is along La Canada Drive, and the secondary access is along Sunkist Drive.
- Will the proposed subdivision be gated?
  - Yes.
- Can the proposed subdivision be accessed from the future tech park located along the east side of the property?
  - Yes.
- What is the proposed building height?
  - 25', two-story
- Who is the water provider?
  - Town of Oro Valley
- Can the property be accessed from Sunkist Drive?
  - No, Sunkist Drive is a private easement that does not allow legal access into the proposed development.
- Neighbors would like to see Sunkist Drive improved and used as the main entrance into the proposed subdivision.

## 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.orovalleyaz.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 Rosevelt Arellano, Planner, at (520) 229-4817 or rarellano@orovalleyaz.gov.

Neighborhood Meeting Summary
Miller Ranch Rezoning
October 29, 2014
6:00 – 7:30

## 1. Introductions and Welcome

Meeting Facilitator Matt Michels, Senior Planner, introduced the Oro Valley Staff Paul Kessler, DIS Director, and Rosevelt Arellano, Project Manager. Eight residents and interested parties attended the meeting.

## 2. Staff Presentation

Rosevelt Arellano, Project Manager, provided a presentation that included:

- Rezoning process, including zoning incentives (i.e. modified review process and reduced building setbacks)
- Project history
- Existing and future access
- Review tools
- Public participation opportunities
- Next steps

## 3. Applicant Presentation

Stacey Weaks, Norris Design, provided a presentation that included:

- History of the property
- New access on Sunkist Drive
- Site Plan design
  - Lot and street layout
  - Open space
  - Buffer yards
  - Recreation areas
- Images of proposed viewsheds

## 4. Public Questions and Comments

- One resident had a concern with access being finalized during the rezoning process and not the General Plan Amendment process.

- Can motorists access the adjacent technology park from Sunkist Drive (north)?
  - No. Only emergency vehicles can access the technology park from Sunkist Drive.

- Neighbors expressed concerns with the response time of emergency vehicles, because the proposed site plan showed one driveway entrance.
  - The applicant stated that the proposed homes are required to have a sprinkler system and the Golder Ranch Fire District is required to approve their site plan design.

- Will the Town pave Sunkist Drive if the applicant does not move forward with the proposed development?
  - No. The Town's current capital improvement program does not include paving Sunkist Drive.

- Will the Town require a bridge over the existing wash if access is proposed from Tangerine Road?
  - Yes.

- Will the proposed development create drainage problems?
  - No. The proposed development is required to meet the Town's adopted drainage provisions and therefore no future drainage problems are expected.

- Why is access on Sunkist Drive better than using the existing curb cuts along La Canada Drive?
  - The applicant stated that access through the existing curb cuts created conflicts with their approved plans for the adjacent technology park.

- Where are the proposed utility lines?
  - The applicant responded as follows:
    - Sewer: South property line
    - Water: North property line from La Canada Drive
    - Electric: To be determined by Tucson Electric Power
    - Gas: East property line

- Will the applicant remove the existing overhead power lines located along the west property line?
    - The applicant stated that the existing power lines are proposed to be relocated underground with the electric company's approval.

- When will the adjacent technology park be developed?
    - The applicant stated that they do not have a timeframe for development.

**5. Next Steps**

- The next steps include:
    - Revised application submittal
    - Staff review
    - Planning and Zoning Commission Public Hearing
    - Town Council Public Hearing

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