

**MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
AMENDED AGENDA
REGULAR SESSION
October 7, 2014
IRONWOOD RIDGE HIGH SCHOOL - CAFETERIA
2475 W. NARANJA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chair Cox called the October 7, 2014 session of the Oro Valley Planning and Zoning Commission Regular Session to order at 6:00 PM.

ROLL CALL

PRESENT:

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

EXCUSED:

Tom Drazazgowski, Commissioner

ALSO PRESENT:

Joe Hornat, Council Member and Council Liaison
Lou Waters, Vice - Mayor
Paul Keesler, DIS Director
Joe Andrews, Chief Civil Deputy Attorney

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was not said, due to no flag being present.

CALL TO AUDIENCE

There were no speaker requests.

COUNCIL LIAISON COMMENTS

Council Member Hornat updated the Commission on the following items:

Miller Ranch, decrease lot width was denied by Town Council

Olson Property Rezoning was approved by Town Council 7-0 with some changes
Stone Canyon Clubhouse was approved by Town Council

REGULAR AGENDA

1. REVIEW AND/OR APPROVAL OF THE SEPTEMBER 2, 2014 REGULAR SESSION MEETING MINUTES

MOTION: A motion was made by Vice-Chairman Buette and seconded by Commissioner Rodman to approve the September 2, 2014 Regular Session meeting minutes.

MOTION carried, 5-0. with Bill Leedy, Commissioner abstained.

- *2. PUBLIC HEARING: SHANNON ROAD SOUTH OF IRONWOOD RIDGE HIGH SCHOOL MAJOR GENERAL PLAN AMENDMENT FROM RURAL LOW DENSITY RESIDENTIAL (0-0.3 HOMES/ACRE) AND SIGNIFICANT RESOURCE AREA TO LOW DENSITY RESIDENTIAL (0.4-1.2 HOMES/ACRE) AND MEDIUM DENSITY RESIDENTIAL (2.1-5.0 HOMES/ACRE) FOR A 77 ACRE PROPERTY LOCATED ON THE EAST SIDE OF SHANNON ROAD, APPROXIMATELY ONE-QUARTER (1/4) MILE SOUTH OF NARANJA DRIVE. THE APPLICANT ALSO REQUESTS DELETION OF THE SIGNIFICANT RESOURCE AREA DESIGNATION AND INCLUDE THE PROPERTY IN THE URBAN SERVICES BOUNDARY, OV1114-001 (ITEM HAS BEEN WITHDRAWN FROM AGENDA PER APPLICANTS REQUEST)**
- 3. PUBLIC HEARING: LA CHOLLA BOULEVARD AND NARANJA DRIVE SOUTHWEST AND LA CHOLLA BOULEVARD AND NARANJA DRIVE NORTHWEST**
- A. MAJOR GENERAL PLAN AMENDMENT FROM RURAL LOW DENSITY RESIDENTIAL (0-0.3 HOMES/ACRE), LOW DENSITY RESIDENTIAL (0.4 TO 1.2 HOMES/ACRE), MEDIUM DENSITY RESIDENTIAL (2.1-5.0 HOMES/ACRE), NEIGHBORHOOD COMMERCIAL/OFFICE, PUBLIC/SEMI PUBLIC, OPEN SPACE AND SIGNIFICANT RESOURCE AREA TO MASTER PLANNED COMMUNITY COMPRISED OF SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL OFFICE, PROFESSIONAL AND MEDICAL OFFICE, SENIOR LIVING USES CASAS CHURCH EXPANSION AND OPEN SPACE FOR 202 ACRES LOCATED ON THE WEST SIDE OF LA CHOLLA BOULEVARD, BETWEEN NARANJA DRIVE AND LAMBERT LANE. THE APPLICANT ALSO PROPOSES TO DELETE THE SIGNIFICANT RESOURCE AREA DESIGNATION AND ADOPT SPECIAL AREA POLICIES RELATED TO THE MASTER PLANNED COMMUNITY, OV1114-002**

B. MAJOR GENERAL PLAN AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL (2.1-5.0 HOMES/ACRE) AND SIGNIFICANT RESOURCE AREA TO MASTER PLANNED COMMUNITY COMPRISED OF NEIGHBORHOOD COMMERCIAL OFFICE AND MEDIUM DENSITY RESIDENTIAL FOR 8 ACRES LOCATED AT THE NORTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE. THE APPLICANT ALSO PROPOSES TO DELETE THE SIGNIFICANT RESOURCE AREA DESIGNATION AND ADOPT SPECIAL AREA POLICIES RELATED TO THE MASTER PLANNED COMMUNITY, OV1114-003

Chad Daines, Principal Planner, presented the following:

- Applicant's Request
- Public Participation/Outreach
- Location
- Current & Proposed General Plan
- Concept Plan
- Development Potential
- Special Area Policies
- Significant Resource Area
- Environmentally Sensitive Lands
- General Plan Evaluation Criteria
- Conditions in community have changed?
- Socio-economic betterment/community and environmental compatibility?
- Reflects market demand?
- Will Not adversely impact community without mitigation?
- Neighborhood Meetings
- Summary/Conclusion

Paul Oland, of WLB representing the applicant, presented the following:

- Aesthetics - level of quality that would be required
- La Canada Drive (from Lambert to Naranja) - Land Uses along corridor
- Plan Policies
- Effects of the RMA
- General Plan Criteria

Chair Cox opened the public hearing

Adrienne Caldwell, Oro Valley resident, stated she was opposed to the proposed application and questioned where is the hard evidence that there is a demand or will be a demand in the near future for apartments.

Bill Boull, Oro Valley resident, expressed his concern for 5 additional plans for high density sites in Oro Valley and stated his opposition to high density housing.

Don Burdick, Oro Valley resident, expressed his concern with zone number 621 referred to in the applicants market data and questioned what information or data was provided for Council to support an increase in growth. In the current General Plan, covered is twice of people that are supposed to move into Oro Valley, there is no need for an increase for housing whether it be low or high density.

Betty Danker, Oro Valley resident, expressed her concerns with the following: commercial being built in the area, the dark sky will be impacted, access off of La Cholla with Divot Drive being the only access and making left hand turns. Ms. Danker went on to ask the Commission to consider an access lane.

Roslyn Nemke, Oro Valley resident, stated she is an advocate for the Citizen Advocate for Oro Valley's General Plan and went on to ask the Commission to not recommend the amendments and leave the General Plan as is. Amendments should be based on significant change and there seems to be more concern with owners, developers and future residents than there is for the current residents who are adversely impacted.

John Lay, Oro Valley resident, stated he is opposed to high density and is open to change in plans, just not high density. Maybe graduate to two acre lot and he doesn't care much for the apartment idea.

Tom Myatt, Oro Valley, resident, stated he is opposed to the significant resource area deletion. The current designation is consistent with the existing development to the south of the property and should remain as is. A lower density area to the south should be considered and the existing walking paths in Oro Valley are being used as recreational purposes and don't believe they are being used to access commercial. Mr. Myatt doesn't believe there is a support for any additional commercial development on this property.

Joe Bailes, Oro Valley resident, stated he is pro-business and pro- development and he does not like high density. When the apartment get older and in order to be competitive the rent will be lowered. The Commission needs to take responsibility and turn this around and not let it happen.

Don Bristow, Oro Valley resident, stated that everything in Oro Valley is in a convenient distance of residential areas. Mr. Bristow went on to question, is there really a demand for commercial/professional offices? The applicant has not submitted any facts that support the need for additional multi-family homes in Oro Valley. Mr. Bristow commented that he did some research and the Town has not documented to support the claim that the Vantana Medical Center requires high end housing units for their employees.

Karen Stratman, Oro Valley resident, commented that Ironwood Ridge High School is in the middle of the proposed development. Students and educators travel along La Cholla which is already overcrowded. Ms. Stratman agrees with keeping the area

residential and low/medium density and allowing the environmental sensitive lands ordinance to guide development will result in people coming to this area.

Gary Meyers, Oro Valley resident, expressed his concern with traffic, water and drainage. Mr. Meyers also commented that he didn't like the format of the neighborhood meeting held on September 10th. Attendees of the meeting were not able to hear all the questions/answers. He opposes the proposed amendments and is proud of the members of this community for standing up for the character of Oro Valley.

Rick Harris, Oro Valley resident, commented that the proposal is going to make this community look like any other community. The Planning Department cannot prove that it is required to change the General Plan. Mr. Harris choose to live in Oro Valley because of the schools. The developer needs to go back and look at this proposal.

Connie Inboden, Oro Valley resident, commented that her idea of well planned community is to have separate residential, commercial and open space as a buffer. The owners of the property have a right to make a profit on their investment, but would make a tidy profit for single family homes. Ms. Inboden is asking the Commission not to approve the proposed amendment.

Bill Adler, Oro Valley resident, commented on community acceptance. Mr. Adler went on to comment about targeting specific uses and neighbors having the right to know what a commercial piece of property will provide. Apartments are not desirable and do not provide any architectural or visible appearance that is desirable.

Eric Kleil, non-Oro Valley resident, stated to compare La Cholla to La Canada is unfair because what is already there is completely different. In the proposal the buffer to the west should be larger and what is already here needs to be factored in. People need to live in apartments, but apartments make no sense on this property.

Chair Cox closed public hearing.

4. REQUEST FOR PLANNING AND ZONING COMMISSION INITIATION OF A ZONING CODE AMENDMENT TO PROVIDE TEMPORARY SIGN ALLOWANCES FOR BUSINESSES IN AREAS OF ROAD CONSTRUCTION

Bayer Vella, Planning Division Manager, presented the following:

- Construction along Oracle Road
- Banner/Signs
- Brought forth by the Community

Bill Adler, Oro Valley resident, commented that Rancho Vistoso HOA should provide some guidance to staff. Care should be taken to avoid creating a safety problem. A decision needs to be made on which business need a sign. All business don't need or want a sign. Travelers need to be able to read the sign.

MOTION: A motion was made by Commissioner Rodman and seconded by Commissioner Leedy approve to initiate a Zoning Code Amendment to Section 28.6 B (Temporary Signs in a Commercial/Industrial Zoning District) to provide a special sign type for businesses in road construction areas.

MOTION carried, 6-0.

PLANNING UPDATE (INFORMATIONAL ONLY)

Bayer Vella, Planning Division Manager, presented the following:

- 10/21 Special Planning and Zoning Commission Meeting
- 11/03 Special Planning and Zoning Commission Meeting
- Upcoming Neighborhood Meetings

ADJOURNMENT

MOTION: A motion was made by Commissioner Rodman and seconded by Commissioner Hitt to adjourn the Planning and Zoning Commission meeting at 8:21 PM.

MOTION carried, 6-0.

**MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
November 20, 2014
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE**

SPECIAL SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Cox called the November 20, 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 and Council Liaison
Lou Waters, Vice - Mayor
Mary Snider, Council Member
Greg Caton, Town Manager
Bayer Vella, Interim Planning Manager
Joe Andrews, Chief Civil Deputy Attorney
Paul Keesler, Director/Town Engineer - Development & Infrastructure Services

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 had no updates to present this evening.

SPECIAL SESSION

1. REVIEW AND/OR APPROVAL OF THE OCTOBER 7, 2014 REGULAR SESSION AND OCTOBER 21, 2014 SPECIAL SESSION MEETING MINUTES

MOTION: A motion was made by Commissioner Leedy and seconded by Commissioner Rodman to approve the October 7, 2014 Regular Session and October 21, 2014 Special Session meeting minutes.

MOTION carried, 6-0. with Tom Drazazgowski, Commissioner abstained.

2. PUBLIC HEARING: LA CHOLLA BOULEVARD AND NARANJA DRIVE SOUTHWEST AND LA CHOLLA BOULEVARD AND NARANJA DRIVE NORTHWEST

- A. MAJOR GENERAL PLAN AMENDMENT FROM RURAL LOW DENSITY RESIDENTIAL (0-0.3 HOMES/ACRE), LOW DENSITY RESIDENTIAL (0.4 TO 1.2 HOMES/ACRE), MEDIUM DENSITY RESIDENTIAL (2.1-5.0 HOMES/ACRE), NEIGHBORHOOD COMMERCIAL/OFFICE, PUBLIC/SEMI PUBLIC, OPEN SPACE AND SIGNIFICANT RESOURCE AREA TO MASTER PLANNED COMMUNITY COMPRISED OF LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL OFFICE, SENIOR CARE USES, AND PARK FOR 186 ACRES LOCATED ON THE WEST SIDE OF LA CHOLLA BOULEVARD, BETWEEN NARANJA DRIVE AND LAMBERT LANE. THE APPLICANT ALSO PROPOSES TO DELETE THE SIGNIFICANT RESOURCE AREA DESIGNATION AND ADOPT SPECIAL AREA POLICIES RELATED TO THE MASTER PLANNED COMMUNITY, OV1114-002**
- B. MAJOR GENERAL PLAN AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL (2.1-5.0 HOMES/ACRE) AND SIGNIFICANT RESOURCE AREA TO MASTER PLANNED COMMUNITY COMPRISED OF NEIGHBORHOOD COMMERCIAL OFFICE AND/OR MEDIUM DENSITY RESIDENTIAL FOR 8 ACRES LOCATED AT THE NORTHWEST CORNER OF LA CHOLLA BOULEVARD AND NARANJA DRIVE. THE APPLICANT ALSO PROPOSES TO DELETE THE SIGNIFICANT RESOURCE AREA DESIGNATION AND ADOPT SPECIAL AREA POLICIES RELATED TO THE MASTER PLANNED COMMUNITY, OV1114-003**

Chad Daines, Principal Planner, presented the following:

- Request
- Current & Proposed General Plan
- Concept Plan

- Special Area Policies
- Significant Resource Area
- Environmentally Sensitive Lands
- Amendment Evaluation
- General Plan Vision
- Notable General Plan Policies
- General Plan Evaluation Criteria
- Conditions in community have changed?
- Socio-economic betterment/community and environmental compatibility
- Reflects market demand
- Will not impact community without mitigation?
- Neighborhood Meetings
- Changes in request since October 7th
- Amendment Evaluation
- Summary/Conclusion
- Recommendation

Paul Oland, WLB Group, representing the applicant, introduced the following:
 Greg Wexler representing the Kai Family
 Mike Naifeh of Valbridge Property Advisors.
 Dean Munkachy of Suite 6 Architecture and Planning

Greg Wexler, representing the Kai Family, presented a brief history of the property.

Paul Oland, WLB Group, representing the applicant, presented the following

- Conditions have changed since General Plan was last adopted
- The proposed change
- Market Demand
- The subsequent rezoning process
- Land Use
- Low Density Residential
- Medium Density Residential
- Neighborhood Commercial/Office on Naranja
- NC/O Expansion on Lambert
- Open Space Recreation Area
- Open Space
- General Plan Policy Conformance
- Viewshed Analysis from west
- Viewshed Analysis from south
- Special Area Policies

Mike Naifeh, Valbridge Property Advisors, representing the applicant, presented the following:

- Market Study

- Income
- Single Family Demand Analysis
- 2013-2023 Household Growth Projection
- Conclusions
- Multifamily Residual Demand
- Senior Housing
- New Worth by Household Age
- Retail Surplus/Leakage Analysis Summary
- Conclusions

Dean Munkachy, Suite 6 Architecture and Planning, representing the applicant, presented the following:

- Location Map
- Scale of overall development
- Project Goals
- Boundaries
- Washes
- Connections
- Roadways
- Uses
- Linkages - non-automotive
- Open space
- Pathways
- Concept Study north east corner Commercial Land patterns
- Concept Study south east corner Commercial Land patterns
- Paseo character
- Entry character
- Intersection character
- Attached residential character
- Commercial character

Chairman Cox opened the public hearing.

Roslyn Nemke, Oro Valley resident, asked the Commission to deny the amendments and to leave the General Plan as is. Ms. Nemke voiced her concern with commercial in the area along with safety issues for students. Assisted living and senior care facilities might be needed in Oro Valley, but these uses would exacerbate traffic problems. Townhomes and commercial in the middle of a single family residential area does not seem like sound planning. After speaking to a number of residents, the consensus was that no one is willing to walk to shopping and traveling by car will be more difficult.

Richard Tracy, Oro Valley resident, voiced his concerns with traffic, population and safety. Mr. Tracy still remains undecided until he becomes better informed.

Donald Bristow, Oro Valley resident, commented that the Town's economic strategies specify that the Town shall continue to attract new high end retail and service businesses, especially those in underrepresented categories in order to help reduce expenditure leakage. The Commission needs to take a closer look at the zoning requirements and the way this land is addressed in the General Plan.

Bill Ball, Oro Valley resident, echoes what Roslyn Nemke has to say about the proposed commercial. The applicant's documents on pages 59-60 refers to strip commercial. Mr. Ball indicated that he is not against commercial, but he is against veering from the Town's plan as approved by the voters.

Tom Danker, Oro Valley resident, expressed his concern with the egress and ingress from La Cholla into Canada Hills at Catalina Drive. He was concerned with being blocked from making a southbound turn onto La Cholla. Mr. Danker would like to be a part of a task force that looks at the egress and ingress from La Cholla. Another concern of Mr. Danker is whether La Cholla can handle all the projected traffic.

Betty Danker, Oro Valley resident, voiced her concern with making a left hand turn onto La Cholla from her street. Ms. Danker is asking the Town to look at a possibility of an access road.

Gary Meyers, Oro Valley resident, commented that the request does not address the concerns of the neighbors. He was concerned with the level of density proposed. The Town seems more responsive to the developer than with its current residents.

Larry Hudson, Oro Valley resident, questioned how La Cholla would be realigned and whether it would require an elevated roadway over the wash. Mr. Hudson expressed his concern with the medium density housing and how close homes will be built to the wash area. He asked the Commission to vote no.

Joe Snapp, Oro Valley resident, commented that he feels like the silent majority of the Town that don't get involved. What is being proposed makes sense and revenue is needed to drive the growth of a town and improve the roads. People need to drill down to the specifics and this is what the people need to focus on. Mr. Snapp commented that he is favor of the proposed amendments.

Darin Hoffmann, Oro Valley resident and representing the Casas Church Leadership, commented that he is favor of the proposed amendments to the General Plan. It creates options that will allow Casas Church utilize their property in the future. This proposal has produced a good compromise that creates opportunity for taxable revenue and space for new people to join our beautiful city.

Bruce McDaniel, Oro Valley resident, expressed his concerns with the traffic studies and drainage.

Karen Stratman, Oro Valley resident, stated there are still a number of problems with this proposal that have not been addressed. In the past, there have been a lot of promises made by developers to create the perfect vision, only to fall through on those promises. Ms. Stratman sees no need for senior care on this property and there is no market demand for it. There is no community acceptance of the amendments. Increased commercial at Naranja and La Cholla needs more study.

Jeff Grobstein, Oro Valley resident, stated that the owners have owned the property for a long time. He is excited about a more diverse master plan that will bring a great vision to a great property within a great community. The planning that is proposed will raise everyone's property values. The positive economic impact coupled with the smart planning and growth and layered with the rigid constraints of the policies fully supports a change to the General Plan.

Bill Adler, Oro Valley resident, stated that he is not opposed to the development, but he expects good development and he expects developments to comply with the rules. Mr. Adler expressed his concern with the failure of the neighborhood meeting process and with the failure to achieve community acceptance.

Dave Perry, Oro Valley resident, stated that the Greater Oro Valley Chamber of Commerce's is in support of the proposal. The character around La Cholla is going to change because the RTA will build a four lane divided desert parkway. It makes sense to concentrate impacts along La Cholla with some higher density housing, office and commercial uses clustered at major intersections and near the roadway. There is greater community concern at play, Oro Valley needs wise growth which includes neighborhood, commercial, retail and office uses along busy roadways. These general plan amendments represent a reasonable and intelligent, considerate, forward thinking way to develop Oro Valley's dwindling supply of land.

Ron Bliss, Oro Valley resident, stated his opposition to the proposal because it doesn't meet the legal standards required of a major amendment to the General Plan. In order for this amendment to be adopted, it has to meet the four criteria. The only things we have heard today is that the demand is not here but it's coming, and a bigger roadway is planned which justifies a bigger population.

Trace Paulette, Oro Valley resident, stated that the requested plan is very reasonable and should be approved. Development like this is important to Oro Valley's future economic welfare.

Chairman Cox closed the public hearing.

MOTION: A motion was made by Vice-Chairman Buette and seconded by Commissioner Leedy to Recommend Approval of the Major General Plan Amendments requested under case OV1114-002, specifically the land use map as shown on Attachment 6, deletion of the Significant Resource Area and adoption of the Special Area Policies shown on Attachment 3, conditioned upon the expansion of the Casas

Church continuing as an allowed use, based on the findings contained in the staff report.

MOTION carried, 6-1 with Commissioner Pitts opposed.

MOTION: A motion was made by Commissioner Leedy and seconded by Commissioner Drazazgowski to Recommend Approval of the Major General Plan Amendments requested under case OV1114-003, specifically the land use map as shown on Attachment 6, deletion of the Significant Resource Area and adoption of the Special Area Policies shown on Attachment 3, based on the findings contained in the staff report.

MOTION carried, 6-1 with Commissioner Pitts opposed.

PLANNING UPDATE (INFORMATIONAL ONLY)

Bayer Vella, Interim Planning Division Manager, indicated that the Planning Update will be postponed until next week.

FUTURE AGENDA ITEMS

Commissioner Pitts requested the following be added to a future agenda:

- Neighborhood meeting procedures
- Advertising in the Explorer vs. Daily Territorial
- New homes built in Oro Valley require roof top solar
- New construction tax (this item was withdrawn)

Commissioner Drazazgowski requested the following be added to a future agenda:

- Presentation on low density vs. high density in regard to transportation infrastructure

ADJOURNMENT

MOTION: A motion was made by Commissioner Rodman and seconded by Commissioner Drazazgowski to adjourn the Special Planning and Zoning Commission meeting at 9:16 PM.

MOTION carried, 7-0.