

Neighborhood Meeting Summary  
Parcel 10A Conceptual Site Plan  
July 31, 2014  
6:00 – 7:30

## 1. Introductions and Welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley Staff Rosevelt Arellano, Project Manager. Eleven residents and interested parties attended the meeting, including Council Member Zinkin.

## 2. Staff Presentation

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

- Conceptual Site Plan process
- Review tools
- Public participation opportunities
- Next steps

## 3. Applicant Presentation

Paul Oland, WLB Group, provided a presentation that included:

- Site plan design
  - Lot and street layout
  - Access
  - Open space
  - Bufferyards
  - Airport Environs Zone

## 4. Public Questions and Comments

- Neighbors have concerns with the traffic capacity on La Canada Drive.
- Does the Town of Oro Valley have enough water to supply the proposed development?
- Neighbors would like to see the proposed development accessed from Kingair Drive and not La Canada Drive.
- Will the applicant preserve the existing pedestrian trail?
  - The applicant expects to relocate the existing pedestrian trail to a new location on the property.
- What is the permitted density (i.e. number of homes per acre)?
- How much open space is required?
- To mitigate traffic concerns, the neighbors would like a traffic light installed on the La Canada Drive and Moore Road intersection.
- What are the opportunities for public engagement?
  - There are currently three opportunities for public engagement: 2<sup>nd</sup> neighborhood meeting, Planning and Zoning Commission and Town Council.

- When will the applicant begin grading?
  - The applicant responded with approximately one (1) year from the date of this neighborhood meeting.
- What is the market price for the proposed custom homes?
  - The applicant has not determined the market price at this time.
- What is the proposed building heights?
  - The proposed build heights is 30', two-stories. One-story homes will be built in the area designated as Compatible Use Zone "C".
- Neighbors would like the proposed entrance to be aligned with the La Cholla Airpark's emergency runway.
- Who requires a Traffic Impact Analysis Report? Who pays for it?
  - The Town of Oro Valley requires the applicant to submit and pay for a Traffic Impact Analysis Report.
- Will the proposed Traffic Impact Analysis Report account for residents who live part time in Oro Valley (i.e. snowbirds)?

## 5. Next Steps

- The next steps include:
  - 2<sup>nd</sup> Neighborhood Meeting
  - 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](http://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](mailto:rarellano@orovalleyaz.gov).

Neighborhood Meeting Summary  
Parcel 10A Rancho Vistoso  
April 30, 2015  
6:00 – 7:30

## 1. Introduction and Welcome

A neighborhood meeting was held in the Council Chambers with approximately six (6) residents in attendance. Councilmember Hornat and Vice Mayor Waters attended the meeting.

## 2. Staff Presentation

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

- Conceptual Design Review Process – Site plan
  - Conceptual Design Review Board meeting (recommendation)
  - Town Council meeting (decision)
- Review tools for Conceptual Design applications

## 3. Applicant Presentation

The applicant's representative, Paul Oland, of the WLB Group provided a presentation that included:

- Site plan design
  - Lot layout
  - Access
  - Building height
  - Conformance with the Airport Environ Zone Overlay District

## 4. Meeting Discussion

The following questions and comments were provided at the meeting.

- What is the development schedule?
  - The applicant expects to begin development in April of 2016.
- How much will the proposed homes cost?
  - This applicant stated that this information is not known at this time.
- Where is the 100' buffer yard on the project site?
  - The 100' buffer yard is located along the west property line.
- Can the applicant add language on the Final Plat regarding the project's conformance with the Airport Environ Zone (AEZ) Overlay District?
  - The applicant agreed to add this language on the Final Plat.
- Which lots are restricted to one-story homes?
  - The following lots are required to have a one-story home (per the Zoning Code):
    - Corner lots
    - Lots located within AEZ Compatible Use Zone C as shown on the proposed site plan

## 5. Next Steps

The next steps include:

- Staff review
- Conceptual Design Review Board Public Hearing
- Town Council Public Hearing

Meeting dates will be posted on the Town website ([www.orovalleyaz.gov](http://www.orovalleyaz.gov)) and notices will be mailed to residents within the notification area.

For more information, please contact Rosevelt Arellano, Senior Planner, at (520) 229-4817 or [rarellano@orovalleyaz.gov](mailto:rarellano@orovalleyaz.gov).