

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
June 2, 2015
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Chairman Rodman called the June 2, 2015 regular session of the Oro Valley Planning and Zoning Commission to order at 6:00 PM.

ROLL CALL

PRESENT: Bill Rodman, Chairman Greg Hitt, Commissioner Frank Pitts, Commissioner Melanie Barrett, Commissioner Charlie Hurt, Commissioner Tom Drazazgoswki, Commissioner

EXCUSED: Bill Leedy, Vice-Chair

ALSO PRESENT:

Joe Hornat, Council Member
Lou Waters, Vice-Mayor

- 3. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION ON A PROPOSED MINOR GENERAL PLAN AMENDMENT AND PLANNED AREA DEVELOPMENT AMENDMENT FOR A PROPERTY LOCATED AT THE NORTHEAST CORNER OF RANCHO VISTOSO BOULEVARD AND MOORE ROAD. THIS ITEM INCLUDES THE FOLLOWING:**
 - A. MINOR GENERAL PLAN AMENDMENT FOR AN APPROXIMATELY 4.2-ACRE OPEN SPACE TRADE AND REVISIONS TO A RECREATION AREA CONDITION ASSOCIATED WITH A PREVIOUS APPROVAL, OV1114-004; AND**
 - B. PLANNED AREA DEVELOPMENT FOR AN APPROXIMATELY 4.2-ACRE OPEN SPACE TRADE AND ADDITION OF A NEW RECREATION AREA CONDITION, OV914-010.**

Michael Spaeth, Senior Planner, presented the following:

- Request
- Subject Property
- Proposed Open Space Trade
- Open Space Trade - Minor General Plan Amendment
- Open Space Trade - PAD Amendment
- Recreation Area - Minor General Plan Amendment
- Recreation Area - PAD Amendment - Review
- Summary and Recommendation

Paul Oland, WLB Group, representing the applicant and property owner, presented the following:

- Conceptual Site Plan
- Aerial Photo of Propose Trade Area
- Ground Floor Plan

Chairman Rodman opened the public hearing.

Bill Adler, Oro Valley resident, commented that the space that is being discussed this evening is referred to as open space. Whereas the general plan calls for more parks, Mr. Adler believes open space is needed in this particular location. What the community needs, especially in these small lots, is recreational space. We should have walking distance and ease of accessibility to recreational facilities. Mr. Adler believes it doesn't meet the general plan criteria.

Chairman Rodman

Chairman Rodman closed the public hearing.

MOTION: A motion was made by Commissioner Pitts to deny the requested 4.2-acre open space trade.

Motion died for lack of a second.

MOTION: A motion was made by Commissioner Drazazgoswki and seconded by Commissioner Hurt to recommend approval of the requested Minor General Plan Amendment for the 4.2-acre open space trade and revision to the existing Recreation area condition based on the findings in the staff report, subject to the conditions listed in Attachment 1.

MOTION carried, 5-1 with Commissioner Pitts opposed.

MOTION: A motion was made by Commissioner Hitt and seconded by Commissioner Hurt to recommend approval of the requested Planned Area Development Amendment for the 4.2-acre open space trade and addition of a new Recreation area condition based on the findings in the staff report and subject to the conditions in Attachment 1.

MOTION carried, 5-1 with Commissioner Pitts opposed.