

Miller Ranch Rezoning  
5/19/15 Neighborhood Meeting Summary  
Attachment 3

## **1. Introduction and Welcome**

Meeting Facilitator Michael Spaeth, Senior Planner, introduced Oro Valley Staff Paul Keesler, DIS Director, and Rosevelt Arellano, Project Manager. 27 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)
- Project history
- Applicant's proposed site plan revisions
  - New access
  - Increase minimum lot sizes
- 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 La Cañada Drive
- Increase minimum lot sizes from 8,000 and 10,000 sf. to 10,000 and 12,000 sf.
- Site Plan design
  - Lot and street layout
  - Open space
  - Bufferyards
  - Recreation areas

## **4. Public Questions and Comments**

- Neighbors supported the La Cañada Drive access and the new minimum lot sizes.
- What and where is secondary access?
  - Secondary access is a locked gate used by emergency vehicle only. It is located on the north property line and on the south side of Sunkist Road.
- One resident expressed concerns with vehicular traffic noise.
- Staff provided information on why the original Sunkist Road access is a safer and preferred option.
- Neighbors preferred a lesser number of homes and a density similar to the adjacent neighborhoods.

- How much will the proposed homes cost?
  - The applicant stated that the cost is unknown at this time.
- Neighbors expressed concerns with the proposed homes being architecturally compatible with the surrounding homes.
- Can the general public access the adjacent wash?
  - Yes.
- Will the project incorporate a screen wall along the north property line?
  - Yes.
- How wide is the landscape buffer yard located along the north property line?
  - The applicant stated that the width of the buffer yard varies between 50' and 100'.
- How tall are the proposed trees located along the west property line?
  - The applicant stated that the information is unknown at this time.
- Neighbors expressed concerns with the proposed trees obscuring the existing views from the west.
- Is the internal roadway public or private?
  - The internal road and the adjacent access drive will be private streets.
- Neighbors expressed interest in helping draft the proposed deed language related to informing future homeowners of the adjacent rural areas.
- Who owns the subject property?
  - The property is owned by the Desco-Miller.
- How bright are the exterior lights on the proposed homes?
  - The Planning Staff stated that the exterior lights are subject to the lighting provisions of the Zoning Code, and will be no brighter than the surrounding homes.
- Neighbors expressed concerns with preserving the existing rural lifestyle.
- Will the project have Covenants, Conditions and Restrictions (CC&R's)?
  - Yes.
- If the proposed rezoning is approved, when will the applicant begin construction?
  - The applicant stated in approximately eight (8) months.
- Will the project incorporate street lights?
  - No.
- What type of material will the proposed trail consist of?
  - Decomposed granite.

- How tall is the proposed masonry wall located along the west property line?
  - Five (5') feet tall.
- Will there be street lights located along the entry road?
  - No.
- One resident had concerns with the proposed bridge design used for the access road.