

Neighborhood Meeting Summary
Rancho Vistoso Neighborhood 10 Parcel J
Proposed Major General Plan Amendment and Rezoning
June 30, 2016
6:00 – 7:30 PM
Rancho Vistoso HOA Building

1. Introductions and welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Rosevelt Arellano, Senior Planner, as project manager. Approximately 30 residents and interested parties attended the meeting, including appointed officials Hurt, Gribb and Swope.

2. Staff presentation

Rosevelt Arellano, Senior Planner, provided a presentation that included:

- Subject property
- Applicant's request
- Concerns raised at 1st neighborhood meeting
 - Traffic and circulation
 - View preservation
 - Architecture and wall design
- Next steps
 - 8/23/16 Planning and Zoning Commission hearing (Tentative)
 - 9/6/16 Planning and Zoning Commission hearing (Tentative)
 - 9/21/16 Town Council hearing (Tentative)

3. Applicant presentation

Paul Oland of the WLB Group, provided a presentation detailing the applicant's proposal, which included:

- Revised site plan design
- Perimeter wall treatment
- Building height and view preservations

4. Public Questions and Comments

- How tall are the proposed homes?
 - The applicant has agreed to restrict homes with a flat roof to 1-story, 22' and homes with a pitch roof to 1-story, 25'.
- What is the size of the proposed homes?
 - The applicant stated approximately 2,400 square feet and greater.
- Will the existing plants be salvaged?
 - The project must meet the plant mitigation requirements of the Oro Valley Zoning Code.
- How many homes were initially planned in the Rancho Vistoso Community?
 - 13,862 units

- What is the proposed lot width?
 - 70'
- Why are the subdivision walls around the Lennar Homes project (southwest corner of Rancho Vistoso Boulevard and Vistoso Highlands Drive) different from the surrounding walls?
 - The Rancho Vistoso HOA Design Review Board approved a different style wall.
 - The applicant also stated that the proposed walls will be consistent with the other walls in the surrounding area and will meet the HOA's design guidelines.
- Neighbors expressed concerns with access into the proposed flag lots.
- Will the project use swinging or rolling entry gates?
 - The applicant stated that the information is not known at this time?
- Who will maintain the internal streets?
 - The proposed streets are private and therefore will be privately maintained.
- What is the proposed traffic circulation for construction vehicles?
 - The applicant stated that the information is not known at this time?

Mr. Daines closed the meeting, thanked everyone for their attendance and encouraged everyone to contact Mr. Arellano, the project manager, with any additional thoughts, comments or concerns.