

Neighborhood Meeting Summary
Rancho Vistoso Neighborhood 10 Parcel J
Proposed Major General Plan Amendment and Rezoning
April 25, 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 50 residents and interested parties attended the meeting, including Councilmember Hornat and appointed officials Leedy, Hurt, Gribb and Swope.

2. Staff presentation

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

- Subject property
- Applicant's request
- Existing and proposed land use designation
- Existing and proposed zoning designation, including development standards
- Review tools
- Review processing, including modified review process
- Public participation opportunities

3. Applicant presentation

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

- Site plan design
- Background information for the Rancho Vistoso community

4. Public Questions and Comments

- What is the guarantee that the site will be developed with one-story homes?
 - To guarantee one-story homes, staff will place a condition of approval on the rezoning application.
- Neighbors expressed concerns with the traffic impacts on Hidden Springs Drive, and preferred to see this access point eliminated.
- In regards to the Major General Plan Amendment application, how many votes of the Town Council is required for an approval?
 - Five votes are required for a super majority.
- Due to visibility, neighbors expressed concerns with the orientation of the proposed homes located in the southwest portion of the site plan design.
- Will there be a homeowners association?

- The applicant stated that the proposed subdivision would be under the Rancho Vistoso Master Homeowners Association.
- What is the listing price for the proposed homes?
 - The applicant stated that this information is not known at this time.
- What is the size of the proposed homes?
 - The applicant stated approximately 2,500 square feet and greater.
- The neighbors expressed a significant concern with the proposed building height of 28', one-story and preferred 25', one-story or less.
- What is the permitted building height of the existing commercial zoning designation?
 - 34', 3-stories.
- What is the timeline of development?
 - The applicant would like to break ground in approximately two years.
- Is public art required?
 - Public art is not required for residential developments.
- What is the open space requirement?
 - The Environmentally Sensitive Lands (ESL) map designates the following ESL categories on the property (Section 27.10 of the Zoning Code):
 - Critical Resource Area (CRA): 95% open space requirement
 - Resource Management Area (RMA) Tier 2: 25% open space requirement
- Neighbors expressed a concern with the proposed wall design being consistent with the surrounding walls in the area.
- Does the town have a sufficient water supply to support this development?
 - See attached handout from the Town of Oro Valley Water Department.
- Neighbors expressed a concern with the proposed model home design being consistent with the surrounding homes.

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.