

Neighborhood Meeting Summary
Capella Rezoning
June 8, 2016
6:00 – 7:30 PM
Casas Adobes Church

1. Introductions and welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Rosevelt Arellano, Senior Planner, as project manager. Approximately 70 residents and interested parties attended the meeting, including Councilmembers Hornat, Zinkin, Vice Mayor Waters and appointed officials Barrett, Hurt, Gribb and Swope.

2. Staff presentation

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

- Property information
 - Location, size and surrounding land uses
- Applicant's request
 - Rezoning to Planned Area Development
 - Tentative Development Plan
 - Other development standards for consideration
 - Drainage and traffic
- Project history
 - Approved Major General Plan Amendment
 - Adopted Special Area Plan Policies
- Public Outreach Plan
 - 1st neighborhood meeting
 - Focus meetings
 - Subsequent neighborhood meeting(s)
- Review tools
- Review process
 - 1st neighborhood meeting
 - Formal submittal
 - Focus neighborhood meetings
 - Subsequent neighborhood meeting(s)
 - 1st Planning and Zoning Commission hearing
 - 2nd Planning and Zoning Commission hearing (recommendation)
 - Town Council hearing (decision)

3. Applicant presentation

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

- Site plan design
- Conformance with adopted Special Area Plan Policies

4. Public Questions and Comments

Traffic/Drainage

- Neighbors expressed a significant concern with the traffic capacity on Naranja Drive.
- Neighbors expressed a concern with traffic crossing La Cholla Boulevard to Canada Hills Drive.
 - A Special Area Plan Policy prohibits traffic to cross La Cholla Boulevard directly from the development to Canada Hills Drive.
- Will the future traffic generated by this development require Lambert Lane to be widened?
 - The Town Engineer must review a traffic report to determine any impacts to the road and associated improvements are needed. This report will be submitted as part of the pending rezoning application.
- What is the development schedule for the La Cholla Boulevard expansion?
 - Construction will begin in 2017 and is expected to be completed in two years.
- Will the proposed development create drainage issues for the surrounding properties?
 - The applicant must submit a drainage study with their pending rezoning application. This study must demonstrate that the proposed development is designed in a way that drainage after the property is developed flows in a similar way to how it did before it was developed.

Site Plan Design

- Can the applicant destroy the existing vegetation on the property?
 - No. The applicant must submit a plant mitigation plan(s) to determine the allowable disturbance areas and required mitigation.
- A comment was made against the existing landscaping located directly north and adjacent to the Estate at Capella subdivision.

Land Use

- What is the existing zoning?
 - R1-144 (1 home per 144,000 square feet of land)
- Neighbors expressed concerns with the viability of the proposed commercial development.
- A comment was made against the medium and high density residential land uses.
- What is the land use designation for the property located immediately north of the project site (northwest corner of Naranja Drive and La Cholla Boulevard)?
 - Medium Density Residential (2.1 – 5.0 dwelling units per acre)
- What is the difference between a townhome and apartment use?
 - The main difference is apartments are intended to be renter-occupied, and townhomes are intended to be owner-occupied.

- Can the Town Council deny the rezoning request?
 - Yes.

Neighborhood Impacts

- When can the applicant begin construction?
 - The applicant can begin construction after the Town hires a contractor for the La Cholla Boulevard expansion project?
- Why does the property have a for-sale sign?
 - The applicant responded that the purpose of the for-sale sign is to generate interest.
- What is the process to amend or delete a Special Area Plan Policy?
 - The process includes the submittal and approval of a Major General Plan Amendment application. The submittal window of April 30th has passed, and the applicant can submit a request next year. As of today, the applicant does not proposed to amend or delete any policy.
- Does the Town have enough water to support the proposed development?
 - Yes. For additional information, staff will post a handout from the Oro Valley Water Department on the project website.
- Does the surrounding schools have sufficient capacity for the future children living in this development?
 - The applicant stated that they are working with the Amphi School District to ensure sufficient capacity.

Mr. Daines closed the meeting, thanked everyone for their attendance and informed neighbors of the upcoming focus meetings. Mr. Daines also encouraged everyone to contact Mr. Arellano, the project manager, with any additional thoughts, comments or concerns.