

Neighborhood Meeting Summary
Vistoso Highlands Major General Plan Amendment
September 19, 2013
6:00 – 7:30 PM
Town Council Chambers

1. Introductions and Welcome

Matt Michels introduced the Oro Valley Project Manager, Chad Daines, Planning Manager, David Williams, and Permits Manager, David Laws. Following Matt's introduction, David Williams provided a purpose and introductory comments, including introduction of Vice Mayor Lou Waters, Council Member Joe Hornat, and Planning and Zoning Commissioner Bill Leedy.

2. Staff Presentation

Project Manager, Chad Daines, provided a presentation that included:

- Review Process for a Major General Plan Amendment
- Issues raised at the first neighborhood meeting on April 11, 2013
- General information of the project site
- Review Criteria
- Public Participation Opportunities
- Next Steps

3. Applicant Presentation

The project team provided a presentation that included:

- History of the property
- Existing commercial properties
- Development patterns in the Rancho Vistoso area
- Proposed General Plan land use map amendment

4. Public Comments and Questions

- What are the location criteria for two-story homes?
 - No more than 60% of a residential subdivision can contain two-story homes.
 - Two-story homes shall not be located on corner lots.
 - No more than 2 two-story homes shall be located side by side on the same street.
- Will the majority of proposed two-story homes be located along the golf course?
 - The applicant responded that it is not known at this time.
- Will the existing bell tower be removed?
 - The applicant responded that the bell tower will not be removed.
- What are the definition and building setbacks for an attached home?
 - Attached homes are single-family dwelling units with a shared common wall such as a patio home townhouse. The typical setbacks for an attached home development are 20' front, 0' sides and 5' to 10' rear.
- The accuracy of the information relating to the number of lots proposed by the applicant is a concern.

- Some neighbors preferred 13,000 sq.ft. + lot sizes, no attached homes, and a residential density similar to the adjacent neighborhoods to the west.
- What are notification requirements for the proposed Major General Amendment?
 - The Zoning Code requires all property owner within 1,000 ft. to be notified via mail and one sign posted on the property.
- Due to its effectiveness, the location of the posted sign notification along Rancho Vistoso Blvd. is a concern.
 - Staff responded that the sign will be moved to the corner.
- When will the proposed traffic light be installed at the intersection Rancho Vistoso Blvd. and Vistoso Highlands Drive?
 - July/August 2014.
- The location of two-story homes and view preservation is a concern.
- When will neighbors have an opportunity to discuss two-story homes and building height?
 - 2-story homes, building heights and other development standards may be discussed during the Rezone and Conceptual Design Review process.
- What is the expected schedule for the associated Rezone application?
 - The expected schedule should the Major General Plan Amendment be approved by the Town Council at the December meeting is as follows:
 - January/February: Application submittal
 - January/February: Neighborhood meeting
 - March/April: Planning and Zoning Commission meeting
 - April/May: Town Council meeting
- What is the difference between a General Plan Amendment and Rezone application?
 - A General Plan Amendment is a request to change a property's land use designation. A land use designations is a land use category found on the General Plan Future Land Use Map, which is a map used to plan the location and impacts of future land uses.
 - A Rezone application is a request to change the property's underlying zoning district. Zoning district is a regulating mechanism used to distinguish the permitted uses and development standard (i.e. building heights, setbacks, etc.) for a property.
- Can the applicant develop a subdivision with a higher density than they are approved for?
 - No. The applicant must process a separate Major General Plan Amendment application.
- Can neighbors obtain a copy of tonight's presentation slide showing the project's overall development process?
 - Yes. A copy of the slide will be posted online.
- What is the staff recommendation for the requested Major General Plan Amendment from Low Density Residential (LDR, 1.3 – 2.0 du/ac) and Open Space (OS) to Medium Density Residential (MDR, 2.1 – 5.0 du/ac) and Open Space (OS)?

- The staff report containing staff's recommendation is currently being drafted and will be after tonight's neighborhood meeting. Neighbors can obtain a copy of the staff report on the website www.ovalleyaz.gov or by visiting the Development and Infrastructure Services building located at 11000 N. La Canada Drive.
- Are neighbors' comments forwarded to the Town's decision makers?
 - Yes. Copies of the neighborhood meetings summary notes are forwarded to the Planning and Zoning Commission and Town Council.
- The neighbors informed staff that tonight's attendance does not reflect the large number of concerned residents.

5. Next Steps

- The next steps include public hearings before the Planning and Zoning Commission and the Town Council. For meeting information, please visit the Town website at www.ovalleyaz.gov or contact Chad Daines, Principal Planner, at (520) 229-4895 or cdaines@ovalleyaz.gov.