

Open House Summary
Kai Tangerine & First Ave. Rezoning
November 19, 2013
6:00 – 8:00 PM
Hilton El Conquistador White Dove Room

Following is a summary of comments received at the open house, both from comment cards and verbal comments:

Process & Project Timeline

- What is the project schedule?
- When will the application be received? When will the Planning & Zoning Commission and Town Council hearings be held?

Development Standards/General Plan Special Area Plan Policies

- Overall density of 1 home per acre allowed by General Plan Special Area Policies should be interpreted to mean lot sizes of 1 acre or greater, not an overall density based on larger and smaller lots.
- Does the proposal conform to the General Plan Special Area Policies?
- What is the size of the homes?
- What is the price of the homes?
- Increase buffer distance from Kai Way to new homes.
- Concern about view and privacy impacts of proposed homes on ridge east of Palisades splits. "Why not build on other side of wash?"
- What is the building height limit?
- Will the homes be one or two story homes?
- Density should be lower, especially on the north side of Palisades Rd.
- A transition in density should be provided around the Palisades Splits parcels, which are lower density
- Provide additional buffer on the north side of Palisades Rd.
- Provide "reasonable development distribution with the open space"
- Eliminate gated entrances
- Must have underground utilities
- "Neighboring community deserves quality homes; not cheap or cut rate; 10,000 square feet minimum lot size; priced high enough to fit with existing similar homes; keep the large homes/lot desert natural"
- Is there enough water to support residential use?
- Will density increase property taxes?

Traffic, Connectivity, Trails and Paths

- Pedestrian trails are needed through the property to connect to existing trail system. These trails need to be built concurrent with other infrastructure
- Pedestrian paths (sidewalks or multi-use paths) are needed along Palisades Rd.
- Equestrian trails need to be provided to connect to existing trails
- Does the Town have restrictions on access off First Ave?
- Will the developer be required to add turn lanes on First Ave?
- Provide cross connection between neighborhoods
- Don't eliminate access from Palisades Rd.
- If access is provided from Palisades Rd., it should be widened to 4 lanes
- Provide a short cut from First Ave. through to Oro Valley Marketplace
- Concern that residents in existing developments will not be able to use new roadway from Naranja Dr. to Palisades Rd.

Environmentally Sensitive Lands

- Will riparian areas (washes) be preserved?
- Will significant vegetation be preserved?
- Will hillside areas be graded?
- Open space needs to be conserved via easements

Parks and Recreation Areas

- Will a park/recreation area be required?
- Include a park that serves surrounding developments, including ball fields, basketball, volleyball, covered play structure, restroom, covered picnic tables, barbeque, etc.

Commercial Area

- A walkable “neighborhood gathering place, similar to Casas Adobes Plaza” or Fairfax Square, VA, with “upscale”, “boutique” stores (pubs, bookstore, etc.) and amenities (i.e. Play areas for children) is desired
- Will pedestrian connectivity be provided from the residential area to the commercial area?
- It would be nice to be able to walk to retail/services

Schools

- Do the schools have capacity for additional students?
- Will taxes increase due to increased school enrollment?

Miscellaneous Questions & Comments

- “I like it. The path on Palisades will be very welcome”
- “Don’t build, please”
- “This proposal is much improved over the late summer meeting”
- “We like clustering [of homes]”

For more information, please contact Matt Michels, AICP, Project Manager, at (520) 229-4822 or mmichels@orovalleyaz.gov