

Neighborhood Meeting Summary
La Posada. Rezoning (PAD Amendment)
June 25, 2014
6:00 – 7:30 PM
Resurrection Lutheran Church

1. Introductions and Welcome

Meeting Facilitator Bayer Vella, Interim Planning Manager, introduced the Oro Valley staff Paul Keesler, DIS Director, Chad Daines, Principal Planner, and Michael Spaeth, Project Manager. Approximately 30 residents and interested parties attended the meeting, including Council Members Hornat, Zinkin, Waters and Snyder. Also in attendance were several Planning and Zoning Commissioners as well as Board of Adjustment Chair Bill Adler.

2. Staff Presentation

Bayer Vella, Interim Planning Manager, provided a presentation that included:

- Rezoning (PAD Amendment) Review Process
- Review Tools
- Public Participation Opportunities
- Next Steps

3. Applicant Presentation

Lisa Isreal, President and CEO of La Posada, provided a presentation that included:

- Overview of La Posada retirement communities;

Vernon Swaback, Managing Partner at Swaback Partners, provided a presentation that included:

- Proposed Tentative Development Plan
- Architectural Renderings
- Environmental Impacts of proposal

4. Public Questions & Comments

Process & Project Timeline

- When will the next meeting occur where residents have an opportunity for input?
- What is the project schedule?
- How long will the project take?

Development Standards

- What is the total number of units proposed?
- Is the project going to be phased?
- Will the project maintain horse trail access?
- A comment was made asking the applicant to look at how the project will impact neighboring horse properties?
- Will your proposal be consistent with the Dark Sky's Program?

- Will the proposal provide disability accessible units?
- A comment was made concerning view preservation for homes to the northwest.
- A comment was made requesting “Line-of-sight” vignettes at a future meeting.

Proposed Use

- What type of public uses will be incorporated into the design of the site?
- Will there be meeting rooms for public use?
- How big will the proposed arts center be?
- Is this going to be a rental community?
- What are the expected demographics of users?
- How many assisted living units are proposed? Independent uses?
- A question was asked why there are no proposed skilled nursing facilities.
- A comment was made concerning the overwhelming number of uses proposed.

Traffic & Circulation

- Where are the ingress and egress points from First Avenue?
- A comment was made concerning increased traffic on First Avenue.

Environmentally Sensitive Lands

- Will the proposal meet the Environmentally Sensitive Lands requirements?
- How much excavation of the hills will be required?
- Will the structures incorporate any solar panels?
- Are you expecting to request any grading exceptions?

5. Next Steps

- The next steps include:
 - Formal application
 - Staff review
 - Additional neighborhood meeting
 - Planning and Zoning Commission Public Hearing
 - Town Council Public Hearing

Meeting dates will be posted on the Town website (www.ovalleyaz.gov) and notices will be mailed to residents within the notification area and all individuals who signed the sign-in sheet at the meeting.

For more information, please contact Michael Spaeth, AICP, Senior Planner, at (520) 229-4812 or mspaeth@ovalleyaz.gov