

Neighborhood Meeting Summary
Olson Property Major General Plan Amendment
April 4, 2013
6:30 – 8:00 PM
Painted Sky Elementary Multi-Purpose Room

1. Introductions and Welcome

Chad Daines introduced the Oro Valley staff David Laws, Permitting Manager, Matt Michels, Senior Planner, and Rosevelt Arellano, Planner. Approximately 70 residents and interested parties attended the meeting, including Council Member Joe Hornat and Planning & Zoning Commissioner Alan Caine.

2. Staff Presentation

Project Manager, Matt Michels, provided a presentation that included:

- General information of the project site
- Major General Plan Amendment Process
- Review Criteria
- Public Participation Opportunities
- Next Steps

3. Applicant Presentation

The project team provided a presentation that included:

- History of Olson family's ownership of the property
- Proposed General Plan land use map amendment
- Proposed development area and open space areas

4. Public Comments and Questions

- Neighbors had concerns with future building heights, minimum lot sizes and housing types.
- How will the HOA be set up?
 - The applicant responded that they are considering different options, including a sub-association of the Rancho Vistoso Master HOA.
- How many dwelling units are proposed?
 - The applicant responded that approximately 133 dwelling units are proposed.
- Are the neighbors' concerns taken into consideration during the staff review process?
 - Yes, all input received becomes part of the public record and will be forwarded to the Planning and Zoning Commission and Town Council for
- Who determines the project's adverse impacts on the surrounding area and compliance with the Major General Plan Amendment criteria?
 - The applicant will provide written responses to each criterion and the public, Town Staff, the Planning & Zoning Commission, and the Town Council will review potential impacts of the proposal and compliance with the amendment criteria. The Town Council will make the ultimate determination and has the authority to approve or deny the request.

- Why is the property designated with an Open Space and Low Density Residential land use designations?
 - The current designations reflect current land use on the property. The property owner has not requested a change in General Plan land use designation until now.
- Will future residents use the RV maintained recreational park to the north?
 - The applicant responded that they are discussing this concern with the Rancho Vistoso HOA.
- What is the formal appeal process?
 - Staff responded that there is no formal appeal process for Major General Plan Amendments approved by the Town Council.
- Neighbors had concerns with the applicant changing their proposal from single-family to multi-family dwelling types.
 - Staff responded that the proposed housing types will be discussed and determined during the rezoning process.
- What are the next steps after the Major General Plan Amendment process?
 - The property must be rezoned and a site plan and final plat will be required to subdivide the property. In addition, model home architecture is subject to town review and approval.
- What are the reasons supporting the applicant's desire to submit a Major General Plan Amendment application?
 - The applicant responded that the main driver for their application is market demand and limited number of vacant lands for single family residential development.
- What is the definition of a dwelling unit?
 - The Town defines a dwelling unit as a building, or portion of a building, arranged, designed or used as living quarters, including bathroom and kitchen facilities, sleeping and living areas, for a family.
- Who are the potential home builders for this site?
 - The applicant responded that Lennar Homes is a possible home builder.
- Will the owners sell the property after the entitlements are obtained?
 - The applicant responded that the information is not known at this time. If the property is sold, the subsequent owner is responsible for developing the property consistent with the approved zoning and conditions of approval.
- What are the submittal requirements and associated fees for a Major General Plan Amendment application?
 - The General Plan Amendment packet can be viewed on the Town's website: <http://orovalleyaz.gov/sites/default/files/media/files/Planning%20Division/docs/2013/gp-amendment-packet2.pdf>. The fee is \$2,600 for the first 5 acre plus \$40 for each additional acre.

- How does the Town define each Environmentally Sensitive Lands (ESL) conservation category?
 - The definition of each ESL conservation category is found in Section 27.10.D.3 of the Zoning Code (<http://www.codepublishing.com/az/orovalley/>). For example, the Resource Management Area (RMA) category is divided into 3 tiers (Section 27.10.D.3). The RMA category correlates to the General Plan land use category rather than a specific environmentally sensitive feature (i.e. a riparian area) and changes when the land use map is amended.
- How will construction trucks access the site?
 - The applicant responded that this information is not known at this time.
- What are the required road improvements (traffic light, stop signs, road widening) for Moore Road?
 - The applicant responded that the required road improvements are not known at this time, and will be determined upon review of a Traffic Impact Analysis Report.
- Neighbors had concerns with the environmental impacts.
- Neighbors had concerns with the applicant grading the site and not completing the project.
 - The Town requires monetary assurances prior to the issuance of a Grading Permit. The posted assurances will allow the Town to restore the site back to its natural state.

5. Next Steps

- The next steps include:
 - Formal application, due by April 30
 - Formal review period
 - Additional neighborhood meeting(s) (likely in late summer)
 - Planning & Zoning Commission Public Hearings (2; likely in Oct/Nov)
 - Town Council Public Hearing (likely in Dec.)

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