

Neighborhood Meeting Summary
4.9-Acre Residential Development
Parcel 10T in Rancho Vistoso, Neighborhood 10
May 2, 2013
6:00 – 7:30 PM

Prepared by Rosevelt Arellano

1. Introductions and Welcome

David Williams introduced the Oro Valley Project Manager Rosevelt Arellano. He also introduced Council Member Mike Zinkin and Board of Adjustment Member Bill Adler. He introduced project team member Paul Oland of WLB Group. Six residents attended the meeting.

2. Staff Presentation

Project Manager, Rosevelt Arellano, provided a presentation that included:

- General information of the project site
- Review Process for a Minor General Plan Amendment and Planned Area Development (PAD) Amendment
- Review Criteria
- Public Participation Opportunities
- Next Steps

3. Applicant Presentation

The project team provided a presentation that included:

- Proposed Site Design
- Project Timeline

4. Public Comments and Questions

- Mr. Adler objected to processing both applications concurrently because each application is subject to different criteria.
 - The applicant responded that the proposed applications will not be heard at the same public hearings.
- What is the permitted building height for the existing C-1 (Commercial) zone and the proposed MDR (Medium Density Residential) zoning districts?
 - C-1: 34', 3-stories
 - MDR: 30', 2-stories
- What is the zoning district for the property located on the southwest corner of Moore Road and La Canada Drive?
 - The Pima County Zoning Map designates this property as SR (Suburban Ranch). The zoning district permits single family residence and requires a minimum lot size of 3.3-acres.
- What types of commercial uses are permitted in a C-1 (Commercial) zoning district?
 - The permitted commercial uses include (but are not limited to): grocery stores, professional offices, bakeries, barber shops, and schools.

- Neighbors had concerns with commercial traffic being greater than residential traffic.
- How do 5,000 square foot lots translate into 4 dwelling units per acre on a 4.9 acre site?
 - The applicant's proposed density (4 dwelling units per acre) accounts for the installation of roadways, open space, bufferyards, and drainage areas. As a result, the site lot yield will be approximately 19 lots.
- What is the largest commercial building (in square feet) that can be built on the site today?
 - The site can accommodate about 40,000 to 50,000 square feet of commercial building.
- What is the closest recreational area to the site?
 - The closest recreational areas are located approximately three-tenths of a mile north, and one-half mile west of the project site.
- Will the proposed development include a recreational area?
 - The applicant responded that a small recreational area (tot lot) may be provided.
- Will the applicant install a right turn lane into the site from La Canada Drive?
 - The applicant responded that a right turn lane will likely not be installed.
- How far will the proposed subdivision be setback from La Canada Drive?
 - The Town Zoning Code requires a 25' landscape bufferyard on arterial roadways.
- How many 1 and 2-story homes are proposed to be built?
 - The Zoning Code provides that no more than 60% of the subdivision can consist of 2-story homes. Approximately 19 lots are proposed to be developed on the site.
- A neighbor to the west had concerns with preserving their existing views and preferred that only 1-story homes be built along the southwest portion of the property.
 - The applicant responded that larger lots are proposed in this area, and will likely consist of larger backyards that will help mitigate their concern.
 - The applicant will consider placing story poles in the southwest portion of the property to help neighbors better understand the view impacts of a 2-story home.
- Will a signal light be placed at the intersection of La Canada Drive and Moore Road?
 - The applicant responded that the Rancho Vistoso Planned Area Development shows a signal light planned at the intersection; however additional traffic studies may be required to determine whether a signal light is warranted.

5. Next Steps

- The next steps include an application submittal followed by the Planning and Zoning Commission and Town Council public hearings. The public hearing dates will be determined upon review of the submitted application. For more information, please contact Rosevelt Arellano, Planner, at (520) 229-4817 or rarellano@orovalleyaz.gov.