Capella
Planned Area Development

Public Outreach Plan

Revised June 24, 2016

Prepared By
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WLB No. 110028-A-003

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A. Public Outreach Plan

1. Project Description

The subject property is located along the west side of La Cholla Boulevard between Glover Road and Lambert Lane. The General Plan has been amended to allow for this property to be developed as a Master Planned Community. The Planned Area Development (PAD) zoning designation will maintain the vision of a mix of residential densities and commercial uses in a comprehensive manner. This PAD will allow neighborhood scale flexibility and innovative planning that improves the public health, safety, and welfare through unified development. Elements associated with a PAD include land use, architecture, landscaping, and site design standards to ensure a consistent and quality design along the corridor and throughout the site.

2. Identification of Interested Stakeholders

Interested stakeholders for this project are residents in the vicinity of the project. Per Town Code, all homeowners associations in the Town and all landowners within 1,000 feet of the project are to be notified of neighborhood meetings. The Town will use an updated version of the mailing list developed during the general plan amendment, augmented by additional neighborhood meeting participants who sign in at subsequent neighborhood meetings.

3. Proposed Neighborhood Meeting Process

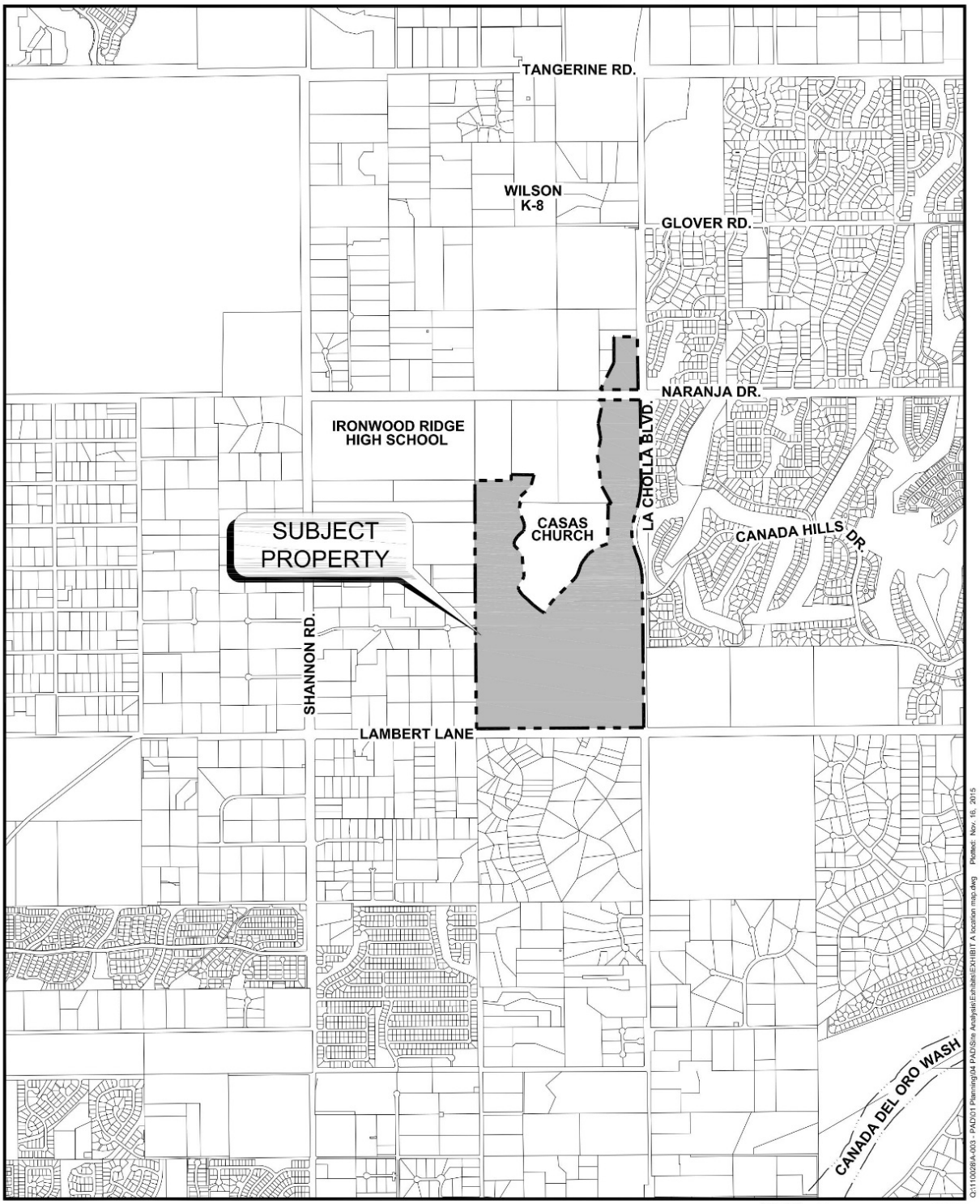
The neighbors of Capella are generally residents from one of the three surrounding neighborhoods: "La Cholla Road Development Area" to the east, "Lambert Lane Development Area" to the south, and the "Western Property Line Development Area" to our west. During the General Plan amendment process it was evident that these three different neighborhoods surrounding Capella have some concerns in common, but also have many different needs, concerns, and ideas based on each neighborhood's geographic and socioeconomic relationship to Capella within the suburban fabric of western Oro Valley.

To kick-off the outreach process, we held one pre-submittal neighborhood meeting on June 8, 2016 with all surrounding residents to re-familiarize our neighbors with the project and to explain how we'll be complying with the General Plan amendment's conditions of approval. Another General Meeting will be held following formal submittal and staff review as an introduction of the application and to address macro issues such as site layout and traffic. Three focus neighborhood meetings will then be held with the three identified neighborhood areas. A final General Meeting will be held (if necessary) to summarize findings from previous meetings and address any remaining issues.

The generalized sequence of the neighborhood meetings and public hearings for the rezoning request is as follows:

- Formal submittal of the application (anticipated mid-July)
- Staff Review
- Neighborhood Meetings:
  1. Pre-Submittal Neighborhood Meeting (Held June 8, 2016)
  2. General Meeting: Introduction & address macro issues (traffic and site layout)
  3. Focus Meeting - La Cholla Road Development Area
  4. Focus Meeting - Lambert Lane Development Area
  5. Focus Meeting - Western Property Line Development Area
  6. General Meeting (If needed): Summarize findings from previous meetings and address any remaining issues.
- Planning and Zoning Commission Public Hearings (two, as required by Code)
- Town Council Public Hearing and Decision

The three focus neighborhood meetings will be open to all, but are intended to focus on specifics related to the stated focus areas, before addressing larger project issues.



LOCATION MAP

Contour Interval = __ Ft.
Aerial Photo Date = 2011

0' 2000'

The WLB Group WLB

CAPELLA PAD
WLB No. 110028-A-003

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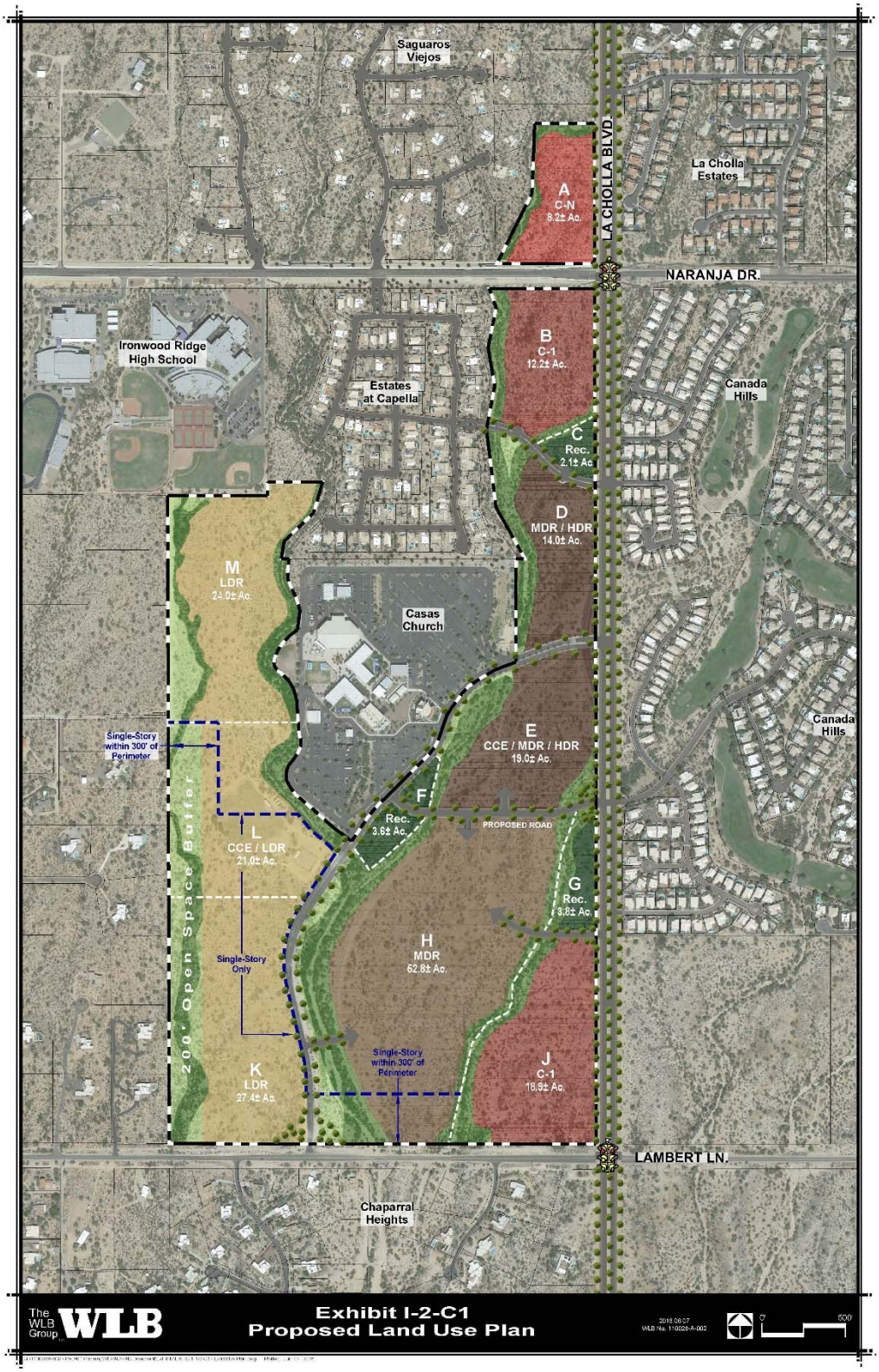
Saguaros Viejos
La Cholla Estates
A
C-N
8.2± Ac.
LA CHOLLA BLVD.
NARANJA DR.
Ironwood Ridge High School
Estates at Capella
B
C-1
12.2± Ac.
Canada Hills
C
Rec.
2.1± Ac.
D
MDR / HDR
14.0± Ac.
M
LDR
24.0± Ac.
Casas Church
Canada Hills
Single-Story within 300' of Perimeter
E
CCE / MDR / HDR
19.0± Ac.
F
Rec.
3.6± Ac.
PROPOSED ROAD
L
CCE / LDR
21.0± Ac.
200' Open Space Buffer
G
Rec.
3.8± Ac.
H
MDR
62.8± Ac.
Single-Story Only
Single-Story within 300' of Perimeter
K
LDR
27.4± Ac.
J
C-1
16.9± Ac.
LAMBERT LN.
Chaparral Heights
The WLB Group
WLB
Exhibit I-2-C1
Proposed Land Use Plan
2016.06.07
WLB No. 110028-A-002
0'
500'