

**Neighborhood Meeting Summary**  
**Rancho Vistoso Neighborhood 6 Parcel 6B**  
**Proposed Subdivision (Conceptual Site Plan)**  
**January 27, 2016**  
**6:00 – 7:30 PM**  
**Town of Oro Valley Town Council Chambers**

**1. Introductions and Welcome**

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Michael Spaeth, Senior Planner, as project manager. Approximately 15 residents and interested parties attended the meeting, including Vice Mayor Waters Council member Hornat. Also in attendance was Conceptual Design Review Board Members Linton and Basking.

**2. Staff Presentation**

Michael Spaeth, Senior Planner, provided a presentation that included:

- Subject Property
- Applicant's request
- Existing zoning of the property, including development standards
- Review tools
- Impacts to Honey Bee Village preserve
- Traffic impacts and submittal requirements
- Review process
- Public participation opportunities

**3. Applicant Presentation**

Paul Oland from the planning firm WLB Group Inc., provided a presentation detailing the applicant's proposal, which included:

- Overview of project
- Traffic impact on Rancho Vistoso Boulevard
- Anticipated architectural style for the subdivision

**4. Public Questions & Comments**

Following is a summary of additional questions and comments:

- Will there be a Home Owners Association?
- Will the streets be public or private?
- Will residents be allowed to park on the street?
- Does Mattamy Homes offer multi-generational floorplans?
- What are the future plans for Moore Road?
- Will there be sidewalks installed on Rancho Vistoso?
- Towns view on open space preservation?
- Why is the commercial being retained on the corner?
- What type of buffer yards will be provided? Will there be pedestrian connections?
- What will the lighting impacts be for the future commercial?

- Why have two points of access?
- Will perimeter walls be installed with the subdivision?

Mr. Spaeth and Mr. Oland addressed some of the questions related to the proposed development and the associated traffic impacts.

Mr. Daines closed the meeting, thanked everyone for their attendance and encouraged everyone to contact Mr. Spaeth, the project manager, with any additional thoughts, comments or concerns.