

**Open House Summary
Kai (North) Rezoning
June 16, 2014
6:00 – 8:00 PM
Resurrection Lutheran Church**

A neighborhood meeting was held at the Resurrection Lutheran Church on Monday June 16, 2014. Approximately 75 residents and interested parties were in attendance. Following is a summary of comments received at the open house, both from comment cards and verbal comments:

Process & Project Timeline

- What is the project schedule?
- When will the Planning & Zoning Commission and Town Council hearings be held?

Development Standards/General Plan Special Area Plan Policies

- Does the proposal conform to the General Plan Special Area Policies?
- What is the size of the homes?
- What is the price of the homes?
- Concern about view and privacy impacts of proposed homes on ridge east of Palisades splits.
- What is the building height limit?
- Will the homes be one or two story homes?
- Density should be lower, especially on the north side of Palisades Road
- Provide additional buffer on the north side of Palisades Rd (Southwest corner of property).
- "Neighboring community deserves quality homes; not cheap or cut rate; 10,000 square feet minimum lot size; priced high enough to fit with existing similar homes; keep the large homes/lot desert natural"
- Is there enough water to support residential use?
- Will density increase property taxes?

Traffic, Connectivity, Trails and Paths

- Pedestrian trails are needed through the property to connect to existing trail system. These trails need to be built concurrent with other infrastructure
- Equestrian trails need to be provided to connect to existing trails
- Congestion in the area is already a concern.
- Don't eliminate access from Palisades Road
- Excited about the prospects of a multi-use path along Palisades Road
- If access is provided from Palisades Road, it should be widened to 4 lanes

Environmentally Sensitive Lands

- Will hillside areas be graded?
- Open space needs to be conserved via easements
- The eastern setback/buffer seems appropriate

Parks and Recreation Areas

- Will a park/recreation area be required?
- Include a park that serves surrounding developments, including ball fields, basketball, volleyball, covered play structure, restroom, covered picnic tables, barbeque, etc.
- Will there be some type of Community Center.

Commercial Area

- What "type" of commercial development will be permitted?
- It would be nice to be able to walk to retail/services

Schools

- Do the schools have capacity for additional students?
- Will taxes increase due to increased school enrollment?

Miscellaneous Questions & Comments

- Resident indicated a desire to see multi-use path on Palisades.
- Resident spoke about a desire to see no development.
- Resident voiced approval of this plan over earlier versions
- Resident voiced approval of efforts to cluster homes.
- Resident discussed a need to limit urban sprawl.

For more information, please contact Michael Spaeth, AICP, Project Manager, at (520) 229-4812 or mspaeth@orovalleyaz.gov