

1st Neighborhood Meeting Summary
Verde Catalina Townhomes Rezoning
October 8, 2014
6:00 – 7:30

1. Introductions and Welcome

Rosevelt Arellano, Project Manager, facilitated the meeting with five residents. Due to an inadvertent error in the public notice for the neighborhood meeting, Roosevelt informed the residents that a second neighborhood meeting is required and new notices will be sent out.

2. Staff Presentation

Rosevelt Arellano provided a presentation that included:

- Rezoning process from R1-144 to Planned Area Development
- Project history
- Review tools
- Public participation opportunities
- Next steps

3. Applicant Presentation

Jim Seppala of the Verde Catalina Homeowners Association provided background information and the reasons for the request.

4. Public Questions and Comments

- During the rezoning process, will the Town require a Variance application to allow a building setback encroachment?
 - Yes. The Town will only permit a setback encroachment with an approved Variance application or an approved rezoning from R1-144 to Planned Area Development.
- What is the application process to convert a carport into a garage?
 - The application process consists of a Building Permit application only, provided that the existing building footprint does not increase. A Variance application will be required in the event the applicant proposes a larger building footprint (i.e. setback encroachment).
- Will the homeowners association approve a carport to garage conversion?
 - The applicant responded with “yes” on a case-by-case basis.
- Are there architectural design guidelines for exterior remodels and expansions (i.e. room additions, patio expansion, carport to garage conversions, etc.)?
 - The Town’s architectural design guidelines do not apply to exterior remodels and expansions. The applicant noted that the homeowners association does not have architectural design guidelines.

5. Next Steps

- The next steps include:
 - 2nd neighborhood meeting on October 28th
 - Staff drafts proposed Planned Area Development
 - Verde Catalina residents review staff’s proposed draft
 - Planning and Zoning Commission Public Hearing
 - Planning and Zoning Commission Public Hearing
 - Town Council Public Hearing

Meeting dates will be posted on the Town website (www.ovalleyaz.gov) and notices will be mailed to residents within the notification area and all individuals who signed the sign-in sheet at the meeting.

For more information, please contact Roosevelt Arellano, Planner, at (520) 229-4817 or rarellano@ovalleyaz.gov.