

**Neighborhood Meeting Summary**  
**La Cholla & Naranja Southwest and Northwest**  
**Major General Plan Amendments**  
**October 20, 2014**  
**6:00 – 7:30 PM**  
**Casas Church, 10801 N. La Cholla Blvd.**

**1. Introductions and Welcome**

Meeting Facilitator Bayer Vella welcomed the audience. Approximately 40 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Members Snider, Zinkin, and Hornat.

Mr. Vella discussed the opportunity tonight to identify areas where the application could be improved. The format tonight would be to hear from the applicant and then focus on areas of agreement and areas where the application could be improved.

**2. Applicant Presentation** Paul Oland from the planning firm WLB outlined the main areas he understood were an issue from previous neighborhood meetings. Mr. Oland indicated that the applicant has listened and presented the following changes to the application.

- Elimination of apartments from the Master Planned Community
- Open space buffers
- One story restriction extended along the southern boundary
- Replacement of the multiple uses in MPA-2 with medium density
- Focusing uses in the center HDR parcel to allow townhouses or condominiums, senior care or medium density residential
- Allowing medium density residential development in NC/O areas

**3. Public Questions & Comments**

Mr. Vella asked for input and comments from the audience. Comments were placed under four headings on the wall: “Got it Right” “Improve”, “Protest” and “To Do”. The comments provided by category were as follows:

**Got it Right**

Removal of Apartments

**Improve**

Change commercial at Lambert Lane and La Cholla from commercial to medium density residential

Low Density Residential area should provide 66% open space

Cap density in MDR areas at 2.5 homes per acre

No drive-thru's or fast food in commercial areas

Address cut-through traffic into neighborhoods to the east  
Cap density to no greater than the density to the east  
The western boundary should include a berm, wall or elevation change as a buffer  
Carmel Point should be used as a model for the townhouse area

**Protest**

Too much senior care already in the Town  
Concern over conversion of townhouse to rentals  
Keep current General Plan designations  
Commercial not viable

**To Do**

School Impact  
Drainage  
Traffic  
Address General Plan Amendment criteria

Mr. Oland addressed some of the questions related to the amended land use plan, planned townhouse development, commercial uses and school district impact. Mr. Vella and Mr. Daines answered questions relative to the Town process, existing general plan designations, cut-through traffic and the upcoming Commission hearing.