

**Neighborhood Meeting Summary
La Cholla & Naranja Southwest and Northwest
Major General Plan Amendments
September 10, 2014
6:00 – 7:30 PM
Ironwood Ridge High School – Library Lecture Hall**

1. Introductions and Welcome

Approximately 90 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Members Snider, Zinkin, and Hornat. Two Planning and Zoning Commissioners were also in attendance.

Meeting Facilitator Bayer Vella welcomed the residents. Mr. Vella explained the purpose of the neighborhood meeting and outlined several objectives which were intended to be accomplished. The previous neighborhood meetings were very productive in hearing resident concerns. Tonight's format was designed to allow for Town staff to cover the "givens" with the review of any development application; specifically traffic, drainage, water and schools. The applicant will then present their revised plan and respond to issues raised at the earlier meetings. The meeting will then transition into an open house format where residents can visit stations covering water, traffic and drainage, general plan and public participation and applicant. The goal is to allow for residents to be able to ask focused questions and receive detailed answers. Each station has a note pad for residents to write specific comments, which will be reflected in the summary notes for the meeting.

2. Staff Presentation

Chad Daines, Principal Planner, provided a presentation that included:

- Current designations and allowed density/intensity
- Context Area including existing density/intensity
- Proposed Master Planned Community
- Traffic Overview
- Drainage Overview
- Water Overview
- Review tools including amendment review criteria

3. Applicant Presentation James Kai, Applicant, provided an overview of his family's involvement as a property owner in the area over the years. Mr. Kai provided comments relative to the role of the Kai family in bringing sewer into this area in conjunction with the construction of Ironwood Ridge High School and Wilson Elementary and his family's commitment to responsible growth within the community.

Paul Oland from the planning firm WLB provided an overview of the revised development plan including changing the western boundary to low density, reduction of the northern parcel to eliminate the flex zone north of Naranja, reduction in the allowed flexibility in the core and flex areas, and provision for recreation areas on La Cholla and the main wash corridor along Cross Road. Mr. Oland addressed the following summary issues from the earlier neighborhood meetings:

- Lack of defined land uses
- Maintain rural / low density
- Traffic / Drainage
- No commercial / Apartments
- Need for parks, open space and trails
- Water Availability
- Environmental impact
- Noise, light and air pollution
- Visual impacts
- Public safety impacts
- School impacts
- Lack of market demand

4. **Open House Stations** were staffed for Water, Traffic and Drainage, General Plan and Public Participation and Applicant. The following comments were recorded at each station:

Land Use Comments

- Leave the land from Glover to Naranja along La Cholla designated as rec area and open space. No building at all, except the already designated corner on Naranja and La Cholla.
- Keep flex land in the center of the property off Lambert. Senior Living and apartments will be an eyesore if allowed on Lambert.
- Apartments and 2 stories will destroy views.
- No Senior Living.
- No apartments – No pride of ownership.
- Keep all apartments and townhomes to 2 stories only to maintain views.
- No apartments – the residents are not vested in the community.
- Enough commercial is available one mile to the north, east and south.
- No commercial at La Cholla and Naranja.
- No apartments.
- No commercial at La Cholla and Naranja.
- 100 yard buffer on west side is inadequate (ditto).
- Too many people for unit of land as a result of apartments. We are not Scottsdale. Apartments encourage transiency. Let's keep our beautiful desert as open as possible.
- We have enough apartments in Oro Valley.
- Transitions among designations are erratic with core and flex areas.
- No apartments. Renters do not have a vested interest in property and they don't take as good care of it as someone who owns it.
- Transition from La Canada to Shannon is not consistent.
- One row of one story homes is not enough to not destroy views.
- Apartments destroy the view and feel of Sonoran Desert as stated in the Oro Valley vision.
- Oro Valley will become like the Foothills area which people moved to Oro Valley to get away from.
- Better definition of flex and core areas in Master Planned language – not made up.
- Objection to increasing commercial. Use property at La Cholla and Naranja.

- Who determines what kind of business is permitted on the commercial property? What is the criteria? A carwash? A Circle K? 24 hour liquor store?
- Object to commercial at Naranja. One mile in three directions has commercial on the current General Plan.
- Safe means to me: No commercial, knowing my voter approved General Plan is going to be.
- No apartments – they don't have a vested interest in the community.
- No apartments.
- Area removed from application – Glover to Naranja – please leave it a park or rec area.
- Lighting issue southeast to homes.
- Commercial property value to homes.
- No apartments.
- No retirement.

Environment

- Not consistent with Oro Valley Sonoran Desert protection.
- How are the plans addressing the SRA and ESL Ordinance.
- Not enough open space.
- Oro Valley is a beautiful area and developing this plan will destroy the desert area.

Traffic

- Naranja access – Par Drive – No left turn?
- La Cholla access – Divot Drive – No left turn?
- Additional traffic lights between Lambert to Naranja.
- Traffic on Shannon needs to be addressed. Shannon and Lambert traffic issues are already horrible at Ironwood Ridge High School start and stop hours.
- Par Drive needs street sign at entry from Naranja.

Water

- Just because we have water available doesn't mean we have to use it up.

General Plan Criteria and Process

- No one showed what major changes (other than widening La Cholla) have occurred to make it necessary to amend the General Plan.
- Wait for General Plan revisions.

Other

- The residents should know if it would be positive. Did anyone from the Town or WLB ask about how we feel? Not that we remembered.
- The format tonight seemed too chaotic.
- Not a neighborhood meeting. Next time allow group questions and answers.
- Current owners bought residences because of current zoning – why should they be subject to the financial interest of developers?