

Lambert/La Cholla Rezoning  
Neighborhood Meeting  
August 6, 2014

Approximately fifty neighbors and interested parties were in attendance, including Councilmember Hornat, Councilmember Snider, Councilmember Waters and several members of the Planning and Zoning Commission.

Principal Planner Chad Daines facilitated the meeting that included a brief presentation by Town staff discussing the Rezoning process, followed by a presentation by the applicant. A question and answer session followed the applicant's presentation, which is outline below.

Issues discussed included

Traffic

Which direction will traffic primarily flow?

Will the development have sidewalks?

What type of temporary road improvements will be put in place while awaiting the Lambert Lane widening project?

Development

What is the proposed density?

Who is the anticipated homebuilder?

What is the maximum building height?

What will be the impact on existing viewsheds?

What are the proposed number of lots?

How many homes are allowed under the current zoning?

Why does the access to Lambert need to be so close to the existing neighborhood to the east?

Why are homes being proposed on the ridges?

Why is the northwest corner of the property not included? What are the plans for that area?

A comment was made indicating a preference for the zoning to remain R1-144 (1 home per 3.3 acres)

Who is going to pay for the infrastructure improvements? School impacts?

What is the economic rationale for developing 154 new homes? Please provide additional details at next meeting.

How are setbacks measured?

What will be the price of the homes?

Will the subdivision be walled?

What would the impacts be if the zoning wasn't changed, compared to what is being proposed?

Will utilities be required to be underground?

Why is the southeast corner of the property not considered Critical Resource Area?

Will the homeowners need to have flood insurance?

Will the developer have to preserve any of the site during development?

What is the proposed lot size?

How big will the homes be?

Why are we discussing the details of the site when the rezoning hasn't been approved?

What is the primary driving force behind the rezoning?

Why is the applicant allowed to reduce the lot size below what is required by the Zoning Code?

Where else can you buy homes on 3.3 acres in Oro Valley?

A comment was made concerning the excessive amount of impact required for infrastructure to reach the "isolated" homes proposed in the northeast corner of the property.

### Environment

A comment was made concerning the scarcity of water resources in the region, which needs to be taken into account.

What resources does the Environmentally Sensitive Lands protect?

What can be done to preserve the integrity of the washes and keep people out of them?

### Drainage

What will happen to the floodplain and existing drainage after development occurs?

Will you be adjusting the floodplain limits during the process?

What type of detention/retention measures are proposed?

### Process

Will there be any future neighborhood meetings?

A comment was made requesting additional elevations and topography maps at future meetings.

Why are there no comprehensive meetings planned for neighbors that include this project along with those proposed up and down La Cholla.

When will the Planning and Zoning Commission hearing occur?

Can we hold a meeting directly with the applicant to discuss specifics?

Principal Planner Chad Daines closed the question and answer session and thanked everyone for their time and comments. This concluded the neighborhood meeting.