

Neighborhood Meeting Summary
Shannon Road south of Ironwood Ridge High School
Major General Plan Amendment
August 7, 2014
6:00 – 7:30 PM
Casas Church, 10801 N. La Cholla Blvd.

1. Introductions and Welcome

Meeting Facilitator Bayer Vella introduced the Oro Valley staff Paul Keesler, DIS Director and Matt Michels, Senior Planner. Approximately 40 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Members Snider, Zinkin, and Hornat. Also in attendance were several Planning and Zoning Commission members.

2. Staff Presentation

Matt Michels, Senior Planner, provided a presentation that included:

- Existing General Plan land use designations
- Applicant's request
- Development potential of property under existing and proposed land use designations
- Review process
- Public Participation Opportunities
- Review tools
- Previous neighborhood meeting issues

3. Applicant Presentation

Keri Silvyn, Esq., from the law firm of Lazarus, Silvyn and Bangs, PC, provided a presentation that included:

- Overview of project, including location and existing and proposed General Plan land use designations
- Environmentally Sensitive Lands (ESL) designations
- General Plan Amendment evaluation criteria
- Previous neighborhood meeting issues

4. Public Questions & Comments

Following is a summary of questions asked and comments made at the neighborhood meeting:

- How does the Town notice these meetings?
- What is the notification radius? Several residents stated that 1,000 is not enough and that the Town should expand the noticing area.
- Several residents requested that notice of all upcoming meetings be posted on the property.
- How much buffering will be provided on the southern boundary of the Manning Property?
- What is the height limit in Low Density Residential (the southern portion of the property)?
- What is the height limit in Medium Density Residential (the northern portion of the property)?
- Is there a market demand for more medium density housing given other projects going on in the Town and the current inventory of homes for sale?
- How will this development impact the local schools, which a resident stated are already overcrowded?
- There is no commercial in this area. Should a new development be approved in the area without existing commercial development?
- Who is responsible to restore the site if this project fails?
- What is the required open space for this project?
- Will the development worsen drainage problems for neighbors? There are already drainage problems.
- Where is the jurisdictional boundary for Shannon Road?
- A resident stated that they would prefer for the density to remain Rural Low Density Residential with 3.3 acre parcels.
- What is Town staff's role in this process? Does staff make a recommendation?
- Who makes the final decision?
- Has a homebuilder been chosen for the project?

- Is the neighborhood meeting being held on August 13 for the La Cholla and Naranja Major General Plan Amendments related to this project?
- Can the Town notify us of the upcoming neighborhood meeting for La Cholla and Naranja Major General Plan Amendments?
- Concern with traffic impacts on Shannon Road and the capacity of Shannon Road.
- How will traffic impacts be evaluated?
- Who is responsible to construct needed traffic improvements?
- Is approval of the rezoning “automatic” once the General Plan Amendment has been approved? Does the Town have to approve it?
- A resident stated that there isn’t enough detail at the General Plan Amendment stage.
- A resident expressed concern about the cumulative effect of this and the neighboring projects. How do decisions on each project impact the other projects?
- When are infrastructure concerns, such as power and water, addressed?
- Is there adequate water supply to serve this project? Will this project affect water pressure of existing homes?
- A resident said that Mr. Manning intended for the property to be a County park