

2nd Neighborhood Meeting Summary
Verde Catalina Townhomes Rezoning
October 28, 2014
6:00 – 7:30

1. Introductions and Welcome

Rosevelt Arellano, Project Manager, facilitated the meeting with nine residents.

2. Staff Presentation

Rosevelt 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

- Has the Town Staff received any opposition to the proposed rezoning?
 - As of November 5th, the Town has not received any objections.
- 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.
- Did the Verde Catalina Homeowners Association approve the rezone application submittal?
 - The applicant responded “yes.”
- What is the zoning designation for the adjacent townhomes development to the north?
 - R-6 (Multi-family Residential)

5. Next Steps

- The next steps include:
 - Staff drafts proposed Planned Area Development
 - Verde Catalina residents review staff’s proposed draft
 - 1st Planning and Zoning Commission Public Hearing
 - 2nd 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 Rosevelt Arellano, Planner, at (520) 229-4817 or arellano@ovalleyaz.gov.