

Neighborhood Meeting Summary
Rancho Vistoso Neighborhood 5 (Parcels 5F, 5G, 5K, and 5v)
Proposed Subdivision (Conceptual Site Plan)
September 15, 2014
6:00 – 7:30 PM
Resurrection Lutheran Church, 11575 North First Avenue

1. Introductions and Welcome

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Michael Spaeth, Senior Planner, as project manager. Approximately 40 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Members Snider and Hornat. Also in attendance was Planning and Zoning Commission Chairman Don Cox.

2. Staff Presentation

Michael Spaeth, Senior Planner, provided a presentation that included:

- Definition of a Planned Area Development (PAD)
- History of Rancho Vistoso PAD
- Applicant's request
- Existing zoning of the property, including development standards
- Review tools
- Traffic impacts and submittal requirements
- Drainage impacts and submittal requirements
- Water availability
- Cultural Resources preservation requirements
- Impacts on Schools
- Review process
- Public participation opportunities

3. Applicant Presentation

Paul Oland from the planning firm WLB Group Inc., provided a presentation detailing the applicant's proposal, which included:

- Overview of project
- Traffic impact on Rancho Vistoso Boulevard
- Anticipated architectural style for the subdivision

4. Public Questions & Comments

Following is a summary of additional questions and comments:

- Anticipated size of Moore Road extension
- Access be to the proposed subdivisions
- Timing of the traffic signal at Rancho Vistoso Blvd and Moore Road
- Concern over U-turns on Rancho Vistoso Blvd
- Plans to alleviate traffic issues at Woodburne Ave (Safeway shopping center)

- Concerns about the approved “Lofts” at Vistoso Town Center condominium project
- Anticipated timing for development
- Improvements to the recreational area
- Two-story home restrictions
- Architecture consistent with surrounding neighborhoods
- The anticipated price range for the homes

Mr. Oland addressed some of the questions related to the proposed development and the associated traffic impacts.

Mr. Daines closed the meeting, thanked everyone for their attendance and encouraged everyone to contact Mr. Spaeth, the project manager, with any additional thoughts, comments or concerns.