

**Neighborhood Meeting Summary**  
**Olson Property Rezoning**  
**September 22, 2014**  
**6:00 – 7:30 PM**  
**Resurrection Lutheran Church, 11575 N. 1<sup>st</sup> Avenue**

**1. Introductions and Welcome**

Meeting Facilitator Chad Daines introduced the Oro Valley staff, including David Laws, Permitting Manager, and Matt Michels, Senior Planner. Approximately 25 residents and interested parties attended the meeting, including Vice Mayor Waters and Council Member Hornat.

**2. Staff Presentation**

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

- Existing General Plan designations and zoning
- Process to date
- July 1, 2014, Planning and Zoning Commission Issues
- Original and revised tentative development plans
- Rezoning process
- Next steps

**3. Applicant Presentation**

The applicant, Keri Silvyn of Lazarus, Silvyn and Bangs, P.C., provided a presentation that included:

- Process to date
- Review of original and revised Tentative Development Plan
- Previous neighborhood issues, including:
  - Views
  - Grading
  - Traffic
  - Buffering
- Site cross sections
- View shed analysis from various vantage points

**4. Public Questions & Comments**

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

- Which lots are considered corner lots?
- Will the Moore Road median be extended to the west and landscaped?
- What is the timeline for widening Moore Road?
- Will median breaks be provided?
- A resident stated that the existing median on Moore Road needs to be fixed
- A resident stated that there are blind spots along Moore Road
- Are 2 story homes proposed on the highest points of the property?
- What are the view impacts from the south?
- Were the General Plan Amendment criteria met? How?
- How was the buffer on the west side of the property determined to be adequate during the General Plan Amendment?
- Why has the common area proposed for drainage on the northern portion of the property depicted on the original Tentative Development Plan been removed in the revised plan?
- What is the status of the walking paths to the west and north of the property?
- What is the difference between the Environmentally Sensitive Lands (ESL) Critical Resource Areas (dark green on the map) and the other open space (light green on the map)?
- What will drive the number of 2 story homes?
- How were the 2 story restrictions determined?
- How will animals move through the site when developed?
- Will storm runoff be mitigated?
- What is the change in square footage and price of homes with the larger lots proposed in the revised Tentative Development Plan?
- What is the ESL Modified Review Process?