

Neighborhood Meeting Summary
Miller Ranch Rezoning
July 28, 2014
6:00 – 7:30

1. Introductions and Welcome

Meeting Facilitator Bayer Vella, Interim Planning Manager, introduced the Oro Valley Staff Paul Keesler, DIS Director, and Roosevelt Arellano, Project Manager. Three residents and interested parties attended the meeting, including Council Members Hornat and Zinkin.

2. Staff Presentation

Roosevelt Arellano, Project Manager, provided a presentation that included:

- Rezoning process, including modified review
- Project history
- Review tools
- Public participation opportunities
- Next steps

3. Applicant Presentation

Stacey Weaks, Principal Planner, provided a presentation that included:

- History of the property
- Site Plan design
 - Lot and street layout
 - Access
 - Open space
 - Bufferyards
 - Recreation areas
- Images of proposed viewsheds

4. Public Questions and Comments

- What is secondary access?
 - Secondary access is a locked gate used by emergency vehicles only.
- Where is the main entrance and secondary access?
 - The main entrance is along La Canada Drive, and the secondary access is along Sunkist Drive.
- Will the proposed subdivision be gated?
 - Yes.
- Can the proposed subdivision be accessed from the future tech park located along the east side of the property?
 - Yes.
- What is the proposed building height?
 - 25', two-story
- Who is the water provider?
 - Town of Oro Valley
- Can the property be accessed from Sunkist Drive?
 - No, Sunkist Drive is a private easement that does not allow legal access into the proposed development.
- Neighbors would like to see Sunkist Drive improved and used as the main entrance into the proposed subdivision.

5. Next Steps

- The next steps include:
 - Formal application
 - Staff review
 - Planning and Zoning Commission Public Hearing
 - Town Council Public Hearing

Meeting dates will be posted on the Town website (www.orovalleyaz.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 Roosevelt Arellano, Planner, at (520) 229-4817 or rarellano@orovalleyaz.gov.