

Neighborhood Meeting Summary
Miller Ranch Rezoning
October 29, 2014
6:00 – 7:30

1. Introductions and Welcome

Meeting Facilitator Matt Michels, Senior Planner, introduced the Oro Valley Staff Paul Kessler, DIS Director, and Rosevelt Arellano, Project Manager. Eight residents and interested parties attended the meeting.

2. Staff Presentation

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

- Rezoning process, including zoning incentives (i.e. modified review process and reduced building setbacks)
- Project history
- Existing and future access
- Review tools
- Public participation opportunities
- Next steps

3. Applicant Presentation

Stacey Weaks, Norris Design, provided a presentation that included:

- History of the property
- New access on Sunkist Drive
- Site Plan design
 - Lot and street layout
 - Open space
 - Buffer yards
 - Recreation areas
- Images of proposed viewsheds

4. Public Questions and Comments

- One resident had a concern with access being finalized during the rezoning process and not the General Plan Amendment process.
- Can motorists access the adjacent technology park from Sunkist Drive (north)?
 - No. Only emergency vehicles can access the technology park from Sunkist Drive.
- Neighbors expressed concerns with the response time of emergency vehicles, because the proposed site plan showed one driveway entrance.
 - The applicant stated that the proposed homes are required to have a sprinkler system and the Golder Ranch Fire District is required to approve their site plan design.
- Will the Town pave Sunkist Drive if the applicant does not move forward with the proposed development?
 - No. The Town's current capital improvement program does not include paving Sunkist Drive.
- Will the Town require a bridge over the existing wash if access is proposed from Tangerine Road?
 - Yes.
- Will the proposed development create drainage problems?
 - No. The proposed development is required to meet the Town's adopted drainage provisions and therefore no future drainage problems are expected.
- Why is access on Sunkist Drive better than using the existing curb cuts along La Canada Drive?
 - The applicant stated that access through the existing curb cuts created conflicts with their approved plans for the adjacent technology park.
- Where are the proposed utility lines?
 - The applicant responded as follows:
 - Sewer: South property line
 - Water: North property line from La Canada Drive
 - Electric: To be determined by Tucson Electric Power
 - Gas: East property line

- Will the applicant remove the existing overhead power lines located along the west property line?
 - The applicant stated that the existing power lines are proposed to be relocated underground with the electric company's approval.
- When will the adjacent technology park be developed?
 - The applicant stated that they do not have a timeframe for development.

5. Next Steps

- The next steps include:
 - Revised application submittal
 - 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 Rosevelt Arellano, Planner, at (520) 229-4817 or rarellano@orovalleyaz.gov.