

**Neighborhood Meeting Summary  
Rancho Vistoso Neighborhood 5 Parcel F  
Proposed Subdivision (Conceptual Site Plan)  
April 6, 2015  
6:00 – 7:30 PM  
Town of Oro Valley Town Council Chambers**

**1. Introductions and Welcome**

Meeting Facilitator Rosevelt Arellano, Senior Planner, introduced the Oro Valley staff Michael Spaeth, Senior Planner, as project manager. Approximately 15 residents and interested parties attended the meeting, including Vice Mayor Waters and Council member Hornat. Also in attendance was Planning and Zoning Commissioner Leedy and Conceptual Design Review Board Member Linton.

**2. Staff Presentation**

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

- Subject Property
- Applicant's request
- Existing zoning of the property, including development standards
- Review tools
- Outstanding questions from first meeting.
- Traffic impacts and submittal requirements
- 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:

- What is the anticipated building height
- What will the setback be from Rancho Vistoso Boulevard?
- What type of roof will the architecture have (pitched, flat, etc)?
- How many homes will be attached to one another?
- What will be the average home and lot size?
- How will construction traffic be handled?
- What type of vegetation will be in bufferyard?
- Why is the subdivision not further setback from Rancho Vistoso Boulevard?
- What will be the finished grade of the homes?
- What will the average home cost?

- Any idea when development will begin? Phasing?
- Do we have enough demand for the new homes?

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

Mr. Arellano 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.