

**Neighborhood Meeting Summary**  
**Southeast Corner Lambert Lane and La Cholla Blvd.**  
**Proposed Rezoning**  
**December 1, 2014**  
**6:00 – 7:30 PM**  
**Casas Adobes Baptist Church, 10801 N La Cholla Boulevard.**

**1. Introductions and Welcome**

Meeting Facilitator Chad Daines, Principal Planner, introduced the Oro Valley staff Michael Spaeth, Senior Planner, as project manager. Approximately 50 residents and interested parties attended the meeting, include Vice Mayor Waters and Councilmember Hornat and Planning and Zoning Commissioner Leedy.

**2. Staff Presentation**

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

- Overview of the 1<sup>st</sup> neighborhood meeting
- Applicant's request
- Existing zoning of the property, including development standards
- Review tools
- Environmental Constraints
- Environmentally Sensitive Lands and Conservation Subdivision Design
- 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
- Revisions from 1<sup>st</sup> neighborhood meeting
- Drainage impacts
- Traffic impacts

**4. Public Participation Exercise and Questions & Comments**

Meeting facilitator, Chad Daines, introduce the Public Participation Exercise and the goal of reaching resolution on the outstanding concerns from the 1<sup>st</sup> neighborhood meeting. Project Manager, Michael Spaeth, listed the topics still outstanding from the previous meeting, which included:

- Drainage
- Traffic

- Neighborhood Compatibility
- Building Height
- Lot configuration
- Density
- Viewsheds
- Economic Justification

Mr. Daines asked the audience if they felt any additional topics should be listed. One additional topic was included:

- Utilities

Mr. Daines asked the applicant to address each one of the topics listed. After each topic, Mr. Daines asked if there were additional questions from the audience. Following is a summary of additional questions and comments:

### Drainage

- Has anyone on the applicant's team visited the site during a major rain event?
- Why isn't more engineering provided at this point in the process?
- Is the applicant permitted to add landscaping to the Critical Resource Area?
- How long would the water take to drain from the retention/detention basins?
- How will your proposal improve downstream drainage?
- Why is the easternmost wash not identified as a protected riparian area?
- Who is responsible if the retention/detention basins are insufficient?
- Why build in the easternmost wash?
- Where will the retention/detention basins go with such small lots?
- Washes are no longer horse accessible.
- Why can't the Town not allow development in the non-protected washes?
- Why protect the on-site slopes at the expense of the on-site washes?

### Traffic

- How expansive will the Traffic Impact Analysis be?
- Did the applicant look into moving the access onto Lambert Lane?
- Access onto La Cholla will be problematic considering future road widening plans.
- How far will the proposed Lambert Lane access be from the existing park entrance on Lambert Lane?

### Neighborhood Compatibility

- Has the applicant considered other vacant property within the Town?
- Has the applicant considered using a larger zoning district?
- How are the small lots compatible with the surrounding neighborhoods?
- Larger lot sizes should be required.
- Can the buffer yards just be natural open space? No roads/basins.

### Building Height

- Can the applicant provide story poles on-site to represent proposed homes?
- Where will the 2-story homes be located? How many 2-story homes?

### Utilities

- Will the utilities be underground?

### Miscellaneous

- Why is the northeast component of the site not considered as part of this application?

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

Mr. Laws, Town of Oro Valley Permitting Manager, addressed some of the questions related to drainage impacts of the proposed development and invited attendees to further discuss area drainage issues after the meeting.

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.