

Neighborhood Meeting Summary
NE intersection of Tangerine Rd. and Rancho Vistoso Blvd.
Avilla Rancho Vistoso East
August 29, 2022, 6:00 – 8:00 pm
Town Council Chambers and Online

1. Introductions and Welcome

Meeting facilitator Milini Simms, Town of Oro Valley Principal Planner, summarized the process, purpose and structure of the meeting. The purpose of the meeting was to give participants an opportunity to ask questions and provide comments regarding the formal submittal and to see how previous concerns were addressed by the applicant. Approximately 65 residents and interested parties attended the meeting with approximately 45 in person and 15 online.

2. Staff Presentation

Hannah Oden, the project manager for the Town, provided a presentation that included:

- A brief description of the Rancho Vistoso PAD in relation to the subject parcel
- Summary of the existing and proposed zoning of the parcel including allowed uses and development standards
- Previously approved commercial site plan for the parcel
- Applicant's proposed site plan
- Overall Avilla development
- Key elements of staff's review of the application
- Previous questions and concerns raised by neighbors at the first neighborhood meeting

3. Applicant Presentation

The applicant's representative, Mr. Paul Oland of Paradigm Land Design, provided a presentation detailing the proposal. The presentation included:

- Summary of prospective renter profiles
- Overview of the site plan and architecture
- Traffic and access
- Addressing concerns over an increase in crime
- Drainage impacts
- Environmental impacts
- Neighborhood compatibility
- Viability of commercial zoning
- Impacts to nearby businesses

4. Public Questions and Comments

Ms. Simms explained how to participate in-person and online.

Following is a summary of the topics, questions and comments discussed at the meeting.

- **Traffic**
 - Safety for pedestrians
 - Coordination of traffic with Safeway shopping center
 - Commercial area is already congested
 - Traffic study done during a pandemic with lower traffic counts
 - Access should not be through an alley used as a loading zone
 - There will be more accidents with more traffic
 - Residents may park in commercial area
 - Stoplight will cause a backup
 - Woodburne re-alignment
- **Neighborhood Compatibility**
 - Proposal is not comparative to the Horizons neighborhood
 - Building height should be lowered
 - Bought property expecting commercial zoning on the property
 - Project should go somewhere already zoned for HDR uses
- **Environment**
 - Water
 - Air pollution
 - Impact to wildlife, tarantula migration
 - Water harvesting and solar should be required
- **Rental Home Proposal**
 - Management company will not maintain the community
- **Other**
 - Risk of Valley Fever with construction
 - Rezoning is not justified and is misleading

Mr. Oland and Town staff addressed the questions and comments raised by participants. Mr. Paul Keesler, Town Engineer, addressed some traffic specific questions.

Following the question and comment period, Ms. Simms provided information regarding future opportunities for public participation and next steps. The next step is a Planning and Zoning Commission public hearing tentatively scheduled for November 1, 2022.

Ms. Simms closed the meeting, thanked everyone for their attendance, and encouraged everyone to email ask@orovalleyaz.gov with any additional comments and to visit OVprojects.com for additional information.