

Neighborhood Meeting Summary
NE intersection of Tangerine Rd. and Rancho Vistoso Blvd. –
Avilla Rancho Vistoso East
November 4, 2021, 6:00 – 7:30 pm
Interactive Zoom Meeting

1. Introductions and Welcome

Meeting facilitator Hannah Oden, Town of Oro Valley Senior Planner, summarized the purpose and structure of the meeting including the mechanics of Zoom. The purpose of the meeting was to give participants an opportunity to have their questions and comments addressed directly prior to a formal submittal. Approximately 50 residents and interested parties attended the meeting.

2. Staff Presentation

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

- An overview of the meeting purpose and agenda and what the applicant is proposing
- Where the applicant is in the process and an overview of the entire process
- The location of the subject parcel
- Summary of the zoning of the parcel including allowed uses and development standards
- Summary of a previously approved commercial development plan for the property
- Applicant's proposed site plan
- Key elements of application review
- How to participate via Zoom
- Opportunities for future public participation

3. Applicant Presentation

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

- Preliminary details of development
- Other Avilla neighborhoods
- Conceptual site plan
- Traffic
- Avilla Renter Profile

4. Public Questions and Comments

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

- Traffic and congestion
- Safety
- Access to parcel is problematic, the area is often used as a loading zone for businesses
- Opposed to high density on the parcel
- The site plan does not show enough parking
- What are the benefits to the surrounding neighborhoods?
- Avilla sells properties to out of state owners, Avilla ownership model

- Bufferyards
- Who pays for infrastructure and traffic mitigation?
- Impact to property values
- Height of development
- Developer is not invested in the community
- Drainage
- Lighting
- Change of potential use
- Impacts to viewshed
- Ownership of private roads and access to the development
- Crime
- Viability of commercial property
- Approval process
- Impact on infrastructure and services

Ms. Oden explained the review process and that Town Council makes the decision whether to approve the proposal. She explained the Town is legally required to process all rezoning applications. She also addressed water supply and the process if a different development is proposed in the future. Mr. Paul Keesler, Town Engineer, provided detail regarding traffic and review of the required Traffic Impact Analysis. Mr. Oland, Paradigm Land Design, addressed traffic, neighborhood compatibility, site design, and viability of the existing zoning. Ms. Oden explained the presentations provided by Town Staff and the applicant at the meeting as well as a video recording of the meeting would be posted online on the project's webpage.

Following the question and comment period, Ms. Oden provided information regarding future opportunities for public participation and next steps.

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