

Neighborhood Meeting Summary
NW intersection of Tangerine Rd. and Rancho Vistoso Blvd.
Avilla Rancho Vistoso East
December 2, 2021, 6:00 – 8:00 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 98 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
- Applicant's proposed site plan
- Key elements of staff's review of the application
- 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 the 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**
 - Traffic congestion and circulation, particularly traffic backup on Woodburne Ave.
 - Concern over Woodburne Ave. access
 - Safety
 - Vehicular access to Tangerine Rd.
 - Traffic includes nearby elementary school

- With the new developments nearby, residents have not experienced the full impact of the growth/new homes yet, including traffic.
- Where will the traffic light be located?
- Access for Avilla project across Rancho Vistoso Blvd. is also a concern
- Would like rubberized asphalt on roads to reduce noise
- **Neighborhood Compatibility**
 - Renters will not be invested in the community
 - Too many renters for proposed area
 - Noise
 - What will the impact be to nearby property values?
 - How will the quality of the development be maintained?
 - Proposal would reduce opportunity for dining and shopping
 - How does the project benefit the community?
 - Proposal will not enhance quality of life
 - Changes have occurred since the Rancho Vistoso Planned Area Development was adopted. Is it still relevant?
- **Environment**
 - Water
 - Drainage
 - Air pollution
 - Impact to wildlife
- **Rental Home Proposal**
 - Do background checks on renters work?
 - Rental rates
 - Vacancy rates
 - How far are proposed homes from the property lines?
 - Supports the project and would live there
- **Other**
 - Need for a developer representative to attend the meetings
 - Why not develop under permitted zoning?
 - What does Golder Ranch Fire think of the proposal?
 - What happens if the rezoning is approved and another use is proposed on the parcel?
 - NextMetro business model and who owns them?

Mr. Oland and Town staff addressed the questions and comments raised by participants. 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 ask@orovalleyaz.gov with any additional comments and to visit OVprojects.com for additional information.