



Neighborhood Meeting
NE Intersection Lambert Ln & La Cholla Blvd Development Plan
Town Hall and online
March 3, 2025
6:00pm

Introductions and Welcome

Meeting facilitator Kyle Packer, Senior Planner introduced the agenda for the meeting and public participation process. Approximately 30 residents and interested parties attended in person or online.

Town Presentation

Kyle Packer, Senior Planner provided a presentation that included:

- Location, Development Plans, Property Background, Key Takeaways, Zoning, and Review

Applicant Presentation

Paul Oland of Paradigm Land Design, representing the private property owner provided a presentation that included:

- Master Development Plan Proposal

Questions and comments

A list of questions and comments are provided below. The applicant's and/or staff responses to the questions and comments are available in the meeting recording here: <https://orovalleyaz.new.swagit.com/videos/336374>

Conclusion and Next Steps:

The applicant's representative, Paul Oland of Paradigm Land Design, provided more detail and answered questions related to the proposal. Town staff answered questions about the Town's process and requirements. Kyle Packer closed the meeting, thanked everyone for their attendance and encouraged participants to contact Jessica Hynd at ask@orovalleyaz.gov with any additional comments, questions, or concerns and visit OVprojects.com for updated project information and opportunities to stay involved. It was determined a second neighborhood meeting will be scheduled after a formal submittal.

Questions (See recording for responses. Link provided above)	Comments or concerns				Compromises / Design Solutions to mitigate concerns	
	Traffic	Land Uses	Buffer-yds	Lot Configuration		
<div>1. Lots 1 & 41 need to have a better buffer to existing homes to the north or should be relocated.</div> <div>2. Single-story limitation for homes nearest existing homes.</div> <div>3. Limited to 71 lots to minimize impacts on area.</div> <div>4. Road is actually helpful as a buffer.</div> <div>5. Protest against development of property</div> <div>6. Traffic is already unteneable</div> <div>7. Crime will be increased</div> <div>8. Light pollution</div> <div>9. Water pressure is already an issue</div> <div>10. Where will the wildlife go?</div> <div>11. Is there anything we can do at this point to change your design?</div> <div>12. Property doesn't seem to be big enough to have a sufficient buffer.</div> <div>13. Concern about this being the first commercial property along La Cholla.</div> <div>14. Prefer the apartments to be along Lambert rather than La Cholla.</div> <div>15. What is the Town's limits on grading hillsides?</div> <div>16. Do you have a certified hydrologist on your team?</div> <div>17. What is the plan for handleing additional traffic.</div> <div>18. What is the current level of the area's water table? Will this development cause water prices to increase? Does this get evaluated over 5 years?</div> <div>19. What safeguards do you take to address "critters" being displaced?</div> <div>20. Do you plan to add fill to lots along the north?</div> <div>21. Courtesy vent cleaning following construction?</div> <div>22. Larger natural bufferyard would be appreciated.</div> <div>23. Can DR Horton invest in our local schools. Will a DR Horton rep be here next meeting?</div> <div>24. What happens to the wildlife?</div> <div>25. We need more desert colors and less gray's and blacks?</div> <div>26. Is there a bufferyard/wall along the northern/eastern property lines?</div> <div>27. Do you have a construction timeline?</div> <div>28. Is there another property already approved on the SEC of La Cholla/Lambert?</div> <div>29. Are there plans to widen Lambert Lane?</div> <div>30. As many single-story homes as possible.</div> <div>31. Consider accessing "middle" portion of SFR's through townhome development using Lamber access</div> <div>32. Townhomes are intended for urban centers</div> <div>33. Hate to see a 2-story home across from La Quinta</div> <div>34. Are these townhomes for rent or purchase.</div> <div>35. Bufferyard adjacent to La Quinta?</div> <div>36. Is there a buffer from the common area as well?</div> <div>37. Will there be limitations on lighting within the commercial area?</div> <div>38. How will the Town keep people from using Canada Hills as a cut-through?</div> <div>39. What do the colored tags mean on trees on the property?</div> <div>40. What type of businesses do you envsion for commercial area?</div> <div>41. Do we know what size the SFR's will be?</div> <div>42. Any idea what the design will be for crossing the riparian areas?</div>	<div>1. Traffic is already unteneable</div> <div>2. Want to make sure traffic study accounts the 3 schools in the area. Studies have already been done for this area.</div> <div>3. What is the plan for handeling additional traffic.</div> <div>4. Are there plans to widen Lambert Lane?</div> <div>5. Consider accessing "middle" portion of SFR's through townhome development using Lamber access</div>	<div>1. Limited to 71 lots to minimize impacts on area.</div> <div>2. Prefer the apartments to be along Lambert rather than La Cholla.</div> <div>3. Concern about this being the first commercial property along La Cholla.</div> <div>4. Is there a bufferyard/wall along the northern/eastern property lines?</div> <div>5. Townhomes are intended for urban centers</div> <div>6. Are the townhomes for rent/purchase?</div>	<div>1. Property doesn't seem to be big enough to have a sufficient buffer.</div> <div>2. Larger natural bufferyard would be appreciated.</div>	<div>1. Lots 1 & 41 need to have a better buffer to existing homes to the north or should be relocated.</div> <div>2. Do you plan to add fill to lots along the north?</div>		
	<div>Building Heights.</div>	<div>Drainage</div>	<div>Water</div>	<div>Other</div>		
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