



Town of Oro Valley

Neighborhood Meeting Summary
Proposed General Plan Amendment and Rezoning for 56-lot Subdivision east of
Rancho Vistoso Blvd and south of Moore Lp
Town Hall and online via Zoom
11000 N La Cañada Dr
October 3, 2022
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator Michael Spaeth, Principal Planner, introduced the agenda for the meeting and public participation process. Approximately 10 residents and interested parties attended in person, including Commissioner Outlaw Ryan, and another 15 attended online via Zoom, including Commissioner Posey.

Town Staff Presentation

Kyle Packer, Planner I and the Town's lead planning reviewer for this proposal, provided a presentation that included:

- Location
- Overview of the applicant's proposal
- Explanation of General Plan Amendment and Rezoning proposed
- Property history
- Factors considered during the development review process, including the General Plan and zoning standards

Applicant Presentation

Paul Oland of Paradigm Land Design representing the applicant Vistoso Partners, LLC, provided a presentation that included:

- Project overview
- Distances to existing homes
- Previous design proposals for site

Public Questions & Comments

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

- Concerns about views of Pusch Ridge from Valley Vista
- Concerns about the accuracy of the fact sheet the applicant provided
- Concerns about 2-story products being provided
- No 2-story homes exist or were offered by the developer in Valley Vista
- Proposal to move the homes along the northern boundary to the south
- Questions about construction timing
- Concerns about traffic including the existing median and right-turns into the site
- Concerns about compaction/subsidence issues at adjacent lift station

- Questions about Big Wash access road and erosion control on east side of site
- Request to rip-rap eastern edge of property
- Who is the property owner?
- What is the zoning, including minimum lot size, and density for this property?
- What is the process if another allowed use were to be sought after this is approved?
- Will open space be preserved?
- How much will these lots be elevated above the existing grade?

Conclusion

The applicant's representative, Paul Oland provided more detail and answered questions related to the proposal. Town staff, Kyle Packer and Michael Spaeth, answered questions about the Town's processes and requirements.

Mr. Spaeth 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. Following a formal submittal and staff review, a second neighborhood meeting is expected.