



Neighborhood Meeting  
South of Moore Loop and East of Rancho Vistoso Blvd  
General Plan Amendment and Rezoning  
Town Hall  
May 17, 2023  
6:00-7:30pm

Introductions and Welcome

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

Town Presentation

Kyle Packer provided a presentation that included:

- Location of the property
- Proposed site plan
- History and background of the property
- General Plan Amendment and rezoning requests
- Existing zoning standards
- Review criteria

Applicant Presentation

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

- Previous design
- Current design
- Ways in which concerns have been addressed

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:

Conclusion and Next Steps:

The applicant's representative, Paul Oland, provided more detail and answered questions related to the proposal. Town staff answered questions about the Town's process and requirements. Mr. Packer closed the meeting, thanked everyone for their attendance and encouraged participants to contact Jessica Hynd, Constituent Services Coordinator, ask@orovalleyaz.gov, with any additional comments, questions, or concerns and visit OVprojects.com for updated project information and opportunities to stay involved. The next opportunity for public input will be at the Planning and Zoning Commission hearing.

Questions		Comments or concerns			Design solutions	
		Traffic	Views		Other	
Clarification about General Plan Amendment.	Do homeowners vote on this proposal?	Is there a median in Moore Road?	Can homes on the end (closest to the existing homes in Valley Vista) be 1 story?	What is the standard lot width?	What are the "schematic basin" locations on the plan?	Applicant will remove lots 1 & 2 from proposed location
Is the land to the east to remain natural (in Big Wash)?	Why are two stories being proposed?	What will happen with the median?	Does the Town have any say to restrict the height?	Continual problem with the Valley Vista lift station	Where is the 56th lot?	
Who decides if it is 1 or 2 story? The homeowner or the developer?	What lot size would have a 2-story?		Why can't all the homes be 1-story?	Impacts to lift station from construction of this site.	What is the advantage of purchasing lot 1 & 2, facing a wall instead of removing them?	
How many sf would a 2-story home be?	How much protection will there be for noise and traffic?		Could homes backing up to Lots 1-19 (in Valley Vista) be single-story?	No 2-story homes	Why not move lot 1 across the street and lot 2 near the open space?	A builder can put a single-story on these lot sizes.
Are lots 1&2 155' away from Valley Vista?	Will there be a wall or landscaping between the homes and Valley Vista?		Lots 1 & 2 - concerns with privacy	Is the lot (22 or 23) closest to the lift station allowed to be 2-story?	2-story option is due to sf. not due to develop-ability	
Could lots 1&2 be moved along the east side of the subdivision?	Will there be any drainage issues from this development (to Valley Vista)?		Lots 1&2 is 50' above Valley Vista lots 1&2	Can lots 4-22 be single story?	Can the wall between Valley Vista and subdivision be taller than 5 feet?	
What were the results of the pole exercise? Could you see the poles from the backyards?			Can there be a stipulation that only 1-story homes be built?	2-story not compatible to area		
Are the poles still out there	Does the Town approve the builder?		What is the reason for not doing all single-story?			
What is the time frame for construction?	Is there a limit on how long you can be building the homes?					
Do we know who the builder is?	What is the price range of the homes?					
Do the engineers have to certify that the land is develop-able?	The Town and home builder need to be aware of the Valley Vista pump station issues.					