

Neighborhood Meeting Summary
NE intersection of Tangerine Rd. and Rancho Vistoso Blvd.
Avilla Rancho Vistoso East
September 22, 2022, 6:00 – 8:00 pm
Town Council Chambers and Online

1. Introductions and Welcome

Meeting facilitator Michael Spaeth, Town of Oro Valley Principal Planner, summarized the process, purpose and structure of the meeting. The purpose of the meeting was to give participants an opportunity to ask questions and provide comments regarding the formal submittal and to see how previous concerns were addressed by the applicant from the first neighborhood meeting. Approximately 65 residents and interested parties attended the meeting with approximately 30 in person and 36 online.

2. Staff Presentation

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

- A brief description of the Rancho Vistoso PAD in relation to the subject parcel
- Summary of the existing and proposed zoning of the parcel including allowed uses and development standards
- Applicant's proposed site plan
- Overall Avilla Rancho Vistoso development
- Key elements of staff's review of the application
- Questions and concerns raised by neighbors at the first neighborhood meeting

3. Applicant Presentation

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

- Summary of prospective renter profiles
- Overview of the site plan and architecture
- Traffic and access
- Addressing concerns over an increase in crime
- Drainage impacts
- Environmental impacts
- Neighborhood compatibility (noise, lights and views)
- Renter profile overview
- Community investment
- Viability of commercial zoning
- Impacts to nearby businesses
- Findings of Oro Valley Apartment Study

4. Public Questions and Comments

Mr. Spaeth explained how to participate in-person and online.

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

- **Traffic**
 - Safety for pedestrians
 - Circulation on Woodburne and Rancho Vistoso Blvd. is problematic
 - Traffic will back up onto Woodburne Ave.
 - People speed on Woodburne Ave.
 - There will be more accidents with more traffic
 - Who will pay for traffic improvements?
- **Neighborhood Compatibility**
 - Want to maintain small town feel
 - Need commercial development on the property that is compatible with the neighborhood
 - Bought property expecting commercial zoning on the property
 - Noise impacts from proposed future tenants
 - Proposal should be an age restricted community
 - Proposed density is not appropriate to the area
 - Increase in crime
 - Residents will not be invested in the community
- **Environment**
 - Drainage
- **Other**
 - Oro Valley could grow into commercial zoning for the area
 - Nearby commercial areas will not benefit from the development
 - What has the Town done to attract businesses?
 - How much does the Town expect in taxes?

Mr. Oland and Town staff addressed the questions and comments raised by participants. Mr. Paul Keesler, Town Engineer, addressed some traffic specific questions.

Following the question and comment period, Mr. Spaeth provided information regarding future opportunities for public participation and next steps. The next step is a Planning and Zoning Commission public hearing.

Mr. Spaeth 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.