



1st Neighborhood Meeting
Vistoso Highlands Proposed rezoning
Town Hall
May 15, 2023
6:00-7:30 pm

Introductions and Welcome

Meeting facilitator Michael Spaeth, Principal Planner with the Town, introduced the agenda for the meeting and public participation process. Approximately ## residents and interested parties attended in person.

Town Presentation

Michael Spaeth provided a presentation that included:

- Location of the property
- History and background of the property
- Rezoning request
- Review criteria

Applicant Presentation

Linda Morales, with the Planning Center and representing the private property owner, provided a presentation that included:

- History
- Rezoning request
- Proposed site plan

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 on OVprojects.com

Conclusion and Next Steps:

The applicant's representative, Linda Morales, provided more detail and answered questions related to the proposal. Town staff answered questions about the Town's process and requirements. Mr. Spaeth closed the meeting, thanked everyone for their attendance and encouraged participants to contact him 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. The next opportunity for public input will be at a second neighborhood meeting that will be scheduled for a future date.

Questions (see recording posted on OVprojects.com for responses)			Comments or concerns					
			Drainage / Environment	Traffic / Parking		Compatibility		Other
How will the wash/riparian area be accommodated?	Was there a traffic study done?	Will the property be age-restricted?	Wash / riparian area cannot be rezoned	Condition of Vistoso Highlands Dr.	Vistoso Highlands proposed as a 2nd entrance to Stone Canyon?	Not compatible with the neighborhood	Not for the development	Need housing for teachers and people working at the hospital
Why can't the pool and clubhouse be located on original parcel?	What about disturbance of the riparian area?	Is the unit count negotiable?	Location of wash on Pima Maps is incorrect	Traffic cutting through neighborhoods to get to Moore	Speed of cars is a concern	Impact to views facing west	Logic of rezoning with current surroundings - not compatible	Noise pollution from pool
What will the leases be like? Short term allowed?	Long or short term rentals?	Is there going to be a manager onsite?	Proposal looks fine from water / environment perspective	Turn-around for traffic - including school buses	Left-hand turns into the development - widening? turn lanes?	Area to the north is also HDR yet developed with single-family homes	Compatibility with surrounding homes	Disrespect to those that participated in preserve
How many apt. complexes are in and around Vistoso Highlands?	What type of renters are we trying to attract?	What is the going market rate for these types of apartments?	Wildlife protection measures needed	Trail head parking is not exclusive to trail users	Increase in traffic along a two-lane residential street	Proposal is out of character with the community	Use does not fit in with area	Sets bad precedent to allow rezoning of open space for clubhouse
Why do you need a rezoning now? (after agreement was made)	Who owns the land that is proposed for rezoning?	Does the Town have any obligation to preserve surrounding home values?		Reduce size of parking lot	Work with Stone Canyon on their construction traffic route	Apartments found on major thoroughfares not within residential communities	Noise pollution and traffic safety is already an issue - plan to mitigate with this development?	Told it would be an extension of the casitas
When will the developer break ground?	How long will construction take?	Are the cart paths being moved?		No in or out past Hidden Springs - bus turnarounds	Number of parking spaces per unit - enough?	Does not fit area - regardless of zoning	Smallest Amount of land per unit in comparison with nearby condos	
Is south parking lot placed on a legal easement Mr. Ruiney owns? Alternate location of easement being used also?	Should the request be approved, no access from the trail head to the apartments?	Is the amount of people factored into the pool size?		Construction traffic lines up on street to enter Stone Canyon	People coming from all over to visit conservation area - not enough parking spaces	1987 approval was before multi-million \$ homes were built in Stone Canyon	Proposal is out of character of area	
How large is the pool?	Were there public meetings about the 132 units?	What is the size of the 1 & 2 bedroom units?		Blind turns and school buses using the street	No access to trail head parking for apartments - move parking further west	Highest density north of Tangerine in OV		
What is the target price for the 1 & 2 bedroom units?	Are there requirements that some units be low-income housing?	Will traffic study be done in November? Or the summer?		Existing traffic issues with Stone Canyon - consider cyclists, school children, etc.	Traffic issues from Stone Canyon has been an ongoing compliant/ problem			
Who decided 132 units was allowed?				Concern with the amount of spaces for trail head	Walk through apartments to access trails / preserve			
				Road is used for Stone Canyon - still under construction	Safety, extensive traffic, noise concerns			