

Rancho Vistoso General Plan Amendment and PAD Amendment Public Outreach Report

a. Neighborhood Meetings

The neighborhood meeting process included one (1) informational video that was distributed through the town's website www.OVprojects.com. The video, posted on April 28th, provided information regarding the overall project and requested feedback to help understand potential concerns from relevant stakeholders.

An in-person and online meeting with surrounding property owners and relevant stakeholders was held on May 15, 2023. The meeting was held at Town Hall at 6pm.

b. Meeting Notification Methods

Oro Valley staff prepared all notification materials and sent invitations at least fifteen (15) days prior to the May 15th neighborhood meeting, including:

- A description and the location, date, and time of the meeting mailed to property owners within six-hundred feet (600') of the PAD Amendment; and
- Signs posted on and near the property that were a minimum of three feet (3') by four feet (4') in area, with five-inch (5') letters for the title.

Notice was also posted to the project's webpage at www.OVprojects.com.

A second neighborhood meeting will be conducted once the application is deemed code compliant. Notification for this meeting will follow the same procedure as the first neighborhood meeting.

c. Comment Letters and Petitions

The Planning Center received one (1) phone call inquiring whether the proposed apartments will be for sale or for rent, and if architectural renderings had been prepared yet. The Town received approximately fifteen (15) emails from citizens. Primary concerns were density, traffic, compatibility with the Vistoso Trails Nature Preserve ("the Preserve"), and compatibility of a high-density rental project within the neighborhood.

d. Summary of Neighborhood Issues and Concerns

Concerns voiced at the May 15th neighborhood meeting were organized by Oro Valley staff into four (4) categories: Drainage/Environment, Traffic/Parking, Compatibility, and Other. The following questions were asked during the neighborhood meeting:

- I. How will the wash/riparian areas be accommodated?
- II. Was there a traffic study done?
 - a. Traffic issues from construction, speeding, school buses
- III. What will leases and rental costs look like? What are the sizes of the apartments?

- a. Generally aren't thought to be compatible with the surrounding neighborhoods
- IV. Will there be age restrictions?
- V. Will there be a management office on-site
- VI. How many apartments are in Rancho Vistoso already?
- VII. What is the timeline for development?
- VIII. Are there low-income housing requirements?
- IX. How large is the pool?
- X. Does the Town have any obligation to preserve surrounding home values?
- XI. Who owns the land proposed for rezoning?

e. Agreed Upon Solutions

A detailed presentation by the applicant and staff was presented at the May 15th neighborhood meeting that provided responses to the comments and questions outlined above. The stated concerns were not related to the specifics of the site design and instead were focused on the density and multifamily land use proposed on the adjacent former clubhouse parcel. The existing high-density residential (HDR) designation of the main portion of the project (outside of the PAD Amendment parcel) has been in place since the inception of the Rancho Vistoso PAD, and the use/density is consistent with that designation. Therefore, no changes to the proposed site plan were made. Specific concerns about traffic generated by the proposed multifamily project are addressed by the traffic report submitted with this amendment request; however, many of the issues discussed at the meeting are pre-existing, such as traffic on Vistoso Highlands Drive, particularly from construction in the early morning hours. Town staff is aware of this issue and already working on potential mitigation efforts.

f. Unresolved Issues and Concerns

Several questions and comments relate to traffic along Vistoso Highlands Drive, specifically the use of the street by construction vehicles going into Stone Canyon, school bus turnarounds, and speed. These issues are existing conditions that cannot be resolved by traffic improvements from the proposed project. As stated above, staff is aware of these issues and is working on solutions.

The overall tenor of the meeting was that high-density residential is out of character with the area. Again, it was discussed that the HDR designation has been in place since the 1980s. There is also a great deal of misinformation about the Settlement Agreement and the subsequent Easement Agreement that laid the groundwork for this project and the overall establishment of the Preserve. Concern was also expressed about the size, location, and need for the proposed trailhead parking lot to the west of the project. The proposed trailhead parking area was designed in consultation with the Town and The Conservation Fund and is the mutually agreed-upon location and size.