

**MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
OCTOBER 4, 2011
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

CALL TO ORDER

Vice Chair Cox called the meeting to order at 6:01 p.m.

ROLL CALL

PRESENT: Don Cox, Vice Chair
John Buette, Commissioner
Alan Caine, Commissioner
Mark Napier, Commissioner

EXCUSED: Robert La Master, Commissioner
Robert E. Swope, Chairman

PLEDGE OF ALLEGIANCE

Vice Chair Cox led the audience in the Pledge of Allegiance.

CALL TO THE AUDIENCE

Vice Chair Cox announced that there were no blue speaker cards turned in.

COUNCIL LIAISON COMMENTS

Councilmember Hornat announced the following:

- Council voted to temporarily remove the ban on A-frame signs and relaxed the guidelines for outdoor merchandise displays
- Council would evaluate A-frame signs located in the right of way at the next Council meeting
- The Communications Department began summarizing Town Council meeting results and would be making it available to the public soon

REGULAR AGENDA

1. [Review and/or approval of the June 7, 2011, July 5, 2011, August 2, 2011, and September 6, 2011, Planning and Zoning Commission meeting minutes.](#)

MOTION: A motion was made by Commissioner Buette and seconded by Commissioner Caine to approve the June 7, 2011, July 5, 2011, August 2, 2011, and September 6, 2011, Planning and Zoning Commission meeting minutes as presented.

MOTION carried, 4-0.

2. **Public Hearing:** Amendment to the Rancho Vistoso Planned Area Development (PAD) zoning standards. The amendment is to clarify that multi-family residential uses (apartments) are permitted on Parcel 7-1, generally located at the northwest corner of Rancho Vistoso Blvd. and Tangerine Road, (OV 911-06).

For questions and additional information, please contact Chad Daines, Principal Planner, at (520) 229-4896 or cdaines@orovalleyaz.gov.

Chad Daines, Principal Planner, presented the following:

- Applicant Request
- Location Map
- Rancho Vistoso PAD Land Use
- Background
- Key General Plan Policies
- New PAD Special Area Policy for Parcel 7-1
- Community Commercial Key Development Standards
- High Density Residential Key Development Standards
- Tangerine Road Corridor Overlay
- Neighborhood Meetings/Public Input
- Recommendation

Discussion amongst the Commission and staff ensued regarding Rancho Vistoso Planned Area Development (PAD) exemption and permitted uses.

Paul Oland, from WLB Group, representing the property owner and developer presented the following:

- Surrounding Zoning
- Conceptual Plan
- Neighborhood Meetings

Discussion took place regarding the following:

- Tangerine Road access
- Woodburne Avenue access
- Emergency access

- Town's role in the Arizona Department of Transportation (ADOT) application process

Vice Chair Cox opened the public hearing.

The following Oro Valley residents voiced their concerns:

Brenda Kenfield: Extra traffic on Woodburne Ave., impact on the views and future risk that the apartments could degenerate to a lower quality.

Marjorie L. Moody: Did not receive any notice and inquired as to when the neighborhood meetings were held and who were invited.

Donald Bristow: Stated that C1 district applies to a central business district which they do not have, so they have decided the Town Center is good enough and there will be no more Town Center when they get done.

Shirl Lamonna: High number of apartment complexes in Oro Valley which conflicts with the Oro Valley General Plan and the Rancho Vistoso Planned Area Development (PAD). Ms. Lamonna requested that the decision be delayed so that a special meeting could be held that involves input from the entire Rancho Vistoso community.

Judy Killian: Concurred with the previous speakers.

Bill Newman: Said the issue is whether or not the parcel's intended use complies with C1 designation and permitted uses. None of the 20 permitted uses say anything about multi-family housing. It is geared for retail and service establishments and multi-family housing does not fall under that category.

David Yob: Concurred with Mr. Newman.

Michael Carlier: Concerned about Oro Valley's economic sustainability. The economic driver is Innovation Park, employment, Bio-tech firms and thriving commercial businesses. Sites are available for quality multi-family housing and every parcel up and down Vistoso Boulevard was zoned in the PAD for multi-family. We have a thriving employment center and need to have and maintain a diversity of housing.

Robin Davis: Residents north of the development are opposed and she would not have bought her home if this was going to happen and will most likely move if it passes.

Linda Price: Fears that crime will increase and the sense of security will be lost because the Town will not be able to control who lives in the apartments.

Geri Ottobomi: Believes the developers have been trying to push these apartments on Oro Valley residents since 2004. She noted that crime has increased around current apartment complexes and school classrooms have reached their capacity. The developers are making presentations of elite quality upscale apartments but down the road they won't be quality upscale apartments. She also stated that residents did not move to Oro Valley for an apartment community.

Lorraine Buck: Requested that the decision be delayed until the Commission would know more about the ingress and egress on Tangerine Road. Ms. Buck stated that Rancho Vistoso Blvd. and Woodburne Ave. would require a redesign to accommodate traffic levels.

Robin Lenaker: Inquired as to whose idea it was to bring apartments here. Mr. Lenaker said he would like the staff to think about the short and long term benefits.

Carolyn Rashti: Stated she was not notified of the meetings and concerned about the traffic congestion. Ms. Rashti noted that if the concern is for the employees on Innovation Park then the apartments should be placed on Innovation Park.

Jim Markus: Concerned about the safety of the community since crime has increased and is centered on apartments or Wal-Mart. Mr. Markus said "Apartments are not what we want in Oro Valley."

George Millen: Bought his home in the area because there are no apartments. Also concerned about vacancy rates and that a majority of residents were not notified of the meetings.

Bill Adler: Stated that the use of the word "may" is both intended and appropriate because it calls for a judgment on a project by project basis and each project requires its own determination.

Jeri Mott: Lives west of Woodburne Ave. and did not receive any notification. View obstruction and excess traffic were additional concerns.

Marjorie Sovey: Concerned about the views and natural habitat along with the potential access from Woodburne Ave. She does not see the justification for it because there was no need for additional housing.

Vice Chair Cox closed the public hearing.

David Williams, Planning Division Manager, addressed the following concerns:

1. Noticing area requirement

2. Rancho Vistoso's Town Center
3. Crime statistics
4. Scenario if the project is denied
5. School capacity
6. Woodburne Avenue access
7. Property owners were the requestors
8. Occupancy and vacancy rates
9. No formal interpretation made

Discussion ensued amongst the Commission.

MOTION: A motion was made by Commissioner Buette and seconded by Commissioner Napier to recommend the approval OV911-06, of a Planned Area Development (PAD) Amendment to add a special area policy relative to Rancho Vistoso Parcel 7-I.

Vice Chair Cox made a friendly amendment. After discussion, the amendment was accepted by Commissioner's Buette and Napier.

MOTION: A motion was made by Commissioner Buette and seconded by Commissioner Napier to recommend the approval of OV911-06 with the conditions stated in Attachment 9 and the additional condition that it only be approved if in fact access from Tangerine Road is granted by the Arizona Department of Transportation (ADOT).

Rancho Vistoso Parcel 7-I PAD Text Amendment OV911-006

Attachment 9 – Conditions of Approval

If approved, then the following conditions should be attached:

1. A full Traffic Impact Analysis (TIA) prepared by an Arizona registrant shall be required for this project. A preliminary TIA is required to be submitted with the Conceptual Design package. A final version of the TIA will be required with the Final Design package. This development shall be responsible to design and pay for any improvements to Woodburne Avenue and Rancho Vistoso Boulevard as determined by the TIA.
2. If access to Woodburne is planned, the TIA shall address all potential impacts to Woodburne Avenue resulting from the project's generated traffic. Particular attention needs to focus on the Woodburne Avenue and Rancho Vistoso Boulevard intersection as it relates to level of service, traffic signal needs, and associated geometric requirements. If it is determined that a traffic signal is warranted, the applicant is encouraged to contact Safeway representatives regarding cost sharing opportunities

for associated improvements that will benefit each development.

3. If access is provided onto Woodburne Avenue, a re-alignment of the road will be required at the Rancho Vistoso Boulevard intersection. The realignment will require the roadway to shift south to allow the vacant commercial property north of Safeway and existing Safeway commercial center to have access to the signalized intersection.

This development shall be responsible to design and pay for any improvements associated with the realignment of the intersection.

4. Provide an accessible route from the project boundary to the Rancho Vistoso Boulevard sidewalk.

MOTION carried, 3-1 with Commissioner Caine opposed.

Commissioner Caine agreed with the original motion and recommended approval but believed that the additional condition to require access to Tangerine Road exclusively was too restrictive therefore; he could not support the amended motion.

3. Planning Division Manager Update (Informational Only)

David Williams gave updates on the following:

- LA Fitness project
- Fry's Gas Station
- Upcoming neighborhood meetings

4. Future Agenda Items

Commissioner Buette requested that staff consider studying RS and R6 zoned properties.

Vice Chair Cox requested a discussion on notice requirements be on a future agenda.

ADJOURNMENT

MOTION: A motion was made by Vice Chair Cox to adjourn the meeting at 8:16 p.m.

MOTION carried, 4-0.

Prepared by:

Roseanne Flores
Recording Secretary

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular session of the Town of Oro Valley Planning and Zoning Commission of Oro Valley, Arizona held on the 4th day of October, 2011. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4th day of January, 2012.