

**MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
SPECIAL SESSION
November 15, 2011
ORO VALLEY CHURCH OF THE NAZARENE
500 W. CALLE CONCORDIA**

CALL TO ORDER AT OR AFTER 6:00 P.M.

Chairman Swope called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Robert E. Swope, Chairman
Don Cox, Vice Chair
John Buette, Commissioner
D. Alan Caine, Commissioner
Robert LaMaster, Commissioner
Mark Napier, Commissioner

PLEDGE OF ALLEGIANCE

Chairman Swope led the audience in the Pledge of Allegiance.

CALL TO THE AUDIENCE (Non Agenda Items Only)

COUNCIL LIAISON COMMENTS

There were no Council Liaison comments.

REGULAR AGENDA

~~**1. Multi-Family Residential Overview by Town staff related to multi-family residential uses.~~

2. Public Hearing: Amendment to the Oro Valley General Plan for a parcel located at the northeast corner of Rancho Vistoso Blvd and Vistoso Commerce Loop.

Sam Beznos, of Beztak Companies, reviewed the following:

- Site Plan
- Elevations
- Concerns regarding Blocked Views
- Concerns regarding Reduction in Home Values
- Increase in Crime

- Benefits to Oro Valley
- Issues of General Plan Amendment Qualifications
- Market Demand for Apartments

Sarah Oglesby, of Beztak Companies, presented year-to-date revenue figures for the following corporations:

- Honeywell: \$190,000
- Freeport MacMoran: \$102,000
- U.S. Border Patrol: \$63,000
- Northwest Medical Center: \$22,500
- Department of Homeland Security: \$47,000

Ms. Oglesby said it did not include the additional \$30,000 to \$50,000 they expect to receive from these companies next month, and the numbers represent over 10% of the annual rents they charge on this entire project in any given year.

Rodger Ford, property owner, presented the following:

- Timing is everything
- Residences at Innovation Park
- What is an apartment
- Letter from Ventana - Roche
- Incubator Space
- Site Plan

Matt Michels, Oro Valley (OV) Senior Planner, presented the following:

- November 1 Hearing Resident Concerns
- Factors For
- Factors Against
- Recommendation

Mr. Michels addressed the following concerns made by the Commission:

- High density sites
- Campus Park Industrial land
- High end housing

David Williams, OV Planning Division Manager, commented that the site is a prime commercial office park site and is important to the Town as an employment site rather than a multi-family site.

Chairman Swope opened the public hearing.

Michael Budka, OV resident, originally opposed, but said if Beztak can develop and

cater the high end then it will be a better use for that piece of land.

Sandra Hoy-Johnson, OV resident, opposed the development and was concerned with view impacts. She asked that the neighborhood be left as is and for the property owner to ask the residents what they would like developed there.

Brenda Ryan, OV resident, concerned with the impact and devaluation to their homes due to traffic issues, water issues, air pollution, increased crime and pedestrian activity.

Mike Sandall, non-resident, addressed the demand for apartments.

Michelle Saxer, OV resident, questioned the need for apartments and addressed the economic downturn and vacancy rates in metropolitan Tucson.

Chairman Swope closed the public hearing.

MOTION: A motion was made by Commissioner Caine and seconded by Commissioner Buette to recommend approval of the request for a Major Amendment to the Oro Valley General Plan for a 15 acre parcel located at the northeast corner of Rancho Vistoso Blvd. and Vistoso Commerce Loop from Commerce Office Park (COP) to High Density Residential.

Vice Chair Cox said he did not have any doubt that there is a need for Class A apartment complex as in Oro Valley. The General Plan is not a document sketched in stone but has to live and breathe with the community and therefore, he could not support the motion.

Commissioner Napier said there is undeveloped high density residential property in Oro Valley, the neighbors have been heard and they need to realize that it is zoned for commercial office campus. He said he could not support this type of development on that parcel.

Commissioner La Master agreed with Vice Chair Cox and Commissioner Napier.

Commissioner Caine said there are pros and cons for both sides, but believes the proposed development will be far better for the neighbors than what was previously proposed as a commercial development.

Chairman Swope said the Town's long term goal of economic development is more important than the applicant's short term goals. We need to look at other opportunities elsewhere in the community for high density residential that would be more appropriate than this location.

MOTION failed, 2-4 with Chairman Swope, Vice Chair Cox, Commissioner LaMaster, and Commissioner Napier opposed.

MOTION: A motion was made by Vice Chair Cox and seconded by Commissioner Napier to recommend denial of the request for approval of amendment to the Oro Valley General Plan for a parcel located at the northeast corner of Rancho Vistoso Blvd. and Vistoso Commerce Loop.

MOTION carried, 4-2 with Commissioner Buette and Commissioner Caine opposed.

3. Public Hearing: Amendment to the Oro Valley General Plan for a parcel located near the northeast corner of Linda Vista Blvd and Oracle Road.

Mike Grasinger, from the Planning Center, presented the following:

- This is the right place for this use
- Meets all the policies of the General Plan
- Mixed use
- Site plan
- Wall will be provided along the rear property line
- Currently zoned commercial

Ross Rulney, property owner, responded to statements that were made in the November 13, 2011, Arizona Daily Star. Mr. Rulney reviewed Mr. Grasinger's comments and stated that all concerns and decisions would be mitigated through the development approval process.

Matt Michels, Oro Valley (OV) Senior Planner, presented the following:

- November 1, 2011, hearing resident concerns
- Factors for
- Factors against
- Recommendation

Chairman Swope opened the public hearing.

Darcy Shaw, OV resident, declined to speak.

Roy Eberbach, OV resident, requested that the Commission table the item until matters between the developer and the City of Tucson are resolved.

Scott Bonar, OV resident, said he moved to Oro Valley because he loves Pusch Ridge and hiking and wilderness opportunities. He said the ridge is the jewel of Oro Valley and would like the Commission to recognize the economic value of what the region has to offer.

William Shaw, OV resident, said the General Plan is a covenant of this community. Mr. Shaw said he along with others worked hard on the vision of this community and we

should not concede unless we have amendments that meet certain criteria.

George Coutts, OV resident, declined to speak.

Chairman Swope closed the public hearing.

MOTION: A motion was made by Commissioner Caine and seconded by Vice Chair Cox to recommend approval to the request for a General Plan Amendment for 13 acres located at the northeast corner of Linda Vista Blvd and Oracle Road, from neighborhood commercial office to High Density Residential.

Vice Chair Cox made a friendly amendment that the property be zoned with a PAD be added to the motion and Commissioner Caine accepted.

MOTION: A motion was made by Vice Chair Cox and seconded by Commissioner Caine to recommend approval to the request for approval of a General Plan Amendment for 13 acres located at the northeast corner of Linda Vista Blvd and Oracle Road, from neighborhood commercial office to High Density Residential with the stipulation that the developer rezones with a Planned Area Development (PAD) process.

MOTION carried, 6-0.

4. [Public Hearing: Amendment to the Oro Valley General Plan for a parcel located 1/4 mile south of Tangerine Road on the west side of La Cholla Blvd.](#)

Ron Asta, CPE Consultants, presented the following:

- Site Analysis
- General Plan
- Preliminary Site Plan

Commissioner Cox asked when development of the property is scheduled and why he felt it would be successful. Mr. Asta responded that the current custom home market in Oro Valley is soft, but there are high end production housing market projects being constructed on medium density residential properties.

Chad Daines, OV Principal Planner, presented the following:

- Proposed GP Amendment
- Factors for
- Factors against
- Recommendation

Chairman Swope opened the public hearing.

Mike Carlier, OV resident, said the 40 acres north of Oro Valley owned by the

State complicates matters. Mr. Carlier said the concept on the original General Plan to have a 60 acre mixed use development is challenged due to the hydrology, riparian areas and setbacks. Mr. Carlier said he is in support of balance within the community, maintaining the success of our commercial centers and employment base. This project is manageable for a builder and people do want to live in our community.

Chairman Swope closed the public hearing.

MOTION: A motion was made by Commissioner Napier and seconded by Commissioner La Master to recommend approval of the request for approval the General Plan amendment for a 19.45 acre parcel located 1/4 mile south of Tangerine Road on the west side of La Cholla Blvd. from Neighborhood Commercial Office to Medium Density Residential.

MOTION carried, 6-0.

5. [Public Hearing: Amendment to the Oro Valley General Plan to expand the Planning Area Boundary west to Thornydale Road and south to Orange Grove Road.](#)

Mr. Daines, presented the following:

- Application description
- Existing General Plan Municipal Planning Area
- Proposed Municipal Planning Area
- Purpose/Intent of General Plan Amendment
- Purpose and Intent of GPA - State Land Section
- Undesignated Area Designation
- Recommendation

Mr. Daines briefly outlined the annexation process.

Chairman Swope opened the public hearing.

Maria Conti, non-resident, said the promises made to the residents by the developers in the past were not kept. Ms. Conti said the Town's web site states that the General Plan is a community roadmap for the future and based on that, it is not a matter of if you plan to annex us, but when.

Charles M. Tipton, non-resident, said he did not believe the plan to improve the quality of life and believed it to be more driven by revenue. Mr. Tipton said it is not democratic for the Commission to be able to change his quality of life and has no desire to be a resident of Oro Valley.

Joyce Rice, non-resident, said she respects the Town, but was shocked with the intent of Oro Valley and had no notification of any of the neighborhood meetings. Ms. Rice

asked why the change from Ina Road to Orange Grove Road. Ms. Rice said it is not an attractive proposal and that it is revenue driven.

Kevin Burke, OV Interim Assistant Development and Infrastructure Services Director, stated that the Town of Oro Valley is a vibrant part of the greater Tucson metropolitan area. Mr. Burke said the Town would be taking a more active roll in planning for that region and does not believe this to be a significant change. Mr. Burke said it is not an annexation; it is changing a line on the map by one mile on the planning boundary.

Chairman Swope closed the public hearing.

MOTION: A motion was made by Commissioner Buette and seconded by Commissioner La Master to recommend approval for the request to amend the Oro Valley General Plan to expand the Planning Area Boundary west to Thornydale Road and south to Orange Grove Road encompassing approximately 11 square miles and assign this area an Undesignated area designation.

MOTION carried, 6-0.

6. [Planning Division Manager Update \(Informational Only\)](#)

Mr. Williams gave updates on the following:

- Town Centre PAD Amendment
- Community Academy
- Dunkin Donuts
- 11/16/11, Town Council: Parcel 7-I, Rancho Vistoso

7. [Future Agenda Items](#)

Mr. Williams announced the following:

- Rancho De Plata Rezoning
- Yard Sale Sign Code Amendment
- Amendment to the General Plan Process

[ADJOURNMENT](#)

MOTION: A motion was made by Vice Chair Cox and seconded by Commissioner La Master to adjourn the meeting at 9:12 p.m.

MOTION carried, 6-0.

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 15 day of November, 2011. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2011.