

**MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR SESSION
NOVEMBER 1, 2011
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

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

Chairman Swope called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Chairman Swope led the audience in the Pledge of Allegiance.

ROLL CALL

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

EXCUSED: Robert La Master, Commissioner

ALSO PRESENT: Councilmember Hornat
Councilmember Solomon

CALL TO THE AUDIENCE (Non Agenda Items Only) - At this time, any member of the public is allowed to address the Commission on any issue not listed on today's agenda. Pursuant to the Arizona Open Meeting Law, individual Commission members may ask Town staff to review the matter, ask that the matter be placed on a future agenda, or respond to criticism made by speakers. However, the Commission may not discuss or take legal action on matters raised during "Call to the Audience." In order to speak during "Call to the Audience" please specify what you wish to discuss when completing the blue speaker card.

Chairman Swope opened and closed the Call to the Audience with no speakers.

COUNCIL LIAISON COMMENTS

Chairman Swope was informed by Councilmember Hornat that there would be no Council Liaison comments.

REGULAR AGENDA

1. **Multi-Family Residential Overview.** Staff will provide a general overview and information regarding multi-family residential including housing stock, occupancy, existing zoned area, existing planned areas and other general information related to multi-family residential uses.

David Williams, Planning Division Manager, presented the following:

- Housing Types - Single Family
 - Housing Types - Multi-Family
 - Multi-Family - Existing Sites
 - Multi-Family - Zoned Sites
 - Multi-Family - Planned Sites
 - Multi-Family Summary Existing, Entitled, and Planned
 - Multi-Family Housing Percentages
 - Housing Stock and Population Projections
 - General Plan Vision
 - Notable General Plan Goals and Policies
 - Analysis
 - Comparison
2. **Public Hearing: 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 (HDR 5.1 + du/ac), OV1111-002.**

Mark Highlen, of Beztak Companies, presented the following:

- Rancho Vistoso Area CP/C-1
- HDR Sites
- Impacts on the Community
- Market Demand
- Preliminary Site Plan

Sam Beznos, of Beztak Companies, gave a brief overview.

Sarah Oglesby, of Beztak Companies, provided additional details in regards to crime statistics and employment in the area.

Vice Chair Cox requested clarification on a statement made in the applicant's materials in regards to other multi-family developments that are proposed and how that creates the demand. Mr. Beznos responded that there are number of interested parties who wish to raise their families in Oro Valley. He said Oro Valley is a growing community where there are good schools, services, and a future potential for employment.

Chairman Swope asked if a visual site analysis was completed. Mr. Beznos responded in the affirmative.

Matt Michels, Senior Planner, presented the following:

- Applicant Request
- General Plan Amendment Review & Approval Process
- Location & Context Map
- Background
- General Plan Future Land Use
- Proposed General Plan Amendment
- Commerce/Office Park (COP) General Plan Land Use
- High Density Residential (HD 5.1 + du/ac)
- General Plan Amendment Evaluation Criteria
- Neighborhood Meetings/Public Input
- Primary Issues from Neighborhood Meetings
- Factors For
- Factors Against
- Recommendation

Commissioner Caine requested staff to elaborate on the pace of development within the Innovation Commerce Campus project. Mr. Michels gave a brief summary.

David Williams, Planning Division Manager, noted that employers in the community know these cases create controversy and typically, will not get in the middle of it. Mr. Williams recommended that the Commission look at the factual information.

Chairman Swope opened the public hearing:

John Musolf - OV resident, questioned the applicant's criteria for the general plan amendment; who determined the market demand; who would absorb the cost increase due to the school overload; pollution, and the lack of utilities and sales tax.

Hector Conde - OV resident, noted there would be an increase in transportation and water usage, and the best use of the land would be for commercial development.

Rodger Ford - non resident, stated the retail business had changed drastically and that the Commission to look at what is important.

Marilyn Stoutenburg - OV resident, wanted to see the evidence in regards to the demand and questioned if there was a rental demand.

Lucia Valenzuela, OV resident, was concerned with traffic problems the project would create.

Wayne Krouse - OV resident, concerned that Oro Valley will experience the same vacancy problems as Tucson and recommended that property already zoned for multi-family to be developed.

Michelle Saxer - OV resident, stated there was no need for high density.

Jack Evert - OV resident, was concerned with the loss of the land for employment and recommended to keep that property available for further development of the bio-tech corridor.

Jayne Fabe - OV resident, stated that retail business was suffering and she was in support of apartments in the area.

Mike Sandahl - non-resident, offered statistics regarding absorption in this market place.

Bill Adler, OV resident, stated the reason a town would support a rezoning is if the application is consistent with the land use map and that is why amending the General Plan is extremely important. He said it is relevant that the applicant provide evidence that they are meeting the criteria.

Geraldine Goralski, OV resident, said her rental home has been on the market for 120 days and not one person from Ventana Medical Systems, Sanofi Aventis and Oro Valley Hospital has called to show interest. She was also concerned with crime.

Mr. Sharad - OV resident, was concerned with the impact on utilities like water usage, power lines, sewage lines and water run off.

Chairman Swope closed the public hearing.

Chairman Swope called for a recess at 8:06 p.m. Chairman Swope called the meeting to order at 8:16 p.m.

3. [Public Hearing: Amendment to the Oro Valley General Plan for a 13 acre parcel located near the northeast corner of Linda Vista Blvd and Oracle Road from Neighborhood Commercial Office \(NCO\) to High Density Residential \(HDR 5.1 + du/ac\), OV1111-003.](#)

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

- Location of Property
- General Plan Map

- Amendment Criteria
- Project Site
- Approved Development Plan
- Uses Allowed in C-1 Zone
- Project Proposal
- Concept Plan
- Revisions
- Cross-Section (North)
- Cross Section (South)
- Neighborhood Concerns
- Moving Forward

Vice Chair Cox asked if there was any discussion with Oro Valley's primary employers in regards to recruitment problems as a result of not having apartments to live in. Mr. Grasinger responded in the negative and stated they would try to contact the employers before the next public hearing.

Chairman Swope asked how their project would differ in terms of quality compared to the apartments nearby. Mr. Grasinger said it was going to be a gated project and be somewhat exclusive.

Mr. Michels presented the following:

- Applicant Request
- General Plan Amendment Review & Approval
- Location Map and Context Map
- Background
- General Plan Future Land Use
- Proposed General Plan Amendment
- Neighborhood Commercial and Office (NCO) General Plan Land Use
- General Plan Amendment Evaluation Criteria
- Neighborhood Meetings/Public Input
- Primary issues from Neighborhood Meetings
- Factors For:
- Factors Against:
- Recommendations

Chairman Swope opened the public hearing.

Dan Zespy, OV resident, read a letter written by OV resident, William H. Shaw PHD, which covered land use plans that direct growth and development in a manner that protects the scenic and ecological values in our community.

Roy Eberbach, OV resident, said the apartments were going to drag the revenue stream down and suggested that retail business and restaurants be considered.

Joseph Barr, OV resident, said he is against the proposal and that items need to be addressed and substantial answers obtained before considering the proposal.

Gil Alexander, OV resident, mentioned that the General Plan is about transition from low density with a medium density to high density, which will not exist at this location. Mr. Alexander recommended no changes be made until other existing sites are developed.

Carolyn Anderson, OV resident, said the Town needs to implement what we have and if this proposal was approved, then the Town should remove an equivalent number of units from the existing plan.

Clark Force, OV resident, spoke about the mixed use or integrated model provided in the packet. Mr. Force said the information does not apply to this situation because it pertains to an urban setting and Oro Valley is not an urban setting, it is a suburb.

Bill Adler, OV resident, said he protests the case due to the lack of adherence to the required criteria of the Zoning Code.

Commissioner Caine asked staff to respond on Mr. Adler's comments at the next public hearing.

Chairman Swope added that the Commission would like to receive a copy of the conceptual plan.

Chairman Swope called for a short recess. Chairman Swope called the meeting to order.

4. [Public Hearing: Amendment to the Oro Valley General Plan for a 13 acre parcel located 1/4 mile south of Tangerine Road on the west side of La Cholla Blvd. from Neighborhood Commercial/Office \(NC/O\) to Medium Density Residential \(MDR 2.1 - 5.0 du/ac\), OV111-001.](#)

Ron Asta, Vice President of CPE Consultants, presented the following:

- Project Site
- Site Analysis
- Current Plan
- Location Map

Chad Daines, OV Principal Planner, presented the following:

- Applicant Request

- General Plan Amendment Review and Approval Process
- Location & Context Map
- Background
- General Plan Future Land Use
- Proposed General Plan Amendment
- Neighborhood Commercial and Office (NC/O)
- Medium - Density Residential (MDR 2.1 - 5.0 du/ac)
- General Plan Amendment Evaluation Criteria
- Notable General Plan Goals and Policies
- Neighborhood Meetings/Public
- Primary issues from neighborhood Meetings
- Factors For:
- Factors Against:
- Recommendation

Chairman Swope opened the public hearing.

Martin Mimbs, OV resident, said had he known the land was zoned commercial he would not have bought his property. Mr. Mimbs said he was opposed to the way it is planned but was encouraged that it was proposed to be changed to residential. He was concerned that his property value would drop.

Chairman Swope closed the public hearing.

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, encompassing approximately 11 square miles and assign this area a "Undesignated Area" designation, OV1111-004.](#)

Mr. Daines, presented the following:

- Application Description
- General Plan Amendment Review and Approval Process
- Existing General Plan Municipal Planning Area
- Proposed Municipal Planning Area
- Purpose/Intent of General Plan Amendment
- Undesignated Area Designation
- Annexation Information (not proposed as part of this case)
- General Plan Amendment Evaluation Criteria
- Notable General Plan Goals and Policies
- Neighborhood Meeting
- Primary Issues from Neighborhood Meetings
- Recommendation

Chairman Swope opened the public hearing.

Jim Livings, a non resident, said he was speaking on behalf of three people. Mr. Livings said the first stage of annexation has to be getting an area into the General Plan and if the primary reason is for the 1 square mile of Tangerine Rd. and Thornydale Rd., why not be transparent and place that square mile into the General Plan. Mr. Livings asked that the Town leave them out of it because they do not feel they are in Oro Valley nor do they want to be a part of Oro Valley.

Chairman Swope closed the public hearing.

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

Mr. Williams updated the Commission on the following:

- Town Center Planned Area Development (PAD) amendment
- Real estate sign code amendment
- 7-I PAD amendment
- Community Academy

7. [Future Agenda Items](#)

[ADJOURNMENT](#)

MOTION: A motion was made by Commissioner Caine and seconded by Commissioner Buette to adjourn the Planning & Zoning Commission meeting at 10:02 p.m.

MOTION carried, 5-0.

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 1st day of November, 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.