

Special Meeting Notes

December 2, 2004

Civano Community School

Attendance: ~75 people

Meeting was called to order at 7:03 p.m. by Rick Hanson, Association Spokesperson.

Welcome

- Purpose of special meeting: PAD 1 amendments/next steps and Pulte/Civano/Sierra Morado draft master plan and PAD position statement
- Series of discussion meetings held re: PAD 1 amendments
- Civano Neighbors Leadership Team members introduced

Announcements

- Civano School donation forms are available from Sharlene Gillette and at the school, families can donate \$200/\$250 as an Arizona state tax credit
- T.J. Bednar Homes let the plat on Block 1 ("Civano North Ridge") lapse with the city
- Civano t-shirts, polo shirts, and sweatshirts are available through December 10. View http://www.civaneighbors.com/docs/offers/Civano_tshirts_2004.pdf and contact Stephanie Mitchell at 519.0299.

Proposed TMC Hospital for Town Center Area

- Commercial Areas Working Group chair Paul Rollins reported from a "get acquainted" meeting he, Rick Hanson, Simmons Buntin, and Civano 1 HOA Board members had with representatives of Tucson Medical Center, its consultants, and the City of Tucson about TMC's desire to build a hospital in the southern half of the town center area (Pavilions PAD), on Houghton and Drexel
- A map of the town center area was reviewed
- TMC's proposed community hospital would have 90 beds and be 3-4 story (90' maximum height, based on PAD restrictions)
- Hospital would have ER, but no trauma center
- TMC would purchase surrounding land for professional services
- Hospital would employ 400 people with high wages
- TMC is dedicated to working with the community
- CEO of El Dorado Hospital (owned by TMC) would likely be CEC of this new hospital
- "Green" hospital is planned, but no details on design yet
 - Will involve community; open to neighbor forums
- TMC will present at the January 20 Civano Neighbors general meeting, and is also seeking initial feedback/support from neighbors
 - Additional process: Get information out with articles in January Town Crier and HOA newsletter, presentation in January, Pavilions PAD zoning information for CivanoNeighbors.com, and (when appropriate) feedback form on CivanoNeighbors.com
- Comment from audience member: "Hospital is a great neighbor from my experience."

- Association Spokesperson Rick Hanson asked for overall feeling from neighbors at meeting—overall, quite positive
- Hanson mentioned he and Buntin met with Tom Warren, part of partnership that purchased land along Drexel; Warren is “eager to work with the neighborhood” and would like a Trader Joe’s, drugstore, etc., on Houghton and Drexel corners

Civano I Planned Area Development (PAD) Amendments

- Two discussion meetings were held following November 18 general meeting (both in prior week)
 - Conclusion of those meetings is that consensus is not there
- After discussion with HOA Board—which is concerned about the impact of PAD amendment changes—recommended taking five proposed amendments to an “opinion survey” or ballot to all homeowners
- City would like to see at least 70% participation (through this means) if possible, requiring over 50% of that response to include the amendment
 - Karole Aragonés (see below) did note that the City will move forward with including Block 1 and the remainder of Block 2 into the Civano 1 PAD regardless, since those areas need a more defined underlying zoning
- Formed task force, comprised of 2 Civano Neighbors leadership team members, 2 HOA Board members, 2 “directly impacted” homeowners, and 1 member of Civano Merchant’s Association
 - Role of task force is to put the survey/ballot together—create specific language of PAD amendments, create wording on for survey/ballot, get survey/ballot out the door, assimilate/report on results
 - Time frame is immediate (task force formed at meeting)
- Some concern was expressed about what the amendments are; what they should be
- Some concern was expressed about whether this was the best appropriate approach, a move to dilute the “vote;” and after discussion among Hanson and audience, it was agreed this is a good, equitable approach
- No meeting will be necessary following the survey/ballot—results will be shared and forwarded to the City

Comments from Karole Aragonés, City of Tucson Department of Urban Planning & Design

- Karole Aragonés was invited to discuss PAD amendment items, definitions of “mixed use,” and Civano documents
- There is complexity to the Civano review process, due to the number of documents:
 - Civano Master Development Plan
 - Development Agreement
 - Memorandum of Understanding (MOU)
 - Civano IMPACT System
 - City Land Use Code (LUC)
 - City Development Standards
 - Civano Neighborhood 1’s CC&Rs
- Conflicts between PAD, CC&Rs, and LUC exist
- Neighborhood Center is “mixed-use area”
 - CC&Rs conflict because they limit mixed-use to specific lots
- Aragonés’s belief is that the CC&Rs are the most restrictive
- City is discussing a requirement for Civano reviews to assure that the Civano HOA Design Review Committee (DRC) has reviewed/approved the proposal before the City will review, or some certification that the CC&Rs have been reviewed

- The developer is the DRC of record until the HOA is turned over
 - Pulte Homes, master developer, is designing a system so that each PAD area has its own design review process
- There is no requirement for the homeowner to live or work in the building for it to have a business
 - From a review perspective:
 - If the homeowner will live there and it will have a business, then it generally may go through a residential review process
 - If the homeowner will not live there and it will have a business, then it generally needs to go through the commercial review process
- City favors the ballot approach

Draft Civano Master Plan/PADs Position Statement Review/Consensus

- Pulte Working Group chair Patrick Whelan discussed Pulte's role as master developer in creating a revised Master Plan and new PADs for the Sierra Morado (Neighborhoods 2/3) and Pavilions (town center) areas
- Whelan introduced Simmons Buntin, who drafted the "Civano Neighbors Neighborhood Association Position Statement on Draft Civano Master Plan and Related Pads," provided online prior to meeting and handed out at this meeting
- Buntin went through the position statement, which includes six unresolved issues:
 - Public involvement for tentative plat submittal
 - Recreational facilities and district park in Civano
 - Neighborhood commercial placement in Sierra Morado PAD
 - Garage treatment; land use designation for single-family detached residences on streets with garages on alleys
 - Sierra Morado parks and open space water harvesting
 - Private streets with gated entries
- Each issue was discussed, additional language was added where revised/appropriate
- Unanimous consensus in favor of the revised position statement was reached at 9:05 p.m.
- Position statement will be finalized and sent by Rick Hanson, Association Spokesperson, early the week of December 6

Meeting concluded at 9:10 p.m.

Respectfully submitted,

Simmons Buntin