



2nd Neighborhood Meeting  
Proposed requests to allow a medical office and drive-thru development on the northwest corner of La Canada and Naranja  
Town Hall and online  
December 12, 2022  
6:00 - 7:30 PM

Introductions and Welcome

Meeting facilitator Kyle Packer, Planner, introduced the agenda for the meeting and public participation process. Approximately 24 residents and interested parties attended in person or online, including Mayor Winfield, Councilmembers Greene, Bohen, Jones-Ivey and Commissioners Sturmon, Outlaw-Ryan and Posey.

Town Presentation

Hannah Oden, Senior Planner provided a presentation that included:

- Location
- History and zoning
- Applicant's 4 requests
- Previous comments and concerns

Applicant Presentation

Paul Oland, Paradigm Land Design, representing the private property owner provided a presentation that included:

- The distance of the drive-thru from residences
- Noise impacts from the drive-thru
- Access and circulation for the project

Questions and comments

A list of questions and comments are provided below. The applicant's and/or staff responses to the questions and comments are available in the meeting recording here: <https://orovalleyaz.new.swagit.com/videos/191036>

Conclusion and Next Steps:

The applicant's representative, Paul Oland provided more detail and answered questions related to the proposal. Town staff, David Laws, answered questions about the Town's process and requirements. Mr. Packer closed the meeting, thanked everyone for their attendance and encouraged participants to contact Hannah Oden at [hoden@orovalleyaz.gov](mailto:hoden@orovalleyaz.gov) with any additional comments, questions, or concerns and visit [OVprojects.com](http://OVprojects.com) for updated project information and opportunities to stay involved. The next opportunity for public input will be at the Planning and Zoning Commission public hearing on January 10, 2023.

Questions (See recording for responses. Link provided above)		Comments or concerns				
		TRAFFIC		BUILDING HEIGHT	LIGHTING	OTHER
Does the design eliminate the bike lanes/ multi-use path on Naranja and La Canada?	Does La Canada have multi-use paths and sidewalks or just multi-use paths?	If exiting onto Naranja, would a vehicle need to cross through the turn lane to turn right onto La Canada?	Validity and thoroughness of traffic study	Impact to views with 28' height	How much light will be on the back of the buildings?	Concern with drive-thru element
What are the hours of operation for the coffee shop and medical offices?	Will a vehicle be able to make a left onto Naranja or right only?	Congestion at intersection	Traffic crossing through neighborhoods to turn-around	View impacts from backyard of properties to the west		Is it possible to eliminate the drive-thru and have only a coffee shop?
Is it zoned for a drive-thru?	What is the accident rate at the intersection and how will this impact traffic?	Left-turn lane on Naranja backs up with school traffic	Safety for pedestrians and cyclists on the multi-use path with the drive-thru			Will the hours of operation be restricted?
Was the traffic evaluation done at peak hours?	Please clarify if there are bicycle lanes (on the paved portion of the street) or only multi-use paths along Naranja and La Canada?					