

Office and Drive-Thru Development located at the northwest corner of La Canada and Naranja

Second Neighborhood Meeting

December 12, 2022

Meeting will start at 6pm

All Zoom participants are
currently on mute. Host will
provide directions when
meeting starts at 6pm.



Town of Oro Valley

Ground Rules for Neighborhood Meetings

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

Please contact Michael
Spaeth, Principal Planner, at
(520) 229-4812 for additional
ZOOM assistance.

1st neighborhood meeting (in person) – June 25, 2019



Formal submittal



Staff review



Informational Video – posted on [OVprojects.com](https://www.ovprojects.com) November 23, 2022



**We are
here**

2nd neighborhood meeting (in person and online) – December 12, 2022



Planning and Zoning Commission public hearing – January 10, 2023 (tentative)



Town Council public hearing – TBD

Questions?

hoden@orovalleyaz.gov

For more information

[OVprojects.com](https://www.ovprojects.com)

Please contact Michael
Spaeth, Principal Planner, at
(520) 229-4812 for additional
ZOOM assistance.



Agenda

- I. Brief overview by staff
- II. Presentation by the applicant

III. YOUR TURN!

- ▶ Noise
- ▶ Drive-thru type and feasibility
- ▶ Traffic and safety
- ▶ Building heights and views
- ▶ Lighting
- ▶ Odor
- ▶ Impact to property values

IV. Next steps





Town of Oro Valley

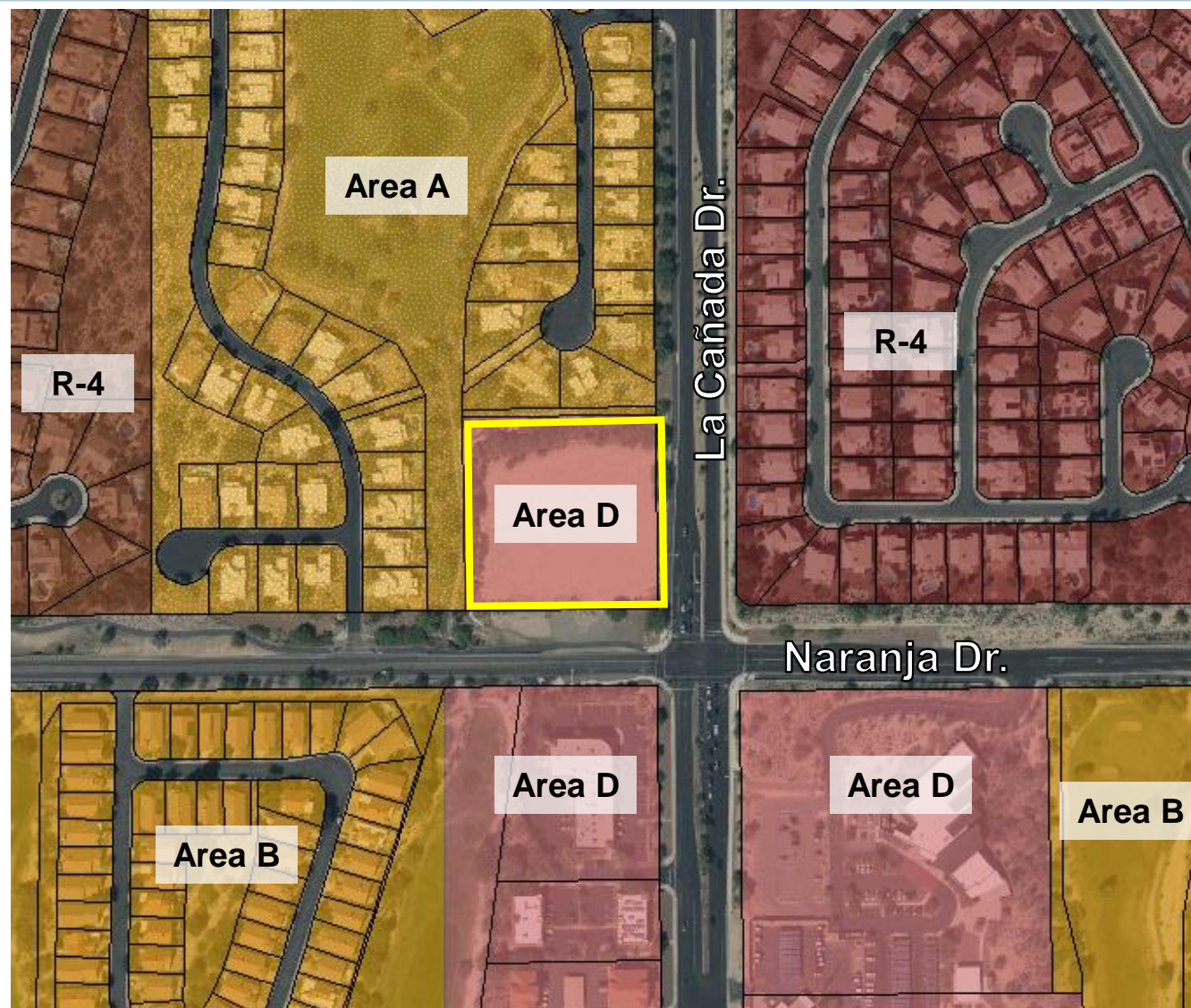
Location Map





History and Background

- ▶ 1983: Zoned Area D in the El Conquistador Planned Area Development (PAD)
 - ▶ Established commercial uses on the property
- ▶ 2006: Grading Exception Approved by Town Council
 - ▶ Included numerous conditions to limit impacts to surrounding neighbors including building height, screening, etc.

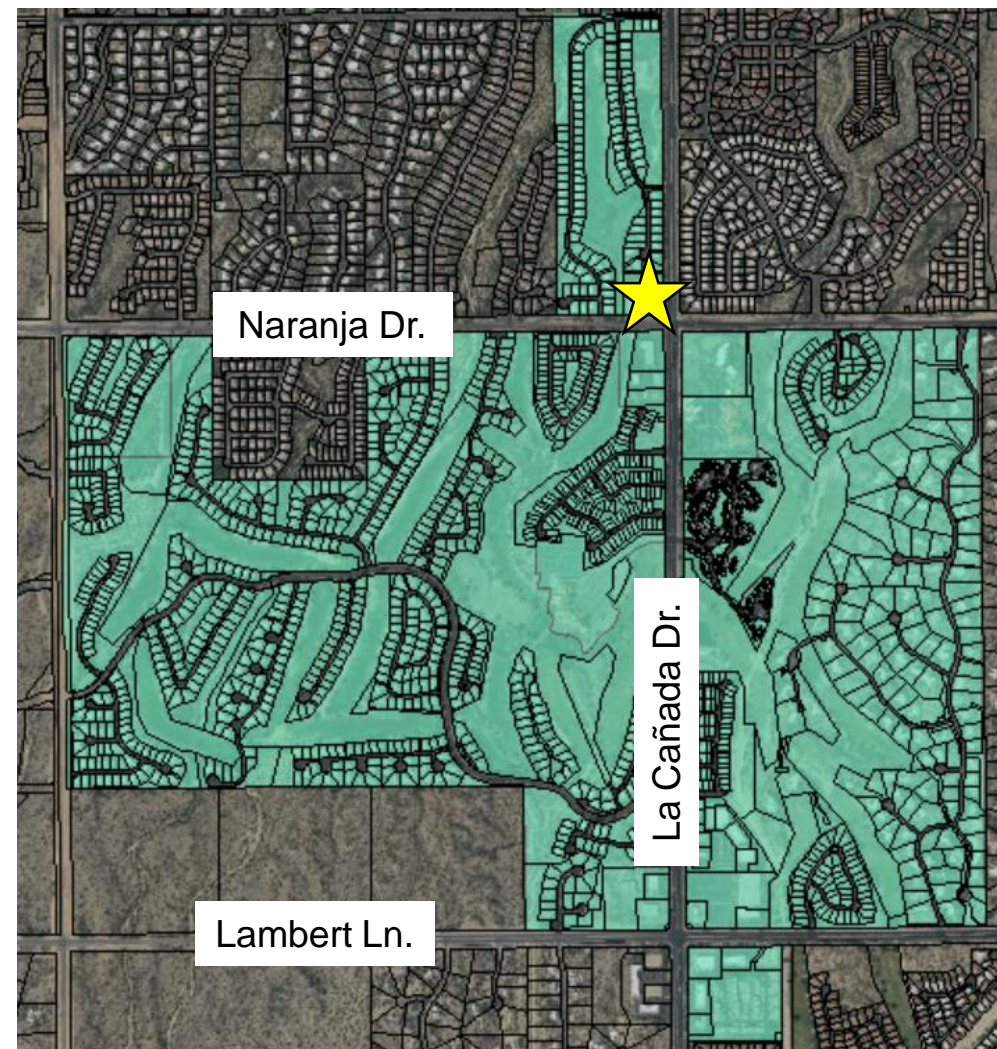




Town of Oro Valley

Existing Zoning Standards

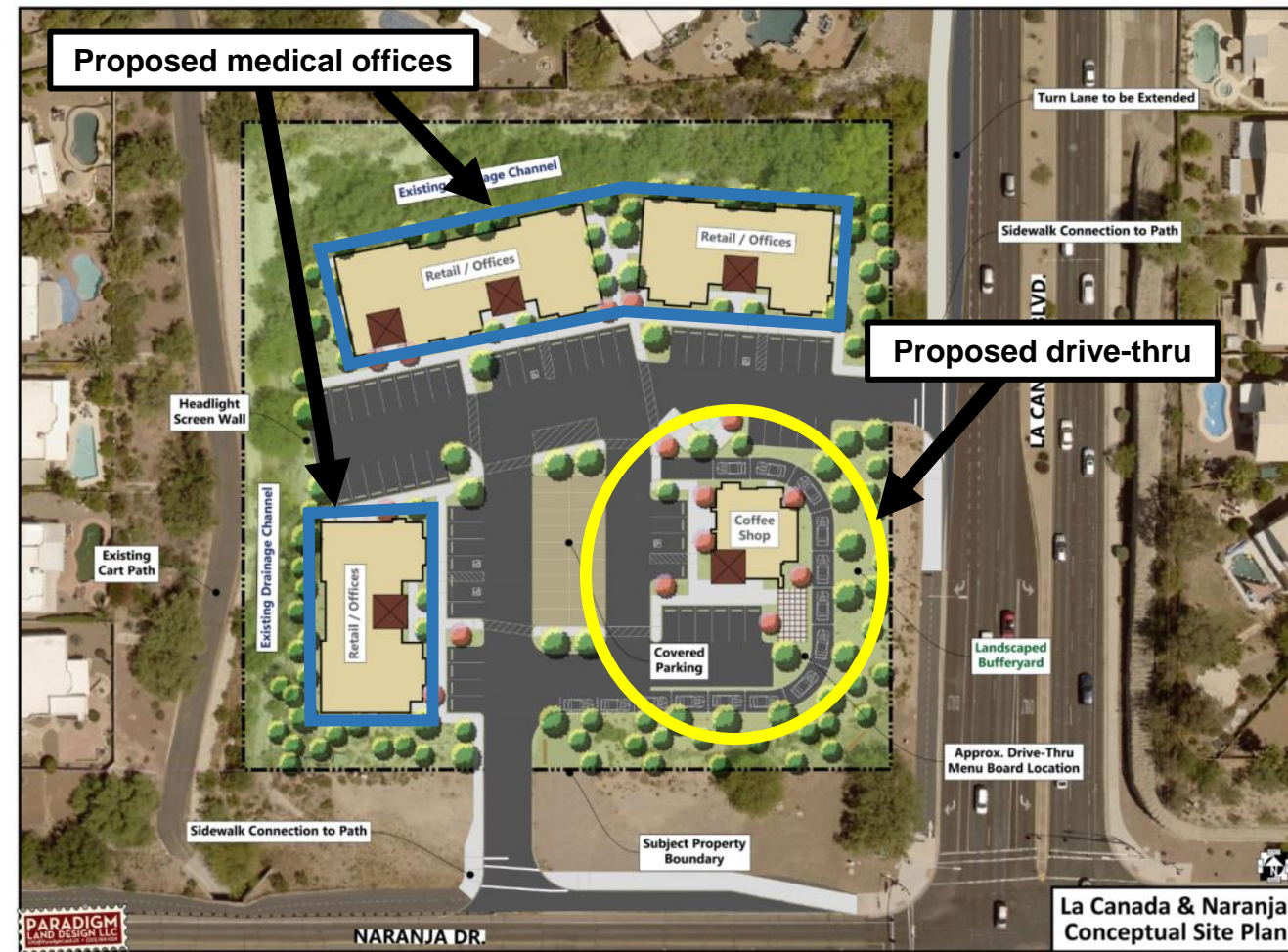
- ▶ **Building height**
 - ▶ Building height limited to 28' per 2006 grading exception condition
- ▶ **Setbacks**
 - ▶ 25 feet from residential areas
 - ▶ 20 feet from public roads
- ▶ **Bufferyards**
 - ▶ 15-foot minimum next to residential
 - ▶ 30-foot minimum next to roadways



El Conquistador Country Club PAD

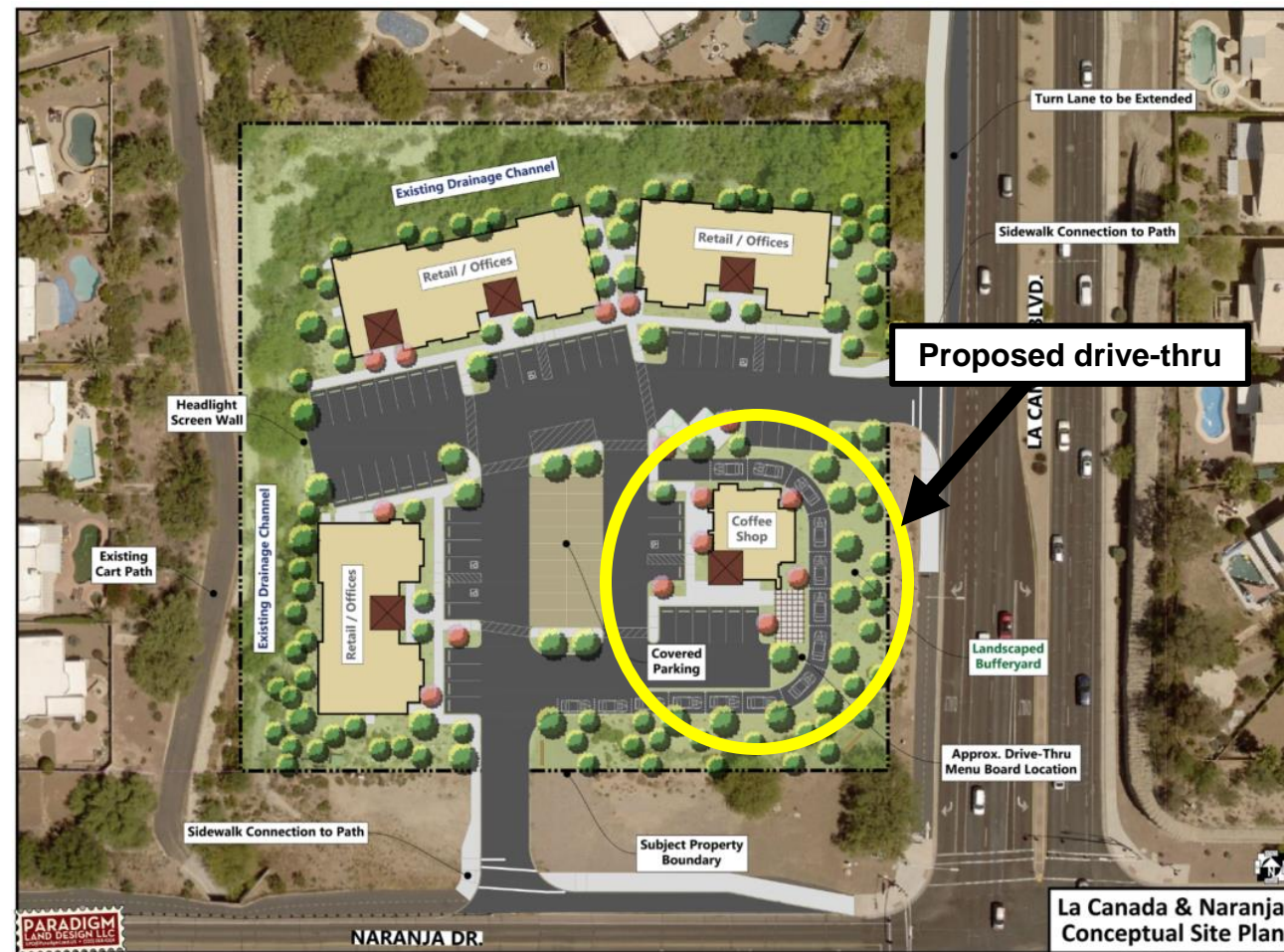
Applicant's Requests

1. Conditional Use Permit to allow a drive-thru use
2. Removal of a 2006 grading exception condition
3. Conceptual Site Plan for office and drive-thru development
4. Conceptual Architecture



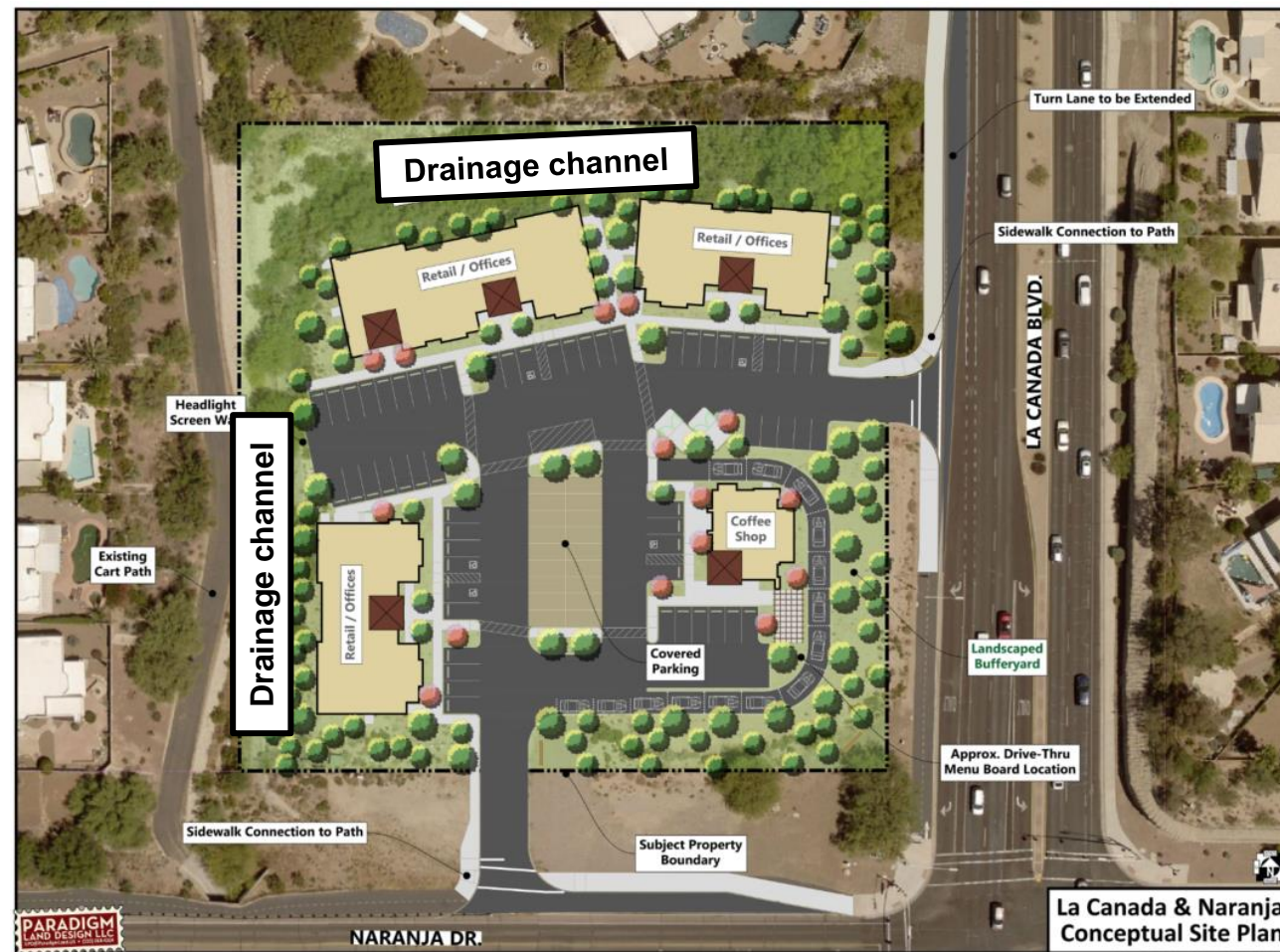
Application 1: Conditional Use Permit

- ▶ Required for drive-thru uses
- ▶ Requires approval by Town Council
- ▶ Review Criteria:
 - ▶ Public health, safety, and welfare
 - ▶ Compatibility
 - ▶ General Plan
 - ▶ Hours of operation and noise
 - ▶ Traffic and circulation
- ▶ Applicant proposing a reduction from 250-feet adjacent to residential properties
- ▶ May not be built until 50% of site is developed
- ▶ Screening required for stacking lane



Application 2: Remove a Grading Exception Condition

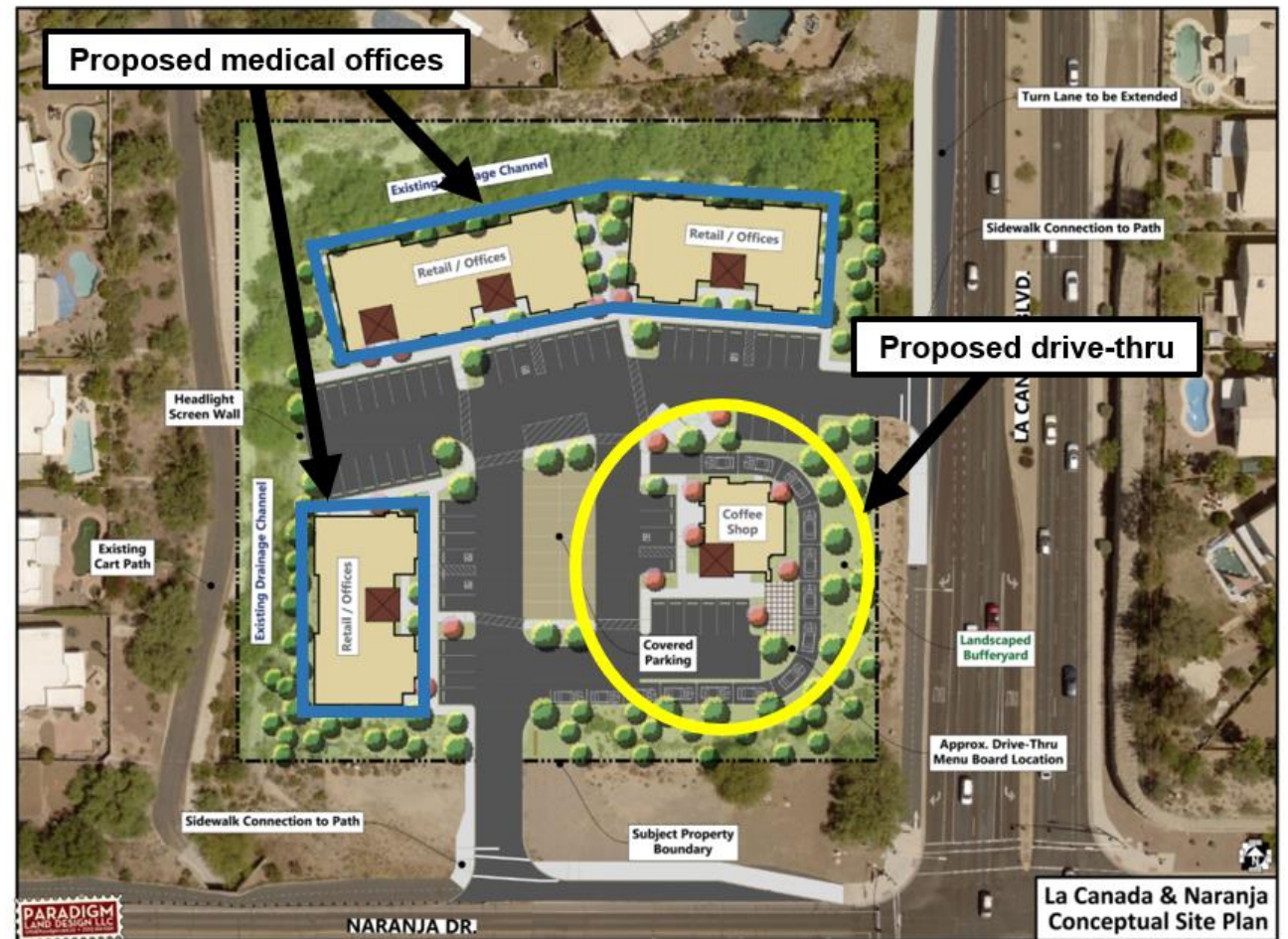
- ▶ 2006 Grading Exception required:
 - ▶ 15-foot landscape area outside of drainage channel in addition to bufferyard
 - ▶ 6-foot screen wall adjacent to residential properties
- ▶ Proposed changes:
 - ▶ Remove additional 15-foot landscape requirement
 - ▶ Site design still meets bufferyard requirement
 - ▶ Remove 6-foot screen wall requirement
 - ▶ Code still requires a 5-foot screen wall and overlapping tree canopy adjacent to residential properties



Application 3: Conceptual Site Plan



Original Site Plan



Revised Site Plan



Town of Oro Valley

Application 4: Conceptual Architecture



FRONT
BLDG #2 & 3



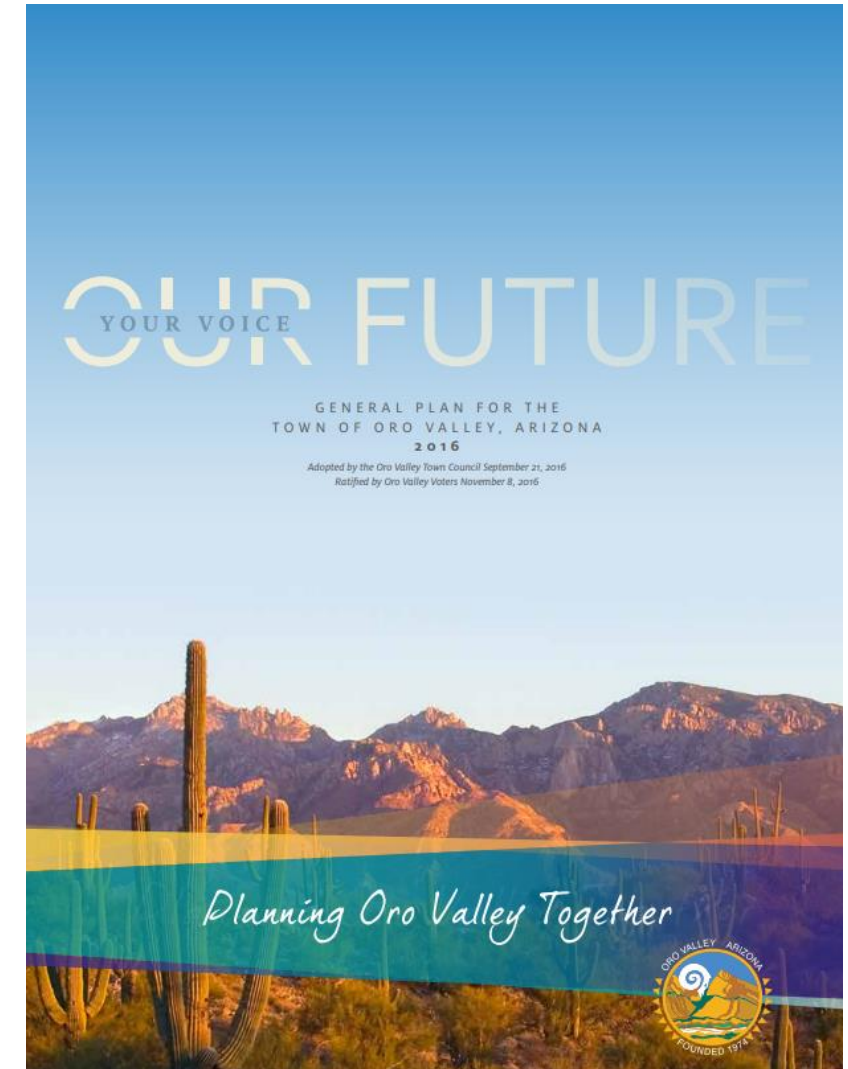
FRONT
BLDG #1



Town of Oro Valley

Review Criteria

- ▶ Conformance with the *Your Voice, Our Future* General Plan
- ▶ Compatibility with the surrounding area
- ▶ Traffic and circulation
- ▶ Conformance with Zoning Code standards
 - ▶ CUP requirements
 - ▶ Drive-thru requirements





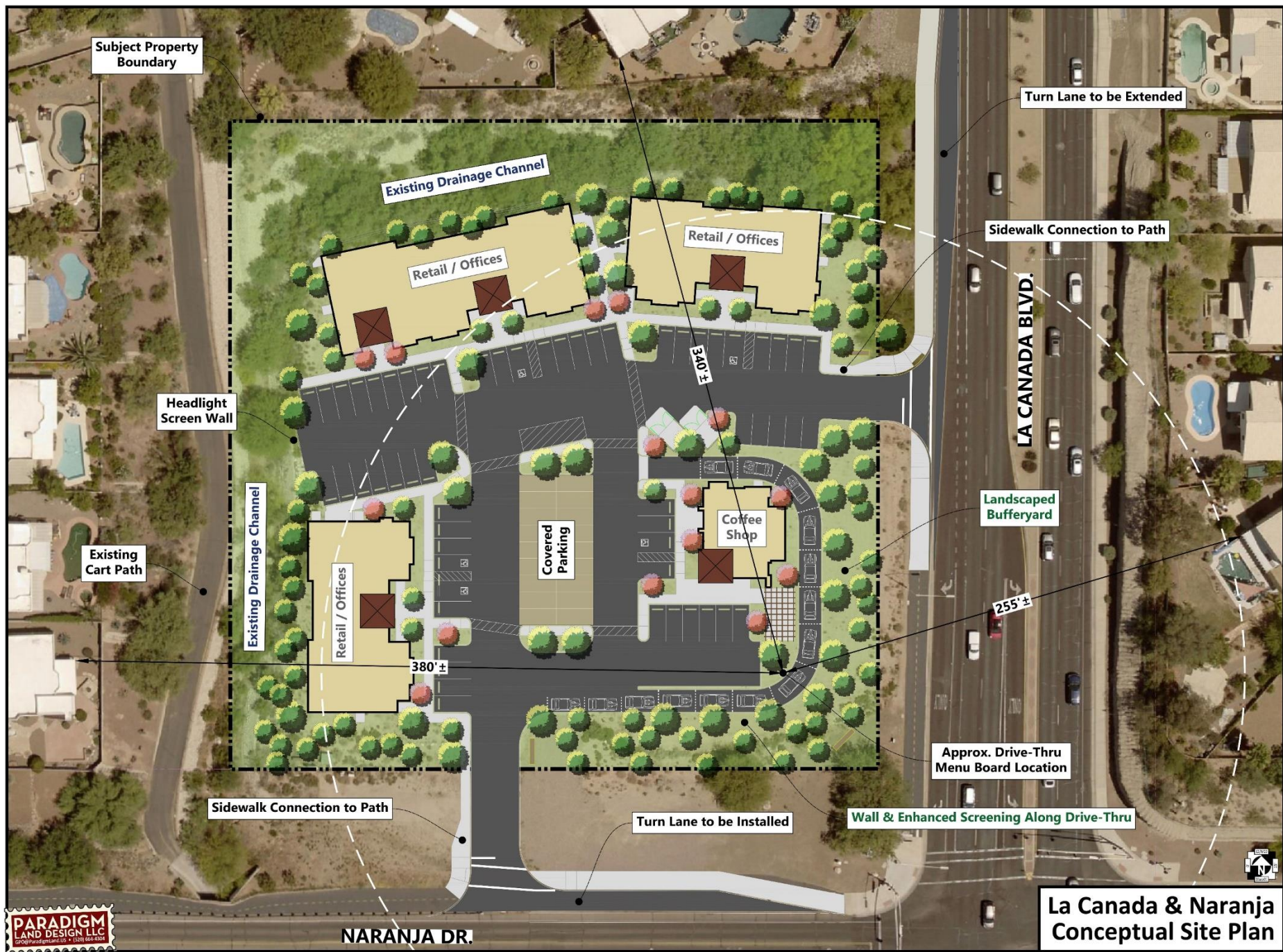
Previous Concerns from Neighbors

- ▶ Noise impacts from drive-thru
- ▶ Type of drive-thru
- ▶ Traffic congestion
- ▶ Safety for vehicles, pedestrians and bicyclists
 - ▶ Neighborhood streets being used as a cut-through
- ▶ Building height
- ▶ Lighting impacts
- ▶ Odor impacts
- ▶ Impact to surrounding property values
- ▶ Feasibility of proposed development



LA CANADA & NARANJA NW

DEVELOPMENT PLAN, ARCHITECTURE, GRADING EXCEPTION MODIFICATION & CONDITIONAL USE PERMIT







LA CANADA & NARANJA NW

DEVELOPMENT PLAN, ARCHITECTURE, GRADING EXCEPTION MODIFICATION & CONDITIONAL USE PERMIT

APPROVAL CRITERIA:

- NOISE SHALL NOT EXCEED THE LEVELS LISTED IN TABLE 25-1.A
 - ✓ SPENDIARIAN & ASSOCIATES PREPARED AN ACOUSTICAL STUDY DEMONSTRATING COMPLIANCE.
- ODOR ABATEMENT SHALL BE IN ACCORDANCE WITH SECTION 25.1.A.6
 - ✓ ALTHOUGH THE DRIVE-THRU USE THAT IS THE SUBJECT OF THIS CUP REQUEST WILL NOT CREATE ANY ODORS, THE ASSOCIATED RESTAURANT (WHICH IS ALREADY PERMITTED BY ZONING) WILL OF COURSE MET OR EXCEED THE TOWN'S REGULATIONS REGARDING ODOR ABATEMENT AS WILL BE SHOWN IN AN ODOR ABATEMENT PLAN TO BE SUBMITTED DURING THE BUILDING PERMITTING PROCESS.
- VISIBILITY OF DRIVE-THRU USES AND STACKING LANES SHALL BE MITIGATED IN ACCORDANCE WITH SECTION 25.1.B.8 AND SCREENED IN ACCORDANCE WITH SECTION 27.6.C.5 / SECTION 25.1.B.6.A.I.D
 - ✓ AN OPAQUE SCREEN CONSTRUCTED OF MASONRY OR FUNCTIONALLY SIMILAR MATERIAL WILL BE INSTALLED ALONG THE DRIVE-THRU LANE WHERE IT RUNS PARALLEL TO LA CANADA DRIVE AND NARANJA DRIVE. LANDSCAPE BUFFERYARDS WILL ALSO BE INSTALLED IN THOSE LOCATIONS TO PROVIDE ADDITIONAL SCREENING AND TO SATISFY THE TOWN'S BUFFERYARD REQUIREMENTS.
 - ✓ AT LEAST TWO OF THE THREE OTHER BUILDINGS WITHIN THE PROJECT WILL BE BUILT BEFORE OR CONCURRENTLY WITH THE DRIVE-THRU RESTAURANT, PROVIDING SUBSTANTIAL SCREENING OF THE DRIVE-THRU FROM THE PROJECT'S CLOSEST NEIGHBORS TO THE NORTH AND WEST.

APPROVAL CRITERIA (CONT'D):

1. THAT THE GRANTING OF THE CUP WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE, CONSIDERING THE FOLLOWING FACTORS:

a. DAMAGE OR NUISANCE ARISING FROM NOISE, SMOKE, ODOR, DUST, VIBRATION, OR ILLUMINATION

✓ NOT APPLICABLE EXCEPT FOR NOISE, WHICH HAS BEEN STUDIED AS PREVIOUSLY MENTIONED, AND FOUND TO BE IN COMPLIANCE WITH APPLICABLE ORDINANCES.

b. HAZARD TO PERSONS AND PROPERTY FROM POSSIBLE EXPLOSION, CONTAMINATION, FIRE, OR FLOOD.

✓ NOT APPLICABLE.

c. UNUSUAL VOLUME OR CHARACTER OF TRAFFIC

✓ A STUDY BY M ESPARZA ENGINEERING, WHICH IS AVAILABLE ON THE TOWN'S WEBSITE, CONCLUDED THAT THE EXISTING NEARBY ROADWAY SYSTEM CAN ACCOMMODATE THE DEVELOPMENT WITHOUT CAUSING EXISTING LEVELS OF SERVICE TO DROP BELOW ACCEPTABLE LEVELS. THE STUDY ALSO RECOMMENDED THE AFOREMENTIONED TURN LANES, WHICH THIS PROJECT WILL PROVIDE.

APPROVAL CRITERIA (CONT'D):

2. THAT THE CHARACTERISTICS OF THE PROPOSED DEVELOPMENT ARE REASONABLE COMPATIBLE WITH THE TYPES OF USE PERMITTED IN THE SURROUNDING AREA AND SUFFICIENT MITIGATION MEASURES ARE EMPLOYED TO MINIMIZE IMPACT ON ADJOINING PROPERTIES.

- ✓ AS PREVIOUSLY STATED, THE DEVELOPMENT'S PROPOSED RETAIL/OFFICE AND RESTAURANT USES ARE ALREADY PERMITTED BY EXISTING ZONING. THOSE USES WERE ESTABLISHED BY THE CANADA HILLS PAD DECADES AGO AND HAVE PROVEN TO BE COMPATIBLE WITH THE PAD'S SURROUNDING RESIDENTIAL AREAS. FOR EXAMPLE, THE SHOPPING CENTER ACROSS NARANJA FROM THE SUBJECT PROPERTY, AND ALSO THE SHOPPING CENTERS AT THE NORTHWEST, NORTHEAST, AND SOUTHEAST CORNERS OF LA CANADA AND LAMBERT ALL HAVE THE SAME ZONING AS THE SUBJECT PROPERTY AND HAVE DEVELOPED COMPATIBLY WITH SURROUNDING AREAS. TWO OF THOSE CORNERS ALREADY FEATURE DRIVE-THRU USES. THE PROPOSED DRIVE-THRU, BEING FOOD SERVICE RELATED, ALSO COMES WITH THE POTENTIAL ACOUSTICAL IMPACT ASSOCIATED WITH THE MENU BOARD SPEAKER. EVEN SO, THE NOISE STUDY CONCLUDED THAT MODERN, WELL DESIGNED, AND INTENTIONALLY LOCATED DRIVE-THRU KIOSKS SUCH AS THE ONE PROPOSED ON THIS PROPERTY WILL NOT HAVE AN ADVERSE EFFECT ON NEARBY HOMEOWNERS.
- ✓ TYPICAL HOURS OF OPERATION FOR A DRIVE-THRU COFFEE SHOP IN ORO VALLEY ARE 4:30 AM TO 8:00 PM. THE OPERATIONAL HOURS OF THE PROPOSED DRIVE-THRU RESTAURANT WILL ULTIMATELY BE DETERMINED BY THE RESTAURANT ITSELF, BUT CERTAINLY FOLLOW ANY APPLICABLE TOWN REGULATIONS.
- ✓ THE DRIVE-THRU LANE ITSELF WILL BE SCREENED BY LANDSCAPING AND LOW WALLS AS REQUIRED BY TOWN REGULATIONS. MORE SIGNIFICANTLY, AT LEAST TWO OF THE PROPOSED OFFICE BUILDINGS WITHIN THE PROJECT WILL BE CONSTRUCTED BEFORE OR CONCURRENTLY WITH THE PROPOSED DRIVE-THRU RESTAURANT PER OVZCR SECTION 25.1.B.6.A.IV, PROVIDING SUBSTANTIAL SCREENING OF THE DRIVE-THRU FROM THE PROJECT'S CLOSEST NEIGHBORS TO THE NORTH AND WEST

APPROVAL CRITERIA (CONT'D):

3. THAT THE PROPOSED USE IS CONSISTENT WITH THE GOALS AND POLICIES OF THE GENERAL PLAN.

3.4.D. – THE PEOPLE OF ORO VALLEY STRIVE FOR A COMMUNITY WITH A WIDE RANGE OF SERVICES, AMENITIES, SHOPPING AND DINING OPPORTUNITIES AND HOUSING TYPES THAT MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

- ✓ THIS PROJECT WILL HELP ORO VALLEY TO BE A COMMUNITY WITH A WIDE RANGE OF SERVICES, AMENITIES, SHOPPING, AND DINING OPPORTUNITIES THAT MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

3.6.CC.6. – PROMOTE THE CREATION OF UNIQUE COMMUNITY GATHERING PLACES THAT ARE INVITING, WALKABLE, ATTRACTIVE AND VIBRANT AND OFFER COMMERCIAL, ENTERTAINMENT OR CULTURAL ACTIVITY.

- ✓ THIS PROJECT WILL BE AN INVITING, WALKABLE, AND ATTRACTIVE COMMERCIAL GATHERING PLACE RIGHT ACROSS THE STREET FROM THE ORO VALLEY LIBRARY. THE DRIVE-THRU FACILITY ITSELF IS OBVIOUSLY NOT PEDESTRIAN-ORIENTED. HOWEVER, IT IS A NECESSARY COMPONENT OF A MODERN COFFEE SHOP, AND A MODERN COFFEE SHOP CLEARLY HELPS CREATE AN INVITING, WALKABLE, AND ATTRACTIVE COMMERCIAL GATHERING PLACE BY BEING PEDESTRIAN FRIENDLY WITH OUTDOOR SEATING OPPORTUNITIES.

3.6.CC.8. – FOSTER DEVELOPMENT OF COMPLETE NEIGHBORHOODS WITH EASY ACCESS TO TRANSPORTATION AND EMPLOYMENT OPTIONS, AND COMMERCIAL AREAS THAT OFFER AMENITIES AND SERVICES FOR RESIDENTS' DAILY NEEDS.

- ✓ THIS INFILL PROJECT WILL HELP COMPLETE THE ORIGINAL CANADA HILLS PAD VISION OF FOSTERING COMPLETE NEIGHBORHOODS WITH EASY ACCESS TO COMMERCIAL AREAS OFFERING AMENITIES AND SERVICES FOR RESIDENTS' DAILY NEEDS. MULTI-USE PATHS EXIST ALONG LAMBERT AND LA CANADA. SIDEWALKS WILL BE EXTENDED INTO AND THROUGHOUT THE PROPOSED PROJECT FROM THAT EXISTING PEDESTRIAN CIRCULATION SYSTEM, PROVIDING NEARBY RESIDENTS EASY ACCESS TO THE PROPOSED RESTAURANT.

APPROVAL CRITERIA (CONT'D):

3. THAT THE PROPOSED USE IS CONSISTENT WITH THE GOALS AND POLICIES OF THE GENERAL PLAN (CONT'D).

5.5.LU.5. – PROVIDE DIVERSE LAND USES THAT MEET THE TOWN'S OVERALL NEEDS AND EFFECTIVELY TRANSITION IN SCALE AND DENSITY ADJACENT TO NEIGHBORHOODS.

- ✓ AS PART OF THE OVERALL CANADA HILLS PAD, THIS COMMERCIAL PROPERTY HAS BEEN SITUATED AT THE INTERSECTION OF TWO ARTERIAL ROADWAYS, AND ALREADY FEATURES OPEN SPACE AREAS ALONG ITS NORTHERN AND WESTERN EDGES TO SOFTEN THE TRANSITION FROM COMMERCIAL TO RESIDENTIAL LAND USE.

5.5.LU.6. – MAINTAIN THE SMALL-TOWN, NEIGHBORLY CHARACTER AND IMPROVE THE DESIGN AND SAFETY OF THE BUILT ENVIRONMENT.

- ✓ THIS NEIGHBORHOOD-SCALE INFILL DEVELOPMENT HELPS MAINTAIN OV'S NEIGHBORLY CHARACTER BY ADDING A COFFEE SHOP, WHICH IS A VERY POPULAR TYPE OF ESTABLISHMENT THAT WILL BE A CONVENIENT AMENITY FOR MANY NEARBY RESIDENTS TO ACCESS SAFELY BY FOOT, BICYCLE, OR AUTOMOBILE.

5.5.LU.8. – ENCOURAGE THE DEVELOPMENT OF MASTER PLANNED COMMUNITIES WHICH INCLUDE SUITABLE RESIDENTIAL AND COMMERCIAL USES.

- ✓ RESPONSIBLE DEVELOPMENT OF THIS SMALL COMMERCIAL PROPERTY CONTINUES TO FULFIL THE ORIGINAL VISION OF THE CANADA HILLS PAD, WHICH IS A MIXED-USE MASTER PLAN ENCOMPASSING OVER A SQUARE MILE OF ORO VALLEY.

5.7.DG.1. – CONTINUE TO IDENTIFY ADDITIONAL REVENUE SOURCES THAT MAY PROVIDE SUPPLEMENTAL REVENUES TO ENSURE THAT INFRASTRUCTURE AND SERVICES ARE MAINTAINED.

- ✓ THE DEVELOPER WILL FUND THEIR FAIR SHARE OF ANY NEW INFRASTRUCTURE IS REQUIRED TO OFFSET THE IMPACTS OF THIS DEVELOPMENT.

APPROVAL CRITERIA (CONT'D):

3. THAT THE PROPOSED USE IS CONSISTENT WITH THE GOALS AND POLICIES OF THE GENERAL PLAN (CONT'D).

5.8.I.10. – FOSTER OPPORTUNITIES FOR WALKING, BIKING, AND MASS TRANSIT TO PLACES WHERE PEOPLE LIVE, WORK, SHOP, AND PLAY.

- ✓ THIS DEVELOPMENT'S CENTRAL, INFILL LOCATION IS EXTREMELY ACCESSIBLE BY PEDESTRIANS AND BICYCLISTS. IN FACT, MULTI-USE PATHS ALREADY EXIST ALONG THE PROPERTY'S EASTERN AND SOUTHERN ROADWAY FRONTAGES.

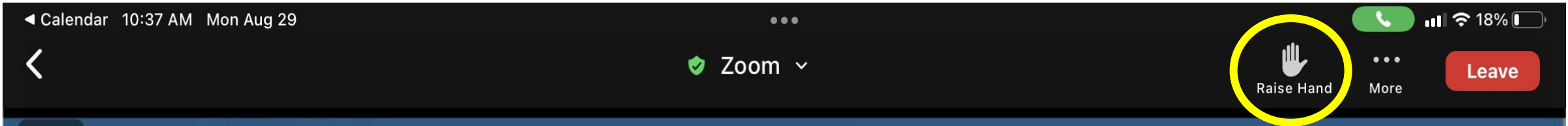
4. THAT THE HOURS OF OPERATION OF THE PROPOSED USE WILL NOT ADVERSELY IMPACT NEIGHBORING PROPERTIES.

- ✓ THE HOURS OF OPERATION WILL NOT ADVERSELY IMPACT NEIGHBORING PROPERTIES. THE OPERATIONAL HOURS OF THE PROPOSED DRIVE-THRU RESTAURANT WILL ULTIMATELY BE DETERMINED BY THE RESTAURANT ITSELF, BUT CERTAINLY FOLLOW ANY APPLICABLE TOWN REGULATIONS.

Zoom – Raising your hand to ask a question



Town of Oro Valley



Phone

Raise Hand: *9

Unmute: *6

**Please contact Michael Spaeth,
Principal Planner, at (520) 229-4812
for additional ZOOM assistance.**

Review Process



Town of Oro Valley

1st neighborhood meeting (in person) – June 25, 2019

Formal submittal

Staff review

Informational Video – posted on [OVprojects.com](https://www.ovprojects.com) November 23, 2022

2nd neighborhood meeting (in person and online) – December 12, 2022

**Next
Step**

Planning and Zoning Commission public hearing – January 10, 2023 (tentative)

Town Council public hearing – TBD

Questions?

hoden@orovalleyaz.gov

For more information

[OVprojects.com](https://www.ovprojects.com)

Staff Contact

Hannah Oden
Senior Planner

Phone: (520) 229-4814

Email: hoden@orovalleyaz.gov
www.OVprojects.com

Planning and Zoning Commission Public Hearing January 10, 2023 (tentative)

“NW intersection of La Cañada Dr. and Naranja Dr. -
Site Design and Conditional Use Permit, 2101733/2101748”

Town of Oro Valley
www.orovalleyaz.gov

