



Town of Oro Valley

1st Neighborhood Meeting Summary
Proposed Commercial Development with a Drive-Thru
Town Hall, 11000 N. La Cañada Drive
June 25, 2019
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator Hannah Oden, Town Planner, introduced the agenda for the meeting. Approximately 46 residents and interested parties attended the meeting including Mayor Winfield, Council Member Rodman, Council Member Piña, Council Member Jones-Ivey, Planning and Zoning Commission Chair Swope, Commission member Gribb, Commission member Gambill, Commission member Hong and Commission member Posey.

Town Staff Presentation

Milini Simms, Senior Planner and the Town's project manager for this proposal, provided a presentation that included:

- Subject property
- Existing and allowed zoning standards and uses
- Review tools for the drive-thru and conceptual site plan

Applicant Presentation

The applicant, Paul Oland, representing the property owner, from WLB Group provided a presentation that included:

- Concept Design
- Conditional Use Permit criteria for the drive-thru uses
- Traffic and noise mitigation techniques

Public Questions & Comments

Following is a summary of questions and comments:

Regarding the proposed drive-thru:

1. What will be the hours of operation?
2. Is the drive-thru restricted to only coffee? If not, when will a tenant be known?
3. What methods will be utilized to reduce noise?
4. Is there a market for a coffee shop?
5. Is the development economically feasible without the drive-thru?

Regarding traffic:

6. Will Naranja Road be widened and how will that affect the development?

7. Traffic is congested in the area during school hours. A coffee shop drive-thru will add to that congestion. What, if any, traffic controls will be in place during this time of day?
8. Scotio Place, which is a private road is currently utilized as a cut-through for traffic traveling to La Cañada. How will this development direct traffic away from this street?
9. Pedestrian and bicycle safety must be taken into account with the access drives and drive-thru. The multi-use path and bike lanes are heavily utilized in this area.
10. When is a traffic study required and what elements are included in the study? Is the study taken during the school year or summer?

Regarding site design:

11. In regards to signs and illumination, what is the plan to reduce light pollution to surrounding homes?
12. The allowed building height is three stories, what is the proposed height for the office buildings (closest to adjacent homes)?
13. How many office spaces are proposed?
14. The public right-of-way is quite wide in this area. Is there a mechanism to allow the private property owner to revegetate this area until Naranja Drive is widened?
15. What will be done to minimize odor and other pollutants affecting surrounding properties?
16. How will larger vehicles delivering supplies to the proposed development access the site?
17. How is parking calculated?

Other:

18. How will this development affect surrounding home values?
19. There are several vacant office spaces in Oro Valley. Is there a market for office space? If not, will these eventually be used for retail or other uses?
20. What is the anticipated timeline for the development?
21. The code requires 50% of the development to be built before the drive-thru can be constructed. As the anchor tenant, is the developer planning on constructing shell buildings, which may be vacant for a long period of time, to permit the construction of the drive-thru?

Conclusion

The applicant Mr. Oland, from WLB Group and Town staff addressed some of the questions related to the proposal and the associated impacts.

Mrs. Oden closed the meeting, thanked everyone for their attendance and encouraged them to contact Ms. Simms with any additional thoughts, comments or concerns. A second neighborhood meeting will be held (time and date TBD), prior to consideration of the Conditional Use Permit and conceptual site design by the Planning and Zoning Commission.