

I. PROJECT OVERVIEW

The Oro Valley Church of the Nazarene (“OVCN”) has experienced significant growth over the last few years. So much in fact, that they’ve re-evaluated their immediate facility needs to focus on building a larger sanctuary rather than the primarily sport-based ministry facilities that have been the subject of their longstanding rezoning request. All currently proposed campus improvements are permitted under the existing zoning, with one exception. As has been done for OVCN and other churches in Oro Valley, the church’s proposal includes this request that the Planning & Zoning Commission approve additional building height that is appropriate for the proposed sanctuary building, as allowed by the existing PS zoning, OVZCR Section 23.8.E.1. Other proposed campus improvements include a student center and small maintenance building, neither of which require building height above the standard 24-foot limit of the existing PS zoning.

The proposed sanctuary building houses the main sanctuary auditorium and a multi-purpose auditorium. The building height and roofline varies from 24’ to 40’ as needed to properly allow for the intended interior uses while meeting applicable building and fire codes.

The proposed sanctuary building has been tucked in the southern portion of the east campus between the taller CDO fine arts building and the existing OVCN sanctuary, so from a massing standpoint it fits well along the Calle Concordia corridor. An exhibit has been attached demonstrating this compatibility. Required parking will be provided around the new building, and primarily to the north where it will be screened from the several bordering neighbors and Calle Concordia in accordance with OV’s design guidelines encouraging large parking fields to be screened.



II. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is understood to include any interested party regardless of proximity to the project or actual potential to be impacted by the project. Although the dictionary definition is much narrower, for the purpose of this report we will assume the broader interpretation. Primary stakeholders are the immediate neighbors of the subject parcels, all of whom will be notified of any public meetings or hearings associated with this project. The nearest neighbors of this project are the properties immediately north of the OVCN campus. Other nearby neighbors include those across Calle Concordia and Calle Buena Vista from OVCN.

Of course, the property owner is a significant stakeholder as well.

III. NEIGHBORHOOD MEETING PROCESS

The Town Code defines the minimum neighborhood outreach requirements for development proposals. The goal of the requirements is to inform nearby property owners and solicit their feedback about the project in hopes of encouraging adjustments to the proposals that are best for the common good. Over the past few years the OVCN has pursued a rezoning to allow expansion of their onsite athletic ministry, and that process generated significant neighborhood interest.

During the months of July and August 2024 OVCN leadership reached out to surrounding neighbors about this current proposal to request an increase in building height for the proposed sanctuary building. Several neighbors accepted the request to meet, and those meetings recently occurred.

An informational video will be filmed and posted to the Town's project website this month. The Town will mail notices to all Homeowners' Associations in Town and landowners within 600 feet of the property and also posted signs on the property notifying passersby of this proposed building height increase request and the upcoming neighborhood meeting.

Interested stakeholders will be notified of the video and the associated opportunity on the Town website to submit questions and comments about the information presented. Public comments regarding the informational video will be collected and responses will be offered at the formal neighborhood meeting on September __, 2024.

The following schedule is proposed:

August __, 2024	Informational Video Posted
September __, 2024	Neighborhood Meeting
October __, 2024	Planning & Zoning Commission Hearing
November __, 2024 *	Town Council Hearing
* Estimated hearing dates are subject to Town scheduling.	

IV. PROJECT LOCATION MAP



V. COMMENTS RECEIVED TO-DATE / SUMMARY OF ISSUES RAISED

1. How tall is the proposed sanctuary building?

- The building height and roofline varies from 24' to 40' as needed to properly allow for the intended interior uses while meeting applicable building and fire codes. Because of the building's position between two other large buildings (one of which, the CDO Fine Arts Building, is noticeably taller), the proposed building will not be out of character for the area. The streetscape rendition below illustrates how the proposed sanctuary building will fit nicely between the two existing large buildings.

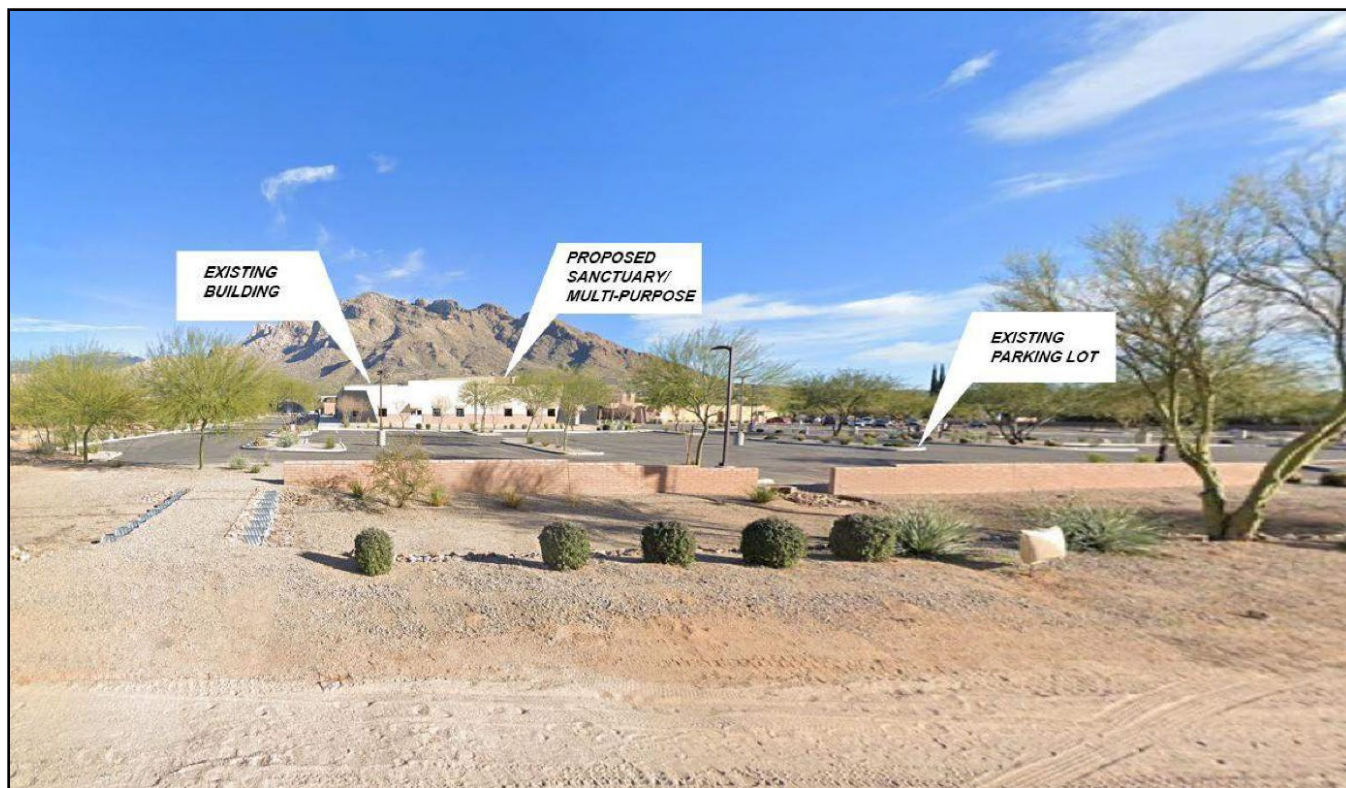


2. How will views be impacted?

- The proposed building's location in the southeastern portion of the OVCN campus maximizes the distance between it and adjacent neighbors. Views of Pusch Ridge will not be impacted. To screen onsite improvements such as the proposed parking lot and building, a heavy bufferyard will be installed around the project's northern and western edges. The bufferyard will include a screen wall, native understory vegetation, and a continuous tree canopy. Select perspective views are shown below.

View from the North



View from the West

3. How will traffic problems be avoided?

- Unlike the previously proposed athletic ministry facilities, the proposed sanctuary will not significantly alter the general schedule of visitors to the OVCN campus. Peak times of attendance will continue to be Sunday mornings and Wednesday evenings, which are times well outside of rush hour traffic. Thus, when the OVCN has historically added vehicles to the surrounding street system is during times when the street system has ample capacity and minimal congestion. That pattern is not proposed to change with the construction of this new sanctuary building.

4. How will light impacts be mitigated?

- Outdoor lighting will be limited to that which is necessary for safety and operations around the building and parking lot. All light fixtures will be screened so that light trespass to neighboring properties is mitigated. The screening provided by the landscape bufferyard described above will also reduce visual impacts.