



Comprehensive Summary of Neighborhood Meetings

Project: Oro Valley Church of the Nazarene (OVCN) Sanctuary Expansion
Meeting Location and Time: Town Hall and online from 6:00 - 7:30
Dates: 1st Neighborhood Meeting held on: September 25, 2024.

Staff Contact: Kyle Packer, kpacker@orovalleyaz.gov or 520-229-4822
Applicant Contact: Paul Oland, Paradigm Land Design

Staff's and the applicant's presentations are available online at OVprojects.com.

Next Steps: A second neighborhood meeting will be required following a formal submittal.

Questions and Comments
A summary of the neighborhood meetings is provided below. Recordings the meeting is available online at OVprojects.com.

Additional questions or comments: Please contact Kyle Packer with any additional questions or comments.

1st Neighborhood Meeting: Attended by 46 people; 39 neighborhood residents and 13 online participants

Questions					Comments or Concerns										Compromises / Design Changes	
					Site Design			Traffic and Parking		Noise	Drainage	Other				
What will be done about noise from outdoor actives?	Will a traffic impact study be done before the next meeting?	What is the development maximum for developed/permeable surfaces?	How many entrances and exists are planned for the parking lot?	How tall is the existing sanctuary building?	Buffer yard design to screen parking from adjacent homes	Building heights and impacts to mountain views	Lighting will fully shielded be parking lot height, not commercial. Propose style is bollard lighting.	Parking capacity for existing and proposed	Existing traffic impacts neighborhood circulation.	Noise from outdoor activities impacts adjacent properties	Carmack Wash flooding	Building height and uses are determined by Zoning and property entitlements.	Provide view shed renderings for next neighborhood meeting			
If the church property is sold, will the variance stay with the land?	Are there any plans to increase the number of entrances or exits to street?	If the Planning and Zoning Commission deny the building height, can the applicant use Religious Land Use And Institutionalized Persons Act (RULIPA)?	What is the area labeled as "New Development", is that the parking lot?	What is the proposed height for specifically?	Building occupancy for proposed sanctuary	Landscape is required around parking are and within the lot.	Lighting height will be limited to R1-144 zoning standards, which is limited to 18 feet.	Traffic and safety for roadway users	Parking lot access will be via Calle Concordia	Noise pollution is a current issue neighbors and concerned about increase with expansion.	Drainage design should mitigate storm water runoff from Carmack Wash.	Zoning compliance with Town Code and RULIPA				
Why is this property not treated as a commercial property?	Concern about number of vehicles. What is the current parking lot capacity and what is the capacity of the proposed site?	How tall will the lighting be for the parking lot?	What is the current occupancy for the existing sanctuary? What will be the occupancy for the proposed sanctuary expansion?	What is the plan to address storm water runoff from the wash? Particularly from the proposed parking lot area?	Activities for multi-purpose building	Parking lot islands require trees every 9 parking spaces per Zoning Code.	Parking lot will have solid wall in buffer yard to screen for neighboring properties.	Parking lot circulation and design	Traffic study should capture Sunday and Wednesday events?	Bass levels from Church events are noticeable from a distance, at least 6 acres and up to one-mile away.	Carmack Wash run off from site impacts area and floods into the street.	Changes to approved plans and applicability of variance				
How is a church possible in R1-144 zoning district?	What is the Town's plan to address traffic and safety issues in the area (Hardy and Buena Vista) apart from the Church?	The parking lot design will comply with Town Zoning Code. How does Federal religious exemption apply to parking and site design compliance with Oro Valley Zoning Code.	Has there been consideration for excavation, building sub-grade?	Drainage ditches were mentioned at previous meetings. How does the site deign mitigate drainage from the storm water runoff.	Existing sanctuary height is 29 feet.	Proposed building will have sloped floor	Continuous tree canopy will be installed to block views of the property.	Number of entrances and exits to support parking lot capacity			Detention basins are required and must drain within 12 hours	Restrictions and changes to use if property is sold.				
Basketball courts have been previously mentioned. Does the Zoning Code allow such use?	Can the building design change after it has been approved? Such as building height variance apply to other parts of building?	What is the plan to mitigate heat island effects from parking lot deign?	How will the proposed height impact neighbors, particularly property values?	Will mitigation be available before next neighborhood meeting?	Existing vegetation will be enhanced with additional trees, shrubs, and landscaping to screen parking lot.	Building height total is 40 feet with 5 feet used for screening of mechanical screening					Retention ponds attracting mosquitoes and impacting health for horses.					
The Church has expanded over the years, how will the building height impact views for neighboring properties?	Does this plan capture the "maxed out" capacity? What is the Church's plan beyond this proposed expansion?	What is the purpose/use of the proposed multi-use building? Will it be used for basketball or religious services?	What is the Church's plan for expansion? Has consideration been made for expansion to existing campuses?	How is resident input incorporated into the development process?							Storm water run off from property, impacting neighboring properties particularly to the south.					