



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. 2nd Neighborhood Meeting held on: December 12, 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: Planning and Zoning Commission meeting scheduled for January 14, 2025 regarding the building height increase request (Phase 1). Development Plans (Phase 2) will be submitted as a separate request. The Phase 2 Neighborhood Meeting, Planning and Zoning Commission, and Town Council meetings will be scheduled following a formal submittal.

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

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

1st Neighborhood Meeting (September 25, 2024): 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 design 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 properties to the south.				

2nd Neighborhood Meeting (Phase 1- Building Height): Attended by 20 people and 36 neighbor residents (in-person) and 3 online

Questions					Comments or Concerns										Compromises / Design Changes
					Site Design - Building Height			Landscape and Buffer Yard		Zoning Process		Other			
A 7,500 sf building is proposed for this project. What is the purpose?	How does this proposed project not alter character of neighborhood?	Can the photos be taken to show neighboring property vantage point?	Will an easement be required in the buffer yard?	What process or criteria is used by Planning & Zoning Commission (PZC) to evaluate request?	Impacts of proposed building on existing site elevation and slope	Photo elevations do not adequately represent a neighbor's experience from their property.	Building height is subject to OVZC design and principles.	Onsite matured vegetation will be used. Goal is to provide meaningful and heavy buffer from day one.	Per Zoning Code, site must accommodate mature vegetation.	Town process for variance from certain Zoning Code standards is a distinctly different process from building height increase request allowed in Private School (PS) Zoning District.	Building height request to PZC is specific to properties in PS Zoning District.	Plan is to keep finished floor elevation as close to existing elevation as possible.	Matured trees will be used in landscape buffer.		
Is the intent of the building expansion to grow the congregation?	How is this building height increase process difference from a Zoning Code variance?	Are you planning on planting mature trees?	Is the proposed building size 7,500 sf?	What is the justification for a building height request?	More details on building size and floor plan is needed	Building height will effect skyscape view for the neighborhood	Sanctuary building will have seating along a sloped floor.	Parking lot will have screening vegetation in addition to the buffer yard.	Parking lot vegetation will not count towards the landscape buffer requirement.	Objection with process for building height variance.	Public comments and input can be provided at upcoming PZC and Town Council meetings.	Concerns regarding proposed expansion correlates to increase in people.	Applicant has committed to providing meaningful landscaped buffer yard.		
Why does the propose project need the slope for the building height?	How will the site elevation be addressed?	Will the landscape vegetation be staggered on site?	Is a sanctuary and auditorium considered the same thing?	Would like to hear more about the study done by Church? What was the evaluation criteria?	Concerns about overall massing of proposed building.	Neighbor concerns are primarily about additional buildings followed by height.	Building height requests are specific to the proposed building use.	Concerns with screening mountain views	Regarding the elevation rendering, the existing sanctuary at 29' blocks the view of mountain from Calle Concordia. The proposed building elevations are not representative of the existing conditions.	Zoning Code does not prohibit requests only for building height.	Concern about traffic impacts and the building height expansion request process.	Auditorium and sanctuary are considered the same use per Town Code.	Applicant offered to visit adjacent properties to create revised elevation renderings.		
Will the PZC take into consideration OV Path Forward comments?	What is the minimum building height for a sports facility?	Please clarify the size of sanctuary with building height expansion.	Will sport events happen in the sanctuary?	What is square foot ratio for the sanctuary compared to the multi-purpose room?						PZC review criteria.	Request for all buildings will be concurrently	Sanctuary will have same peak-traffic times as previous sports ministry project.			
What are the plans for the existing sanctuary?	What is the size of the sanctuary and multi-purpose building?	Why is there one request for the four building height expansions?	What is the distinction between proposed sanctuary and entertainment theater?	Was any consideration given to sinking to meet height allowances?						Town is tasked with reviewing applications.	Auditorium is a permitted use in PS.				
										PZC is the final approving body for building height expansion.	Applicant has burden to make case for request.				
										Does the applicant have the burden to make the case for the request?					