



To: Town of Oro Valley
Attn: Planning Department
11000 North La Canada Drive
Oro Valley, AZ 85737

FROM: Paul Oland

DATE: 1/16/2024

PROJECT: Oro Valley Church of the Nazarene
East Campus Redevelopment Proposal

PROJECT #: 20aia02

The Oro Valley Church of the Nazarene 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 our longstanding rezoning request. The general idea is to request approval for campus improvements under existing zoning. As has been done for OVCN and other churches in Oro Valley, our proposal will include a request to the Planning & Zoning Commission to approve additional building height that is appropriate for a larger sanctuary, as allowed by the existing PS zoning. The proposed sanctuary has been tucked in the southern portion of the east campus between the taller CDO auditorium building and the existing OVCN sanctuary, so from a massing standpoint it fits well along the Calle Concordia corridor. Required parking will be provided around the new building, and primarily to the north where it will be screened from the several bordering neighbors.

Proposed campus improvements also include a student center and small maintenance building, neither of which will require building height beyond what's already permitted by existing zoning. The existing east campus building, parking lot, and other miscellaneous improvements will be removed.

The existing sanctuary building will be used as the youth worship center. It is expected that OVCN's weekly schedule of activities won't change much from its current schedule, meaning that the times of peak activity will continue to be Sunday mornings and Wednesday evenings outside of rush hours. It has already been shown that surrounding roadways have ample capacity to accept additional traffic during off-peak hours, so this proposed campus redevelopment won't negatively impact existing levels of service. Primary access to the east campus is currently via Calle Concordia, and it is proposed to remain so. Internal circulation connections will be made to visitors can navigate throughout the campus via any access point.

We look forward to working with town staff, Planning and Zoning, and the Town Council as we investigate development and entitlement feasibility, and seek approval of this new request in the days ahead.

Sincerely,



Paul Oland

Attachments:

1. Conceptual Site Plan
2. Preliminary Front & Rear Building Elevations
3. Drone Perspective of the Proposed Campus Improvements