

Neighborhood Meeting Summary
Oro Valley Church of the Nazarene Proposed Rezoning
Northeast corner of Calle Concordia and Calle Buena Vista
October 24, 2022, 6:00 – 8:00 pm
Town Council Chambers and Online
11000 N. La Cañada Dr.

1. Introductions and Welcome

Meeting facilitator Michael Spaeth, Town of Oro Valley Principal Planner, summarized the purpose and structure of the meeting including housekeeping items, the meeting agenda, public review process and key issues. The purpose of the meeting was to provide a focused discussion between immediate neighbors and the church and explore potential design solutions. Approximately 52 neighbors and interested parties attended both in-person and online.

2. Applicant Presentation

Executive Pastor Chris Collins from the Oro Valley Church of the Nazarene provided comments regarding the purpose of the proposed rezoning.

The applicant's representative, Mr. Paul Oland of Paradigm Land Design, provided a presentation detailing the proposal. The applicant's presentation included:

- Overview of proposed athletic field lighting
- Views
- Site plan
- Phasing
- Architecture

3. Public Questions and Comments

Mr. Spaeth provided information on how to participate online and opened the meeting up to public comment. The discussion was focused on key issues. Below is a summary of these issues and comments from neighbors.

- Compatibility
 - Concern over the size of the proposed building and reducing open space
 - Is there a requirement for a greenbelt around the church from a previous agreement?
Has staff researched this history?
 - Can the applicant make changes after the proposal is approved?
 - What activities will happen on the field and how will those be enforced?
 - Impact on electrical grid
 - The church is going too far and has not provided answers
 - Size and height of the multi-purpose building
 - Issue of trust and concern over misleading information
 - Impact on property values
 - Will there be fees to use the facilities for outside groups?
 - Objection to the expansion, not compatible with surrounding area

- For profit vs. non-profit
- A lot of specifics are not available, can Planning Commission consider the proposal without those?
- Traffic and Parking
 - How many seats are in the amphitheater?
 - What is the extent of traffic improvements?
 - How many more events and activities will there be?
 - Will the building include a conference center?
 - How will the classrooms be used?
 - How will the activities be scheduled throughout the week, will there be overlap?
 - Need for a four-way stop at Calle Concordia and Calle Buena Vista
 - How many cars leave CDO High School on a given day and is there a comparison with proposed church activities?
 - Status of shared parking agreement between OVCN and Amphi School District
 - Concern over widening of road for turn lanes
- Lighting
 - What is the height of poles?
 - How many light poles with there be?
 - Will there be parking lot lighting?
 - How late would the lights be on?
 - Light pollution on neighboring properties
 - Support no lights
 - How many days a week would activities occur when lights would be needed?
- Drainage
 - Stormwater management and runoff from the wash
 - Will the road expansion lead to more flooding?
 - Has there been an environmental impact study done?
- Noise and Views
 - View impacts from light poles, would face neighbors' homes
 - Noise pollution and noise from late events
 - Support no sound amplification, noise can be heard from the aquatic center.
 - Limitations need to be placed on when outside activities will occur

Mr. Oland, Paradigm Land Design, provided more detail and answered questions and addressed comments related to the topics above. Town Engineer, Paul Keesler, provided additional information regarding traffic and drainage.

Following the question and comment period, Mr. Spaeth provided information regarding future opportunities for public participation and next steps.

Mr. Spaeth closed the meeting, thanked everyone for their attendance, and encouraged everyone to email ask@orovalleyaz.gov with any additional thoughts, comments, or concerns and to visit OVprojects.com for additional information.