

Neighborhood Meeting Summary
Oro Valley Church of the Nazarene Proposed Rezoning
Northeast corner of Calle Concordia and Calle Buena Vista
November 17, 2020, 6:00 – 8:00 pm
Interactive Zoom Meeting

1. Introductions and Welcome

Meeting facilitator Hannah Oden, Town of Oro Valley Senior Planner, summarized the purpose and structure of the meeting including the mechanics of Zoom. The purpose of the meeting was to build on questions and comments generated by the first informational video and give participants an opportunity to have their questions and comments addressed directly. Approximately 42 residents and interested parties attended the meeting.

2. Staff Presentation

Hannah Oden, the project manager for the Town, provided a presentation that included:

- An overview of the meeting structure and agenda
- Summary of the most common questions and concerns received
- Where the applicant is in the process and an overview of the entire process
- Brief summary of the applicant's proposal
- How to participate via Zoom
- Opportunities for future public participation

3. Applicant Presentation

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

- Project location and area information
- Proposed concept plan
- Renderings and proposed architecture
- Ariel site plan with proposed buildings

4. Public Questions and Comments

Following is a summary of the topics, questions and comments discussed at the meeting.

- Clarification on where the 100-foot recreation setback applies
- Is the proposed activity field height in alignment with underlying zoning?
- Presumptuous of church to buy the property for this use
- Not compatible with surrounding neighborhood and zoning and not an appropriate land use transition
- Is there a need for more sports complexes in Oro Valley?
- Concern over electricity use and contributing to global warming, specifically regarding AC units
- Concern over view impacts and what mitigation measures would be provided
- Concern regarding impacts to wildlife and vegetation

- Impacts from headlights to adjacent residences and light pollution
- Building height would obstruct mountain views
- Concern regarding increased traffic on Calle Concordia which is already at capacity
- The scale of the indoor sports field is not appropriate with the surrounding area
- Drainage and surface runoff concerns
- How is the church paying for this?
- What is the “rush hour” for traffic
- Parking capacity
- Profit vs. non-profit
- Will the sports field have outdoor lighting before it is enclosed?
- Proposed expansion (stadium) is too big
- Compromise needed for a path forward
- Negative impact to property values
- Compatibility with Church of Latter Day Saints PAD
- Concern over pedestrian safety with increased traffic and speed limits
- How will the new sport buildings be used? Will they be leased out for tournaments?
- Concern over noise
- Facility upkeep

Mr. Oland, Paradigm Land Design, provided more detail and answered questions related to land use compatibility, site design, impact to surrounding areas, traffic, and drainage. Ms. Oden provided information regarding the public participation and review and approval process, and the Town’s Permitting Division Manager David Laws addressed additional traffic safety and drainage issues.

Following the question and comment period, Ms. Oden provided information regarding future opportunities for public participation.

Ms. Oden 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. She also announced that another Zoom neighborhood meeting will be held in the future following a formal submittal.