

Neighborhood Meeting Summary
Oro Valley Church of the Nazarene Proposed Rezoning
Northeast corner of Calle Concordia and Calle Buena Vista
March 28, 2022, 6:00 – 8:00 pm
Town Council Chambers
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 public review process, and meeting agenda. The purpose of the meeting was to build on questions and comments generated at the first neighborhood meeting and give participants an opportunity to have their questions and comments addressed directly. Approximately 230 residents and interested parties attended the meeting.

2. Staff Presentation

Hannah Oden, Senior Planner and the staff lead reviewing the applicant's proposal, provided a presentation that included:

- Project location and expansion area
- Brief summary of the applicant's proposal and proposed site plan
- Key issues and concerns raised at the first neighborhood meeting to be addressed by the applicant

3. Applicant Presentation

Lead Pastor Craig Coulter and Executive Pastor Chris Collins from the Oro Valley Church of the Nazarene each provided comments regarding the proposal.

The applicant's representative, 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
- Phasing plan
- Renderings and proposed architecture
- Aerial site plan with proposed buildings

4. Public Questions and Comments

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

- Church would provide valuable neighborhood amenities for kid's character development
- Noise impacts
- Traffic impacts, circulation and ingress/egress, roads not suitable for increase in traffic
- Light trespass will have detrimental effects, light pole height
- Opposed to proposed growth

- Immediate neighbors will be the most impacted and neighbors have had limited communication with the Church
- Status of the shared parking agreement with CDO high school
- Proposal not compatible with the neighborhood
- No lights or sound amplification should be allowed
- Views and building height
- Expense of maintaining facilities
- Percentage of hardscape, urban heat island effect, climate change
- Impacts to property values
- Stormwater runoff and pollution, drainage
- Proposal would be an asset for Oro Valley, more athletic facilities are needed for kids and there is a need for indoor sports activities for summer
- Parking overflow into surrounding neighborhoods during events
- Cost to taxpayers with no revenue to the Town of Oro Valley, proposal will be a burden on Town resources
- Protection of riparian areas
- Approval sets precedence
- Proposal is appropriate to the location and fits in well
- The need for these facilities is there, but this is the wrong place
- The lighting technology is there to reduce impacts

Mr. Oland, Paradigm Land Design, provided more detail and answered questions related to land use compatibility, site design, impact to surrounding areas, traffic, noise, lighting, and drainage. 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 stated a focus area meeting to address the concerns of immediate neighbors would be held.

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.