



ORO VALLEY

CHURCH OF THE NAZARENE

PLANNED AREA DEVELOPMENT

PUBLIC OUTREACH REPORT

PREPARED BY:



CONTACT: PAUL OLAND
GPO@PARADIGMLAND.US
(520) 664-4304

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I. PROJECT OVERVIEW

The Oro Valley Church of the Nazarene ("OVCN") has been active in the community for many years. Their existing campus and sanctuary expansion are very visible, as will be the buildings and amenities now proposed. The previous expansion was focused on their children's ministry. OVCN's recent acquisition of an additional ten acres northeast of the existing sanctuary building has allowed the leadership to broaden their outreach vision to include significant investment in their popular youth sports programs. Partnering with a national sports ministry organization, OVCN has been blessed with the opportunity to leverage the power of sports to achieve and increase the impact of their mission of spreading the gospel. Sports often remove barriers and thus can create wonderful environment for churches to build relationships and serve others. Sports ministry organizations partner with hundreds of churches across the country to help enable transformational experiences through organized youth sports leagues and activities. In support of this expanding vision a PAD is proposed across the entire OVCN campus.

PAD zoning is proposed for three reasons: (1) To permit the multi-use building to be 42 feet in height, (2) to permit the activity field to be 60 feet from the SR-zoned CDO High School campus, and (3) to memorialize that the "not-for-profit" recreational uses are permitted. Applying a PAD with an underlying Public Schools (PS) zoning district will allow minor tailoring of the applicable regulations in order to permit the location of the proposed activity field and the height of the multi-use building.

II. YOUR VOICE, OUR FUTURE CONFORMANCE

Below is a sample of the many General Plan goals and policies that this proposal supports:

- 3.4.D. – A community with a wide range of services, amenities, shopping and dining opportunities and housing types that meet the needs of current and future residents.
- 3.4.E. – A high-quality parks, recreation and open space system that is accessible, comprehensive, connected, integrated, and serves the community's needs.
- 3.6.CC.1. – Promote the overall physical and social health of the community.
- 3.6.CC.5. – Cooperate with other jurisdictions, agencies, and organizations to develop joint-use and multi-use facilities that benefit and address the recreational and social needs of a multi-generational community.
- 3.6.CC.10. – Support the development of a range of public activities that foster a sense of community and create common places to gather.
- 5.5.LU.1. – Promote land use development practices and programs that conserve and minimize impacts to natural and cultural resources.
- 5.5.LU.4. – Promote outdoor lighting that enhances safety and circulation, beautifies landscapes, minimizes impacts to adjacent properties, and does not reduce the public enjoyment of the night sky.

- 5.7.DG.1. – Require new development to pay its share toward the cost of additional public facility and service needs generated by new development while balancing public and private interests in cost allocation.

III. IDENTIFICATION OF INTERESTED STAKEHOLDERS

In Oro Valley the term “interested stakeholder” is usually taken to mean “any interested party”. The terms are not synonymous, but for the purpose of this report we will assume them to be. Primary stakeholders are the church’s immediate neighbors, all of whom will be notified of any public meetings or hearings associated with this project.

IV. NEIGHBORHOOD MEETING PROCESS

The Town Code defines the minimum neighborhood outreach requirements for rezoning proposals. The goal of the requirements is to inform nearby property owners and solicit their feedback about the project in hopes of encouraging adjustments to the proposals that are best for the common good. This project has created a fair amount of interest from the public, but the COVID-19 pandemic has created a novel circumstance wherein large gatherings of people are often not permitted by public health regulations. In order to fulfill the goal of the Code’s requirements we have shifted our primary initial outreach efforts to the internet. An informational video was filmed and was posted to the Town’s project website on November 2, 2020. The Town mailed notices to all Homeowners’ Associations in Town and landowners within 600 feet of the property and also posted signs on the property notifying passersby of this proposed rezoning and the upcoming neighborhood meeting. Past rezonings have proven that posting informational videos is an effective method of disseminating project information to the public. Interested stakeholders were notified of the video and the associated opportunity on the Town website to submit questions and comments about the information presented. Public comments regarding the informational video were collected and responses were offered at the formal neighborhood meeting on November 17, 2020. Additionally, several meetings have been held between the church and individual neighbors.

This initial outreach including the informational video and the first formal neighborhood meeting occurred prior to the formal application submittal on November 24, 2020.

The following schedule is proposed:

November 2, 2020	Informational Video Posted
November 17, 2020.....	Web-Based Interactive Neighborhood Meeting #1
November 24, 2020.....	Formal Submittal
Winter 2020 – Autumn 2022.....	Lengthy Review Process w/ Town Staff
March 28, 2022	Neighborhood Meeting #2
October 24, 2022.....	Neighborhood Meeting #3 (Focus Area)
November 1, 2022	Planning & Zoning Commission Hearing #1
December 6, 2022.....	Planning & Zoning Commission Hearing #2
January 4, 2023	Town Council Hearing

During the COVID-related lockdowns mandated by the government a web-based outreach approach was proven to be a very accessible alternative to in-person meetings. Physical and/or scheduling constraints of interested parties are usually overcome by the proposed approach, and we received a large amount of public feedback during the first neighborhood meeting. The second neighborhood meeting will be held in the sanctuary of the Church or at Town Hall if required.

V. PROJECT LOCATION MAP



VI. COMMENTS RECEIVED TO-DATE / SUMMARY OF ISSUES RAISED

1. How tall are the proposed buildings? How will views be impacted? The proposed activity field building is just too big for the neighborhood.
 - Our initial neighborhood meeting presentation and the subsequent first submittal of the PAD included a proposed indoor activity field, which was a large building that generated a significant amount of concern amongst the neighbors. We have removed that building from the PAD, leaving only a small office building and the large multi-use building just west of the CDO High School auditorium. Thus, the offending building mass and potential viewshed impacts have been eliminated. Lighting, of course, remains a concern of nearby residents. See related comment Sub 5 - below.
2. How will traffic problems be avoided?
 - Our traffic engineer has prepared a traffic impact report according to Town standards to analyze the existing traffic levels and expected impacts of the proposed OVCN campus expansion. The analysis shows that existing traffic levels are acceptable but that the additional traffic expected to be generated by the OVCN campus expansion may require the installation of turn-lanes on Calle Concordia during Phase 2 of this development.
3. How will light impacts be mitigated?
 - An outdoor activity field is proposed in place of the previously proposed indoor field building. Lighting for the field will be designed by a professional lighting engineer to ensure that light is confined to the property and that spillage onto adjacent properties is negligible per Town standards.
4. How will noise impacts be mitigated?
 - Sound amplification equipment to be used at the activity field is subject to a noise study that has been reviewed by the Town to ensure adequate mitigation measures are included in the development proposal. A combination of walls, berms, vegetation, and speaker placement will be employed to contain any sound levels generated at the activity field that would otherwise exceed Town standards.