

Comprehensive Summary of Neighborhood Meetings

Project: Proposed drive-thru use near the southwest corner of Lambert Ln. and La Cañada Dr. Location and Time: Town Hall and online from 6-7:30

<u>Dates:</u> 1st Neighborhood Meeting held on: June 8, 2022 2nd Neighborhood Meeting held on: June 27, 2023

Traffic and

Parking

Impact to

shared

parking -

parking lot is

full now

How much

traffic will

this

generate?

How does the

centers traffic

numbers

compare to

other Tropical

Smoothies?

Concern

about the

width of

driving aisles

in the center

Traffic

circulation

in the

center

Introductions and Welcome

Meeting facilitator Milini Simms, Principal Planner, introduced the agenda for the meeting and public participation process. Approximately 30 residents and interested parties attended, including Councilmembers Greene and Jones-Ivey, and Planning and Zoning Commissioner Sturmon.

Town Staff Presentation

Kyle Packer, Senior Planner and the Town's lead reviewer for this proposal, provided a presentation that included:

- Location • Existing zoning and previously approved development plan for the entire center
- Factors considered during the development review process such as traffic, noise, compatibility and use-specific requirements
- Conditional Use Permit (CUP) process
- Applicant's request to reduce the residential buffer distance

Applicant Presentation

Rory Juneman of Lazarus and Silvyn, representing the applicant Tropical Smoothie, provided a presentation that included:

- Existing Property and Development Plan
- Review of June 2022 Meeting Feedback
- Updated Site Plan
- Changes made based on Feedback
- Updated Renderings
- Viewsheds

Questions and comments

The participants reviewed and added (new comments shown in yellow) to the questions and comments heard from the previous meeting. Each area of concern was then discussed in detail to identify potential design solutions.

Conclusion and Next Steps:

The applicant's representative, Rory Juneman provided more detail and answered questions related to the proposal. Senior Planner Kyle Packer answered questions about the Town's processes and requirements.

Ms. Simms closed the meeting, thanked everyone for their attendance and encouraged participants to contact Kyle Packer, at kpacker@orovalleyaz.gov, with any additional comments, questions, or concerns and visit OVprojects.com for updated project information and opportunities to stay involved. The next step is for the project to be considered by the Planning and Zoning Commission.

Questions Do any conditions from the previous

rezoning or

development

agreement apply?

occur?

Were other locations considered? (OV Marketplace)

Could this be moved to the northern, vacant pad?

if vehicles area?

Where is the menu board located?

parked south of the building access the front door?

What happens if Tropical Smoothie goes out of business?

permitted uses the project is not approved?

Is there a market in Oro Valley for a drive-thru service?

What is the approved height and footprint of the building?

How many

drive-thrus

are allowed

on the site?

Is a conditional use permit required if a drive-thru is not built?

What are the Are drive-thrus requirements permitted in Oro Valley for a outside Oracle conditional Road? use permit?

Where will deliveries

How will customers access the business?

What happens extend outside of the queuing

How will people

What are the for the site if

> How many new parking spaces are proposed?

> > Concern about noise from diesel/larger vehicles in the drive-thru

Comments or concerns

Compatibility and impact to adjacent patios

Signs, lighting, design

Signs -Quality and appearance

Lighting impacts to other businesses

Concerns with the architecture

Effects on Harvest restaurant

Views

Does the building need to be 20' tall?

Is the height comparable to the other buildings?

Could the building be moved further east?

Can the screen wall be taller?

Move building further towards the south east.

Applying design standards to preserve Oro Valley views

Compatibility

Noise, fumes and safety of drive thru

Drive thru fit within center

Are other tropical smoothies located next to outdoor patios?

Continued concerns about drive-thru use on site

Drive-thru compatiblity along La Canada and Lambert.

Project has good compatibility; lower height, smaller size, and doesn't directly compete with other businesses

Compromises / **Design Changes**

Relocate/reorient Location enclosure

Opposition against reducing the 250' from residential

Other

of trash

Move patio to other side of the building

Compliance with the existing development agreement

Odors from drive-thru impacting other businesses

Safety concerns for pedestrians

Oro Valley has is signifcant market segment in Oro Valley for drive thrus.

Support for drive-thru use

Project is likely to bring additional clients to plaza.

drive-thru speaker away from Harvest Patio.

Plant shorter maturing trees to limit view impacts

LEGEND

Blue - received during 1st neighborhood meeting

Yellow - added during 2nd neighborhood meeting

Green - Potential design changes.