



2nd Neighborhood Meeting held on: June 27, 2023

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@orovalleayaz.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		Comments or concerns					Compromises / Design Changes
		Traffic and Parking	Compatibility and impact to adjacent patios				
			Signs, lighting, design	Views	Compatibility	Other	
Do any conditions from the previous rezoning or development agreement apply?	Where will deliveries occur?	Impact to shared parking - parking lot is full now	Signs - Quality and appearance	Effects on Harvest restaurant	Noise, fumes and safety of drive thru	Location of trash enclosure	Relocate/reorient drive-thru speaker away from Harvest Patio.
Were other locations considered? (OV Marketplace)	How will customers access the business?	How much traffic will this generate?	Lighting - impacts to other businesses	Does the building need to be 20' tall?	Drive thru fit within center	Opposition against reducing the 250' from residential	Plant shorter maturing trees to limit view impacts
Could this be moved to the northern, vacant pad?	What happens if vehicles extend outside of the queuing area?	How does the centers traffic numbers compare to other Tropical Smoothies?	Concerns with the architecture	Is the height comparable to the other buildings?	Are other tropical smoothies located next to outdoor patios?	Move patio to other side of the building	<div>LEGEND</div> <div>Blue - received during 1st neighborhood meeting</div> <div>Yellow - added during 2nd neighborhood meeting</div> <div>Green - Potential design changes.</div>
Where is the menu board located?	How will people parked south of the building access the front door?	Concern about the width of driving aisles in the center		Could the building be moved further east?	Continued concerns about drive-thru use on site	Compliance with the existing development agreement	
What happens if Tropical Smoothie goes out of business?	What are the permitted uses for the site if the project is not approved?	Traffic circulation in the center	Can the screen wall be taller?	Drive-thru compatiblity along La Canada and Lambert.	Odors from drive-thru impacting other businesses		
Is there a market in Oro Valley for a drive-thru service?	What is the approved height and footprint of the building?	How many new parking spaces are proposed?	Move building further towards the south east.	Project has good compatibility; lower height, smaller size, and doesn't directly compete with other businesses	Safety concerns for pedestrians		
Is a conditional use permit required if a drive-thru is not built?	How many drive-thrus are allowed on the site?	Concern about noise from diesel/larger vehicles in the drive-thru	Applying design standards to preserve Oro Valley views	Oro Valley has is significant market segment in Oro Valley for drive thrus.	Support for drive-thru use		
What are the requirements for a conditional use permit?	Are drive-thrus permitted in Oro Valley outside Oracle Road?				Project is likely to bring additional clients to plaza.		