



Town of Oro Valley

Neighborhood Meeting Summary

Proposed drive-thru use near the southwest corner of Lambert Ln and La Canada Dr
Town Hall
11000 N La Cañada Dr
June 8, 2022
6:00 – 7:30 PM

Introductions and Welcome

Meeting facilitator Hannah Oden, Senior Planner, introduced the agenda for the meeting and public participation process. Approximately 38 residents and interested parties attended, including Mayor Winfield, Councilmembers Greene and Bohen, Planning and Zoning Commission Chair Gambill, and Commissioner Sturmon.

Town Staff Presentation

Kyle Packer, Planner I 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

James McMurtrie of Dynamic Civil Designs, representing the applicant Tropical Smoothie, provided a presentation that included:

- Proposed site design
 - Location, existing conditions, architecture, view impacts
- Request to reduce the required distance from residential
 - Views and screening to properties within 250' buffer

Public Questions & Comments

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

- How will the project impact the plaza's shared parking? The parking lot already gets very full when snowbirds are in Town.
- Concerns about impacts to traffic circulation within the center.
- How many new parking spaces are being proposed?
- Where will delivery occur?
- How will customers access the business?

- Does the proposed building need to be 20 feet tall? How does it compare to other buildings in the plaza?
- Concerns about impacts from lighting to other businesses within the center.
- Concerns about the quality and appearance of signage for the business.
 - Did Tropical Smoothie consider other locations in Oro Valley? Why was this location chosen?
 - Can Tropical Smoothie go on the vacant commercial pad directly north?
 - Has the applicant considered Oro Valley Marketplace as a location?
- Concerns about how the proposal could affect the Harvest restaurant.
- Was any consideration taken to move the building further east?
- Concerns the drive-thru use will ruin the ambiance for adjacent restaurant patios (noise, fumes, safety)
- Concerns with the location of the trash enclosure
- What are the traffic numbers for this business?
- What happens if vehicles extend beyond the drive-thru queuing area?
- Concerns about the width of internal shopping center lanes.
- Where is the menu located?
- How do the center's traffic numbers compare to other Tropical Smoothie locations?
- How will people parking south of the building access the front door?
- Are other Tropical Smoothie locations adjacent to business with outdoor seating?
- What happens if Tropical Smoothie goes out of business?
- Concerns with the architecture.
- What, if any, conditions of the rezoning and associated development agreement apply?
- Is the drive-thru screen wall needed? Could it be built taller?
- Concerns the 250' buffer to residential uses should not be reduced.

Conclusion

The applicant's representative, James McMurtrie provided more detail and answered questions related to the proposal. Town staff, Kyle Packer and David Laws answered questions about the Town's processes and requirements.

Mrs. Oden 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. She also announced that based on comments shared at the meeting, a second neighborhood meeting will be required following a formal submittal.