

Proposed drive-thru use near the southwest corner of Lambert Lane and La Cañada Drive

Neighborhood Meeting
June 27, 2023
Meeting will start at 6pm

Ground Rules for Neighborhood Meetings

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

All Zoom participants are currently on mute. Host will provide directions when meeting starts at 6pm.



Town of Oro Valley

Please contact Michael
Spaeth, Principal Planner, at
(520) 229-4812 for additional
ZOOM assistance.

Informational Video – posted on [OVprojects.com](https://ovprojects.com) May 31, 2022

1st neighborhood meeting – June 8, 2022

Formal submittal

Staff review

2nd neighborhood meeting – June 27, 2023

Planning and Zoning Commission public hearing – August (Tentative)

Town Council public hearing – TBD

**We are
here**

Questions?

kpacker@orovalleyaz.gov

For more information

[OVprojects.com](https://ovprojects.com)



Town of Oro Valley

Goals for tonight's meeting

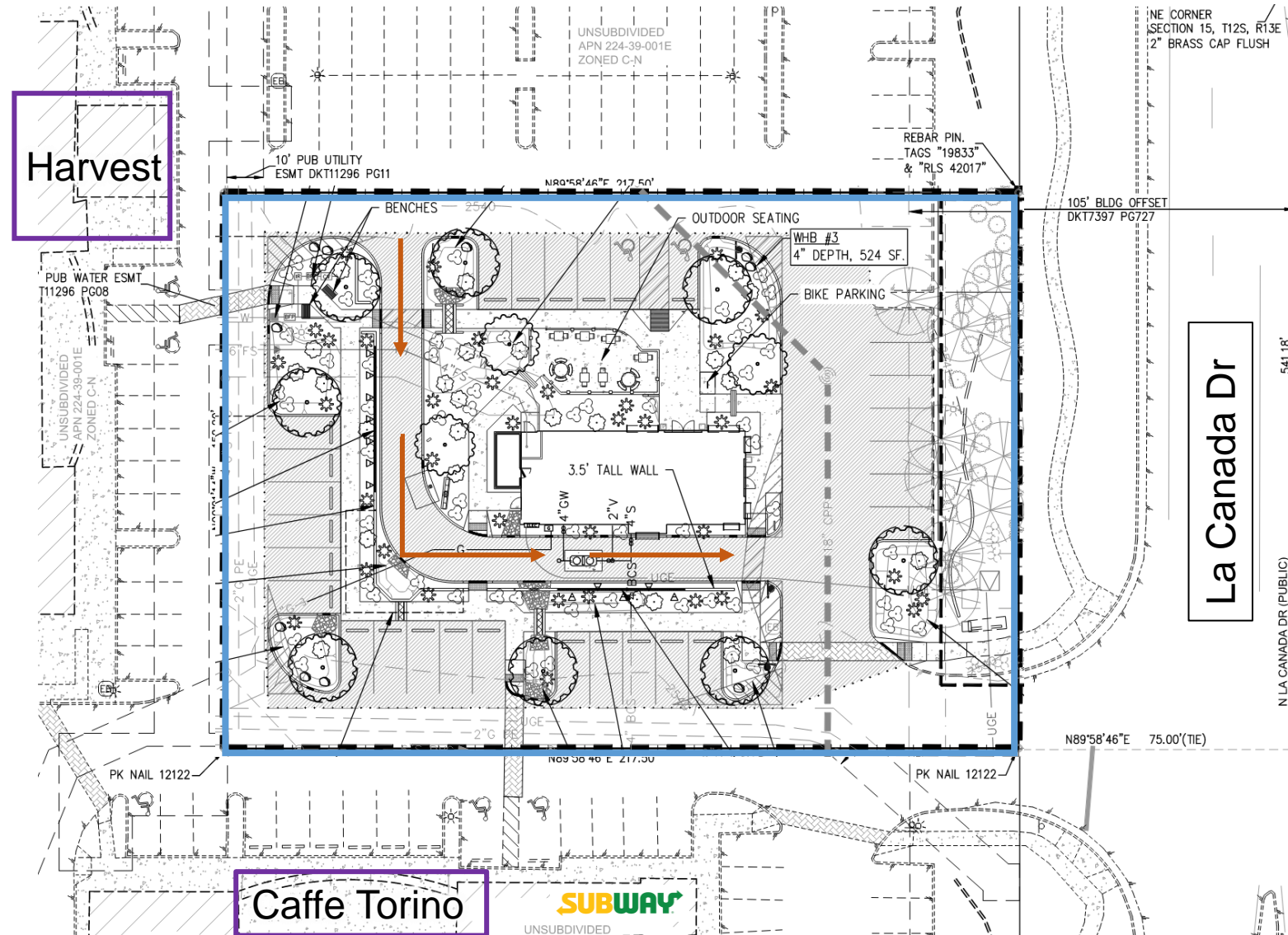
- ▶ This is your best opportunity to effectuate design changes!
- ▶ Understand the review process and opportunities to stay engaged
- ▶ Learn about the proposal
- ▶ Review and verify the list of questions or concerns
- ▶ Identify and discuss design solutions to mitigate concerns

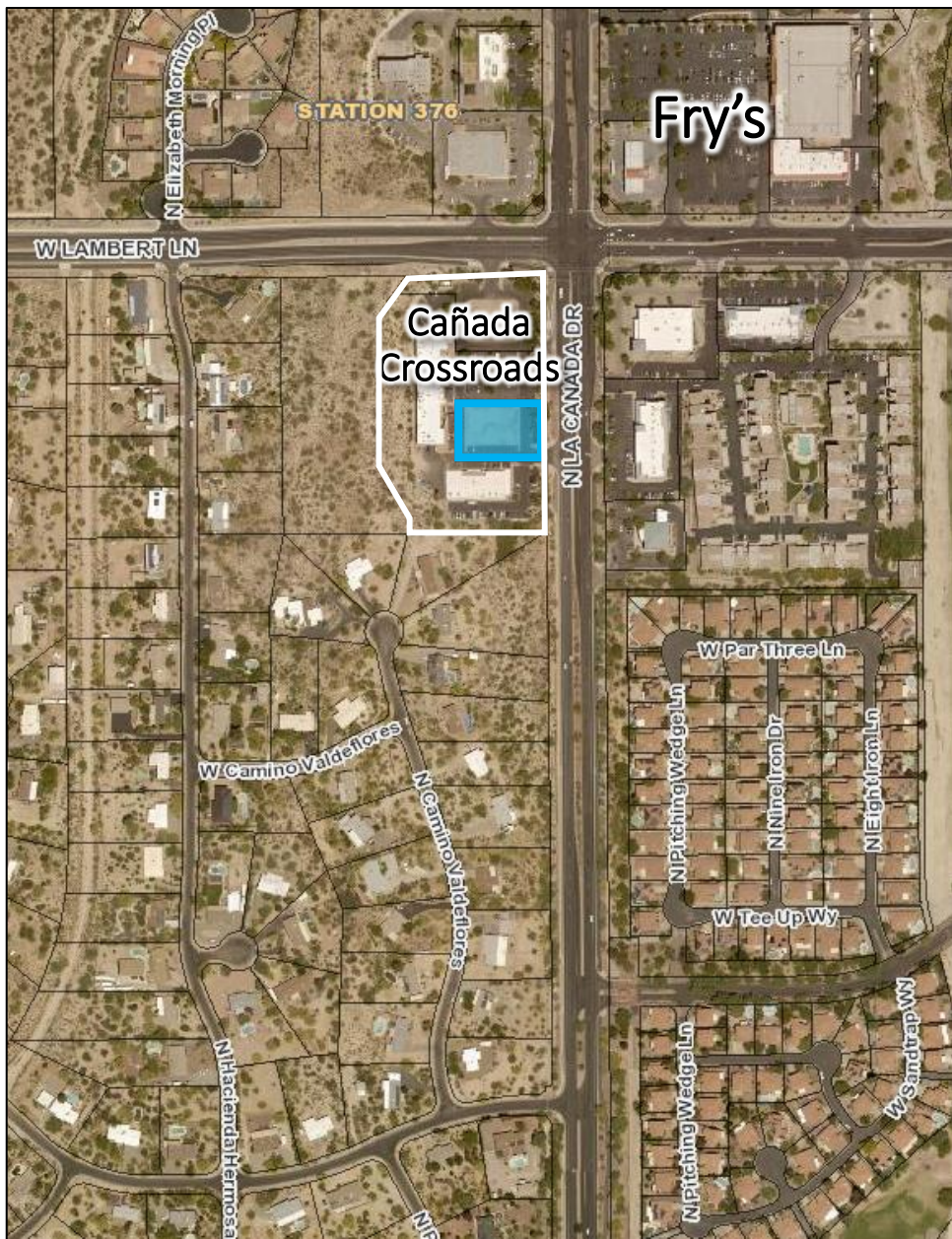


Town of Oro Valley

Tonight's Agenda

- ▶ Project overview
- ▶ Applicant presentation
- ▶ YOUR TURN
 - ▶ Compatibility with Shopping Center
 - ▶ Drive-thru (noise, fumes, safety)
 - ▶ Views from patios
 - ▶ Signs / Lighting / Architecture
 - ▶ Traffic
 - ▶ Amount of parking and traffic
 - ▶ Drive-thru Alignment and Circulation
- ▶ Next steps





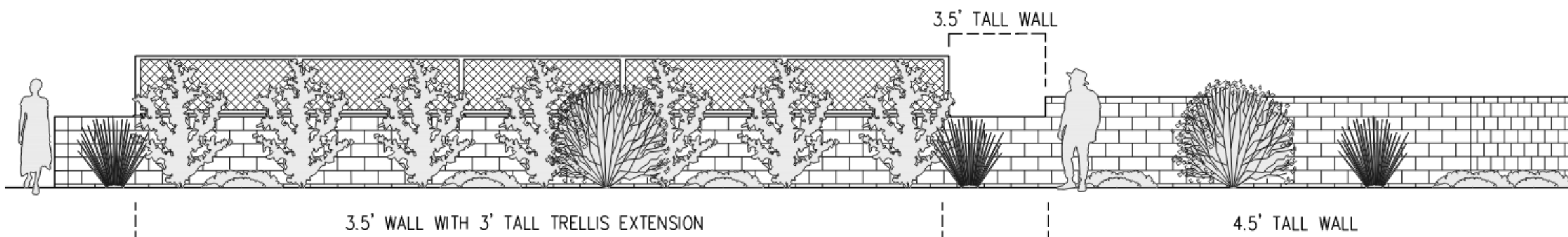
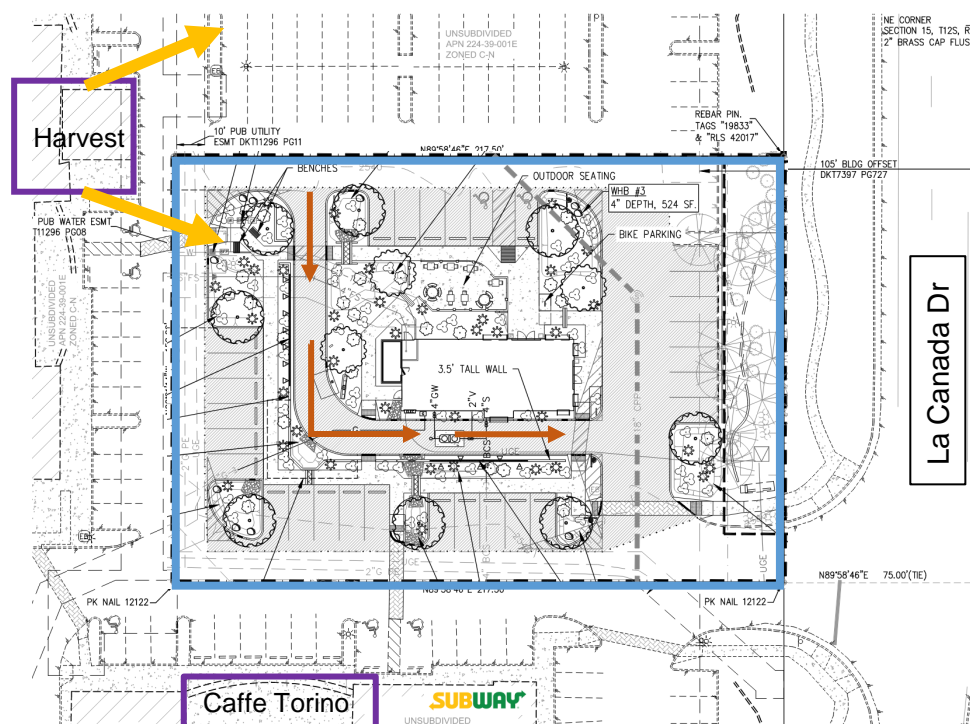
Zoning and History

- ▶ C-N (Neighborhood Commercial) Zoning
 - ▶ Allows restaurant, office, retail, and other similar uses
- ▶ Center's development plans approved in 1999
 - ▶ Approximately 71% of the shopping center has been developed
 - ▶ Two remaining vacant commercial sites, highlighted in orange
 - ▶ *Allowed building height – 25'*
 - ▶ *Allowed building size for this parcel – 5,950 square feet*



Conditional Use Permit and Plan Review Process

- ▶ Drive-thru requires a Conditional Use Permit (CUP)
- ▶ Staff review factors:
 - ▶ Zoning Code
 - ▶ CUP Criteria - Thematic Compatibility with Existing Shopping Center
 - ▶ Drive-thru Use
 - ▶ Architecture
 - ▶ Traffic / Queueing
 - ▶ Noise
 - ▶ View Impacts



Distance Reduction Request

- ▶ Drive-thru uses require 250' separation from residential property
- ▶ Town Council may reduce this distance when “major barriers exist to mitigate impacts”
 - ▶ Major barriers include buildings and hillsides
- ▶ Applicant is requesting a reduction to approximately 185'



Tropical Smoothie Cafe

Condition Use Permit

Neighborhood Meeting
June 27, 2023

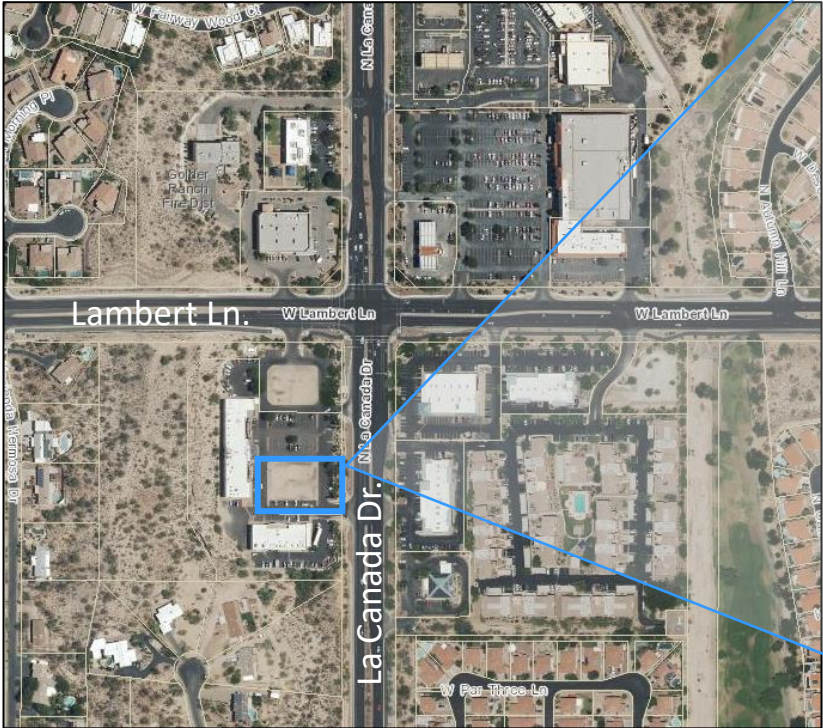
Dynamic
Civil Designs LLC

LS Law Offices of
Lazarus & Silvyn, P.C.

AGENDA

- Existing Property & Development Plan
- Review June '22 Meeting Feedback
- Updated Site Plan
- Changes Made Based on Feedback
- Updated Renderings
- Viewsheds
- Q&A

LOCATION MAP

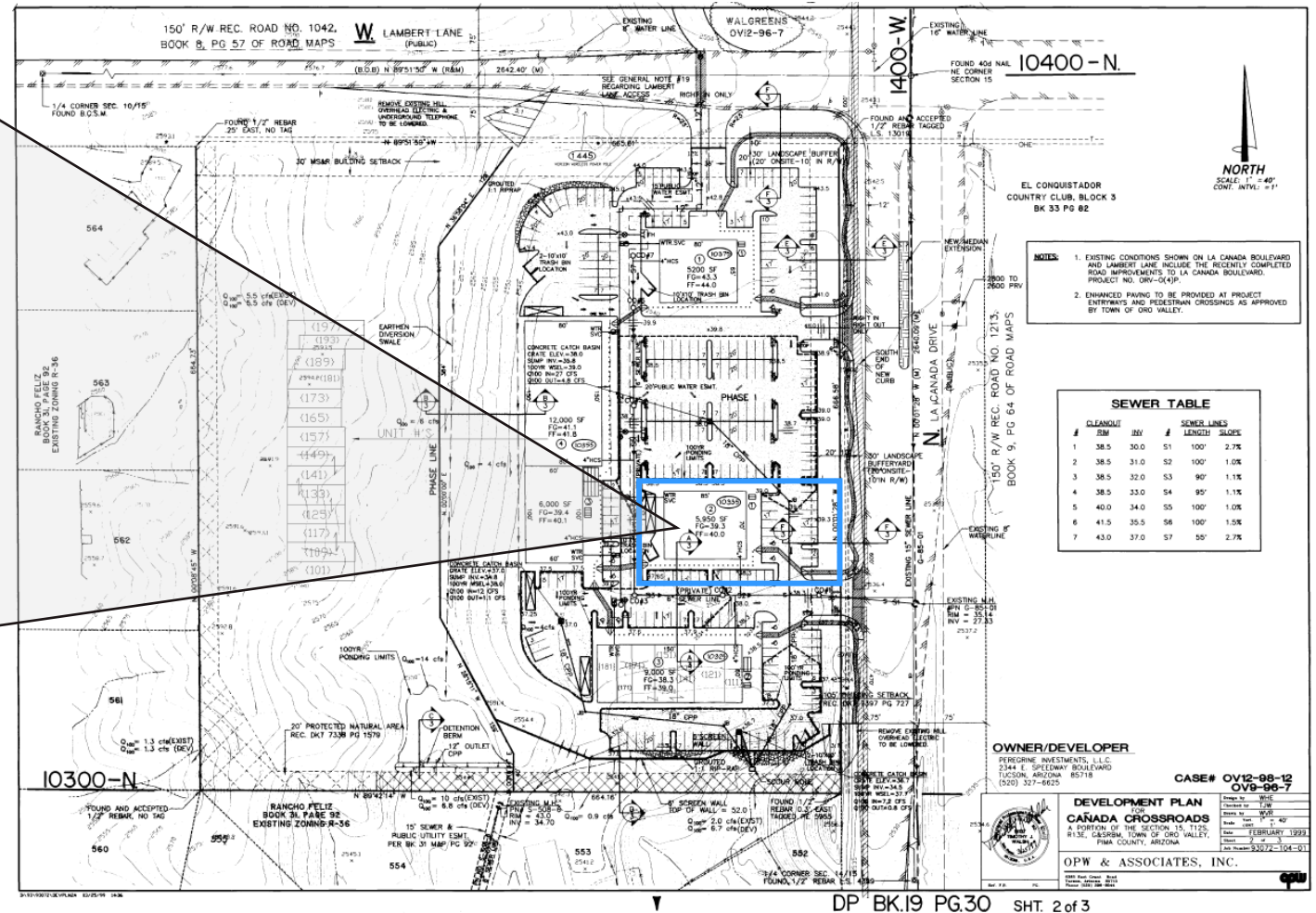
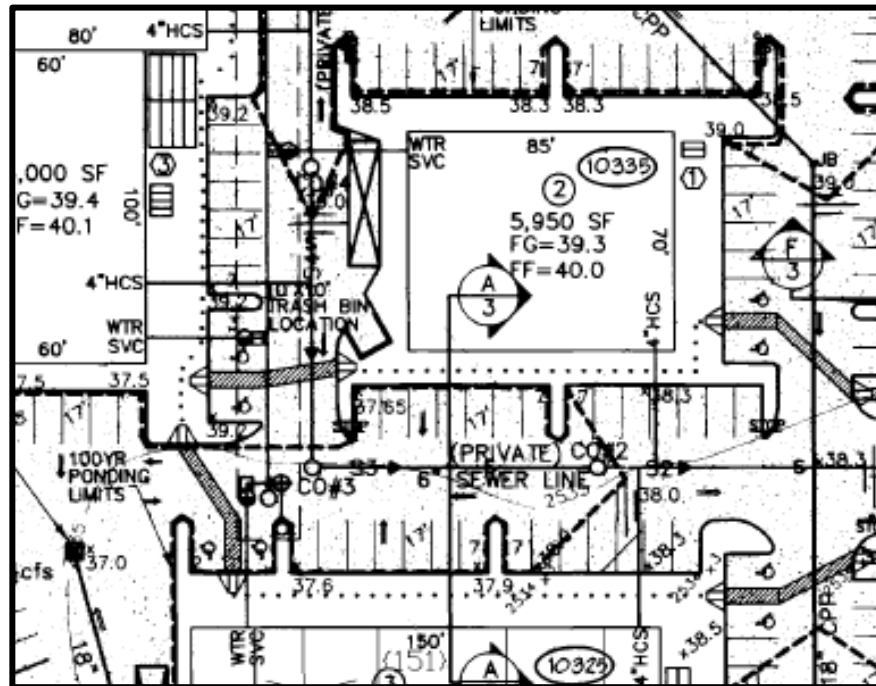


CURRENT SITE CONDITION



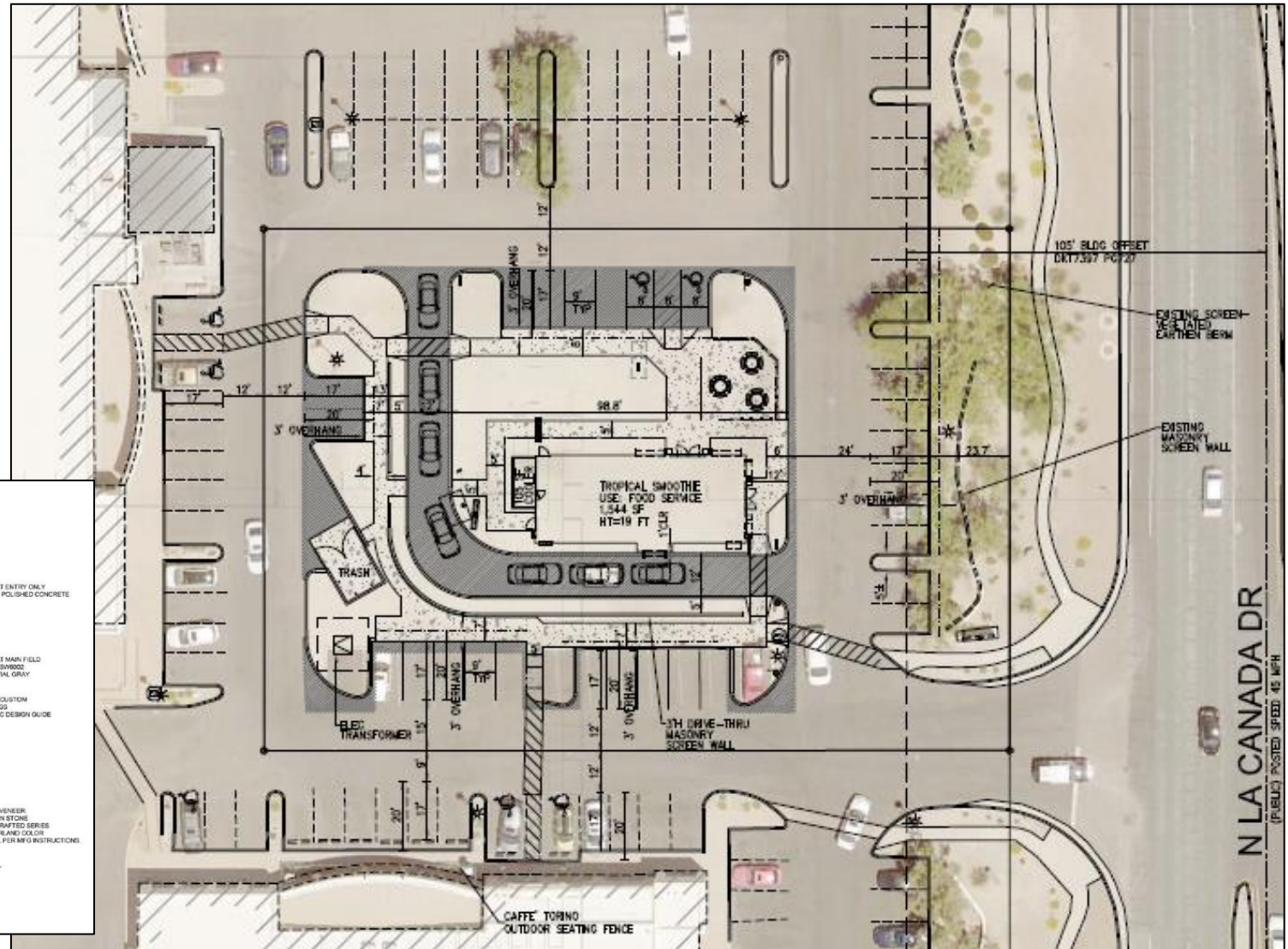
June 27, 2023

Current Development Plan



- Pad approved for 5,950 sq. ft. building
- DA contemplated "convenience uses"

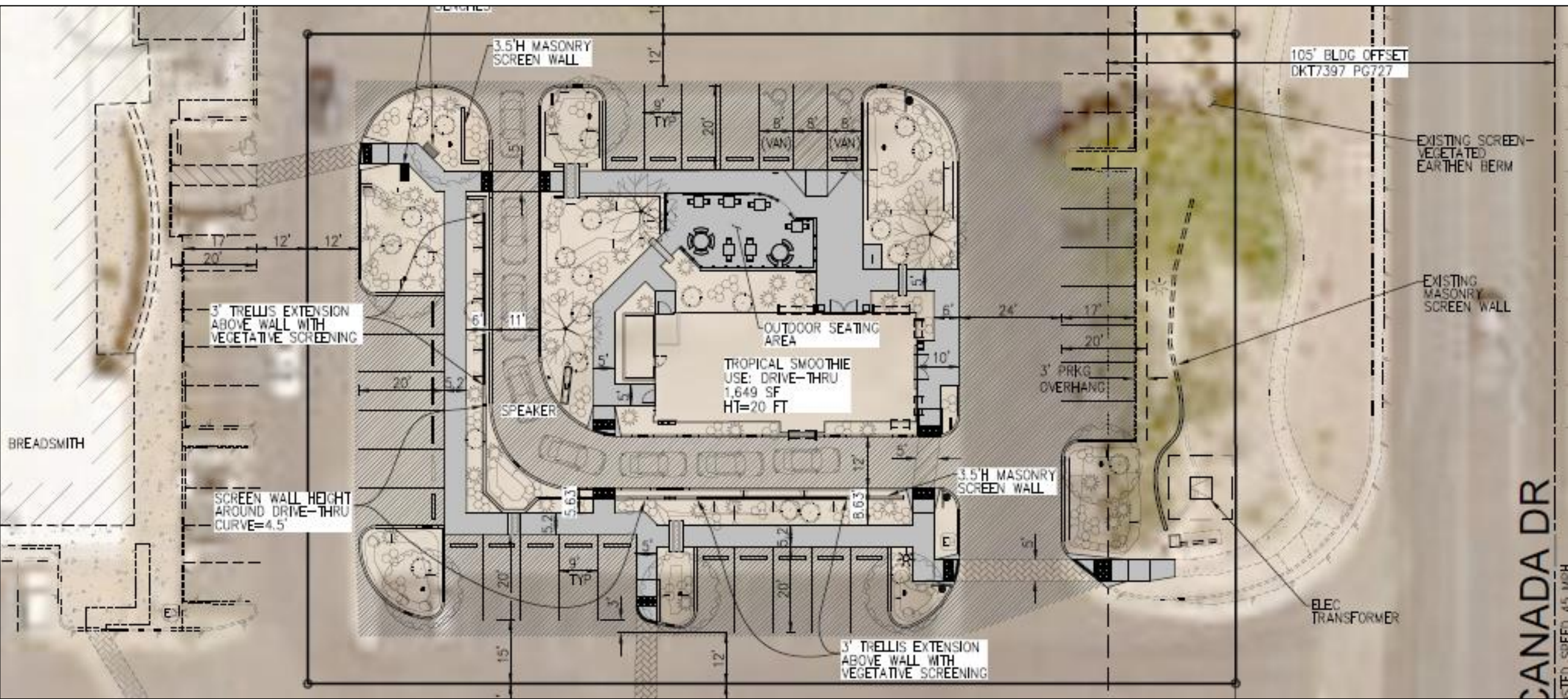
ORIGINAL SITE PLAN & ARCHITECTURE



June 27, 2023

UPDATED SITE PLAN

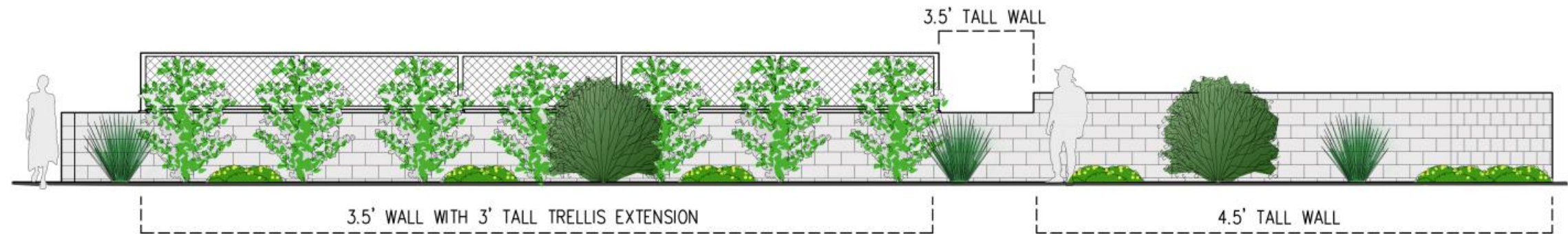
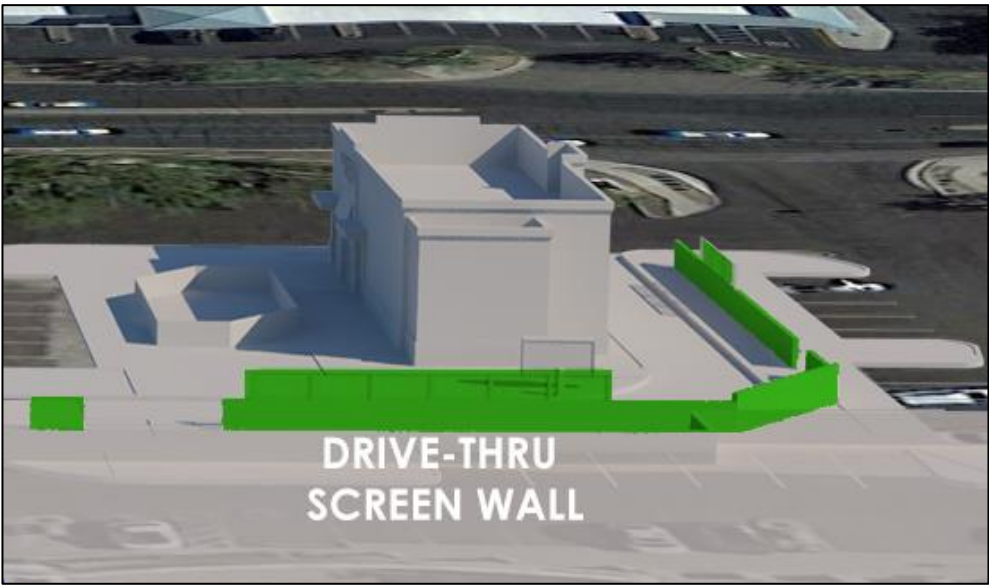
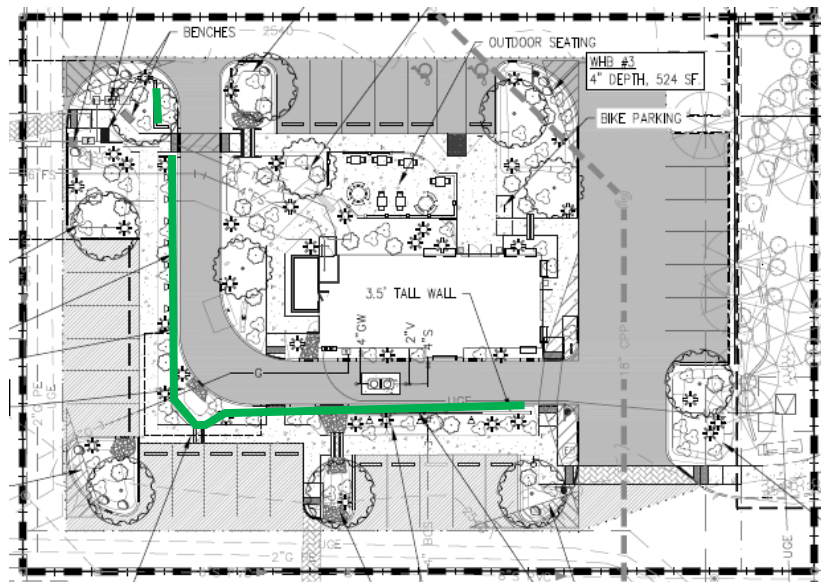
Tropical Smoothie CUP



June 27, 2023

DRIVE-THRU SCREENING

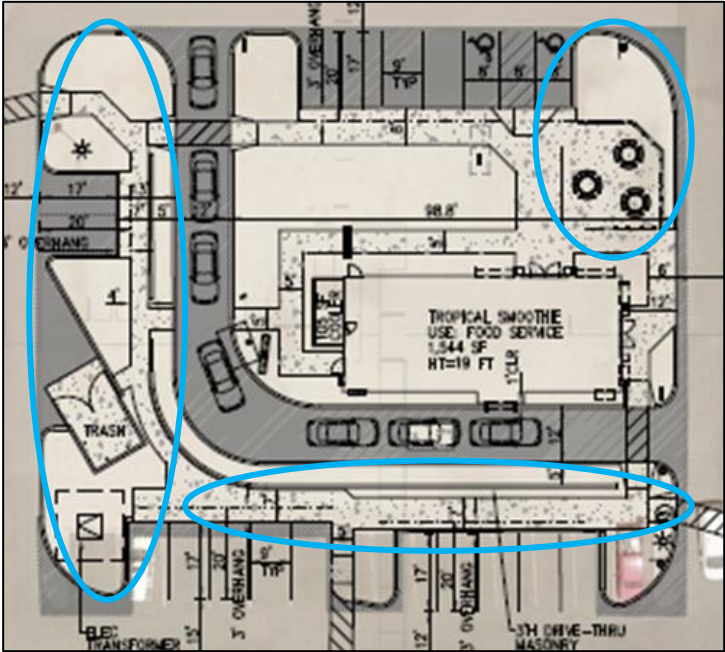
Tropical Smoothie CUP



WALL/TRELLIS DETAIL (WEST ELEVATION)
SCALE 1" = 5'

ENHANCED LANDSCAPING & SEATING

Tropical Smoothie CUP



TRASH & LOADING

Use Existing
Loading Areas

Use Existing
Trash Location









RENDERINGS

Tropical Smoothie CUP



June 27, 2023

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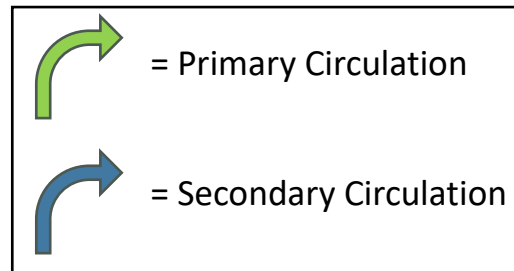


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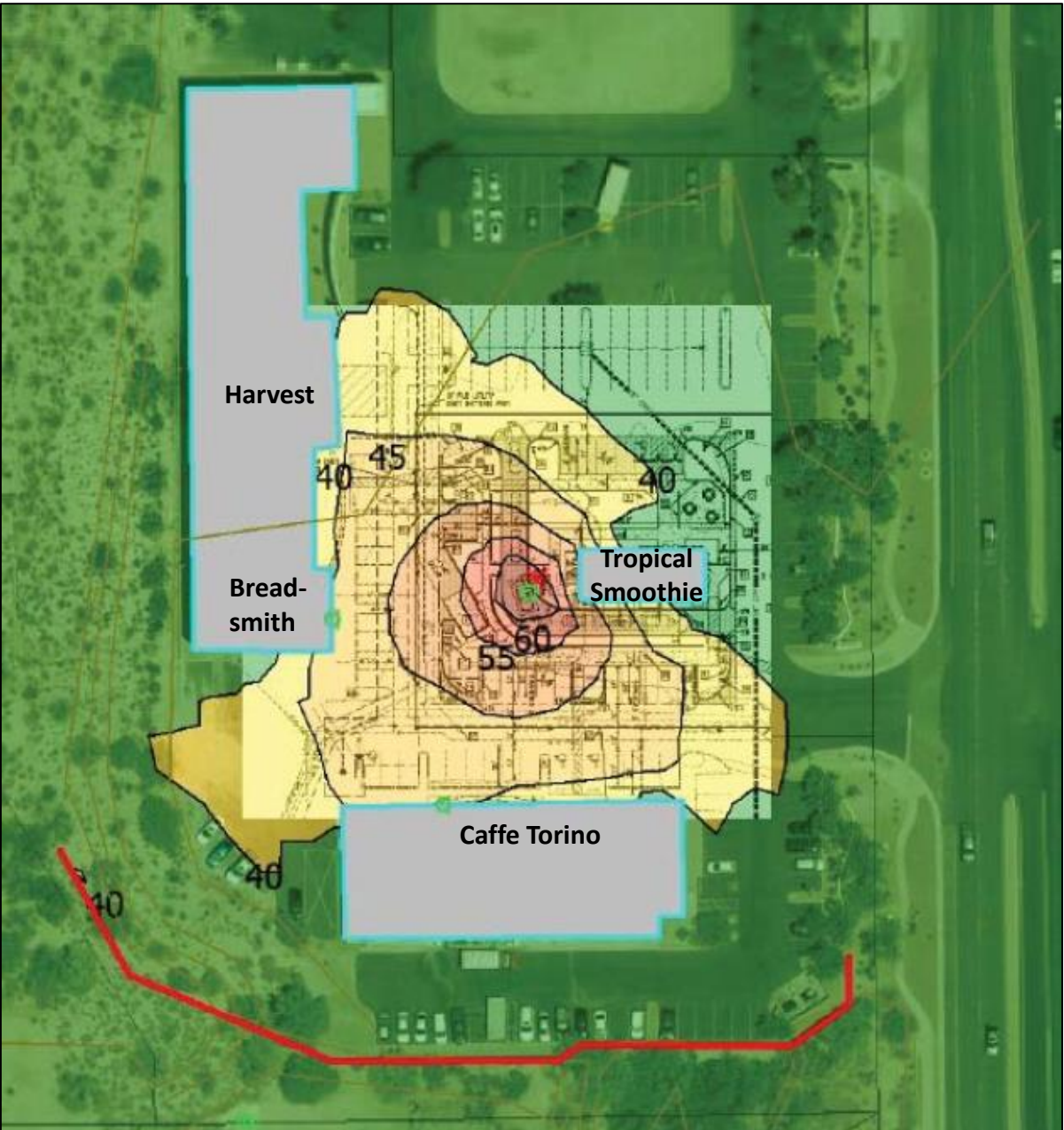
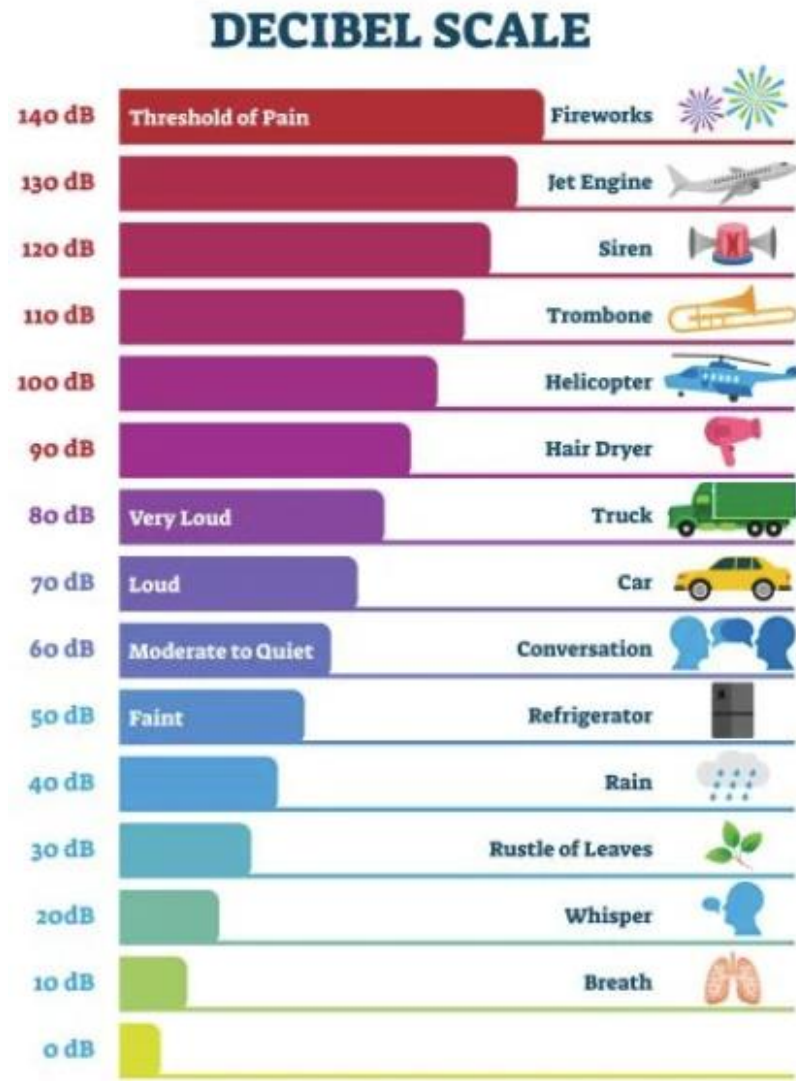
PARKING & CIRCULATION

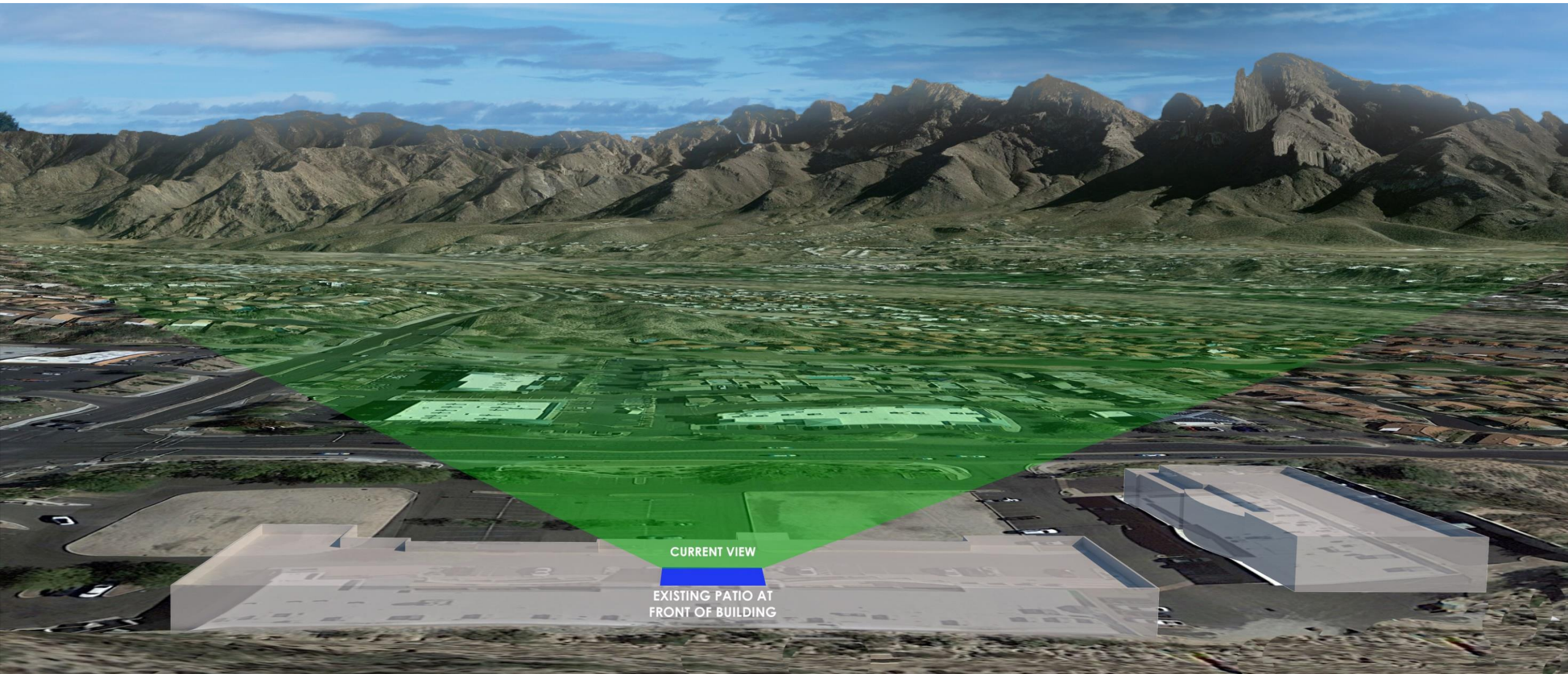
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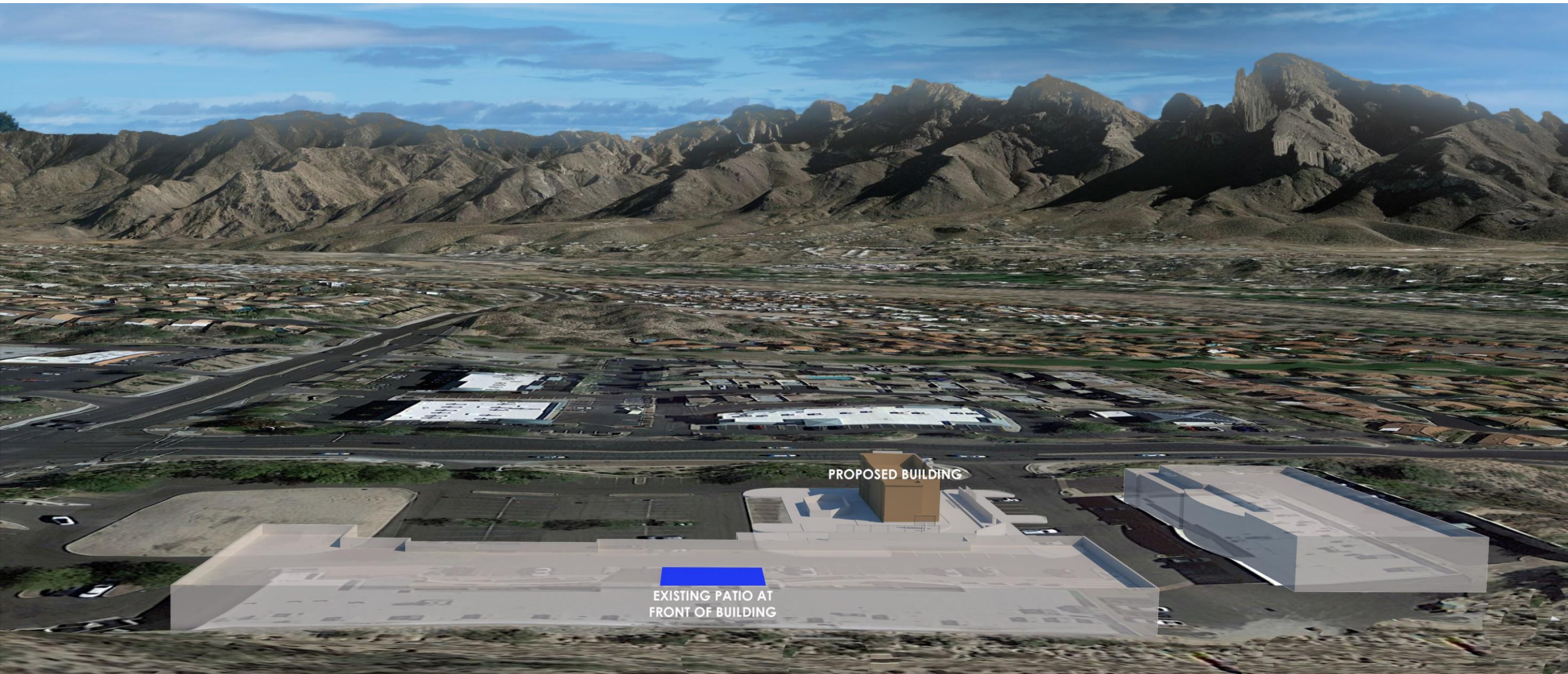
- Current Parking = 26 spaces
- Future Parking = 32 spaces
- +6 new spaces

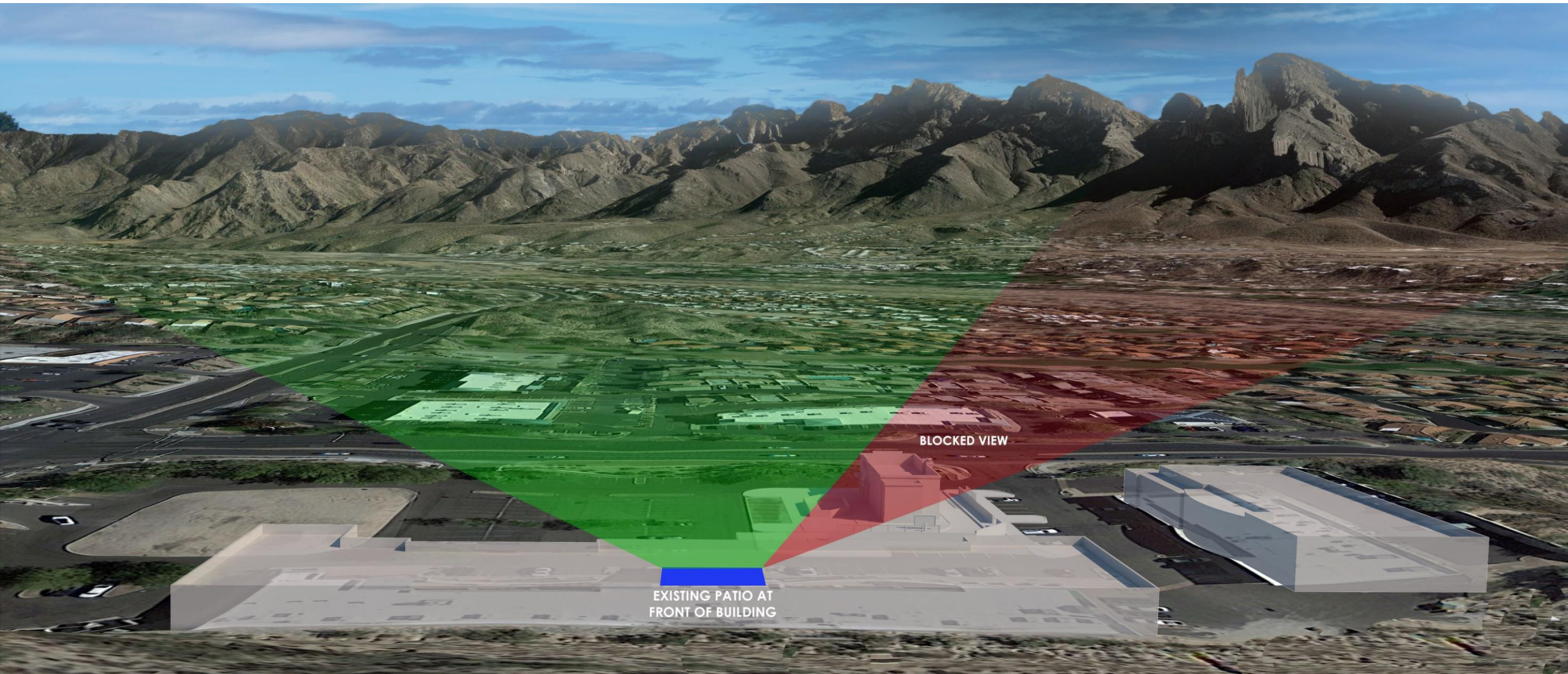


KIOSK SPEAKER

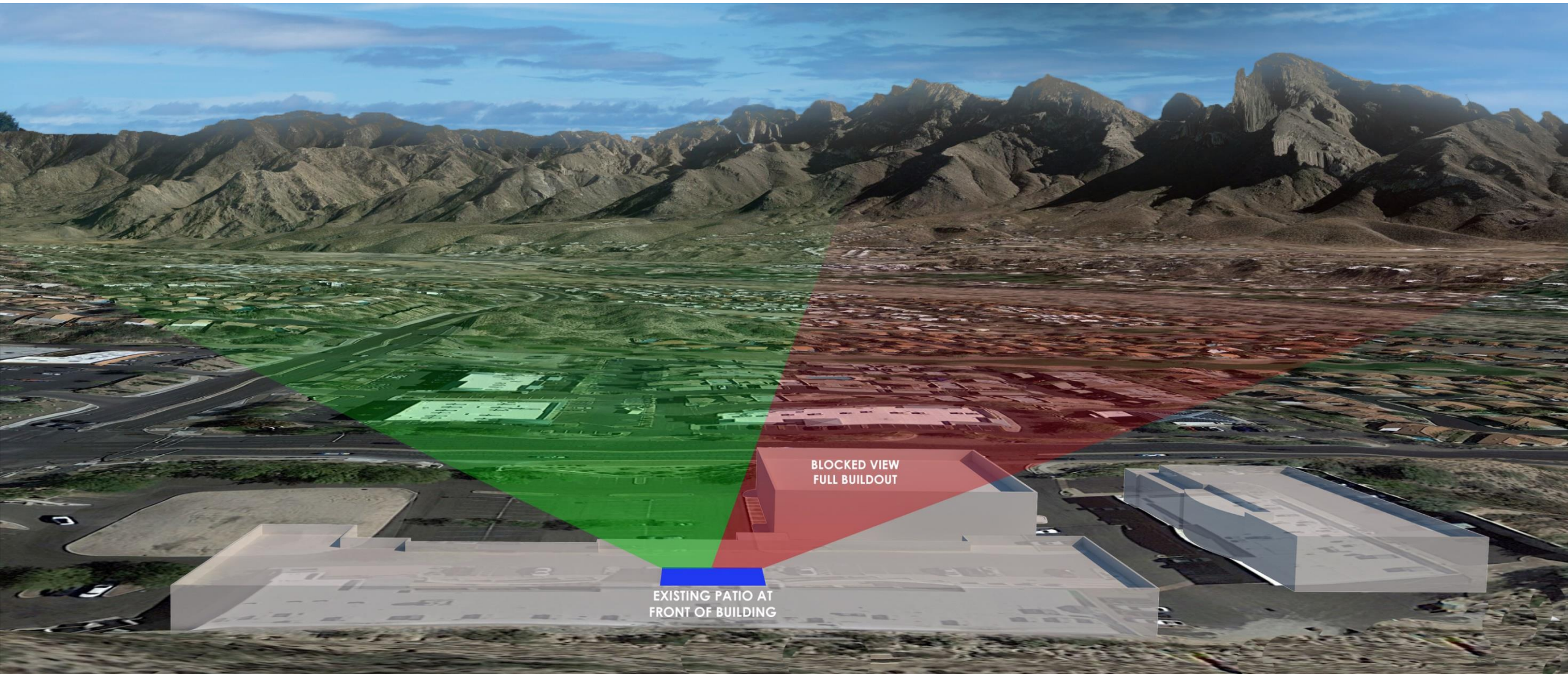












QUESTIONS?

Rory Juneman | Lazarus & Silvyn, P.C.

RJuneman@LSLawAZ.com | 520.207.4464

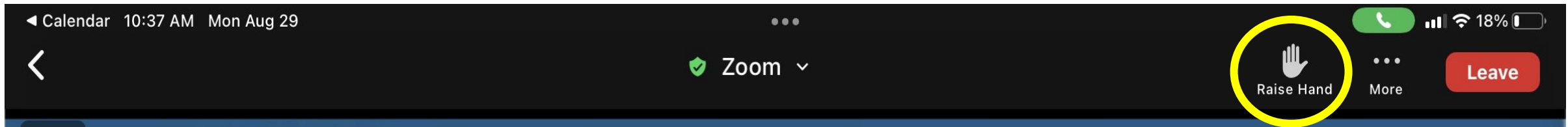
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Town of Oro Valley

Zoom – Online/Phone Participation



Phone

Raise Hand: *9

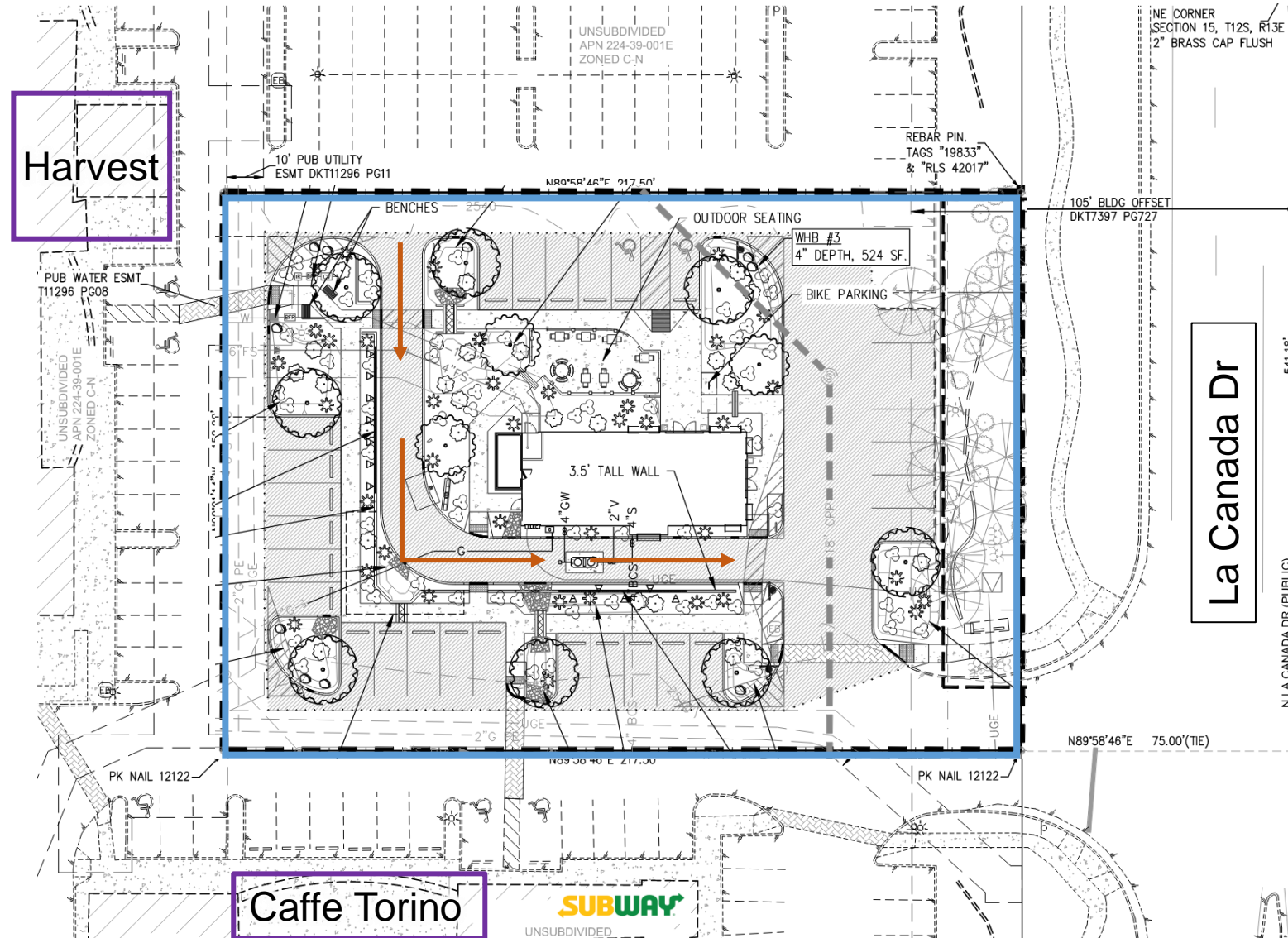
Unmute: *6

**Please contact Michael Spaeth,
Principal Planner, at (520) 229-4812
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Town of Oro Valley

Discussion





Town of Oro Valley

Wrap-up and Next Steps

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Staff Contact

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Senior Planner

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Email: kpacker@orovalleyaz.gov

www.OVprojects.com

“Near the SW corner of Lambert Ln. and La Cañada Dr.,
Tropical Smoothie - Conditional Use Permit, 2102451”

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