

Attachment 6
Neighborhood Meeting Summary
Kneaders Bakery and Café
April 13, 2015 6:00 – 7:30 PM Town of Oro Valley Hopi Conference Room

1. Introductions and Welcome

Meeting Facilitator Chad Daines, Principal Planner, provided introduction and an overview of the meeting format and ground rules. Approximately 10 residents and interested parties attended the meeting, including Vice Mayor Waters and Council member Hornat. Also in attendance was Planning and Zoning Commissioners Leedy and Hurt.

2. Staff Presentation

Chad Daines, Principal Planner, provided a presentation that included:

- Subject Property
- Applicant's request
- Existing zoning of the property, including development standards
- Review tools and process, including public participation opportunities

3. Applicant Presentation

Josh Merrell, Four Food Groups, provided a presentation detailing the applicant's proposal, which included:

- Overview of Kneaders expansion in the Tucson market
- Overview of the proposed development
- Menu of items
- Building Format

Ross Rulney, property owner of El Corredor, provided an overview of the PAD Amendment

4. Public Questions & Comments

Following is a summary of additional questions and comments:

- What is the anticipated building height
- Hour of operation and activities will take place after closing?
- Will lights be on within the building after closing?
- What is planned for the future commercial areas?
- What is the main ingress and egress to the building?
- Landscaping maintenance on the south side of Linda Vista Boulevard?
- Sufficiency of the overflow parking for the trailhead?
- Gating of apartment development?
- Wall along Linda Vista Boulevard?

Mr. Daines, Mr. Merrell and Mr. Ross Rulney addressed some of the questions related to the proposed development.

Mr. Daines closed the meeting, thanked everyone for their attendance.