

**MINUTES  
ORO VALLEY PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
October 6, 2015  
CHURCH OF THE NAZARENE  
500 WEST CALLE CONCORDIA**

**REGULAR SESSION AT OR AFTER 6:00 PM**

**CALL TO ORDER**

Chairman Rodman called the October 6, 2015 Regular Session of the Oro Valley Planning and Zoning Commission to order at 6:00 PM.

**ROLL CALL**

**PRESENT:** Bill Rodman, Chairman  
Bill Leedy, Vice-Chairman  
Charlie Hurt, Commissioner  
Melanie Barrett, Commissioner  
Tom Drazazowski, Commissioner

**EXCUSED:** Greg Hitt, Commissioner  
Frank Pitts, Commissioner

**ALSO PRESENT:** Tobin Sidles, Director of Legal  
Bayer Vella, Planning Manager  
Paul Keesler, Development and Infrastructure Services  
Director and Town Engineer

**CALL TO AUDIENCE**

There were no speaker requests.

**COUNCIL LIAISON COMMENTS**

Council Member Hornat was not present for the meeting.

**REGULAR SESSION AGENDA**

- 1. REVIEW AND/OR APPROVAL OF THE SEPTEMBER 1, 2015 REGULAR SESSION MEETING MINUTES AND THE SEPTEMBER 15, 2015 STUDY SESSION MEETING MINUTES**

**MOTION:** A motion was made by Vice-Chairman Leedy and seconded by Commissioner Barrett to approve the September 1, 2015 Regular Session Meeting Minutes and the September 15, 2015 Study Session Meeting Minutes.

**MOTION** carried, 4-0.

- 2. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION ON A PROPOSED PLANNED AREA DEVELOPMENT TEXT AMENDMENT AND CONDITIONAL USE PERMIT FOR A PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ORACLE ROAD AND NORTH FIRST AVENUE**
  - A. REQUEST FOR A PLANNED AREA DEVELOPMENT TEXT AMENDMENT REGARDING LOCATIONAL REQUIREMENTS FOR GASOLINE STATIONS IN THE ROONEY RANCH PLANNED AREA DEVELOPMENT, OV915-002**
  - B. REQUEST FOR A CONDITIONAL USE PERMIT FOR A PROPOSED FRY'S FUEL CENTER LOCATED WITHIN THE ORO VALLEY RETAIL CENTER ON THE SOUTHWEST CORNER OF ORACLE ROAD AND NORTH FIRST AVENUE, OV815-002**

Michael Spaeth, Senior Planner, provided a presentation that included the following:

- Applicant's Request
- Planned Area Development Amendment
- What is a conditional Use Permit
- Conditional Use Permit Review Criteria
- Conditional Use Permit
- Site Plan
- Summary and Recommendation

Ali Fakh, Sustainability Engineering Group, provided a presentation that included the following:

- Project Description
- Proposed Site Plan
- Fry's Prototype
- First Elevation Rendering
- First Landscape Rendering
- Proposed Landscape

Chairman Rodman opened the public hearing.

Paul Loomis, Oro Valley resident, voiced his concern with Oracle Road becoming comparable to Speedway Boulevard with gas stations and strip malls everywhere. During the last 10 years there has been a lot of discussion about gas

stations in each of the Planned Area Developments (PAD) along First Avenue and Oracle Road. It was limited to 5 gas stations and you still have the opportunity for another gas station at First Avenue and Oracle Road. The potential for clustering with 3 gas stations on the intersection is a concern as well as the lost parking spots in front of the Fry's Grocery Store. Moving the ring road to the south is his final concern.

Donald Bristow, Oro Valley resident, voiced his concerns with First Avenue and Oracle Road being a scenic resource designated area and Oracle Road being a scenic corridor. It deserves special attention and special architectural details. From what he sees here tonight all we are getting is another gas station like what's on La Canada, which is very inappropriate for that location. Fry's has desires to put in a storage chest, which should be included in the conditions of approval which are not allowed. If another gas station is allowed restricting signs should be enforced. Limiting of space around the kiosk is also needed. We need to be sensitive to the conditions and the appearance because it's our strategic corner.

Bill Adler, Oro Valley resident, agrees with the previous speakers, but unfortunately the gas station is a permitted use identified in the Planned Area Development. The points of the previous speakers should be covered in the conditions related to conditional use permits for gas stations. We have allowed the growth on Oracle Road to go way beyond our planning capacity. Your criticism tonight is limited to what is permitted by the Planned Area Development.

Freda Thompson, Oro Valley resident, voiced her concern with the left turn into Fry's. It remains an obstacle because there are so many people walking into the store. With the proposed gas station there would be tremendous car traffic and still a lot of people. We should be looking at our older drivers and the traffic concern should be looked at very closely.

Commissioner Drzazgowski arrived at 6:30 PM.

Barbara Lonier, Oro Valley resident, voiced her concern with the safety, congestion issues and what the finished product is going to look like. Ms. Lonier believes another gas station in the area does not work.

Chairman Rodman closed the public hearing.

Paul Keesler, Development and Infrastructure Services Director and Town Engineer, responded to questions/concerns asked during the public hearing in regards to the intersection, ring road concerns, traffic congestion and pedestrian safety.

Michael Spaeth, responded to non-engineer questions/concerns asked during the public hearing in regards to the following:

- Loss of parking
- Scenic corridor

- Outdoor display
- Conditional Use Permit criteria

**MOTION:** A motion was made by Commissioner Barrett and seconded by Commissioner Hurt to recommend approval of the Planned Area Development Amendment for the Fry's Fuel Center, based on the findings in the staff report.

**MOTION** carried, 5-0.

**MOTION:** A motion was made by Commissioner Barrett and seconded by Vice-Chairman Leedy to recommend approval of the Conditional Use Permit for the Fry's Fuel Center, subject to the condition listed in Attachment 1 as well as cart corrals be added for customers convenience in the additional parking and the side walk be widened if feasible when the traffic study performed.

**MOTION** carried, 5-0.

### **3. PUBLIC HEARING: YOUR VOICE, OUR FUTURE GENERAL PLAN, REVIEW OF THE RECOMMENDED DRAFT: SEPTEMBER 2015 (90% COMPLETION)**

Elisa Hamblin, Long-Range Principal Planner, provided a presentation that included the following:

- Your Voice, Our Future Project
- The General Plan
- The Public Participation Plan
- Project Schedule
- Media Coverage & Publicity
- Where we've been: Phase I
- Survey Methods
- Survey Results
- Oro Valley's Vision
- Vision & Guiding Principles
- Where we've been: Phase 2
- Committee Challenges
- Committee Work
- Review Drafts
- Committee Work
- Vision and Guiding Principles

Bill Adler, Development Committee Member, presented an overview on the community process which included the following:

- Title Change
- Guiding Principles
- Master Plan

- Find a goal
- Policies

Thomas Gribb, Community Committee Member, presented an overview on the following:

- Goals (Economy, services and complete community)
- Community Goals and Policies
- Community Vision and Guiding Principles

Marilyn Lane, Community Committee Member, presented an overview on the following:

- Community Committee Dec 2014 - Mar 2015
- Agree on what was our goals
- Agree on what was our policies
- Agree on what was our actions
- Community Actions, Page 62 - 70

Bob Swope, Environment Committee, presented an overview on the following:

- Environment Vision & Guiding Principles
- Environment Committee Sep - Dec 2014
- Four Essential Components
- Sonoran Desert Resources
- Water Resources
- Cultural Resources
- Clean Environment
- Environment Actions

Michael Schoppach, Development Committee, presented an overview on the following:

- Development Goals and Policies
- Development Committee Dec 2014 - Mar 2015
- Development Actions
- Land Use and Design
- Infrastructure
- Transportation

Elisa Hamblin, continued her presentation on the following:

- Getting to Work: Actions
- Amending the Plan
- Your Voice, Our Future Plan
- What's next
- Phase III: Do it! Make it so!

- Next Meeting
- Get Involved

Chair Rodman opened the public hearing.

Chair Rodman closed the public hearing with no speaker requests.

## **PLANNING UPDATE (INFORMAITONAL ONLY)**

### **ADJOURNMENT**

**MOTION:** A motion was made by Vice-Chairman Leedy and seconded by Commissioner Hurt to adjourn the October 6, 2015 Planning and Zoning Commission Meeting Regular Session at 8:05 PM.

**MOTION** carried, 5-0.