



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, July 29, 2026, at or after 6:00 P.M.

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner
Sharon Tyson, Commissioner

SUMMARY MINUTES

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the Commission Secretary to call the roll. **Vice Chair Hill** and **Commissioner Bowen** were absent. All other commission members were present. The Planning Commission secretary stated a quorum was present.

CALL TO THE PUBLIC

There were no speakers.

APPROVAL OF AGENDA

Commissioner Flint moved to approve the agenda as presented. Commissioner McIntyre seconded the motion. Motion passed, 5-0.

ANNOUNCEMENTS

Interim Development Services Director Brett Wittenberg welcomed Rene Olvera, a new planner with the Town.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of May 27, 2026.

Commissioner Flint moved, and Commissioner Tyson seconded, the motion approving the minutes, as presented. Motion passed, 5-0.

PUBLIC HEARING

1. PCZ2601-001 OVCN Rezoning; A request for a recommendation to the Marana Town Council for approval to rezone approximately 28.1 acres of land from R-36 (Residential) to SP (Specific Plan), creating the OVCN Twin Peaks Campus Specific Plan, located generally at the southwest corner of W Twin Peaks Rd and W Desert Falcon Ln in Township 12S, Range 12E, Section 11. (Austin S.)

Senior Planner Austin Shreffler presented the request to rezone the approximately 28-acre property from R-36 (Residential) to Specific Plan. He explained that the uses proposed for the church campus are permitted under the existing zoning and that the Specific Plan was requested solely to increase the maximum building height from 30 feet to 40 feet to accommodate an indoor gymnasium. Staff recommended approval, subject to the recommended conditions.

The applicant, Paul Oland of Paradigm Land Design, representing Oro Valley Church of the Nazarene, described the preliminary campus plan. The proposal included a multi-use building containing worship, gymnasium, office, and meeting space; sports fields and recreation areas; and parking distributed throughout the site. He stated that the building would step up in height from approximately 28 to 30 feet on the west to a maximum of 40 feet near Twin Peaks Road to reduce its visibility from the neighboring properties to the west.

Mr. Oland also discussed the placement of the sports fields away from the western neighbors, a drainage and open-space corridor of at least 100 feet along portions of the western property line, improvements to Desert Falcon Lane and utilities, and design measures intended to preserve wildlife movement through existing culverts beneath Twin Peaks Road. **Mr. Oland** stated that the building would occupy approximately eight percent of the site and that the project was consistent with the Traditional Neighborhood land-use designation. **Mr. Oland** pointed out that the main access would be off Twin Peaks Road with a second lesser access off Desert Falcon Lane.

OVCN Executive Pastor Chris Collins discussed OVCN's mission and its desire to establish a Marana campus that would serve families and youth through worship and sports ministry. He stated that the church had worked to communicate with surrounding residents and was committed to continuing to address neighborhood concerns.

Mr. Shreffler reported that two letters were received after the staff report was finalized and distributed to the Commission.

Chairman Schnee opened the public hearing at 6:20 P.M.

Three speakers addressed the Commission: **Ted Bednar, Greg Ayers, and Ashley Brandon.**

Mr. Bednar expressed concern about lighting from the proposed fields and parking areas and its potential effect on the area's dark-sky conditions. **Mr. Ayers** stated that, although he preferred one-acre residential lots, he would prefer the church campus over a higher-density residential development. **Ms. Brandon** expressed concern about event traffic and overflow parking on Desert Falcon Lane, access to the existing neighborhood, and the safety and character of the dirt road.

Chairman Schnee closed the public hearing at 6:26 P.M.

Commissioner Flint, Commissioner Tyson, Commissioner McIntyre, Commissioner Parsons and Chairman Schnee asked about sports-field lighting, parking, the size and use of the sports ministry, the need for the additional building height, improvements to Desert Falcon Lane, traffic, and the relocation of neighborhood mailboxes. **Mr. Oland** stated that field lighting would use modern directional technology, would be shielded, and would comply with the Town's lighting requirements. The fields would be lit only when in use. **Pastor Chris** added that the church did not plan to rent the sports fields or venue with the intention of generating revenue and stated that the site had been designed with sufficient parking and that full-scale worship services and major sports activities would not occur simultaneously.

Mr. Oland explained that Desert Falcon Lane would be improved to Town standards across the project frontage and that the existing access easement was expected to be dedicated as public right-of-way. **Mr. Oland** stated that signs or other measures could be considered if church traffic or parking affected the neighborhood and that the final mailbox location would be coordinated with the Town and residents.

Deputy Town Attorney David Udall noted that a traffic study would be done prior to any development onsite. **Traffic Manager Diahn Swartz** stated that the traffic study was in progress, that a southbound right-turn lane at the proposed Twin Peaks Road entrance was warranted, and that a traffic signal was not under consideration. **Mr. Oland**

discussed a requested design exception for a median opening at the primary Twin Peaks Road entrance, which was intended to reduce traffic on Desert Falcon Lane.

Commissioner Flint acknowledged that although some questions were unrelated to the building's height—the reason for the rezone request—residents attended the meeting with concerns, so it would be helpful for them to get as much information as possible regarding the project.

Chairman Schnee added that he was happy to see the drainage ditches being maintained all the way around the property.

Commissioner Flint moved to recommend approval of PCZ2601-001 to the Town Council, subject to the recommended conditions. Commissioner McIntyre seconded the motion. Motion passed, 5-0.

2. PCZ2603-001 Marana and Wentz 74 Rezone; A request for a recommendation to the Marana Town Council for approval to rezone approximately 74 acres of land from Zone B (Medium Lot Zone) and Zone A (Small Lot Zone) to R-4 (Residential) located generally at the NW corner of W Marana Rd and N Wentz Rd in Township 11S, Range 11E, Section 19. (Austin S.)

Senior Planner Austin Shreffler presented the request to rezone approximately 74 acres from Legacy Zone A and Zone B to R-4 (Residential). He described the surrounding zoning and the Traditional Neighborhood land-use designation. He stated that, following the neighborhood meeting, a recommended condition was added to restrict multi-story homes along the existing residential properties to the east. Staff recommended approval, subject to the recommended conditions.

The applicant, Paul Oland of Paradigm Land Design, representing the property owner, presented a conceptual site layout and described surrounding approved and proposed development. He stated that the proposed residential use was consistent with the General Plan and nearby entitlements. The applicant had offered a single-story limitation along the edge adjacent to existing residences and would provide roadway, water, and sewer improvements and complete a burrowing-owl survey before construction.

Chairman Schnee asked about the conceptual detention basins and the width of the buffer between existing homes and the proposed single-story lots. **Mr. Oland** stated that the buffer varied from approximately 20 to 40 feet.

Commissioner Flint asked for confirmation regarding the number of access points. **Mr. Oland** confirmed there are three access points.

Commissioner Parsons shared concerns regarding the compatibility with the area's existing low-density ranchette and agricultural uses. **Mr. Oland** stated that the anticipated density of approximately four to five homes per acre was within the lower portion of the Traditional Neighborhood designation and in line with the General Plan and other approved or anticipated development within the area.

Chairman Schnee opened the public hearing at 7:02 P.M.

Five speakers addressed the Commission: **Mark Patton, Mike Hancock, Amy Allred, Jeff Samuelson, and Adam Bingham.**

The speakers expressed opposition to or concern about the proposed density and its compatibility with the area's rural and agricultural character. They discussed preservation of open space, views, livestock and farming activities, and Marana's western heritage. Speakers requested larger lots, a lower-density or ranch-style development, wider and permanently maintained landscape buffers, and single-story homes along the perimeter adjoining existing residences.

Additional concerns included traffic and intersection safety; the capacity of roads, schools, and other infrastructure; drainage and stormwater impacts; light and noise; potential conflicts between new residents and established agricultural uses; the range of uses that could be permitted under the requested zoning; and the timing and visibility of public notice. Several speakers stated that one- to two-acre lots would provide a more appropriate transition to the existing neighborhood.

Chairman Schnee closed the public hearing at 7:19 P.M.

Commissioner Parsons asked whether all surrounding projects depicted on the applicant's context map had been approved. **Mr. Shreffler** clarified that the Kirby Hughes and Luckett project remained under review. **Mr. Oland** stated that the project had been shown for context and agreed to remove it from the map used for the Town Council presentation.

Commissioner Tyson acknowledged that growth would continue but emphasized the importance of smart growth and stated that she was not comfortable with the conceptual plan as presented.

Commissioner Flint asked whether the project could provide a transition through larger lots, wider buffers, and single-story limitations adjacent to the existing rural properties. **Mr. Shreffler** explained that the R-4 district establishes a 4,000-square-foot minimum lot size, while the applicant stated that the conceptual layout was not part of the formal application and that additional conditions relating to lot size, buffer width, and building height could be considered along the project edges.

Mr. Oland stated that the proposal was consistent with the General Plan's Traditional Neighborhood designation and surrounding approved development. He also indicated a willingness to consider additional protection for the existing neighborhood.

Commissioner Flint stated that the Commission should seek to preserve as much of the residents' existing lifestyle as possible while recognizing the General Plan and development already approved in the surrounding area.

Deputy Town Attorney David Udall wanted it noted for the record that staff confirmed the [public] notice was provided in accordance with the town code and state statute.

Commissioner Tyson reiterated that she agreed with Commissioner Flint regarding making the rezoning request more palatable and to compromise some of the conditions related to the rezoning request to work for the neighboring residents.

Mr. Oland showed a willingness to work within the parameters and conditions that the commissioners were leaning towards, such as larger minimum lot size and single-story homes abutting the current residents, as well as additional landscape buffers. In addition, **Mr. Oland** commented on an earlier speaker's concern regarding school capacity. **Mr. Oland** stated he received a letter from the school district that confirmed there is capacity to serve this development.

Commissioner Flint asked **Mr. Shreffler** when the project would be presented at Town Council. **Mr. Shreffler** said he was expecting to take it to Town Council on September 1, 2026, but that would be pending **Mr. Oland's** readiness and approval. **Commissioner Flint** asked **Mr. Oland** if he would be able to adjust the proposed lots and buffers by the September 1st Town Council meeting. **Mr. Oland** said it would depend on the proposed conditions set forth by the Planning Commission.

Commissioners worked to establish conditions to add to the already proposed staff-recommended conditions. Additional conditions proposed were single-story homes on the eastern and northern exterior lots, a minimum of 12,000-square-foot lot sizes along the current residents, and increased buffers of no less than 40 feet all the way around the proposed development.

Commissioner Flint moved to recommend approval of PCZ2603-001 to the Town Council, subject to the recommended staff conditions as well as the recommended conditions proposed by the Planning Commission. Commissioner McIntyre seconded the motion. Commissioners Tyson, McIntyre, Flint and Chairman Schnee voted aye. Commissioner Parsons voted nay. Motion passed, 4-1.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

Commissioner Tyson moved to nominate Tom Schnee as Chair and John Flint as Vice Chair of the Planning Commission. Commissioner McIntyre seconded the motion. Commissioners Tyson, Parsons, McIntyre, and Flint voted aye. Chairman Schnee appeared to abstain. Motion passed unanimously, 4-0.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Commissioner McIntyre seconded the motion. The motion passed, 5-0. The meeting adjourned at 7:48 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on July 29, 2026. I further certify that a quorum was present.



Laura Dzieman, Commission Secretary