

# Staff Summary Report

Development Review Commission Date: 07/14/09

Agenda Item Number: \_\_\_\_

**SUBJECT:** Hold a public hearing for a Use Permit and Development Plan Review for Emmanuel Lutheran School located at 715 W. Southern Avenue.

**DOCUMENT NAME:** DRCr\_EmmanuelLutheran\_071409 PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for EMMANUEL LUTHERAN SCHOOL (PL090095) (Kirk Jungbluth, Emmanuel Lutheran Church, property owner; Dennis Lee, Dennis Lee Architect, applicant) consisting of a new one-story 7,030 s.f. classroom building addition to the existing campus containing 7,555 s.f. of classroom buildings and a 7,870 s.f. church on 3.5 net acres, located at 715 W. Southern Avenue in the R1-6 Single-Family and R-2 Multi-Family Residential District. The request includes the following:

ZUP09082 – Use Permit to allow an expansion of the existing school use.  
 DPR09093 – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Diana Kaminski, Senior Planner (480-858-2391)

**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989) 

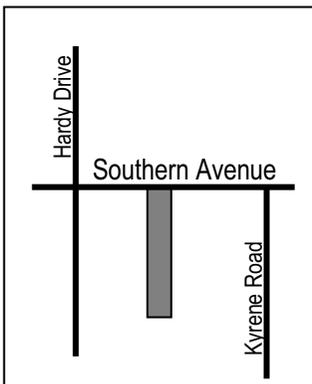
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net site area	3.5 acres
Total Building area	22,455 s.f.
Lot Coverage	23% (45% maximum allowed)
Building Height	22 ft (30 ft maximum allowed)
Building Setbacks	53' front, 10' side, 62' rear (20, 10, 15 min.)
Landscape area	39% excluding athletic court (30% minimum required)
Vehicle Parking	150 spaces (123 min. required, 154 max allowed)
Bicycle Parking	24 spaces (24 minimum required)
Student population	175 increased to 250 (preschool through 8 <sup>th</sup> grade)

- PAGES:
1. List of Attachments
  - 2-3. Comments
  - 4-6. Reason for Approval / Conditions of Approval
  7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:
1. Location Map
  2. Aerial Photo
  3. Use Permit Letter of Explanation
  4. Development Plan Letter of Explanation
  5. Current Site Traffic Statement
  6. Site plan
  7. Floor plans
  8. Building Elevations
  9. Building Sections
  10. Landscape Plan
  11. Preliminary Grading & Drainage Plan
  12. Public Input

## COMMENTS:

This site is located mid-block between Mill Avenue and Priest Drive, east of Hardy Drive and west of Kyrene Road, on the south side of Southern Avenue. The lot is approximately 157 feet wide by 594 feet deep. The existing development includes a 7,080 s.f. church and office building at the street front, and two classroom buildings totaling 7,555 s.f. toward the south east side of the site. The proposed classroom addition would complete the campus with a 7,030 s.f. building on the west side of the site. The existing church and school buildings are located on two separate parcels, each with different zoning. The proposed school addition will fall within the R-2 zoning parallel to the existing school building. They are not required to amend the subdivision plat or rezone the property because none of the buildings cross the property line within the development. They are not required to seek a use permit for the shade canopies because they are located within the R-2 zoning area. Emmanuel Lutheran Church has an existing use permit for a school, and is seeking an amended use permit to allow an expansion of the existing school. The existing school has part-time preschool from 1-3pm on Tuesdays and Thursdays and all day school Kindergarten through 8<sup>th</sup> grade. The expansion would increase the hours and days of the preschool to allow up to 23 preschoolers and the total number of students on campus from 175 to 250. This request also includes a Development Plan Review for the classroom building, including site plan, elevations and landscape plan. Site work is primarily confined to the southern portion of the site, with playground improvements; no work is being done within the parking area except replacement of missing trees and shrubs within the landscape islands. The street front will be improved with the required number of street trees and a reduction in turf area and introduction of xeriscape plants. The applicant is requesting approval of these requests; staff is recommending approval with conditions.

## PUBLIC INPUT

Neighborhood meeting is not required with this request. Two public comments in opposition have been received as of printing of this report and are provided as attachments. Concerns expressed include increased traffic, increased noise and blocked views. The applicant is proposing to relocate a storage shed based on the comment about blocked views, and has provided existing site traffic data in response to the traffic concern.

## PROJECT ANALYSIS

**GENERAL PLAN** – The land use for this site is currently used for worship and education, projected to be residential if the current uses change.

**ZONING** - The lot is zoned R 1-6 Single-Family Residential at the street front (north end) and is zoned R-2 in the rear (south end). The property has multifamily developments on the adjacent properties to the north, single family residences to the south, and is separated by a dead-end alley from single family residences on the west.

## USE PERMIT

The proposed use requires a use permit to expand the existing preschool through 8<sup>th</sup> grade private school use to increase capacity from 170 students and 10 staff to allow a maximum of 250 students and 12 staff. Hours of operation are 8:15-3:15 with early drop off at 7am and after school care until 5:30pm. The school is open August 12<sup>th</sup> to May 27<sup>th</sup> for the upcoming school year, following a traditional schedule. Vacation Bible School is offered in the month of June from 8 to 11:30am. Parent-Teacher conferences are held in the evenings, but no other evening activities or events are held on campus.

The following information was provided by Tempe Traffic Engineering staff. With regard to traffic, the current traffic volume on Southern Ave between Mill and Priest is 28,400 vehicles per day (based on March 2009 count). The morning peak hour begins at 7:00 am and has 2,526 vehicles. The evening peak hour, which starts at 4:15 pm, has 2,406 vehicles. Trips for the existing school operation are included in these counts. The current proposal includes an additional 75 students (maximum). If every student came in a separate vehicle, this would add 150 trips to the street system at the start of school and 150 trips at the end of the school day. Carpooling and alternate modes will likely reduce this number. The morning drop off could coincide with the peak hour on Southern; however, the afternoon dismissal would likely be complete before the street peak hour begins. The addition of 150 trips in the morning could increase traffic on Southern by 6%. This is not likely to have an adverse impact on the overall traffic operation on Southern Avenue.

Site traffic information was provided by the applicant, with a detailed break-out of how the site ingress and egress currently occurs. The peak times of traffic are at 8am, 11:30-1pm, and 3pm. Bus service is also provided, currently serving 28% of their student population. A copy of the applicant traffic statement is attached.

## Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. The hours of operation, number of students, size of school is compatible with the surrounding uses.
2. The existing and proposed use is able to be parked within the existing site parking area, and will not create any significant increase in vehicular or pedestrian traffic. The increase of 75 students is not a significant intensification of the site.
3. The hours of operation (7am to 5:30pm) and the historic operation of the school indicate there will be minimal nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. Use of the ball court and playground areas may generate typical school yard noise, which would be limited to weekday hours only.
4. The expansion of the existing use, with landscape improvements and the addition of the new classroom building will not contribute to the deterioration of the neighborhood or to the downgrading of property values; the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.
5. The proposed design conforms to the development standards of the surrounding zoning and is compatible with the surrounding structures. The use compliments the residential neighborhood.
6. Students are controlled by the design of the facility and supervision of the faculty. Perimeter Improvements to the site will make the property more secure. Historic school operations and property management indicate there is adequate control of disruptive behavior both inside and outside the premises to prevent nuisances to the surrounding area or general public.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The project site is very narrow, with an existing church at the street front and two existing classroom buildings on the south east side of the site. This third building completes the planned campus with a long narrow classroom building along the west side. This building will contain five classrooms, a media center, storage and restrooms. The existing building 101 will be redesigned for preschool, kindergarten, and first through third grades. Building 102 has one large classroom, restrooms, storage and administrative offices. The new building provides shade to the courtyard area. The existing parking lot will remain, no additional parking is required. Existing landscape islands will be re-planted to meet code requirements. The school is separated from the parking area by a decorative security fence with gates. There are three areas of shade fabric canopies proposed. These canopies provide shade for preschool (required by the state) shade for courtyard and playground areas:

Preschool: 400 sf approx. 35' max. dim. HT: varies -10'-12' max.

Courtyard: 1800 sf approx. 30 x 60 HT: varies -10'-12' max.

Playground: 2 @ 600 sf approx. 20x30 HT: varies- 10'-12' max.

The proposed colors are yellow poles & blue fabric- see material board.

There are significant grade changes to the property, and the wall height varies from five to 8 feet over the western side of the site. The existing gates will be removed and replaced to secure the site but allow access to the alley. Lighting will be upgraded in the school area; no other lighting modifications are being made to the site. The athletic court may in the future have 2 risers of bleachers on the west side, no athletic lighting is proposed.

### Building Elevations

The design of the new building is intended to blend with the architecture of the existing two buildings, using painted slump block, asphalt shingles and the same angled roofline. The tallest portion of the new building is 21'8" on the western side, which is ten feet from the property line. Trees will provide a buffer to the parking lot and multi-family development to the west, and will shade the masonry structure. There are no windows on the western elevation for energy efficiency and for light control in the classrooms using technological media. The proposed building takes careful consideration to match the existing context and provide maximum energy efficiency. Shade is an integral part of the design, using trees and shade canopies over walkways and playground equipment. A horizontal band of 8x8 scored cmu is painted in a contrasting color, wrapping the building, breaking up the mass and grounding the doorways and windows within a base element. The building is primarily visible from within the campus due to the location of the existing church at the street front. The use of bright canopy and post colors is a departure from the existing colors on site, but defines the school area and creates visual contrast to the neutral palette of the site.

## Landscape Plan

The existing mature trees are to remain, and will be supplemented with new trees where necessary to complete the buffer. New landscape material is proposed along Southern Avenue to update the site and improve the streetscape. Bright blue canopies held by bright yellow poles create shade along walkways and over playground equipment. 39% of the site is reserved for landscape, including hardscaped areas, and excluding the athletic court.

## Section 6-306 D Approval criteria for Development Plan Review

1. Shade for energy conservation and comfort as an integral part of the design
2. Materials are compatible with the surrounding buildings and adjacent structures.
3. Buildings and landscape elements have proper scale with the site and surroundings
4. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
5. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
6. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
7. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
8. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
9. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

## Conclusion

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Use Permit and Development Plan Review. This request meets the required criteria and will conform to the conditions.

## REASONS FOR APPROVAL:

1. The project meets the applicable General Plan goals and objectives.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit and for a Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

ZUP09082

CONDITIONS OF APPROVAL

1. The use permit will expire in 24 months from the date of issuance unless drawings are submitted to the Development Services Building Safety Division for building permit by July 14, 2011. An expiration of the building permit will result in expiration of the use permit.
2. Hours of operation shall be from 7am to 6:00 pm including early drop-off and after school care.
3. If any complaints of noise, light trespass, or disruption result from the use that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit. Additional modifications may be imposed to retain the use and additional site improvements may be required to mitigate any verified nuisances.
4. The use permit is valid for Emmanuel Lutheran Church and may be transferable to successors in interest through an administrative review with the Development Services Manager, or designee.
5. The use permit is for a preschool through 8<sup>th</sup> grade enrollment of 250 students. Any intensification or expansion of this use shall require the applicant to return to the appropriate decision-making body for a new use permit.
6. No outdoor speakers are permitted on the playground or exterior of the buildings.
7. The use permit is valid for the plans as submitted within this application or as modified by condition of approval.

CONDITIONS OF APPROVAL

8. Your drawings must be submitted to the Development Services Building Safety Division for building permit by July 14, 2010, or Development Plan approval will expire. An expiration of the building permit will result in expiration of the development plan.

Site Plan

9. Repair any broken portions of the perimeter wall.
10. Should bleachers be installed, they shall be limited to 2 rows of seating and not create site lines beyond the perimeter wall height.
11. Provide service yard and mechanical yard walls that are at least 8'-0" tall dimension or 6' with pickets on top as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
12. Remove gate in south west corner of property and replace with masonry wall and replace gate at end of alley with a secure solid gate that does not allow climbing.
13. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
14. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
15. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

16. The materials and colors are approved as presented:  
Colored Concrete (courtyard/admin. Entry) – Sequoia Sand (taupe color) by Davis  
Slump Block (painted to match existing) – DE6122 Dry Creek (beige color) by Dunn Edwards  
Asphalt Shingles (match existing) – Beachwood by Owens Corning  
8x8 Scored CMU, wood beams, trellis, metal fascia, gutters & downspouts painted – DE6125 Carved Wood (light brown) by Dunn Edwards  
Metal Canopy & Shade Poles painted – DE5397 Radiant Sunrise (bright yellow) by Dunn Edwards  
HM Doors and Frames painted – DE5845 Americana (bright blue) by Dunn Edwards  
Main colors and materials all have a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
18. Minimize visible roof drainage systems, external features, such as overflows, and where needed design these to enhance the architecture of the building.
19. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

20. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

#### Lighting

21. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.
22. There shall be no light trespass to adjacent properties.

#### Landscape

23. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
24. Provide sufficient landscape buffer to meet 1 tree per 20 linear feet along the south, east and west property perimeter and 1 tree per 30 linear feet along the north street front.
25. Existing landscape areas such as parking lot landscape islands and the street front shall be planted and maintained to conform to the Zoning and Development Code. Removal of required dead trees requires replacement with new trees.
26. Coordinate location of gates at west side alley with location of trees to avoid conflicts when using the gate.
27. Irrigation notes:
  - a. Where not using flood irrigation, provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - e. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
28. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
29. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

#### Signage

30. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the Zoning and Development Code are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
  - **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated March 18 and June 3, 2009. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
  - **STANDARD DETAILS:**
    - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
    - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.
  - **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
  - **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Conservation Division (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
  - **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
  - **SECURITY REQUIREMENTS:**
    - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
    - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
    - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
    - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
  - **FIRE:** Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
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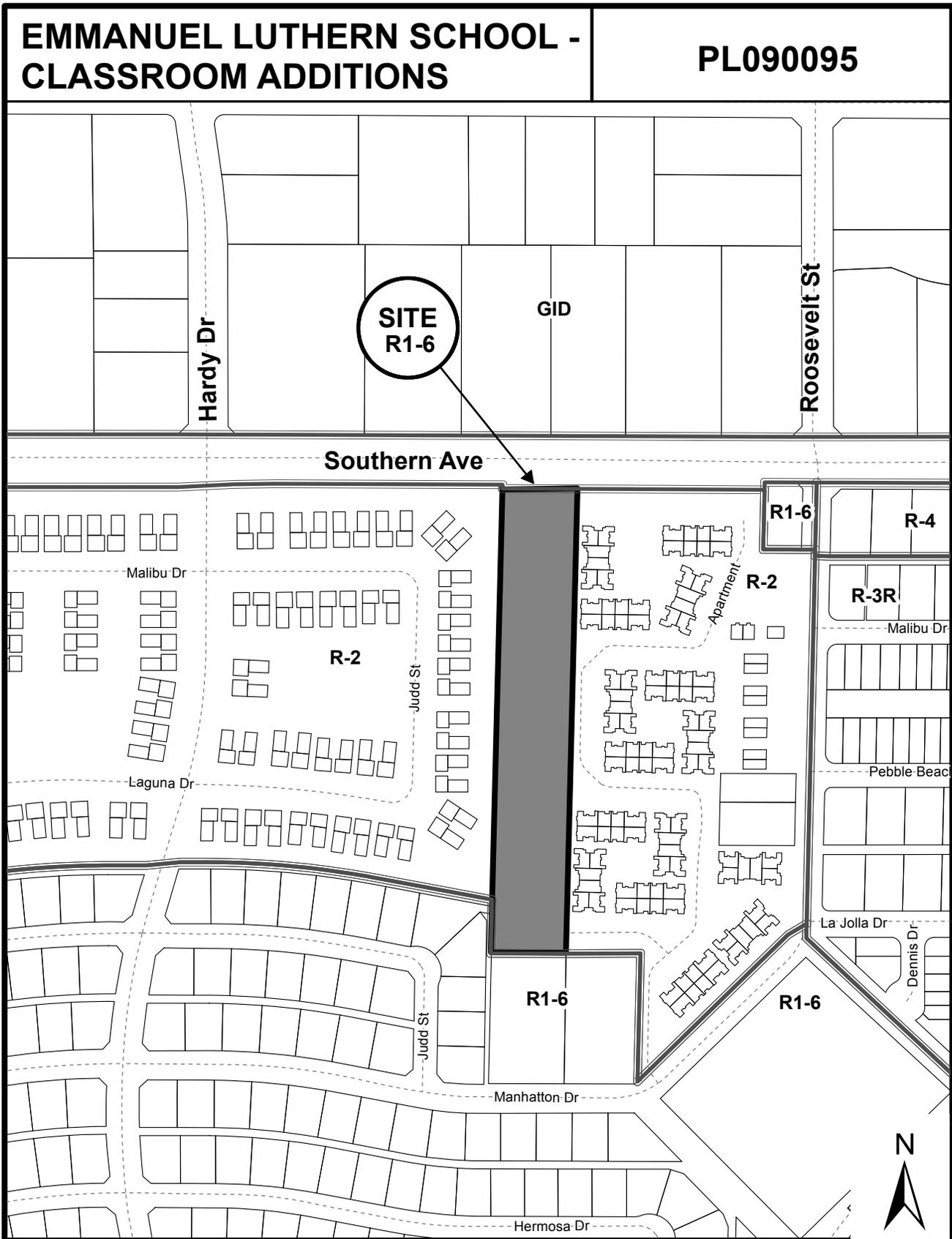
- **ENGINEERING AND LAND SERVICES:**
  - If overhead utilities are present, underground overhead utilities excluding high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- **REFUSE:**
  - Contact Sanitation Division (480-350-8131) to determine if recycling collection is possible with pick-up from site with Sanitation. If recycling is possible, coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- **DRIVEWAYS:**
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed.
  - Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- **PARKING SPACES:**
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
  - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
  - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at [www.agriculture.state.az.us](http://www.agriculture.state.az.us) . Follow the link to "form", to "native plants", and to "notice intent to clear land".
- **SIGNS:** Obtain sign permit for any identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

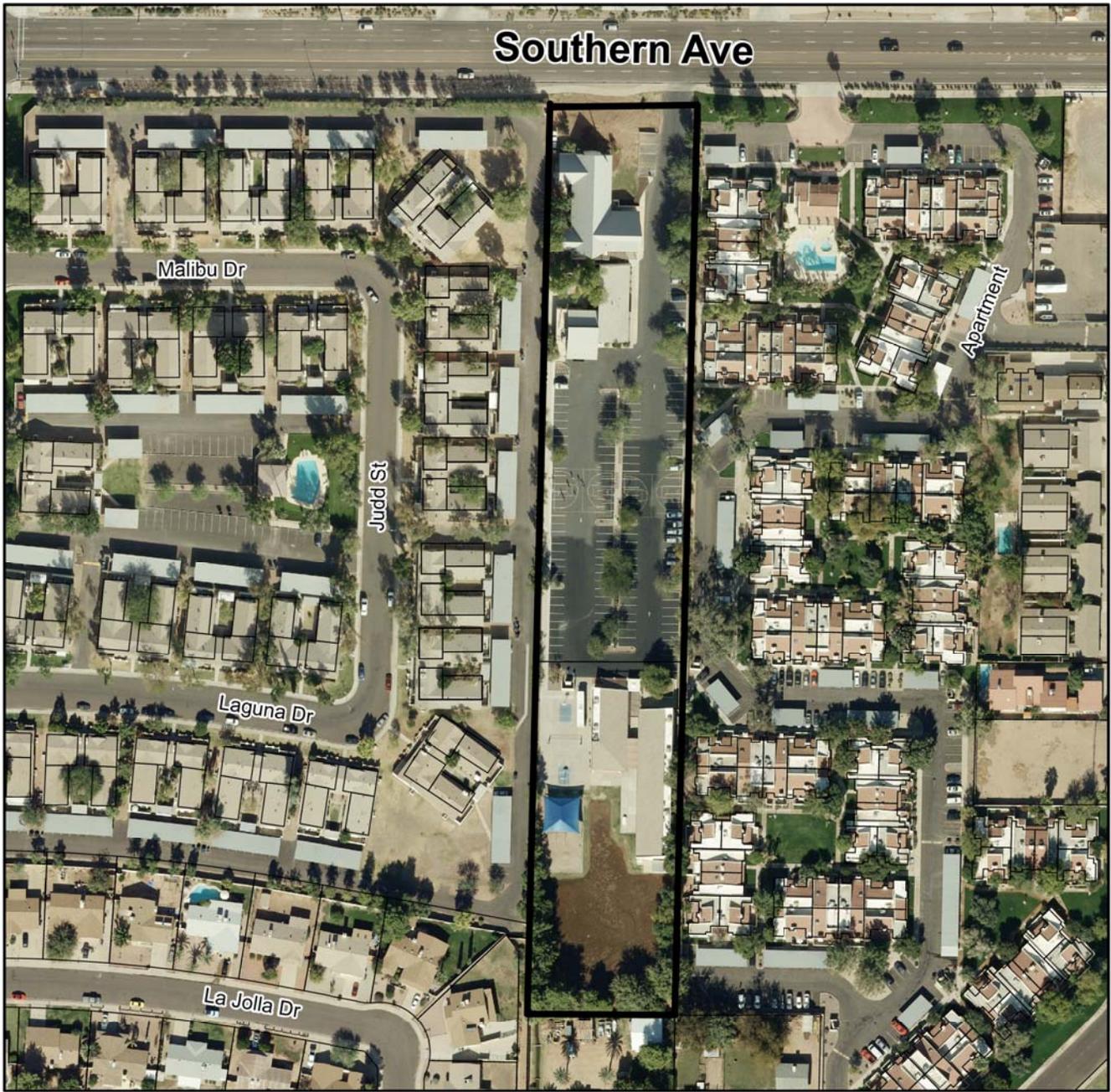
- February 22, 1967 Board of Adjustment granted permission to waive parking requirements for parking lot on R-1 property for 3 years, or until Southern Avenue is improved.
- October 27, 1970 Board of Adjustment granted a variance for a church to increase the maximum sign area from one square foot to 20 square feet and to allow illumination for a church identification sign within the R1-6 district, subject to conditions.
- May 31, 1973 Emmanuel Lutheran Church received certificate of occupancy for the church and multi-purpose room.
- March 7, 1984 Design Review Board approved building elevations, site and landscape plan for Emmanuel Lutheran Church. This included expansion of the multi-purpose room to include a kitchen and expansion of a private school from the multi-purpose building into a classroom building, with plans for future phases to create a three-building courtyard style campus.
- May 2, 1990 Design Review Board approved a request for building elevations, site plan and landscape plan for Emmanuel Evangelical Lutheran Church and School for the addition of a second school building.
- June 27, 1990 Board of Adjustment approved a use permit to allow a private educational institution.
- July 30, 2001 Development Services Department Staff has approved a 420 square foot building and storage room addition to the church.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-306, Development Plan Review  
Section 6-308, Use Permit



**Location Map**



**EMMANUEL LUTHERN SCHOOL CLASSROOM ADDITIONS (PL090095)**



7-7-09

**Emmanuel Lutheran School  
Use Permit Letter of Explanation:**

The School has been in operation since 1991 under its existing use permit. The school has out grown its facilities and is requesting a new use permit to allow an expansion of classrooms, media center room and a preschool operation. Shade canopies are also requested as part of the use permit.

The school at maximum enrollment will be 225 students and 12 staff. They currently have 170 students and 10 staff. The hours of operation are 8:15 am to 3:15 pm. After school activities include basketball, volleyball & extended care.

The church is primarily in operation on Sunday and Monday nights.

The preschool will be limited & licensed for a max. of 23 students, based on the available room area & outdoor play area capacity.

Access to the site is limited to Southern Ave. and does not have any significant traffic impact to the adjacent neighborhoods as their driveway access is well separated. Adequate parking is provided on site.

Noise conditions have been improved by the relocation of the ball court and having the building act as a buffer to the multi-family neighbors. Windows and doors have been internalized to the central courtyard.

Parking is paved and fields are to have grass to reduce and dust.

Our project will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare) exceeding that of normal ambient conditions nor contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the city and is compatible with the existing surrounding structures and not result in any disruptive behavior which may cause a nuisance to the surrounding area or general public.

Preschool current program:

The School currently has limited preschool with hours of 1-3 pm Tuesday & Thursday. They do not charge anything and therefore are not licensed by the state. Ages 3, 4 & 5 years old. All children to be potty trained.

Preschool proposed program:

The proposed facility / remodel will accommodate a preschool operation for 23 max. students and will be licensed thru the state. A designated secured shaded outdoor play area is proposed. The existing kindergarten room will be converted to the preschool.

Preschool: Ages 3, 4 & 5 years old. All children to be potty trained.

Hours of operation: 7:00 am – 6:00 pm daily, however, exact program details for morning and afternoon use hours have not yet been finalized; extended care for the grade school will be offered.

DENNIS G LEE ARCHITECT PC

209 W. QUARTZ ROCK ROAD · PHOENIX, ARIZONA 85085 · TELE: 623-581-3361 · FAX: 623-581-0396 · E-MAIL: DGLARCH@MSN.COM



5-22-09

**Development Review Letter of explanation:  
Emmanuel Lutheran School**

The project scope adds 5 classrooms and a media center in one new building as well as converts an existing classroom to a preschool use. The new building is sited to create a pedestrian friendly shaded courtyard as well as help mitigate noise to the adjacent multi-family neighbors. All classroom doors and windows face the courtyard for safety, visibility as well as reducing solar gain into the building. A covered walkway adjacent to the classroom provides additional shade and pedestrian access to both the front of the school and other site amenities. The ball court is being relocated away from the perimeter of the site and close to the center which also provides more separation to the neighbors. No additional parking is proposed as the existing site was over parked. New lighting is being added to the school site and the new building to meet new City standards for security and safety. Metal fencing is being added at the front of the school to control visitor access and provide security for the students. The existing sidewalk along the west property line will be maintained that provides a safe separation of pedestrians from vehicular traffic which links the Church buildings and front of the property. Accessible and bicycle parking is being added for the school. Underground retention to be added to supplement the onsite retention provided at the grassed play fields. Existing alley gates in disrepair are to be replaced with new secure solid metal gates. These gates are required by the City and provide maintenance for underground retention and by the Utility Company for electrical transformer and equipment.

**Landscaping:**

The existing large perimeter trees are to remain as a major buffer to the existing residential neighbors. New landscaping and trees are being added along Southern Ave. in front of the Church to improve the streetscape. New landscaping is also proposed at the front of the school and within the new courtyard area. Additional trees are proposed adjacent to the new classroom along the west property line.

**Architecture:**

The main concept is to design the new class room building to look like it belongs to the existing campus. Therefore, the form & materials match the existing buildings. A new entry canopy adds architectural interest and color. The façade facing west is a slump block wall with 16" wide 8x8 cmu scored accent block. Vertical accent block are proposed to subdivide the building into three masses with a slight recess at the roof line. The height of this wall is consistent with the existing classroom along the east property line.

**Materials and colors**

The new classroom building matches the existing schools materials and consists of durable slump block walls, asphalt shingle roofs & cmu scored accents. A new metal canopy at the main administration entry is proposed to help identify the School's entry and improve the overall image of the school's main façade. The existing and new school buildings will be painted to match. A Brown accent color is proposed for the cmu scored band and slump block columns. The slump block walls are proposed as medium tan color (existing color is a peachy tan). The new colors are more in alignment with the existing church at the front of the property. The Schools colors (blue and yellow) are used as a limited accent. The existing blue door & sidelight frames are to remain and repeat in the new building. The new inverted "V" entry metal canopy is proposed as a yellow color as well as the metal support poles for the three proposed shade canopies. Blue is proposed for the shade fabric material for all shade canopies. Blue is also proposed for the new metal security fences and gates. Because of the large separation and different use of the church and school, we did not feel matching the exact colors were necessary or desired. The slump block material, brown painted beams & asphalt shingles remain the common materials between the School and Church.

DENNIS G LEE ARCHITECT PC

209 W. QUARTZ ROCK ROAD · PHOENIX, ARIZONA 85085 · TELE: 623-581-3361 · FAX: 623-581-0396 · E-MAIL: DGLARCH@MSN.COM



**6-7-09- (draft)**

**Emmanuel Lutheran School  
Re: Vehicular Traffic**

**General Information:**

We have a traditional school year - Our first day of school for the 2009-10 school year is August 12, 2009 and school concludes on Thursday, May 27, 2010. We do offer a week of Vacation Bible School during the month of June - 8am - 11:30am. We do not normally plan any weekend or evening retreats although there are occasional Parent-Teacher Nights held in the individual classrooms.

The outdoor court will be used for recess time during the school day and sports practices and games after school. Volleyball season is in October and November, and Basketball season is December - February. Practices and games are after school Monday - Thursday from 3:30 - 5:30pm. Games against other schools are usually held on Wednesdays and Thursdays.

**Enrollment and vehicular information:**

Current enrollment is 175 students. There are currenting 101 families attending and > 50% have multiple children attending school. Six families that live in south Chandler carpool daily with 2 vehicles. There are rarely more than 15 students on campus prior to 8am and rarely more than 15 after 3:30 pm.

**Car trips:**

Based on the current enrollment and staffing level, ELS has historically had the following break out of car trips to and from campus:

7:00am – 7:20 am: 10 staff arrive  
7:00am - 7:45 am: 6 families arrive for early drop off for preschool  
7:55am - 8:15 am: 60 families & 45-50 students arrive by bus  
11:30am – 1:00 pm: 40-50 preschool students picked up or dropped off  
2:55 – 3:15 pm: 60 families & 45-50 students leave by bus  
3:45 – 6:00 pm: 10-12 families pick up kids for after care  
3:45 – 6:00 pm: 10 staff leave

Based on the proposed maximum enrollment of 250 and 12 staffing level, ELS would project similar ratios to the above existing conditions, with the largest numbers of trips made between 7:55am and 8:15am in the morning and between 2:55pm and 3:15pm in the afternoon.

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**PROJECT DATA**

OWNER: EMMANUEL LUTHERAN CHURCH & SCHOOL  
 715 W. SOUTHERN AVE.  
 TEMPE, AZ 85282 TELE: 480-967-3991

EXISTG ZONING: R1-6 & R-2  
 USE PERMIT REQUESTED FOR EXPANSION OF SCHOOL AND PRESCHOOL USE.  
 ACCESSORS PARCEL NO.: 123-44-001-A  
 USE: SCHOOL CLASSROOM BUILDING & REMODELING  
 PROJECT: DENNIS G. LEE ARCHITECT PC  
 APPLICANT: DENNIS G. LEE ARCHITECT PC

PROJECT DESCRIPTION:  
 NEW 7000 SF +/- CLASSROOM BUILDING, PLAY COURT, ACCESSORY SHADE  
 CANOPY AT ENTRY, UNDERGROUND RETENTION.  
 SCHOOL CONSTRUCTION TYPE: TYPE VB AFES (FIRE SPRINKLERED)

GROSS SITE AREA: 152,745 SF 3.5 AC  
 NET SITE AREA: 152,745 SF 3.5 AC  
 BUILDING HEIGHT: 22' SINGLE STORY (CLASS ROOM)  
 36.5' TWO STORY (EXISTG CHURCH)

BUILDING AREA CALC:  
 EXISTG SCHOOL BLDG: 201 & 202 = 7555 SF  
 NEW CLASSROOM: BLDG 203 = 7030 SF  
 TOTAL NET BUILDING AREA: = 14585 SF

EXISTG: = 2925 SF  
 NEW: = 2320 SF  
 TOTAL CANOPIES: = 5245 SF  
 DETACHED SHADE STRUCTURES = 19,600 SF  
 TOTAL SCHOOL GBA: = 3200 SF

EXISTG CHURCH: = 7870 SF  
 BLDG: 201; SANCTUARY/OFFICE = 4350 SF  
 CANOPIES: = 640 SF  
 TOTAL CHURCH GBA: = 12,860 SF

LOT COVERAGE: 35,890 SF / 152,745 SF = 23%

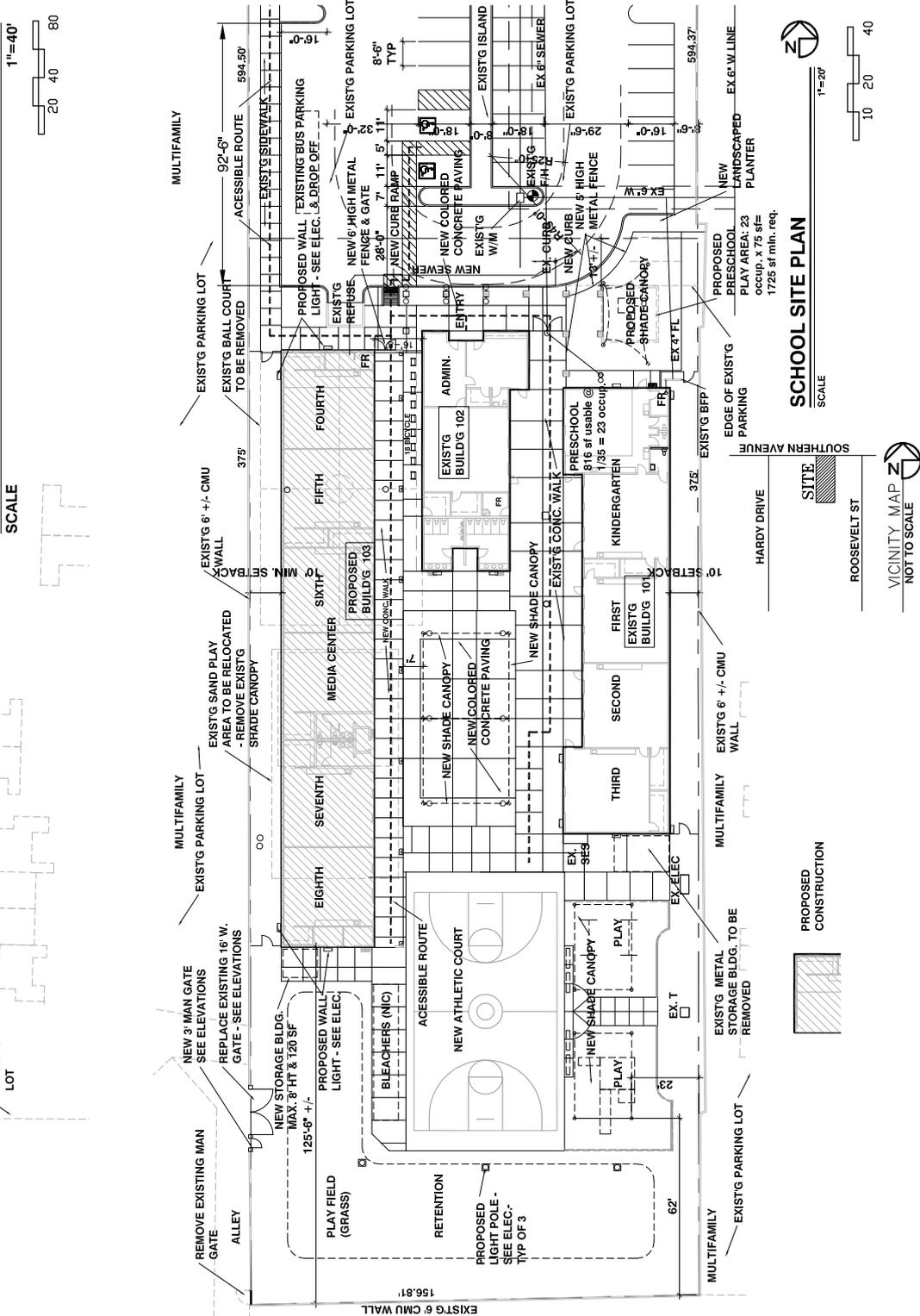
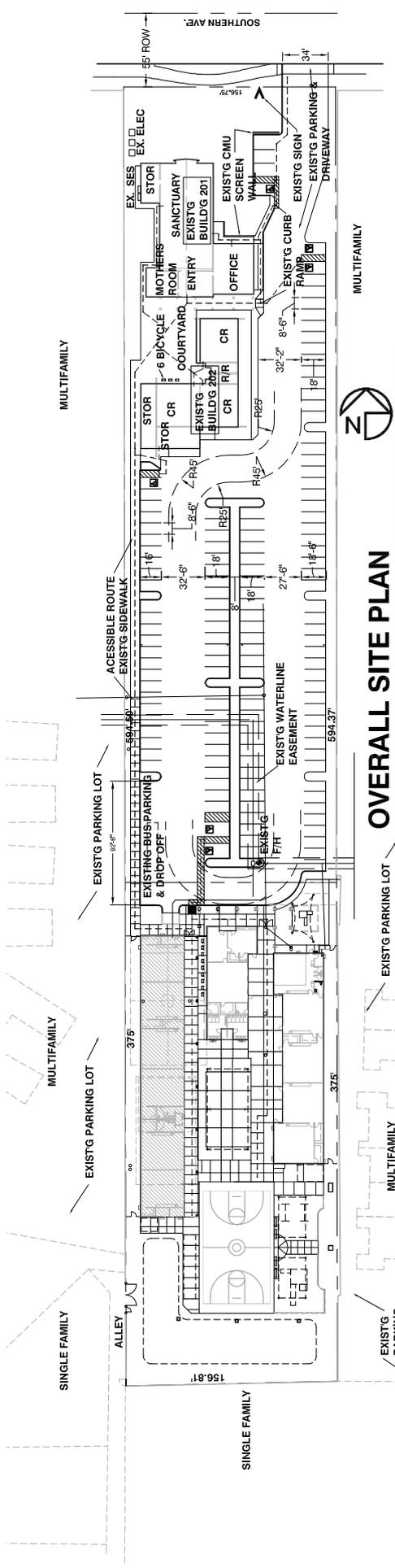
PARKING REQUIRED:  
 SCHOOL: 14,585 SF @ 1,300 = 3680 SP @ 1,100 = 48 SP  
 CHURCH: SANCTUARY/LOFT = 2122 SF @ 1,300 = 7 SP  
 OFFICE = 2122 SF @ 1,300 = 7 SP  
 CLASS ROOMS = 1644 SF @ 1,300 = 6 SP  
 MULTIPURPOSE = 1644 SF @ 1,125 = 3 SP  
 MULTIPURPOSE = 1644 SF @ 1,300 = 4 SP  
 MULTIPURPOSE = 1644 SF @ 1,300 = 4 SP  
 MULTIPURPOSE = 1644 SF @ 1,300 = 4 SP

PARKING: BIKES: 14  
 48 SP 14  
 37 SP 3  
 7 SP 1  
 6 SP 2  
 3 SP 4  
 8 SP 2  
 75 SP 24

STORAGE (RESTROOM/KITCHEN) = 2464 @ 1,300 = 2 SP  
 GRAND TOTAL REOD: 123 SP  
 TOTAL PROVIDED ONSITE: (INCLUDES 6 ACCESSIBLE) + 1 BUS PARKING SPACE = 139 SP

ACCESSIBLE REOD = 5 REOD - 6 PROVIDED  
 LANDSCAPE CALC: 59,364 SF / 162,746 SF = 39%

LEGAL:  
 W/2, W/2, W/2, N1/2, LOT 3, HERMOSA TRACT, BOOK 1 OF MAPS, PAGE 66, EXCEPT THE NORTH 55' THEREOF.  
 W/2, W/2, S1/2, LOT 234-25 THEREOF.





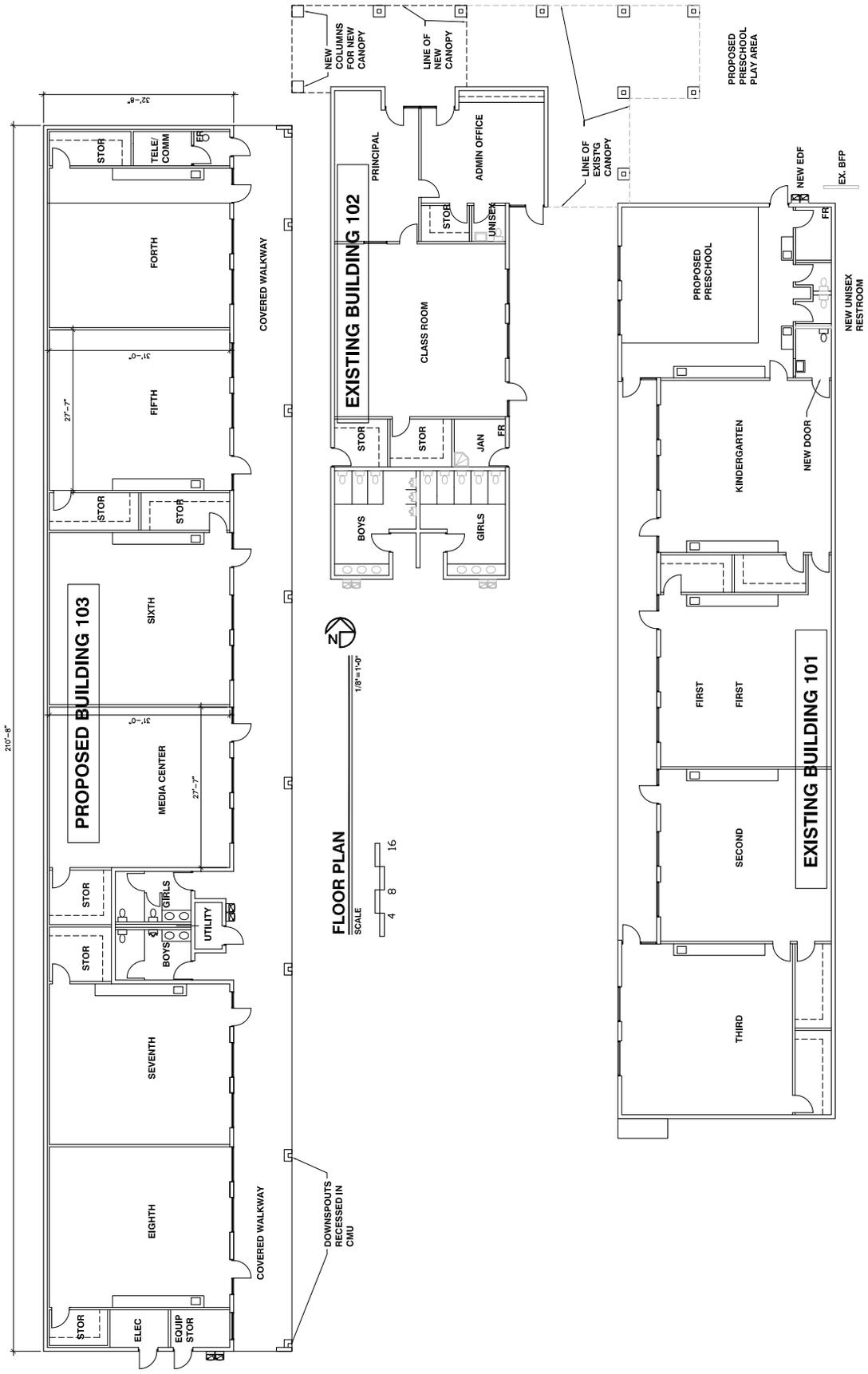
**DENNIS & LEE ARCHITECT PC**  
 209 W. QUARTZ ROCK ROAD  
 PHOENIX, AZ, 85085  
 (623) 581-3361 FAX: (623) 581-0396



**CLASS ROOM ADDITION for EMMANUEL LUTHERAN SCHOOL**  
 716 W. SOUTHERN AVE.  
 TEMPE, ARIZONA

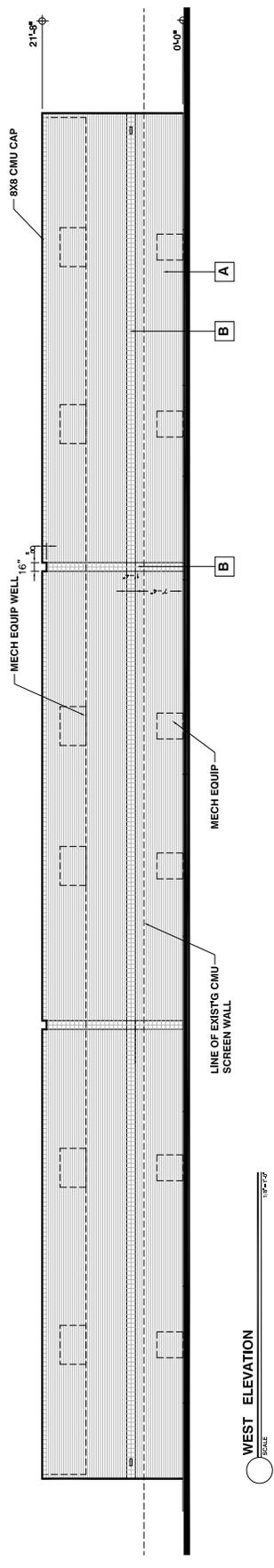
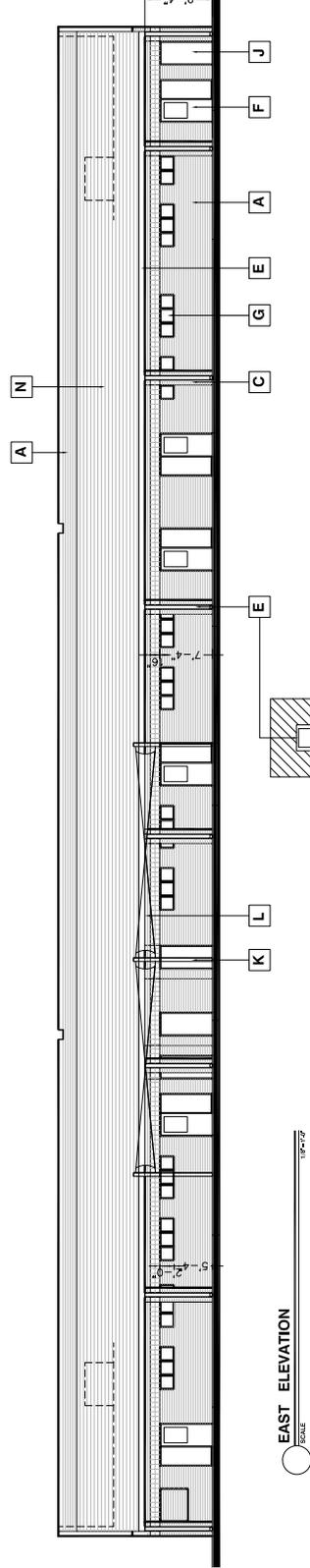
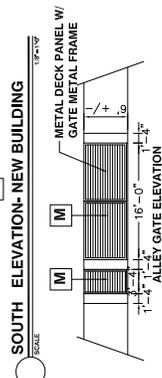
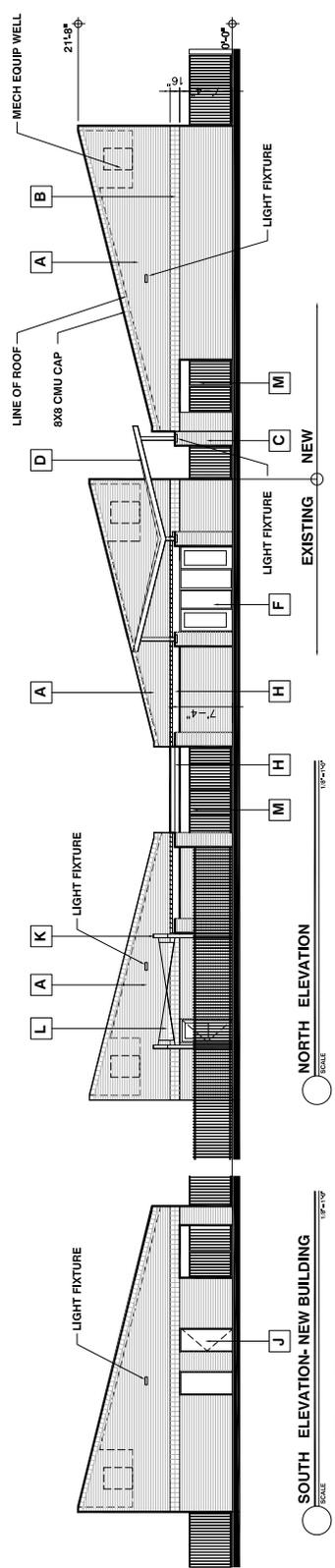
JOB NO. 0810  
 DRAWN BY: DGL  
 DATE: 6-22-09  
 REVISIONS:

SHEET NO. **A1.1**



**PAINT COLORS**  
DUNN EDWARDS PAINT MATERIAL

- A SLUMP BLOCK COLOR: DE6122 ; DRY CREEK LRV- 35
- B 8X8 SCORED CMU COLOR: DE6125 ; CARVED WOOD LRV- 20
- C SLUMP BLOCK COLUMNS COLOR: DE6125 ; CARVED WOOD LRV- 20
- D NEW METAL CANOPY LRV- 61
- E METAL FASCIA/GUTTER /DOWNSPOUT LRV- 61 ; DE6125 ; CARVED WOOD LRV- 20
- F HM DOORS & SIDELIGHT FRAMES COLOR: DE 5845 ; AMERICANA LRV- 16
- G INSULATED GLASS COLOR: BRONZE TINTED
- H EXISTG W/ D BEAM / FASCIA/TRELLIS COLOR: DE6125 ; CARVED WOOD LRV- 20
- J HOLLOW METAL DOOR COLOR: DE6122 ; DRY CREEK LRV-
- K METAL SHADE POLES COLOR: DE6397 ; RADIANT SUNRISE LRV- 61
- L SHADE FABRIC COLOR: ROYAL BLUE LRV-
- M NEW METAL FENCE & GATES COLOR: DE 5845 ; AMERICANA LRV- 16
- N ASPHALT SHINGLES COLOR: BEACHWOOD



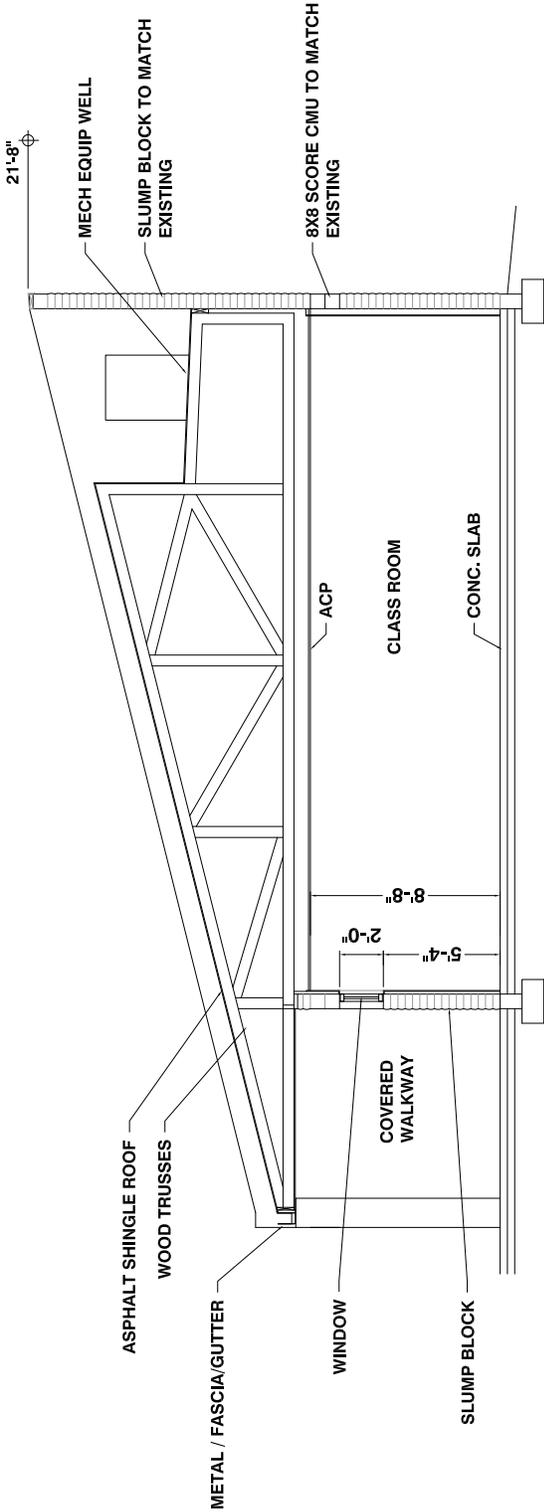
**DENNIS G LEE ARCHITECT PC**  
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PHOENIX, AZ, 85005  
(623) 581-3361 FAX: (623) 581-0396



**CLASS ROOM ADDITION for**  
**EMMANUEL LUTHERAN SCHOOL**  
715 W. SOUTHERN AVE.  
TEMPE, ARIZONA

JOB NO. 0910  
DRAWN BY: DJL  
DATE: 5-22-09  
REVISIONS:

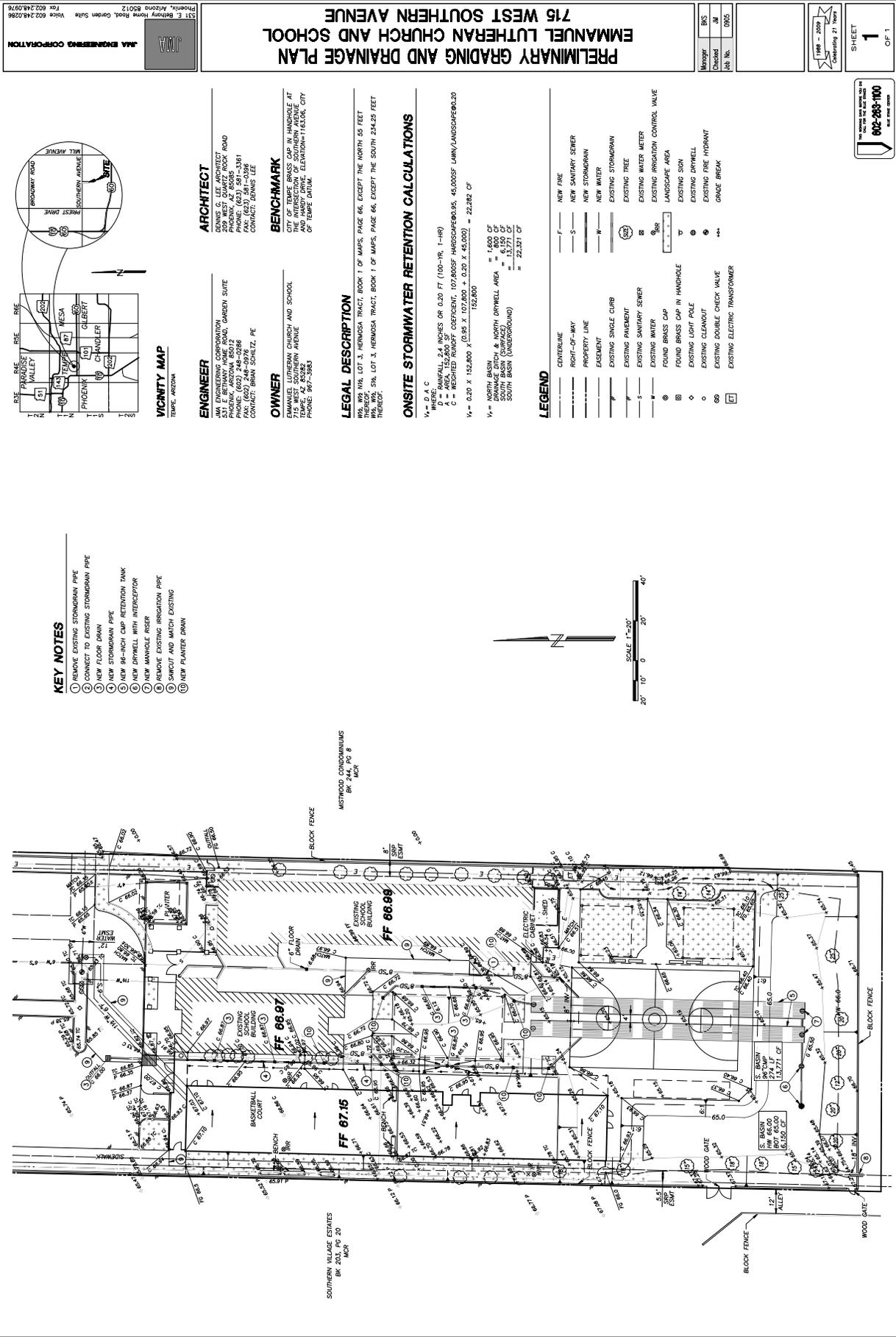
SHEET NO. **A5.1**



**BUILDING SECTION**

SCALE  3/8"=1'-0"





*Email communications from a resident living adjacent to site on east side:*

Dear Ms. Kaminski,

I own one of the condos in Mistwood, 633 W. Southern, #1173. My fenced back yard is on the other side of part of the school for Emmanuel Lutheran Church where their school building is and a storage building that was built **after** I bought the condo. The storage building already obstructed much of the view and light into my backyard. Now I understand that the church wants to further obstruct my view and close in my backyard with another addition to their school. I disapprove of this action and want it to go on the record as such. I do not think it is fair to this homeowner.

I will be in Montana when the public hearing is held. Please note this strong objection.

Thank you, Lorin and Vickie Hicks

Dear Ms. Kaminski,

From what I can tell with your drawings, we are next to the southeast area of the church property. We live in the Mistwood condominiums. I can see part of the playground from my back patio. There is a huge older building covering about half of my patio view now. Next to that is a storage shed that is big and has a big tree by it that sheds onto the roof of the storage shed. It blocks at least half of my view. I hope there will not be anything else blocked.

Sometimes people do not realize what construction does to people's openness. Please do not block it anymore. Thank you.

V. Hicks

Hi Ms. K,

As I looked again at the site plan, I think right now we look at the third grade classroom. It looks like the new athletic court (covered) would totally block my view. I do not like the idea of being so closed in. It looks like they are trying to put too much into that small space. If they want to buy my condo for \$200,000, I would not object to anything they do. Again, and hopefully for the last time, I strongly disagree and object to these plans.

Lorin Hicks

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*Email from resident living on the east side of the property:*

Hello.

I received the post card notification about a request to greatly expand Emmanuel Lutheran Church. I live right next door in the Mistwood Condominiums complex and will not be available to attend the meeting, however I'd like to voice my concern and opposition to this expansion.

I fear that the additional traffic that this addition will produce will greatly impact the quality of life for the residential dwellers around the Church. Southern Ave only has 2 lanes moving East and already experiences extreme congestion going both directions during varying parts of the day, especially during rush hour times. The additional noise will also impact our residents at varying times of day. Please vote against this expansion.

Kind Regards  
Thomas Bethke