

Staff Summary Report



Development Review Commission Date: 06/22/10

Agenda Item Number: ___

SUBJECT: Hold a public meeting for a Development Plan Review for TEMPE CHRISTIAN CHURCH located at 5815 South McClintock Drive.

DOCUMENT NAME: DRCr_TempeChristianChurch_062210 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for TEMPE CHRISTIAN CHURCH (PL090249) (Pastor Daniel Martin, Tempe Christian Church, owner and applicant) for a 4,400 sf. Fellowship Hall freestanding building addition to the existing church campus on a +/- 3.05 acre site located at 5815 South McClintock Drive in the R1-7, Single Family Residential District. The request includes the following:

DPR09130 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

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

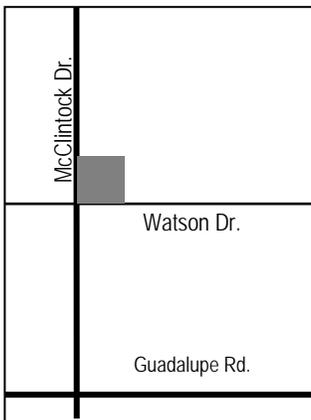
LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	3.05 acres
Total Building area	22,101 sf.
Lot Coverage	16.60 % (45.0 % maximum allowed)
Building Height	19.33 ft. (35.0 ft maximum allowed)
Building Setbacks	96.0 ft. front-south, 25.0 ft. street side-west, 69.0 ft. side-east, 65.0 ft. rear-north (20.0 ft., 10.0 ft., 7.0 ft., 15.0 ft. minimum required)
Landscape Coverage	47.10 % (no minimum standard)
Vehicle Parking	139 spaces (136 minimum required per Variance BA990105)
Bicycle Parking	16 spaces (15 minimum required)

The applicant is requesting approval of a major Development Plan for the campus of Tempe Christian Church, consisting of the addition of a freestanding Fellowship Hall and classroom building. The building, at 4,400 sf., is slightly under twenty-five (25) percent of the area of the existing buildings on campus. A neighborhood meeting is not required for consideration of this request.

- PAGES:**
1. List of Attachments
 - 2-3. Comments / Reasons for Approval
 - 4-6. Conditions of Approval
 - 7-8. Code/Ordinance Requirements
 - 9-10. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Letter of Explanation
 - 4-5. Site plan & Project Data
 6. Floor Plan, Elevations and Cross Section
 - 7-14. Color Concept Presentation Exhibits
 - 15.-21. Photographs

COMMENTS:

This site is located in a residential district at the northeastern corner of McClintock Drive and Watson Drive. A 16 ft. wide alley to the east separates the site from single family residences. Single family residential development is also located to the south of Watson Drive. A small commercial office/retail center (the Bobbie's Flowers Center) is located to the north, on the site of a rural farm homestead that was constructed circa 1910 and demolished (after sustaining fire damage) in 1997.

The site has housed a Christian church (originally Villa Park Baptist Church) for almost four decades. In the early 1970's the three existing buildings were constructed and in 1990 landscape improvements including the common area gazebos and walkway canopy were added. During the past fifteen years a charter school has been located on site in addition to the church use. From 1996 to 2000 the site and existing classroom buildings were utilized by Tempe Preparatory Academy and from 2000 to the present the site has been continuously utilized by James Madison Preparatory School.

In 1999, as part of a proposed expansion of Tempe Prep, a Variance was granted for the site to allow a five (5) parking space quantity reduction. This reduction will be incorporated in the current development proposal.

This request includes a major Development Plan Review for a new one story building that will house a Fellowship Hall and classrooms. At 4,400 sf., the new building is 24.8 percent of the area of the three existing buildings, or just under the wire for site compliance with current Engineering Design site standards. In the wake of a modification to the state law concerning charter schools and in anticipation of a scheduled Zoning and Development Code (ZDC) amendment, a Use Permit will not be required for joint utilization of the Fellowship Hall and classrooms by the church and James Madison Preparatory. The applicant requests the Development Review Commission approve the design of the Fellowship Hall and associated site and landscape improvements.

PUBLIC INPUT

For this request, a neighborhood meeting and public notification, other than publication of the Development Review Commission agenda, is not required. As of the completion of this report, staff has not received public input concerning the request.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The building inventory includes two existing classroom buildings in line on the southern portion of the site and a Worship Hall on the northern portion. The space in between the two southern buildings and the northern building is an existing courtyard. The proposed one-story building is positioned to provide an eastern boundary for the existing courtyard and separate the courtyard from the parking area along the eastern edge of the site. Three mobile mini metal shipping containers will be removed from the site to make way for the building. The north half of the existing concrete basketball court that is between the existing worship hall and the proposed building will be removed to make way for reconfigured parking. The parking area at the north and east site edges will be rebuilt and expanded.

Building Elevations

The one-story building form is a simple gable with an exterior corridor to the west, facing the courtyard. The materials and finishes of the proposed building are intended to match the existing buildings. The building walls are exposed slump block 8x4x16 concrete masonry units. Exposed wood fascia at the roof edge is painted a light blue to match existing woodwork elsewhere on campus. Similarly, roof finish and fenestration treatments are handled to match existing materials elsewhere on campus. Mechanical equipment serving this building will be screened in deference to the concealed equipment provision of the ZDC.

Landscape Plan

The proposed building is sited to maximize preservation of existing landscape features, notably the gazebos and covered walkway of the courtyard. Mature trees and oleanders separate the site from the commercial use to the north. Enhancement of landscape elements on site, including particularly refurbishment of lawn in the courtyard, the repair of site walls, the addition of canopy trees in the parking area and as a supplement to the mature California and Mexican Fan Palms on the McClintock frontage as well as upright, buffering trees on the east property line are enacted by conditions of approval.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement of the Fellowship Hall respects existing landscape and site water retention basins on site, shields the existing courtyard from the parking area and helps to define the spatial character of the courtyard.
 - a. The building entrances are protected by a continuous canopy along the west elevation. The canopy provides a shaded, inviting point of access and continues the exterior corridor concept found elsewhere on campus.
 - b. Masonry building material and color matches to the material and color of the existing buildings.
 - c. The proposed building has a scale that is compatible with the existing buildings and courtyard.
 - d. The addition enhances the "human scale" character found on the campus and strengthens the spatial definition of the courtyard.
 - e. The simple architectural character as established in the earlier buildings has been extended to the additional building.
 - f. Natural visual surveillance is maintained around the entrances to the Fellowship Hall. The Fellowship Hall does not impede visual surveillance to and from the other building entrances.
 - g. The background position of the building completes the frame of the courtyard when viewed from McClintock Drive.
 - h. Additional utilities that are part of this development will be placed underground. Existing overhead utilities may be maintained in accordance with Engineering Design Criteria.
 - i. A clearly defined, illuminated walkway will connect the building entrances of the Fellowship Hall and the courtyard walkway to the public sidewalk. The addition does not impede access or visual surveillance to the existing building entrances.
 - j. Site and building accessibility is provided in conformance with the Americans with Disabilities Act.
 - k. Bi-modal transportation access and parking (motor vehicles and bikes) is provided and is encouraged on site. Public transit via the Valley Metro bus system is directly available to the site in conjunction with pedestrian and bike access.
 - l. Traffic impacts adjacent to site are minimized in conformance with the city transportation policies and design criteria.
 - m. Safe and orderly site circulation separates pedestrians and bikes from vehicular traffic.
 - n. The site layout and building elevations appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
 - o. Tree placement will be utilized to soften the buildings and helps to shield this church and school use from the adjacent residential district.
 - p. Existing identification signs along McClintock Drive are of a design that is compatible with the architecture of the campus.
 - q. Security site lighting is compatible with the adjoining buildings and uses and does not create negative effects.

Conclusion

Based on information provided by the applicant and site observation, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will be made to conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The addition of the Fellowship Hall and related improvements comply with projected land use goals and element objectives of General Plan 2030.
2. The project will comply with the development standards required under the Zoning and Development Code.
3. The project will meet the approval criteria for 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.

DPR09130

CONDITIONS OF APPROVAL

General

1. Submit construction documents to the Development Services Building Safety Division for building permit by June 22, 2011 or Development Plan Review will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.

Site Plan

2. Remove the three mobile mini shipping containers and assorted other storage items from the site. The existing shed at the southeast corner of Building A may remain.
3. Remove and replace the heavily decayed asphaltic parking throughout the site.
4. Cut and remove north half of the existing concrete basketball court to make way for parking row north of Buildings A and D.
5. Where existing pieces are loose or missing, replace the solid masonry cap on the existing parking screen wall facing Watson.
6. Either finish and paint existing site wall at east property line on both sides or replace existing wall with a new 6'-0" high masonry screen wall that is continuous along the east property line.
7. Orient the proposed refuse enclosure so it faces due south toward the drive aisle. Locate a required, minimum 7'-0" wide landscape island immediately west of the enclosure and reduce the adjacent in-line parking space quantity in this parking row by one. Construct the enclosure in accordance with standard detail DS-116 except use slump block concrete masonry units that match the buildings.
8. Locate a required, minimum 7'-0" wide landscape island immediately west of the three disabled accessible parking spaces that are north of Building A and reduce the in-line parking space quantity in this parking row by one.
9. Provide a walkway on the east side of building D that is at least 6'-0" wide to allow a 2'-0" parked vehicle overhang while preserving a 4'-0" width for pedestrians.
10. Add a disabled accessible concrete walkway connecting the breezeway between buildings B and C to the public sidewalk on Watson. Connect this walkway also to the edge of the vehicle turnaround of the proposed parking lot south of building C and place a curb cut at this location.
11. Remove proposed bike parking spaces out of the required landscape island southeast of Building C. Relocate these spaces to the common area south of the restroom entrances between Buildings C and D.
12. Create a required landscape island at the west end of the parking row adjacent to the northwest corner of building A. Bike parking spaces may remain within this oversized island.
13. Due to addition of Building D, indicate modifications to layout of existing steel vertical picket security fence and gate system around courtyard. Place fencing so restroom entrance on south of Building D is within secured perimeter.
14. Finish utility equipment boxes for this development in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings. Do not paint over warning decals or other identifiers on utility boxes.

15. Place exterior, freestanding backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage).

Building Elevations

16. Restore, prepare and paint the wood fascia and other exposed parts of the soffit and roof edge of the existing building A, B, and C. Match the existing blue color. Paint the wood fascia and other exposed parts of the soffit and roof edge of proposed building D to match the existing color.
17. Construct building D of exposed 8x4x16 concrete masonry slump block units that match or closely resemble the color and texture of the existing slump block walls.
18. Provide Building D finish roofing of shingles that are white to match the shingle roofing of the gazebos or are brown to match the shingles of the other buildings.
19. For Building D, provide ground mount mechanical equipment behind masonry screen walls that match the building walls or provide roof-mount equipment that is shielded behind metal roof-mount screens that are secured to the structure. If the latter option is taken, review the Mitchell School (900 South Mitchell Drive) roof screens for a metal roof screen concept example.
20. 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.
21. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

22. Provide exterior security illumination in accordance with ZDC Part 4 Chapter 8 for Building D entrance and exterior corridor, the courtyard perimeter gates where these are relocated due to Building D, walkways that are added to the campus, the refuse enclosure, the new parking area south of Building C, the reconfigured parking area that replaces the north end of the basketball court and the parking row in line immediately east of Buildings C and D. Provide illumination for security lights that is continuous from dusk to dawn and is activated by sunlight-sensitive photo sensors. Provide a photometric plan of this site area to demonstrate compliance with the ordinance. Utilize house side shields to help eliminate light trespass into the residential areas east and south of the site.

Landscape

23. Provide landscape and irrigation plans for the site for the permit phase of construction document development. Drawings for restoration and augmentation of an existing landscape may be prepared by a landscape architect or an individual who can demonstrate a horticultural specialty.
24. Preserve and maintain existing trees and palms on the site frontages including the five Mexican fan palms and one Olive along McClintock west of building A, the four California Fan Palms along McClintock west of Building B, and the eight frontage trees including Evergreen Ash and Olive on Watson.
25. At the north and east site property lines, remove occasional existing Oleander from east property line but preserve and maintain the lone California Fan Palm on the east property line. Preserve and maintain existing Oleander hedge and one Olive in raised planter on north property line.
26. Provide one thornless canopy tree of 24" box installation size in each required landscape island. Provide five ground covers per each required landscape island. At required landscape islands of north parking row along northern property line, install Cascalote 'Smoothie', Acacia Willardiana or other small, thornless canopy tree to respect location existing overhead power line above the parking row.

27. Provide upright tree buffer of minimum 24" box installation size along the east property line. Space trees at approximately 25'-0" on center. Position tree row spacing with respect to location of existing California Fan Palm on the east property line.
28. Supplement existing palms and one Olive along McClintock with eleven canopy trees of minimum 24" box installation size. Trees may be clustered along the length of the 357'-0" +/- long frontage.
29. Supplement eight existing Evergreen Ash and assorted other trees along Watson with three canopy trees of minimum 24" box installation size. Locate these trees on the treeless western portion of the Watson 324'-0" +/- frontage and at the 28'-0" +/- corner cut off opposite the Watson/McClintock intersection.
30. Indicate extent of lawn in this proposal—specifically indicate if lawn is to be confined to the courtyard or if lawn is to be re-introduced to the Watson front yard west of the proposed parking lot. If lawn is re-introduced in the western part of the front yard, do not extend lawn into the public right of way.
31. Outline of automatic irrigation requirements:
 - a. Replace existing pressure type backflow preventer on Watson with a reduced pressure type device, subject to Building Safety Division requirement.
 - b. For water distribution system additions, provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use schedule 40 PVC mainline throughout system between water source and valves. Use Class 200 PVC for larger than ½" dia. feeder line downstream of valves. Use Class 315 PVC for ½" diameter feeder line downstream of valves. Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Provide temporary irrigation for the existing plants of this site that will remain throughout construction period.
32. Top dress planting areas with a decomposed granite application that matches the material already existing on site. Provide decomposed granite layer of 2" uniform thickness. Provide pre-emergence weed control application. Do not underlay decomposed granite application with plastic. Do not introduce river run rock or cobbles to site unless each piece is secured minimum two-thirds into concrete bedding. The bedding is not required if the pieces are less than 2" or are greater than 12" in size.

Signage

33. Place two address signs on Building D. Locate sign in the gable of the south elevation and repeat location at same height on the north elevation. Compose each address sign of street number and building letter (5815 D) and of 12" high, metal, reverse pan channel characters. Individually mount each address character to the wall. Provide material color for sign characters that contrasts at least 50 percent with the underlying building wall. Provide dedicated light source: either halo (back) illuminate address or direct illuminate address from a light source at least 1'-6" above the address.

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.

- ZONING AND DEVELOPMENT CODE: Requirements of the Zoning and Development Code (ZDC) apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.
- STANDARD DETAILS:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov, to [Departments](#), to [Building Safety](#), to [Applications and Forms](#), and the DS details are found under [Civil Engineering](#).
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated July 22, 2009. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit.
- BUILDING:
 - Measure height of building from top of curb on Watson Drive along front of property in center of frontage.
 - Screen Building D mechanical equipment on four sides.
- EXISTING SITE WALL: Prepare an as-built of the existing jumbo size 5'-3" +/- concrete masonry unit fence on the east property line. Justify that the structural requirements of the 2006 IBC have been met. Refer to 2006 Administrative Code 104.2 to satisfy Building Safety Division that the fence is constructed in a manner that does not violate the provisions of the 2006 IBC.
- 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 the non-residential components of this project. Have the landscape architect and 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. Refer to this link: www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf. Contact Public Works Water Department Water Conservation Division with 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). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of nearby walls and shrubs. Design corners to discourage opportunity for ambush. Provide distance of at least 21'-0" between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow design guidelines listed under ZDC Appendix A. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to pedestrian environments and places of concealment.
 - Public Restroom Lights: Provide 50% night lights and activate lights by automatic sensors, key or remote control.
- ENGINEERING:
 - Following is for an added building to campus where the addition is less than 25 % of the combined area of the existing buildings.
 - Underground utility extensions. Verify location of easements. Verify no conflict between easements and site layout.
 - Verify five year on-site storm water retention. Provide drainage clearance for Engineering Division review.
- WASTE: Container enclosure indicated on site plan is exclusively for refuse. Construct pad and bollards in conformance with Standard Detail DS-116 and provide walls of masonry subject to condition.

- FIRE:
 - Clearly define fire lane. 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 any other overhead projection. Refer to ZDC Sec. 4-502 (G). Final site layout of fire lane is subject to approval of the Fire Department.
 - Place fire department connection on main response side of building near entrance.
 - Locate fire hydrants on site in accordance with International Fire Code 2006 Sec. 508.

- DISABLED ACCESSIBILITY: Provide minimum 3'-0" wide disabled accessible pathway throughout site and between site and public right of way, including at walkway locations adjacent to heads of parking spaces that are designed for vehicle overhangs. Contact Diversity Division (Karl Stephens, 480-350-2704) if questions.

- DRIVEWAY VISIBILITY: Indicate clear vision triangles at driveways on landscape plan. Identify speed limit for McClintock Drive and Watson Drive adjacent to site. Consult "Corner Sight Distance" leaflet for layout of triangles. 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:
 - Refer to Standard Detail T-360 for disabled parking layout and accessible parking signs.
 - Refer to ZDC Sec. 4-606 for standard parking area dimensions.
 - 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 requirements of ZDC Part 4 Chapter 8.
 - Provide a site photometric plan for the site area described in the LIGHTING condition. Follow the guidelines listed under ZDC Appendix E "Photometric Plan."
 - Avoid conflicts with lights and landscape in order to maintain illumination levels for exterior lighting.

- SIGNS:
 - Obtain sign permit for modifications to any identification signs. Follow requirements of ZDC Part 4 Chapter 9.
 - Directional signs may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- April 14, 1972 Building Permit (# 31862) issued for construction of Villa Park Baptist Church located at 5815 S. McClintock Drive in the R1-7, One Family Residence District. The Certificate of Occupancy for the building was issued on October 06, 1972. This is probably Building B.
- June 28, 1973 Building Permit (#37885) issued for construction of classrooms and assembly hall for Lakes Baptist Church at 5815 S. McClintock Drive in the R1-7, One Family Residence District. The Certificate of Occupancy for the building was issued on January 17, 1974. This is probably Building C.
- September 1, 1976 Design Review Board approved a 510 seat auditorium building (DR-76.43) for Lakes Baptist Church located at 5815 South McClintock Drive in the R1-7, Single Family Residential District. This is Building A.
- October 20, 1976 Design Review Board approved the request for final landscape plans (DR-76.43) for 5815 South McClintock Drive in the R1-7, Single Family Residential District. The landscape installation was approved on October 13, 1977.
- November 2, 1976 Building permit (#47496) issued for construction of a 10,196 sf. building for Lakes Baptist Church at 5815 S. McClintock Drive in the R1-7, One Family Residence District. The Certificate of Occupancy for the building was issued on November 9, 1977. This is Building A.
- February 21, 1990 Design Review Board approved the request for site and landscape plan modifications (DRB90020) for Lakes Baptist Church located at 5815 South McClintock Drive in the R1-7, Single Family Residential District. This design concept included the three gazebos and covered walkway canopy. Landscaping installation approved on February 14, 1991.
- March 19, 1990 Building Permits (#86094, 86095, 86096 & 86097) issued for covered walkway and gazebos. Final for this construction issued on March 22, 1991.
- September 16, 1994 The Arizona State Legislature passed the Charter School Law. 9/16/1994 is the effective date of the Law. The Law is the blueprint by which all charter schools operate regardless of sponsorship. A.R.S. -189.01, subsection A. indicates "Charter Schools shall be classified as Public Schools for the purposes of the assessment of zoning fees, site plan fees and development fees..." Subsection B. indicates "No political subdivision of this state may enact or interpret any law, rule or ordinance in a manner that conflicts with subsection A."
- Note: In the Forty-ninth Legislature First Regular Session 2009 (HB 2099), an act amending Section 15-189.01, Arizona Revised Statutes; relating to charter schools was introduced by Representative Crandall. This amendment to ARS Section 15-189.01 (along with seven other items) has prompted the City of Tempe to process a Code Text Amendment to the Zoning and Development Code ZOA10002 – (Ordinance No. 2010.17). The effect on charter schools is that the City of Tempe will no longer require a Use Permit for a new charter school or an expansion of an existing charter school except for charter schools proposed in a residential district on land that is less than one (1) acre. Following is the schedule for processing of a Code Text Amendment to the Zoning and Development Code ZOA10002.
- May 11, 2010 At the Development Review Commission Study Session, staff provided an overview of the Code Text Amendment for future consideration at a public hearing
- June 8, 2010 Hearing is scheduled with the Development Review Commission for the Code Text Amendment.
- June 24, 2010 Proposed City Council introduction and first public hearing for this request.
- July 1, 2010 Proposed City Council second public hearing for this request (action hearing)
- July 31, 2010 Effective date of Ordinance No. 2010.17, if approved on 7/1/10 by City Council.

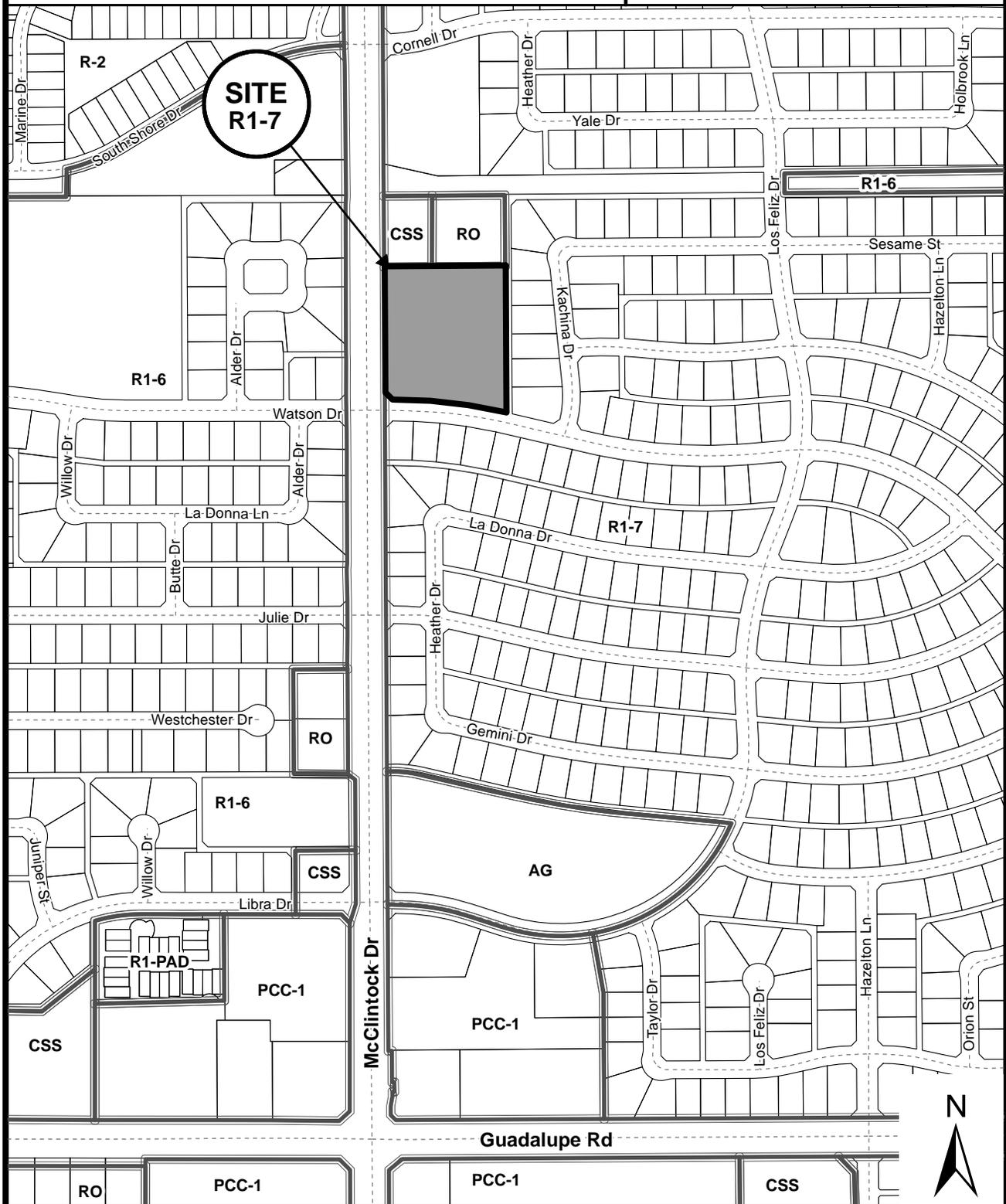
- May 22, 1996 Board of Adjustment approved a Use Permit request to allow a charter school as a "private school" under Ordinance 808 (BA960112) for Tempe Preparatory Academy located at 5815 South McClintock Drive in the R1-7, One Family Residence District. At the same meeting, the Board denied an appeal by the applicant of the Zoning Administrator's Opinion that this use constitutes a "private school" as opposed to a "public school". The effect of the denial of the appeal requires a Use Permit for the charter school, as required by ordinance 808.
- May 18, 1999 Hearing Officer approved the following (BA990105) for Tempe Preparatory Academy located at 5815 S. McClintock Drive in the R1-7, Single Family Residential District
- a. Use Permit to expand an existing charter school.
 - b. Variance to reduce the required off-street parking from 141 spaces to 136 spaces, a five (5) space quantity reduction.
- June 29, 2000 Board of Adjustment approved a Use Permit request (BA000167) by James Madison Preparatory School to allow a charter high school (grades 9 through 12) to occupy the buildings formerly occupied by Tempe Preparatory Academy located at 5815 South McClintock Drive in the R1-7, Single Family Residential District.
- Note: James Madison Preparatory School continues to operate at 5815 South McClintock Drive as of the publication of this report.

ZONING AND DEVELOPMENT CODE REFERENCE:

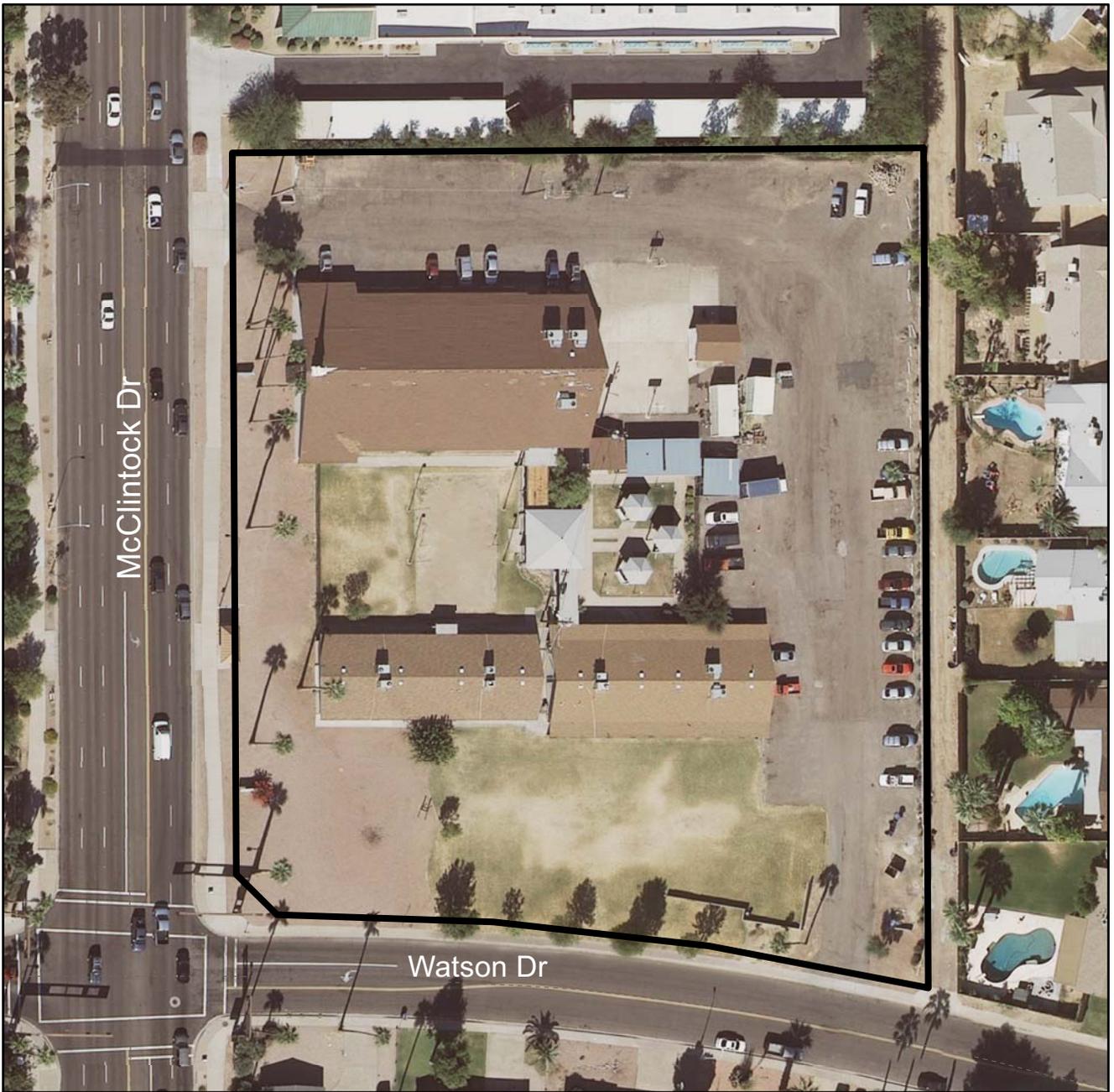
Section 6-306, Development Plan Review

TEMPE CHRISTIAN CHURCH

PL090249



Location Map



TEMPE CHRISTIAN CHURCH (PL090249)

tcc

Tempe Christian Church

July 13, 2009

City of Tempe
Development Services Department
31 East Fifth Street
Tempe, Arizona 85281

Re: Letter of Explanation

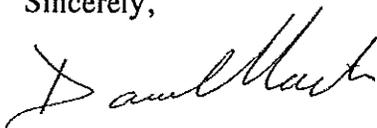
To Whom It May Concern:

This document is to provide a Letter of Explanation for the addition project proposed by Tempe Christian Church. The property is owned and operated by the members of Tempe Christian Church. Our primary use of the property is Christian worship and Christian education. The church also uses the property for services to the community. Tempe Christian provides accountability groups, Christian discipleship, family support groups, life skills development classes, Maricopa Community Service Site, financial responsibility classes, marriage enrichment seminars, and multi-cultural community education. Our primary use of the addition will be to host fellowships. Our church has several buildings but lacks a space for family gatherings. The addition will add an area that will be large enough to contain celebration events of our church community. The addition will not cause additional traffic congestion to our community because it will only service the current church population.

Tempe Christian Church is a church affiliated with the Arizona Southern Baptist Convention and is exempt from Federal Income Tax under section 501 (c) (3) of the Internal Revenue Code. The Group Exemption Number is 2077.

Thank you for your attention to this letter.

Sincerely,



Daniel Martin
Pastor

JUL 15 2009



DESIGN W ARCHITECTS
 DESIGN W, LLC
 390 MARICOPA AVE.
 PHOENIX, AZ 85004
 TEL: 602.498.1100
 WWW.DESIGNWARCHITECTS.COM

The drawings are an instrument of service and shall not be used for any other purpose without the written consent of the architect. It is the responsibility of the client to ensure that all applicable laws, codes, and regulations are followed. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on these drawings.

PROJECT: PROPOSED IMPROVEMENTS FOR: TEMPE CHRISTIAN CHURCH
 TRACK 10 CONTINENTAL EAST UNIT SIX, ACCORDING TO PLAT IN BOOK 149 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA
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COVER SHEET
 SITE PLAN



C-1



LOCATION MAP
 SCALE: NONE

LEGAL DESCRIPTION
 TEMPE CHRISTIAN CHURCH
 8515 S. McCLINTOCK DR.
 TEMPE, AZ 85283
 TRACK 10 CONTINENTAL EAST, UNIT SIX
 ACCORDING TO PLAT IN BOOK 149 OF MAPS,
 PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA

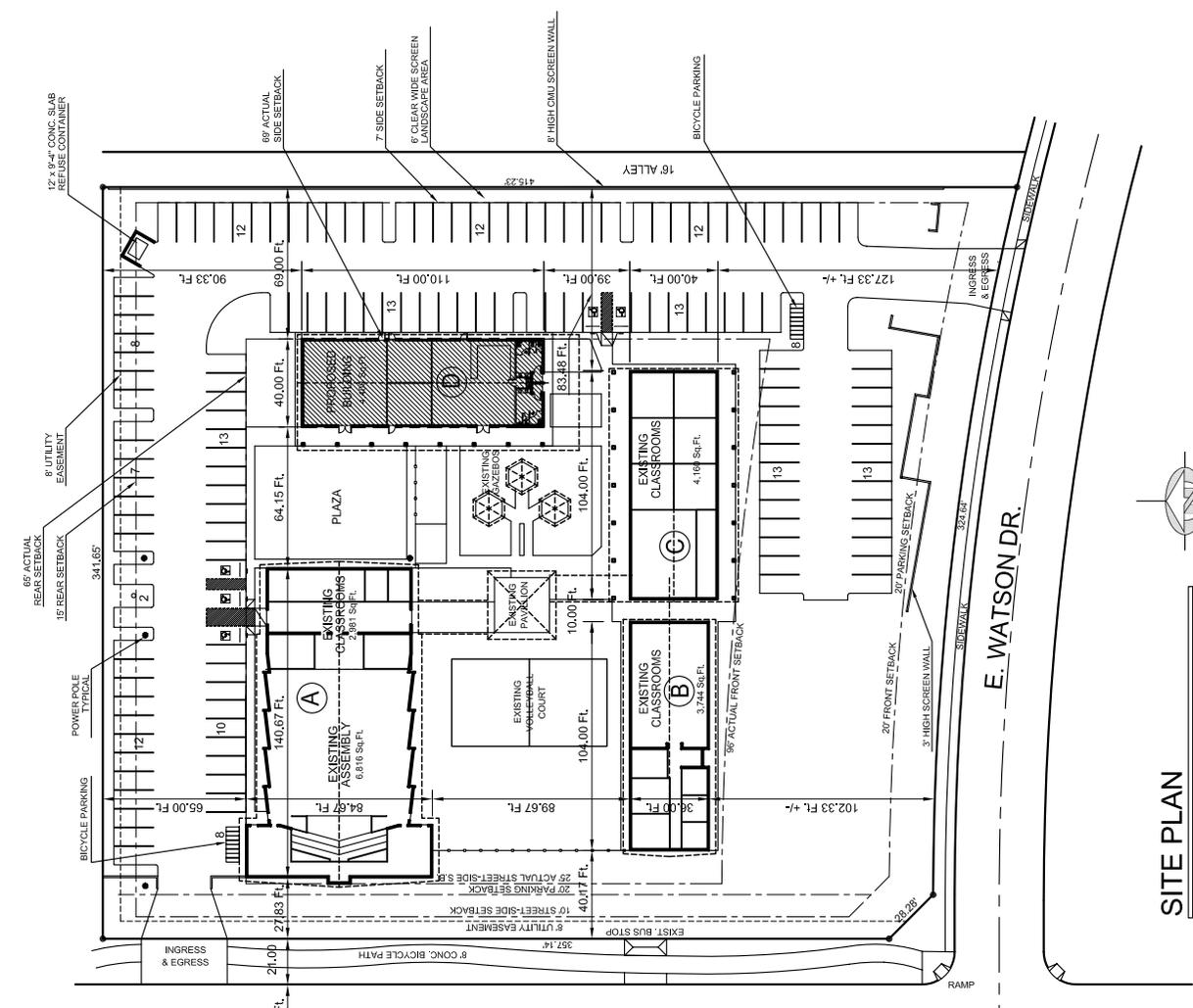
PROJECT DATA

- ZONING: R17 SINGLE FAMILY RESIDENTIAL
- OCCUPANCY CLASSIFICATION (2006 I.B.C.): ASSEMBLY GROUP A
- TYPE OF CONSTRUCTION: A-3 PLACES OF RELIGIOUS WORSHIP
- LOT AREA: 133,084 Sq.Ft. = 3.05 Ac.
GROSS: 133,084 Sq.Ft. = 3.05 Ac.
NET: 133,084 Sq.Ft. = 3.05 Ac.
- BUILDING / LOT COVERAGE: FOOTPRINT AREA: 22,101 Sq.Ft.
MAXIMUM ALLOWED: 45.0%
ACTUAL: 16.9%
- SETBACKS: REQUIRED ACTUAL
FRONT: 20 FT. 20 FT.
SIDE YARD: 7 FT. 69 FT.
STREET-SIDE YARD: 10 FT. 25 FT.
REAR YARD: 15 FT. 65 FT.
- BUILDING HEIGHT: 30.00 FT.
MAX. ALLOWED BUILDING HEIGHT: 30.00 FT.
MEASURED TO TOP OF CURB ON WATSON DR.
- LANDSCAPE AREA: NO STANDARD
MIN. REQUIRED: 62,698 Sq.Ft. 47.1%
ACTUAL: 62,698 Sq.Ft. 47.1%
- BUILDING AREAS: NET
BUILDING A-ASSEMBLY: 6,610 Sq.Ft.
BUILDING A-OFFICE: 230 Sq.Ft.
BUILDING B-CLASSROOMS: 2,200 Sq.Ft.
BUILDING C-CLASSROOMS / JR. HIGH: 3,744 Sq.Ft.
BUILDING C-CLASSROOMS / HIGH SCHOOL: 3,778 Sq.Ft.
BUILDING C-OFFICE / HIGH SCHOOL: 350 Sq.Ft.
BUILDING D-CLASSROOMS: 2,027 Sq.Ft.
BUILDING D-ASSEMBLY: 1,915 Sq.Ft.
TOTAL: 22,101 Sq.Ft. 21,058 Sq.Ft.
- PARKING: 8,525 Sq.Ft. @ 100 = 85 SPACES
ASSEMBLY: 8,525 Sq.Ft. @ 100 = 85 SPACES
CLASSROOMS JUNIOR HIGH: 8,394 Sq.Ft. @ 200 = 42 SPACES
CLASSROOMS JUNIOR HIGH: 3,559 Sq.Ft. @ 300 = 12 SPACES
TOTAL PARKING REQUIRED BY CALCULATION: 147 SPACES
TOTAL PARKING PROVIDED BY VARIANCE B190105: 144 SPACES
TOTAL PARKING PROVIDED: 144 SPACES
HANDICAP PARKING PROVIDED (ADA 4.1.2.5): 5 SPACES
BICYCLE PARKING PROVIDED: 15 SPACES
BICYCLE PARKING PROVIDED: 16 SPACES

11. PARKING SPACE DIMENSIONS

REQUIRED	ACTUAL
REGULAR	8' x 18' + 5"
HANDICAP	8' x 18' + 5"
BICYCLE	2' x 6'

12. 100 YEAR ON-SITE RETENTION
 TOTAL EXISTING BUILDING AREA: 17,701 Sq.Ft. 100.00%
 NEW BUILDING AREA: 4,400 Sq.Ft. 24.86% < 25.00%
 NET 100 YEAR ON-SITE RETENTION REQUIRED



SCALE: 1" = 25'-0"

SITE PLAN

PROJECT DATA

1. ZONING		
R1-7 SINGLE FAMILY RESIDENTIAL		
2. OCCUPANCY CLASSIFICATION (2006 I.B.C.)		
ASSEMBLY GROUP A		
A-3 PLACES OF RELIGIOUS WORSHIP		
3. TYPE OF CONSTRUCTION		
III-A		
4. LOT AREA		
GROSS	133,084 Sq.Ft. = 3.05 Ac.	
NET	133,084 Sq.Ft. = 3.05 Ac.	
5. BUILDING / LOT COVERAGE		
FOOTPRINT AREA	22,101 Sq.Ft.	
MAXIMUM ALLOWED	45.0 %	
ACTUAL	16.6 %	
6. SETBACKS REQUIRED ACTUAL		
FRONT YARD	20 Ft.	98 Ft.
SIDE YARD	7 Ft.	69 Ft.
STREET-SIDE YARD	10 Ft.	25 Ft.
REAR YARD	15 Ft.	65 Ft.
7. BUILDING HEIGHT		
MAX. ALLOWED	30.00 Ft.	
ACTUAL* (NEW BUILDING)	19.33 Ft.	
*MEASURED TO TOP OF CURB ON WATSON DR.		
8. LANDSCAPE AREA		
MIN. REQUIRED	NO STANDARD	
ACTUAL	62,690 Sq.Ft. 47.1 %	
9. BUILDING AREAS		
	GROSS	NET
BUILDING A-ASSEMBLY	6,816 Sq.Ft.	6,610 Sq.Ft.
BUILDING A-OFFICE	250 Sq.Ft.	230 Sq.Ft.
BUILDING A-CLASSROOMS	2,731 Sq.Ft.	2,440 Sq.Ft.
BUILDING B-CLASSROOMS / JR. HIGH	3,744 Sq.Ft.	3,559 Sq.Ft.
BUILDING C-CLASSROOMS / HIGH SCHOOL	3,770 Sq.Ft.	3,757 Sq.Ft.
BUILDING C-OFFICE / HIGH SCHOOL	390 Sq.Ft.	350 Sq.Ft.
BUILDING D-CLASSROOMS	2,373 Sq.Ft.	2,197 Sq.Ft.
BUILDING D-ASSEMBLY	2,027 Sq.Ft.	1,915 Sq.Ft.
TOTAL	22,101 Sq.Ft.	21,058 Sq.Ft.
10. PARKING		
ASSEMBLY	8,525 Sq.Ft @ 100 = 85 SPACES	
OFFICE	580 Sq.Ft. @ 300 = 2 SPACES	
CLASSROOMS CHURCH & HIGH SCHOOL	8,394 Sq.Ft. @ 200 = 42 SPACES	
CLASSROOMS JUNIOR HIGH	3,559 Sq.Ft. @ 300 = 12 SPACES	
TOTAL PARKING REQUIRED BY CALCULATION	141 SPACES	
PARKING SPACES ALLOWED BY VARIANCE BA090105	136 SPACES	
TOTAL PARKING PROVIDED	140 SPACES	
HANDICAP PARKING REQUIRED (ADA 4.1.2.5)	5 SPACES	
HANDICAP PARKING PROVIDED	5 SPACES	
BICYCLE PARKING REQUIRED 22,101 Sq.Ft. @1,500	15 SPACES	
BICYCLE PARKING PROVIDED	16 SPACES	
11. PARKING SPACE DIMENSIONS		
	REQUIRED	ACTUAL
REGULAR	8.5' x 18'	8.5' x 18'
HANDICAP	8' x 18' + 6'	8.5' x 18' + 5'
BYCICLE	2' x 6'	2' x 6'
12. 100 YEAR ON-SITE RETENTION		
TOTAL EXISTING BUILDING AREA	17,701 Sq.Ft.	100.00%
NEW BUILDING AREA	4,400 Sq.Ft.	24.86% < 25.00%
NOT 100 YEAR ON-SITE RETENTION REQUIRED		



