

Staff Summary Report



Development Review Commission Date: 09/14/10

Agenda Item Number: ____

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

DOCUMENT NAME: DRCr_TempeChristianChurch_091410 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for TEMPE CHRISTIAN CHURCH LANDSCAPE (PL090249) (Pastor Daniel Martin, Tempe Christian Church, owner and applicant) for a landscape restoration 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 landscape plan.

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

REVIEWED BY: Lisa Collins, Community Development Department Deputy Director (480-350-8989) 

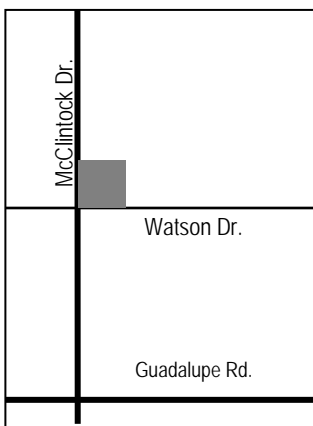
LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

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. (30.0 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)

On June 22, 2010 the applicant received 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 (Building 'D') and reconfiguration of parking. Modified condition 23 of the approval required the applicant to return to the Commission with a landscape plan within 90 days of the approval. This request is in fulfillment of that condition.

PAGES:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-5. Conditions of Approval
6. Code / Ordinance Requirements
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Conceptual Landscape Plan
- 5.-11. Photographs

COMMENTS:

This site is located in a residential district at the northeastern corner of McClintock Drive and Watson Drive.

The site has housed a Christian 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 (initially Tempe Preparatory Academy, currently James Madison Preparatory) has been located on site in addition to the church use. On June 22, 2010, a proposed Fellowship Hall and Classrooms Building (Building 'D') and associated site improvements were approved by the Development Review Commission with a modified condition mandating that presentation to the Commission of a conceptual landscape plan would occur within ninety days.

The applicant requests the approval of the Conceptual Landscape Plan for Tempe Christian Church in conjunction with the approval for the Building 'D' and associated site 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

Many of the landscape and site conditions of the June 22, 2010 Development Plan Review approval for the Fellowship Hall, Building 'D' have been incorporated into the site background and landscape plan that is presented this evening. Due to site plan adjustments the 135 vehicle parking quantity graphically indicated on the plan is one (1) space short of that required. The missing parking space is added by condition of approval so the provided vehicle parking matches that required. Three additional spaces are also conditioned by staff to be added, which will bring the total parking space quantity provided to 139 spaces. This is the amount that was approved on June 22, 2010.

Landscape Plan

The proposed building is sited to maximize preservation of existing landscape features, notably the gazebos and covered walkway of the courtyard. Existing mature trees and oleanders separate the site from the commercial use to the north. Enhancement of existing 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 the addition of canopy trees to supplement the mature California and Mexican Fan Palms on the McClintock frontage as well as upright, buffering trees on the east property line have been incorporated into the Conceptual Landscape Plan that is presented this evening.

Section 6-306 D Approval criteria for Development Plan Review

1. *Building design and orientation, together with landscape, combine to mitigate heat gain and heat retention while providing shade for energy conservation and human comfort.* The placement of existing buildings 'A', 'B' and 'C' on site plus the addition of the proposed Building 'D' creates a secure courtyard that is shielded from site parking and is open to the west, providing an inviting view of church and school activities from McClintock Drive. Canopy trees have been added to the courtyard, the parking area, the east border of the site and the site street frontages to increase site and sidewalk comfort
2. *Buildings, structures and landscape elements are appropriately scaled relative to the site and surroundings.* The one-story, gable roof buildings 'B', 'C' and 'D' provide a visual backdrop to the taller building 'A' and relate to surrounding one-story residential development. The location of building 'A' on the north of the courtyard allows more effective sun penetration into the courtyard in winter. The maintenance of existing palms provides a skyline element that visually contains the height of building 'A'.
3. *Plans appropriately integrate Crime Prevention through Environmental Design principals such as territoriality, natural surveillance, access control, activity support and maintenance.* The courtyard is currently secure with a steel picket fence but the addition of Building 'D' to the east enhances this security, both visually and with an increased activity support. Plant material is selected in compliance with the Zoning and Development Code to maintain effective visual surveillance in parking areas and around existing and proposed building entrances.

4. *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* Over time, the plant material established for the church, including an extensive area of lawn has died and has been removed. This site is in need of landscape restoration, which up to this point has been confined to the courtyard. The Conceptual Landscape Plan represents a substantial improvement to the entire site.

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 conceptual plan for site landscape restoration in association with the addition of the Fellowship Hall (Building 'D') 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 meets 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 Community Development 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. Adjust vehicle parking to bring site parking quantity to 139, as was previously approved:
 - a. Three of the parking row quantities indicated in the north parking row are incorrect. Specifically, the row south of the north drive aisle should read "8 + 14" and the row north of the north drive aisle should read "12 + 2 + 7 + 6."
 - b. On the south row of the added parking area south of Building 'C', add one more parking space to the eastern end of this row to create a row of 14 spaces.
 - c. On the east parking row, east of the drive aisle, at the southeast site corner, add three parking spaces to create a row of 15 spaces.
3. Add a meandering disabled accessible concrete walkway that extends from the existing walkway at the southwest corner of Building 'B' to the McClintock Drive public sidewalk near the existing bus stop.
4. Add a 3'-0" high parking site screen wall on the east side of the proposed walkway that connects the public sidewalk on Watson Drive to the gallery between building 'B' and 'C'. Construct wall of slump block concrete masonry units that match the buildings and existing site walls.
5. Replace the solid masonry cap on the existing parking screen wall facing Watson Drive where existing pieces are loose or missing.
6. Provide exterior plaster (or similar) finish and paint for both sides and top of the existing "Apex" (poly-styrene/concrete) site wall along the east property line.
7. Finish utility equipment boxes on site 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.
8. Place exterior, freestanding backflow assemblies on site in pre-manufactured, pre-finished, lockable cages (one assembly per cage).

Landscape

9. Provide landscape and irrigation construction documents and submit as part of Building 'D' plan check review. Landscape and irrigation construction documents for augmentation of an existing landscape may be prepared by a landscape architect or an individual who can demonstrate a horticultural specialty.
10. Preserve and maintain existing trees and palms on the site frontages as indicated on Conceptual Landscape Plan including the five Mexican fan palms and one Olive along McClintock west of Building 'A', the four California Fan Palms along McClintock Drive west of Building 'B', and the eight frontage trees including Evergreen Ash and Olive on Watson Drive.
11. At the east site property line, preserve and maintain the lone existing California Fan Palm. At the north property line, preserve

and maintain existing continuous Oleander hedge and one existing Olive in raised planter. These items are as indicated on the Conceptual Landscape Plan.

12. At required landscape islands of north parking row along northern property line, install Cascalote 'Smoothie' as indicated on Conceptual Landscape Plan. Small canopy tree is selected along this parking row to respect location existing of overhead power line.
13. Provide upright tree buffer of Acacia salicina of minimum 24" box installation size along the east property line. Do not use Prosopis hybrid 'Phoenix' along east property line in order to limit tree branch overhang into alley. Space Acacia salicina at approximately 25'-0" on center. Position Acacia salicina row spacing so existing California Fan Palm on the east property line is midway between two trees at 25'-0" on center.
14. Supplement existing palms and one Olive along McClintock Drive with eleven canopy trees of minimum 24" box installation size as indicated on the Conceptual Landscape Plan. Trees may be clustered along the length of the 357'-0" +/- long frontage.
15. Supplement eight existing Evergreen Ash and assorted other trees along Watson Drive with three canopy trees of minimum 24" box installation size as indicated on the Conceptual Landscape Plan. 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.
16. Provide extent of lawn as indicated in the Conceptual Landscape Plan, except, the designer may optionally expand the lawn area south of Building 'B' to replace lawn removed for parking south of Building 'C'. If this option is taken, do not extend lawn into the public right of way. Contain open lawn edges with an extruded concrete or similar permanent curb.
17. Outline of automatic irrigation requirements:
 - a. Replace existing pressure type backflow preventer on Watson Drive 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 minimum Class 200 PVC for larger than ½" dia. feeder line downstream of valves. Use minimum 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 until automatic irrigation system is functioning.
18. 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.

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.

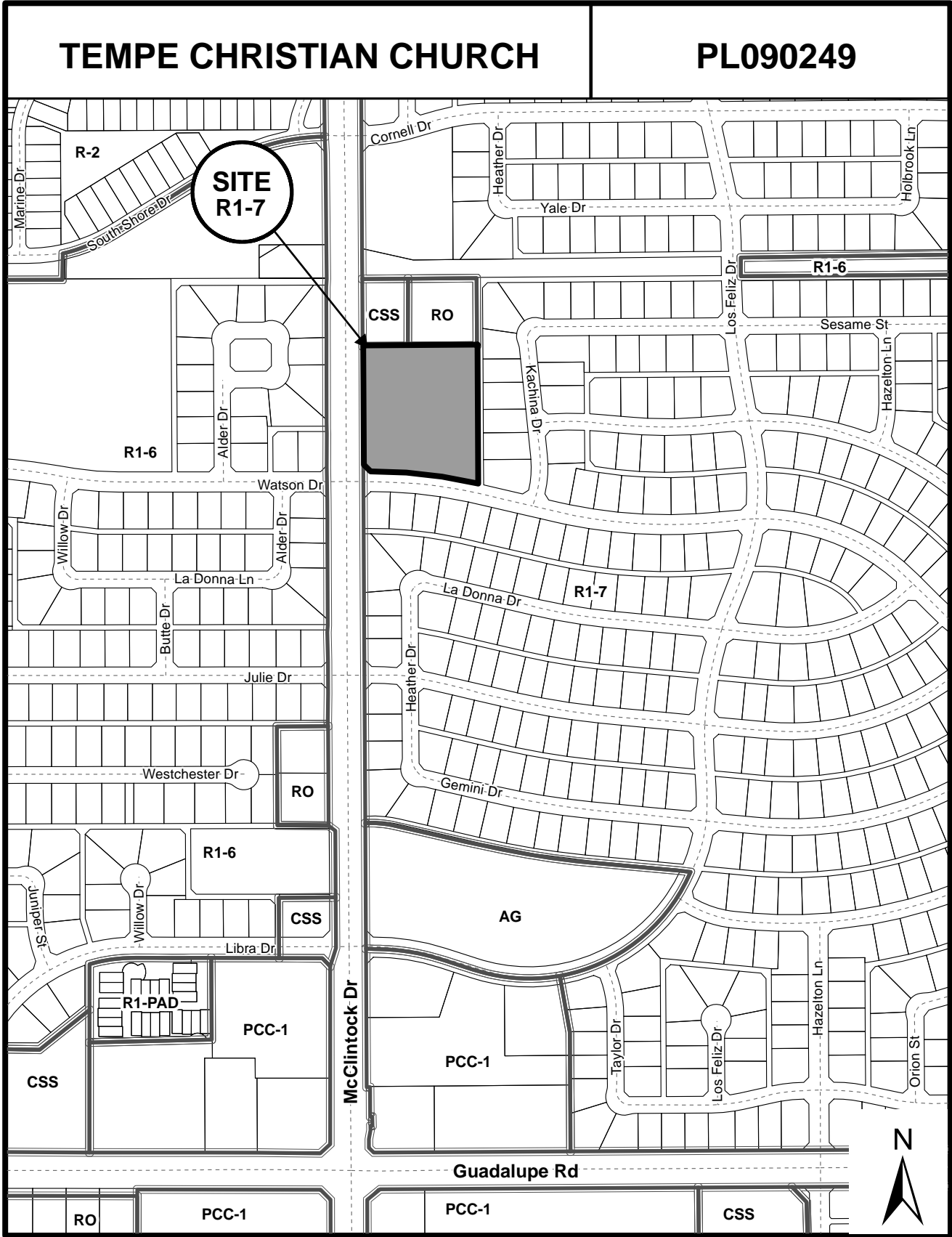
- **ZONING AND DEVELOPMENT CODE:** Requirements of the Zoning and Development Code (ZDC) apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.
- **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.
- **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 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_Conversation.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.
- **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:**
 - Avoid conflicts with lights and landscape in order to maintain illumination levels for exterior lighting.

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.
June 22, 2010	Development Review Commission approved the building elevations and site plan for Tempe Christian Church Expansion including the addition of a Fellowship Hall and Classroom Building (Building 'D'). At this meeting, the Commission declined to approve the landscape and instead requested a separate review of the site landscape proposal within ninety (90) days of this approval.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



TEMPE CHRISTIAN CHURCH (PL090249)



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.

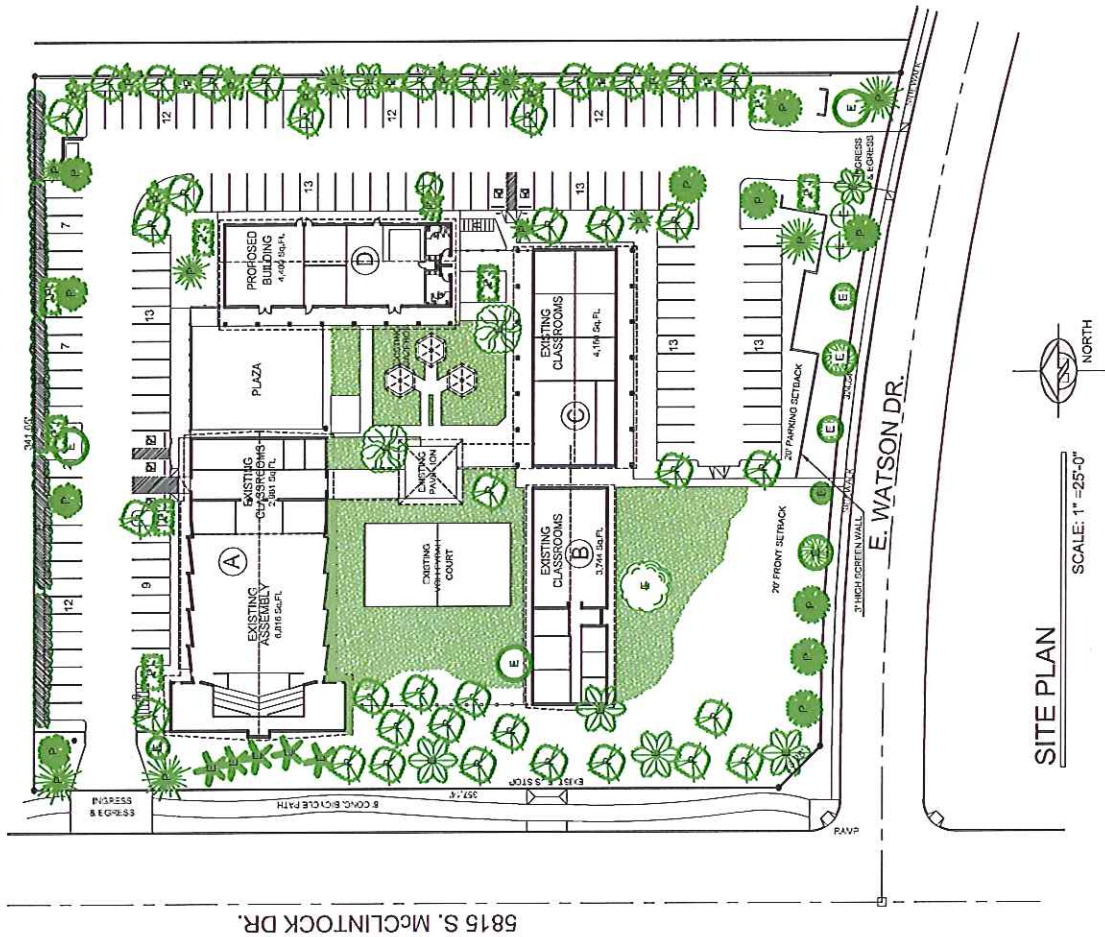
Tempe Christian Church is a church affiliated with the Arizona Southern Baptist Convention and is exempt from Federal Income Tax under section 501 (c) (3) of the Internal Revenue Code. The Group Exemption Number is 2077.

Thank you for your attention to this letter.

Sincerely,

Daniel Martin
Pastor

JUL 15 2009









ATTACHMENT 7







