

VALLEY UNITED PRESBYTERIAN CHURCH
6947 E MCDONALD DRIVE
STIPULATIONS
MINOR SPECIAL USE PERMIT AMENDMENT
SUP-18-16

March 2019

The existing Special Use Permit zoning for the school is on the land legally described as set forth in the Special Warranty Deed recorded with the Maricopa County Recorder in Docket 5867, Page 61 on August 20, 1965, being:

The East half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter and the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 15, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian.

The Property has a “Public/Quasi Public” General Plan designation and is zoned “Special Use Permit - Public/Quasi Public” for a religious facility, the allowable designation and zoning for the proposed improvements with this application.

The Town of Paradise Valley Planning Commission held a public hearing on _____, in the manner prescribed by law, for the purpose of considering a minor amendment to the Special Use Permit for said Property.

Said minor amendment was amended for minor renovations of four of the eight existing church buildings located on the subject property. These renovations consist of improvements to Building

A (Sanctuary) for interior remodel and a 197 square foot expansion; Building B (South Classroom) interior remodel to add 7 classrooms from existing office/storage space and remodel 2 classrooms, resulting in an overall reduction of 450 square feet; Building C (Administrative Offices) to remodel interior spaces; Building D (Facilities) to remodel interior spaces; and the removal of the 1999 approvals for a larger sanctuary expansion and new classroom building. Site improvements include the renovation of the central plaza to provide new hardscaping and landscaping, rework of pedestrian and vehicular access to the plaza, relocation of ADA parking spaces in the main parking lot closer to the buildings, new landscaping/irrigation surrounding these buildings, and modification to the onsite parking spaces from the phased 1999 Special Use Permit approval; subject to the following stipulations.

STIPULATIONS In the case of discrepancies between approved plans, those with a later date shall take precedence.

[Insert Date] _____ Minor SUP Amendment

To make renovations to four buildings and site improvements.

OPTIONS

- Approve with stipulations
- Deny
- Continue

If approve:

RECOMMENDATION A

Deem the requested amendment at the Valley United Presbyterian Church as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B

Approve the Minor Special Use Permit Amendment at the Valley United Presbyterian Church located at 6947 E McDonald Drive to make renovations to four buildings and site improvements, subject to the following stipulations:

1. All improvements shall amend any prior approved plans, or portions thereof, and such improvements shall be in substantial compliance with the following:
 - a. Site Plan & SUP General Information, Sheet ZA1.0, prepared by Jones Studio dated January 21, 2019;
 - b. Preliminary Civil Improvement Plan, Sheets C1.0, C2.0, C3.1, C3.2, C4.1, C5.1, C6.1 and C6.2, prepared by Cypress Civil Development dated January 11, 2018;
 - c. Landscape and hardscape plans, Sheets L1.0, L1.1, L1.2, L2.0, L2.1, L2.2, L2.3, L2.4, L2.5, L2.6, L2.7, L3.0, L3.1, L3.2 and L3.3 dated December 14, 2018;
 - d. Demo, floor plans and building elevations, Sheet A2.0.0 prepared by Jones Studio dated October 1, 2018;
 - e. Demo, floor plans and building elevations, Sheets A2.0.1, A2.0.2, A2.0.3, A2.1.0, A2.1.1, A2.1.2, A2.1.3, A2.2.0, A5.1.0, A5.1.1, A5.1.2 and A9.7.1 prepared by Jones Studio dated December 17, 2018;
 - f. Photometric and exterior lighting, Sheets E1.4, E1.5, E1.6 and E1.7 prepared by Jones Studio, VoltaUS and Applied Engineering, dated January 14, 2019;
 - g. Narrative and Response to Existing Stipulations prepared by Jones Studio date stamped February 4, 2019; and
 - h. Parking Analysis prepared by CivTech dated February 4, 2019.

2. Modify the following existing stipulations (deletions shown by ~~strikethrough~~ and additions shown in red track-change text)
 - a. Stipulation 7 from the SUP-99-20 approval is modified to read “Gate Four (4) [Previously Gate One (1) on Sheet DR1.0], located west of the columbarium memorial garden and south of the access into the center shared parking lot on the Kiva Elementary school property~~south of the proposed turnaround on the north side of the property~~, shall be automatically operated and open from 4:00 ~~5:00~~ p.m. to 11:00 p.m. weekdays and from 6:00 a.m. to 11:00 p.m. on Saturday and Sunday, and closed all other hours [Sheet DR1.0 has a discrepant gate open time with the existing stipulation]. Gate Three (3) [Previously Gate Two (2) on Sheet DR1.0] located at the southernmost driveway into the south parking lot off Quail Run Road, shall be open from 6:00 a.m. to 11:00 p.m. on Sunday, open for special events and closed all other hours. Gate Two (2) [Previously Gate Three (3) on Sheet DR1.0] located at the northernmost driveway into the south parking lot off Quail Run Road~~Gates Two (2), Three (3) and Four (4), located in the existing driveways off Quail Run Road~~, shall be open from

6:00 a.m. to 11:00 p.m. each day and shall be closed all other ~~times~~hours as indicated on exhibit E (sheet DR1.0). Gate One (1) [Previously Gate Four (4) on Sheet DR1.0] located south of the sanctuary porte-cochere will be removed and replaced with movable bollards. Additional bollards will be placed as shown on Sheet ZA1.0. Ballfield activities shall be considered special events as indicated on sheet ~~RDR~~ 1.2.”

- b. Delete or modify Stipulation 10 from the SUP-99-20 approval that reads “No parking on Kiva School property shall count to satisfy Valley Presbyterian Church required parking.” The parking analysis shows the on-site church parking total is less than the required parking. The applicant provided a sample existing parking count they feel demonstrates a better required parking count total.
 - c. Based on the application request, Stipulation 12 from the SUP-99-20 approval will need to be modified since the request includes the removal of the moveable chains that divides the south parking lot per Sheets DR1.0 and DR1.2] This stipulation reads “Parking shall be divided into Three (3) zones; Zone A (core church parking), Zone B (south lot parking), and Zone C (Kiva/shared-use parking lot), and shall be operated as described in Exhibit G (Sheet DR1.2), except that core church parking Zone A shall be reduced from 242 spaces to 180 spaces; however, 242 spaces shall be permitted on Wednesday and Thursday evenings and on eight (8) Tuesday evenings during any calendar year. The parking zones shall be physically controlled through the use of movable chains, which restrict the available parking.”
 - d. Stipulation 20 from the SUP-99-20 approval is modified to read “Except as modified by the exterior lighting with SUP-18-16 on Sheets E1.4, through E1.7, Aall other lighting or illumination shall conform to Article X, Section 1023 of the Zoning Ordinance. Lighting fixtures shall correspond to approved Exhibits H (Sheet DR2.0) and I (Sheet DR2. 1), except that lumen output shall be reduced to a maximum of two hundred fifty (250) lumens for aesthetic and landscape lighting, and a maximum of seven hundred fifty (750) lumens for safety and security lighting.”
3. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 18-16.