

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT**

PARCEL NO.: 173-07-003  
(County Tax Assessor Number)

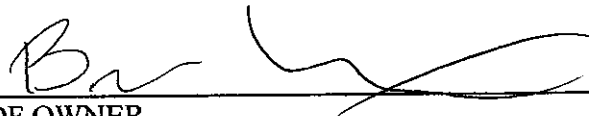
DATE: 5/19/2016

NAME OF SUBDIVISION OR PARCEL: Valley Presbyterian Church

ADDRESS OR LOCATION OF PROPERTY: 6947 E McDonald Dr  
Paradise Valley, AZ 85253

OWNER: Valley Presbyterian Church  
NAME

6947 E McDonald Dr, Paradise Valley, AZ 85253 480-991-6424  
ADDRESS PHONE #

  
SIGNATURE OF OWNER

AUTHORIZED AGENT: \_\_\_\_\_  
NAME

\_\_\_\_\_  
ADDRESS PHONE #

\_\_\_\_\_  
SIGNATURE OF AUTHORIZED AGENT

brandonf@vpc.church

May 11, 2016

Mr. Paul Michaud  
Town of Paradise Valley  
6401 E Lincoln Drive  
Paradise Valley, Arizona 85253-4399

Subject: Application for Special Use Permit - Church Sign

Dear Paul:

The proposed monument sign requested by Valley Presbyterian Church is to be located on the Northwest corner of parcel number 173-07-004B. The complete legal description for the parcel is as follows:

E2 SE4 NW4 NE4 EX E 30' 4.55 AC

Please find this Complete and Accurate in regards to Valley Presbyterian Church.

Sincerely,

Roy Schumacher

Valley Presbyterian Church

cc Steve Breckley - VPC

June 09, 2016

Mr. Paul Michaud  
Town of Paradise Valley  
6401 E Lincoln Drive  
Paradise Valley, Arizona 85253-4399

Subject: Application for Special Use Permit - Church Sign

Dear Paul:

The purpose of this letter is to provide a narrative for a church sign that Valley Presbyterian Church (VPC) would like to install at its entrance along McDonald just west of Quail Run.

### **Background**

VPC currently has only 1 sign for the church that is located at the southwest corner of Quail Run and McDonald. The existing sign indicates only the name of the church. VPC wants to build another sign on the south side of McDonald located at the northwestern entrance to the parking lot. This is located approximately 100 yards west of the Quail Run and McDonald entrance. Signs attract worship service visitors.

### **Description**

Unlike most churches in Paradise Valley, VPC currently does not have a permanent worship times sign. The sign will be 62 inches high by 74 inches wide. We want to build a 6-inch high base for the sign which will bring the total elevation to 66 inches. The sign will indicate the worship times and provide direction to the church parking lot to the west of the church. Currently, it's a little confusing as VPC shares an entrance and space with Kiva Elementary School. This sign will make it clear that it is appropriate to enter the church property at this entrance.

### **Visual Impairment**

The proposed monument sign will not result in driver visual impediment while entering or exiting the driveway off of McDonald Drive. The location of the proposed monument sign has been amended as to take all safety concerns into account. The new location is 32 feet from the edge of the driveway and 18 feet from McDonald Drive. We have employed a credentialed civil engineer to evaluate the location and all safety concerns. To mitigate additional risk the church will be installing a stop sign prior to the sidewalk. Attached to our application is a signed and sealed letter from the engineer addressing all safety concerns.

## **Requirements for Minor SUP**

The proposed monument sign meets the four requirements of a minor amendment as set by the Town of Paradise Valley zoning ordinance 1102.7. The proposed sign does not change or add any uses to the property and does not increase any floor area greater than 5,000 square feet or 15% of existing structures. Furthermore, the proposed sign does not have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be mitigated. Lastly, the proposed monument sign does not change the architectural style of the existing Special Use Permit.

Today, I am submitting the Special Use Permit Application for your consideration. Please let me know if there's any additional information that you need. I can be reached by e-mail at [brandonf@vpc.church](mailto:brandonf@vpc.church) or by phone at 262.705.4170. Please let me know if you have any questions.

Thanks again for your time and consideration.

Sincerely,

Brandon Fox

Valley Presbyterian Church

cc Roy Schumacher - VPC



"...WHATEVER IT TAKES!"

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MEMORANDUM

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To: James Shano, P.E., Town Engineering/Town of Paradise Valley

From: Stuart W. Rayburn, P.E., Principal  
RCC Design Group, LLC

Date: 06/13/16

RE: Valley Presbyterian Monument sign site visibility

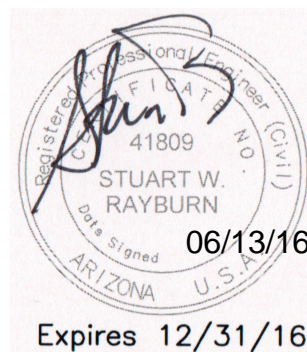
Mr. Shano,

I have been contracted by Valley Presbyterian to evaluate the site visibility related to the proposed monument sign on E. McDonald Drive. The issue is not the sight visibility from the private driveway to vehicles on E. McDonald Drive, but rather from the driveway to the sidewalk that extends east of the driveway. The concern is for the safety of bicyclists who might be traveling on the sidewalk headed west bound. Attached are two exhibits that demonstrate the sight distance provided from the perspective of someone on the sidewalk looking toward the driveway and a driver in a vehicle in the driveway looking toward the sidewalk.

Exhibit A shows that someone on the sidewalk has a line of site of 70' to a vehicle located in the driveway. It is reasonable to assume that a cyclist on the sidewalk would not be traveling more than 15' MPH on a meandering sidewalk. The 70' sight distance meets the minimum recommended site distance from AASHTO for uncontrolled intersections at 15 MPH. Exhibit B shows that a driver in a vehicle in the driveway has a line of site of 82' to a cyclist on the sidewalk, also exceeding the recommended minimum from AASHTO.

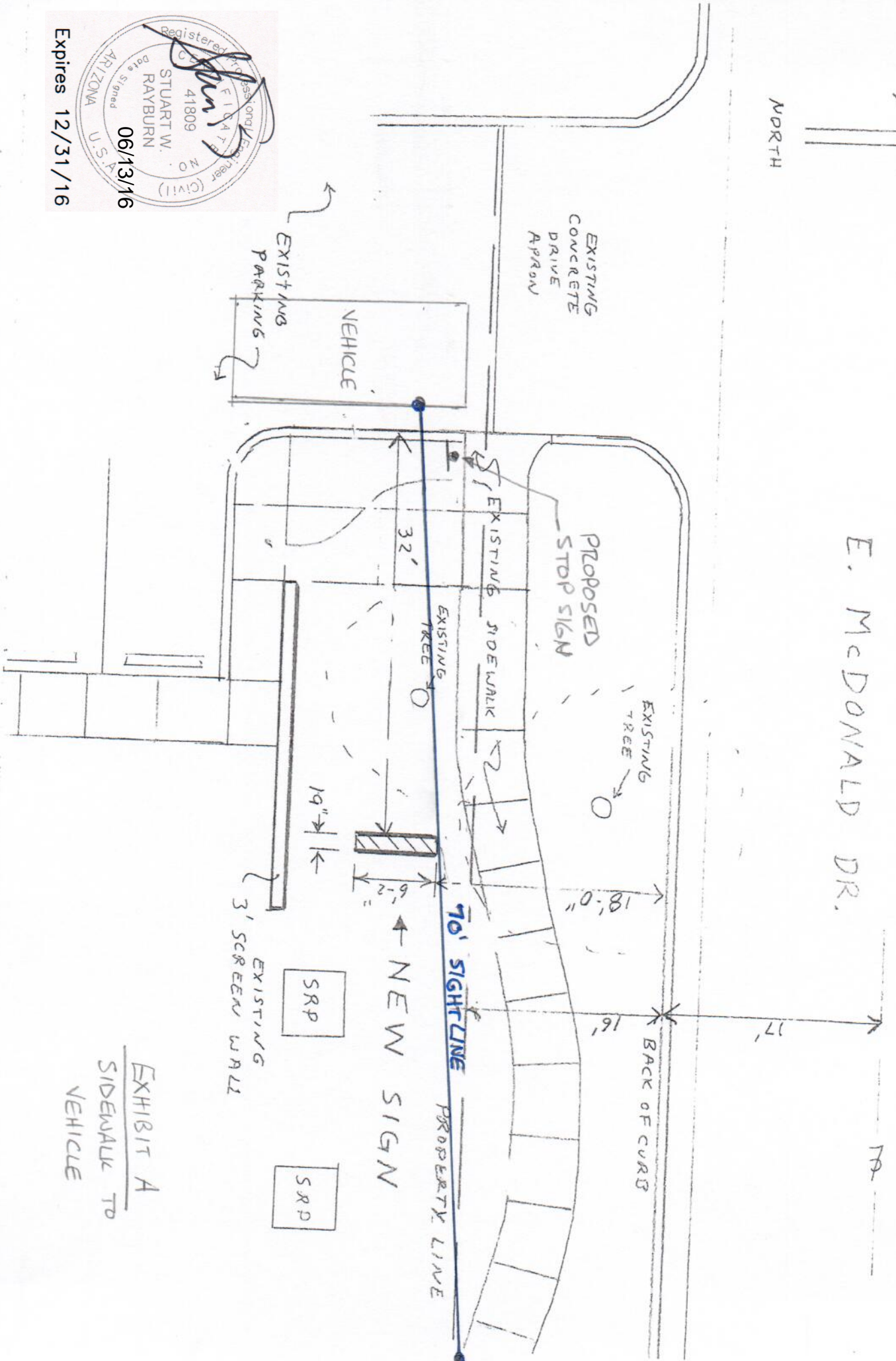
I am recommending that a stop sign be placed on the site just south of the sidewalk to direct vehicles to stop at this location before pulling all the way up to McDonald Drive to exit the site. It should also be noted that at present the sidewalk does not continue beyond the driveway to the west.

Based on the design plans for that monument sign and the existing conditions at the site, I believe the site distance of 70' or greater provided is sufficient to provide a safe environment after the installation of the proposed monument sign. Please contact me if you have additional questions or need further information.



NORTH

E. McDONALD DR.



Expires 12/31/16

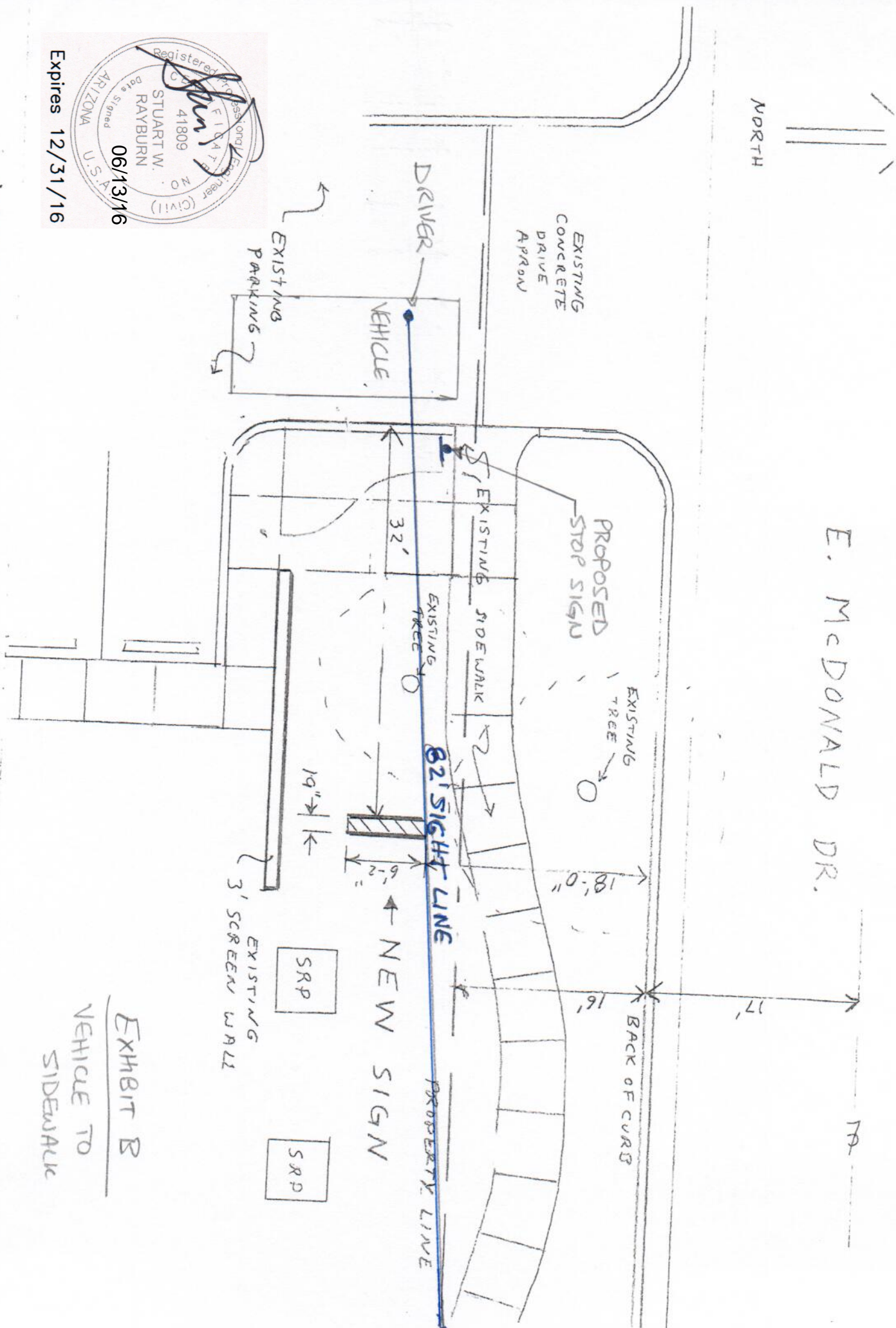
VALLEY PRESBYTERIAN CHURCH  
 6947 E. McDONALD DR.  
 5-18-16

EXHIBIT A  
 SIDEWALK TO  
 VEHICLE

1" = 10'

NORTH

E. McDONALD DR.



Expires 12/31/16



VALLEY PRESBYTERIAN CHURCH  
 6947 E. McDONALD DR.  
 5-18-16

EXHIBIT B  
 VEHICLE TO  
 SIDEWALK

1"=10'



# Map





**MONUMENT SIGN**

Fabrication type: Synthetic stucco  
 Hard polymer coating over foam  
 Faux stone base  
 Painted finish  
 Changeable Zip track letters  
 Illumination type: Ground spot light

**OR**

Fabrication type: Aluminum cabinets  
 Aluminum frame and faces  
 Painted finish  
 Masonry stone base  
 Changeable Zip track letters  
 Illumination type: Ground spot light

96"

48"

62"

74"

**VALLEY  
 PRESBYTERIAN  
 CHURCH**

**WELCOME 8:00 AM CHAPEL  
 WORSHIP 9:00 AM SANCTUARY  
 TIMES 10:30 AM LANDES CTR  
 11:45 AM CHAPEL**

**VALLEY  
 PRESBYTERIAN  
 CHURCH**

**- WORSHIP TIMES -  
 8:00 AM CHAPEL  
 9:00 AM SANCTUARY  
 10:30 AM LANDES CTR  
 11:45 AM CHAPEL**

**CONCEPT #3A**

**CONCEPT #5A**



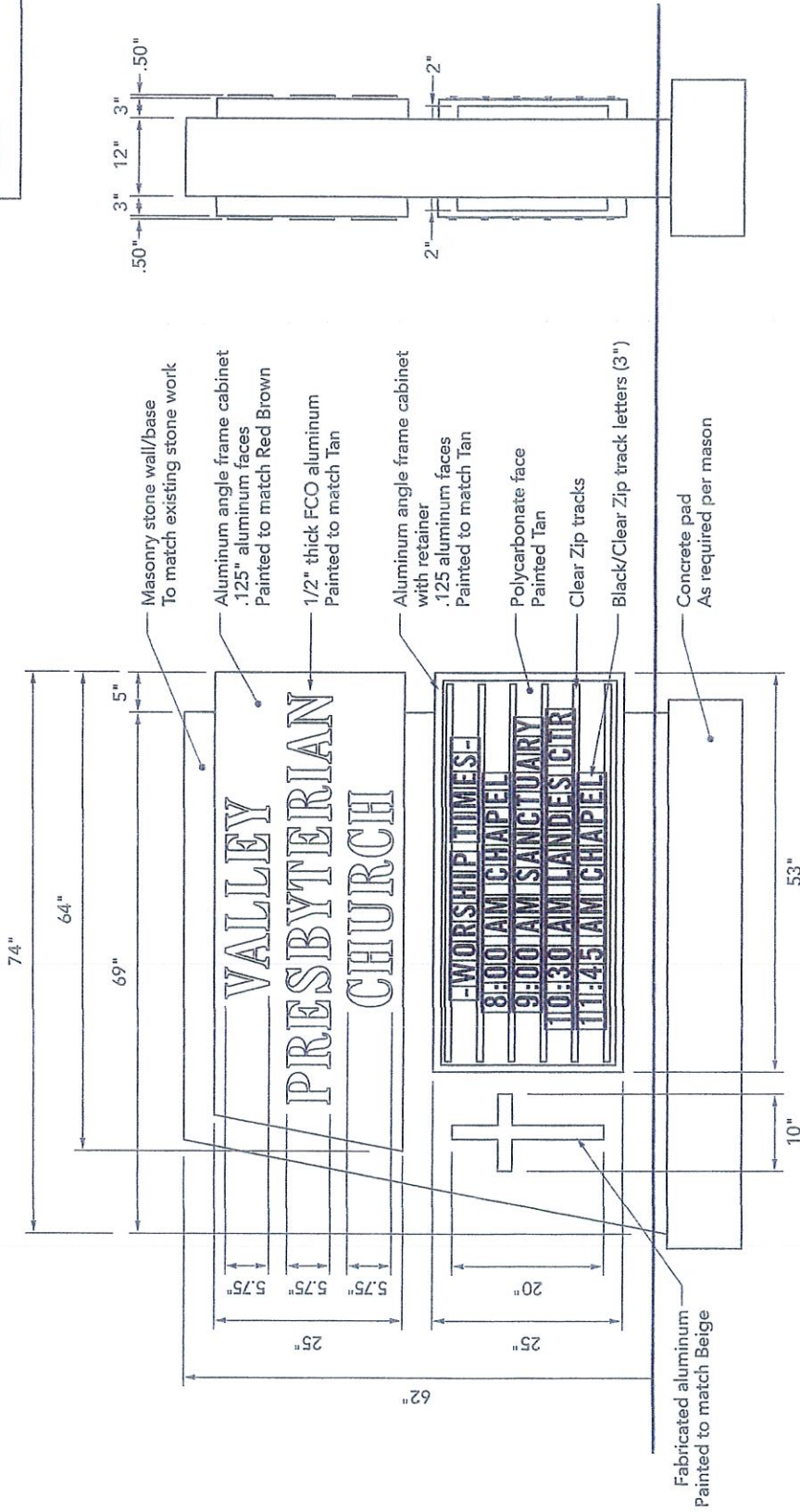
Signature: \_\_\_\_\_ Print name/title: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved as is: \_\_\_\_\_ Re-Submit: \_\_\_\_\_  
 Project: Valley Presbyterian Church  
 Project Manager: Stacey McElmurray x102 Date: 07-10-15  
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# MONUMENT SIGN

- Fabricate and install one (1) non-illuminated monument sign - D/F
- Masonry stone wall/base
- Aluminum frame and faces
- Flat cut out aluminum letters and address numbers
- Polycarbonate faces with clear Zip tracks
- 3-color painted finish
- Changeable Zip track letters
- Ground spot light (by qualified electrician)

# CONCEPT #5A (STONE)

## PROJECT COLORS



Signature: \_\_\_\_\_ Print name/title: \_\_\_\_\_

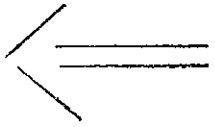
Approved as is: \_\_\_\_\_ Approved with Changes: \_\_\_\_\_ Re-Submit: \_\_\_\_\_ Date: \_\_\_\_\_

Project: Valley Presbyterian Church

Project Manager: Chris Scherf x103 Date: 07-10-15

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NORTH

E. McDONALD DR.

17'

17'

BACK OF CURB

16'

18'-0"

EXISTING TREE

EXISTING SIDEWALK

EXISTING TREE

32'

VEHICULAR

70'

SIGHT LINE

EXISTING PARKING

60'

SIGHT LINE

PROPERTY LINE

NEW SIGN

SRP

SRP

EXISTING

3' SCREEN WALL

19"

6'-2"

VALLEY PRESBYTERIAN CHURCH

6947 E. McDONALD DR.

5-18-16