



Action Report

File #: 17-276

Town of Paradise Valley Action Report

TO: Chair and Planning Commission

FROM: George Burton, Planner
Paul Michaud, Senior Planner
Eva Cutro, Community Development Director

DATE: September 5, 2017

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Consideration of a Minor Special Use Permit Amendment
Camelback Bible Church (SUP 17-07). 3900 E. Stanford Drive (APN: 170-08-001G).

REQUEST:

Camelback Bible Church is requesting an amendment to their Special Use Permit (SUP) to allow for an addition to the existing Fellowship Hall building and site improvements.

RECOMMENDATION A:

Deem the requested amendment to the Camelback Bible Church Special Use Permit a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B:

Approve the Camelback Bible Church Special Use Permit Amendment for the Fellowship Hall addition and site improvements, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
 - a. The Narrative, prepared by LEA Architects LLC;
 - b. Fellowship Hall Overall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - c. Fellowship Hall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - d. Fellowship Hall Site Lighting Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - e. Fellowship Hall Overall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - f. Light Fixture Cut Sheets:
 - i. BEGA In-Grade downlights.

- ii. Ligman Lighting USA UGI-31611 Gino 4 wall down lights.
 - iii. A-Light Linear Soffit lights.
 - iv. Hunter Industries FB-ZD-1LED-NP Landscape up-lights.
- g. Fellowship Hall Floor Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - h. Camelback Bible Church Fellowship Hall Addition Northwest Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - i. Camelback Bible Church Fellowship Hall Addition South Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - j. Camelback Bible Church Fellowship Hall Addition East Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - k. Sheet L.01, Landscape Plan, prepared by Design Ethics Landscape Architecture and dated August 1, 2017;
- 2. If the Town receives a complaint from an offsite owner that the light emitting element (e.g. the bulb) is visible from off the Property, the Town Manager may inspect the Property and may require the Owner to shield the light source if the light emitting element is visible from outside the Property and/or reduce the output or brightness if they exceeds the allowable output.
 - 3. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-17-07.

BACKGROUND:

History and Lot Conditions

The Camelback Bible Church Special Use Permit (SUP) was issued on December 18, 1969 and has been amended several times. The most recent amendment was approved on April 16, 2013, to allow for new monument signs, the addition of an event lawn, site walls, a new parking lot, and new landscaping.

REQUEST:

Camelback Bible Church is requesting an amendment to their Special Use Permit (SUP) to allow for an addition to the existing Fellowship Hall and site improvements around the building.

- Fellowship Hall Addition

The new addition will be placed along the south and east side of the existing building. The addition consists of new offices, a storage area, and restrooms. The addition is 5,000 square feet in size, is 18' tall, and is setback 40' from the front property line adjoining Stanford Drive and setback approximately 300' from the east property line (that adjoins the nearest residence). The SUP Guidelines recommend a maximum height of 24' tall and a minimum setback of 40' adjoining a public street and a 60' setback adjoining a residentially zoned property.

The addition will have stacked bond cmu brick walls, weathering steel plate window hoods, weathering copper panel fascia, and wood tongue & groove soffits. 4 wall sconces, 4 soffit lights, and 11 wall mounted path lights will be placed around the addition. The output of the new light fixtures varies from 10 lumens to 564 lumens.

- Lot Coverage & Parking

The existing lot coverage is 45,505 square feet or 10.91% lot coverage. The improvements

will add 5,000 square feet of floor area to the campus; which results in the lot coverage of 12.11%.

According to the site plan parking data, there is a sufficient amount of parking spaces to accommodate the new addition. There are 307 existing parking spaces on the campus. The 2013 Parking Summary identified 284 required parking spaces and the SUP Guidelines recommend 17 parking spaces for the new addition. This results in 301 required parking spaces (which is less than the existing 307 currently provided).

▪ Site and Screen Walls

4 site walls and 1 mechanical screen wall will be placed around the Fellowship Hall addition. The site walls are 3' tall and will be placed along the south and east side of the addition. The site walls are setback 27' from the front/south property line and approximately 300' from the east property line. The mechanical screen wall is 6' tall and setback 40' from the front/south property line. The site and screen walls will have a stacked bond cmu block finish to match the addition.

▪ Landscape and Landscape Lighting

New landscaping and landscape lighting will be placed around the new addition and the existing building. An existing asphalt drive located at the southeast part of the Fellowship Hall will be replaced with new landscaping and a sidewalk.

Also, new landscaping will be placed around the addition and the existing building. The landscape palette includes brittlebush, creosote, turpentine bush, aloe, regal mist, and bursage. 15 landscape up-lights will be placed around the Fellowship Hall improvements. The up-lights are 4.2 watts and have an output of 155 lumens.

DISCUSSION/FACTS:

Planning Commission Discussion

The Planning Commission reviewed this application at the August 15, 2017 work session. During that meeting, the Commission directed the applicant to:

1. Remove the vertical soffit light fixture on the east elevation since the fixture does not comply with the lighting code, and
2. Remove the wall sconces from the south elevation since these fixtures wash the building. The Commission recommended replacing the sconces in this area with path lights in order to illuminate the walkway.

The applicant updated the plans accordingly and removed the vertical soffit light fixture and replaced the sconces on the south side with path lights.

General Plan:

The proposed improvements are consistent with Section 2.1 of the Town's General Plan which

encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods.

Minor Amendment Criteria

Per the new SUP Ordinance effective November 22, 2009, a Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:

1. Change or add any uses; or
2. Increase the floor area of the project by more than 5,000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period; or
3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or
4. Change the architectural style of the existing Special Use Permit.

Zoning Ordinance Compliance:

The proposed improvements are consistent with the existing church use. The addition and site improvements will be designed in accordance with the architectural style of the church campus. The proposed improvements also meet the recommended setbacks, heights, and lot coverage outlined in the SUP Guidelines.

Public Comment

Public notification was performed in accordance with the public hearing process. Staff received one inquiry regarding this application.

ATTACHMENTS:

Vicinity Map & Aerial Photo
Application
Narrative & Plans

CC: Lance Enyart, Applicant