

SUP-18-16

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

PARCEL NO.: 173-07-002
173-07-003
173-07-004B
(County Tax Assessor Number)

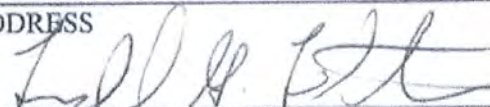
DATE: 12.17.2018

NAME OF SUBDIVISION OR PARCEL: VALLEY PRESBYTERIAN CHURCH

ADDRESS OR LOCATION OF PROPERTY: 6947 E McDONALD DR.

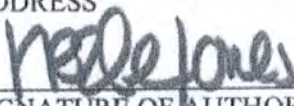
OWNER: VALLEY UNITED PRESBYTERIAN CHURCH
NAME

6947 E McDONALD DR. 480.991.6424
ADDRESS PHONE #


SIGNATURE OF OWNER T NELSON

AUTHORIZED AGENT: JONES STUDIO - NEAL JONES
NAME

205 S. WILSON ST. TEMPE, AZ 85281 602-264-2941
ADDRESS PHONE #


SIGNATURE OF AUTHORIZED AGENT

APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL (Please Attach

Additional Sheets as Necessary): REFERENCE SECTION "1A"

BEING UNDER SPECIAL USE PERMIT AS FOLLOWS:

NAME: VALLEY PRESBYTERIAN CHURCH

SPECIAL USE PERMIT DATED: DEC. 9, 1999 AMENDED: _____

THE MINOR AMENDMENT TO EXISTING, APPROVED SITE PLAN IS REQUESTED FOR THE
FOLLOWING
REASONS: REFERENCE SECTION "1A"

THE ABOVE SITE PLAN IS TO BE AMENDED AS
FOLLOWS: REFERENCE SECTION "1A"

EXHIBITS, MODELS, SITE PLANS, ETC. FOR THE ABOVE SPECIAL USE WILL BE
CHANGED IN THE FOLLOWING
MANNER: REFERENCE SECTION "1A"

SUP MINOR AMENDMENT APPLICATION INFORMATION

NOTE: AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.

APPLICATION FEE: SEE FEE SCHEDULE

INITIAL BELOW

_____ PRE APPLICATION CONFERENCE WITH STAFF DATE: OCT. 11, 2018
_____ APPLICATION SUBMITTED ON: DEC. 17, 2018
_____ APPLICATION FEE IN THE AMOUNT OF \$ 2625.00 DATE: DEC. 17, 2018
_____ RECEIPT NUMBER 5.043652 RECEIVED BY: _____

APPROVALS

ENGINEERING DEPARTMENT

FINAL REVIEW DATE: _____

PLANNING DEPARTMENT

FINAL REVIEW DATE: _____

BUILDING DEPARTMENT

FINAL REVIEW DATE: _____

COMPLETE APPLICATION REVIEWED AND APPROVED ON: _____

_____ **PLANNING & ZONING:**

_____ PLANNING & ZONING HEARING: DATE: _____

_____ ADVERTISED FOR PUBLIC HEARING: DATE: _____

_____ POSTED FOR PUBLIC HEARING: DATE: _____

Valley Presbyterian Church Narrative

(Organized by building & location)

VPC Project 1 - Summary

The Valley Presbyterian Church project is a renovation of (4) four existing church buildings on the existing (8) eight building campus. These consist of Building A (Sanctuary), Building B (South Classrooms), Building C (Administration Offices), Building D (Facilities Building). Site improvements include the renovation and regrading of the central plaza area to provide new hardscape and landscaping, rework of pedestrian and vehicular access to the plaza, relocation of the ADA parking spaces in the main parking lot closer to the buildings, and new landscaping and irrigation systems surrounding these buildings.

Site

General

New site lighting, wayfinding, landscaping and irrigation will be provided throughout the scope of work for this project. Areas outside of the scope of work will not be changed.

South Parking Lot

Work in the Main South Parking Lot includes revisions to the (3) three northernmost parking rows and the ADA parking spaces located in the northeast corner of the lot. The existing ADA parking spaces in this lot will be reoriented and relocated closer to Building A along the north and northeast corner of the parking lot. Per Code (9) nine ADA spaces, (2) two of which are van accessible spaces are required. (19) Nineteen ADA spaces including (2) two van accessible spaces will be provided in this renovation. The rest of the parking lot will remain unchanged.

South side of Sanctuary

New 6'-0" and 8'-0" tall site walls and gates will create new Sanctuary and Choir courtyards along the south side of Building A and a new Columbarium just south of the existing Memorial Garden. The Columbarium site wall will provide additional urn plots. The rest of the existing Memorial Garden will remain unchanged. Gates to these courtyards will be lockable. The existing exterior trellis on the south side of the Sanctuary will be removed and replaced with a new shade trellis in the Sanctuary courtyard. The historic, original concrete church alter will be relocated into the Sanctuary courtyard. A mix of paver and concrete walkways will connect these spaces to the parking lot and campus.

East side of Building A (Sanctuary)

To limit vehicular access into the heart of the campus, the asphalt driveway directly under the "porte-cochere" of Building A will be removed and replaced with a concrete drive pad. The drive pad will be linked to the north and south by a stabilized crushed stone driveway. All driving surfaces through this area are specified to meet fire truck load requirements. Vehicular access through this area is intended only for fire department access & special church events (such as weddings and funerals).

The existing concrete sidewalk running north-south through the porte-cochere will be removed and replaced by a new concrete and paver sidewalk that will tie into the new concrete drive pad. This will create the primary pedestrian link from the Main South Parking Lot to the Church campus.

North Side Bldg. A (Sanctuary) / South Side of Bldg. B (South Classrooms)

The existing exterior walkway canopy and stone clad columns are to remain. The canopy fascia will be removed and replaced with a new aluminum gutter and fascia. The existing walkway soffit will be renovated by resurfacing portions of the existing stucco and cladding the remaining soffit with an exterior wood system. Soffit lighting will be replaced. The concrete sidewalks under the walkway will be refinished and remain. Most sidewalks & hardscape not under canopies in this area will be demolished and replaced with new hardscape and landscaping. New site walls will be added to the west end of the space to screen vehicles in the west driveway from view. New concrete and paver sidewalks will run from the west driveway east to Quail Run Road.

Main Plaza

Existing Main Plaza pavers will be removed, salvaged and repurposed for use in new walkways adjacent to the south parking lot. The existing fountain, ADA ramp, portions of adjoining sidewalks, and driveway are to be demolished. The site will be regraded between Buildings A & C from Building B out to Quail Run

Road to create a new circular plaza and yard. A new ring of pavers will encircle the new grass yard to form exterior recreation and gathering space. Three new curved site walls along the east edge of the site will screen church activity from the neighborhood. Shade trees and lounge seating will surround the grass yard. The existing concrete baptismal font will be relocated to the plaza as a sculptural element. A rain water collection system connected to the irrigation system will support landscaping in and around the Plaza area.

New stairs and an accessible ramp will link between the Main Plaza area and the north part of the campus. The paving at the southwest corner of Building C will be revised to accommodate the lower grades at Building C's entry.

East edge of the property along Quail Run Road

The project scope on the eastern side of the property runs from the existing asphalt turn circle at the northeast corner of Building C south to the drive entry into the south parking lot. A new paved drop-off/pull-in lane will be located along the edge of Quail Run Road due east of Building C adjacent to the future campus reception office. All parking will be prohibited along Quail Run Road to improve neighborhood traffic. New concrete sidewalks and landscaping will be installed to improve the pedestrian experience along the street.

Location: West edge of property along campus

No changes will be made to the western edge of the property save a new commercial goods drop-off lane. This lane will be located along the southwest corner of Building B/ northwest corner of Building D. This will serve to eliminate traffic backups in the west driveway.

Bldg. A (Sanctuary)

The main entry on the north side of the Sanctuary Building will be expanded to accommodate larger glass entry doors. These doors will act as the primary entry into a new lobby space.

The existing sliding glass door system along the south side of the Sanctuary is to be removed and replaced with a similar sliding door glazing system.

The design intent for the main Sanctuary space is to 'worship-in-the-round'. The stone floor and portions of the concrete slab at the existing main chancel (raised altar area) will be demolished. A new floor slab will be poured to create a transition from the existing raised slab down to the surrounding existing slab. A new accessible ramp and steps from grade to the raised chancel will be included in this work. The interior walls of the main Sanctuary will be re-clad with a combination of wood wall cladding and acoustic fabric wall panels. Floors will be covered with a combination of new terrazzo, wood flooring, and carpet throughout the building. A new fire suppression system will be added throughout the building to meet current codes. New HVAC, acoustic, A/V, and lighting systems will be installed.

A new Choir practice room will be framed out inside of the southwest corner of the existing Sanctuary Building. The existing concrete floor and risers in this area will be demolished and a new slab poured. The lower portion of the south exterior wall will be removed, a new beam added, the roof extended and a new glazing & door system installed to add an additional 197 SF of occupiable space.

The existing Sanctuary Balcony's tiered seating will receive new finishes and seating. Its occupiable footprint will remain unchanged. The front edge of the balcony will be reframed to provide a curved shelf that will house A/V equipment, match the curve of the new Lobby walls below and support a new guardrail. A secondary set of organ pipes will be demolished and removed from the Balcony.

Restrooms and (2) two storage rooms in the existing Basement will be demolished in their entirety and plumbing permanently capped in walls and floors. Ceiling finishes will be removed throughout the basement. Light fixtures will be removed and replaced. The Mechanical Room will remain, all equipment will be removed and replaced. A new fire suppression system will be added throughout the building to meet current codes.

Bldg. B (South Classrooms)

The north, south, and east exterior walls will be significantly demolished and renovated. New paint, wood cladding (to match the existing), stucco, glazing and door systems will be installed. The west exterior wall will be repainted but remain largely unchanged. The majority of the interior walls will be reconfigured. New walls, columns, beams and structure will be added to create the new floor plan.

The existing Nursery at the northeast corner of the building will be demolished and the building perimeter reconfigured to create a new gated outdoor walkway/ entry between existing Buildings B and E from the Main Plaza to the existing Valley Day School playground. This will reduce the overall Building B. footprint by 450 GSF.

(3) Three new classrooms, a new nursery, and meeting spaces will be added inside the north and central portions of the existing building footprint. The (2) two pairs of existing men's and women's restrooms will be demolished and replaced by a larger single set of men's and women's restrooms. (3) Three unisex restrooms will be added in each of the classrooms for children's use.

The walls at the southeast corner will be removed and new operable sliding glazing walls and door systems will be installed to create a Café. The Café will serve as a catering kitchen only and will not be used for or have equipment to cook food beyond a microwave. Counters, sink(s) and refrigerators will be provided. Food preparation will occur at the full kitchen located in the existing Building F.(Landes-Center) which is not part of this project's scope.

The southwest portion of this building will be repurposed for a new Teen Ministry and Multi-purpose Classroom. The Teen Ministry and Multi-purpose Classroom will be joined by operable glass garage doors.

The main Mechanical Room will remain; the equipment will be removed and replaced. Existing roof and exterior ground HVAC equipment will be replaced with new equipment and ducts. A new roof screen will be installed to conceal equipment from view and a new fire suppression system will be added throughout the building to meet current codes.

Bldg. C (Administration Offices)

Building C (Administration Offices) is an existing two-story office building with a basement. The project scope roughly includes the renovations to the southern half of the first floor only. The northern half of the first floor, the entire second floor and basement will remain unchanged. The interior walls will be reconfigured to provide a new campus Lobby entry facing Quail Run Road. A conference room will be added directly west of the new Lobby. Several partition walls will be removed and replaced to provide a new Children's Ministry office and preparation space. Partition walls will be added to create two new offices in an existing "open-office" area north of the new Lobby. The exterior walls at the southern end of the building will be partially demolished and structurally reinforced to create a new multi-purpose room with operable windows adjacent to the new Plaza. This building has an existing fire suppression system that will be revised to cover all areas of new work per code.

Bldg. D (Facilities Bldg.)

Renovations to this building include providing an office, tool storage room, project work space and storage for Facilities personnel. The current garage door on the west elevation will be replaced and a new man door added. The existing mechanical room interior will remain unchanged. The chiller system including cooling tower in the west equipment yard will be removed and replaced with an air-cooled chiller system. The wall enclosing the equipment yard will be built higher for proper noise and vision screening of new equipment. Lighting will be removed and replaced throughout the building. Note: In discussions with the Town of Paradise Valley Fire Marshal, sprinklers are not required for this building, and none will be provided as part of this scope of work.

Minor Amendment Narrative (Reference Section 1102.7)

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

The scope of Project 1 at Valley Presbyterian Church is intended to increase and improve the day-to-day function of already existing programmatic functions. No new "uses" will be added to the scope of the Special Use Permit.

2. Increase the floor area of the project by more than 5000 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

The scope of Project 1 at Valley Presbyterian Church includes an extension of existing space by 197 sq. ft. This addition is located at the south elevation of the Sanctuary and is intended to provide adequate enough space for a newly renovated music center.

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

The scope of Project 1 at Valley Presbyterian Church includes the development of the currently existing plaza to better facilitate inter-personal fellowshiping on campus. The direct result of this development would be an increase of congregants at this location on Sunday mornings and during special events. This potential increase of people would have a minimal visual and audible effect on the adjacent neighbors at these times. However, the neighbors affected, if any, would be located north and south of this plaza area, being that E. Palo Verde Lane "Dead Ends" directly into this plaza space on campus. Thus, no neighbors are directly affected by the increase of people density to this area. None the less, to mitigate any increased noise, both visual and audible, the plaza has been developed with a series of site wall on the eastern edge of the plaza to screen activity and noise from the plaza activity to the adjacent neighborhood properties. These walls have been sized accordingly to screen views both in and out of the plaza, for both church goers and neighbors alike. In addition, the landscaping along the eastern edge of the plaza has been developed to both beautify and separate said increase in activity in cooperation with the adjacent site walls. Furthermore, a neighborhood meeting was held on Oct. 30, 2018, in which all neighbors within 1500 ft. we invited to attend a meeting to discuss all changes to the site development. Everyone at the meeting was in support of the site walls as a way to screen both increased noise and visual activity at the above mentioned plaza location.

4. Change the architectural style of the existing Special Use Permit.

The architectural style is to remain as express in the existing Special Use Permit. An example of this is found in the hardscape drawings for the site. All site walls are to be coated in stucco to match the texture of the adjacent existing buildings. These walls are found on both the South side of the Sanctuary and the east edge of the plaza area. In addition, none of the existing stone is to be removed. Reference exterior elevation for further details.

ACTUAL PARKING DOCUMENTED ON 1.27.2019 at 9:00am



Valley Presbyterian Church

Response to Special Use Permit Stipulations

Existing + New Stipulations

The following document outlines the existing Special Use Permit stipulations as approved by the town council on December 9, 1999. These stipulations will be individually addressed (in red) in the following document. In addition, stipulations will be added to decrease traffic load on Quail Run Road.

Existing

Valley Presbyterian Church SUP Stipulation Checklist

1. That all development, construction and usage of the church property shall comply with the following documents, except in the function of any conflict between the exhibits and subsequent stipulations, the terms of the stipulations shall prevail.

-Exhibits "A – N" are not applicable to new Special Use Permit Revisions.

2. The church property may be used for the operation of a church and all related uses, and no changes, expansions, additions, or improvements thereon shall be allowed without an express written amendment to this Special Use Permit.

-Confirmed, no changes to stipulation #2

3. A preschool with a maximum enrollment of one hundred-thirty (130) may be operated on the site as depicted on Exhibit E (Sheet DRI.O)

-Confirmed, no changes to stipulation #3

4. Construction for the remodel and expansion of the church facilities shall be in accordance with Phases (One) I through (Four) 4 as stated in Exhibit D (Sheet ORO. I)

-Revision: Construction for the remodel and expansion of the church facilities shall be in accordance with the extents of Project (One) 1 as stated in Exhibit _ (Sheet ZA1.0)

5. Upon approval of the Town Council, the applicant shall provide staff with mylars of Exhibits A through N for permanent storage.

-Stipulation #5 is not applicable to new Special Use Permit Revisions.

6. The church shall hire an off-duty police officer to direct traffic at the intersection of Quail Run Road and McDonald Drive during each Sunday worship service and at other times when attendance is expected to exceed 750 persons. Each Sunday worship service shall be considered a separate event. Uniformed Arizona certified peace officers must be employed where it will be necessary to stop or otherwise control vehicular traffic on the public streets. Officers may be employed from any Arizona law enforcement agency, but if they are not Paradise Valley police department officers, they must check in with the police department immediately prior to the start of the event service, and after it is over, either in person or at the police station or by telephone (480) 948-7410, the benefit of and need for off-duty police for traffic control shall be monitored. Particular attention shall be paid to Sunday activity during summer months. The use of off-duty police directing traffic may be altered based on the benefit as approved by the town.

-Confirmed, no changes to stipulation #6

7. Gate One (1), located south of the proposed turnaround on the north side of the property, shall be automatically operated and open from 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. 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. and shall be closed all other hours as indicated on Exhibit E (sheet DRI.O). Ball field activities shall be considered special events as indicated on sheet RR 1.2.

- All existing gates have fallen out of normal operating ability. As part of Project 1, all gates will be renovated and brought back into working order save Gate one (1). The Gate located directly south of the Sanctuary (Bldg. A) "porte cochere", known as "Gate One" (Ref. ZA.10 site plan) will

be demolished and removed from the site. This existing drive isle will have limited drive use for fire dept. access, weddings and funerals only. Daily traffic through this area will be prohibited with removable bollards. Gate One (1) will no longer serve to prohibit traffic flow, thus it will be removed from the site.

8. The church shall participate in a Town Special Use Permit monitoring program, to include site inspections and furnishing the Town with school enrollment statistics. The church shall also keep records of those other events addressed by these stipulations for purposes of verifying compliance, and shall furnish such records to the Town upon request.

-Confirmed, no changes to stipulation #8

9. For functions where on-street parking is expected, the function coordinator shall notify the Paradise Valley Police Department at least thirty (30) days prior to the function and coordinate with the police for parking management and shall provide a written plan for traffic control, parking, litter control and security at least seven (7) days before the function. Uniformed Arizona certified peace officers must be employed where it will be necessary to stop or otherwise control vehicular traffic on the public streets. Officers may be employed from any Arizona law enforcement agency, but if they are not Paradise Valley police department officers, they must check in with the police department immediately prior to the start of the event/service, and after it is over, either in person at the police station or by telephone (480) 948-7410. This stipulation shall become effective upon completion of Phase I improvements.

-Confirmed, no changes to stipulation #9, confirm above listed telephone number.

10. No parking on Kiva School property shall count to satisfy Valley Presbyterian Church required parking.

-Confirmed, no changes to stipulation #10.

11. The joint use parking easement agreement between Valley Presbyterian Church and Kiva School shall be in effect at the time of Phase One (1) construction.

-Stipulation #11 is not applicable, Joint use parking is already in place.

12. 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 DRI.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 moveable chains, which restrict the available parking.

The church requests a revision to this stipulation. Moveable chains have served as a danger for visitors to the campus in the past, especially some of the more Elderly visitors. Chain dividers have been driven through and broken by unaware drivers. By nature, all visitors to the church campus wish to park as close to the buildings as possible. On Wednesday nights our teen visitors are generally dropped off and picked up, which requires little to no parking. On Thursday nights, our choir visitors are limited to 50 participants. Zone A is sufficient for both these groups. These conditions render the required moveable chain unnecessary and unused. All other stipulation requirements are acceptable.

13. The minimum parking space dimension shall be nine (9) feet by eighteen (18) feet and the minimum two-way lane width shall be twenty-four (24) feet.

-Confirmed, no changes to stipulation #13. The new two-way drive lane on the southern edge of Project 1 and northern edge of the south parking lot will adhere to this stipulation.

14. The church shall provide a recreation path conforming to Town standards along Quail Run Road to tie into an existing recreation path along McDonald Drive.

-Confirmed, no changes to stipulation #14. Walking path will be maintained

15. The church shall participate in and contribute to the installation of traffic calming devices along Quail Run Road and the immediate surrounding neighborhood.

-Stipulation #15 does not apply to this revision; action has already been carried out.

16. Valley Presbyterian Church shall contribute \$22,000 as part of the Underground Utility Conversion Project, which includes the original \$1,500 contribution for District 32.

-Stipulation #16 does not apply to this revision; action has already been carried out.

17. All landscaping in the right-of-way shall conform to the Town Landscape Guidelines.

-Confirmed, all landscaping along right-of-way conforms to Town Landscape Guidelines

18. All proposed signage shall comply with Article XXV of the Zoning Ordinance and shall comply with Exhibit J (Sheet DR3.0)

-Confirmed, no monument signage will be added or changed during Project 1

19. Parking lot lighting shall be divided into two zones as indicated on Exhibit H (Sheet DR2.0), to correspond to the parking zones identified in stipulation 12 above. The zones shall be illuminated as needed to accommodate evening activity with low-level lighting to provide all night security.

-Confirmed, no changes will be made to the south parking lot save the reduction of spaces on the northern edge of the parking lot (reduction to Zone A). New site/safety lighting will be added within the confines of Project 1 across the site. Reference site lighting sheets for cut-sheets and photo-metrics.

20. All 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.

-Confirmed, all lighting conforms to the town lighting guidelines. Reference site lighting sheets for cut-sheets and photo-metrics.

21. Pedestrian connections to the Kiva School ball fields shall be located on the southerly portion of the parking lot.

-Confirmed, no changes to stipulation #21.

22. The applicant shall provide landscape screening for the property located at 6920 East McDonald Drive. The indicated screen wall that parallels McDonald Drive shall match the church parking lot screen wall.

-Stipulation #22 does not apply to this revision; action has already been carried out.

23. A three (3) foot screen wall shall be constructed along the eastern and southern portion of the Church property as indicated in the Exhibit J (Sheet DR3.0); except that the proposed breaks in the wall shall be limited to ten (10) feet on each side of the access drives. The wall shall be masonry block stuccoed and painted to compliment the architecture of the church.

-Stipulation #23 does not apply to this revision; action has already been carried out and will remain in effect.

24. The church shall cease all scheduled program activities by 10:00 p.m., excluding employees of the church, and the participants shall leave the premises no later than 10:30 pm each day except for church services held on holidays including Christmas and Easter and twelve (12) additional exceptions during each calendar year.

-Confirmed, no changes to stipulation #24.

25. Any bus loading or unloading shall occur in the westerly portion of the property.

-Confirmed, no changes to stipulation #25

ACTUAL PARKING DOCUMENTED ON 1.27.2019 at 9:00am

