

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 March 19, 2019, in the manner prescribed by law, for 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 and replacing an approximate 500 square foot trellis with a 1,000 square-foot trellis; 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 and additional window shade structures; 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.

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 March 5, 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, date sealed by Jeffrey P. Hunt on March 5, 2018;
 - c. Landscape and hardscape plans, Sheets L1.1, L1.2, L2.6, L2.7, L3.0 and L3.3 prepared by Chris Winters + ARC Studios and Jones Studio, date sealed by Christopher R. Winters on October 1, 2018, and revised on December 14, 2018;

- d. Landscape and hardscape plans, Sheets L1.0, L2.0, L2.1, L2.2, L2.3, L2.4, L2.5, L3.1 and L3.2 prepared by Chris Winters + ARC Studios and Jones Studio, date sealed by Christopher R. Winters on February 15, 2019, and revised on March 5, 2019;
 - e. Demo, floor plans and building elevations, Sheet A2.0.0 prepared by Jones Studio dated October 1, 2018;
 - f. 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;
 - g. Photometric and exterior lighting, Sheets E1.4, E1.5, E1.6 and E1.7 prepared by Jones Studio, VoltaUS and Applied Engineering, and date sealed by William J. Bethrum IV on January 14, 2019;
 - h. Narrative and Response to Existing Stipulations prepared by Jones Studio date stamped February 4, 2019; and
 - i. Parking Analysis prepared by CivTech and date sealed by Joseph F. Spadafino on February 4, 2019.
2. Modify the following existing stipulations (deletions shown by ~~striketrough~~ and additions shown in red track-change text)
- a. [OPTION 1, Maintain Quail Run Road Gates] Modify Stipulation 7 from the SUP-99-20 approval 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 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. 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. These bollards shall be

open for special events. Ballfield activities shall be considered special events as indicated on sheet ~~R~~DR 1.2.”

- a. [OPTION 2, Remove Quail Run Road Gates – Add speed hump at driveways] Modify Stipulation 7 from the SUP-99-20 approval 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~~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. 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, may be removed and replaced with a speed hump/bump on the church property at this driveway entrance. 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 may be removed and replaced with a speed hump/bump on the church property at this driveway entrance. ~~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 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. These bollards shall be open for special events. Ballfield activities shall be considered special events as indicated on sheet ~~R~~DR 1.2.”
- b. [OPTION 1, Delete Required Parking Spaces on Church Site, if support the applicant’s parking analysis that there will be 2 required spaces in the interim on the school site and 34 spaces in the final phase on the school site]. Delete 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.”
- b. [OPTION 2, Keep Required Parking Spaces on Church Site, if find anecdotal parking counts sufficient to demonstrate required parking is met on church property as the parking analysis does not account for existing parking counts or shared parking]. Keep 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.”

- c. Modify Sheet DR1.0, DR1.2 and Stipulation 12 from the SUP-99-20 approval due to the removal of the moveable chains that divided the south parking lot and modification to the required parking numbers to read “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 Stipulation 2 of SUP-18-16. 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. Modify Stipulation 20 from the SUP-99-20 approval to read “Except as modified by the exterior lighting with SUP-18-16 on Sheets E1.4, through E1.7, 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.”
 - e. Modify the December 9, 1999 approval of SUP-99-20 to remove the approval of the 1,900 square foot addition to sanctuary of Building A and the 9,465 square foot classroom building that was approved to replace Building G shown on Sheet ZA1.0 of SUP-18-16.
3. Prior to commencing work on the south parking lot improvements listed as Phase 2, All Phases Completed, on Sheet ZA1.0 (or sooner if necessary), the parties involved in the limited ingress and egress access easement agreement granting access to the trash enclosure on the Kiva Elementary School property recorded with the Maricopa County Recorder in document #20080061593 on January 23, 2008 shall re-record this agreement to correctly depict the access easement.

4. The new curb cut in the north parking lot along Quail Run Road shall be completed and the church shall make the necessary arrangements with the Town Public Works and related departments to install no parking signs along the east side of Quail Run Road along the church property prior to the issuance of the first Certificate of Completion for the improvements of SUP-18-16. The church shall be responsible for the cost to install these no parking signs.
5. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.
6. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 18-16.