



Legislation Text

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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: August 15, 2017

CONTACT:
George Burton, 480-348-3525

AGENDA TITLE:
Discussion of a Minor Special Use Permit Amendment
Camelback Bible Church (SUP 17-07). 3902 E. Stanford Drive.

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. 8 wall sconces, 4 soffit lights, and 7 wall mounted path lights will be placed around the addition. The output of the

new light fixtures varies from 10 lumens to 564 lumens. However, staff has concern with the soffit lights. Due to the placement of the soffit light, staff is concerned that the light source will be visible and not shielded in accordance with code.

▪ 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:

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 is not required for the work study session.

Next Steps

This application is scheduled for public hearing on September 5, 2017. Notification has been performed in accordance with the public hearing process.

ATTACHMENTS:

Vicinity Map & Aerial Photo
Application
Narrative & Plans

CC: Lance Enyartr, Applicant