

Staff Summary Report



Development Review Commission Date: 11/13/07

Agenda Item Number:

SUBJECT: Hold a public meeting for a Development Plan Review for CHURCH ON MILL located at 1300 South Mill Avenue.

DOCUMENT NAME: DRCr_Churchonmill_111307

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CHURCH ON MILL – CLASSROOM BUILDING (PL070066)** (First Southern Baptist Church of Tempe, owner; Joel Nice, Bardusen Architects, applicant) for a +/-14,600 s.f. classroom and administration building added to an 13,932 s.f. worship and ministry campus on +/- 3.16 acres, located at 1300 S. Mill Avenue, in the R-2, Multi-family Residential District. The request includes the following:

DPR07139 – Development Plan Review including building elevations, site plan and landscape plan for a one-story classroom and administrative building built in an L-shape on the south side of the lot.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

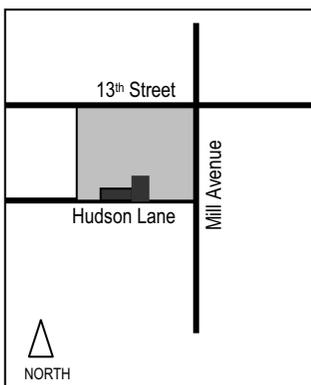
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) *LC*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1-20

ADDITIONAL INFO:



Gross/Net site area	3.16 acres
Total Building area	28,532 s.f. (new bldg 14,600 s.f.; existing bldg 13,932 s.f.)
Lot Coverage	11% (45% maximum allowed)
Building Height	24 ft – one story (30 ft maximum allowed)
Building setbacks	20' front, 10' side, 15' rear
Landscaped area	48% (15% minimum required)
Vehicle Parking	165 spaces (162 min. required, 175 max allowed)
Bicycle Parking	19 spaces (19 minimum required)

A neighborhood meeting is not required for this request. However, a neighborhood meeting was held on August 22, 2007 on the campus of the church. This request was continued from August 14th, August 28, September 25, and October 9, 2007 by the Development Review Commission. Revisions to the drawings have been made subsequent to the last DRC meeting.

PAGES:

1. List of Attachments
- 2-5. Comments / Reasons for Approval
- 5-9. Conditions of Approval
- 9-11. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Design Narrative REVISED
5. Outline of Changes made REVISED
6. Site Plan REVISED
7. Building Elevations REVISED
8. Building Sections REVISED
9. Floor Plans
10. Landscape Plan REVISED
11. 3-Dimensional view from the west NEW
12. 3-Dimensional view from the south NEW
13. Color Renderings (11 x 17) REVISED

COMMENTS:

The applicant is requesting an approval of a Development Plan Review for a one-story 24-foot tall building to serve as the Church on Mill's administrative offices and classroom space for infants through adults. New and existing parking is shared between four other existing buildings on site: the main worship sanctuary (north side of site), the existing preschool building (north east corner of site), a young adult ministry center (south east corner of site) and a small worship chapel (north west corner of site). The new administrative/classroom building is proposed to be 14,600 s.f., bringing the total building area on site to 28,532 s.f. on 3.16 net acres. This site is located between Thirteenth Street (to the north), Mill Avenue (to the east), Hudson Lane (to the south) and Ash Avenue (to the west). The Development Review Commission is the decision-making body for this Development Plan Review. For further processing, this project will need to be heard by the City Council for approval of an amended Subdivision Plat, to combine the individual lots into one. The proposed building and plan conforms to the standards within the Zoning and Development Code. Staff recommends approval of the requested Development Plan Review.

Project Analysis (information shown in bold is based on the revised plans for the 11/13 hearing)

SITE:

The parking access along 13th Street remains the same as it is currently configured. The east driveway on Hudson, closest to Mill Avenue also remains the same. The western driveway along Hudson has been moved to accommodate the new building. There will be an eight-foot sidewalk along Mill Avenue. There will be a six-foot wide sidewalk along Hudson Drive. There is an approximately 15 foot landscape area to the back of sidewalk on Hudson. The side yard setback (along Hudson) is 10' for this zoning district. The proposed project will upgrade the existing paving, striping, lighting and landscaping within the parking lot, reconfigure the parking to align with the new driveway configuration, and provide a landscape buffer on the western edge of the property. The retention is predominantly located in the portion of the lot further west of the parking lot, and along the Mill Avenue frontage in the turf areas. The addition of the new church building will provide a visual block to existing parking. The parking for the entire site is required to be 162 spaces, the site plan has 165 spaces.

The building face has been pushed north, removing parking spaces to the north. The southern building face would be located 8 feet north of the Hudson street setback: physically 23' back from the widened sidewalk. The roof has an overhang that varies from 4' to 8' deep providing shade on the south face of the building, and provides a porch-like façade to the street. **The south elevation facing Hudson has a hip roof at the western end, and a new parapet addition that projects above the roofline, breaking up the massing of the roof. Since the last Development Review Commission meeting in October, the building elevations have been revised further to address the commissioner's comments. The HVAC units have been removed from the street front, and placed on the roof. The north elevation has been modified as a result; a stepped parapet screens the HVAC units and a cross form is added above the main assembly space entryway. The east elevation has been modified as a result of the removal of the ground mounted HVAC units; the masonry chimney element has been removed and more windows added to increase surveillance of the Christian Challenge building and parking area. The west elevation has been modified as a result of the parapet addition. The south elevation has been modified to incorporate the parapet into a new wall design that is popped out 4' from the building face and flush with the roof line. This masonry wall hides the roof HVAC units and has fiberglass window panels similar in scale to the vertical windows on the rest of the elevation. These panels break up the mass into vertical elements juxtaposed against the horizontal form of the building. A metal cross is incorporated into the masonry. The removal of the chimney elements and addition of the parapet roof makes the building less residential in character. The addition of the cross and the popped out masonry section at the assembly space provides a visual indicator of the use of the building, setting it apart from a typical office building.** The proposed building balances the residential context with the institutional use. The building is a contemporary office that uses design features and materials found on the other buildings on the campus. The roof line is reflective of the nearby Christian

Challenge building, and reminiscent of the Ranch homes within the area. The elevations use slot windows on the sides most impacted by solar exposure, and wider expanses of glass on the northern elevation to take advantage of natural light. Overhangs provide protection from weather and sun.

The building is one-story but has a taller presence than the surrounding older buildings on the campus. The 24-foot height is within the 30-foot allowed building height for the multi-family zoning, and there is a two-story home farther west on Hudson. The footprint of this building is larger than the total existing buildings combined; the massing appears out of scale within the block. However, it faces Tempe Saint Luke's Hospital, which is larger in scale, and sets precedence for this scale close to Mill Avenue. Based on previous Commission input the building has been pushed back from the Christian Challenge building edge, which is at the 10' setback line. The new building roof line varies from the 10' setback line to 14' and the building wall is 18' from the property line. The building provides greater accessibility with improved sidewalks along Mill Avenue and Hudson Lane, removal of one driveway along Hudson Lane, shaded walkways between buildings on the church campus, and new accessible parking spaces.

The proposed landscape plan for the project includes approximately 48% landscaped area, with most mature trees remaining and new 24" and 36" box trees added along the western and southern perimeter of the site. The plan has been revised to provide Mesquite along Hudson, to provide shade and a green canopy tree, Arizona Ash are proposed along the western border adjacent to the single family houses, to provide a year-round green canopy screen. These trees are spaced 30' apart for the western buffer adjacent to single family homes; staff has conditioned that these trees to be spaced 20' apart for more buffering (see Landscape conditions). The western boundary will have a six-foot high masonry wall and a six-foot landscape buffer up until the northern face of the new classroom building. From the back of sidewalk, north approximately 73 feet, seven parking spaces were removed and a 22' wide landscape buffer with a second row of trees has been added adjacent to the residence to the west. The existing eucalyptus along Hudson will be removed, and three mature trees will be relocated. Staff has conditioned that as many of the mature native species be retained as possible (see Landscape conditions). New trees proposed include: AZT Hybrid Mesquite, Arizona Ash, Evergreen Elm and Chinese Pistache. The combination of trees will provide year round color, and a variety of textural interest. New shrubs proposed include Texas Ranger and Rio Bravo sages, Valentine Bush, Nashville Grass, Baja Ruellia, Red Yucca and Mexican Bird of Paradise. Ground covers include Turpentine Bush, Gold Lantana and Trailing Rosemary, along with decomposed granite and existing large flood irrigated turf areas to remain. The parking lot area is improved with the addition of shade trees and planter islands. The landscape plan is sensitive to the existing lush flood irrigated character of the area, but with an updated, more drought tolerant palette on the portions of the site that are new.

The predominant building material is integrally colored concrete masonry units (c.m.u.) by Superlite, in a smooth finish of "Peach" color. **A Decorative horizontal band of alternating split face c.m.u. in "Umber Brown" and "Autumn" occur below the eave. A smooth finish of "Cocoa Brown" is used above and below the slot windows in vertical elements, and within a large horizontal band at the top of the building.** The wood fascia is proposed to be painted Benjamin Moore "Saddle Brown" 2164 with an LRV of 9.9. The window systems are a combination of clear anodized mullions with Low "E" Glazing and Translucent Fiberglass insulated panels. **The roof material has been modified to Eagle Roofing flat concrete tile in Bel Air style "Santa Paula" color #4549.**

Public Input

This request is not required to hold a neighborhood meeting. The applicant held a meeting with residents, both in a group and with individuals on several occasions, and has received public input from three previous Development Review Commission meetings. Through the meetings with residents and the Commission, the following changes have been made from the original submittal:

- Saving all existing trees except three eucalyptus, one that is failing to thrive and two within the footprint of the building and would not be moveable.
- Changing the street trees from previously proposed Palo Verde to Mesquite to provide more shade and

- blend more with the lush plants in the area.
- Changing the western perimeter trees from Palo Verde to Arizona Ash to provide a denser canopy tree as a buffer.
 - Removal of five parking spaces on the west edge of the property closest to the offices and drive entrance, to accommodate a 22 foot landscape buffer with added trees and plants adjacent to the residence to the west.
 - Relocation of the southern portion of the fence on the west side of the property to save an existing palm tree and accommodate a utility pole located on the property line.
 - The building was moved back four feet from the allowed ten-foot setback, so that the building would be farther from the street; the roofline varies from the ten-foot setback to fourteen feet back and the building is now eighteen feet from the property line and twenty-three feet from the edge of the six-foot public sidewalk on Hudson Drive.
 - HVAC units were removed from the ground and put on the roof
 - Roof material was changed from a fiberglass shingle tile with LEED designed cool roof technology to heavier, more dimensional concrete tiles.
 - Hudson Drive elevations were modified to break up the linear massing of the building by turning the west end of the roof to form a hip roof with a deeper overhang to create a porch; the proposed chimney element and planter box is removed and the middle portion of the building is now a four-foot pop-out section approximately fifty feet long, that extends up to a parapet roof, and uses an alternate window treatment and an integrated cross form to break up the masonry by vertical windows.
 - Addition of windows to the east elevation and removal of the chimney element previously masking the HVAC units.

Conclusion

The proposed building would remove 3 potential contributors to the historic character of the area, and would change the scale of the block in both height and massing. The proposed site plan improvements remove one drive entrance on Hudson Lane, and add landscape buffers and islands within the parking lot. The project has been modified to meet concerns of adjacent property owners and nearby neighbors, as well as addressing the comments of the Commissioners. The materials relate to other buildings on the church campus, as well as introduce durable and long-lasting materials that will carry the building into the future with a classic design. Staff recommends support of the proposed development plan.

REASONS FOR APPROVAL:

1. The project conforms to the General Plan goals and objectives.
2. The project meets the development standards required under the Zoning and Development Code.
3. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.).
4. The proposed building facilitates pedestrian access and circulation along Hudson and within the church campus.
5. The proposed design mitigates heat gain and retention through the use of landscape materials, placement of windows, and roof overhangs, providing shade for energy conservation and comfort as an integral part of the design.
6. The proposed materials are of high quality and are compatible with the surroundings.
7. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
8. Building facades have architectural detail and contain windows at the ground level to create visual interest, with special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributing to and attractive public space.
9. Well lighted walkways connect building entrances to one another and to adjacent sidewalks. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
10. Improved accessibility from the existing conditions is provided in conformance with the Americans with Disabilities Act (ADA).

11. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
12. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
13. The proposed landscape defines and separates parking, buildings, driveways and pedestrian walkways.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of permits.
 2. The amended Subdivision Plat for Church on Mill shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before **November 13, 2008**. Failure to record the plan within one year of City Council approval shall make the plan null and void.
 3. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **November 13, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated (5/16/07, 6/05/07 and 7/05/07). If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
 - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
 - The project site does have three previously identified structures with potential historic significance as contributing properties. These buildings require documentation prior to demolition. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) for more information about this process.
 - Security Requirements:
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.

- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services.

Site Plan

4. Provide 8'-0" wide public sidewalk along Mill Avenue and a 6'-0" wide sidewalk along Hudson Lane as required by Traffic Engineering Design Criteria and Standard Details.
 5. Provide service yard and mechanical yard walls internal to the site; that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
 6. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
 8. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).
 - Underground overhead utilities, excluding high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - Refuse:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in

conformance with Standard Detail DS-116.

- Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- Driveways:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

Floor Plans

9. In instances where an exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

Building Elevations

10. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
13. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

15. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

Lighting

16. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

Landscape

17. Irrigation notes:
 - a. Enclose backflow prevention device in a lockable, pre-manufactured cage.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.
 18. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
 19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".
 - Retain as many mature trees as possible, salvage and relocate native species where possible. Replace removed trees with new.

- Provide street trees a minimum of one tree every thirty lineal feet of street frontage.
- Provide one tree every twenty lineal feet of perimeter of the property where adjacent to residential uses (western property line and/or at the perimeter of the parking lot).
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage

20. Provide one address sign on each elevation. Do not address street side yard. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high (standard for commercial), individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Adjust locations on building so sign is unobstructed by trees, vines, etc.
 - 6) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

The following property inventories are excerpted from the March 1997 Final Report of the Multiple Resource Area Update by Ryden Architects.

- | | |
|------|--|
| 1935 | ‘26 W. Hudson was built by an unknown builder. The structure is good and the historic integrity is good. The building is an Early Ranch style with a newer roof. This building is associated with the context of Community Planning and Development under the theme of custom house. The home is located in the College View subdivision in Tempe, platted in January of 1945 by W. E. and May F. Hudson and Byrns L. and Anna Belle Darden. W.E. Hudson was a prominent Tempe pioneer who played a major role in the development of the cotton industry in Arizona. Hudson perfected the strain of long-staple Pima Cotton which assisted the war effort in World War I and gave and gave rise to the cotton industry in Arizona. The property is an example of the post-World War II boom in Tempe home construction and was owned by Ambrose Hotferd in 1948. As a modest example of Early Ranch style it has stucco over masonry construction, steel casement windows and a recessed entry porch. The roof was replaced with tiles but the overall character of the building remains intact. This building is potentially eligible as a contributing property on the National Register.’ |
| 1945 | ‘22 W. Hudson is a Ranch style home built by an unknown builder. The structure is good and the historic integrity is fair. There is a wood frame addition to the side and a metal door added to the side. The historic provenance of the site is that it was platted by W.E. Hudson and the home was owned by Robert Cromwell in 1948. The building is a masonry building with an entry porch, and both wood casement and double-hung |

windows. The building provides a positive contribution to the historic character of the area. This structure is potentially eligible as a contributing property on the National Historic Register.'

- 1947 '12 W. Hudson is a National Folk style home with no known builder. The structure is good and the historic integrity is fair. The building is sheathed with siding and the front door and roof are newer. The historic provenance of the site is that it was platted by W.E. Hudson and the home was owned by Max L. Warren in 1948. Due to numerous alterations, this building no longer retains its historic character and thus does not contribute to the streetscape. This structure is not eligible as a contributing property, due to integrity.'
- 1947 '6 W. Hudson was built by an unknown builder. The structure is good and the historic integrity is good. The modern aluminum awning at the front does not affect the integrity. The historic provenance is that the site was platted by W.E. Hudson. The home was owned by Cecil Godfrey in 1948. The building is similar in character to others found on the street and represents an example of a modest Ranch house of masonry construction with a front entry porch. It provides a positive contribution to the character of the streetscape and is potentially eligible as a contributing property.'
- 1945 '29 W 13th Street was built by an unknown builder. The structure is good and the historic integrity is good. The historic provenance is that the site was platted by W.E. Hudson. The custom home is Ranch style with concrete block (unusual in this early period) and wood double hung windows and is potentially eligible as a contributing property.'
- 1935 '31 W. 13th Street was built by an unknown builder. The structure is fair and the historic integrity is good. The historic provenance is that the site was platted by W.E. Hudson. The custom home is a Bungalow style and is one of few wood frame buildings in the area. It has a gable roof, lattice attic vents, wood double-hung windows and a front veranda. The addition to the side is sensitive to the character of the building, which provides a positive contribution to the historic character of the streetscape.'
- September 4, 1972 Design Review Board approved two buildings and a landscape plan for the site.
- January 21, 1976 Design Review Board approved the building for a student center to be located at the north west corner of Mill Avenue and Hudson Lane.
- September 7, 1977 Design Review Board denied a request for a 3' x 6' wall mounted sign illegally installed on the east elevation of the house at 1310 S. Mill Avenue.
- June 7, 1978 Design Review Board approved a request for building elevations, revised site plan, landscape plan and signage.
- April 15, 1999 Administrative approval of modifications to building elevations, site plan and landscape plan for First Southern Baptist Church on Mill.
- December 11, 2001 Zoning Administrator administratively denied a request to allow the Church on Mill to charge ASU students for permits to park in the parking lot.
- January 23, 2002 Board of Adjustment approved an appeal of the denial of the request to charge money for student parking within the church parking lot.

August 14, 2007 Development Review Commission took public comment, discussed the project and continued this request until August 28, 2007, at the request of the applicant.

August 28, 2007 Development Review Commission took public comment, discussed the project and continued this request until September 25, 2007.

September 25, 2007 Development Review Commission continued the request until October 9, 2007.

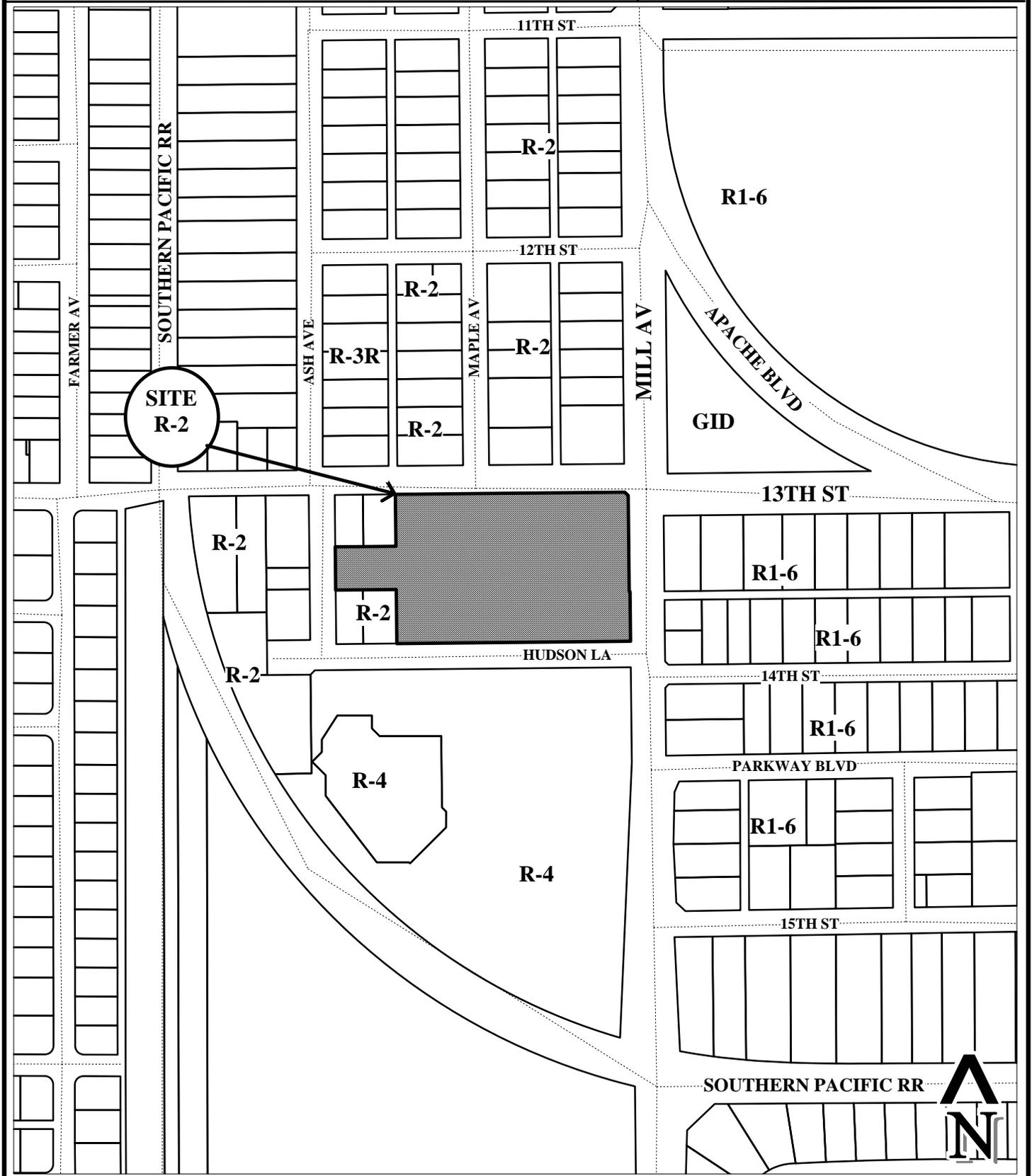
October 9, 2007 Development Review Commission continued the request until November 13, 2007.

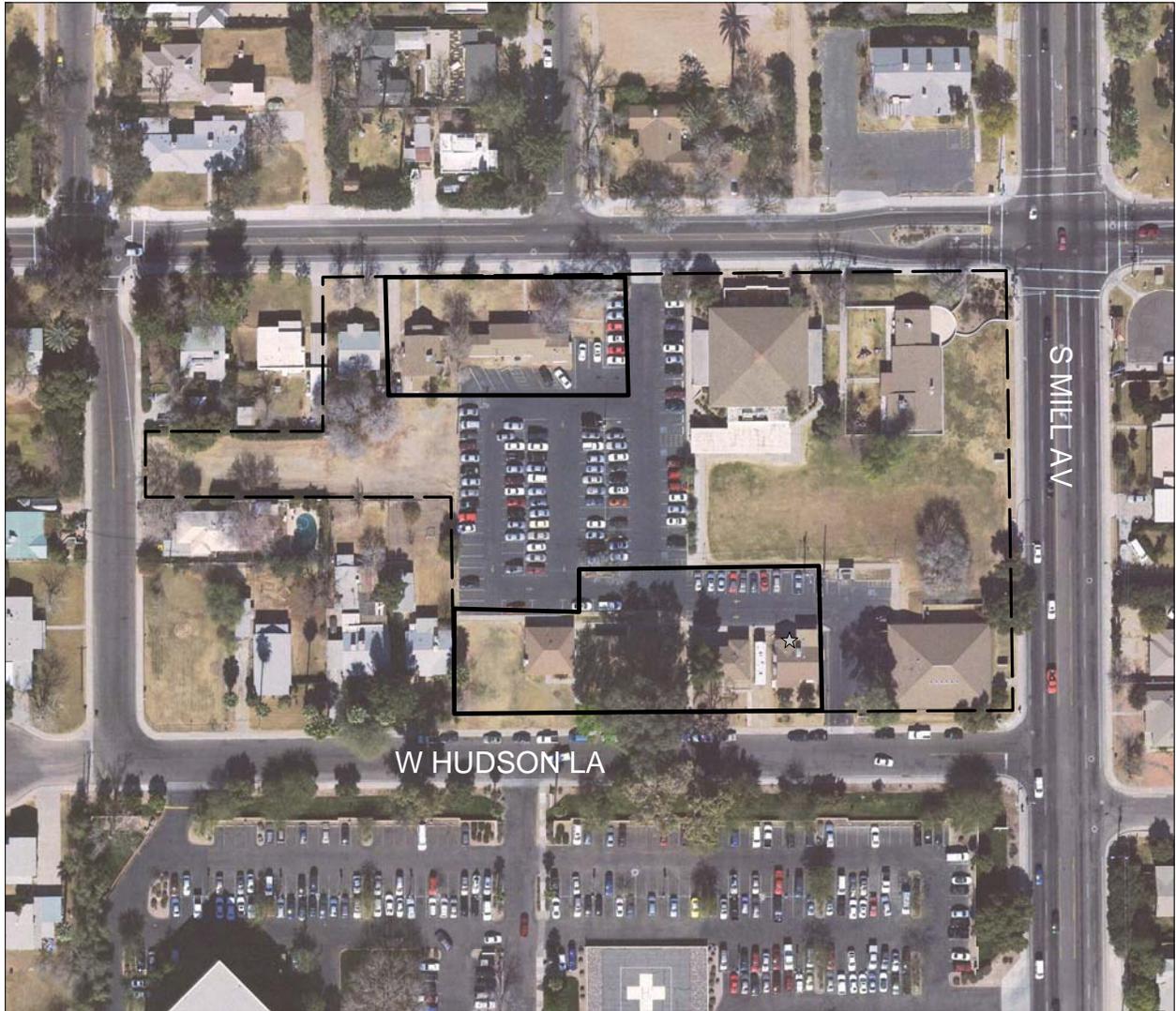
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

CHURCH ON MILL

PL070066





FIRST SOUTHERN BAPTIST CHURCH (PL070066)

Church on Mill
1300 S. Mill Ave.
Tempe, AZ 85281
Barduson Architects

Design Narrative

Development Plan Review Commission,

The new office and classroom building at Church on Mill will serve to consolidate the existing campus programs while making the site safer and more beautiful for those who use it. The proposed new "L" shaped building provides a visual buffer from the internal parking lot of the site. It will also provide separation from the Christian Challenge building to the east on the corner of Hudson Lane and Mill Avenue. The Christian Challenge building will now have its own parking lot while maintaining the existing driveway entry from Hudson. The new driveway entry off Hudson Lane will make navigation of the parking lot less dangerous as there will no longer be a main crosswalk over the existing drive isle. The site lighting and utilities will be upgraded to meet current code requirements. The landscaping will be improved. New trees will be added along Hudson Lane and along property boundaries, and as many existing trees will be salvaged and replanted as possible. A new drip irrigation system will ensure lush landscaping in the improved areas. The sidewalks on Mill will be widened to 8'-0" overall, and the sidewalks along Hudson will be widened to 6'-0" overall.

This building seeks to embody the overall character of the neighborhood in height, roofline, color, and material. The building employs deep overhangs to provide shade to walkways and windows. The south façade along Hudson has a friendly appearance that addresses the street activity along Hudson Lane. The hip roof, a precedent on this site and surrounding neighborhood, will be broken up with parapet roof. The parapet will be used as screening of the roof mounted mechanical units. There will be a wide flange steel cross as well as vertical translucent windows as part of the design of the parapet portion. The south roofline to the west projects out from the main roofline 4'-0" and provides a small porch similar to many of the houses in the neighborhood. Window openings have been grouped in 3's to add a comfortable rhythm. Masonry for the body of the building will be constructed with 4" tall block, a dimension that was commonly used in this neighborhood for the existing houses. The alternating colors of the masonry band at the top off the main walls reflect the clerestory windows of the prairie style building (Christian Challenge) on the corner of Hudson and Mill. The landscaping along Hudson employs a row of Mesquite Trees that will grow large to fit in with the other older trees of the neighborhood. At either ends of this row along Hudson are Arizona Ash trees. These trees are also used along the western property wall to provide a heavier canopy and greater privacy to the neighbors to the west.

The main offices are located on the west part of the building and the placement of windows allows workers to monitor the street, entry, and parking lot for added security. The large glass expanse on the north entry (gallery) provides natural daylight while addressing the outdoor courtyard in this area. The internal courtyard has a large canopy feature that will provide shade and visual interest. The existing parking lot will introduce landscape islands with trees, and new light poles for a more even illumination. The entire building and site will be ADA accessible and meet all applicable codes.

Construction Specifics:

1) Structure:

Slab on grade with walls of:

4" integrally colored masonry in three colors per the elevations. Interior side of block walls to be raked joints and exposed. Exterior joints to be weathered horizontally, and spooned vertically.

The roof structure shall be wood scissor trusses with common truss girders where necessary. The roof deck will be wood and the roofing will be flat concrete tiles. The parapet roof will be sloped ½" per 1'-0" with spray on foam and elastomeric coating. Exterior glazing to be aluminum storefront system with low-e tinted insulated glazing system. All exterior doors that are not in storefront shall be hollow metal doors and frames.

2) Interior Finishes:

Ceiling finish will be lay-in acoustic tile, with a premium textured, scored tile in the office, adult areas and hallway. Provide batt insulation to underside of deck above. Gypsum board walls will receive painted "Santa Fe" finish, while the floors will be carpeted with \$24/s.y. carpet and rubber base. Toilet rooms to be tile floors with 4½ foot high tiled wainscot and plastic laminate toilet partitions. Interior masonry walls are to be exposed. The interior sidelite glazing to be aluminum "timely frame" storefront or hollow metal with clear glass. All interior doors to be stain grade solid core wood. All cabinets to be plastic laminate counters with melamine cabinets. The office reception counters to be granite tops with fronts to be stain grade wood panel. Above the desks and vanities there will be a gypsum board soffit with halogen down lighting.

3) Mechanical System:

All exterior HVAC units to be packaged roof mounted units. The duct work will be suspended below the scissor-trusses. The electrical service entrance section will be located on the east wall, recessed into the building, rated for exterior grade.

4) Additional Systems:

The building will have a fire riser and complete fire sprinkler and alarm system.

Respectfully Submitted,

Joel Nice

October 31, 2007

Church on Mill, Tempe, Arizona

5 major issues that the Commission asked to be addressed:

1. Saving Existing Large Trees

Resolution: We are now saving all existing trees except one dying tree and one tree close to the sidewalk on Hudson. Two additional trees to be removed are in the proposed building footprint.

2. Building Set Farther from Hudson Lane

Resolution: The building was moved an additional 4'-0" back from required setback line. The face of the building is now 18'-0" from property line.

3. Hudson Lane Elevation Design (Break up Roof Line)

Resolution:

- The central parapet element breaks up the large expanse of roof and adds a dramatic modern element with a cross that indicates the building is a church use.
- The mechanical units are located on the roof and therefore screen walls at ground level are not required
- Cantilevered roof extension on the west side creates a porch feel

4. Roofing Material

Resolution: To introduce a more up to date look the building will feature a flat concrete tile which is light tan in color, allowing it to blend in with the existing roofs on campus. The concrete tile will be durable and low maintenance.

5. Adjacent Neighbor Coordination

Resolution: Fence/Wall has been coordinated with Beth Jones to accommodate existing trees and power pole.



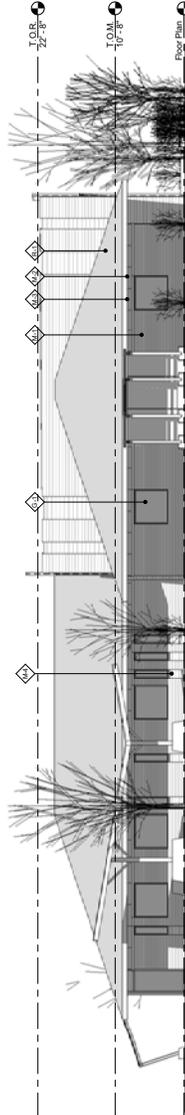
Church on Mill
1300 S. Mill Ave
Tempe, AZ 85281



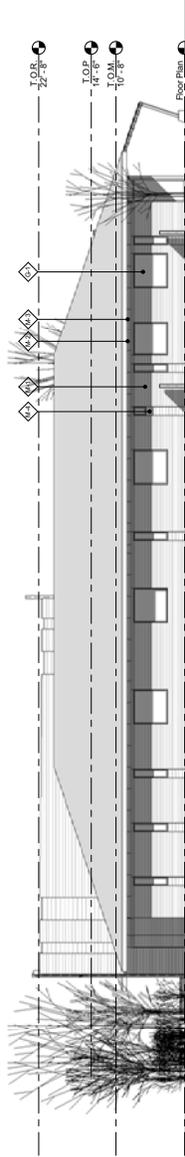
01/18/07
01/08
A3-1
Elevations



1 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

Material Mark	Material Description
C-1	Window Sashes - Char Anodized Milners - Low "E" Coating
M-1	Superlite integrally colored CMU - "Peach" smooth face 4" high
M-2	Superlite integrally colored CMU - "Umber Brown" split face
M-3	Superlite integrally colored CMU - "Autumn" split face
M-4	Superlite integrally colored CMU - "Sage" split face
R-1	Exterior Insulation - Ins Concrete Fin - Red Air "Statix Protek" 4549

REVISED

CHURCH ON MILL

1300 S. MILL AVE
TEMPE, AZ 85281

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baradusso
architecture

2210 SOUTH MILLE CRENSHAW

PHOENIX, ARIZONA 85024

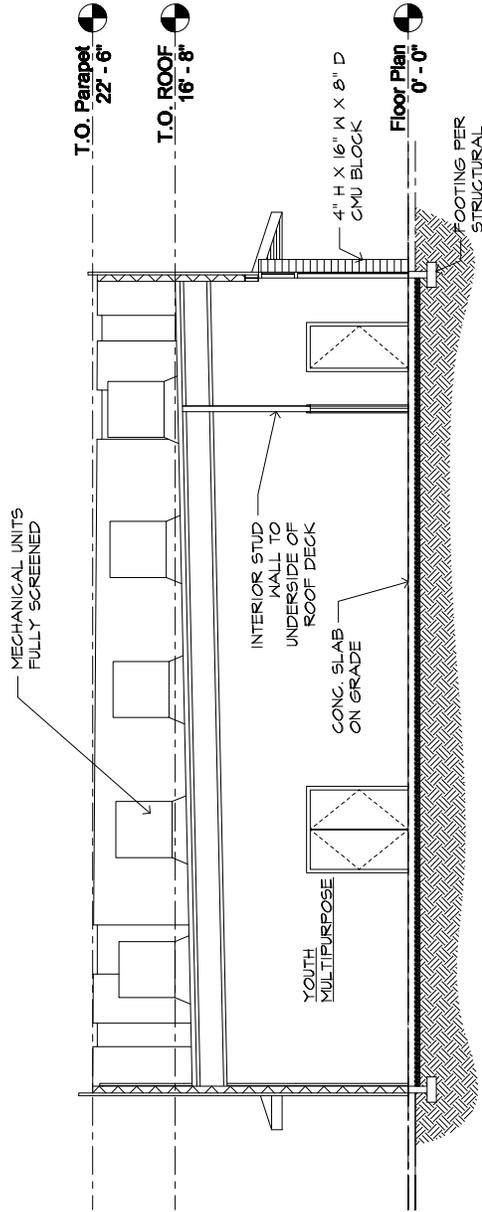
T 480.947.7007

F 480.947.7117

DATE: OCT 30, 2007

PROJECT NO.: 0709-0

A4-1



BUILDING SECTION
SCALE: 1/8" = 1'-0"

REVISIONS

**CHURCH
ON
MILL**

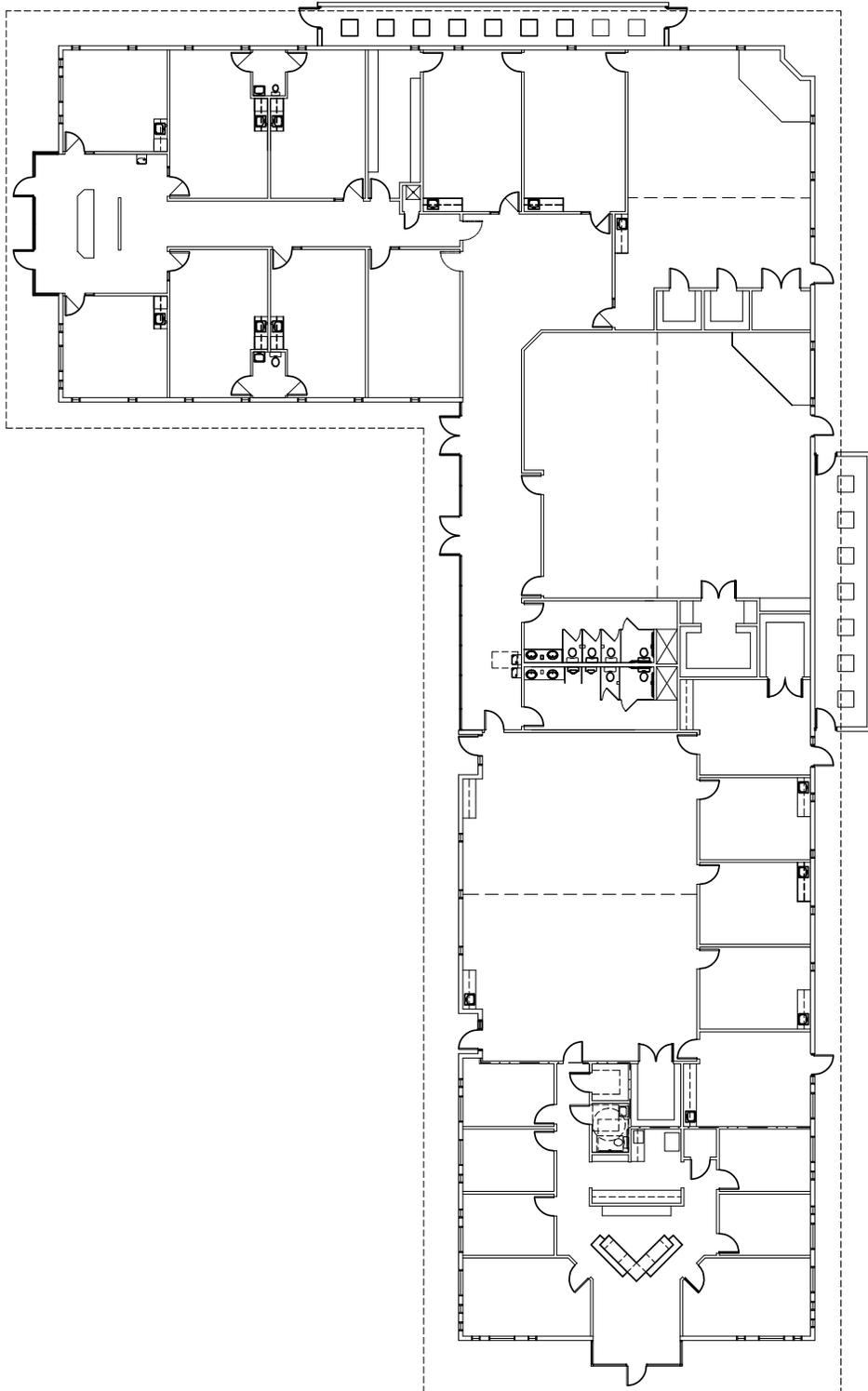
1302 S. MILL AVE
TEMPE, AZ 85281

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2110 LACONIA DRIVE
SUITE 7
PHOENIX, ARIZONA 85024
T 602.947.7007
F 602.947.7177
DATE: JUNE 26, 2007
PROJECT NO. 0705-0

A2-1

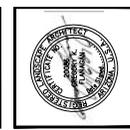


FLOOR PLAN
SCALE: 1/8" = 1'-0"



CHURCH ON MILL
1300 S. MILL AVENUE
TEMPE, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
PLANNING
4820 N. 44th STREET PHOENIX, AZ 85018
602.972.1112 FAX
602.972.1110



L1.0
CONCEPTUAL PLANTING PLAN
Sheet No.

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, EXPRESS GOLD, 3/4" MINUS, 2" THICK, TYP. GRANITE EXPRESS OR EQUAL, APPLIED OVER PRE-ELEMENTARY CONCRETE.
2. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
3. LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION AND REPAIR TO BE CONCRETE, CREATIVE CURB OR EQUAL.
4. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

EXIST. CONDITIONS GENERAL NOTES

1. ALL PLANT MATERIAL DEMONSTRATED AS EXISTING TO REMAIN SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE OR SHRUBS TO BE REMOVED SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER.
2. ALL BRUSHWOODS SHALL BE REPLACED WITH GOLF PLANTS, BEING REPLACED IN NEW TO MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
3. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT AND MATERIALS USED TO MAINTAIN CONTINGUOUS WATER.
4. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT AND MATERIALS USED TO MAINTAIN CONTINGUOUS WATER.
5. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT AND MATERIALS USED TO MAINTAIN CONTINGUOUS WATER.
6. PER LANDSCAPE ARCHITECT'S DIRECTION.

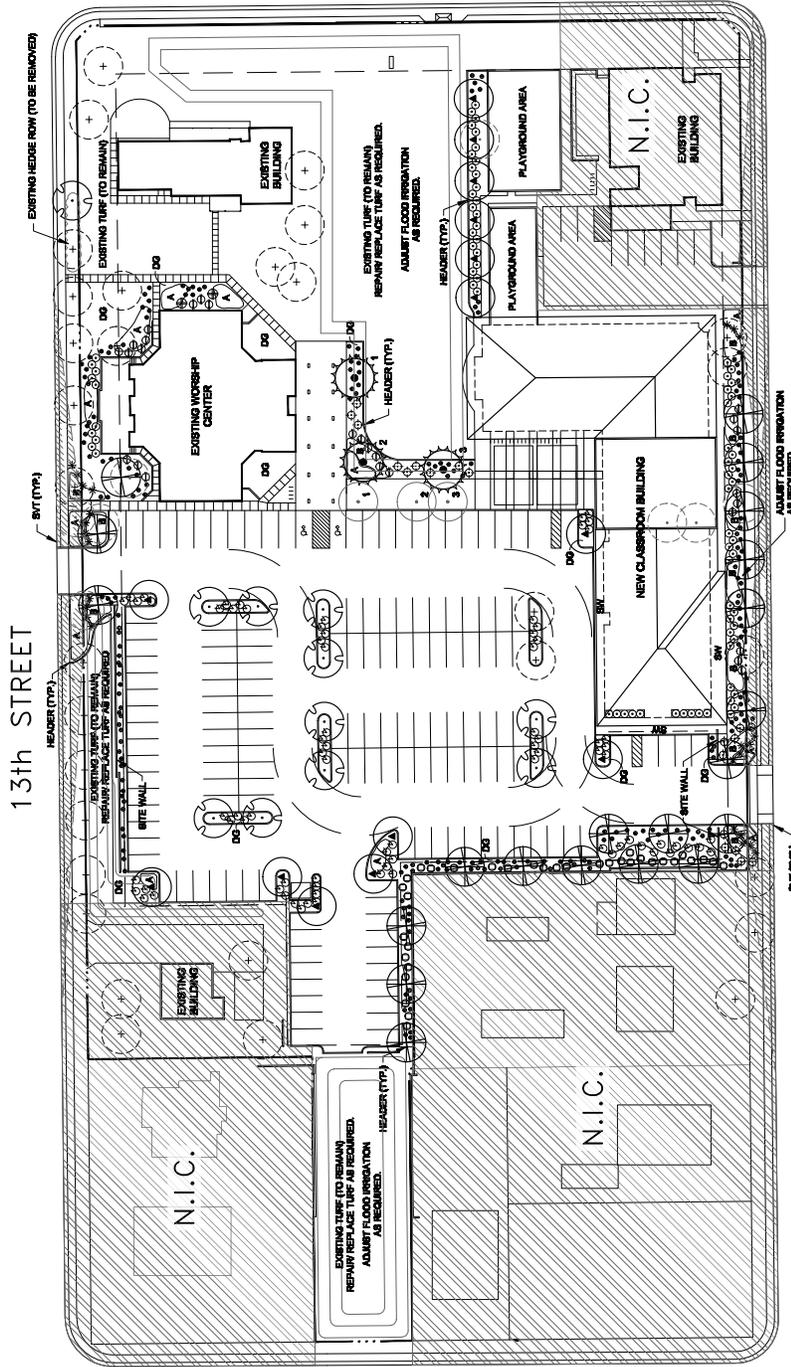
GENERAL NOTES: LANDSCAPE AREAS

TOTALS:	SQ. FT.	PERCENT
TOTAL NET AREA:	127,000 SF.	12%
TOTAL LANDSCAPE SF.:	1,400 SF.	48%
INCLUDING EXISTING TURF:	67,000 SF.	

13th STREET

MILL AVENUE

HUDSON LANE



PROPOSED PLANT PALETTE

TREES	SIZE/REMARKS
EXISTING TREE (TO REMAIN)	
EXISTING TREE (TO BE REMOVED)	
EXISTING TREE (TO BE RELOCATED)	
RELOCATED TREE	
FRAXINUS VELUTINA 'FAN-TEX'	24" BOX, 1 1/2" CAL, MATCHED, STANDARD
FAN-TEX ASH	24" BOX, 1 1/2" CAL, MATCHED, STANDARD
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, 1 1/2" CAL, MATCHED, LOW-BREAK
PROSPERIS 'AZT' HYBRID	24" BOX, 1 1/2" CAL, MATCHED, STANDARD
'AZT' HYBRID MESQUITE	24" BOX, 1 1/2" CAL, MATCHED, STANDARD
PSTACIA CHINENSIS CHINESE PISTACHE	

SHRUBS	GROUNDCOVERS
CAESALPINA MEXICANA	ERICACERIA LARCFOLIA
MEXICAN BIRD OF PARADISE	TURPENTINE BUSH
LEUCOPHYLLUM FRUTESCENS	'LANTANA NEW GOLD'
'TEXAS RANGER' SAGE	'NEW GOLD' LANTANA
LEUCOPHYLLUM LANGMANIAE	ROSMARINUS OFFICINALIS
'RIO BRAVO' SAGE	TRAILING ROSEMARY
EREMOPHILA MACULATA	DECOMPOSED GRANITE 'EXPRESS GOLD', 3/8" MINUS, 2" THICK DEPTH, TYP.
VALENTINE BUSH	
MULLENBERGIA RIGIDA	
'WASHVILLE' GRASS	
RUELLIA PENINSULARIS	
BAJA RUELLIA	
ACCENTS	
HEPHERALDE PARMIFOLIA	
RED YUCCA	

CONCEPTUAL PLANTING PLAN



NOT TO BE USED FOR CONSTRUCTION
 - UNLESS SPECIFICALLY NOTED -



ATTACHMENT

