CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION  
Meeting Date: 03/03/2015

Agenda Item:

**ACTION:** Request for Development Plan Review of a new sanctuary and parish house for Iglesias De Dios Pentecostal Church located at 906 South George Drive. The applicant is Rene Rivera, 3R Construction Group.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Approval, subject to conditions

**BACKGROUND INFORMATION:** Iglesias De Dios Pentecostal (PL140037) is proposing to construct a new sanctuary building and a new parish house. The new buildings will replace existing facilities and constructed on vacant portions of the site. The existing structures will be maintained and converted to office or storage areas. This site is located south of University Drive, North of Apache Blvd and East of the 101 Frwy. This case was continued from the 02/24/2015 DRC Hearing. The request includes the following:

- **DPR14132** Development Plan Review including site plan, building elevations, and landscape plan

- **Property Owner**: Iglesias De Dios Pentecostal
- **Applicant**: Rene Ramirez
- **Current Zoning District**: R1-6, Single Family Residential
- **Gross/Net site area** – 1.34 acres (58,387 safe)
- **Total Building area** – 4875, s.f. Sanctuary 1936, s.f. Parish House 1850 s.f. Existing 10,481 s.f. total
- **Building./Lot Cover** – 17.8 % (45 % maximum allowed)
- **Building Height** – 27’-6” ft (30.0 ft maximum allowed)
- **Building Setbacks** – 20.0 ft front-east (20 ft min. allowed), 92 ft street side-north (10.0 ft min. allowed), ft rear west (15.0 ft min. allowed), 5.0 ft side-south (5.0 ft min. allowed)
- **Vehicle Parking** – 55 spaces, including two disabled accessible spaces
- **Bicycle Parking** – 5 spaces (required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Sherri Lesser, Senior Planner (480-350-8486)

Department Review: Ryan Levesque, Community Development Deputy Director -Planning
Legal review by: N/A
Prepared by: Sherri Lesser, Senior Planner
Reviewed by: Larry Tom, Principal Planner

**COMMENTS:**
This site is located in a residential area located north of Apache Blvd, South of University Drive and East of the 101 at the southwest corner of George Street and Maryland Street. The existing church occupies the site and will be converted to office when the new sanctuary is built.

This request includes a major Development Plan Review for a new one story building that will house a Sanctuary and a Parish House. The new building, parish house and existing structures occupy 17.8 percent of the site with a future Fellowship Hall planned in a future phase. The applicant requests the Development Review Commission approve the design of the new Sanctuary and Parish House with associated site and landscape improvements.

**PROJECT ANALYSIS**

**DEVELOPMENT PLAN REVIEW**

**Site Plan**
The building inventory includes two existing buildings in line on the southern portion of the site. The proposed Sanctuary building is positioned to the west of the existing building with the parish house along the George Drive street front. The future fellowship hall is planned as the most western building on the site. The parking area is located on the north side of the building accessible from both street frontages. All the buildings will flow together with exterior courtyards with water fountain features, landscape, and seating.

**Building Elevations**
The one–story building form is has a pitched shed roof form with intersecting arch elements at the main entrance. The materials and finishes of the proposed buildings are a combination of exposed concrete and stucco and intended to blend the existing buildings. The building walls of the existing building are a stucco finish.

**Landscape Plan**
The current site is very sparse of landscape material. Enhancement of landscape elements on site, include the addition of a variety of 2’ and 3’ shrubs. No canopy trees are shown along the street frontage or in the parking areas. The final landscape plan to be reviewed in as part of the plan check. Show the required trees along the street frontages (in a quantity of 1 per 30 lineal feet) and trees in the parking lot landscape areas. As a supplement to buffering trees on the west and south property lines are enacted by conditions of approval.

Section 6-306 D Approval criteria for Development Plan Review
1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;*
   Placement of the Sanctuary is the focal point in the center of site, the proposed courtyards provides a buffer from the parking area and helps to define the spatial character of the courtyard.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;*
   The building entrances are protected by a continuous canopy along the north elevation. The canopy provides shade, inviting point of access and continues the exterior corridor concept found elsewhere on campus.

3. *Materials are quality, providing detail appropriate with their location and function while complementing the surroundings;*
   Materials are of a quality that is complementary with its surrounding and provides detail that is appropriate with nearby residential;

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;*
   The building scale fits the site. Buildings, structures, and landscape elements are appropriately scaled in relation to the site and surrounding;

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;*
The building has been designed for visual prominence at the entrance. The elevation features a defined base the masonry and top created by the raised element with a sloped roof with clearstory windows. The simple building mass is well articulated and features a well-defined base and top. The vehicular as well as pedestrian experience in the public right of way adjacent to the site is enhanced by the building, site and landscape design.

6. **Building facades provide architectural detail and interest overall with visibility at street level** (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions:
   The building exterior has varying offsets in the height of the parapets and the plane of the building façade to enhance the visual interest of the building. The combination of textures and materials to be used in earth tone colors is complementary to the surroundings with minor modifications. Building facades provide architectural detail and interest overall with visibility to adjacent streets including special treatment of windows, entries and walkways, with particular attention paid to proportionality, scale, materials and rhythm.

7. **Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage**; the building is situated on the site relatively close to the street front promoting easier access for pedestrians and parishioners that may utilize transit. The site plan design connects the building entrance to the street front on thereby supports the potential for transit patronage;

8. **Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation**; the building entrance is separated by a courtyard from the parking area this site configuration will help to minimize potential conflicts between pedestrians and vehicles while maneuvering on site. On site vehicular circulation is designed to minimize conflicts with pedestrian circulation between public sidewalk and entrance as well as the parking field and entrance;

9. **Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural Surveillance, access control, activity support, and maintenance**; the site design will allow unobstructed views of the parking area and street to provide greater opportunity for natural surveillance of site enhancing security.

10. **Landscape accents and provides delineation from parking, buildings, driveways and pathways**; Zoning and Development Code provisions for street frontage and parking areas are incorporated in landscape plan. The landscape plan is designed to provide the delineation and will be enhanced when the canopy trees in added in the required areas such as street front and landscape islands. The tree serves as a visual separation buffer; especially on the north and east sides of the lot.

11. **Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; and** as shown on the elevations the signs are in scale and compatible.

12. **Lighting will be compatible with the proposed building and adjoining building and uses, and will not create negative effects**. The new building will provide minimum illumination lighting levels per ZDC ordinance requirement. Security lighting design, as supported by the constraints of the Zoning and Development Code Part 4 Chapter 8, will be made compatible with the proposed building and adjoining uses so it does not create a negative effect.

**Conclusion**
Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

**CONDITIONS OF APPROVAL:**
**EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.**

**General**
1. Submit construction documents to the Development Services Building Safety Division for building permit by
February 24, 2015 or Development Plan Review will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.

Site Plan

2. Replace any chain link used on plan with ornamental iron.

3. Construct the enclosure in accordance with standard detail DS-116 except use slump block concrete masonry units that match the buildings.

4. Locate a required, minimum 7'-0" wide Landscape Island at 15 parking space intervals. Consider locating adjacent to ADA spaces to service as one of the islands.

5. Show bike parking adjacent to the entrance to sanctuary, on a concrete pad and not in landscape areas or impeding pedestrian flow.

6. Finish utility equipment boxes for this development in a neutral color (subject to utility provider approval) that complements the coloring of the buildings. Do not paint over warning decals or other identifiers on utility boxes.

7. Place exterior, freestanding backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage).

Building Elevations

8. Existing building to be painted to match new color scheme of Sanctuary and Parish House

9. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

11. Provide exterior security illumination in accordance with ZDC Part 4 Chapter 8 for Sanctuary entrance and exterior corridor, any perimeter gates of courtyard or play yards to be illuminated by security lights that are continuous from dusk to dawn and is activated by sunlight-sensitive photo sensors. Provide a photometric plan of this site area to demonstrate compliance with the ordinance. Utilize house side shields to help eliminate light trespass into the residential areas west and south of the site.

Landscape

12. Provide landscape and irrigation plans for the site for the permit phase of construction document development. Drawings for restoration and augmentation of an existing landscape may be prepared by a landscape architect or an individual who can demonstrate a horticultural specialty.

13. Provide one thorn less canopy tree of 24" box installation size in each required landscape island. Provide five ground covers per each required landscape island.

14. Provide upright tree buffer of minimum 24" box installation size along the west property line. Space trees at approximately 25'-0" on center.

15. Supplement landscape plan with fourteen canopy trees of minimum 24" box installation size. Trees may be clustered along the length of the two street frontages.

16. Top dress planting areas with a decomposed granite application that matches the material already existing on site. Provide decomposed granite layer of 2" uniform thickness. Provide pre-emergence weed control application.
Do not underlay decomposed granite application with plastic. Do not introduce river run rock or cobbles to site unless each piece is secured minimum two-thirds into concrete bedding. The bedding is not required if the pieces are less than 2” or are greater than 12” in size.

CODE/ORDINANCE REQUIREMENTS:
The bulleted items refer to existing code or ordinances that Planning Staff observes are pertinent to this case. The bullet items are included to alert the design team and assist in obtaining a building permit and are not an exhaustive list.

ZONING AND DEVELOPMENT CODE: Requirements of the Zoning and Development Code (ZDC) apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may 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.
- Tempe Standard “DS” details for refuse enclosures may be accessed through www.tempe.gov, to Departments, to Building Safety, to Applications and Forms, and the DS details are found under Civil Engineering.

SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated 02/06/14. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit.

BUILDING:
- Measure height of building from top of curb on George Drive along front of property in center of frontage.
- Screen mechanical equipment on four sides.

SECURITY REQUIREMENTS:
- Design building entrances to maximize visual surveillance of vicinity. Limit height of nearby walls and shrubs. Design corners to discourage opportunity for ambush. Provide distance of at least 21'-0" between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow design guidelines listed under ZDC Appendix A. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to pedestrian environments and places of concealment.
- Public Restroom Lights: Provide 50% night lights and activate lights by automatic sensors, key or remote control.

ENGINEERING:
- Underground utility extensions. Verify location of easements. Verify no conflict between easements and site layout.
- Verify five year on-site storm water retention. Provide drainage clearance for Engineering Division review.

FIRE:
- Clearly define fire lane. 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 any other overhead projection. Refer to ZDC Sec. 4-502 (G). Final site layout of fire lane is subject to approval of the Fire Department.
- Place fire department connection on main response side of building near entrance.
- Locate fire hydrants on site in accordance with International Fire Code 2006 Sec. 508.

DISABLED ACCESSIBILITY: Provide minimum 3'-0" wide disabled accessible pathway throughout site and between site and public right of way, including at walkway locations adjacent to heads of parking spaces that are designed for vehicle overhangs.

PARKING:
- Refer to Standard Detail T-360 for disabled parking layout and accessible parking signs.
- Refer to ZDC Sec. 4-606 for standard parking area dimensions and required parking ratios.
• 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.

LIGHTING:
• Follow requirements of ZDC Part 4 Chapter 8.
• Provide a site photometric plan for the site area described in the LIGHTING condition. Follow the guidelines listed under ZDC Appendix E “Photometric Plan.”
• Avoid conflicts with lights and landscape in order to maintain illumination levels for exterior lighting.

SIGNS:
• Obtain sign permit for modifications to any identification signs. Follow requirements of ZDC Part 4 Chapter 9.
• Directional signs may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:
None pertinent to this case

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
Iglesias De Dios Pentecostal
(PL140037)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site and Landscape Plan- Sanctuary
5. Floor Plan- Sanctuary
6. Building Elevations-Sanctuary
7. Building Elevations- Parish House
8. Floor Plans- Parish House
9. Photo of Existing Site
10-14. Color Renderings
15. Material List
Over the years the population in the area has increased considerably.

The actual building does not have the adequate space, nor infrastructure to cover the current needs of the growing membership in the organization. Furthermore, we have the need to organize different activities for the spiritual formation of the membership which includes religious studies, sports and community services to continue helping the community needs and social problems of the area.

The design of the new buildings in the project are marked on the site plan for your review. This was planned based on the actual needs of the congregation as well as the near future needs of the church. Moreover, taking into consideration the urban context of the area and architectural design that will create harmony for the surroundings. This will include designing lines, colors, materials, and elements that will intergrade to the actual area context that mark the time and space in the site proposed for the project.

The goal of this project is to respect the current environments of the area by improving and enriching the surrounding with this new project. It is also intended to use Avant-grade constructive elements as well as implement new efficient systems for the conservation of energy and water in this area.
SIDE ELEVATION (EAST)
1/4" = 1'-0"

FRONT ELEVATION (NORTH)
1/4" = 1'-0"

KEYNOTES:
1. STUCCO SYSTEM, SEE NOTES.
2. EXPOSED CONCRETE
3. CANTERA
4. ADA RAMP
5. 20"x20" TRAVERTINE ACCENT
6. TRAVERTINE ACCENT
7. 6"x6" TRAVERTINE ACCENT, SEE DETAIL.
8. METALLIC FRAME, COVERED IN ALUM. COMPOSITE
9. PLANTERS
10. METALLIC HANDRAIL
EXISTING SITE CONDITION
PASTORAL HOUSE AND PLAYGROUND
FINISHED MATERIALS INDEX

SANCTUARY

01 EXPOSED CONCRETE  02 METALLIC FRAME, COVERED IN ALUMINUM COMPOSITE  03 WINDOW
04 CANTERA (PINÓN DORADO)  05 20X20 TRAVERTINE, ANTIQUE PATTERN VOLCANO STANDARD,
               BRUSHED, CHISELED AND PARTIALLY FILLED.
06 SYNTHETIC STUCCO AND FREESTYLE FINISH, COTTON FLUFF COLOR.
07 WINDOW  08 TRAVERTINE FLOOR  09 PAVERS  10 CANTERA

PASTORAL HOUSE

01 STUCCO SYSTEM FASCIA  02 CONCRETE ROOF TILE  03 STUCCO SYSTEM
04 CANTERA MOULDING  05 WINDOW  06 EXPOSED CONCRETE  07 GARAGE DOOR
08 METALLIC HANDRAIL  09 METALLIC ENTRY DOOR  10 STONE VENEER