ACTION: Request for a Development Plan Review consisting of a new church building for GETHSEMANE LUTHERAN CHURCH, located at 1035 East Guadalupe Road. The applicant is Mark Phillips of CCBG Architects, Inc.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: GETHSEMANE LUTHERAN CHURCH (PL160012) consists of three separate parcels zoned agricultural and used for school and place of worship uses. Each parcel meets individual development standards for the existing buildings on site, but is developed as a unified site with shared parking, retention, landscape, amenities and utilities. The existing sanctuary is being expanded on the eastern lot adjacent to Terrace Road. The courtyard between the existing sanctuary and family life center is being remodeled, and the existing drive and parking area between the school buildings on the west end of the site, adjacent to commercial uses, is being remodeled as a shaded playground for the school. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Troy Schmidt, Gethsemane Lutheran Church</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Mark Phillips of CCBG Architects, Inc.</td>
</tr>
<tr>
<td>Zoning Districts</td>
<td>AG, Agricultural east lot (church) / R/O, Residential Office west lots (school)</td>
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<tr>
<td>Gross / Net site area</td>
<td>2.88 acres east lot (church) / 1.78 acres west lots (school)</td>
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<tr>
<td>Building Areas:</td>
<td>16,008 s.f. new sanctuary on east lot (450-500 seats)</td>
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<td></td>
<td>11,484 s.f. existing family life center on east lot</td>
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<tr>
<td>Total Building Area east lot</td>
<td>27,492 s.f. on east lot</td>
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<tr>
<td>Total Building Area west lot</td>
<td>15,039 s.f. existing school on west lots</td>
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<tr>
<td>Total Development Area</td>
<td>42,531 s.f.</td>
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<tr>
<td>Lot Coverage</td>
<td>23.3% east lot (25% maximum allowed in AG)</td>
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<td></td>
<td>28.9% &amp; 37% on west lots (35% maximum allowed in R/O, lots were determined in compliance as one development site).</td>
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<tr>
<td>Building Height</td>
<td>28 ft (30' maximum allowed in AG, 35' allowed in R/O)</td>
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<tr>
<td>Building Setbacks</td>
<td>30’ front (Terrace Rd east), 35’ rear (west), 20’ side (south), 25’ street side (Guadalupe) on east lot (40’ front, 35’ rear, 20’ side &amp; 25’ street side AG; variances were approved for the east lot with church establishing the existing setbacks)</td>
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<td></td>
<td>15’ front (Guadalupe Rd north), 10’ rear (south), 10’ side (east and west), 20’ parking (standards meeting R/O setbacks for school site)</td>
</tr>
<tr>
<td>Landscape area</td>
<td>30% minimum required on west lots, none specified in AG district</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>178 spaces + 17 overflow spaces (Site has variances from 285 to 179)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>28 spaces</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File
COMMENTS:

This site is located on the south west corner of Guadalupe and Terrace roads. The site is comprised of three lots, the eastern lot is zoned AG Agricultural, a residential category, and contains the existing sanctuary, approximately 7,800 s.f. and an existing 11,484 s.f. family life center (social hall/gymnasium). The western lot is zoned R/O Residential Office, a commercial category with different development standards, and contains the existing 24,374 s.f. school facilities. The proposed project would remove a portion of the existing sanctuary, to build a new 16,008 s.f. sanctuary to seat 450-500 people. The three lots function as one for purposes of retention, access and circulation, refuse collection and parking. Variances were previously granted to reduce setbacks and to reduce parking (see History and Facts at the end of the report for details). The proposed development meets the development standards for the AG district, with the existing variances. However, the proposed height of the building exceeds the allowed 30' height limit.

This request includes the following:

1. Development Plan Review which includes: a 16,008 s.f. 30’ tall sanctuary building, elevations, site plan and landscape plan.

The applicant is requesting the Development Review Commission take action on the item listed above.

PRELIMINARY SITE PLAN REVIEW

November 12, 2015 First site plan review included comments regarding required information on site plan, questions about dimensions, requirements for fire and refuses circulation on site, and questions about parking. There were no elevations or landscape plan with this initial submittal.

January 20, 2016 a formal application was made including required plans, the project was routed for site plan review on February 3, 2016. Comments included requirements for building height dimensions per code, request for details on playground area and refuse enclosure, recommendations for elevation modifications to provide more detail on the public street elevations facing Guadalupe and Terrace roads, which had less material and visual interest than the other elevations. The applicant resubmitted plans to meet deadline for the hearing process. The design of the building is an architectural assemblage of the old bell tower and former pitched roof sanctuary being kept, with newer contemporary elements driven by the functionality of a black box theater style sanctuary space, with high ceilings and no windows into the worship space. Windows and material changes were provided on the south and west elevations, not visible to the public streets. The cross on the north elevation was too close to the end of the building conflicting with a parapet false front. Staff recommended integrating architectural elements of the building.

Subsequent review of the submitted documents and research on the history of entitlements of the property led to additional questions about parking and building height. As a result, staff continued the case to allow further time to address these issues. The parking had been reduced by two prior variances from 285 to 179 to allow earlier expansions of the uses on site. The existing 7,000 s.f. sanctuary is being enlarged with an additional 9,000 more s.f. to accommodate 450-500 seats, with no additional parking. The building height exceeded the allowed 30’ in the AG. Modifications were made to the elevations to meet the building height requirements and to add architectural detail to the two street elevations. The parking was broken out by interior space, and defined by time of day uses to demonstrate compliance with code requirements within the allowed variance. It was determined that as long as the peak demand for parking did not exceed the original 285 spaces, and the parking provided remained at 179 or more spaces, the site would function without additional parking required.

PUBLIC INPUT

- Neighborhood meeting was not required for this request
- To date, no comments have been received regarding this request.
DEVELOPMENT PLAN REVIEW

Site Plan
The proposed building expansion is on the east side of the site, facing the street front along Terrace Road. The building is oriented in an east/west axis, with primary entrance from an interior courtyard between the existing sanctuary and family life center. Additional entrances are provided from the east side parking area and a drop off lane is provided on the north side of the sanctuary. The existing setbacks were established by variance, and are being met. The site circulation remains largely the same, with shared refuse, retention and parking between the church and the school. Modifications to the west lot include improvements to the parking on the south side, relocation of playground equipment and the addition of shade canopies. The existing canopies were not permitted, and will be removed and replaced to meet building code requirements with this application.

Building Elevations
The building elevations are an assemblage of existing traditional architectural forms with a cupola bell tower and low pitched roof and parapet element and arched arcade in an interpretation of the Mission style and a newer contemporary flat roof with parapet, bricked gable end façade facing the east sanctuary end on Terrace Road, this form replicates the west side building entrance. The materials are predominantly beige and off-white painted stucco with score lines, brick red that ties into the existing family life center. Windows vary in size and shape and location creating an asymmetrical pattern of fenestration. Windows are placed based on interior function, primarily located on the south and west sides of the building, where ancillary rooms and uses occur. The sanctuary architectural requirements call for a dark volume supportive of lighting and audio-visual needs for service; similar to a black box theater, there are no windows in the main worship space. Ceiling heights are increased to create an interior volume that steps down to the support uses such as the nursery, meeting space choir room and restrooms around the outside of the building. The stepping down of massing provides variation in the roofline and brings the building down to a pedestrian scale.

Landscape Plan
The landscape plan is largely existing for this site, with mature vegetation. Missing trees along the southern landscape buffer are being replaced and modifications to the landscape are being done to accommodate site configuration changes. There is an overall decrease in landscape area and open space with the addition of the new building, but open space in the form of courtyards, patios, and play areas remain active open space areas. The plant palette includes Bottle Tree, Ghost Gum Eucalyptus, Fan Tex Ash, Purple Leaf Plum and Evergreen Elm to tie into the existing plants on site. The shrubs include Oleander and Ruellia, accents include Red Yucca and Muhlenbergia, Vines and ground covers include Creeping Fig, Natal Plum, Bush Morning Glory, Gold Lantana, Ruellia Katie and BermudaTurf.

Section 6-306 D Approval criteria for Development Plan Review (in italics):

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; The placement of the building was determined by the existing orientation of the sanctuary, in an expansion of this space, internally oriented to the west courtyard as the primary entrance, with parking available to the north and east of the new building. The new structure is structurally articulated in variation of masses and changes in rooflines and elevation recesses and projections, broken by windows and materials to provide variety facing both Guadalupe and Terrace roads.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; The new sanctuary has a heavily landscaped southern side with existing and new trees, courtyard trees and a brick arcade shade the west elevation, windows on the north side are limited to ancillary spaces, providing a buffer to the primary sanctuary use inside; the building design and orientation accommodates energy conservation and human comfort.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the materials include primarily stucco and brick, tying into the more traditional and contemporary elements existing on the site.
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building steps down to a pedestrian scale, and the landscape uses a combination of mature and new plants, including trees of smaller and taller scales, to provide screening as needed to the south side of the lot, and more open on the north and east sides facing the street.

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 a brick arcade along the west side and portions of the east side. The windows are a variety of square, vertical slot and clerestory windows in contemporary placement that breaks up the massing. The north elevation of the sanctuary has portions of the stucco façade recessed areas that create shadows and add architectural interest, leading to the entry of the building.

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 façades are a combination of planes, forms and materials that denote use through a chronology of architectural styles.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the existing site provides pedestrian access from public sidewalks and bike parking is available on the church/school campus.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the parking lot was modified with the addition to the sanctuary to provide more accessible parking, a drop off point for visitors, and sidewalks with shade leading to building entrances without conflict of vehicle traffic flow on site.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the location of parking is primarily visible from the street, the combined uses on site provide greater security through use on both weekdays and weekends, as well as evenings. The use of windows provides surveillance of the campus.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is provided for shade, aesthetics and requirements of the code, integrating an existing palette with new plantings.

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; not a part of this request.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; will meet the minimum code requirements and not be excessive or obtrusive to surrounding areas.

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.

REASONS FOR APPROVAL:
1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.
DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General
1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations submitted on March 4, 2016 and landscape plan submitted on March 4, 2016. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. There shall be no further expansions or additions to Gethsemane Lutheran Church or School without further evaluation and provision for parking.

Site Plan
3. Provide service yard and mechanical yard walls 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.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. 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.
6. 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.

Floor Plans
7. Public Restroom Security:
   a. Lights in restrooms:
      1) Provide 50% night lights
      2) Activate by automatic sensors, key or remote control mechanism
   b. Single user restroom door hardware:
      3) Provide a key bypass on the exterior side

Building Elevations
8. The materials and colors are approved as presented March 4, 2016:
   - Roof – flat with parapet
   - Primary Building – Stucco corduroy finish painted Dunn Edwards DE6171 Sand Dollar (tan)
   - Secondary Building – Stucco sand finish painted Dunn Edwards DEW397 Angel Feather (beige)
   - Tertiary Building – Exposed CMU 4” x 8” x 16” Highland Founders Block Superlite product or equivalent
   - Aluminum Storefront Windows with Blue Tinted Glazing
   - Cross, Gates and metal accents – painted steel Silver 1c530-1201 Ominithane
   - Metal Canopy – painted steel Dunn Edwards DET 430 Mesa Red (rust/brick red)
   - Wood doors – Red Oak RA-17533 Algoma Hardwoods
   - 3” coping on all parapets
   Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building.
11. 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.

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

13. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

**Lighting**

14. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

**Landscape**

15. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

16. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

17. Irrigation notes:
   a. Provide dedicated landscape water meter.
   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". 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 that existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

18. Include requirement 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. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

20. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

**Addressing**

21. 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, 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) 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.

**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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- Specific requirements of the **Zoning and Development Code** (ZDC) 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, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. 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 Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- **STANDARD DETAILS:**

- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- **POLICE DEPARTMENT 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 ambush.
  - Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to 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. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel 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.

- TRAFFIC ENGINEERING:
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - 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 Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . 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.

- FIRE:
  - Clearly define the fire lanes. 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 structures. Layout and details of fire lanes are subject to Fire Department approval.

- CIVIL ENGINEERING:
  - 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.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- SOLID WASTE SERVICES:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- PARKING SPACES:
  - 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.
• **LIGHTING:**
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

• **LANDSCAPE:**
  - All requisite landscape islands are required to have shade trees, if this cannot be met within the design layout, utilize a shade study to determine compliance with option 2 of the zoning code for shade over parking and paved areas of the site.
  - 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. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

• **SIGNS:** Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

**HISTORY & FACTS:**

March 9, 1972  City Council approved the Bradley Manor subdivision including Tract E, the church property and Tract D the school property.

May 19, 1976  Design Review Board approved the building and landscape plans for Gethsemane Lutheran Church in the AG Agricultural Zoning District.


April 21, 1992  Hearing Officer approved a variance by Gethsemane Lutheran Church to increase the maximum allowable height for three parking pole lights from 12’ to 20’.

August 19, 1992  Hearing Officer approved a variance request by Gethsemane Lutheran School to increase the maximum allowable building height from 15’ to 19’ in the R/O Residential Office zoning district to allow conversion of an atrium to a recreational/educational building.

August 5, 1992  Design Review Board continued a request for the design of a recreation/education building for Gethsemane Lutheran School.

August 19, 1992  Design Review Board continued the request for the design of the recreation/education building.

September 16, 1992  Design Review Board approved the request for the site plan and elevations for the recreation/educational building.

April 7, 1993  Design Review Board approved the request for a bell tower for Gethsemane Lutheran Church.

August 25, 1999  Board of Adjustment approved the following variances for Gethsemane Lutheran Church:
  - Variance to reduce the required landscape width adjacent to Guadalupe Road from 35’ to 25’ (street side yard) to accommodate parking encroachment.
  - Variance to reduce the required landscape width adjacent to Terrace Road (front yard)
from 40’ to 30’ to accommodate parking encroachment.
• Variance to delete the required wall between the church and the adjacent school (R/O zoning requirement adjacent to AG zoning).
• Variance to reduce the number of required on-site parking spaces from 191 to 124 spaces to allow the church expansion (additional parking to be provided on adjacent school site to the west due to difference in hours of operation.

These variances subsequently expired based on the conditions of approval.

June 5, 2001
Hearing Officer approved the request for variances:

• Variance to reduce the required landscape width adjacent to Guadalupe Road from 35’ to 25’ (street side yard) to accommodate parking encroachment.
• Variance to reduce the required landscape width adjacent to Terrace Road (front yard) from 40’ to 30’ to accommodate parking encroachment.
• Variance to delete the required wall between the church and the adjacent school (R/O zoning requirement adjacent to AG zoning).
• Variance to reduce the number of required on-site parking spaces from 200 to 134 spaces to allow the church expansion (additional parking to be provided on adjacent school site to the west due to difference in hours of operation.

April 3, 2002
Development Review Commission approved a request for a new 11,484 s.f. Family Life Center built where existing parking is located.

April 5, 2005
Hearing Officer approved a variance to reduce the required number of parking spaces for Gethsemane Lutheran School from 85 to 45 parking spaces.

May 11, 2005
Community Development Staff approved a request for new steel picket security gates and fencing with minor landscape modifications.

July 26, 2005
Community Development Staff approved a request for a landscape modification for a memorial garden at Gethsemane Lutheran Church.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
GETHSEMANE LUTHERAN CHURCH

ATTACHMENTS:

1. Location Map
2. Aerial
3-4. Letter of Explanation
5. Site Plan
6. Floor Plan of new Sanctuary
7-8. Blackline Building Elevations
9-10. Color Elevations
11. Building Sections
12. Landscape Plan
13-22. Context Photos of site
23. Materials (actual board to be provided at hearing)
March 2016

City of Tempe, Planning Division
31 E. 5th Street
Garden Level East
Tempe, AZ 85281

Re: Gethsemane Lutheran Church
DPR Letter of Explanation

To Whom It May Concern,

Gethsemane Lutheran Church has been serving its neighbors in the Tempe community for well over 40 years, most of that time through a sanctuary building that is now 40 years old and insufficient to meet their growing needs. The current scope of work they are undertaking is to demolish most of the existing sanctuary building, except for the sanctuary itself, and to build a new, larger, modern sanctuary and supporting facilities revolving around the old sanctuary now functioning as the new central lobby space. This has proved to be the most efficient use of the campus, minimizes to the greatest extent possible demolition, while preserving a sacred space for the church and community that maintains a similar variety of scale at the streetscape.

The old sanctuary building form has a slope roof surrounded by the new construction which is low slope roof and parapet, a formal desire of the church to both contrast the original sanctuary form and to move in a more contemporary formal direction to reflect the changing personality of the congregation. The material palette of earth toned stuccos, brick like CMJ, painted steel and clear anodized aluminum storefront at the windows is high quality and relates to and engages the existing Family Life Center while also signifying the continuing progression forward of the church. The massing of the building is varied with material/color reinforcement.

The new sanctuary will seat between 450 – 500 and thus will be a larger, taller volume to provide the appropriate scale and proportion and to lift the spirits of those worshipping. This volume is surrounded on three sides by functions with lower roof and parapet heights and is articulated to provide an appropriate and enhanced scale better suited to the pedestrian circulating on and near the campus.

A reconfigured central courtyard will provide trees and landscaping, places to sit and reflect, a new prayer garden and an arcade linking the two buildings in a U shape, enclosing the space on three sides and providing additional shade and cover to mitigate heat gain and maximize the comfort of those using the space. This space will be bounded on the north side by a site fence and entry gate which provides a secure entry to this portion of the campus.

Security for the site is maintained and further enhanced through clear visibility into and around the new building, glazed openings where appropriate, well lighted parking areas and paths to entry points, and low maintenance landscaping and building/site features.

Access to the site is maintained for both the pedestrian and vehicle via existing entry points and is kept simple for both, minimizing overlap where possible. An added drive lane and drop off will further reduce the amount of pedestrian traffic through the parking lot.
Landscaping and lighting are both designed to integrate with the existing campus, to help delineate between parking, drive lanes, pedestrian paths, entry points. They are compatible and consistent with both the new and existing buildings.

If you have any further questions, feel free to contact me at 602.258.2211 x229 or mphilps@ccbg-arch.com.

Sincerely,

Mark Phillips
CCBG Architects
Color Palette
Gethsemane Lutheran Church
January 2016

1. CMU - 4”x8”x16”
Superlite (Highland Finish)

2. Window Frames
Aluminum, Clear Anodized

3. Glass - Clear

4. Paint - Dunn Edwards
DET 430 Mesa Red

5. Paint - Dunn Edwards
DE 6171 Sand Dollar

6. Paint - Dunn Edwards
DEW 397 Angel Feather

7. Steel Cross
-1c 530-1201 Ominithane

8. Stucco - Corduroy Finish
(Sand Dollar color)

9. Stucco - Sand Finish
(Angel Feather color)

10. Wood - Red Oak