SUBJECT: Hold a public meeting for a Development Plan Review for CAMPUS CRUSADE FOR CHRIST, located at 205 E. 15th Street.

DOCUMENT NAME: DRCr_CampusCrusade_061212

COMMENTS: Request for CAMPUS CRUSADE FOR CHRIST (PL110027) (Teresa Perrine, Campus Crusade for Christ, property owner; Robert Winton, Winton Architects, applicant) consisting of the removal of an existing accessory building and construction of a new one-story accessory building with basement totaling approximately 3,456 s.f., on 1.6 net acres, located at 205 E. 15th Street in the R1-6 District. The request includes the following:

DPR12070 – Development Plan Review including site plan, building elevations, and landscape plan.

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

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989)

LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

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

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The property has an existing residence and garage that will remain, the existing building at the south of the property will be removed and replaced with the proposed new building. Gross/Net site area .685 acres Total Building area 7,306 s.f. (including house and garage and basement) Lot Coverage 18.9 % (45% maximum allowed) Building Height 14 ft 3 in (30 ft maximum allowed) Landscape Area 50.3% Building Setbacks 20’ front, 5’ side (6’ buffer required), 10’ street side, 15’ rear Vehicle Parking 17 spaces (including garage) Bicycle Parking 14 spaces for new community building

A neighborhood meeting was not required with this application.
PAGES:
1. List of Attachments
2-3. Comments
4-6. Reason for Approval / Conditions of Approval

ATTACHMENTS:
1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Cover Sheet
5. Site plan
6. Floor plans
7. Building Sections and Elevations
8. Landscape Plan
9. Preliminary Grading & Drainage Plan
10. Details
11. Color Elevations
12. Materials
13. Shade Study
This request includes a Development Plan Review for a new building, new parking with site lighting and landscaping on the southern portion of the property. The single-story 1,728 s.f. building with a 1,728 s.f. basement is 3,456 s.f. and is designed to match the existing 2,780 s.f. three-bedroom home and 1,070 s.f. two-car garage, for a total building area of 7,306 s.f. The applicant is requesting the Development Review Commission take action on the Development Plan Review. For further processing, the applicant will need approval for a Subdivision Plat or Lot Tie, to combine the two parcels into one.

PUBLIC INPUT
A neighborhood meeting is not required for this request. To date, staff has received one inquiry about the proposed project from a resident.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan
The new building would be tucked back in the farthest south east corner of the lot, minimizing visibility from either street. The parking area is gated and heavily landscaped along College Avenue. The property to the south is a vacant Tempe Water Utilities Department site, adjacent to the railroad tracks. New landscape is proposed along the south property line. A six foot landscape buffer is required along the east side, adjacent to the residential lot. The heavily landscaped front yard and yard wall will screen most of the narrow side of the building from the 15th Street view, except possibly the top portion of the 16’ peak of the single story roof. The lower basement level opens into a small courtyard on the north elevation, facing the house.

Building Elevations
The new building is designed as a single-story structure to minimize visual impact to surrounding residents and to remain in keeping with the residential character of the property. To accommodate the need for meeting space, a basement level is being built below the new building is designed to reflect the colors and materials of the existing residence on site. Brick veneer wainscot wraps the building on three sides, painted stucco system is the primary building material, trim is wood, all painted to match the existing building, roof is architectural shingles to match the residence on site.

Landscape Plan
The landscape includes existing flood irrigated mature landscape along 15th Street and within the back yard of the residence. New landscape is provided for the new building site, with Southern Live Oak, Lantana and Hesperaloe along College Avenue, Mondel Pine, Ermophila Bush and Red Bird of Paradise along the south perimeter, and Texas Mountain Laurel along the east perimeter. There are two existing mature Pecan trees in the parking and building site area, the design keeps one of these trees for additional shade on the parking area and new building. The integration of existing and new landscape will improve the southern portion of the site. The new landscape will be on xeriscape irrigation, reducing water consumption for this portion of the site, while retaining the mature irrigated landscape along the residential street front. The diverse plant palette blends with the existing neighborhood character.
Section 6-306 D Approval criteria for Development Plan Review

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; the front house is set back similarly to other houses in the area, the new building in the back is set back from College, as an accessory building, providing depth and variation depending on the street being viewed.

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 is oriented with landscape to maximize shade on the building and the parking lot.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the materials are compatible to existing materials on site and within the neighborhood.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the design uses a basement rather than a second story, to maintain the single story character of the lot. The size of the building is smaller than other homes in the neighborhood, taking less building footprint than allowed by zoning.

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 is small in scale, has a wainscot, windows and wood trim in character with the existing house.

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 is tucked back on the lot to minimize visual impact to the street, surrounded by landscape, it will soon blend into the existing environment. The materials match the existing structures on site, to create a unified aesthetic.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; seventeen parking spaces and fourteen bike spaces are being provided to accommodate meetings on site.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; on-site parking is gated and separated from pedestrian walkways.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; lighting, landscaping and design meet requirements for safety.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape provides shade, color and variety along College Avenue, a visual buffer to the south and east, and preserves mature landscape on the site. The parking area and building are heavily shaded.

11. Lighting will be compatible with the proposed building and adjoining buildings and uses, and does not create negative effects.

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 and Projected Residential Density 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.
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. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

2. The Subdivision Plat 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 Community Development Department on or before June 19th, 2013. Failure to record the plat on or before June 19th, 2013, within one year of City Council approval, shall make the plat null and void.

DPR12070 CONDITIONS OF APPROVAL

Site Plan

3. Screen all mechanical equipment either on-roof or in yard with walls at least the height of the equipment being enclosed. 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.

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. Provide upgraded paving at driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.

6. 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.

7. If using new irrigation system, 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. Preserve identified existing mature Pecan Tree in place as indicated on plans.

9. Parking gate must remain open during hours when meetings are being held.

10. Residence and existing garage are to remain as built and are not a part of this request.

11. The existing residence is an ancillary use to the Place of Worship, and therefore cannot be rented separately from the other use. Each building must comply with applicable building codes specific to designated occupancy.

Floor Plans

Building Elevations

13. The materials and colors are approved as presented:
   - Roof – Architectural asphalt shingles O.C. Oakridge Driftwood, to match existing building
   - Main building – EIFS with painted stucco Sherwin Williams SW2805 Renwick (beige)
   - Wainscot – Brick veneer to match existing residence
   - Windows, Doors & Wrought Iron Fence – Painted Sherwin Williams SW2837 Aurora Brown
   - Trim and Eaves – Painted Sherwin Williams SW6126 Navajo White
   - Windows – Fixed insulated glass in aluminum frame

   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. Additions or modifications may be submitted for review during building plan check process.

14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

15. Conceal roof drainage system within the interior of the building.

16. 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.

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

18. 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

19. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.

20. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

21. 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.

22. Irrigation notes:
   a. 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.
   b. Locate valve controller in a vandal resistant housing or within the secured area of the yard.
   c. Hardwire power source to controller (a receptacle connection is not allowed).
   d. 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 is irrigated as part of the reconfigured system at the conclusion of this construction.

23. 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.
24. 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.

25. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.

26. 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.

**Signage**

27. Signage is not a part of this request.
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.

- 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 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:
  - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.

- 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: (residential portion is exempt, new building area is not exempt) 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. 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.

- 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. 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 gated area.

- ENGINEERING:
  - 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 on-site retention required for this property, coordinate design with requirements of the Engineering Department.

- REFUSE: Roll-out refuse and recycling containers indicated on site plan is exclusively for refuse.
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 Traffic Engineering 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:
- 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:
- 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. Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification 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:
March 29, 1945
University Park Addition Subdivision was approved by City Council.

September 23, 1959
Building Permits issued for workshop to be constructed in rear portion of lot.

July 1, 1971
Campus Crusade for Christ acquired the property.

April 2, 2009
Community Development Department Zoning Administrator rendered an opinion on whether two separate uses, both allowed per the Zoning and Development Code may coexist on the same R1-6 zoned lot. "Per Uniform Building Code a Place of Worship is a non-residential use requiring ADA standards for accessible design, commercial occupancy standards and compliance with commercial Zoning and Development Code standards for building design, landscape, lighting and parking. A “dwelling” is a “non” commercial use with residential occupancy standards; not required to provide ADA accessibility or required to comply with the ZDC commercial standards. An R1-6 Residential lot may accommodate a Place of Worship with all applicable commercial standards and a single family residence with all applicable residential standards. The Zoning and Development Code has a provision to allow a “parish
house” ancillary to a Place of Worship. A parish house is “church related use” which typically allows members of the clergy or caretakers to reside on the property. The residence, if used as a “parish house”, would be ancillary to the remainder of the campus. The house may not be rented separately from the church use.’

June 6, 2011 Community Development Planning Division staff approved a request to remodel the existing home, add a garage, convert an existing garage to office space and upgrade an existing accessory building. After further discussions with Planning and Building Safety staff regarding commercial requirements for the property, the owners decided to remove the existing workshop, built in 1959, and replace it with a building that meets current building codes.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
April 23, 2012

Diana Kaminski, Senior Planner
City of Tempe
Community Development Department
31 East 5th Street
Tempe, AZ 85281

RE: Development Review Commission Submittal
Letter of Explanation

Diana:

It is the intent of our client to demolish the existing Training Building and to construct a new one-story Training Building with a basement at the SEC of the site.

The other item they will not be doing is to do any work on the existing Three Bedroom Residence and the two car garage.

Basically, everything South of the South end of the existing garage will be redeveloped and will meet ordinances and the building codes.

The new Training Building will match colors and some materials of the existing residence and will be consistent with the existing buildings for scale and finishes.

New landscaping will be done in the redeveloped areas per Landscape Plan and will also be consistent with the rest of the site.

All of the existing screen walls in this area will be rebuilt to accommodate the new development and a new gate provided to secure the back area of the site.

We believe the proposed building and work involved will provide a great improvement to this site. It will be compatible with the rest of the site and the neighborhood.

Sincerely,

[Signature]
Robert B. Winton
WINTON ARCHITECTS, INC.
EXTERIOR PAINT COLORS/FINISHES
(Paint by Sherwin Williams)

A  SW6126, Navajo White Paint at Eaves and trim

B  SW2805, Renwick Beige at stucco and wrought iron fencing

C  SW2837, Aurora Brown at Doors, Windows

D  Brick veneer to match existing residence

E  O.C. Oakridge Driftwood asphalt shingle, Architectural tile to match existing
April 23, 2012

Diana Kaminski, Senior Planner
City of Tempe
Community Development Department
31 East 5th Street
Tempe, AZ 85281

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   Letter of Explanation

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Sincerely,

Robert B. Winton
WINTON ARCHITECTS, INC.