

# Staff Summary Report

**Development Review Commission Date:** 01/08/08

**Agenda Item Number:** \_\_\_\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for CHRIST LIFE CHURCH located at 1137 East Warner Road.

**DOCUMENT NAME:** DRCr\_CHRISTLIFE\_010808

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **CHRIST LIFE CHURCH (PL070397)** consists of the addition of the 34,378 s.f. Jim Roam Family Center to the existing church facility on +/- 4.49 net acres in the AG Agricultural District. The request includes the following:

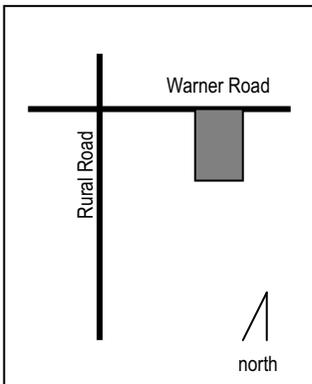
**DPR07189** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Kevin O’Melia, Senior Planner (480-350-8432)

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

**RECOMMENDATION:** Staff – Approval, subject to conditions 1 - 14.

**ADDITIONAL INFO:**



Gross/Net site area	4.49 acres
Building area B	11,866 s.f. (Exist’g Worship Hall)
Building area A	34,378 s.f. (Proposed Family Center)
Total building area	46,244 s.f.
Building footprint	33,735 s.f. (Existing & Proposed)
Bld’g Lot Coverage	17.24 % (25 % maximum allowed)
Building Height	33 ft. (33 ft maximum allowed with Use Permit)
Building setbacks	86.23’ front, 52.17’ E side, 88.44’ W side, 154.25’ rear (40’ front, 20’ sides, 35’ rear minimum required)
Landscape area	39,394 s.f.
Landscape coverage	20.14 % (no minimum standard)
Vehicle Parking	307 spaces (255 minimum required, 318 maximum surface spaces allowed without Use Permit)
Bicycle Parking	39 spaces (39 minimum required)
Zoning	Agricultural
GP2030 Land Use	Mixed Use (live / work)
GP2030 Density	Low, up to three d.u. / acre

The applicant is before the Commission requesting approval of the Jim Roam Family Center. The proposal was continued (at the applicant’s request) without discussion from the 11/27/07 to the 12/11/07 Hearing when neighbors indicated a city mailing notification of the 11/27 Hearing was not received. On 12/6/07 a second neighborhood meeting was conducted; the church presented the Family Center and received comments. On 12/11/07, after extensive discussion, the Commission approved a Use Permit request for a ten percent height increase over the 30’-0” standard allowed and continued the Development Plan to 01/08/08. The continuance has provided time for the design team to incorporate neighbor and Commission comments into the design, including development of the building elevations and site landscape.

- PAGES:**
1. Table of Contents
  - 2-3. Comments / Reasons for Approval
  - 4-6. Conditions of Approval
  - 7-8. Code / Ordinance Requirements
  - 9-10. History & Facts
  10. Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Development Plan Letter of Explanation, dated August 31, 2007
4. Site Plan and Project Data sheet A-004
- 5-6. Floor Plans sheets A-102 & A-103
7. Revised West & South Building Elevations sheet A-200
8. North & East Building Elevations sheet A-201
9. Axonometric and Perspective sheet A-700
10. Building Sections sheet A-300
11. Keyed Notes
12. Revised Landscape Plan & Plant Legend sheet 2 of 6
- 13-27. Site Photographs
- 28-29. 1<sup>st</sup> Neighborhood Meeting staff notes, dated October 17, 2007 (2 pages)
- 30-31. 2<sup>nd</sup> Neighborhood Meeting staff notes, dated December 6, 2007 (2 pages)
- 32-33. Communication from Steven Bauer, dated December 11, 2007 (2 pages).
34. Communication from Jim and Barbara Hix, dated December 7, 2007
35. Communication from Rosie Parks, dated December 7, 2007
36. Communication from Jeff and Lora Morgan, dated December 10, 2007.
37. Communication from Dick Clavel, dated December 11, 2007.

**COMMENTS:**

The site is located in the southern tip of Tempe on the south of Warner Road between Rural Road and McClintock Drive. The character of the area is residential. Nearby properties include Residential/Office as well as large, single family residences. Adjacent properties to the east (Wingfoot) and west (Las Estadas) are R1-15, single family residential. A large, single residential tract to the south (also in Las Estadas) is AG, Agricultural.

The site itself is also AG, Agricultural and the residential density is low: up to 3 dwelling units per acre. The projected land use designation is mixed-use. This designation was changed to mixed-use during the transition between General Plan 2020 (where the projected land use of this site was residential) to General Plan 2030. The nearby St. James the Apostle Episcopal Church at the southwest corner of Rural Road and Warner Road also converted to mixed use with the onset of General Plan 2030. The majority of the surrounding land use for this area remains residential.

Christ Life Church seeks to expand their existing facility. The proposed Jim Roam Family Center will include activity, educational and office functions that complement the worship function of this Christian church. The existing Worship Hall will remain. The existing freestanding Refuel (Youth Ministry) building will be demolished. Two existing buildings in the way of the Family Center have already been removed. Two modular buildings have been added to the parking lot south of the Worship Hall. These modular buildings will temporarily house church functions, including the Youth Ministry, which will transfer to the Family Center upon completion of that facility.

Existing entitlements for the site that remain in effect are a variance to reduce the required front yard parking setback from 40' to 25', a variance to decrease the parking screen wall height from 3'-0" to 1'-5" (as measured from the curb) and a Design Review Board approval for the Worship Hall which includes overall site and landscape improvements. A Use Permit for the two modular buildings south of the Worship Hall that was granted on June 27, 2007 is scheduled to expire two years from the date of approval. A Use Permit was granted on December 11, 2007 to allow a maximum building height of 33'-0" for the Family Center. This Use Permit will expire if a building permit is not obtained for the Family Center by December 11, 2008.

The proposed design requires a Development Plan Review that includes the architecture of the Family Center as well as the building in context of the site and landscape plans. The church has received critique of the design, both at the December 6, 2007 neighborhood meeting and at the December 11, 2007 Development Review Commission Hearing. The design team has prepared revised south and west building elevations and landscape site plan exhibits that respond to comments by neighbors and Commissioners. The applicant requests review of these exhibits and approval of the Development Plan by the Development Review Commission. The church intends to have the Family Center completed, outfitted and have the modular buildings removed and final site and landscape improvements completed in advance of the expiration of the existing Use Permit for the modular buildings.

**Development Plan**

The palette of building materials, including exterior plaster and exposed concrete unit masonry, relate to the materials of the existing Worship Hall. Lower walls of the Family Center are exposed, integrally colored concrete unit masonry and by condition of approval are required to match the Worship Hall masonry course pattern of 8x8x16 split face with occasional belts of 8x4x16 smooth CMU. Upper walls are smooth, machine finish exterior plaster (E.I.F.S.) surfaces. Following the direction of the Commission on December 11, 2007, the proposed "adobe" and "café" colors of the Family Center will also be applied to the plaster surfaces of the Worship Hall. The Worship hall exposed masonry will be re-colored to match the integral color masonry of the Family Center. A separate color presentation of the Worship Hall is required to repaint the exterior of the Worship Hall, in order to verify the distribution of color on this building. A red accent color found in the interior of the Worship Hall has been applied to the Family Center's exterior. This color is applied to metal canopies of the Family Center and to a portion of the roof over the lobby, but by condition of approval is not allowed on the cornice of the building.

The site orients the main entrances of the Worship Hall and the Family Center around a courtyard and central fountain. The covered upper deck of the Family Center café overlooks and further enlivens this space, which effectively has three levels of activity: the Family Center atrium entrance below the surface of the fountain, the Worship Hall lobby entrance at the fountain level and the covered Family Center café deck.

The existing courtyard tripod steeple and the small chapel which houses the Refuel youth ministry will be demolished. The previously installed site perimeter, which includes the existing parking, driveways, existing plant material and storm water retention basins for the most part will remain untouched. Modifications to the perimeter include tree buffer restoration along the west, east and south property lines and the relocation of the refuse enclosure from along the middle of the west property line to the southwest corner of the site. The refuse change is done to reduce the amount of site area devoted to refuse container maneuvering and increase the amount of parking. Vehicle parking on site is ample to accommodate the Worship Hall and the Family Center.

### **Public Input**

A neighborhood meeting was not required but two evening meetings have been held at the Christ Life Church Worship Hall. Planning staff attended both meetings. The first meeting was on October 17, 2007 and included predominantly members of the congregation. The second was on December 6, 2007 and included predominantly members of the Wingfoot and Las Estadas gated residential communities. Planning staff notes of both neighborhood meetings are included in the attachments to the report.

Also included in the attachments are five e-mail communications from Tempe residents—all from early December, 2007--concerning the Christ Life church expansion. The first communication from Las Estadas resident (Bauer) addresses neighbor's concerns voiced at the 2<sup>nd</sup> neighborhood meeting about quality of the building elevations. This communication also indicates the church directly transmitted revised elevations to the neighbors for input prior to the December 11, 2007 Hearing. The other four communications, also penned after the 2<sup>nd</sup> neighborhood meeting, each express support for the proposed Family Center. Two of these are from neighbors, one each from residents of the Wingfoot and Las Estadas communities (Hix and Parks, respectively). The other two are from city residents (Morgan and Clavel) who are also members of the church.

### **Conclusion**

The proposal serves the church and the surrounding neighborhood by completion of the campus development, restoration of the perimeter landscape and removal of portable buildings from the site.

### **REASONS FOR APPROVAL:**

1. The church has met with the neighbors and has agreed to augment the design of the Family Center elevations, to restore the site perimeter landscape and improve water-proofing of the east perimeter wall in response to neighbor concerns.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The project is not Mixed-Use, however, as a place of worship, the church complies with this zoning district and does not disturb the General Plan Projected Land Use.

## **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL, WHICH MAY BE MODIFIED, DELETED OR ADDED TO, SUBJECT TO THE DECISION-MAKING BODY.

### **DPR07189 CONDITIONS**

#### **General**

1. Obtain your building permit from the Building Safety Division by January 08, 2009 or the Development Plan approval expires. Be aware that the Use Permit approval for the 33'-0" Family Center building height (ZUP07156) expires on December 11, 2008.

#### **Site Plan**

2. Work with Wingfoot Homeowner's Association to accomplish the following prior to installation of perimeter landscape and restoration of irrigation on the Christ Life property. Excavate the east perimeter site retaining wall to the toe of the footing for the length of the property. Install weeps through wall if none found near low finish grade level for the length of the church property, or clean out the existing weeps if found at the proper level. Install water-proofing on the church side of the east perimeter site retaining wall to the high finish grade level for the full length of the church property. Repair damage to existing perimeter wall, flood irrigation pipeline, landscaping and landscape watering system as necessary.
3. Adjust parking to provide additional landscape islands--minimum 7'-0" wide, the length of the adjacent parking space, and minimum 120 square foot in area--that help to screen the Family Center west and south elevations:
  - a. Provide two additional landscape islands in the parking row adjacent to the west elevation. Position these islands so the trees in the islands will provide some afternoon shade for the glazed west entrance to the Family Center as the trees mature. This condition means there are a total of three (rather than one) intermediate landscape islands in the parking row adjacent to the west elevation.
  - b. Remove the parking immediately in front of the roll up door on the south elevation. Place two landscape islands in the parking row adjacent to the south elevation so a clear paved path that is the width of the roll-up door is bracketed by these landscape islands. Remove the other intermediate island indicated in this area. This condition means there are a total of two intermediate landscape islands (rather than one) in the parking row adjacent to the south elevation.
4. Finish exterior utility equipment boxes, including existing boxes on site, in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings. Locate service entrance section for the Family Center inside the building.

#### **Floor Plans**

5. Glazing for visual surveillance and safety:
  - a. Provide security vision panel at exterior service and exit doors (except fire valve and electric panel room entrances) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the threshold. Vision panel is not required at glazed entrances.
  - b. Avoid upper/lower divided glass in exterior curtain walls at grade level on north and east elevations. Match full height, undivided ground floor glass panels similar to entrance glass indicated at revised west elevation. Do not propose landscaping or screen walls that visually conceal lower windows.

#### **Building Elevations**

6. Material and Color Finishes:
  - a. Repaint the Worship Hall and site walls with colors that match the exterior plaster paint and the integral color masonry of the Family Center. Present color modifications for the exterior of the Worship Hall as part of a separate Development Plan Review application.
  - b. Provide a matching two-tone color striping pattern on the exposed masonry of the Family Center and Worship Hall, similar to the striping pattern as exists on the Worship Hall currently.

- c. The red color accent proposed is allowed on the Family Center as indicated in the revised elevations of sheet A-200. Remove the red cornice from the elevations indicated on A-201 and A-700 so the revised color accent intention is matched on all four elevations.
7. Provide exposed concrete unit masonry for the lower walls of the Family Center in pattern that embeds two horizontal courses of 8x4x16 plain CMU separated by a single course of 8x8x16 split face CMU in a field of 8x8x16 split face CMU, the same as exists at the Worship Hall. Provide exposed split face masonry for the mechanical equipment farm and refuse enclosure.
8. If a second floor exterior exit is required on the south side of the Family Center, conceal the stair within the building elevation—do not provide an exposed stair on the south elevation.
9. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed position these to enhance the architecture of the building. Likewise incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) into the design of the building elevations so that the architecture is enhanced by these elements. Do not expose conduit, piping or ductwork on the surface of the building.
10. Provide secure Family Center roof access from the interior. Do not expose roof access to public view.

### **Lighting**

11. Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under ZDC Appendix E "Photometric Plan", with the following additions:
  - a. Illuminate the mechanical equipment farm enclosure with 2.0 foot-candles of light from dusk to dawn.
  - b. Illuminate ground floor exterior entrances, including fire valve and electric panel room entrances, and second floor Café' entrance from dusk to dawn.
  - c. The Pastor's second floor balcony door is not required to be illuminated from dusk to dawn.
  - d. Limit required security lighting within this work scope to the area immediately around the Family Center and to outlying areas that are directly affected by this scope of work, such as at parking lot paving revisions to the west of the Family Center, existing parking lot lighting re-installation after the portables are removed and at the refuse enclosure.
  - e. Provide a photometric plan of the entire site that indicates light from existing security and street lights.
  - f. Provide house side shields where new security light fixtures are installed on the perimeter and factor the presence of the shields into the light spread on the photometric plan.

### **Landscape**

12. Prepare an on-site survey of site yards, site frontage, parking and perimeter landscape areas. Compare the survey with the previously approved site landscape plan, dated (delta 7) April 27, 2000 and stamped "approved" by City of Tempe planning plan check: Verify the extent of existing plant material, including trees, shrubs and plant groundcovers that has been removed, and indicate restoration of this landscape material on the site landscape plan. Provide replacement trees of 24" box installation size on site except provide replacement trees of 36" box installation size at the south, east and west perimeter landscape areas (adjacent to residential neighbors). The replacement trees may vary in species and genus from those indicated on the previously approved site landscaped plan. Provide replacement trees on the site perimeter adjacent to the residential neighbors that are non-deciduous.
13. Landscape watering system:
  - a. Repair existing irrigation system (on site or in the adjacent public right of way) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in public right of way frontage are irrigated as part of the reconfigured system at the conclusion of this construction.
  - b. If valve controller is updated, locate in a vandal resistant housing, conceal the valve and power conduits and hardwire controller power source (a receptacle connection is not allowed).

- c. Provide pipe distribution system with mains and distribution laterals of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" lateral feeder line is acceptable. Class 200 PVC lateral feeder line may be used for sizes greater than ½". Provide details of water distribution system.

**Signage**

14. On the Family Center, provide at least one 0'-12" high address letter sign on the north elevation and one on the west elevation near the southwest building corner. Locate signs at uniform height. Conform to the following for address signs described in this condition:
  - a. Compose of individual mount, metal reverse pan channel characters. Match Worship Hall detail.
  - b. Coordinate locations so signs are unobstructed by trees, vines, etc.
  - c. If the existing Worship Hall continues to be identified as "1137 B", identify the Family Center as "1137 A". Otherwise remove the "B" from the existing Worship Hall address signs and identify both buildings simply as "1137".

## CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN AND CONSTRUCTION TEAMS AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Comply with the provisions of the Tempe City Code, including Section 20-8. This section addresses hours in which construction may occur. Observe the seasonal shift between summer and winter hours. Construction activity outside of the prescribed hours is not allowed without prior written permission from the City of Tempe Neighborhood Programs Division ([shauna\\_warner@tempe.gov](mailto:shauna_warner@tempe.gov) or 480-350-8223).
- Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Review dated September 12, 2007. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews Construction Documents submitted to the Building Safety Division to ensure consistency with the Use Permit and Development Plan approvals.
- By agreement of the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use. Have the landscape architect and mechanical engineer submit reports during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources Division (480-350-2668 or [pete\\_smith@tempe.gov](mailto:pete_smith@tempe.gov)) if questions regarding the content of the water conservation reports.
- Comply with applicable state and federal laws regarding discovery and processing of archeological artifacts uncovered during construction.
- Requirements of the Zoning and Development Code 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](http://www.tempe.gov/zoning) or purchased at Development Services.
- Standard Details:
  - Tempe Standard “T” details may be accessed through [www.tempe.gov/engineering](http://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](http://www.tempe.gov) or may be obtained at Development Services.
- Provide a comprehensive parking space calculation, itemized by use, which covers every interior area plus the area of the upper deck used for the Café. Include the following:
  - Indicate separate required vehicle and bike parking calculation for the existing Worship Hall, based on the approval for that building.
  - Break down proposed Family Center areas by the following uses and assign quantity of parking to each based on the captioned parking ratios.
    - “Worship” space including Multi-Purpose main floor, Stage, Green Rooms and Dressing Rooms (1 vehicle space per 100 s.f.; one bike space per 1,500 s.f.)
    - “Lodge/Club” space including Café interior floor and exterior balcony, Youth Café and Youth Activity Room (1 vehicle space per 125 s.f.; 1 bike space per 2,000 s.f.)
    - “Warehouse” space including Storage Rooms, Janitorial Closets and Equipment Rooms (1 vehicle space per 500 s.f.; 1 bike space per 10,000 s.f.)
    - “Office” and “School” space and all other interior spaces including, but not limited to: School, Day Care, Resource, Administration, Usher, Media, Atrium, Corridors, Vertical Circulation and Restrooms, (1 vehicle space per 300 s.f.; one bike space per 1,000 s.f.)
    - Thickness of exterior walls (no standard).
- Update the Building Safety Division parking file for 1137 East Warner Road.

- Locate bicycle parking in conformance with ZDC Appendix A-III. Bicycle parking adjacent to the driveway turnaround to the north of the courtyard is acceptable. Dispersal of some bicycle parking is also acceptable at locations adjacent to the several main building entrances. Do not locate bicycle parking at outlying site areas or adjacent to building but remote from building entrances where lack of visual surveillance contributes to theft hazard.
- For large backflow prevention or similar ground-mount devices handling 3" or larger water lines, provide a masonry screen wall that conceals the device from the street in conformance with Standard detail T-214. Use of an existing screen wall or berm is also acceptable.
- Correctly indicate the following existing features on the site plan:
  - The walkway that connects the on-site walkway network to the public right of way.
  - The site monument sign and the parking screen walls facing Warner Road.
  - The meandering public sidewalk and the curb, gutter and driveways in the adjacent off-site frontage.
  - The row of four existing parking spaces and landscape islands in the parking row immediately southeast of the Worship Hall.
- Add missing items to the site plan as follows:
  - Add a landscape island immediately east of the refuse enclosure.
  - Add a landscape island at the north and a landscape island at the south end of the parking row immediately west of the Family Center.
  - Add an intermediate landscape island at the former refuse enclosure location in the parking row along the west property line. Provide a total of three intermediate islands in this westernmost parking row, rather than the two that are indicated on the site plan.
  - Add bicycle parking required by the parking calculation. Provide 2'x6' spaces with bike rack in conformance with Standard Detail T-578. One rack may serve two adjacent bike parking spaces. Locate bike spaces in high visual surveillance areas near building entrances.
  - Provide walkways connecting exit doors through adjacent planting areas to the site walkway network.
- On the site plan, layout fire lane around perimeter site drive aisle. Maintain a 20'-0" drivable fire lane width with 45'-0" turn outside radius and 14'-0" vertical clearance from fire lane surface to underside of trees.
- Verify with Public Works / Solid Waste Department (480-350-8127 or joseph\_kolesar@tempe.gov) that the Standard Detail DS-116 refuse enclosure proposed at the southwest site corner may be a single enclosure as indicated or must be a double enclosure due to the increased building area.
- Measure height of Family Center to tops of canopies and parapet from top of Warner Road curb along center front of property. Do not allow vents or incidental roof top mechanical or electrical equipment to protrude above top of parapet.
- Provide one non-deciduous tree of minimum 24" box installation size per additional landscape island. Provide at least five groundcovers in each of the additional landscape islands.
- Identification signs are processed under separate permit and are not part of this Development Plan. Obtain sign permit for any building mount signs, monument identification signs or site directory map. Follow ZDC Part 4 Chapter 9 with the design of the signs. Way finding signs (if proposed) may not require a sign permit, depending on size. Way finding signs are subject to review by Planning Division staff during plan check process and Planning Inspection staff prior to Certificate of Occupancy.
- Self illuminate or direct illuminate building address signs.

## **HISTORY & FACTS:**

### **1137 East Warner Road in the AG, Agricultural District**

- December 29, 1976 Permit #74-3320 was issued by County Health Department to construct an individual sewage disposal system for Viola Owens. Note: a single family residence (since demolished) occupied the site south of the proposed Family Center.
- September 28, 1988 Board of Adjustment approved a Use Permit and five Variances for Community Baptist Fellowship to allow the temporary use of an existing building for a worship facility. Note, these variances were tied to the use of the building and have expired. The building no longer exists.
- October 19, 1988 Design Review Board approved the building elevations, site plan and landscape plan for Community Baptist Fellowship Church. Note: this design approval expired.
- November 15, 1989 Design Review Board approved the building elevations, site plan and landscape plan for Community Baptist Fellowship Church. Note: the building that came out of this approval was originally a chapel and currently houses the Refuel Youth Ministry.
- December 28, 1989 Board of Adjustment approved a variance request to waive the on-site landscaping along Warner Road and the east and south property lines until future phases of development are begun.
- November 12, 1995 Design Review Board staff approved the request by Christ Life Church for a freestanding sign.
- January 4, 1996 Hearing Officer approved Variance request by Christ Life Church to allow advertising copy to be placed on a freestanding sign.
- February 18, 1997 Hearing Officer approved a Use Permit request by Christ Life Church to allow a 28' x 60' modular building to be used for temporary classrooms.
- June 9, 1997 Design Review Board staff approved a shade structure for the south side of the main church building and a temporary parking lot.
- April 20, 1999 Hearing Office approved a request for the following by Christ Life Church
- a. Use Permit extension to allow existing temporary modular building to remain for one additional year.
  - b. Variance to reduce the required front yard setback from 40' to 25' to allow off-street parking to encroach into an area reserved exclusively for landscaping.
- October 20, 1999 Design Review Board approved the Building elevations, site plan and landscape plan for Christ Life Church Worship Hall.
- November 7, 2000 Hearing Officer approved a one year extension of case (BA990078) for the following:
- a. Use Permit extension to allow existing temporary modular building to remain for one additional year.
  - b. Variance to reduce the required front yard setback from 40' to 25' to allow off-street parking to encroach into an area reserved exclusively for landscaping.
- December 5, 2000 Hearing Officer approved the variance request by Christ Life Church to reduce the required parking screen wall height as measured from the Warner Road frontage from 3'-0" to 1'-5".

- May 18, 2004 By public vote, the citizens of the City of Tempe ratified General Plan 2030. Prior to the vote, General Plan 2030 was approved by the City Council on December 4, 2003. The General Plan change was significant in that the projected land use designation for 1137 East Warner Road converted from residential to mixed-use. The projected residential density for 1137 East Warner Road and its surroundings remained low: up to 3 dwelling units per acre.
- June 27, 2007 Hearing Officer approved the request by Christ Life Church for a Use Permit (ZUP07073) to allow for two accessory modular buildings, subject to the following conditions:
1. Obtain all necessary clearances from the Building Safety Division
  2. This Use Permit is limited to 24 months (June 27, 2009). Continuation of this use beyond 24 months will require a new Use Permit.
  3. The existing non-compliant accessory modular buildings (Buildings C & D) shall be removed by October 1, 2007. Note: this condition has been fulfilled.
- November 27, 2007 Development Review Commission (at the applicant's request) continued the request for a Use Permit for a ten percent height increase (from 30'-0" to 33'-0") and a Development Plan Review for the Jim Roam Family Center on the Christ Life Church campus located at 1137 East Warner Road in the AG, Agricultural District.
- December 11, 2007 Development Review Commission approved the request for a Use Permit for a ten percent height increase (from 30'-0" to 33'-0") for the Jim Roam Family Center on the Christ Life Church campus located at 1137 East Warner Road in the AG, Agricultural District with a 5-1 vote. By the same vote the Development Review Commission continued a Development Plan Review for the Jim Roam Family Center. The Commissioner with the dissenting vote was in favor of approving the Use Permit and the Development Plan with the provision that the site landscape plan be returned to the Commission for review.

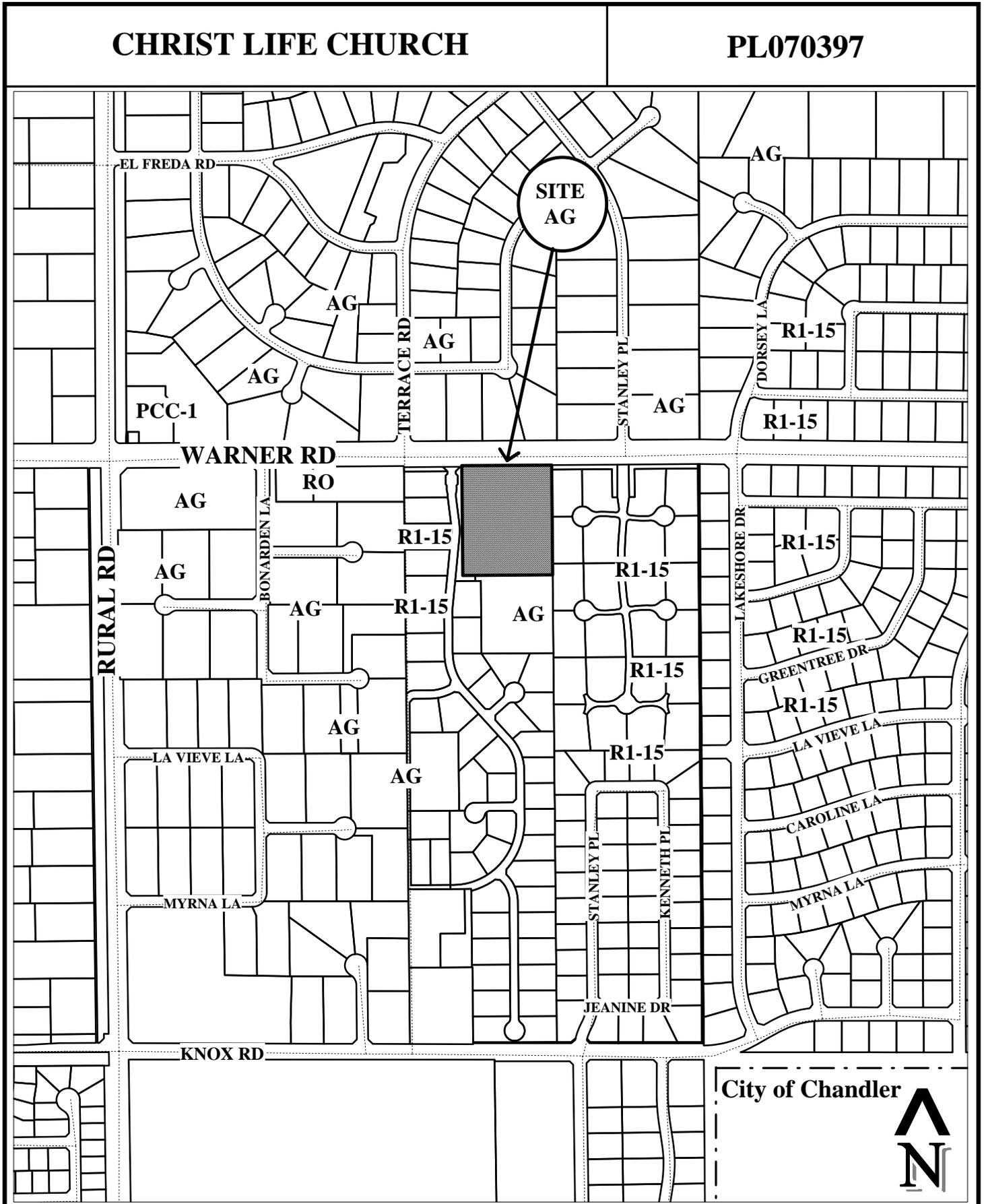
**ZONING AND DEVELOPMENT CODE REFERENCE:**

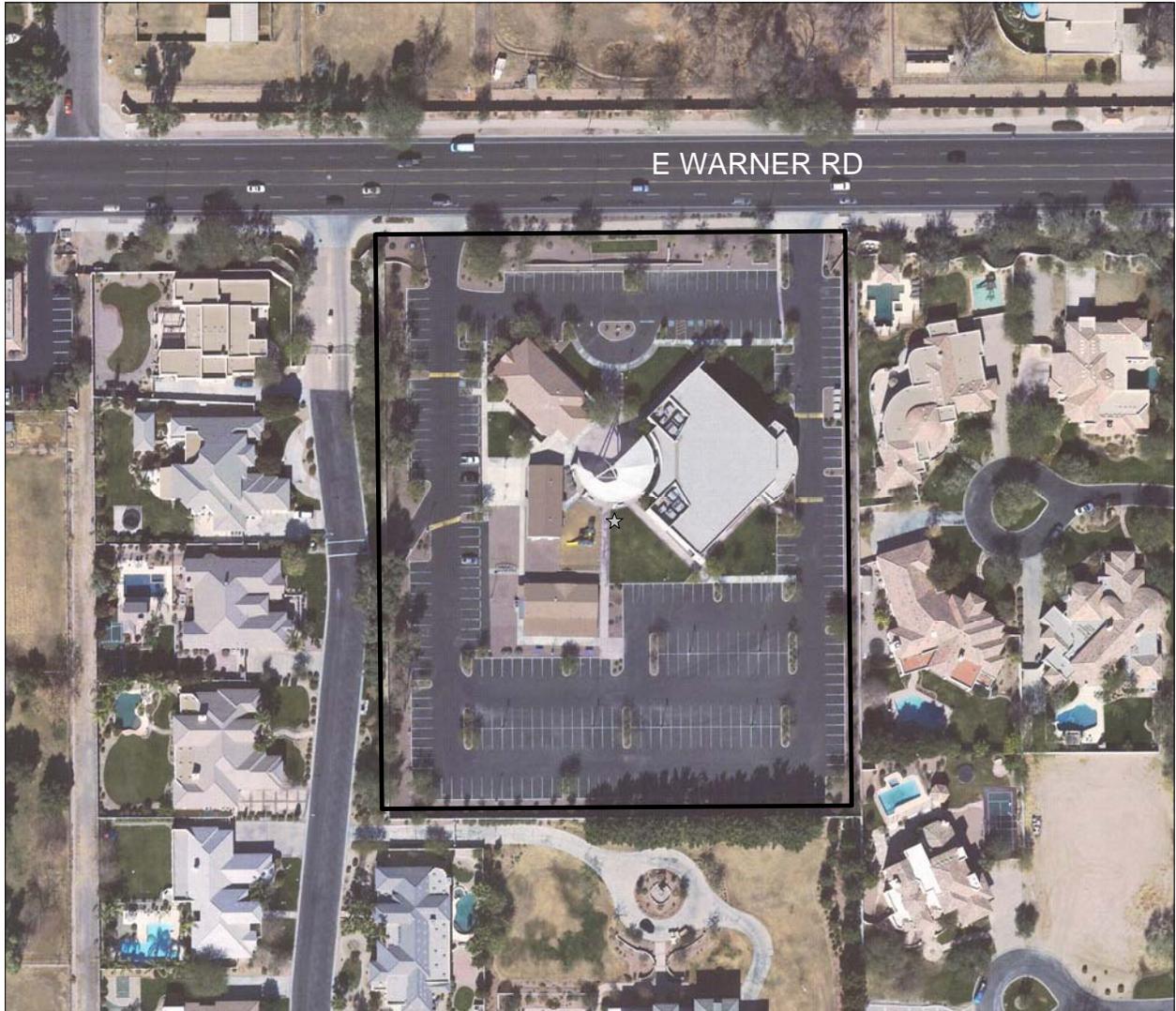
Section 6-306, Development Plan Review

Section 6-308, Use Permit

CHRIST LIFE CHURCH

PL070397





CHRIST LIFE CHURCH - EXPANSION (PL070397)

August 31, 2007

City of Tempe  
Development Services Dept.  
c/o Planning Dept.  
31 East Fifth Street  
Tempe, AZ 85280-5002

Ref: Development Plan Review Application for the construction of a two-story  
38,000 sq. ft. church expansion for the use of activity, educational and office  
functions to be known as the "Jim Roam Family Center"  
c/o Christ Life Church, 1137 E. Warner Rd., Tempe, AZ

Gentlemen:

In accordance with the requirements as set forth by the City of Tempe for a Development Plan Review Application applicable to the construction of a building to be utilized by Christ Life Church, the following narrative shall apply as a "letter of explanation".

The construction of the building as referenced herein is for the purpose of expanding the worship and activity resources available to the existing and future needs of the church congregation. The building encompasses approximately 38,000 sq. ft. in a two-story structure consisting of a steel frame with standard wall and sheathing materials overlaid with a cementitious material veneer. The building will be constructed by a local contractor (Caliente Construction) and will be built in accordance with all State and local codes in relationship to the International Building Code (IBC). The parking and landscape codes as applicable to the Tempe requirements will be strictly followed.

We at Christ Life Church have been a collegial, purpose-driven church for eleven years at our current location. During this time we have striven to provide our congregation and our neighbors with activities and worship that minimally impact any vehicular traffic, causing no nuisances or disruptions for the surrounding area while matching the architectural continuity of our surrounds.

If you have any further questions, please contact the undersigned for any clarification or activity description.

Very truly yours,

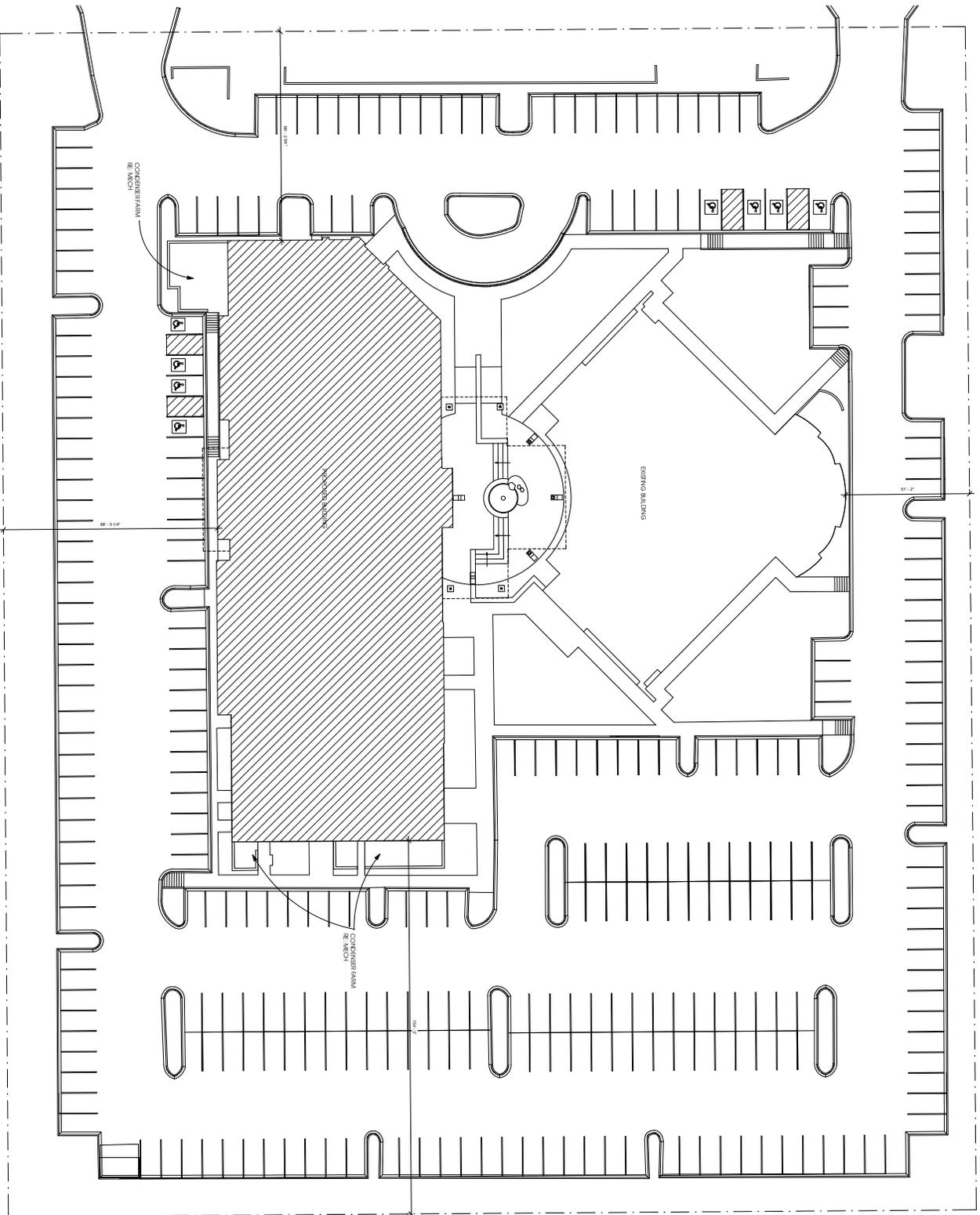


Phillip D. Goldsberry, Sr.  
Senior Pastor

SEP - 5 2007

*reach. impact. empower.*

*christlifechurch.org*



1 SITE PLAN  
1" = 20'-0"

**PROJECT DATA**

- 1. GROSS SITE AREA = 4.9922 ACREAGE
- 2. NET SITE AREA = 2.1726 SQFT
- 3. TOTAL BUILDING AREA = 4.6503 ACREAGE
- 4. TOTAL BUILDING AREA = 15,827 SQFT
- 5. TOTAL WORSHIP = 4,264 SQFT
- 6. TOTAL WORSHIP = 11,865 SQFT
- 7. JIM ROMAN FAMILY CENTER OFFICE/ADMIN = 3,573 SQFT
- 8. OTHER = 13,680 SQFT
- 9. BUILDING FOOTPRINT AREA = 32,236 SQFT
- 10. LOT COVERAGE = 17.26%
- 11. ACTUAL BUILDING SETBACKS: NORTH 86'-2 1/2', WEST 88'-3 1/2', EAST 116'-0', SOUTH 116'-0'
- 12. BUILDING HEIGHT = 33'-0"
- 13. SITE LANDSCAPE AREA = 20,204 SQFT
- 14. LANDSCAPE SITE COVERAGE = 28%
- 15. REQUIRED PARKING (CARS) WORSHIP/MULTI-USE = 222 SPACES
- 16. OFFICE/ADMIN = 12 SPACES
- 17. TOTAL REQUIRED PARKING FOR CARS = 291
- 18. TOTAL PROVIDED = 314 - 8 H.C.
- 19. REQUIRED PARKING (BIKES) WORSHIP/MULTI-USE = 20 SPACES
- 20. OFFICE/ADMIN = 2 SPACES
- 21. STORAGE = 1 SPACE
- 22. TOTAL REQUIRED PARKING FOR BIKES = 23

**12. LEGAL DESCRIPTION**

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE 6TH MERIDIAN, IN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 400 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 944 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 400 FEET TO THE EAST LINE THEREOF; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 544 FEET TO THE POINT BEGINNING, EXCEPT THE NORTH 55 FEET THEREOF.



TRUE NORTH

SITE PLAN	
Project Number	02001
Date	11/09/07
Drawn by	LUC
Checked by	SAK
Scale	1" = 20'-0"

No.	Description	Date

Christ Life Church  
1137 E. Warner  
Road Temple, AZ  
85284

**PRELIMINARY NOT FOR CONSTRUCTION**

SEEKER FRIENDLY FACILITIES FOR PURPOSE DRIVEN CHURCHES

3340 WEST WOMENEN ROAD  
COLORADO SPRINGS, COLORADO  
80908  
P: (719) 532-0780  
F: (719) 295-6596

5202 124th Street, Suite B  
17426 TX TX 75124  
Office: 806.698.1262  
Fax: 806.687.5240  
Toll Free: 866.285.3240













# Keyed Notes

## 01000 - General Info

01001 Line of construction above

## 02000 - Site Work

02775-A Conc. sidewalk-broom finish  
re: Civil  
02840-B Conc. sidewalk-broom finish  
(colored) - re: Civil  
02846 Handicap parking stall sign  
re: Civil

## 03000 - Concrete

03300 Conc. foundation re: struct.

## 04000 - Masonry

04000 Not used

## 05000 - Metals

05120 Steel brace frame re: struct.  
05500 Elevator pit ladder  
05511 Metal Stairs  
05515 Wall ladder w/ handrail  
05521 Metal pipe railing  
05521 Ornamental railing

## 06000 - Wood and Plastics

06105 4"X8"X3/4" Fire-treated  
plywd  
for phone terminal board  
06402.A1 24" Base Cabinets w/p-lam  
countertop  
06402.B1 12" Deep Upper Cabinets  
06402.C1 24" Deep p-lam Countertop  
06402.D1 30" Deep p-lam Countertop  
06402.E1 30" Deep p-lam Countertop  
w/ 12" Transaction counter  
06402.F1 48" deep p-lam Countertop  
06402.G1 16" Deep adj. shelving  
w/full-height brackets  
06402.H1 12" Deep shelf and rod  
06402.I1 18" p-lam bench  
06402.J1 Solid wood trim  
06402.K1 48" deep p-lam  
countertop w/24" deep base  
cabinets

## 07000 - Thermal and Moisture Prot.

07531 EPDM walkway surface  
07610 Sheet metal roofing  
07620 8" w x 16" h Overflow scupper  
07620-A Prefinished metal gutter  
07715 Soffit vent  
07720-A Roof hatch  
07720-B Smoke vent - re: mechanical

## 08000 - Doors and Windows

08330 Mirror  
08331 Overhead calling door

## 09000 - Finishes

09209 Drywall reveal  
09770 Fiberglass-reinforced  
plastic panels

## 10000 - Specialties

10101 Porcelain-enamel marker board  
10155 Toilet partition  
10191 Curtain and curtain track  
10305 Factory-built gas fireplace  
10416 Pylon-mounted LED Signage  
10431 36" Building signage  
10520-A Fire extinguisher and cabinet  
10520-K Fire extinguisher and cabinet  
10521 Knox box  
10651 Operable panel partition

## 11000 - Equipment

Refer to FFE Plans for add'l equipment

## 12000 - Furnishings

Refer to FFE Plans for add'l furnishings  
12484 Floor mat

## 13000 - Special Construction

13920 Fire Dep't connection  
re: fire protection dwgs

## 14000 - Conveying Systems

14240-A 2100\$, 125fpm Hydraulic  
elevator  
14240-B Hydraulic elevator equipment

## 15000 - Mechanical

15122 Gas meter re: plumbing  
15140 Water meter re: plumbing  
15150 Sanitary vent  
15160 Roof drain re: plumbing  
15164 Floor drain re: plumbing  
15194 Gas piping re: plumbing  
15400 Hose bibb re: plumbing  
15410 Two-compartment sink  
re: plumbing  
15410 One-compartment sink  
re: plumbing  
15410 Floor-mounted mop sink  
re: plumbing  
15415 Bi-level accessible electric  
water cooler re: plumbing  
15480 Water heater  
15550 Exhaust fire  
15700 Packaged HVAC  
re: mechanical  
15800 Exhaust Fan re: mechanical

## 16000 - Electrical

16230 Packaged diesel generator  
system re: Electrical  
16271 Transformer re: Electrical  
16440 Electrical panel re: electrical  
16620 Fire alarm system re: electrical

**EXISTING PLANT LEGEND**

Symbol	Botanical Name	Common Name	Quantity	Size
	<i>Thyus latifolia</i>	Apricot	1	24" Box
	<i>Quercus virginiana</i>	Heritage Live Oak	43	15 Gallon
	<i>Quercus laurifolia</i>		19	15 Gallon
	<i>Acacia willardiana</i>	Palo Blanco	35	15 Gallon
	<i>Prosopis juliflora</i>	Thornless Mesquite	43	15 Gallon
	<i>Parkinsonia hybrid</i>	Desert Museum Palo Verde	6	24" Box
	<i>Existing Pteleocarya macrophylla</i>		0	
	<i>Existing Prosopis chilensis</i>		2	
	<i>Existing Rhus knuthii</i>		0	
	<i>Existing Acacia saligna</i>		11	

**PLANT LEGEND**

Symbol	Botanical Name	Common Name	Quantity	Size
	<i>Syngonium monosaccharifera</i>	Queen Palm	6	24" Box
	<i>Existing palm to remain in place</i>			
	<i>Callitriche californica</i>	Big Fairy Duster	46	5 Gal.
	<i>Eriophyllum maculatum 'velutina'</i>	Emu Bush	14	5 Gal.
	<i>Justicia californica</i>	Chuparosa	3	5 Gal.
	<i>Ruellia brittaniana</i>	Blue Ruella	14	5 Gal.
	<i>Existing shrub to remain in place</i>			
	<i>Agave leucostachya</i>	Sugar Agave	29	5 Gal.
	<i>Pedicularis mexicanus</i>	Lady Slipper	15	5 Gal.
	<i>Gaura lindheimeri</i>	Whirling Butterflies	13	1 Gal.
	<i>Verbena tenuisecta</i>	Moss Verbena	56	1 Gal.
	<i>Lantana montevidensis</i>	Gold Trailing Lantana	29	1 Gal.
	<i>Existing Bulbous</i>			

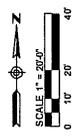
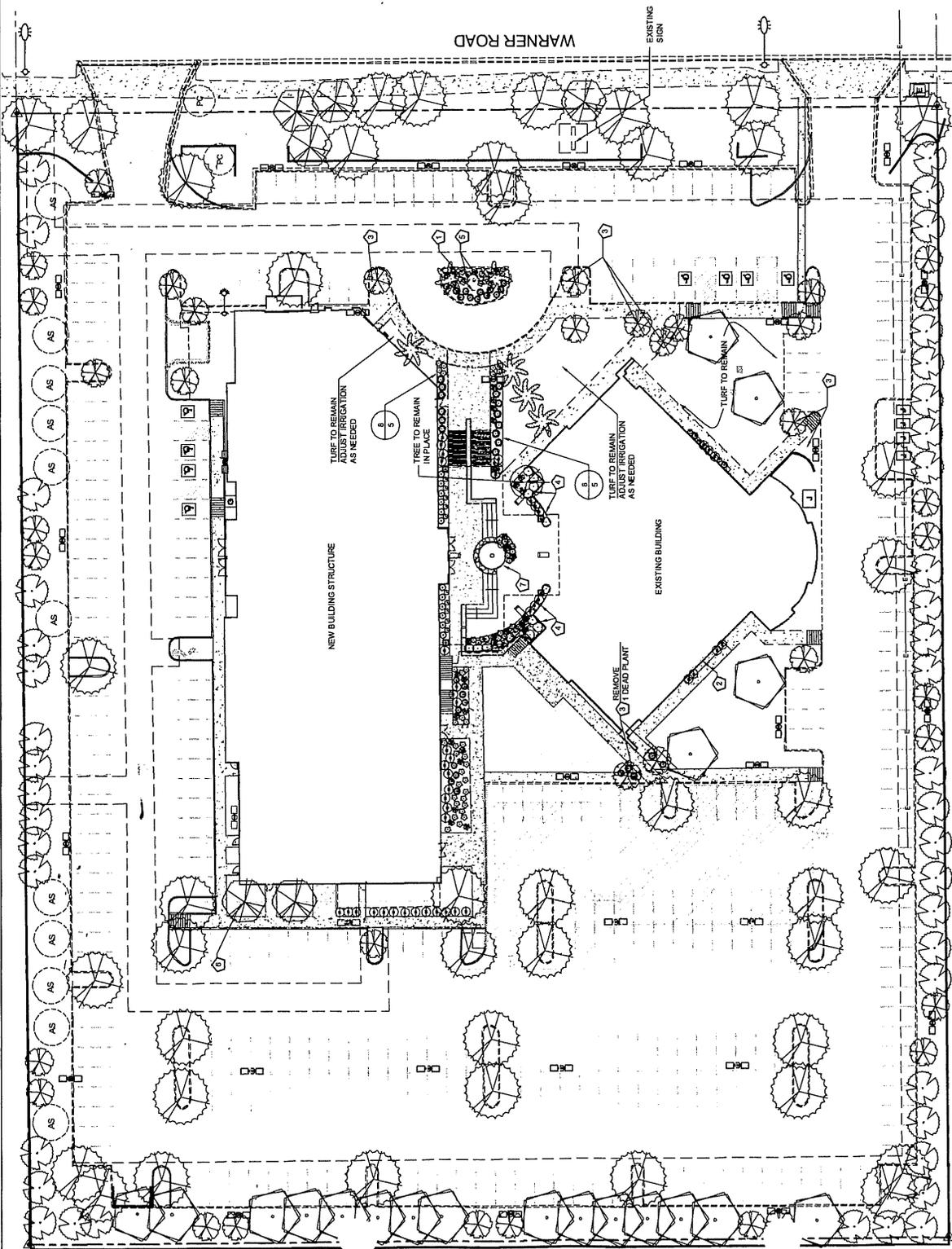
**DS070729**  
**PC071011**  
**PC07383**  
**EN070192**

**ALLEN CONSULTING ENGINEERS, INC.**  
 31450 N. CENTENNIAL BLVD. SUITE 100  
 MESA, ARIZONA 85215  
 PHONE: (480) 844-1686  
 FAX: (480) 830-8453  
 E-MAIL: [allen@allenconsulting.com](mailto:allen@allenconsulting.com)

**CHRIST LITE CHURCH**  
 1137 E. WARNER RD.,  
 TEMPE, ARIZONA

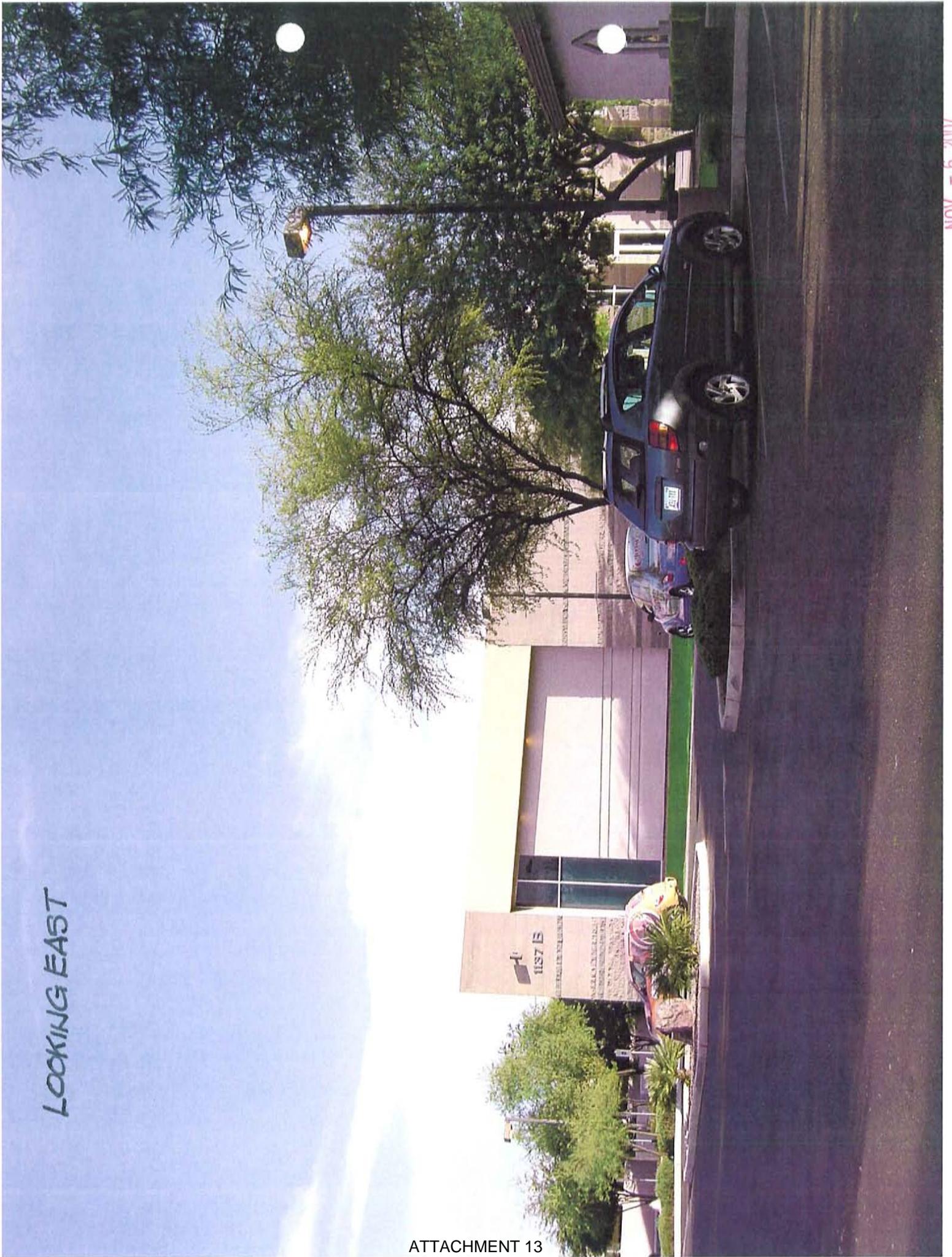
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04282	12-20-07	2	07
DESIGNED/PLANNED/CON.	DATE	12-20-07	6

**S A G E**  
**ARCHITECTURE**  
**& ENVIRONMENTAL**  
 2210 E. FT. LOVELL RD.,  
 SUITE 120  
 MESA, ARIZONA 85215  
 480.842.7400

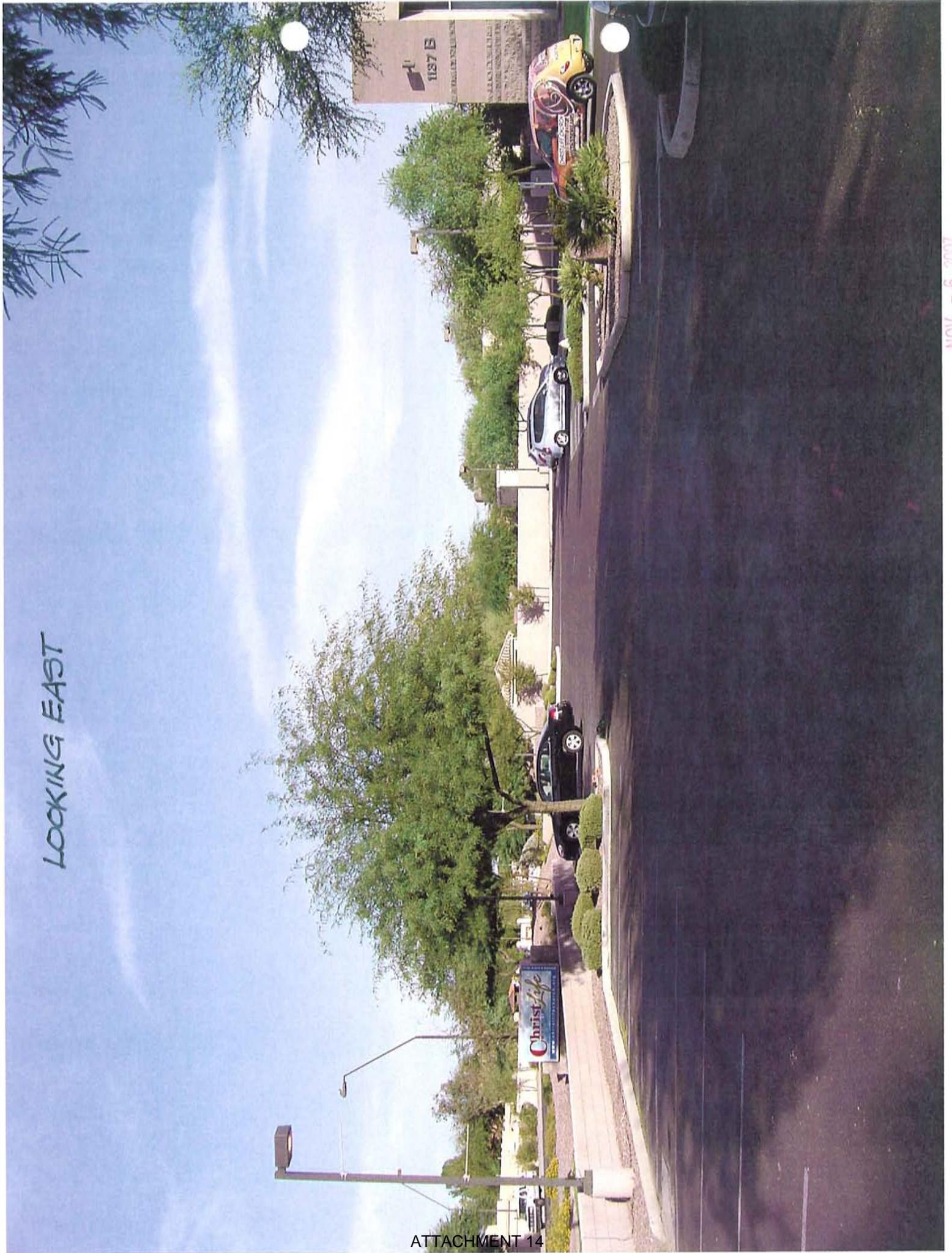


DEC 24 2007

LOOKING EAST



LOOKING EAST





LOCKING NORTHEAST

NOV - 6 2007



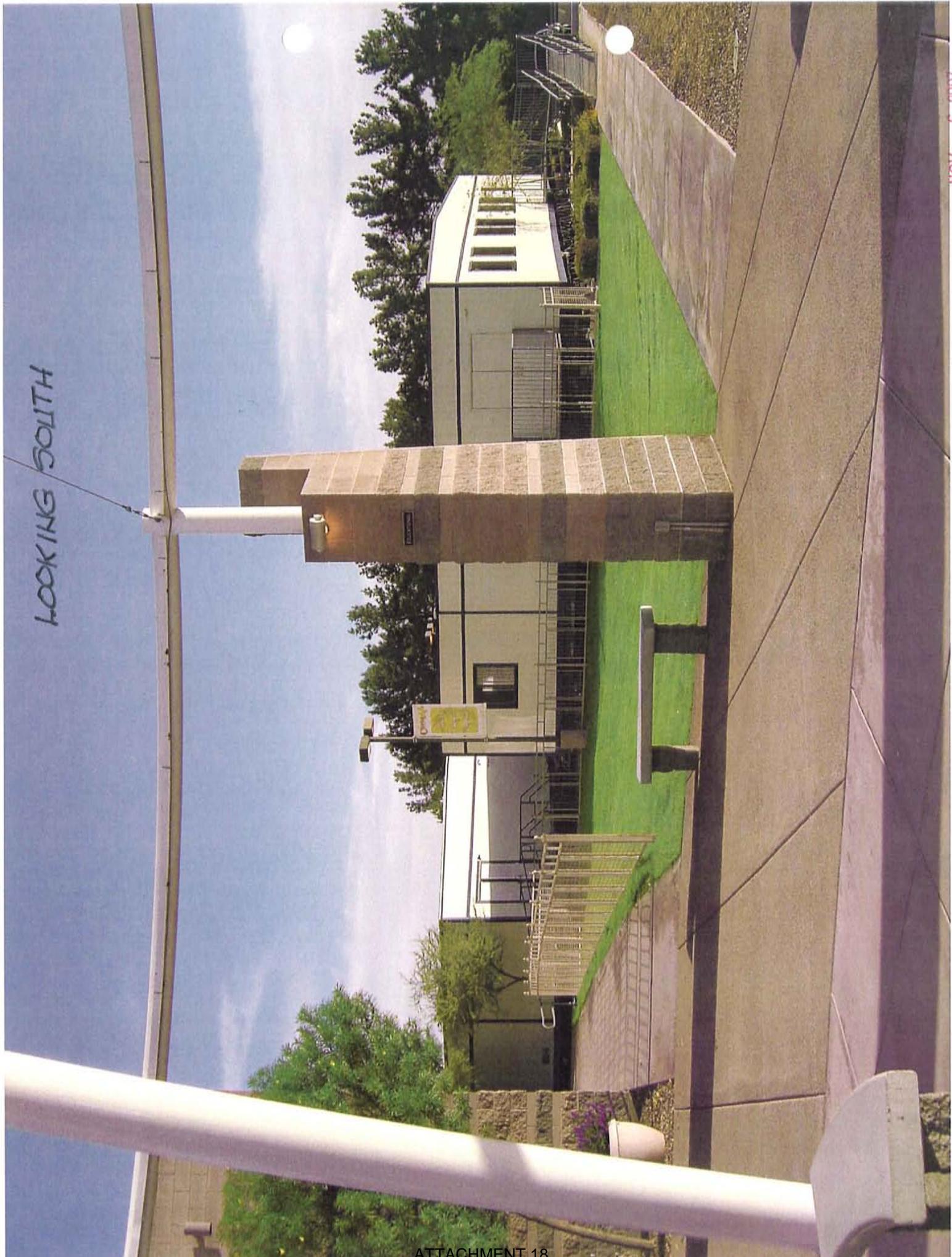
LOOKING NORTHWEST

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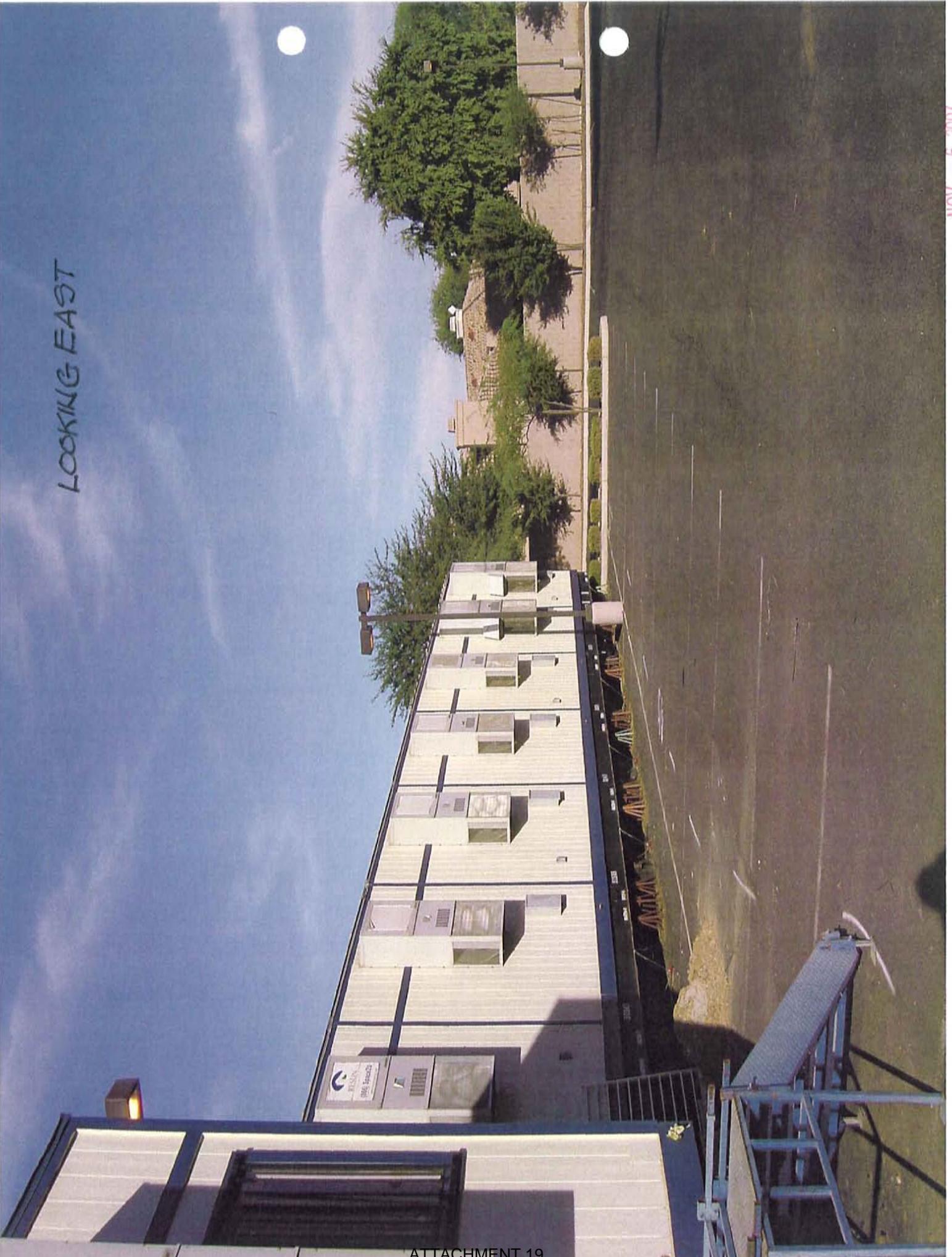


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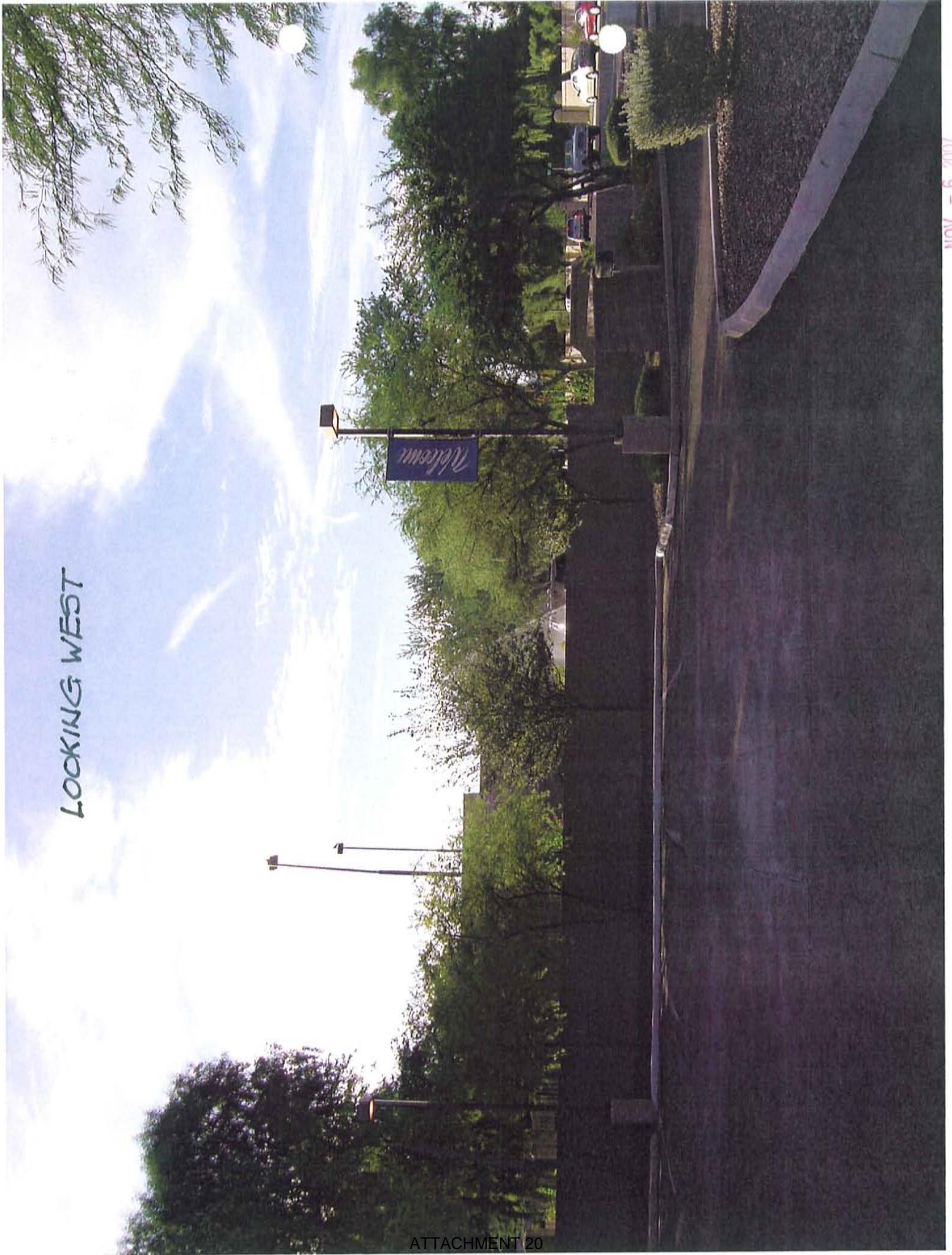
LOOKING SOUTH



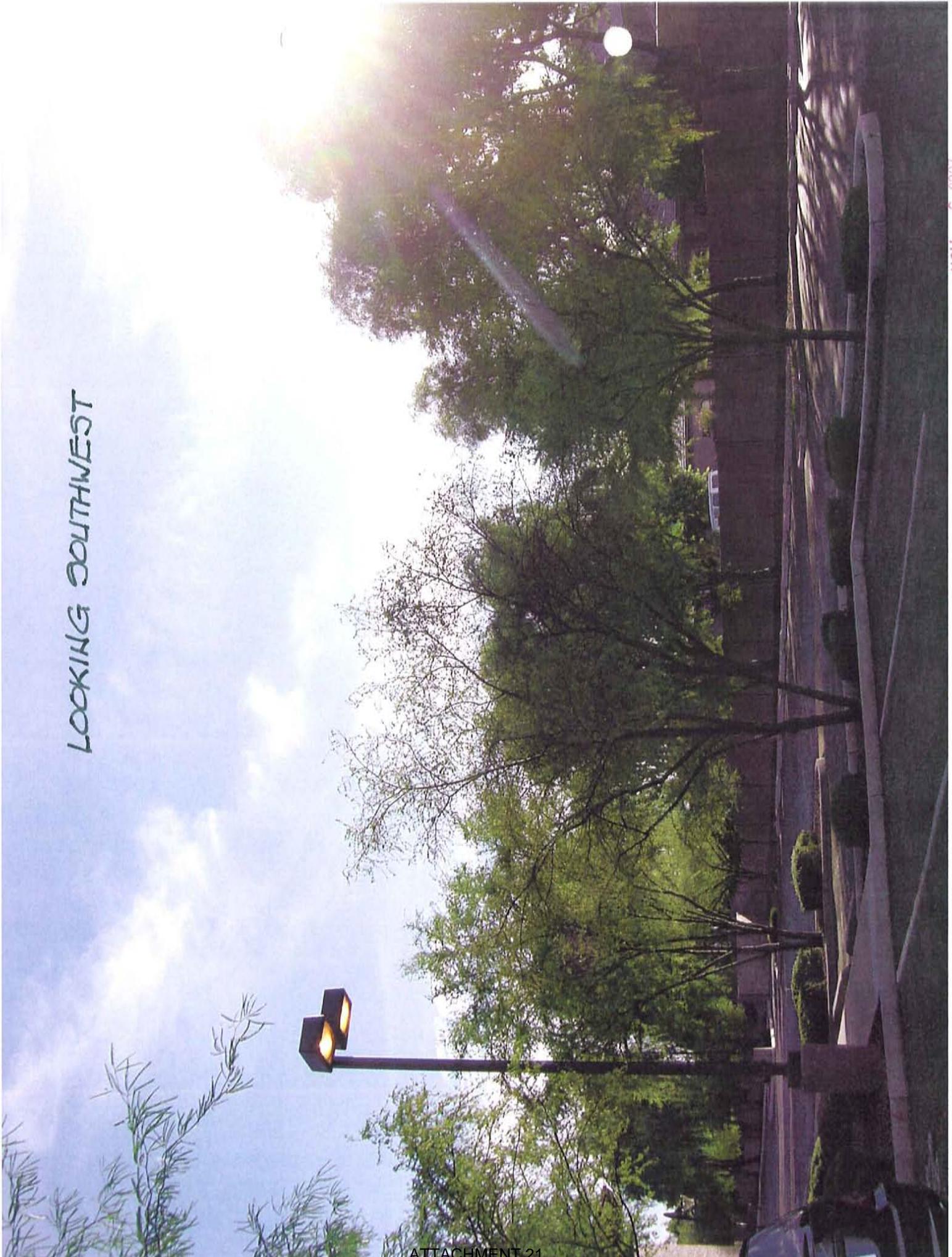
LOOKING EAST



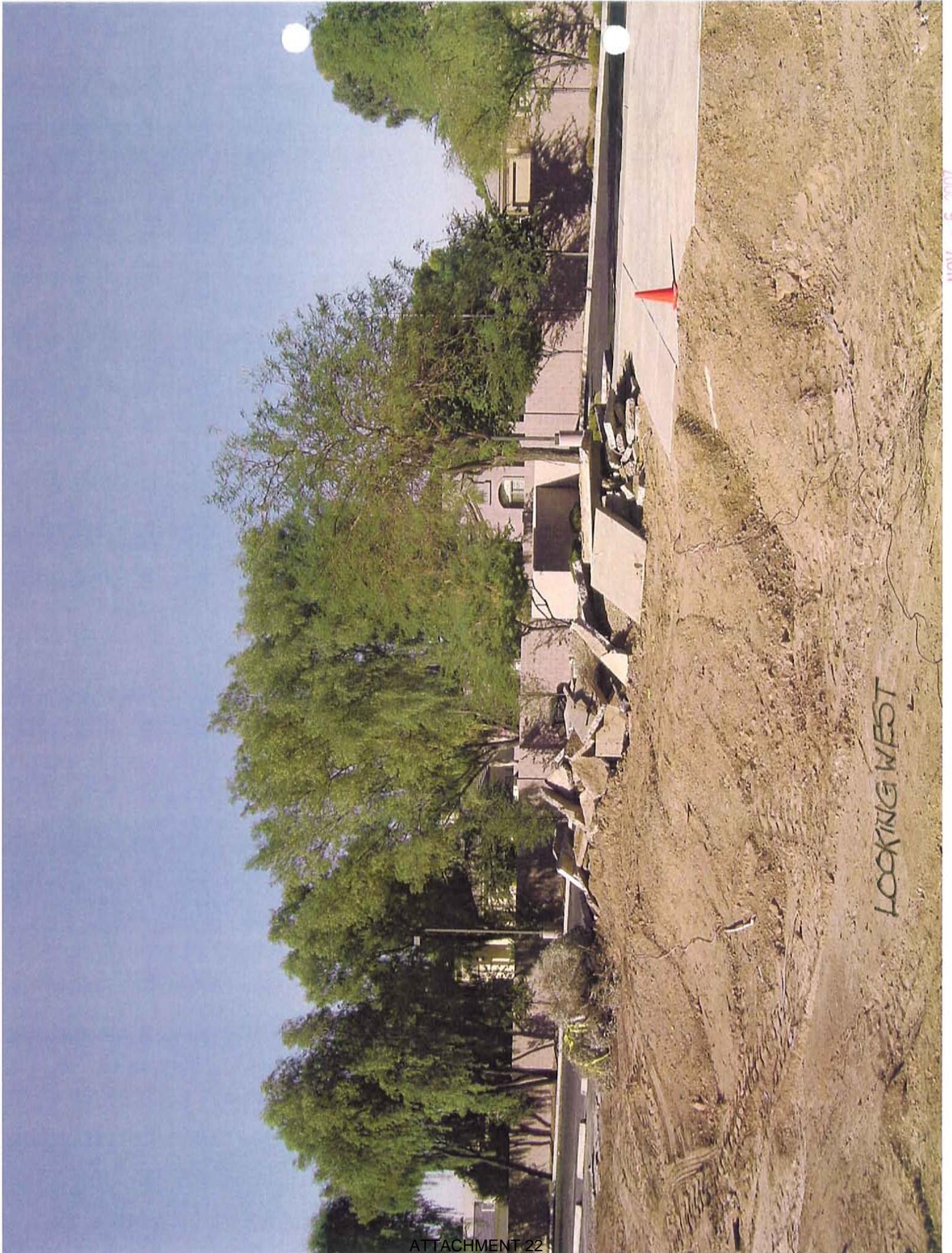
LOOKING WEST



LOOKING SOUTHWEST

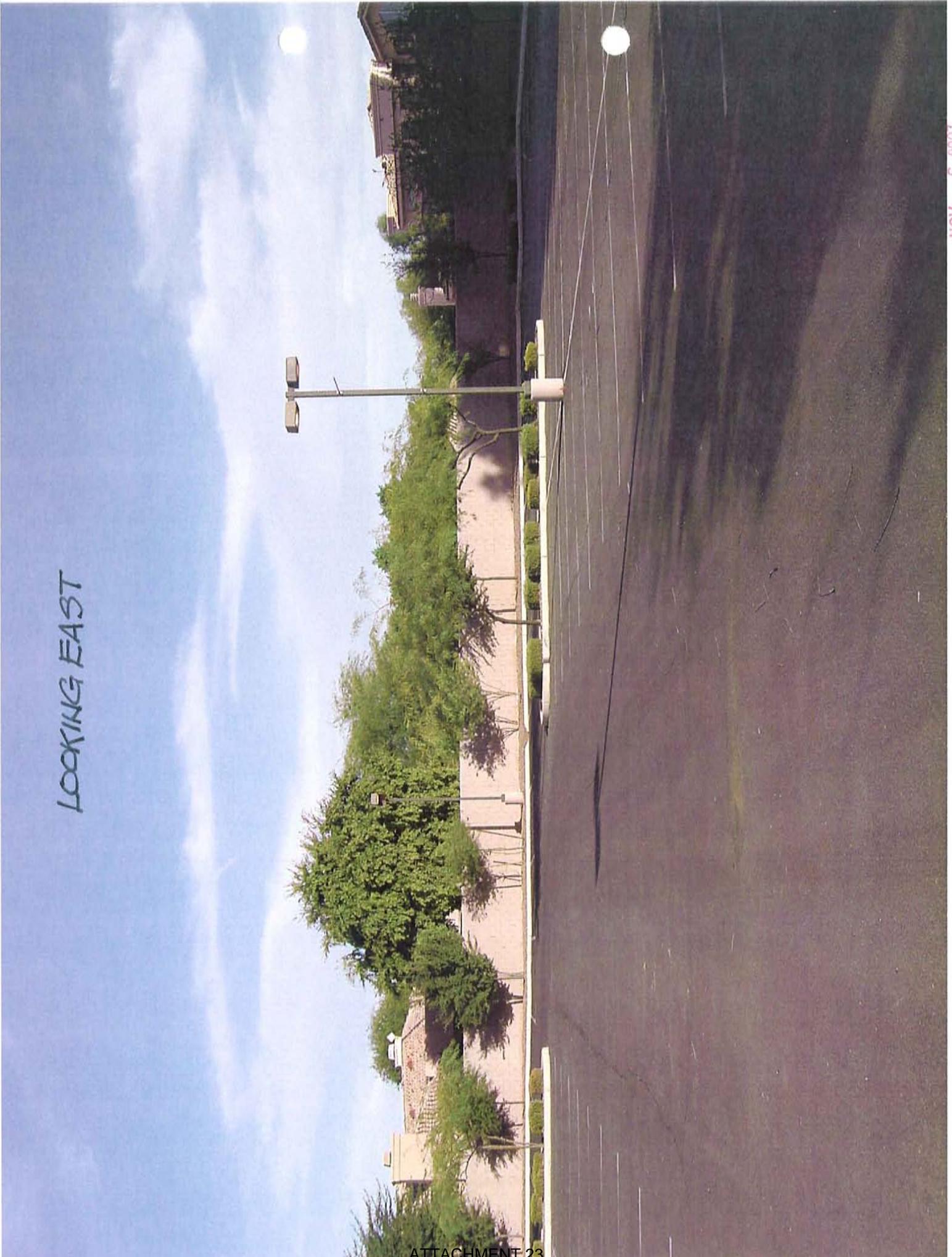


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LOOKING EAST

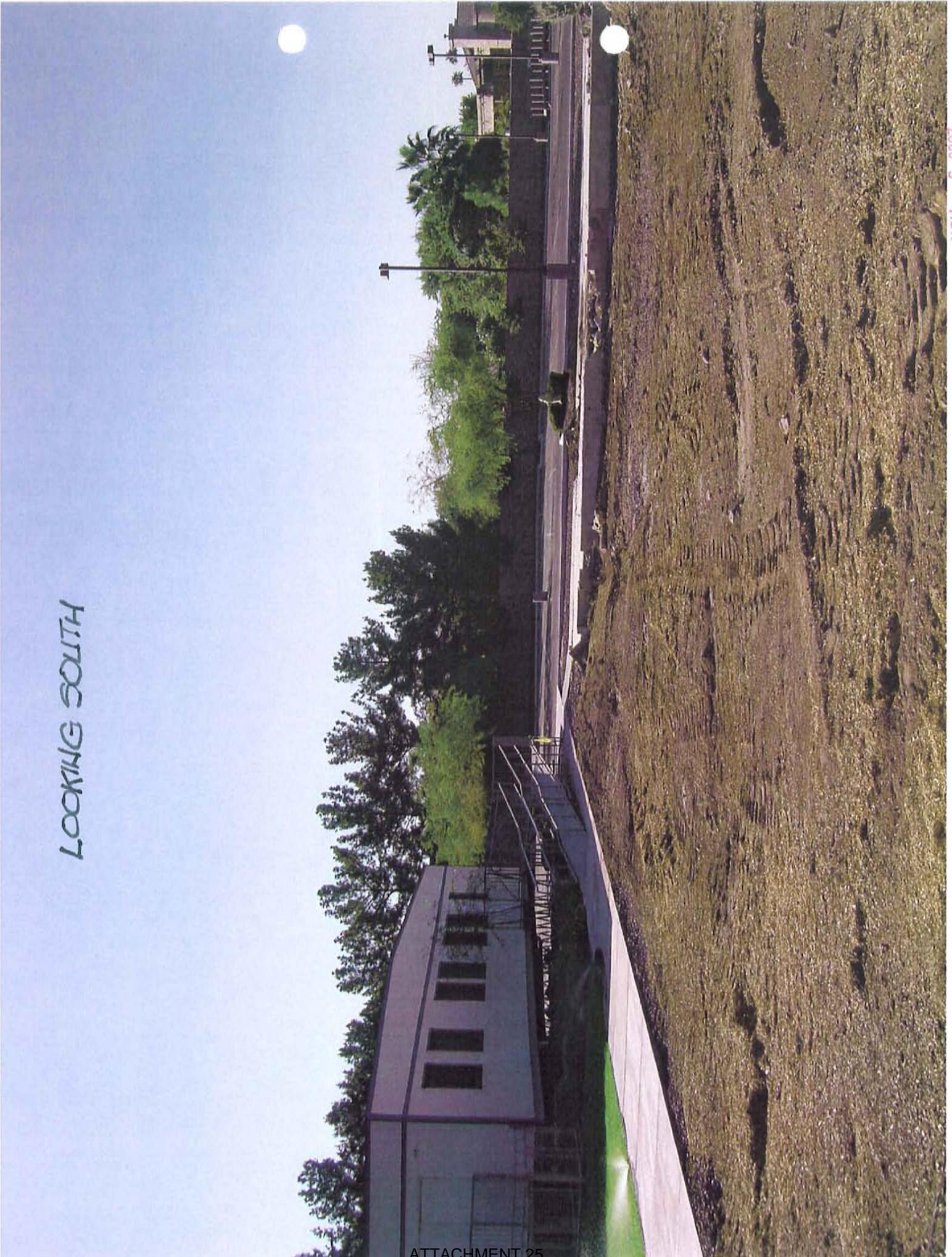


LOOKING SOUTHWEST

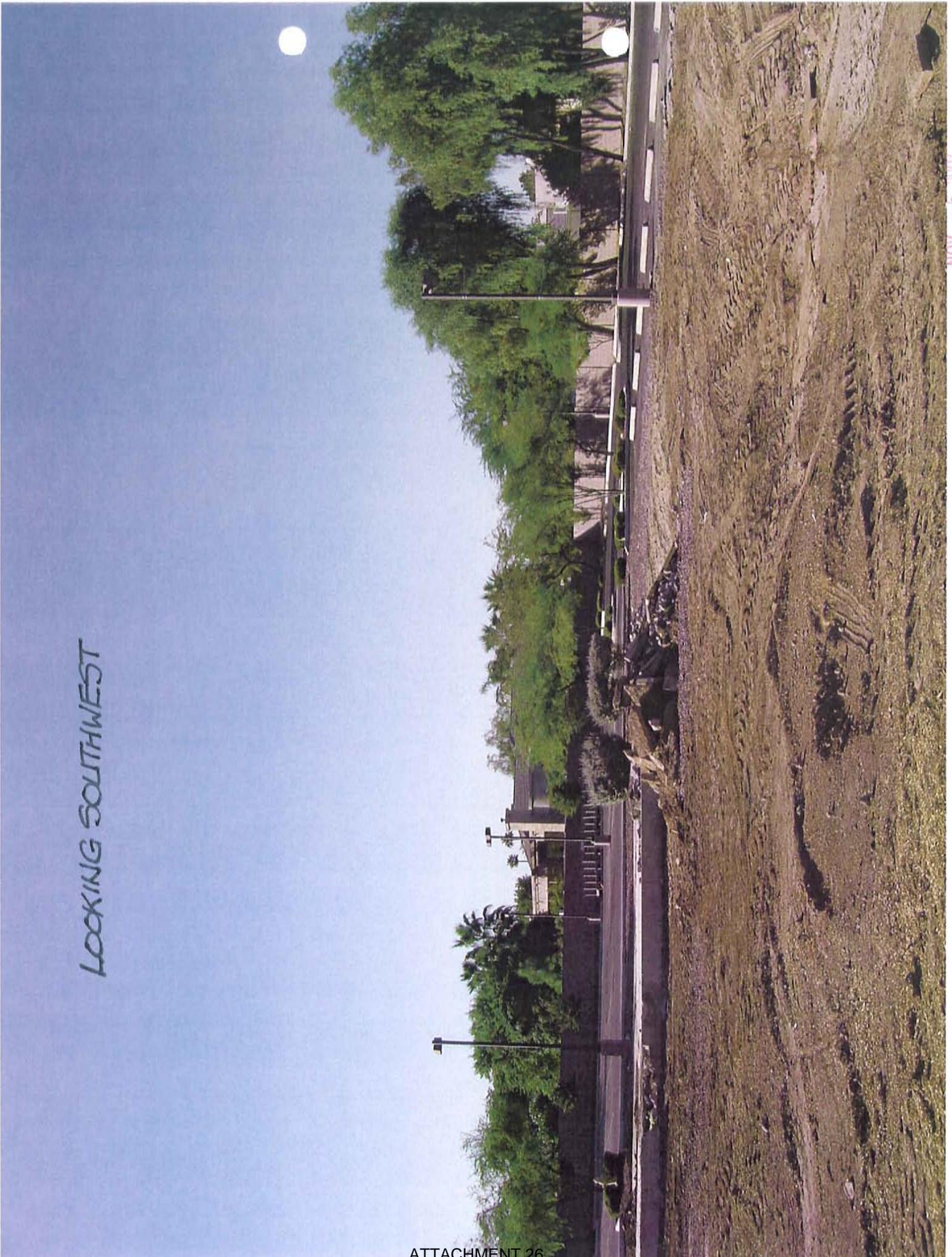


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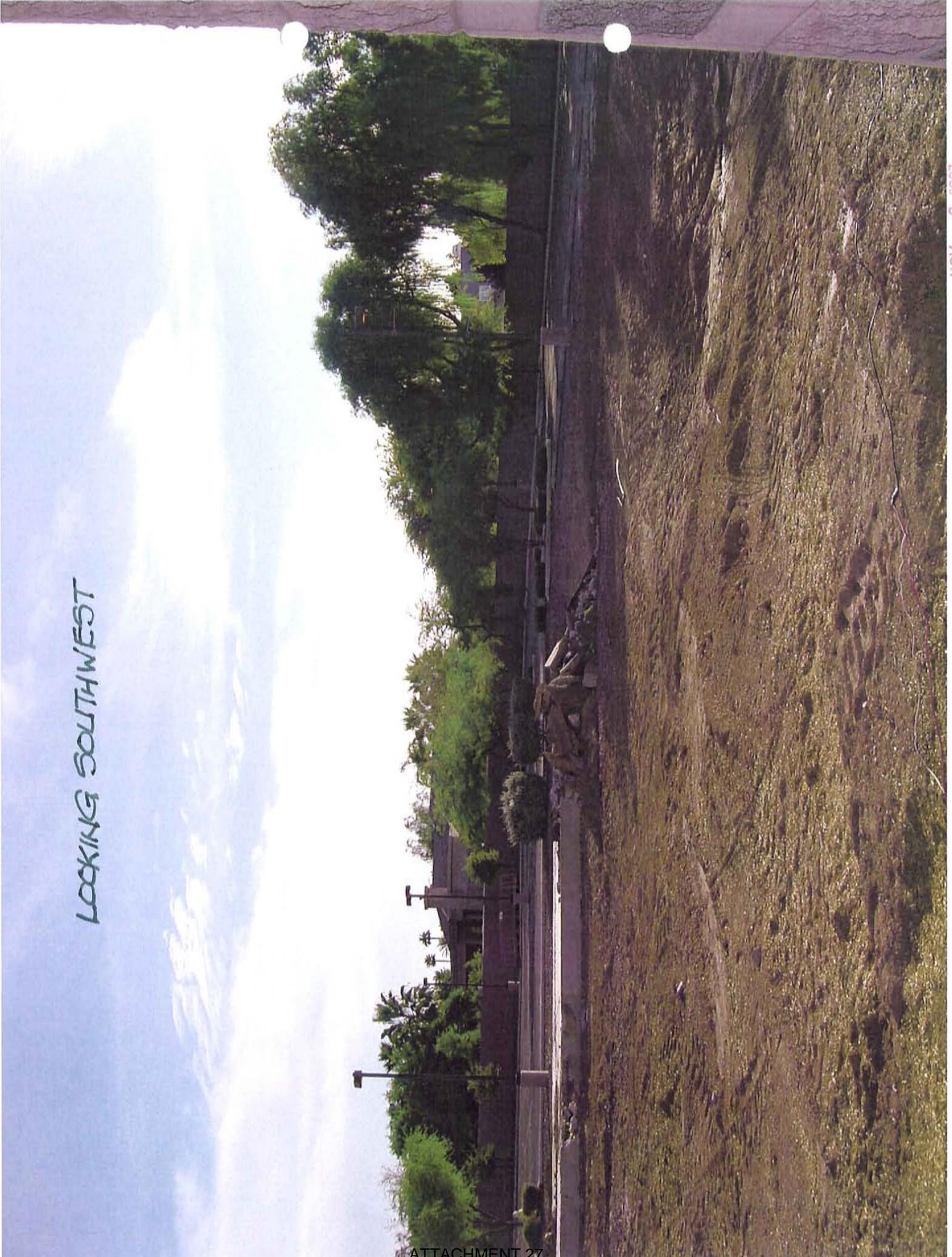
LOOKING SOUTH



LOOKING SOUTHWEST



LOOKING SOUTHWEST



NOV - 6 2007

## NEIGHBORHOOD MEETING

Location: Christ Life Church Worship Hall, 1137 E Warner Rd.

Time & date: 7:00pm to 8:25pm, Wednesday, 10/17/07

Notes by Development Services Department Planning Division Staff

- Speakers: Pastor Phil Goldsberry (Christ Life Church), Stan Robertson (the architect; GVS ARC), Jason Harwell (the applicant; Harvesttime L.L.C.), and Don Mellow (Calliente Construction).
- Attendees: Kevin O'Melia (C.O.T. Planning) and approximately 80 members of the public, including members of the church.
- The meeting was conducted in an informal lecture format with audience questions fielded by the speakers throughout the meeting. Mounted presentation boards were displayed in front of the audience and a walk through "movie" of the exterior and atrium of the interior was periodically played on the big screens overhead.

### Presentation:

- Pastor Goldsberry explained Christ Life Campus Master Plan was developed in 1999 as the phase I expansion was being planned. The Master Plan, including an earlier version of the Family Center, was presented to the City of Tempe as part of design review of the Worship Hall. The Worship Hall with its associated site improvements was approved in 1999 and completed in 2000.
- Stan Robertson described the architecture of the Family Center including the use of colors and materials. A walk-through computer simulation of the exterior and interior of the Family Center was presented. Pastor Goldsberry summed up the architectural expression as a "classical look with a touch of modern."
- Pastor Goldsberry described the redesigned entrance courtyard, including a central fountain and a two-level plaza connected by stairs and a disabled accessible ramp. The lobby of the existing Worship Hall is higher than the first floor of the Family Center, but the plaza connects and unifies the two buildings.
- Jason Harwell described the entitlement process. The Jim Roam Family Center is Phase II of a campus expansion. Phase II will entail the demolition of a 52'-0" high courtyard spire and the small, original chapel, which is currently used as the "Refuel" (youth ministry) building.
  - In anticipation of Phase II, a Use Permit to install modular buildings on site to house "Refuel" and other displaced ministries has been obtained. The modular buildings are on-site. The modular buildings will be removed when the Family Center is completed.
  - Phase II will require Development Plan Review of the design.
  - Phase II also contains a Use Permit request to increase the maximum allowable building height by ten percent from 30'-0" to 33'-0". Regarding whether the building can be partially buried to reduce height, Jason explained the difficulty associated with creating a subterranean first floor, including accessibility at the main east and west entrances and an increase in cost and complexity of the site grading and drainage system.
  - The Development Review Commission will decide the merit of the design in the development Plan request and will decide whether a Use Permit request for a ten percent increased height is acceptable.
- Don Mellow of Calliente Construction described operations. Project will be staged on west side of campus. The west driveway will be dedicated for construction use during construction period. Contractor will work to minimize noise, dust and will not allow trash to accumulate. Radios will not be allowed. Scaffolds will be tied off for worker protection above 6'-0" height. Hard hats will be required.
- The general sequence of construction is as follows. Modular buildings will be connected and opened as soon as they are permitted. Construction fence will go up and existing Refuel building will be demolished as soon as Family Center building permit is issued. The Modular buildings will be removed as soon as the Family Center has certificate of occupancy and materials can be relocated into the Family Center.

(continued)

## NEIGHBORHOOD MEETING

### Questions from the Public:

- How long is construction period? Eight Months: anticipate seven months from start until substantial completion/Certificate of Occupancy and one additional month to complete (sometime during 2008).
- Where is mechanical equipment? "Carrier" units are ground mounted. System is split with indoor coils in mechanical spaces in building and outdoor coils in mechanical equipment "farms" next to the building. The equipment "farms" are fully screened on all sides.
- How large is the building? Approximately 38,000 s.f. including exterior decks.
- How many parking spaces at end of construction? There will be over 300 parking spaces.
- What parking is available for church during construction? The west driveway will be blocked off and parking spaces west of the Worship Hall will be part of the construction area. Existing parking lot south of the Worship Hall, except where the modular buildings are temporarily placed, will be available.
- Where will the "Refuel" youth ministry be relocated? In the interim, "Refuel" will go in a modular building south of the worship hall, then will be located in the south end of the Family Center.
- What time will work start in morning? Don: 30 minutes before sunrise.
- How many days a week will have construction? Normally five days, occasionally six days a week.
- What about site security? Site will be fenced. Gates will be locked. Site will not be patrolled.
- What about fasteners on pavement? Construction area and neighboring drive areas will be street swept with magnetic rollers to pick items up that otherwise would go into tires.
- What about dust control? Pavement will be removed as part of work. There is no wholesale earth moving. Contractor will comply with A.D.E.Q. provisions for dust control.
- What is the Family Center price per s.f.? Currently is \$128 / s.f. Has been as high as \$ 198 / s.f.--this price included a basement.

### Salutation:

- Pastor Goldsberry opened and closed the meeting with prayer.

2ND NEIGHBORHOOD MEETING / CHRIST LIFE CHURCH / JIM ROAM FAMILY CENTER

Attendees: Approximately 15 citizens--all church neighbors (Wingfoot and Las Estadas represented), Pastor Phil Goldsberry and four members of the Church Board (Jack, Joey, Roosevelt and Cedric) and one city staff (Kevin O'Melia, C.O.T. Planning).

Location, date & time: Christ Life Church, 12/06/07, 7:30pm to 9:30 pm.

Presentation by Pastor Goldsberry. The goal is to fit the church's need but not take away from the neighborhood. Visual aids accompanying the presentation included slides of Family Center building elevations and the Family Center landscape plan. Additional visual aids that were passed through the audience included the Family Center materials sample board and the 1999 color preliminary landscape plan. This latter exhibit was part of the design documents used for the presentation of the Worship Hall, which was constructed in 2000.

Pastor Goldsberry noted the city staff report for the 12/11/07 Development Review Commission Hearing contains conditions which the applicant will discuss with the Commission. Two conditions were mentioned.

- 1) The church wants to introduce field colors for the Family Center which are slightly different than the Worship Hall; staff wants the Family Center finished to match the Worship Hall but will allow the red trim except at the cornice. The church agrees to remove the red trim from the cornice.
- 2) Staff wants to introduce windows on the upper part of the west and south elevations; the church is resistant for energy reasons but would consider spandrel glass as accent elements.

Neighbor Comments " \* " followed by church response " :: "

\* Complaint about existing light level in parking lot, particularly on the Wingfoot (east) side.  
:: security light level and dusk to dawn illumination is mandated by city ordinance.

\* Concern about reflectivity of glass from Family Center west elevation glass to Las Estadas.  
:: the only large glass expanse on the west is the atrium window wall; the recesses to the north of this area is exterior plaster, not glass. The church is willing to repeat the recesses in the southern part of the west elevation to add visual interest there.

\* Consider increased landscape immediately south of building.  
:: Church is considering palms along the south elevation to help break up building mass there.  
\* Palms are pretty but they won't cover the building.

\* Concern about height and overall size of building. Has the church considered a basement to reduce the building height?  
:: A basement was considered and rejected due to cost, difficulty in fitting accessible ramps to lower level, and preference by some users to not locate underground.

\* The 1999 plan indicates a smaller Family Center and the continuation of the Refuel Ministry building, why was this plan not followed?  
:: The 1999 plan indicated Phase I and II only. The current proposal includes Phase I, II and III, which is the final site build out.

\* Visibility from Las Estadas into the church property is an issue. There are mature trees on the

church campus adjacent to Las Estadas, however, between the top of the wall and the bottom of the mature tree canopies there is a vertical gap. (Staff note: the height of the perimeter wall between the church and Las Estadas is +/-6"-0").

:: The church may consider raising the height of the wall to address this issue (Staff note: a higher wall may require the wall to be replaced).

\* Grade change along east perimeter wall between Wingfoot and the church is leading to wall finish damage on the Wingfoot side (Wingfoot lots 2, 3 and 6 finish grade is +/-2'-0" lower than the church's adjacent finish grade). Concern that installation of trees to restore the perimeter tree buffer per the 1999 plan will require increased irrigation and lead to increased damage.

:: Church has excavated and installed waterproofing on their side of the wall adjacent to lot 3. Church was unaware of the problem on lot 2 and lot 6. Pastor Goldsberry is willing to further discuss the matter and seek a resolution satisfactory to both Wingfoot and the church.

\* A big church that serves many people is a concern, specifically due to traffic. The west driveway of the church and the driveway of Las Estadas are very close together. There are right turn--left turn conflicts between the neighboring driveways on Sundays.

:: The intention of the Family Center is to serve the church goers that we have. There are 1,000 to 1,200 people who call this their church home. 800 may actually be present in a month. The church does not want to grow this number on this campus. There is a limit also due to the amount of available parking on this campus. Regarding Sunday traffic snarls, the church has been considering hiring police officers to do traffic control after services.

\* How loud will the air conditioning units be?

:: Air conditioning units for the Family Center will be ground mounted, which should assist noise control. The existing air conditioning units for the Worship Hall (close to Wingfoot) are also ground mounted. Does Wingfoot have an issue with existing air conditioning noise?

\* Wingfoot's complaint is with irrigation and light crossover, but not with noise.

\* The Family Center as proposed is very massive--a big, square, rectangular box.

\* Concern that this is a commercial building, an economy box, we are looking for something in the architecture that addresses this concern.

\* Proposal does not appear to be architecturally compatible with the area.

\* Understand that the building uses may not lend themselves to a more interesting shape such as found in the Worship Hall. A big box can be stunning, but this is not, it is basic.

\* The north elevation of the Family Center (facing Warner) is appealing, but the west elevation is flat and looks like the back of a strip mall. This is the most prominent side for Las Estadas.

\* There is a multi-purpose room, classrooms and a "cafe"--will the Family Center be converted into a school? Would the church sign a "no school" CCR with Las Estadas?

:: There will be a Sunday school, but the church has no intention of running a five day/week school. The church is unwilling to sign a Covenant Restriction that would preclude a school, because this may limit the church's ability to eventually negotiate the sale of the property. The church is willing to sit down and review draft language of a restriction in case some acceptable language can be found for both parties.

end

---

**From:** Collins, Lisa  
**Sent:** Monday, December 24, 2007 10:22 AM  
**To:** O'Melia, Kevin  
**Subject:** FW:

Lisa Collins, Planning Director  
Development Services Department  
480-350-8989

-----Original Message-----

From: Steve Bauer [mailto:steveb@verusgrp.com]  
Sent: Tuesday, December 11, 2007 12:57 PM  
To: pastorphil@christlifechurch.org; Paul.Sieczkowski@colliers.com; Collins, Lisa;  
mikedd@wessexco.com; lake@lakeandcobb.com; pfargots@fclaw.com; rkleppien@clipay.com;  
larry@heywoodrealty.com; julie@citizenserve.com; pbjak@cox.net  
Cc: Jason Harwell  
Subject: RE:

Pastor,

Thank you and your architects for such a quick response. I have reviewed the design changes and have spoken to a couple of my neighbors about the architecture.

It is our opinion that the small window additions do not go far enough to solve the massing of the south half of the west elevation and the south elevation. As was recommended at the meeting last week, I feel that some of the architectural elements present of the north half of the west elevation and the north elevation would break-up the shear mass of the structure.

I wanted to apprise you of our position prior to tonight's hearing. Thank you and feel free to contact me with any questions.

Steven Bauer

Development Strategies, Inc.  
1101 East Warner Road  
Suite 126  
Tempe, Arizona 85284

Phone: (480) 491-8659  
Fax: (480) 491-8703  
Mobile: (602) 550-9113

steveb@verusgrp.com

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---

From: Pastor Phil Goldsberry [mailto:pastorphil@christlifechurch.org]  
Sent: Fri 12/7/2007 2:42 PM  
To: Paul.Sieczkowski@colliers.com; 'Lisa Collins'; mikedd@wessexco.com;  
lake@lakeandcobb.com; pfargots@fclaw.com; rkleppien@clipay.com; larry@heywoodrealty.com;  
julie@citizenserve.com; pbjak@cox.net

Cc: Steve Bauer; 'Jason Harwell'  
Subject:

Ladies and Gentlemen:

Just received this from our architects. Please review.

Hopefully we are making some headway for all concerned.

Phil Goldsberry

---

**From:** Barbara Hix [barbarahix94@hotmail.com]  
**Sent:** Friday, December 07, 2007 10:08 AM  
**To:** O'Melia, Kevin  
**Subject:** Christ Life Church

Mr. Omelia

We are sending this email to inform you that we are neighbors of the Christ Life Church and that we support the building of the Jim Roam Family Center. We have lived in Wingfoot for several years and have enjoyed having the church as our neighbors.

Thank you,  
Jim and Barbara Hix



---

Your smile counts. The more smiles you share, the more we donate. [Join in!](#)

---

**From:** Alaine Neihart [mailto:christlifechurch.org]  
**Sent:** Saturday, December 08, 2007 9:29 AM  
**To:** O'Melia, Kevin  
**Subject:** FW: Thank You

As you will note, I was asked to forward this to you.

Alaine Neihart  
Administrator

Christ Life Church  
1137 E. Warner Rd.  
Tempe, AZ 85284

(480) 777-9803 ex 10

[www.christlifechurch.org](http://www.christlifechurch.org)

**From:** David Parks [mailto:dparks16@cox.net] **On Behalf Of** Rosie Parks  
**Sent:** Friday, December 07, 2007 8:12 PM  
**To:** mail@christlifechurch.org  
**Subject:** Thank You

Can you forward this email to Pastor Phil and the board of Christ Life Church, and to Kevin from the City of Tempe.

I would like to thank you all for the time you took Thursday night to address concerns the residents of Las Estadas and Wingfoot have regarding the construction of the new church building. Although we seemed to only be concerned about our property values and the traffic flow, and not the mission of the church, we are pleased to have Christ Life Church as our neighbor. Many of us attend other churches that have had similar issues with adjacent residential properties as our churches have grown and we've had to make adjustments to our development plans.

Your willingness to address our concerns and modify your building design to make the west side more esthetically pleasing are greatly appreciated. The four homes that will lose their view of the rising sun are impacted the most so that has been a major concern. With the assurance that weekday traffic should not increase significantly, most of us support your plans and your goals for the future. It has always been comforting to me having your church next door and we have had no issues with the congregation.

I wish you success and hope the modifications we have requested do not result in a cost increase for your project. We realize the good work you do and that funding comes from donations from your membership.

God's blessings to you and your congregation this Christmas season, especially with the limited space this year.

Sincerely,  
Rosie Parks  
Las Estadas resident

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**From:** jmorgantempe@aol.com  
**Sent:** Monday, December 10, 2007 5:40 PM  
**To:** O'Melia, Kevin  
**Subject:** Christ Life Church

To the Officials at Tempe City Hall,

I am sending this email in regards to Christ Life Church. My name is Jeff Morgan. My wife Lora and I are both members of Christ Life Church and we have been attending on a regular basis since July of this year. We are both extremely blessed to be members of Christ Life. Personally, I can speak highly of Christ Life and its entire staff. I have been a Christian for 16 years now and have lived in Arizona myself for almost 4 years. My wife is a native of this fine state and city! Until discovering Christ Life, I really had no desire to commit my life to any church here in Arizona. In fact, it was a sensitive issue with me. But, ever since visiting Christ Life the very first time, I definitely knew this was the church the Lord wanted me to commit my life, time, and service to. I am also thankful because it is the church that my wife and I were able to mutually commit to. I pray that the city of Tempe will grant this permit to Christ Life Church for their proposed building expansion. Being both residents of Tempe, Lora and I have observed first hand the community outreach that Christ Life Church has extended. To be honest, it is the very desire and drive that this church has to be an ever growing presence in and to this community that attracted me to Christ Life Church in the first place. Thank you for your time!

Sincerely,

Jeff and Lora Morgan

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**From:** Dick Clavel [rclave2002@yahoo.com]  
**Sent:** Tuesday, December 11, 2007 5:08 PM  
**To:** O'Melia, Kevin  
**Subject:** Building Program for Christ Life Church

Hello Kevin,

I am a resident of Tempe and a member of Christ Life Church. I wanted to take this opportunity to tell you that I fully support the building proposal that is going before the City of Tempe this evening. Christ Life Church is a growing church and is expanding at the seams and there is a real need for the proposed Jim Roam Family center. This Family center will help insure that the church has the proper facilities and programs to reach and serve those in our immediate community and provide them an opportunity to learn about Jesus and his work to serve others in the community. I would appreciate your support approval of this building proposal.

Sincerely,

Dick Clavel

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