

# Staff Summary Report

**Development Review Commission Date: 09/25/07**

**Agenda Item Number: 4**

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

**DOCUMENT NAME:** DRCr\_Churchonmill\_092507

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

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

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

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

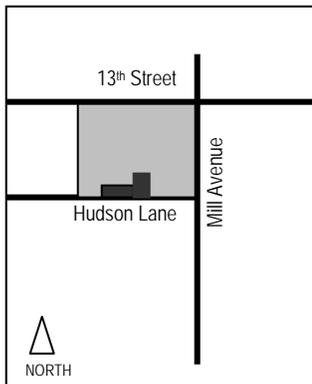
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Continue until October 9, 2007

**ADDITIONAL INFO:**



Gross/Net site area	3.16 acres
Building area	28,532 s.f.
Lot Coverage	11% (45% maximum allowed)
Building Height	24 ft – one story (35 ft maximum allowed)
Building setbacks	20' front, 10' side, 15' rear
Landscaped area	48% (15% minimum required)
Vehicle Parking	171 spaces (162 min. required, 175 max allowed)
Bicycle Parking	19 spaces (19 minimum required)

A neighborhood meeting is not required for this request. This request was continued from August 14<sup>th</sup> and August 28, 2007 by the Development Review Commission. A neighborhood meeting was held on August 22, 2007 on the campus of the church. Subsequent to the last August meeting, the architect has revised the site plan and elevations. The drawings were unavailable in time for the staff to review the changes. Staff is requesting a continuance until October 9, 2007 so that there is sufficient time to review the revisions.