



MEMORANDUM Transportation & Development – CC Memo No. 12-029

DATE: MARCH 8, 2012
TO: MAYOR AND CITY COUNCIL
THRU: RICH DLUGAS, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
FROM: KEVIN MAYO, PLANNING MANAGER
SUBJECT: PDP11-0015 TEMPE KOREAN PRESBYTERIAN CHURCH

Request: Preliminary Development Plan (PDP) approval for the construction of a shade Ramada in conjunction with outdoor fellowship and playground space
Location: Northwest corner of Dobson Road and the Loop 202 Santan Freeway
Applicant: Susan Billings, Elevated Design Studio, LLC.
Project Info: 11.5-acre church campus, 2,000 square-foot Fellowship Ramada, 3,000 square-foot Playground Ramada

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The approximate 11.5-acre subject site received initial zoning for a church facility in July 2002, and was extended for an additional 3 years in 2004. The original approval, formerly known as Wellspring Church, included an elaborate campus master plan consisting of a 27,000 square-foot/1,200 seat worship center, a 26,000 square-foot multi-use building (Building A) that

contained additional classrooms and an auditorium/sports court, and a 30,000 square-foot multi-use building (Building B) containing classrooms and meeting rooms. Additional site features included a wedding grove, a prayer garden, playgrounds, fountains, pedestrian connections and recreational fields at the western end of the property. A subsequent PDP approval enabled the construction of a scaled-down 15,400 square-foot multi-use building (Building A) as Phase I with associated site improvements. The remaining buildings and site improvements as part of the campus master plan have not been constructed.

The Tempe Korean Presbyterian Church (TKPC) recently purchased the church property. The congregation has identified the need for outdoor fellowship space as well as an outdoor playground. The subject request is PDP approval for the construction of a 2,000 square-foot Fellowship Ramada, adjacent to a 3,000 square-foot Playground Ramada, to be located in the area originally identified in the campus master plan as the 'Wedding Grove'. This area will remain important connective space for the future 30,000 square-foot Building B, and the balance of the campus.

The two shade ramadas are essentially one 45-foot wide by 96-foot long structure featuring independent canopy heights and shading material. The structure will be constructed using metal columns and beams. The beams will include chamfered ends similar to the existing building's exposed tapered decorative beams. All frame work will be painted dark brown to match the building's trim color. Canopy heights have been set in accordance to the activities beneath them. The larger Playground Ramada is set at 16-feet in height to accommodate the playground equipment. The smaller Fellowship Ramada portion is set at 10'-9" in height. The shading material over the Playground Ramada will be flat, laced shade fabric. Metal hat channel will be used for shading over the Fellowship Ramada adding material diversity and complimenting the existing architecture.

Landscaping improvements will include a row of 24"-box Desert Museum Palo Verde trees lining the east and west sides of the ramadas. Three additional Shoestring Acacia trees will be added along the southern property line adjacent to the freeway. Finally, the existing storage container and 6-foot block wall will be relocated further west and include a full-height block wall painted to match the building. This temporary storage container will be removed once the future classroom building is constructed.

DISCUSSION

Staff supports the proposed PDP finding the simplistic design to complement the existing architecture. Shaded outdoor gathering space has always been contemplated within the campus master plan, and the proposed location will remain central to the overall campus.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on January 30, 2012 at the Tempe Korean Presbyterian Church. No neighboring property owners attended the meeting.

At the time of this writing, Staff has received no phone calls or letters in opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP), subject to the following conditions:

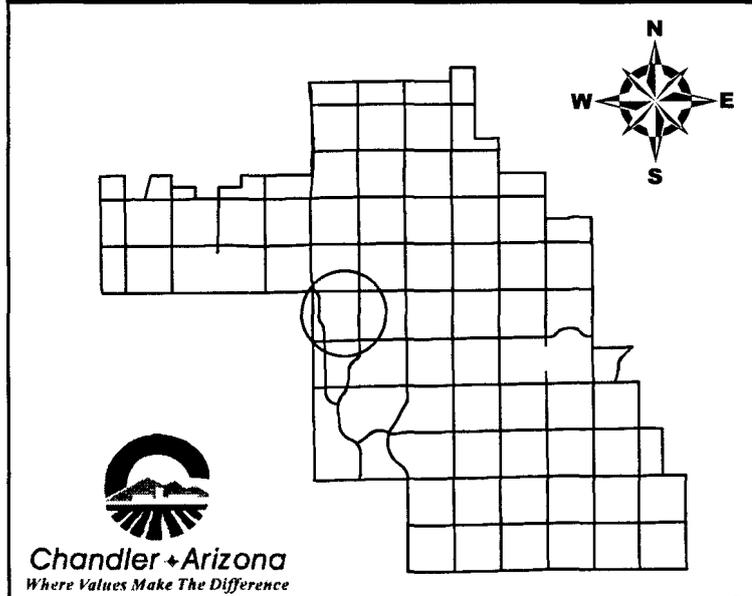
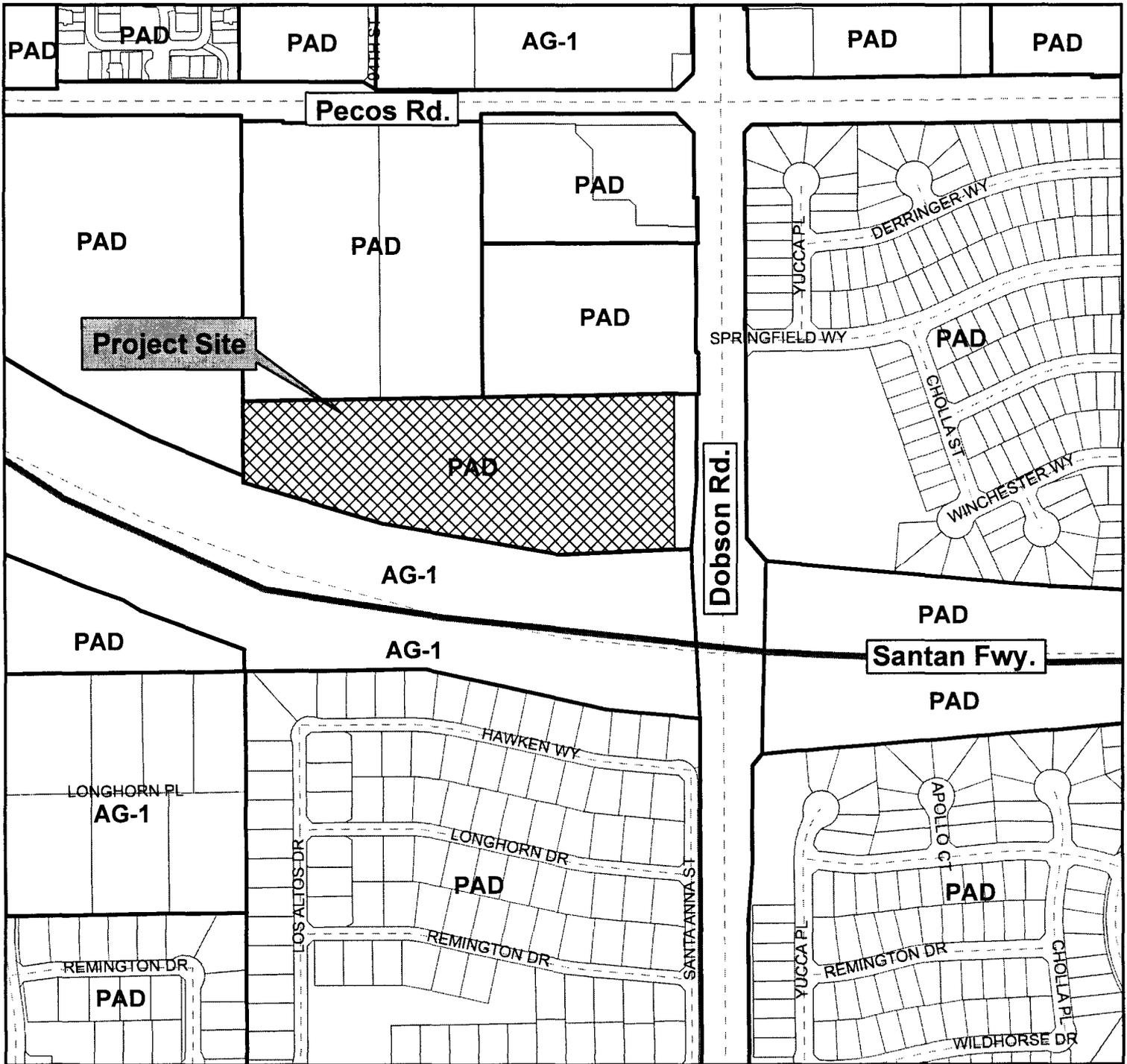
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Tempe Korean Presbyterian Church", kept on file in the City of Chandler Planning Services Division, in File No. PDP11-0015, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3384, case DVR02-0011 WELLSRING CHURCH ON DOBSON, except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.

PROPOSED MOTION

Move to approve the Preliminary Development Plan in case PDP11-0015 TEMPE KOREAN PRESBYTERIAN CHURCH, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Elevations
5. Exhibit A, Development Booklet

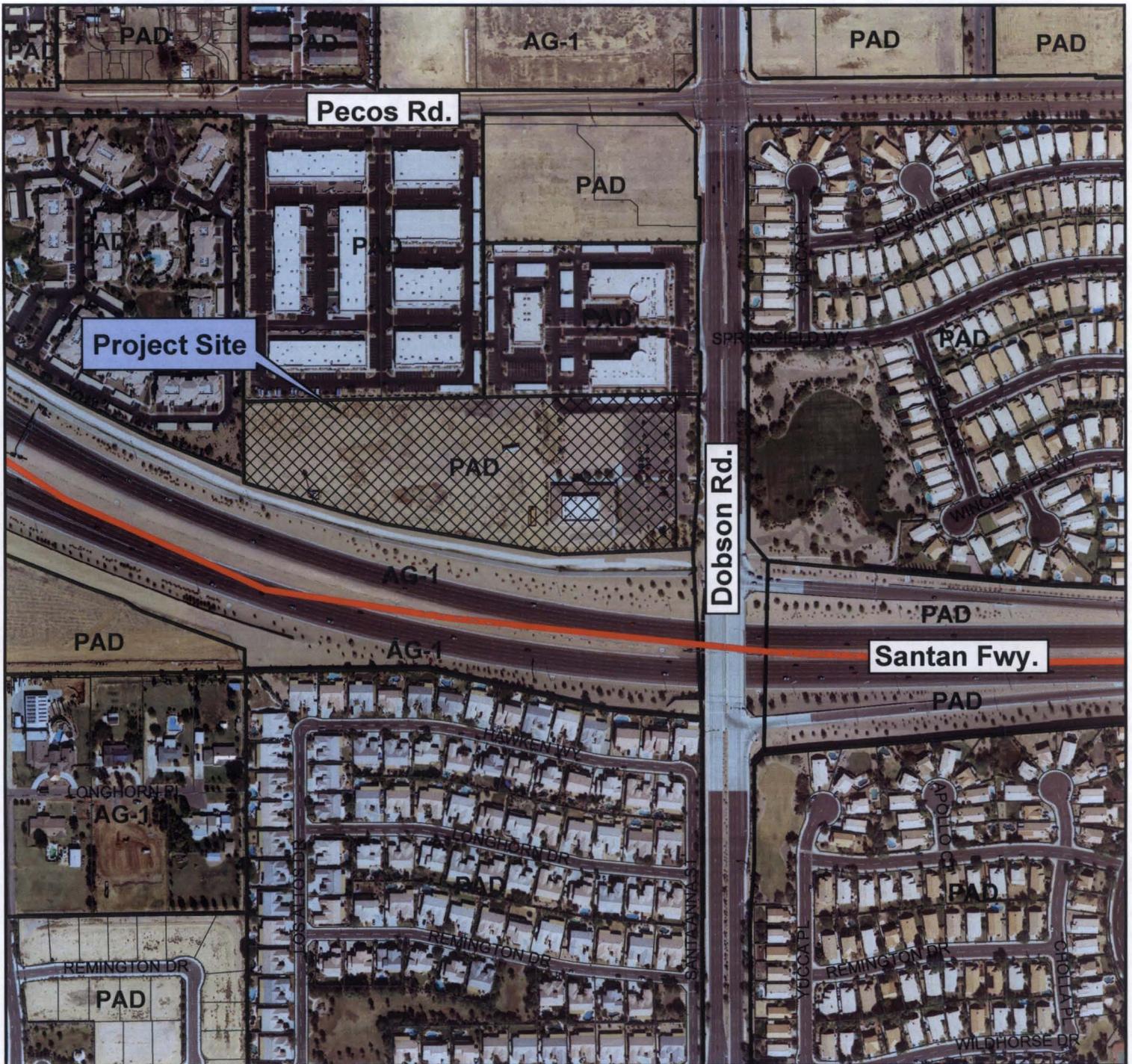


Vicinity Map

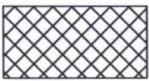


PDP11-0015

Tempe Korean Presbyterian Church

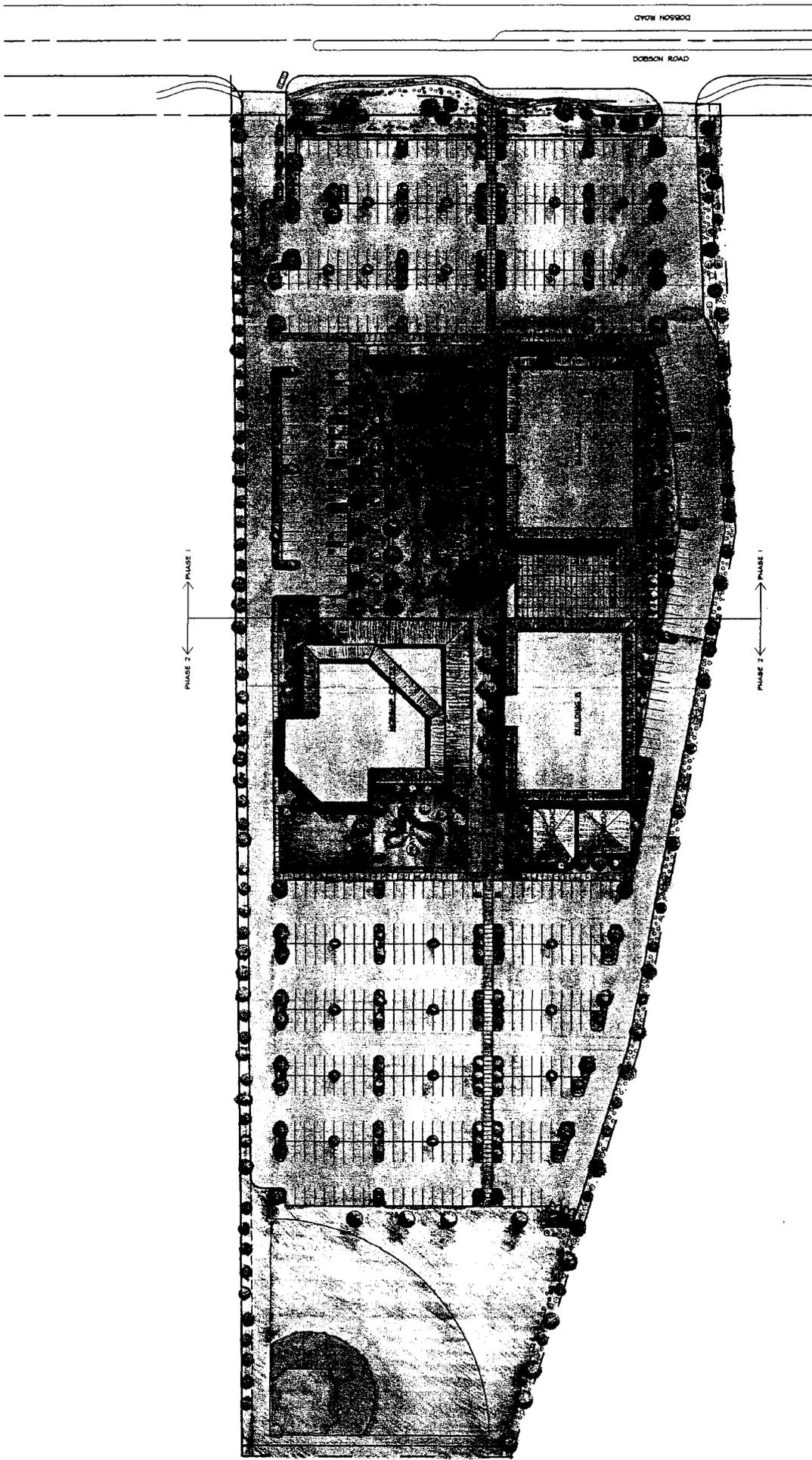


Vicinity Map

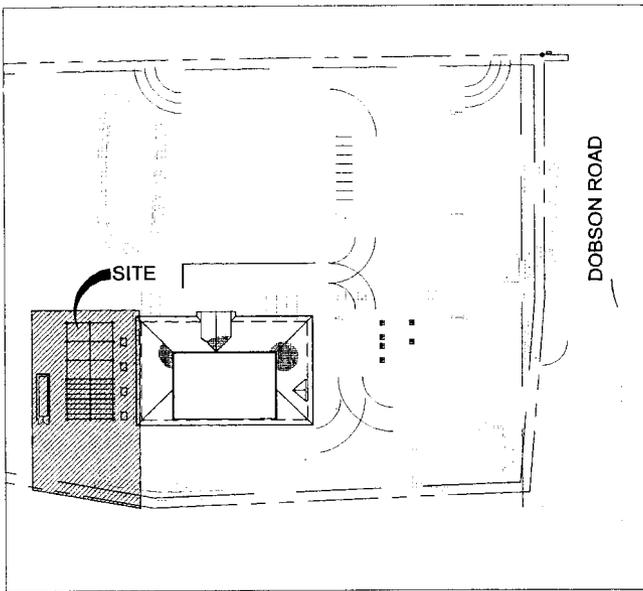


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Tempe Korean Presbyterian Church

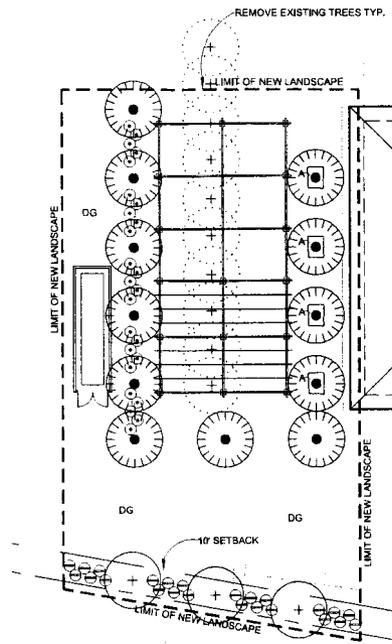


SCHEMATIC SITE PLAN/LANDSCAPE PLAN



KEY MAP

SCALE: NTS
 Ref. North



CONCEPTUAL PLANTING PLAN

SCALE: 1"=20'-0"

Ref. North

MASTER PLANT LIST

TREES	SIZE/COMMENTS
+	EXISTING TREE (TO BE REMOVED OR RELOCATED) 10 QTY
●	CERCIDILUM HYBRID PALO VERDE DESERT MUSEUM PALO VERDE OPTION: DALBERGIA OR ACACIA 24" BOX, 7' HEIGHT LOW-BREAKER MATCHED, QTY 12
+	ACACIA STENOPHYLLA SHOESTRING ACACIA 24" BOX, 12" HIGH MIN. LOW-BREAKER MATCHED, QTY 3
⊙	SHRUBS LEUCOPHYLLUM LAEVIGATUM "RIO BRAVO" 5 GAL. QTY 25
⊙	RUELLIA PENINSULARIS DESERT RUELLIA 5 GAL. QTY 24
A	GROUND COVER LANTANA SPECIES 'NEW GOLD' NEW GOLD LANTANA 1 GAL/30-C., QTY 18
DG	DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING 2" THICK TYP.

GENERAL NOTES

- ALL DECOMPOSED GRANITE TO MATCH SIZE AND COLOR OF EXISTING 2" THICK TYP. ALL PLANTING AREAS
- CONTRACTOR TO VERIFY ALL CONDITIONS IN FIELD, PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCH. IF CONFLICT ARISES.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/CONSTRUCTION. CONTRACTOR TO NOTIFY CONSULTANT OF ANY DISCREPANCY, IN WRITING, WITHIN 72 HOURS OF DISCOVERY, OR ASSUME FULL LIABILITY.

CITY OF CHANDLER NOTES

ALL PLANT MATERIAL ARE GUARANTEED FOR A MINIMUM PERIOD OF 60 DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1ST OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, VINES, GROUND COVER, AND TURF WHICH HAVE BEEN REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DAY OF REPLACEMENT.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING WITHING A PHASE.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS:

PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.

FINISH GRADE OF LANDSCAPE AREAS (TURF/DG) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.

TREES MUST BE PLANTED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS, SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF FIRE HYDRANTS.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR, SECTION 1903 (b) (g), ZONING CODE.

ALL TRANSFORMER BOXES, METER PANELS, AND ELECTRIC EQUIPMENT BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR, SECTION 1902 (b) (e) (14), ZONING CODE.

SIGNS REQUIRE SEPARATE PERMIT.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN 6' TO THE FACE OF THE STREET CURB.

[Signature]

REGISTERED LANDSCAPE ARCHITECT DATE



DOCUMENT CONTROLLED BY: 2011
 1150 S. Dobson Road
 Chandler, AZ 85286

TKPC
 1150 S. Dobson Rd.
 Chandler, AZ 85286

TEMPE KOREAN PRESBYTERIAN CHURCH
 FELLOWSHIP AND PLAYGROUND RAMADA
 1150 South Dobson Road
 Chandler, AZ 85286

NO.	DATE	DESCRIPTION

Issue Date 11.04.11

EDS Project # #11-012



L1.0

Thursday, December 11, 2010 10:58 AM

GENERAL NOTES

- A. ALL DIMENSIONS ARE TO STRUCTURAL, UNLESS FACE OF CONCRETE OR FACE OF STUD LUMI DIMENSIONS NOTED AS SUCH. ALL FACE OF STUD LUMI DIMENSIONS SHALL BE TO THE FACE OF STUD LUMI.
- B. CURTAIN WALLS SHALL BE CONSTRUCTED TO THE EXTERIOR FACE OF THE CURTAIN WALL.
- C. SEE DETAILS FOR CURTAIN WALL AND WINDOW DETAILS.

KEY NOTES

1. PAINTED STEEL COLUMN AND TRUSS BRACE W/ALUMINUM FINISH. TUBE STEEL COLUMN.
2. PAINTED IRON FORMWORK SYSTEM, BLACK W/ALUMINUM FINISH. BRACE ON FORM IN ABOVE.
3. NEW CONCRETE SLAB WITH CONTROL JOINTS AS SHOWN. EXISTING CONCRETE.
4. NEW 4" x 11" W/ALUMINUM FORMWORK SYSTEM, BLACK W/ALUMINUM FINISH. CONTROL JOINTS AS SHOWN. EXISTING CONCRETE.
5. 3-3/8" DIA AND 5-1/2" DIA GALV. STEEL PLATE AND EQUIPMENT TRUSS BRACE. BRACE SHALL BE W/ALUMINUM FINISH. SEE DETAILS FOR BRACE AND LATCH. SEE DETAIL 714-3.
6. MECHANICAL PARTITION SYSTEM SHALL BE W/ALUMINUM FINISH. SEE DETAILS FOR PARTITION AND LATCH. SEE DETAIL 714-3.
7. IRON FORMWORK SYSTEM SHALL BE W/ALUMINUM FINISH. SEE DETAILS FOR FORMWORK AND LATCH. SEE DETAIL 714-3.
8. MECHANICAL PARTITION SYSTEM SHALL BE W/ALUMINUM FINISH. SEE DETAILS FOR PARTITION AND LATCH. SEE DETAIL 714-3.

BUILDING MATERIALS EXHIBIT



TEMPE KOREAN PRESBYTERIAN CHURCH FELLOWSHIP AND PLAYGROUND RAMADA

1150 South Dobson Road
Chandler, AZ 85286

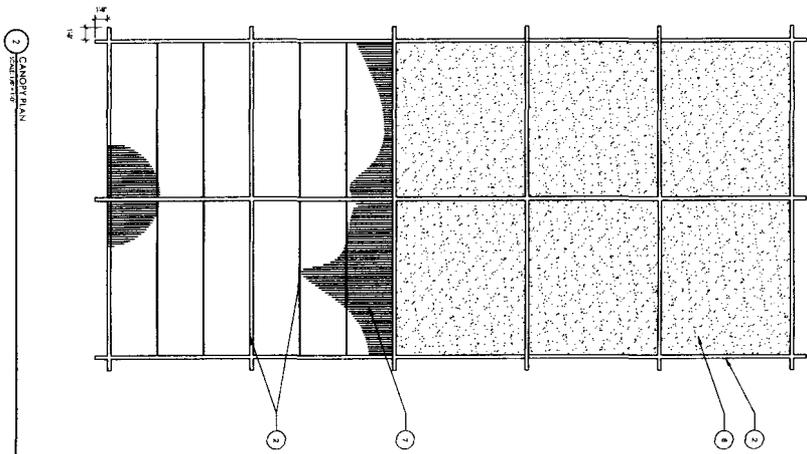
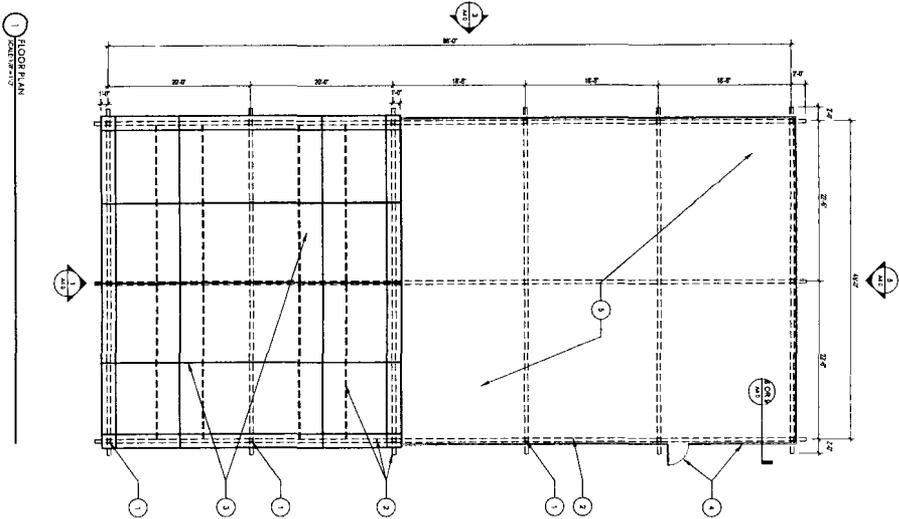


4420 N. GIGAWATT BLVD
PHOENIX, AZ 85044
602.954.9999

PRELIMINARY CONSTRUCTION

DOCUMENT CONTROL NO. 810
DATE: 02/15/12
PROJECT: TEMPE KOREAN PRESBYTERIAN CHURCH FELLOWSHIP AND PLAYGROUND RAMADA
DRAWING: EXHIBIT

AN ELEVATED DESIGN FOR:
H2PC
1150 S DOBSON RD
CHANDLER, AZ 85286



Revision	Date

Issue Date: 02.15.12
ECS Project #: #11-012

A2.0

Issue: 02/15/12

