#16

MAR 12 2015

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-034**

DATE: MARCH 12, 2015

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR JK
KEVIN MAYO, PLANNING MANAGER KM

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER JMN

SUBJECT: ZUP14-0002 NORTH CONGREGATION OF JEHOVAH'S WITNESSES

Request:	Use Permit approval to allow a place of worship/church within Planned Industrial District (I-1) zoning
Location:	Northeast corner of Chilton Drive and San Marcos Place, west of Arizona Avenue and north of Elliot Road
Applicant:	Barry La Nier
Project Info:	Approximate 11,300 square-foot place of worship/church, 442 seats

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the Use Permit request to be consistent with the General Plan, recommend approval subject to conditions.

BACKGROUND

The subject site is located at the northeast corner of Chilton Drive and San Marcos Place, west of Arizona Avenue and north of Elliot Road. The property is undeveloped and adjacent to developed and undeveloped property zoned Planned Industrial district (I-1) with light industrial uses.

The proposed single-story church is designed with contemporary architectural features. Building materials include stucco, cultured stone accent, and shingle roofing. The building is 11,300 square feet and includes two main auditoriums along with larger and smaller rooms. The church accommodates approximately 442 persons.

The building's front and main entry is along San Marcos Place and backs up to an existing light industrial property to the east. The building is located so that parking occurs around it. Landscaping occurs around the perimeter and adjacent to the building. A new 6-foot masonry block wall will occur on the property's north and east sides. The building includes wall mounted signage and one free-standing monument sign planned along Chilton Drive.

Planning Staff finds the church use to be compatible with the surrounding industrial business park which has a mix of uses. Churches have proven compatible in industrial business parks throughout Chandler whether in a multi-building development or a single parcel. The proposed church occurs on a single parcel with appropriate access and parking.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on November 12, 2014. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 5 Opposed: 0 Absent: 2 (Cunningham, Pridemore)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Use Permit subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Exhibit A narrative, Exhibit B site plan, Exhibit C landscape plan, Exhibit D building elevations, Exhibit E floor plan, Exhibits F signage) shall void the Use Permit and require new Use Permit application and approval by the City of Chandler.

2. The Use Permit is non-transferable to any other property.

3. The property 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 in accordance with City approved construction plans.

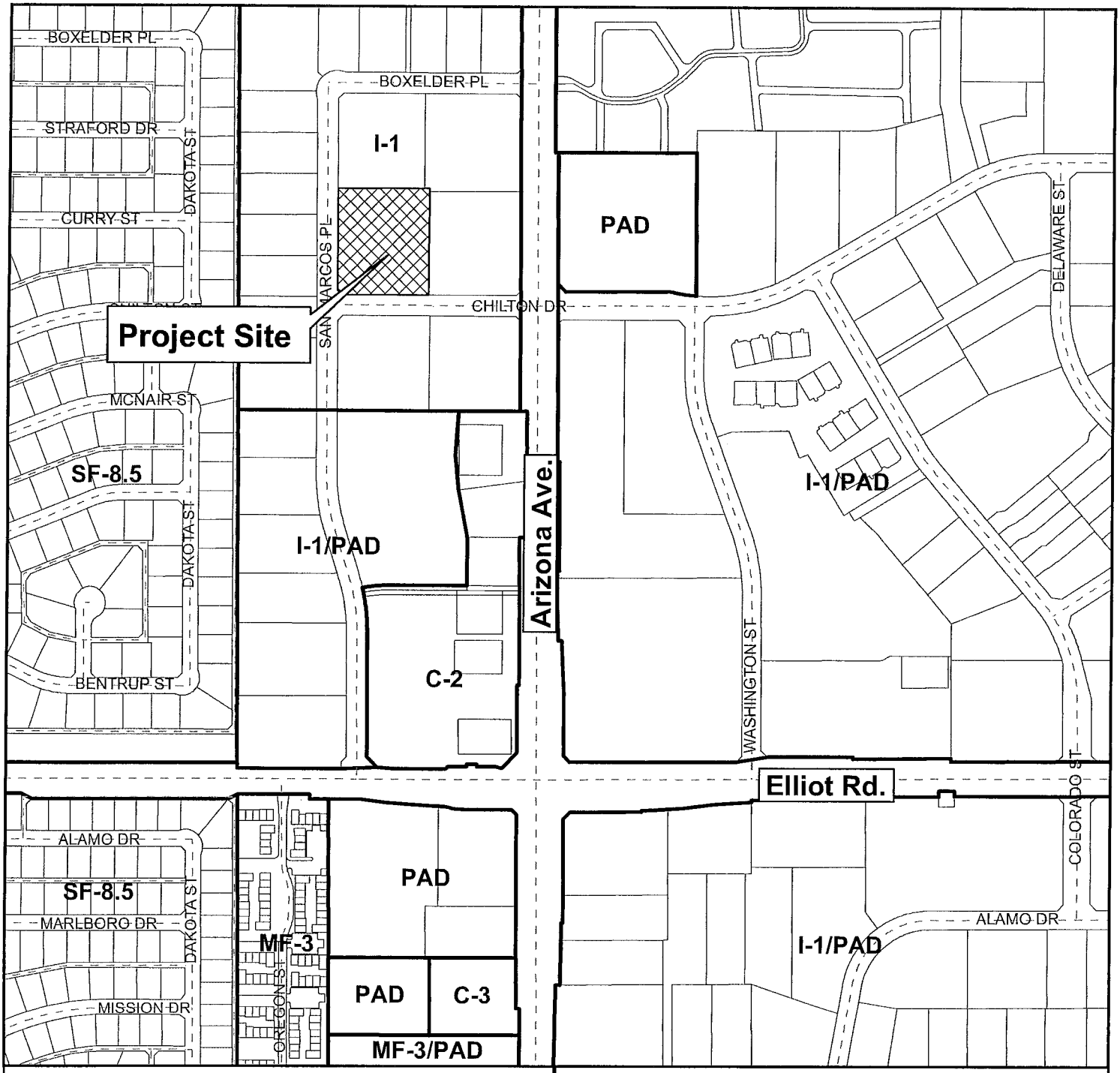
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

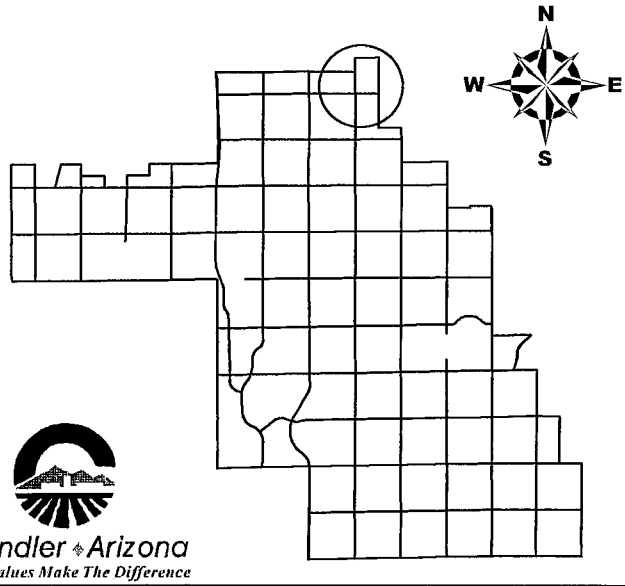
PROPOSED MOTION

Move to approve Use Permit case ZUP14-0002 NORTH CONGREGATION OF JEHOVAH'S WITNESSES, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Exhibit A Narrative
3. Exhibit B Site Plan
4. Exhibit C Landscape Plan
5. Exhibit D Building Elevations
6. Exhibit E Floor Plan
7. Exhibits F Signage





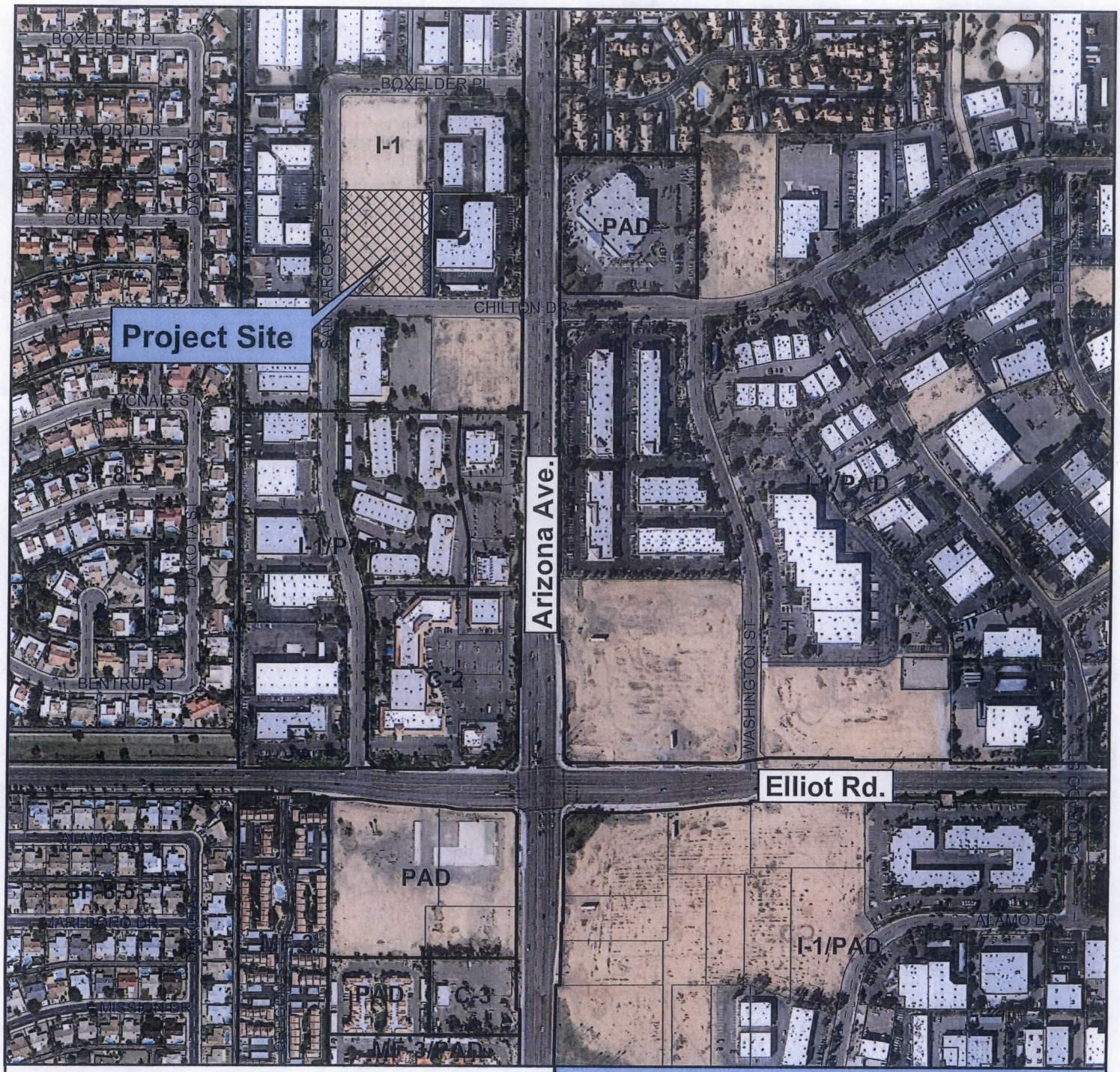
Chandler Arizona
Where Values Make The Difference

Vicinity Map

ZUP14-0002

North Congregation of Jehovah's Witnesses

CITY OF CHANDLER 2/26/2014



Vicinity Map

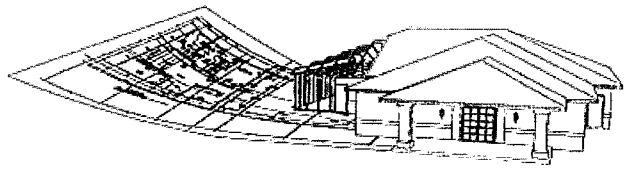
ZUP14-0002

North Congregation of Jehovah's Witnesses

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/26/2014

Regional Building Committee AZ-1
Design Engineering
11523 E Quade Avenue
Mesa, AZ 85212-4047
Phone: 480.529.1398



September 17, 2014

Jodie Novak
Planning Division
Re: ZUP14-0002 NORTH CHANDLER CONGREGATION OF JEHOVAH'S WITNESSES

Project Name: North Chandler Kingdom Hall

Project Assessor Parcel Number: 302-88-985

The proposed building site is located at the northeast corner of San Marcos Place and Chilton Drive in Chandler Arizona (85225). The North Chandler Kingdom Hall Project involves the construction of a 11,300 square foot building together with associated infrastructure intended for use as a place of worship/church. The proposed building site as well as surrounding property is zoned industrial (I-1) and has been established as appropriate for construction of a place of worship. There are no expected impacts from traffic or offsite conditions.

The proposed architecture has a building design that is contemporary in nature with building materials consisting of a wood frame and colored synthetic stucco. The height of the building is 23'2". It is a 1 story building with a slab area of 11,300 sq. ft. The total square footage under the roof including the eaves is 12,856. The roof has composition shingles. The flat roof section on the back is an 80mil. PVC single ply roof system. The A/C units are roof top mounted with 3 sides screened by the roofline and the 4th side having a mesh screening. The wall planes are broken up with a stucco pop-out band and stone walled pop-outs. It has a porch on the front with stone columns. The colors chosen for the building were based on surrounding buildings to be complimentary. The colors for all materials are as follows:

- Composition Shingle - Teak - - Owens Corning
- Colored Synthetic Stucco- Silver polish – DE6374 – Dunn Edwards
- Paint – Deep Crimson – DEA152 – Dunn Edwards
- Paint – Dark Engine – DE6350 – Dunn Edwards
- Cultured Stone – Fog – CSV2028 – Southern Ledgestone

There are 2 main auditoriums with each containing 2 large and 2 smaller rooms with both main halls sharing 1 public business area.

There are 120 parking spaces and a total of 442 seats provided which exceed the code requirements of 1 parking space per 4 seats.

Exhibit A Narrative p.1
2/10/15

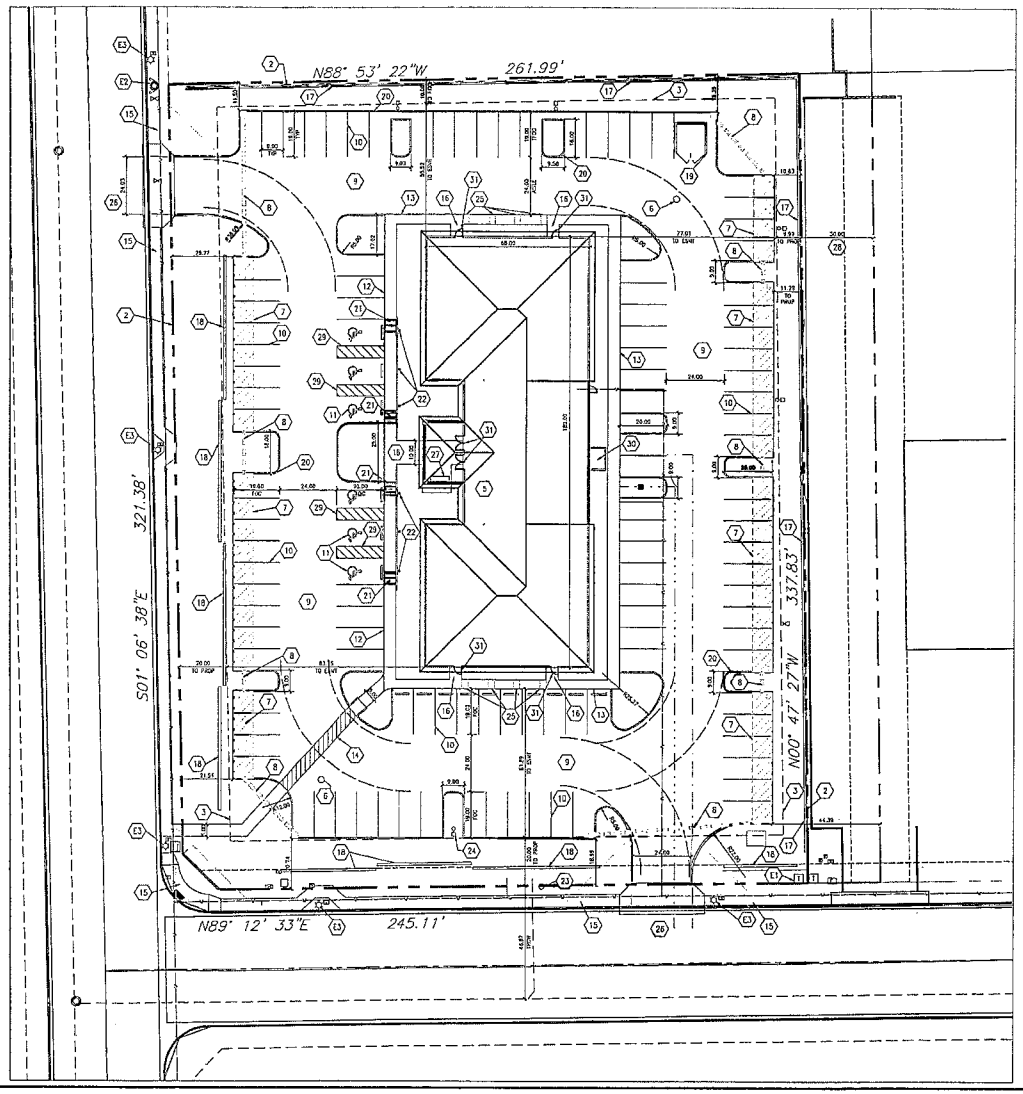
Due to the size of the site, civil design will be utilizing underground storm water retention.

There were no unusual soil challenges reported.

To meet zoning requirements we are providing 62 trees. Low water use Evergreen trees will be utilized around the property to soften the building appearance and create a visual enhancement to the surrounding properties. Additionally, flowering shrubs and desert accents have been provided to create multiple texture and color palettes.

Barry La Nier
Permit Coordinator,
RBC #1 Design Development
480-529-1398

2/10/15 Ex A Narrative P.2



GENERAL NOTES

1. ALL CURB SHOTS ARE AT TOP BACK OF CURB UNO.
2. LINE TYPE LEGEND – SEE COVER C-1.
3. SYMBOL LEGEND – SEE COVER C-1.
4. ABBREVIATION LIST – SEE COVER C-1.

PROPOSED KEYNOTES (X)

1. TBM. SEE COVER SHEET FOR ELEVATION.
2. PROPERTY BOUNDARY
3. BUILDING SET BACK
4. CENTERLINE OF ROAD
5. PROPOSED BUILDING. SEE PLAN FOR FINISHED FLOOR ELEVATION AND PROJECT INFORMATION FOR AREA.
6. DRYWELL, SEE 16/C06
7. DIA RETENTION TANK
8. 18" DIA PIPE
9. NEW PARKING PAVING. SEE 7/C06
10. PARKING STRIPING. SEE 2/C06
11. ADA PARKING. SEE 1/C06
12. SIDE WALK FLUSH WITH PARKING.
13. 5' SIDE WALK.
14. 5' WIDE PEDESTRIAN STRIPING.
15. 25' x 25' SITE VISIBILITY TRIANGLE.
16. 5' CLR PAD FOR EXIT.
17. NEW SITE WALL SEE 8/C06
18. NEW PARKING SCREEN WALL. SEE 8/C06
19. NEW TRASH ENCLOSURE. SEE 14/C06
20. MONOLITHIC CURB. SEE 15/C06
21. ADA RAMP. SEE 5/C06
22. ADA PARKING SIGN PER CITY OF CHANDLER STANDARDS – TYP.
23. SIGN LOCATION. SIGN UNDER SEPARATE PERMIT AND SUBMITTAL.
24. PROVIDE 2" PVC CONDUIT FOR SIGN POWER.
25. SCUPPER. SEE 17/C06
26. DRIVE. PER CITY OF CHANDLER STANDARD
27. BIKE RACK
28. CLIPED PROPERTY BOUNDRY
29. ADA SIGNING
30. SES LOCATION
31. EXIT OR ENTRANCE

EXISTING KEYNOTES (EX)

E1. EXISTING TRANSFORMER
E2. EXISTING FIRE HYDRANT
E3. EXISTING LIGHT POLE.

PROJECT INFORMATION:

OWNER/APPLICANT: CHANDLER NORTH CONGREGATION OF JEHOVAH'S WITNESSESS C/O BARRY LANIER 480-529-1398

ENGINEER: ROBERT KNIGHTEN 602-316-2943 KNIGHTEN3@GMAIL.COM

SITE INFORMATION:

ZONING: R-43
OCCUPANCY: A3
PARCEL NO.: 303-86-865

CONSTRUCTION TYPE: FRAME AND STUCCO VB

BUILDING AREA: 11,350 SF

SCOPE OF WORK: CONSTRUCTION OF A CHURCH (KINGDOM HALL) ONE STORY WITH ONSITE PARKING

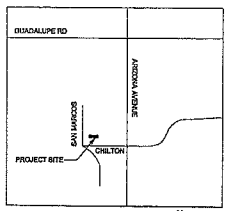
PARKING REQUIRED: 1 SPACE PER 4 SEATS
OF SEATS 460
OF SPACES REQUIRED 108
OF SPACES PROVIDED 110
111% OF REQUIRED

PARKING PROVIDED:
TOTAL SPACES PROVIDED: 113 SPACES
HANDICAPPED PROVIDED: 5 SPACES

AREA CALCULATIONS:
GROSS SITE AREA 2.500 ACREAGE
GROSS BUILDING AREA 12,850'.87 SF
NET ACREAGE AREA 2.618 AC
LOT COVERAGE 14.6%

N

0 20 40
SCALE IN FEET
1:20 SCALE



VICINITY MAP
SCALE: NTS

N

ARIZONA CHAPTER REGIONAL BUILDING COMMITTEE

ROBERT KNIGHTEN
602-316-2943
RKNIGHTEN3@GMAIL.COM

602-263-1100
1-800-STAKE-IT

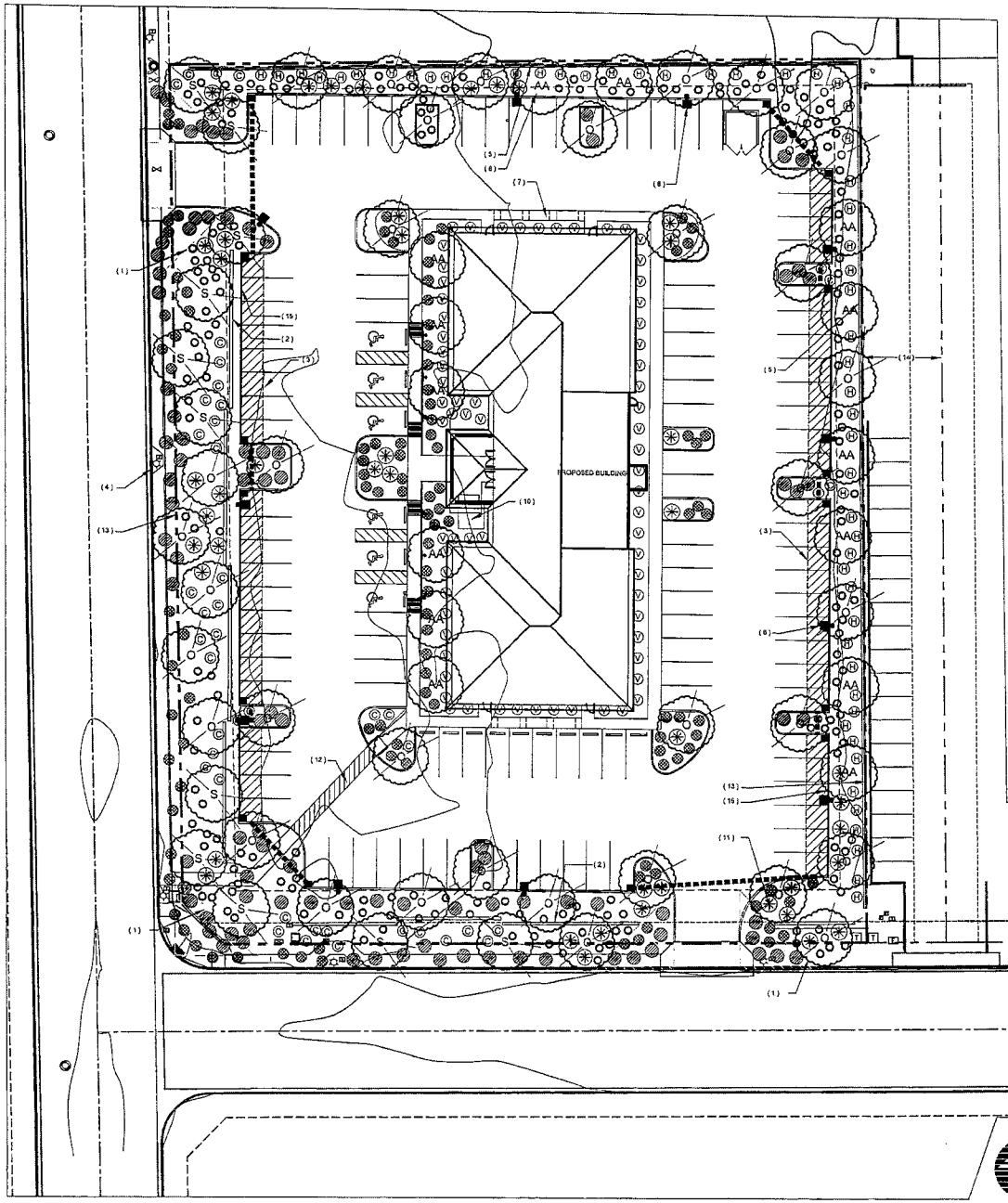
SITE PLAN

NORTH CHANDLER KINGDOM HALL OF JEHOVAHS WITNESSES

CHAND2014

S1

Exhibit B site plan
2/10/15



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

INCLUDE A MINIMUM 60-DAY LANDSCAPE GUARANTEE 1903(6)(h). ZONING CODE:
ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) days from the date of final approval by the city.

ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE,
SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE 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. SEE SECTION 1902(6)(h).

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATION." SEE SECTION 1903(6)(a), ZONING
CODE.

PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903(6)(c) (4). ZONING CODE.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1 ½" BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(c)(11). ZONING CODE.

THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS. SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT. INDICATE HYDRANT LOCATIONS AND PROVIDE ENTIRE NOTE ON LANDSCAPE PLANS PER SECTION 1902(6)(11), ZONING CODE.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 1903(6)(g), ZONING CODE.

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.

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF PUBLIC STREET CURB.

REGISTERED LANDSCAPE ARCHITECT

DATE

TREE LIST

SYMBOL	BOTANICAL	COMMON	SIZE	QTY.	COMMENTS
TREES					
S	DALBERGIA sissoo	SISSOO	15 GAL	11	
Q	QUERCUS virginiana	LIVE OAK	24 BOX	37	
AA	Acacia Anuera	ACACIA ANUERA	15 GAL	14	

PLANT LIST

ACCENTS					
	AGAVE weberi	WEBERI AGAVE	5 GAL	46	
SHRUBS					
H	Dodonaea viscosa	HOPSEED BUSH	5 GAL	56	
C	LEUCOPHYLLUM Zygophyllum	CIMMARON SAGE	1 GAL	44	
V	ERIOMOPHYLLA "VALENTINE"	VALENTINE BUSH	5 GAL	69	
	Salvia clevelandi	CLEVELAND SAGE	1 GAL	187	
GROUNDCOVERS & VINES					
	LANTANA Montevidensis	PURPLE LANTANA	1 GAL	111	
	Acacia redolens	TRAILING ACACIA	1 GAL	85	

MATERIALS

DG — 1/2" MADISON GOLD IN ALL PLANTING AREAS, 2" depth

CALCULATIONS

DESCRIPTION	SQUARE FEET	PERCENTAGE
SITE	87,887	100%
BUILDING	11,300	12.9%
PARKING	44,741	50.9%
SIDEWALK	4139	4.7%
LANDSCAPE AREA	27,707	31.5%

KEYNOTES (X)

1. S.V.T.
2. 3' SCREEN WALL
3. UNDER GROUND RETENTION SEE G&D PLANS.
4. EXISTING STREET LIGHT
5. 6' HT. NEW SITE WALL
6. ALL PLANTING AREAS TO RECEIVE DG TYP
7. SIDEWALK AROUND BUILDING
8. LIGHT POLE TYP. SEE ARCHITECTURAL ELECTRICAL F
9. UNDER GROUND RETENTION SEE G&D PLANS.
10. BIKE RACKS
11. ALL PLANTING AREAS TO RECEIVE DG
12. SIDEWALK TO STREET
13. PROPERTY LINE
14. GIFTED PROPERTY BOUNDARY
15. EXTRUDED CURB

Exhibit C Landscape Plan
2/10/15

landscape architect:
lyn tan, RLA
130 w vogel ave,
phoenix, az 85021
tel 602.451.6920

ARIZONA REGIONAL BUILDING COMMITTEE
CARE OF: BARRY LANIER, PERMIT COORDINATOR
11523 EAST QUADE AVENUE
480 609 1398

North Chandler Kingdom Hall
Chilton Drive and San Marcos Place
Chandler, Az 85225

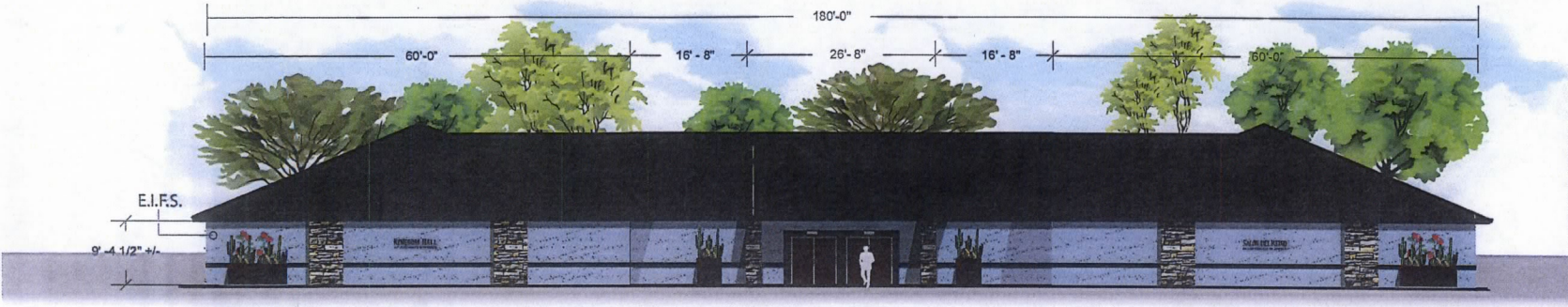
April 6, 2014

revisions
-

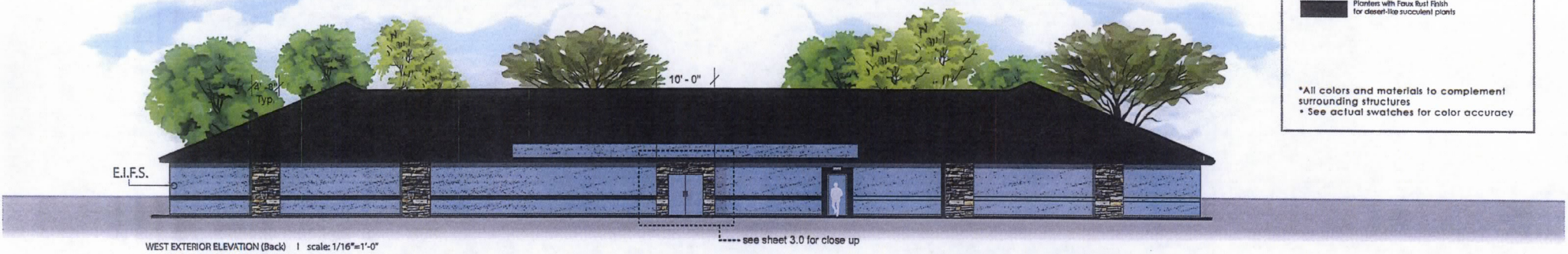
DRAWN: JM
CHECKED: LT

LANDSCAPE PLAN

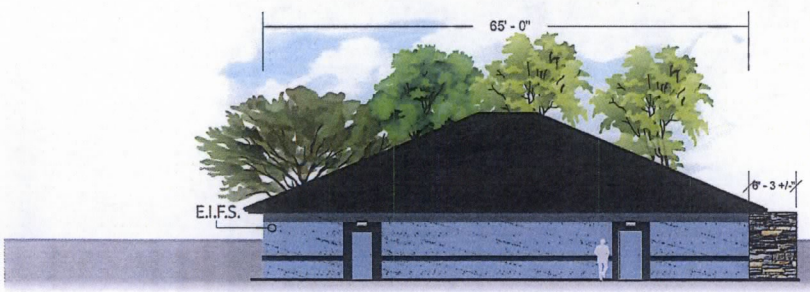
sheet:
1 of 5



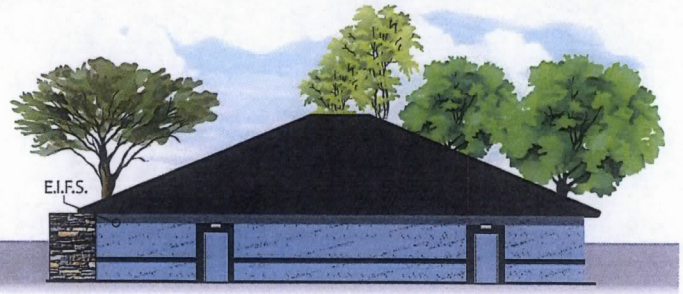
EAST EXTERIOR ELEVATION (Front) | scale: 1/16"=1'-0"



WEST EXTERIOR ELEVATION (Back) | scale: 1/16"=1'-0"



NORTH EXTERIOR ELEVATION (Side View) | scale: 1/16"=1'-0"



SOUTH EXTERIOR ELEVATION (Side View) | scale: 1/16"=1'-0"

COLOR SCHEDULE:

- Synthetic Stucco - BODY
  Dunn Edwards,Shining Knight DE6347
- Door/ Frames
  DunnEdwards, Deep Crimson DEA152
- Accent/ Trim :
  DunnEdwards, Edge of Black DE6349

MATERIALS SCHEDULE:

- Cultured Stone
  Southern Ledgestone, Fog csv2028 (shown)
- Composition Shingle Roof - Arch. grade
  Owens Corning, Teak Shingles
- Planters with Faux Rust Finish
  for desert-like succulent plants

*All colors and materials to complement surrounding structures
• See actual swatches for color accuracy

NORTH CHANDLER

KINGDOM HALL

JANUARY 2015

CONCEPT RENDERING - FOR VISUAL PURPOSES ONLY

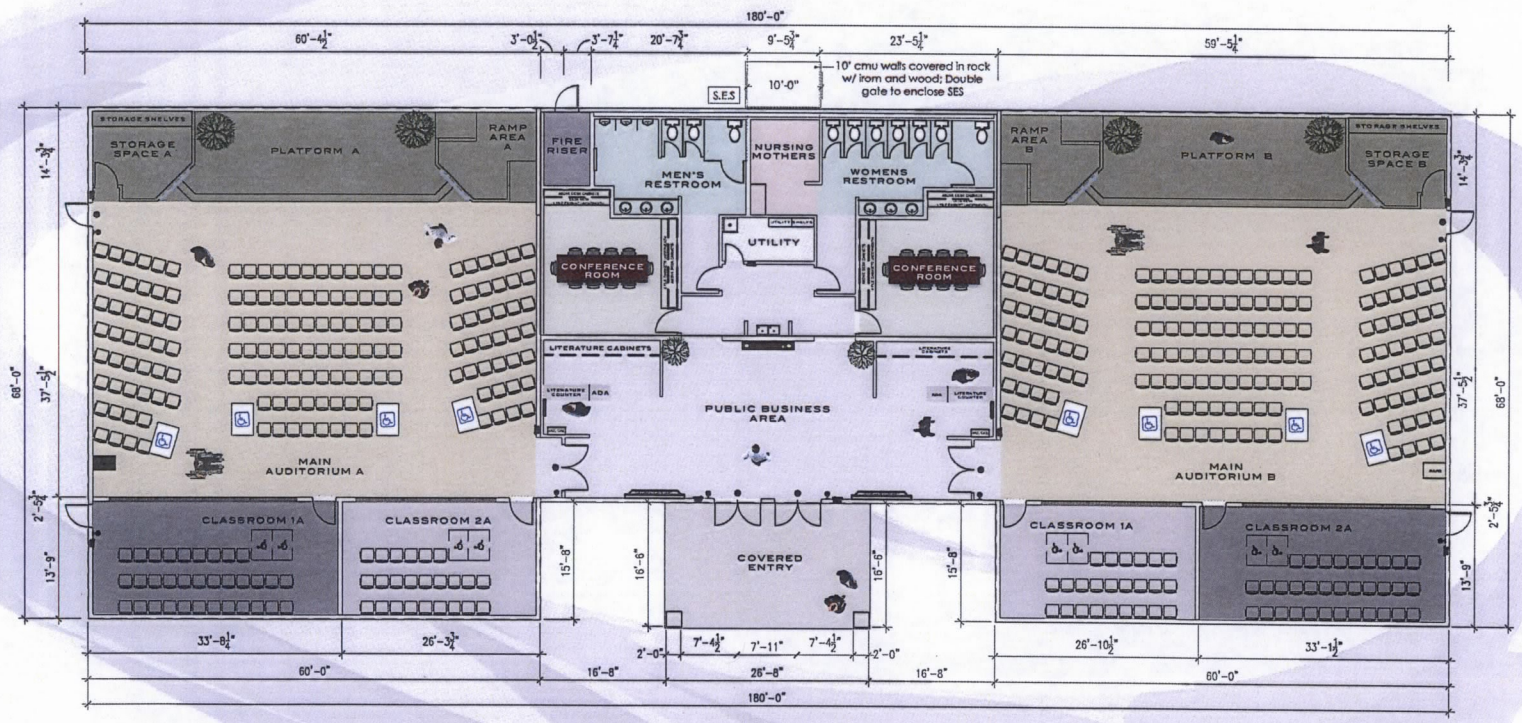
Exhibit D Building Elevations 2/10/15

SHEET 1.0

NORTH CHANDLER

KINGDOM HALL
FLOOR PLAN

JULY 2014



PLAN | scale: 1/16"=1'-0"

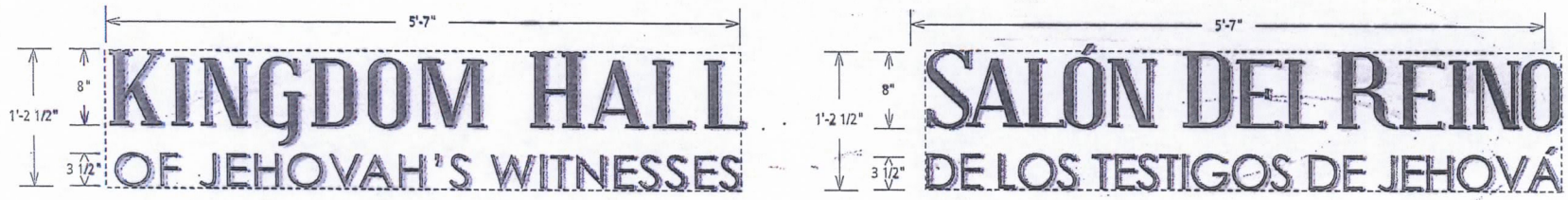
Proposed: 138 W. Chilton Drive, Chandler AZ 85225

FileName: NorthChandler_FloorPlan_V1.pdf

START DT	REVISIONS
07/21/14	

Exhibit E Floor Plan
2/10/15

Sheet 1 of 1



2 S/F | **ALUMINUM FCOs**

SCALE: 1"=1'-0"

SPECIFICATIONS:

Fabricate and Install 2(two) sets of aluminum flat cut outs.

Painted Mathews Black, satin finish.

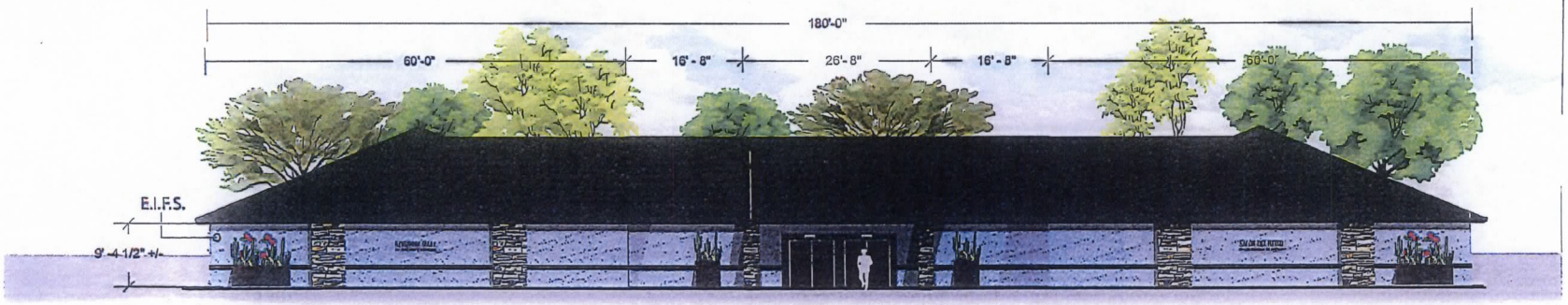
Mounted flush to wall with VHB tape and silicone adhesive.

COLOR SCHEDULE:

Mathews Black

Square Footage: 1'-2.5" x 5'-7" = 6.74 Sq. Ft. @ qty:2

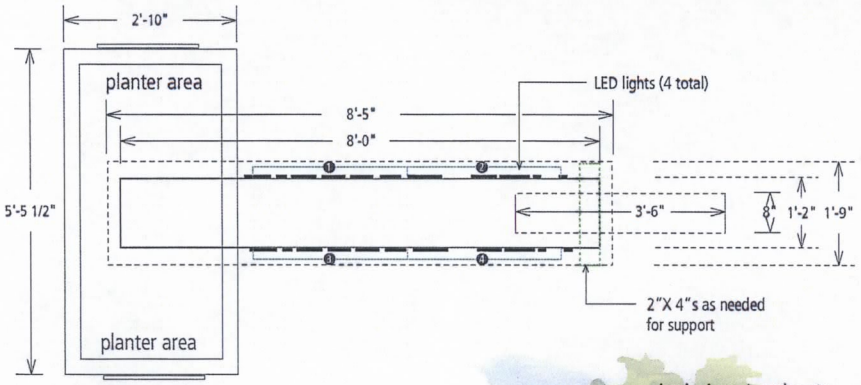
Total: 13.48 Sq. Ft.



EAST EXTERIOR ELEVATION (Front) | scale: 1/16"=1'-0"

DATE	REVISIONS	Installation Address:
03/08/14	12/14/14	138 W. Chilton Drive, Chandler AZ 85225

Exhibits F signage
2/10/15



MONUMENT | plan | scale: 1/2"=1'

back view | scale: nts

MONUMENT | elevation | scale: 1/2"=1'

1 D/F	Illuminated Kingdom Hall Monument Sign
	SCALE: 1/2"=1'-0"

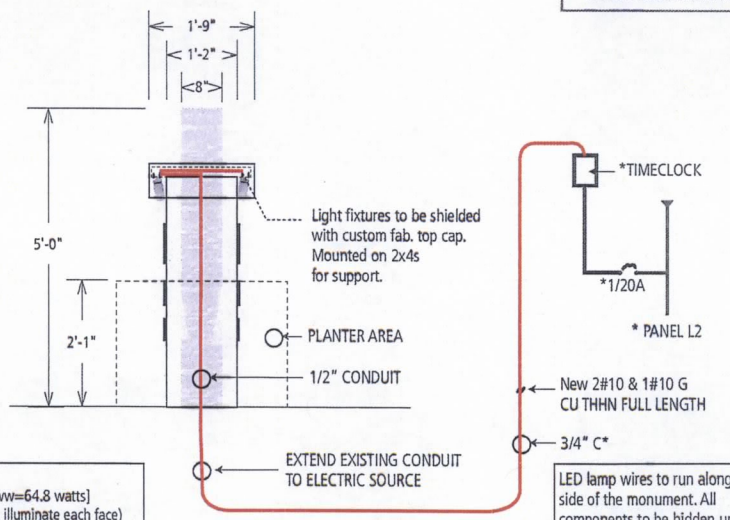
- (A) MASONRY CONSTRUCTED MONUMENT WITH SOLID FILL CMU BLOCKS AND MEDIUM MONTEX STUCCO FINISH; PAINTED DE6347. ALUMINUM FCOs PAINTED MATHEWS BLACK, MOUNTED FLUSH TO SIGN WITH STUDS
- (B) SIGN TO HAVE A CUSTOM FABRICATED TOP CAP [AS SHOWN] TO CONCEAL LIGHT FIXTURES. INSIDE TOP CAP, 2"X4"s USED AS NEEDED TO MECHANICALLY FASTEN FIXTURES TO CAP. SEE DETAILS A1- SECTION.
- (C) CONCRETE COLUMN WITH DECORATIVE CULTURED STONE
- (D) CUSTOM FAB. CONCRETE PLANTER FOR LOW-MAINTENANCE SUCCULENTS, WITH ALUMINUM JW.ORG LOGO
- (E) CONCRETE FOOTER AT 12" X 11'
- (F) SECOND FACE TO READ: "SALÓN DEL REINO DE LOS TESTIGOS DE JEHOVÁ".

Square Footage:
2' x 5'-7" = 11.16 Sq. Ft. @ qty:2
Total: 22.32 Sq. Ft.
(22.32 Sq. Ft. + 13.48)
GRAND TOTAL: 35.8 of 36 Sq. Ft. ALLOWED

COLOR SCHEDULE:
- Trademark JW.org logo PMS 660 C
- Synthetic Stucco - BODY Dunn Edwards Shining Knight DE6347
- Mathews Black
- Cultured Stone Southern Ledgestone, Fog csv2028 (shown)
- Planters with Faux Rust Finish for desert-like succulent plants

*All colors and materials to complement surrounding structures
• See actual swatches for color accuracy

Details A1 | section | scale: 1/2"=1'



Led light strips: 120 v ac, 60 hz
4 @ 5" H x 2" D x 31.5" L [lw36x1-ww=64.8 watts]
note: (2 led strips on each side abut to illuminate each face)
ALL COLORS AND MATERIALS TO MATCH MAIN STRUCTURE.

LED lamp wires to run along the side of the monument. All components to be hidden under the new cap design.

DATE	REVISIONS		Installation Address:	File Name:
03/08/14	12/14/14	12/16/14	138 W. Chilton Drive, Chandler AZ 85225	NorthChandlerWall_MonumentSign_EastElevationV01

Exhibit F signage
2/10/15