City of Scottsdale PROJECT NARRATIVE

1 STOP SHOP

- [x] Rezoning
- [x] Use Permit
- [ ] Development Review
- [ ] Master Sign Programs
- [ ] Variance
- [ ] Other

Case # 1515-PA-03

Project Name Children's Ministry Center New Covenant Lutheran Church

Location 15152 N.Frank Lloyd Wright Bvld

Applicant Jonathan Peiffer, AIA

Roberts/Jones Associates, Inc.

SITE DETAILS

Proposed/Existing Zoning: C O / R1-5

Use: Private Preschool

Parcel Size: 1.92 acres

[X] Gross Floor Area [ ] Total Units: 6836

[X] Floor Area Ratio [ ] Density: .08

Parking Required: 20

Parking Provided: 83

Of Buildings: 1

Height: 19' - 6"

Setbacks: N-22'-5" S-76'-7"

E-91'-10" W171'-6"

In the following space, please describe the project or the request

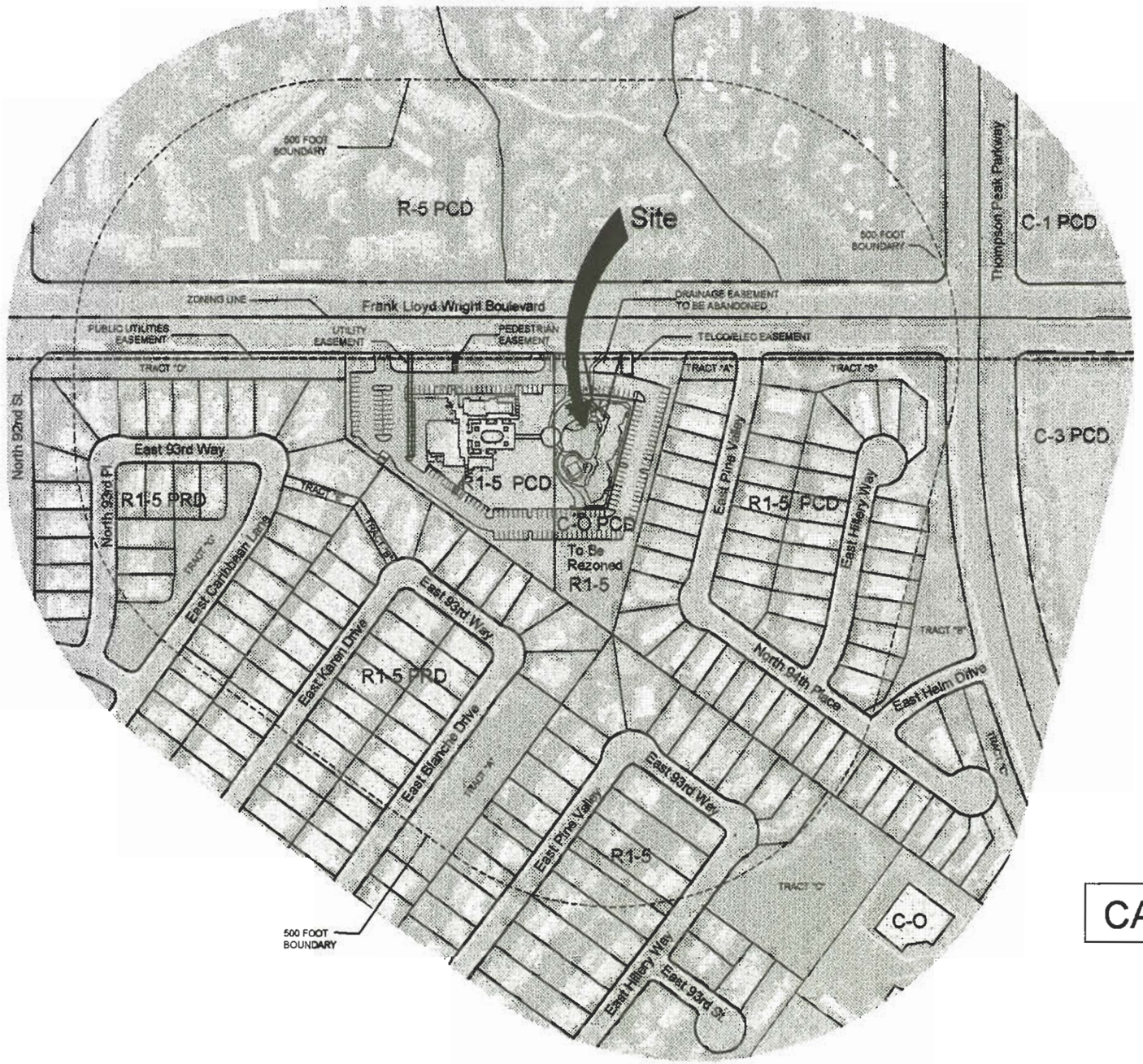
1. This request is to rezone an existing 1.92 acre CO parcel surrounded by R1-5 and R5 zoning districts to R1-5. The existing improvements by this congregation are located on a 3 acre adjacent parcel to the northwest. By allowing this request the property will conform with surrounding and adjacent zoning and conform with the current General Plan for the City of Scottsdale. Furthermore approval of this request will allow the property Owner to complete a lot-tie with their existing parcel, which is currently zoned R1-5. Finally, approval of this request will clear up conflicting datum between Maricopa County, the City of Scottsdale and the ALTA survey.

2. The second request is to approve a Use Permit to allow a 6836 s.f. private preschool on this site for a maximum of 138 students between the ages of 3 and 5. This growing congregation's vision for a children's ministry center is to support the growing young families of the neighborhood and to provide a service in an urbanized suburban neighborhood. The mission of this congregation is based upon supporting the community through its programs and services to children, youth and families. The center is the next step in realizing this vision. The impact to surrounding neighbors will be minimal with the closet portion of the building being 76'-7" from adjacent homeowners.

3-ZN-2004
2-9-04

(If an additional page(s) is necessary, please attach.)

CD03251 2/03



CASE# - 515-PA-03

0' 100' 200' 300'

context aerial site plan

1" = 100'-0"

preliminary not for construction

Issue Date: 12.18.2003

Revisions:

1 02.06.2004

2

3

4

new children's ministry facility for:

new covenant lutheran church

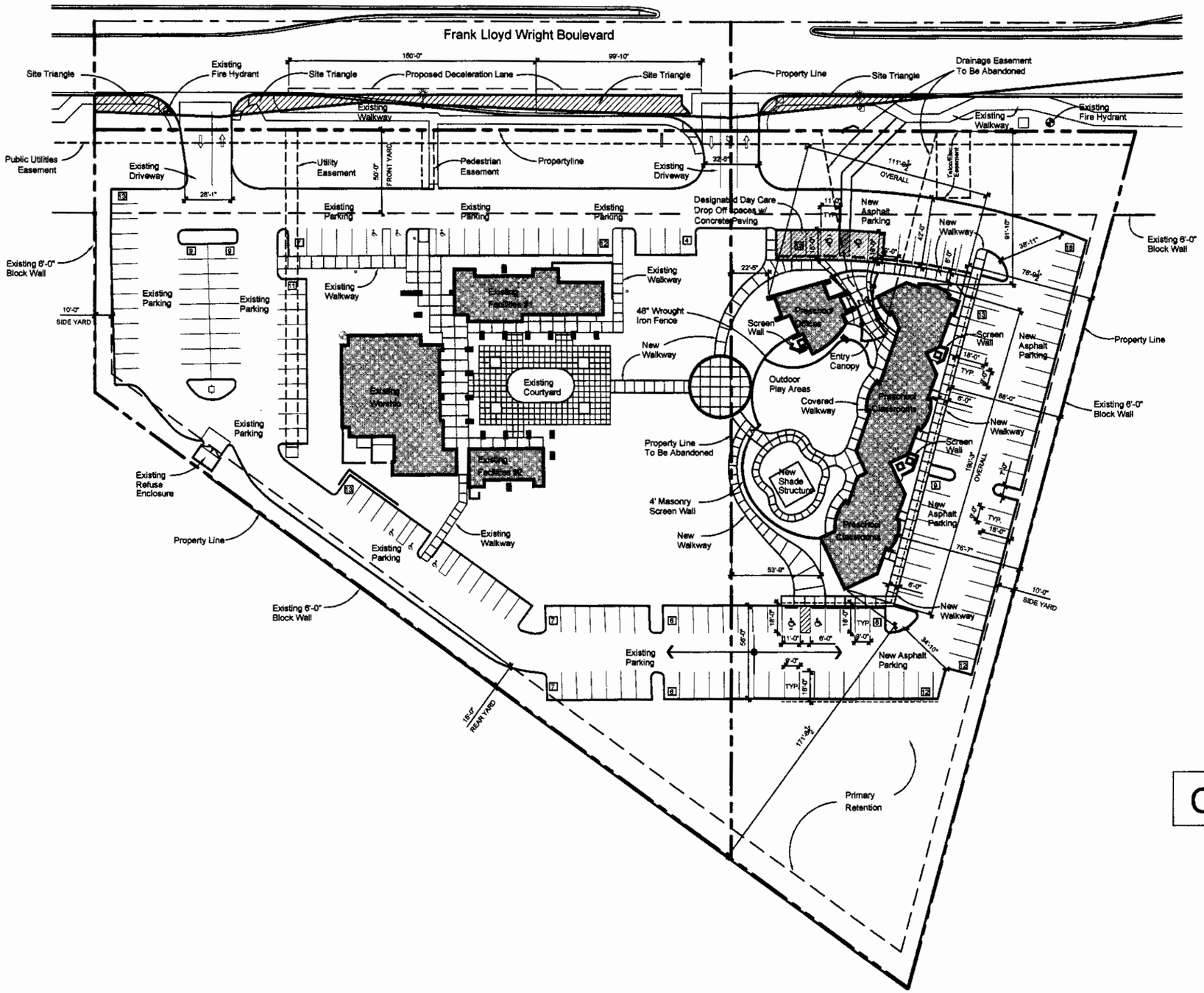
15152 north frank lloyd wright boulevard
scottsdale arizona

Project Number: 0207

Drawing: aerial site plan

1

3-ZN-2004
2-9-04

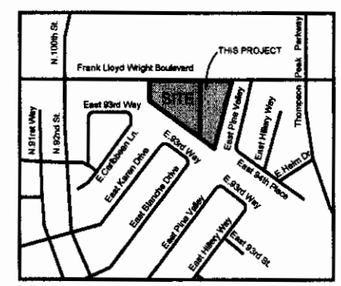


PROJECT DATA

PROJECT NAME: NEW CHILDREN'S MINISTRY FACILITY FOR NEW COVENANT LUTHERAN CHURCH

ZONING:	C-O PCD - TO BE REZONED TO R-15	
FAR:	.0884	
NET AREA:	209,086.00 S.F.	(4.38 ACRES)
NET AREA: (C-O PARCEL)	86,248.80 S.F.	(1.98 ACRES)
OPEN SPACE REQUIRED (26.00%):	58,544.94 S.F.	
OPEN SPACE PROVIDED: (28.14%)	58,853.06 S.F.	
FRONT YARD SETBACK:	50' (35' PARKING)	
REAR YARD SETBACK:	15' (10' PARKING)	
SIDE YARD SETBACKS:	10'	
PARKING LOT (ASPHALT) AREA:	87,539.27 S.F.	
LANDSCAPED AREA REQUIRED (15%):	10,243.19 S.F.	
LANDSCAPED AREA PROVIDED (24.8%):	16,711.85 S.F.	
GROSS FLOOR AREAS:		
EXISTING WORSHIP:	4,344.03 S.F.	
EXISTING FACILITIES #1 :	2,243.29 S.F.	
EXISTING FACILITIES #2 :	907.76 S.F.	
NEW PRESCHOOL CLASSROOMS:	5,808.59 S.F.	
NEW PRESCHOOL OFFICE :	1,116.27 S.F.	
GROSS TOTAL :	14,419.94 S.F.	

PARKING REQUIRED:			
WORSHIP:	50 SPACES	(1 PER 4 SEATS)	(EXISTING)
CLASSROOMS:	6 SPACES	(1/563 S.F. / 300)	(EXISTING)
PRESCHOOL EMPLOYEE:	13 SPACES	(1/EMPLOYEE)	(NEW)
PRESCHOOL STUDENTS:	7 SPACES	(100/15)	(NEW)
TOTAL REQUIRED:	76 SPACES		
PARKING PROVIDED:	104 SPACES	(EXISTING)	
	-37 SPACES	(REMOVED)	
	83 SPACES	(ADDITION - THIS PROJECT)	
	187 NET SPACES	(177 STANDARD, 10 HANDICAP)	



VICINITY MAP
NTS

CASE# - 515-PA-03

0' 30' 60' 90' 120'
SCALE 1" = 30'

site plan

1" = 30'-0"

preliminary not for construction

Notice: These Project Documents, an unpublished instrument of service of Robertson/Jones Associates, Inc. and associated authors, is for use only on this Project and is prepared for use in conjunction with the author's interpretations, observations, decisions, and administration as described in AIA Document A201, without which desired results can not be assured. No part of these documents may be reproduced, or stored in a retrieval system, or transmitted in any form or any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of the authors. Violation of this notice may violate Art 17 U.S.C. par 301 (1990)
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3-ZN-2004
2-9-04

Issue Date:
01.13.2004
Revisions:
1 REZONE 02.06.2004
2
3
4

new children's ministry facility for:
new covenant lutheran church
15152 north frank lloyd wright boulevard
scottsdale arizona

Robertson/Jones Associates, Inc.
Architecture-Planning-Programming
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602-955-7500
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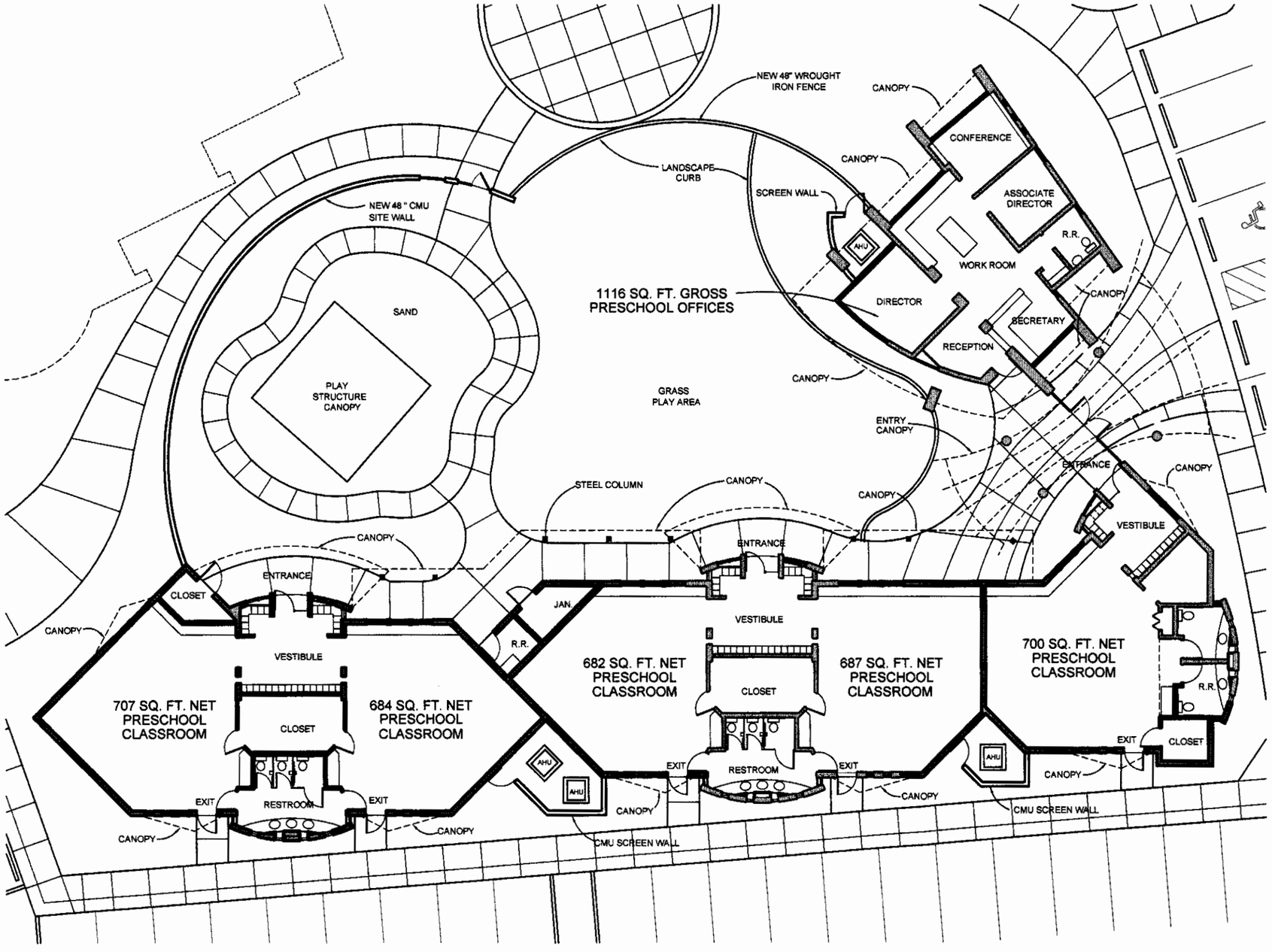
www.robertsonjones.com

Project Number:
0207
Drawing:
site plan
Sheet:
2
of



PROJECT DATA

PROJECT NAME: NEW CHILDREN'S MINISTRY FACILITY
FOR NEW COVENANT LUTHERAN CHURCH

ZONING:	C-O PCD - TO BE REZONED TO R-15
TYPE OF CONSTRUCTION	TYPE V-B w/ AFES
OCCUPANCY GROUP	B/E
OCCUPANCY LOAD FOR B	
NEW PRESCHOOL OFFICE :	1,116 S.F. (GROSS) /100
OCCUPANTS	11
OCCUPANCY LOAD FOR E	
NEW PRESCHOOL CLASSROOMS:	3460 S.F. (NET) /20
OCCUPANTS	173
BUILDING HEIGHT	18'-0"
NUMBER OF STORIES	1

0' 10' 20 30'

SCALE 1/8" = 1'-0"

floor plan

1/8" = 1'-0"

preliminary not for construction

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CASE# - 515-PA-03

3-ZN-2004
2-9-04

Issue Date:
12.15.2003

Revisions:
1 REZONE 02.06.2004
2
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602-955-5393 (FAX)
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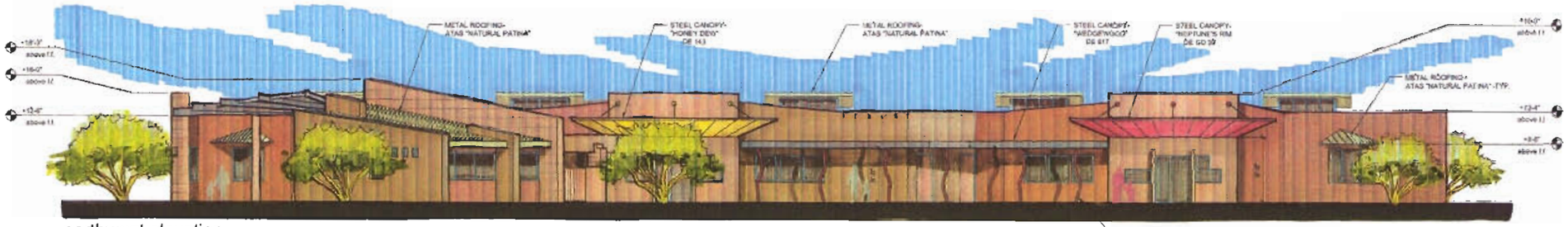
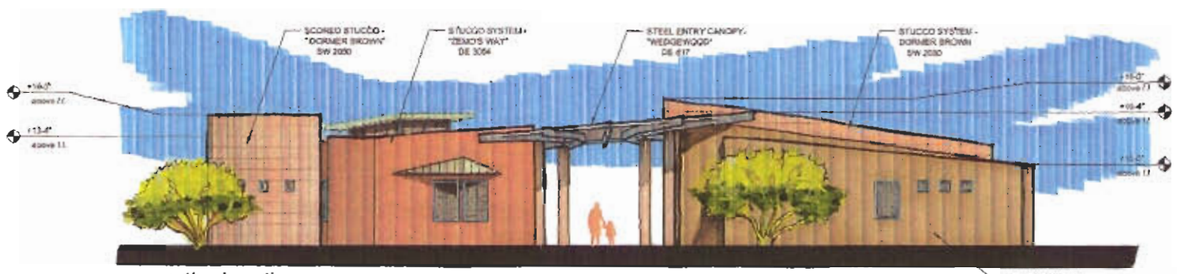
Project Number:
0207

Drawing:
floor plan

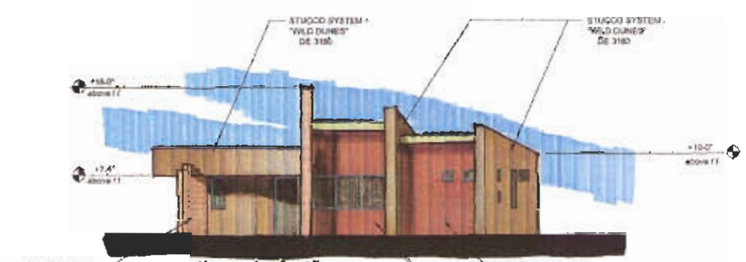
5



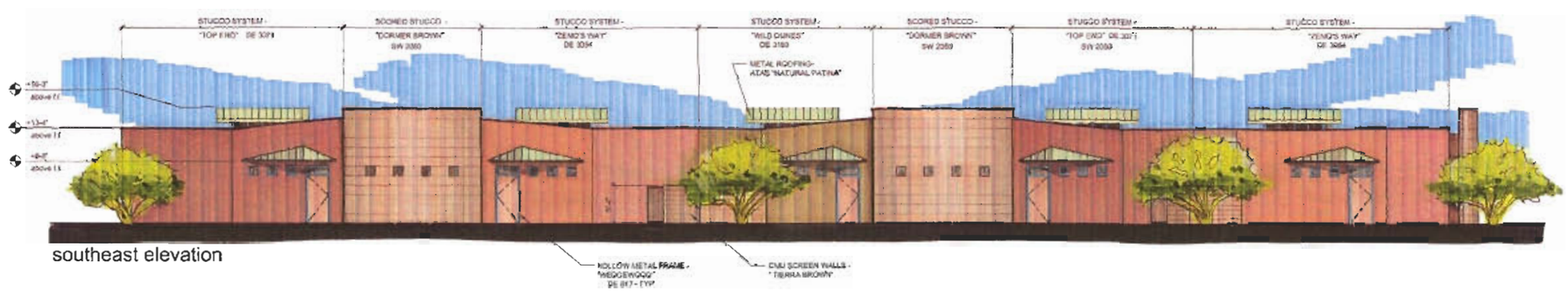
northwest elevation



north elevation



south end of offices



southeast elevation

southwest elevation

0' 10' 20' 30'

SCALE 1/8" = 1'-0"

elevations

1/8" = 1'-0"

preliminary not for construction

3-ZN-2004
2-9-04

Issue Date:
12.15.2003

Revisions:
1
2
3
4

new children's ministry facility for:
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15152 north thompson peak parkway
scottsdale, arizona

Project Number:
0207

Drawing:
elevations

Sheet:
4
of