



STAFF APPROVAL LETTER

145-SA-2011

Landscape Upgrades for the purposes of a
sign replacement

STEP 1

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires one (1) year from date of approval if a permit has not been issued,
or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: 8620 E McDonald Dr
PARCEL: 174-10-111B
Q.S.: 21-48
CODE VIOLATION #:

APPLICANT: Dr Gene James
COMPANY: Glass & Garden Church
ADDRESS: 8620 E McDonald Dr Scottsdale, AZ 85258
PHONE: 480-948-8800

Request: Sa to add landscaping to meet code requirement

STIPULATIONS

1. Approval is necessary to comply with Sec. 8.514.I.B of the Zoning Ordinance.
2. Provide landscaping within a **minimum** of 240 square feet area surrounding the Monument Sign adjacent to McDonald Drive.
3. Proposed landscape palette to consist of Gold Mound Lantana.
4. Drip irrigation to be provided to all landscaping to ensure survival.
5. After all work is completed, please contact Steve Gallant, Building Inspections Supervisor, at 480-312-5773 and mention case number 145-SA-2011 to set up a final site inspection.

Related Cases: 118-DR-1985, 11-UP-1971

SIGNATURE: Wendy Hardy
Wendy Hardy

DATE APPROVED: 5/2/11

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required.

**POLICY OF THE CITY OF SCOTTSDALE
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk

3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Manager's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2422

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

SIGNATURE: _____



Staff Approval Application Submittal Requirements

Landscape upgrades for

Project Name: Sign replacement City Staff Contact: W. Hardy

Project Address: 8620 E McDonald Dr Scottsdale 85250

Zoning: R1-7 A.P.N.: 174-107113 Quarter Section: 24-48

Associated References: Project Number: 212-PA-2011 Plan Check Number: 1538-11 Case(s): _____

Request: To add landscaping to meet code requirements

Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☒ No If yes, provide a copy.

Owner: Gless and Garden Church

Applicant: Dr Gene James

Company: Gless and Garden Church

Company: Gless and Garden Church

Phone: 480 9488800 Fax: _____

Phone: 480-9488800 Fax: _____

E-mail: info@glessandgardenchurch.org

E-mail: dr.gene.james@gmail.com

Address: 8620 E McDonald Dr

Address: 8620 E McDonald Dr Scottsdale

Submittal Requirements - Please submit 1 copy of materials requested below. All plans must be folded

☒ Completed Application (this form) and Application Fee— \$ 85 (fee subject to change every July)

☒ Context Aerial with site highlighted

☐ Site Location Map

☐ Maricopa County Assessor's Parcel Map with site location highlighted

☒ Narrative describing nature of request

☐ Property Owner's Authorization, or signature below

☒ Homeowners/Property Owners Association Approval (if applicable).

☒ Color Photographs of site- including all areas of change.

☐ Site plan indicating extent and location of additions, buildings and other structures, indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks.

☐ Lighting- provide cut sheets, details, photometric for any proposed lighting.

☐ Cross Sections- for all cuts and fills

☐ Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.

☒ Landscape Plan indicating location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.

☐ Elevation Drawings or Color Photosimulations of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.

☐ Material Samples- color chips, awning fabric, glazing, etc.

☐ Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention.

☐ Copy of Liquor License Application (For all bars/restaurants/patios)

☐ Airport Vicinity Development Checklist- provided

☐ Current Title Report

☐ Other: _____

Please Note: After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

Dr Gene James
Signature Circle One Applicant Owner

4-22-11
Date

Official Use Only

Submittal Date: 4/22/11

City Staff Signature: W. Hardy

Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone 480-312-7000 • Fax 480-312-7800

Parcel

APN 174-10-111B
Date Entered 07-26-1993
Addr 8620 E MCDONALD DR
MCR 103-24
Lot NA
QS 21-48
Area 198,201.80SQ FT
Char Area INDIAN BEND
Zip 85250
Juris. SC
Subdiv PARK SCOTTSDALE SIX
Zoning R1-7
FEMA X

1 of 1

[Assessor Link](#)[New Search](#)[Home](#)[Buffer Zone](#)[Clear Buffer](#)[Set Plot Scale](#)[Help](#)[MapGuide Tutorial](#)[Labels \(Owner\)](#)[Labels \(Resident\)](#)

SELECT LIST TYPE:

Resident List ☒[Export to Excel](#)

Map 1

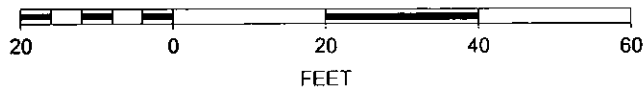
Streets
— Streets
☐ Parcels
Miscellaneous
☐ Roofprints
City Boundary

Contract will
cover the 7' base
of the sign on
the east & west sides.

Irrigation will be supplied to these plants.



SCALE 1 : 296



8620 E. McDonald Drive
Gene Jones



Sec. 8.514. - Public uses, institutional uses, schools and churches. ↻

Public uses, institutional uses, schools and churches are allowed signs as follows: For public uses, institutional uses, schools, and churches, the total permanent sign area allowed, including wall signs, ground signs, monument, and traffic directional signs is thirty-six (36) square feet for sites of twenty (20) acres or less, and an additional four (4) square feet for each additional ten (10) acres.

I. Business Identification.

A. Building wall signs.

1. Such sign shall identify the business.
2. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
3. The maximum sign height on a building shall be three (3) stories.
4. No part of a building wall sign shall extend above a roof line.
5. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
6. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

II. Freestanding Business Identification. There shall be a maximum of one (1) freestanding business identification sign per street.

A. Ground signs.

1. Such sign shall identify the business.
2. The maximum number of such signs per street shall be one (1) sign.
3. Such signs shall be placed within a landscaped setting containing not less than one hundred twenty (120) square feet.
4. The maximum individual letter area for such signs shall not exceed twelve (12) square feet.
5. The maximum height of such sign shall be five (5) feet.
6. Individual letters shall not cover a percentage of wall surface area greater than fifty (50) percent.

B. Monument signs.

1. Such sign shall identify the business.
2. The maximum number of such signs per street front shall be one (1) sign.
3. The maximum area of such sign shall be twenty-four (24) square feet.
4. The maximum height of such sign shall be five (5) feet.
5. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
6. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
7. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.
8. One-half (½) of such sign may be change panel.

III. Traffic Directional Signs.

- A. The maximum number of such signs for each driveway shall be one (1) sign.
- B. The maximum height of such sign shall be three (3) feet.
- C. The maximum area of such sign shall be four (4) square feet.
- D. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- E. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- F. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

(Ord. No. 2260, § 2, 7-18-89)

PLANNING DEPARTMENT

BICYCLE/EQUESTRIAN:

- ☐ Bike path(s) location shall be approved by Planning and are to be shown on the engineering paving, grading and drainage plans.
- ☐ Provisions for bicycle parking shall be provided by installing bike racks in major areas along, or adjacent to, the bike path located on this project.
- ☐ Equestrian trail location shall be approved by Planning and are to be shown on the final plot or site plan.

LANDSCAPING:

- ☐ Only 50% of front open space can be used for retention basin.
- ☐ Retention basin size measured to top of existing grade elevation.
- ☐ Maximum 10:1 width to depth ratio 4:1 maximum slope.
- ☐ Provide 5% slope away from walk and curb for 5' along all streets.
- ☐ Major tree theme should follow the existing theme of neighboring properties.
- ☐ Trees shall be provided at a rate of one (1) tree per _____ square foot of (required) open space (15 gallon minimum size) of which _____ shall be mature (24" dbh or larger).

☒ OWNER: EXTEND EXISTING LANDSCAPE TREATMENT IN FRONT OF PROPOSED ADDITION. REPLACE LANDSCAPE MATERIAL THAT HAS DIED AND HAS BEEN REMOVED.

PROVISIONAL WALL DESIGN:

- ☐ _____

CITY COUNCIL/PLANNING COMMISSION CONCERNS FOR CONSIDERATION:

- ☐ _____

NOTES:

- ☒ Place Development Review number on all plans in 1/2" size letters.

- ☐ _____



1538-11

CITY COPY

4/11/2011

To Whom It May Concern:

Permission is granted to remove and replace the existing monument sign @ Glass and Garden Community Church.

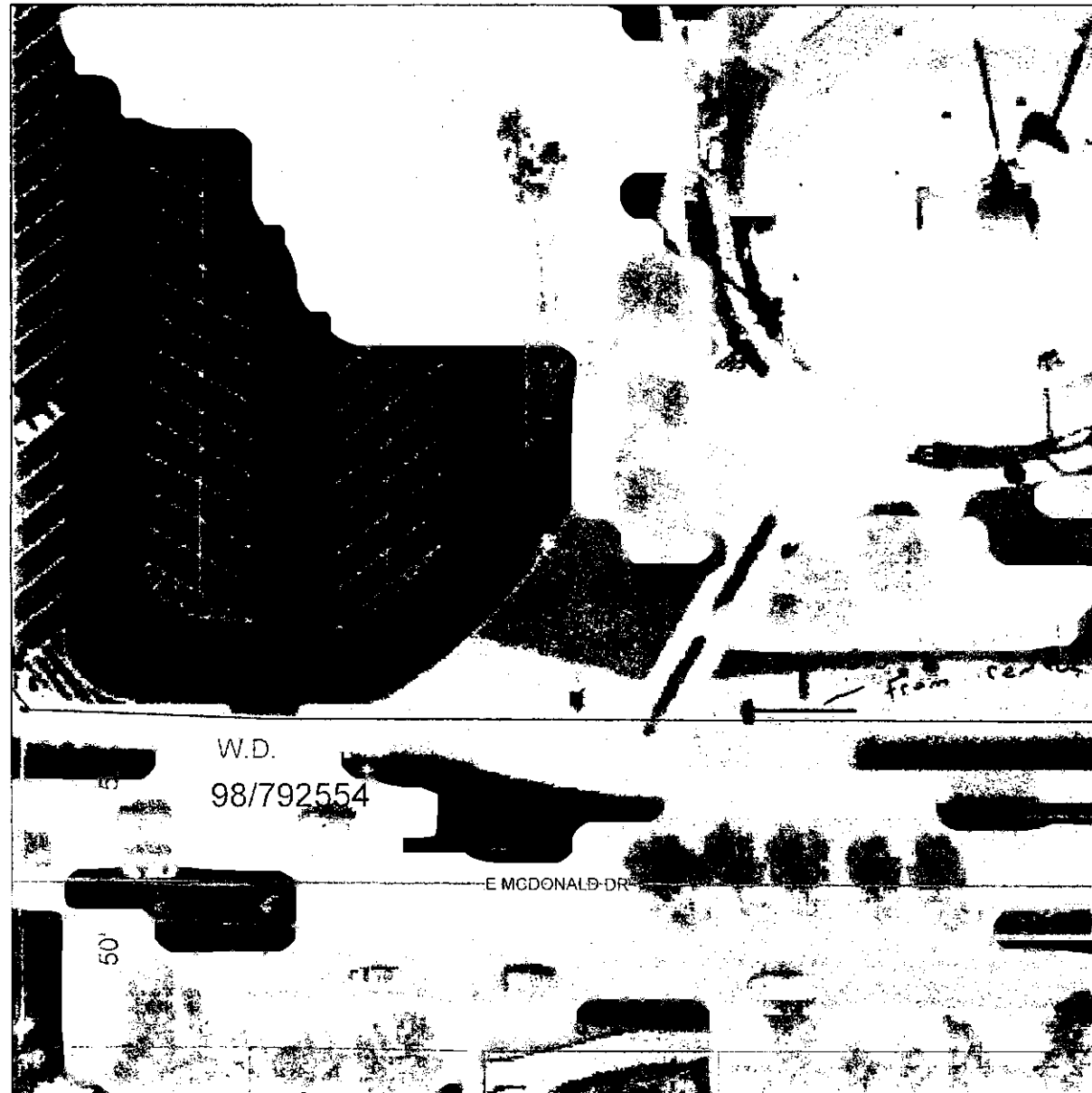
Sincerely,

Dr Gene James, Senior Pastor
Glass and Garden Community Church

approved by
Wendy Harde - Planning
Amy Heithoffen - Streets

Map1

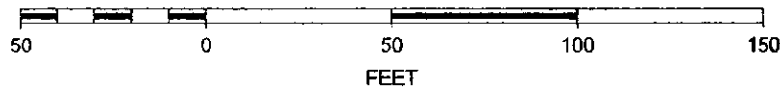
Streets	
—	Streets
Abc	ROW Width Text
□	Parcels
Easements	
Abc	Easement Text
---	Easements
Abc	NAOS Text
---	NAOS
Abc	GLO Text
—	GLO
Miscellaneous	
	City Boundary



AS NOTED

All portions of
sign to be
kept outside of
city ROW

SCALE 1 : 610



APPROVED

FOR THE ADDRESS SHOWN, APPROVAL SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF THE ZONING ORDINANCE: BUILDING, ELECTRICAL CODES OR ANY OTHER LAW OR ORDINANCE.

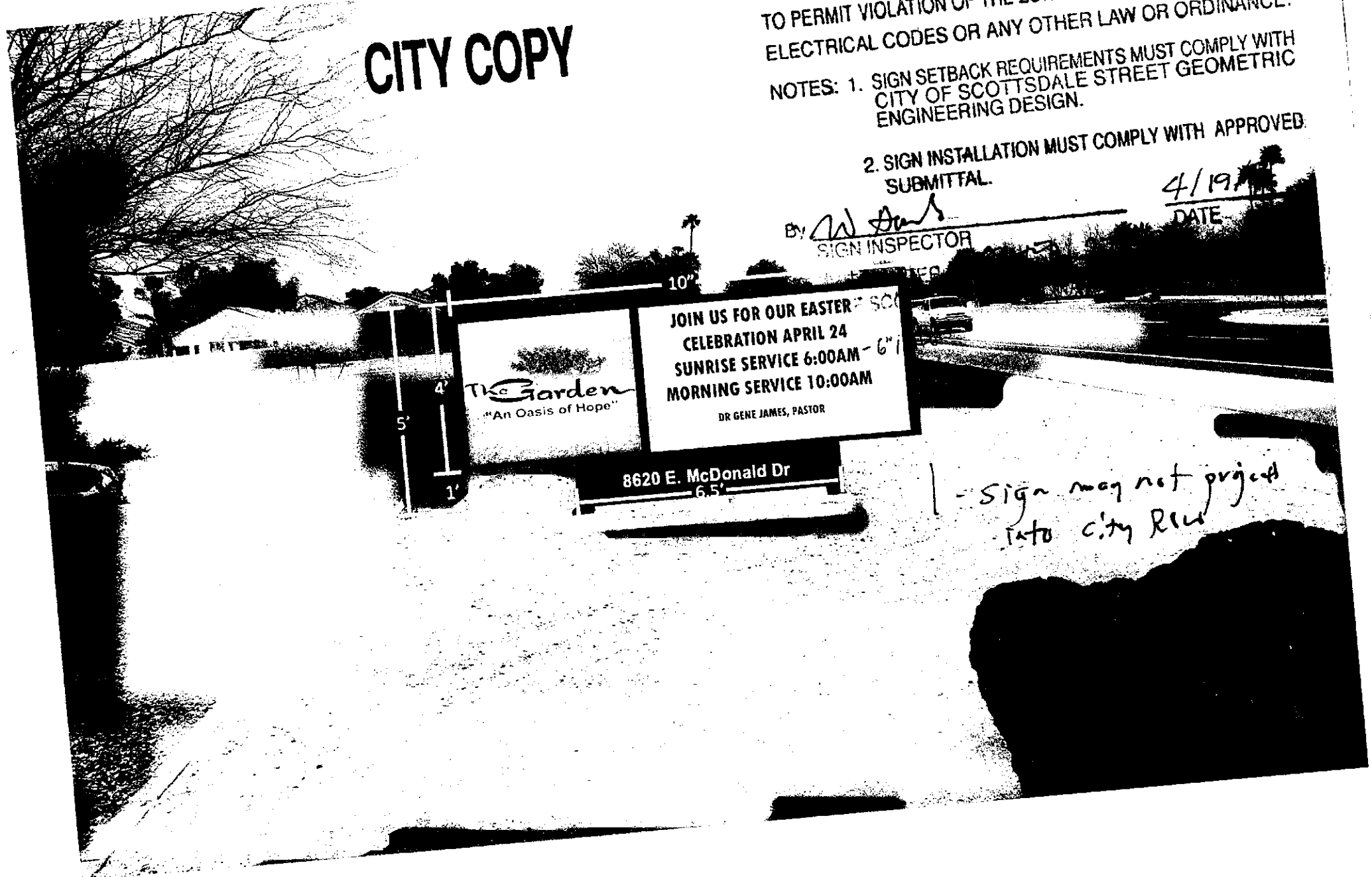
NOTES: 1. SIGN SETBACK REQUIREMENTS MUST COMPLY WITH CITY OF SCOTTSDALE STREET GEOMETRIC ENGINEERING DESIGN.

2. SIGN INSTALLATION MUST COMPLY WITH APPROVED SUBMITTAL.

By W. Davis
SIGN INSPECTOR

4/19/11
DATE

CITY COPY

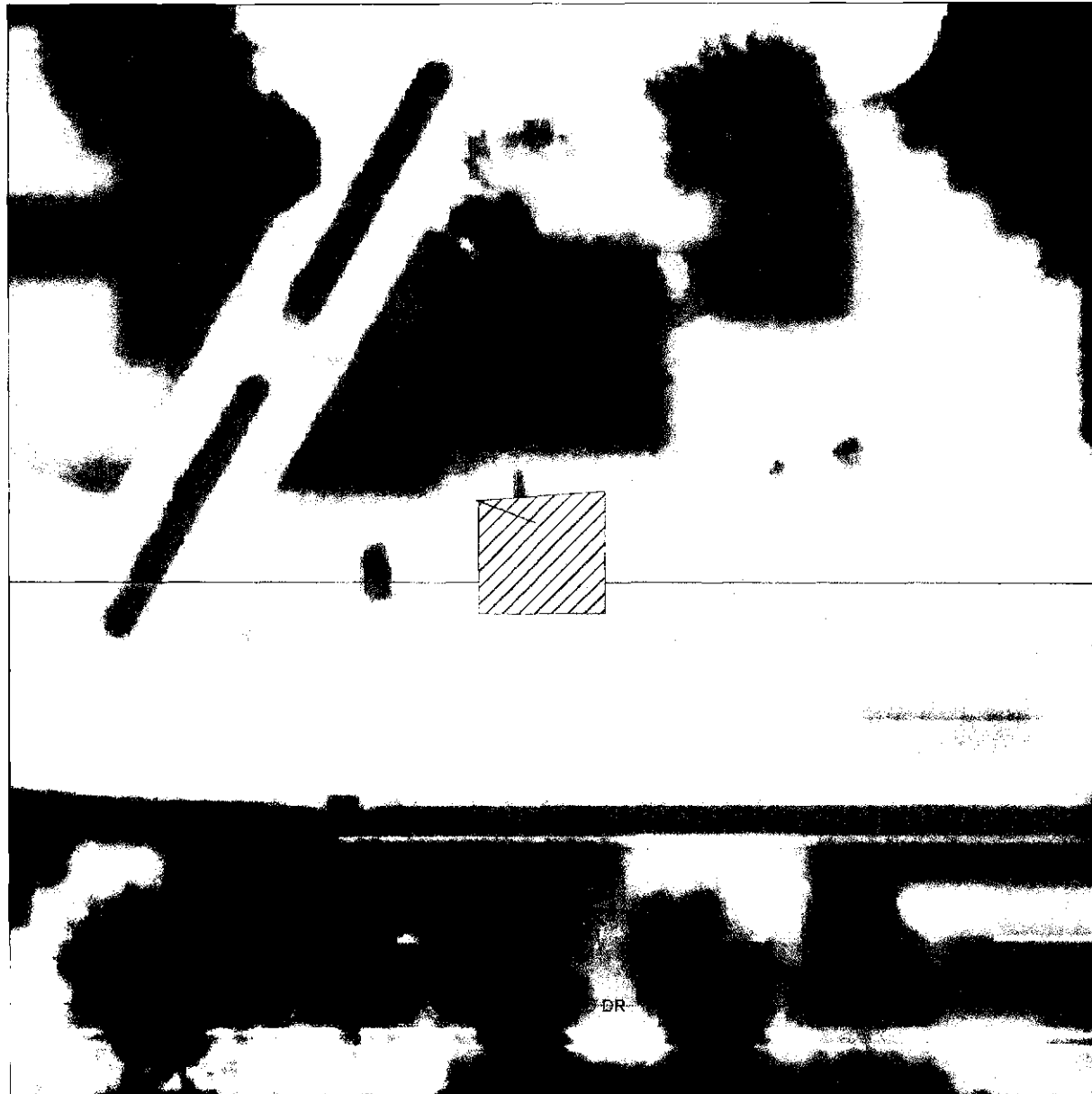
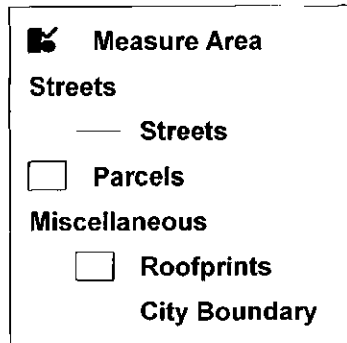


Sign may not project into city R.O.

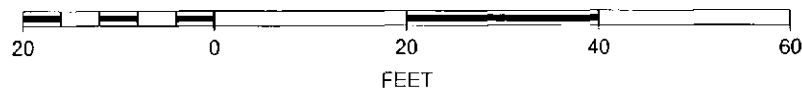


EXISTING SIGN

Map1



SCALE 1 : 237





City of Scottsdale Cash Transmittal

87067

Received From :

GLASS & GARDEN CHURCH
8620 E MCDONALD DR
SCOTTSDALE, AZ 85258
922-8751

Bill To :

GLASS & GARDEN CHURCH
8620 E MCDONALD DR
SCOTTSDALE, AZ 85258
922-8751

Reference # 272-PA-2011

Issued Date 4/22/2011

Address 8620 E MCDONALD DR

Paid Date 4/22/2011

Subdivision PARK SCOTTSDALE SIX

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR 103-24

County No

Metes/Bounds No

APN 174-10-111B

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

GLASS & GARDEN CHURCH
8620 E MCDONALD DR
SCOTTSDALE, AZ 85258
922-8751

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS 21-48

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	\$85.00	100-21300-44221

SIGNED BY DR GENE JAMES ON 4/22/2011

Total Amount **\$85.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 87067