Application

Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet

**Scottsdale Bible Church**
**Preliminary Plat – Project Narrative**
**619-PA-2012**

## I. Project Overview

This request for Preliminary Plat approval is submitted concurrently with the Design Review Board ("DRB") application for the following described Project:

Scottsdale Bible Church ("SBC") is requesting DRB approval for their existing campus on a 19.91 acre parcel at the southeast corner of Shea Boulevard and Miller Road at 7601 E. Shea Boulevard. The original master plan of the church was approved in 1982. Since then, renovations to the campus include: the addition of a new Children's Ministry Building, some interior and exterior updates to the Adult Classrooms, façade improvements to the Youth Ministry Building, a renovation to the Worship Center book area and prayer garden, and improvements to the south parking lot.

Within this proposed master plan, the new work will include modernization of existing buildings, greater functional efficiency, visually stunning spaces, improved pedestrian safety and flow, and the creation of more cohesive and unique identities for each ministry space. The church proposes to further develop and refine features of site work, landscaping, and baptismal pool. Changes that are more significant include the demolition of two buildings and a pedestrian bridge, the construction of three new buildings, in addition interior and exterior remodeling of four other buildings.

Scottsdale has natural watercourses and aqueducts, which flood the harsh environment of the desert with nourishment. SBC has embraced this idea of bringing life to the desert community and for the past 50 years, has enriched the lives of people through worship, ministries, and outreach programs. By enhancing its aging campus, the church is bringing new energy and activity into the community and, at the same time, beautifying the environment within which it resides.

## II. Context/Zoning History

The mix of land uses in the neighboring vicinities predominantly includes single-family residential subdivisions and multi-family development within master planned communities.

12-PP-2013
4/15/13

There are also established commercial retail and office developments along main vehicular thoroughfares of Scottsdale Road and Hayden Road.

Because some existing buildings will be demolished and/or redesigned with the proposal of three new structures, the total building footprint will remain under the allowable floor-to-area ratio of the site. The projected buildings have an A-3 occupancy Church use, while zoning remains RI-35. Building heights conform to previously approved Conditional Use Permit regulations given corresponding setbacks. The proposed project development, tenant improvements and refinements are within the local zoning regulations and previous master plan approvals, while the proposed architectural styles and building massing maintain compatibility to the surrounding areas.

## III. Platting Requirements

As part of this Project, Tract 'A' of the Casa Buena subdivision will be acquired and incorporated into the site development. Based on discussions with City of Scottsdale staff, this will required two separate plats. The first plat will be a "one-lot" plat combining Tract 'A' with the Scottsdale Bible Church property. This is a re-plat of "Lot 1 Scottsdale Bible Church" (Book 929, Page 41, MCR). The second plat is a re-plat of Casa Buena to reflect the removal of Tract 'A' from the subdivision. The Casa Buena re-plat will require ratification by the subdivision Homeowner's Association (HOA).

Casa Buena is an existing residential single family home subdivision west of Scottsdale Bible Church. The subdivision was originally platted in 1977 (Book 192, Page 22, MCR). Tract 'A' is described on the plat as a "private landscape area". It was likely created as a means to align Miller Road with the existing street north of Shea Boulevard. The subdivision to the north, "Golomb Estates" (Book 124, page 11, MCR), was platted in 1969 prior to Casa Buena. The tract is not intended or required to meet any landscape or open space requirements.

Similarly, the tract does not contain any drainage or storm water storage facilities. Additional storm water storage will be provided with this Project to account for the development of the tract area as part of the Scottsdale Bible Church campus.

As previously mentioned, this Preliminary Plat application/submittal is being made concurrently with the Project DRB submittal. Please reference the DRB application documents for additional information.

# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner. 12PP2013

**Development Application Types**
**Please check the appropriate box of the types of applications that you are requesting to submit concurrently**

| Zoning | Development Review | Signs |
|---|---|---|
| ☐ Text Amendment (TA) | ☐ Development Review (Major) (DR) | ☐ Master Sign Program (MS) |
| ☐ Rezoning (ZN) | ☒ Development Review (Minor) (SA) | ☐ Community Sign District (MS) |
| ☐ In-fill Incentive (II) | ☐ Wash Modification (WM) | Other |
| ☐ Conditional Use Permit (UP) | ☐ Historic Property (HP) | ☐ Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | ☐ General Plan Amendment (GP) |
| ☐ Hardship Exemption (HE) | ☒ Subdivisions | ☐ In-Lieu Parking (IP) |
| ☐ Special Exception (SX) | ☐ Condominium Conversion | ☐ Abandonment (AB) |
| ☐ Variance (BA) | ☐ Perimeter Exceptions | Other Application Type Not Listed |
| ☐ Minor Amendment (MA) | ☐ Plat Correction/Revision | ☐ |

**Owner:** Tom Shards

**Company:** Scottsdale Bible Church

**Address:** 7601 E. Shea Blvd. Scottsdale, Az 85260

**Phone:** 480-824-7200 **Fax:** 480-707-0488

**E-mail:** tshards@sbcaz.org

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Tom Shards Title: Executive Pastor

Signature Date: 3/20/13

**Official Use Only:** Submittal Date:

Request: ☐ Approved or ☐ Denied

Staff Name (Print):

Staff Signature: Date:

**Planning, Neighborhood & Transportation Division**
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088
City of Scottsdale's Website: www.scottsdaleaz.gov



12-PP-2013
4/15/13