



Development Review (Minor) Staff Approval

350-SA-2015

McDowell Mountain Community
Church

APPLICATION INFORMATION

LOCATION:	10700 N 124th St	APPLICANT:	Steve Barduson
PARCEL:	217-29-032	COMPANY:	Barduson Architecture
Q.S.:	29-57	ADDRESS:	3702 E Kachina Dr Phoenix, AZ 85044
CODE VIOLATION #:		PHONE:	480-233-7777

Request: Revised to previous approved Phase II, expansion of building and site improvements.

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Barduson Architecture with a city approval date of October 29, 2015.
2. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Barduson Architecture with a date provide on the plan by City staff of October 29, 2015.
3. All plant materials, and architectural materials and finishes shall comply with the Environmentally Sensitive Lands Ordinance. The Developer shall provide the proposed colors so that they shall comply with the Environmental Sensitive Land Ordinance for LRV, chroma, and hue.
4. At time of final plans, the applicant/owner shall demonstrate compliance with the applicable Height Exception by submitting building elevations that dimension height from natural grade per case 1-HE-2004, ESLO Hardship Exemption on building height on portions of the buildings.
5. All exterior lighting shall comply with City of Scottsdale Lighting Design Guidelines and previous applicable lighting stipulations.
6. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
7. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
8. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
10. At time of final plans, the applicant/owner shall submit the approved drainage report for this project and include the following; a 24 x 36 exhibit of the full built out site plan that was approved with the original drainage report and a 24 x 36 exhibit of the full built out site plan (same scale as the original site plan) for this current proposal.
11. At time of final plans, the applicant shall provide a drainage statement letter that states that the new project will generally conform to the approved drainage report and that the new project will not increase the stormwater run-off from what was shown in the approved drainage report. Additionally, the drainage report needs to state that the existing stormwater detention basin were constructed to store the run off volume from the 100 year, 2 hour storm event, (or in accordance with the approved drainage report, if different) and this project will not increase the impervious area beyond the limits shown in the approved drainage report.

Planning and Development Services

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

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Form Revision Date: 12/11/2014

12. No NAOS shall be disturbed during entire duration of construction.
13. At time of final plans, the applicant/owners shall provide the location of riser room and dedicate a fire line with taps, angles, valves, bends, and backflow for any new structures, in accordance to the City of Scottsdale Design Standards & Policy Manual, Sec. 6-1.50.
14. At time of final plans, the applicant/owner shall demonstrate compliance with Sec. 6.1, Figure 2.1-1 of the DSPM by providing dimensions for fire truck bucket to assure clearance of parking spaces.
15. The owner/applicant shall submit revised plans to identify the location of all existing and/or proposed fire hydrants, in accordance with the DSPM Sec. 6-1.302.
16. On final plans, the applicant shall identify and dimension commercial turning radii of 49' and 55' pursuant to the Design Standard and Policy Manual 2-1.802.
17. On final plans, the applicant shall provide and unobstructed clearance minimum of 13'6" and provided a key switch/pre-emption sensor per Fire Ord 4045, 503.6.1.
18. Pursuant to the Design Standard and Policy Manual Sec. 2-1.804, the refuse enclosure should be oriented for a one-way loop through the site. At time of final plans, the applicant shall revise the site plan accordingly.
19. On a revised site plan, please demonstrate fire access through the existing parking lot on the east side of the site near the driveway on N. 124th street.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

PERMIT APPLICATION: ☒ **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:

http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf

(Please complete the permit application online prior to arriving at the City to submit your construction documents)

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation.

IMPROVEMENTS: ☒ 4 sets of civil improvement plans

☒ 4 sets of landscape improvement plans

Other: ☒ Native Plant Permit Application and Plans.

Expiration of Development Review (Minor) Approval

This approval expires two (2) years 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.

Staff Signature:



DATE: October 29, 2015

Meredith Tessier

Planning and Development Services

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

PROJECT NARRATIVE
10700 N. 124th Street
McDowell Mountain Community Church

Purpose of Request

This request is for the approval of the revised Phase II building and site improvements first approved as 44-DR-2004 and later approved in 2014. The site remains almost entirely unchanged and the building footprint has only had minor changes. However, the building is further reduced in scope from the approved single level building (with a lower finish elevation in the Phase III area). The expansion is necessary since the church has outgrown their existing facility. Phase II will add the remaining 110 parking spaces, expand the Worship Space seating capacity internally via Tenant Improvements, and add a new 14,400sf classroom/offices addition. Phase III (future) will add a 7,400sf gymnasium, administration space, and the approved storage addition with surrounding support spaces.

Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

This project is intended to be the continuing Phase II and III development of the approved DRB Master plan #44-DR-2004. The minor revisions to the building and site have not affected the guidelines of the General Plan, Zoning Ordinance, scenic corridor or streetscape guidelines and do not revise the site plan, master plan or any site development aspects of the previously approved case.

Explain how the proposed development will contribute to the general health, welfare, safety, and convenience of persons residing or working in the vicinity.

It is believed that completing the Phase (II and III) of this development is advantageous to the general health, safety, welfare, and convenience of all people associating with this site. Currently, there are not enough parking spaces available between services, which has caused additional circulation traffic and consternation. Second, by reducing the project from the approved two story scheme to a single story reduces the intensity of the site for the neighbors. The additional classroom space allows Desert Mountain High School's existing tutoring program to grow and for additional gymnasium facilities for the neighborhood.

Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

The proposed Phase (II and III) will not negatively affect the relationships between structures or the open space and topography concerns that were addressed in the 44-DR-2004 DRB case. Great care has been taken to match the Design massing and aesthetic of the DR approved plans.

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

The site parking layout was designed to allow pedestrians to quickly reach a sidewalk adjacent to the parking area, which then safely connects to the building entrances. There has also been a passenger loading area provided so that children and those needing extra assistance may be dropped off adjacent to the entry without having to cross drive lanes. Adding the additional parking spaces will allow the site to not be as overcrowded between services and will allow a safe circulation pattern for those driving.

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10/05/15

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are with the surrounding context.

The Phase II (and III) developments have been designed to maintain the original DRB aesthetic of these phases, as well as match the existing Phase I in colors and materials. This approved architectural character was intended to complement the surrounding context of the area. There will not be any new added materials or colors beyond the original, approved DRB submittal from 2004 and 2014.

Describe how the design features of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

The proposed building additions maintain mechanical equipment screening with a screen wall that is set back from the exterior walls wherever possible and which surrounds the mechanical areas. All mechanical equipment will be screened from view.

Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

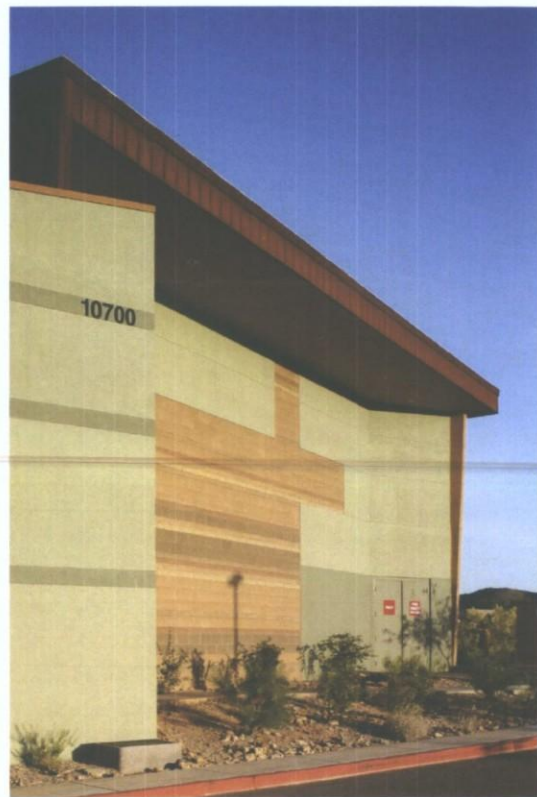
The church desires to meet or exceed the Sensitive Design Principles and Architectural Design Guidelines and has enjoyed the positive feedback it has received from the community regarding its' buildings' desert setting and understated campus presence. The Phase II and III developments desire to maintain the desert landscaping, natural colors and materials, the large setbacks from neighborhood structures, and the subtle site lighting. It has also been important to the church to provide shade for pedestrians, by using large shade trees, deep building overhangs, and new fabric canopy structures.

Explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.

Similarly, the Phase II (and III) design intends to match the approved guidelines and recommendations of the 44-DR-2004 Master Plan. The building is also attempting to improve the compliance to the design guidelines and the ESL guidelines by reducing overall height of the building addition's high point, by increasing the amount of natural native desert area around the building, and by ensuring that all Light Reflectance Values are within the ESL Guidelines.

Compatibility and Construction Timeframe

A church functioning on this property is an added-value use due to its low usage during peak traffic hours, its added security surveillance during weekend/evenings, and its service to the community. In this case, it also provides the neighborhood with additional meeting space and gymnasium courts. Church construction is targeted to begin February 1, 2016, with a substantial completion of approximately December 20, 2016.



KEYED NOTES

- 1 EXPOSED INTEGRALLY COLORED MASONRY
- 2 STUCCO FINISH WALL SYSTEM
- 3 WEATHER STEEL WALL PANELS
- 4 EXTERIOR FINISH OVER MECH. SCREEN PARAPET WALL BEYOND
- 5 CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM
- 6 MECHANICAL UNIT (FULLY SCREENED) PER MECH. DRAWINGS.

COLOR & MATERIALS

- | | |
|-------|---|
| PT-1 | BENJAMIN MOORE "COLOR PREVIEW" "AVON GREEN" HC-126 |
| PT-2 | BENJAMIN MOORE "COLOR PREVIEW" "KIDENBUNKPORT GREEN" HC-123 |
| PT-3 | BENJAMIN MOORE "COLOR PREVIEW" "PENNY" 2163-30 |
| PT-4 | BENJAMIN MOORE "COLOR PREVIEW" "NUGGET" AC-9 |
| PT-5 | BENJAMIN MOORE "COLOR PREVIEW" "DRY SAGE" 2142-40 (LRY 33.9) |
| PT-6 | ICI "MOJAVE" 596 (LRY 31) |
| PT-7 | BENJAMIN MOORE "COLOR PREVIEW" "METALLIC GOLD" 2163-40 |
| M-1 | INTEGRALLY COLORED MASONRY BLOCK FIELD SUPERLITE BLOCK "TIERRA BROWN" 62.11.0 |
| M-2 | INTEGRALLY COLORED MASONRY BLOCK ACCENT SUPERLITE BLOCK "COCOA BROWN" 62.13.0 |
| M-3 | INTEGRALLY COLORED MASONRY BLOCK ACCENT SUPERLITE BLOCK "AUTUMN" 62.27.0 |
| M-4 | INTEGRALLY COLORED MASONRY BLOCK ACCENT SUPERLITE BLOCK "MUSTARD" 62.21.0 |
| MTL-1 | 12" LAP SIDING COR-TEN METAL PANEL |
| G-1 | ALUM. WINDOW SYSTEM WITH CLEAR ANODIZED FRAMES AND DUAL PANE BLUE TINTED LOW-E GLAZING TYP. |

revisions

McDOWELL MOUNTAIN COMMUNITY CHURCH - PHASE II & III

10700 N. 124 TH. STREET
SCOTTSDALE, AZ

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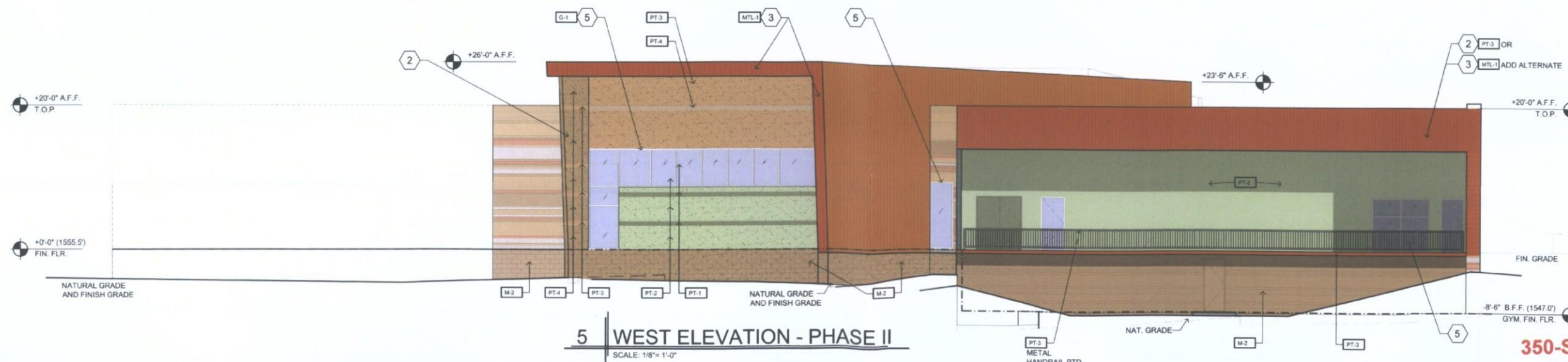
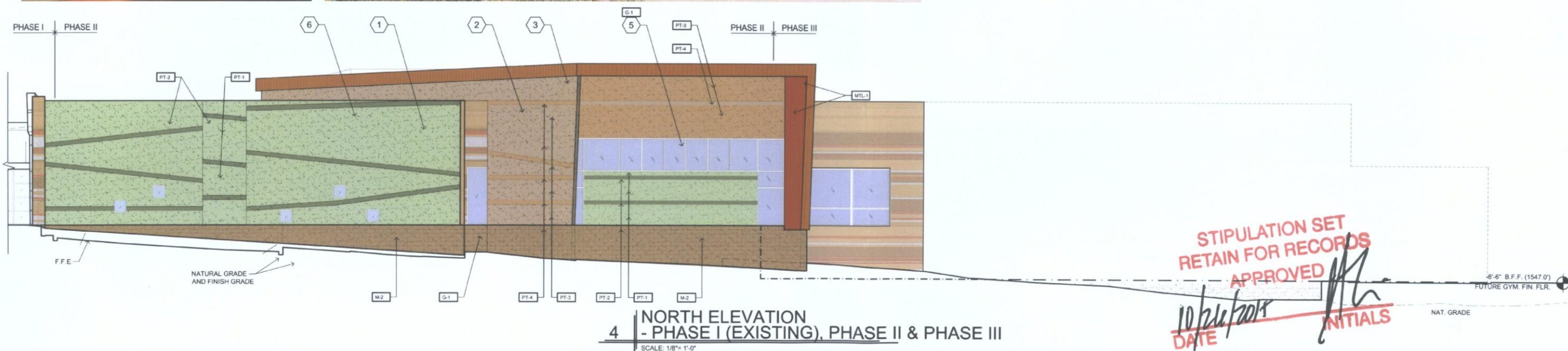


**barduson
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practicing design community

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phoenix
arizona 85044
T 480 233 7777
F 480 460 2263

date: SEPTEMBER 14, 2015
project no: 1403

A3-3
ENLARGED
ELEVATIONS





KEYED NOTES

- 1 EXPOSED INTEGRALLY COLORED MASONRY
- 2 STUCCO FINISH WALL SYSTEM
- 3 WEATHER STEEL WALL PANELS
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| PT-2 | BENJAMIN MOORE "COLOR PREVIEW" "KENEBAKPORT GREEN" HC-123 |
| PT-3 | BENJAMIN MOORE "COLOR PREVIEW" "PENNY" 2163-30 |
| PT-4 | BENJAMIN MOORE "COLOR PREVIEW" "NUGGET" AC-8 |
| PT-5 | BENJAMIN MOORE "COLOR PREVIEW" "DRY SAGE" 2142-40 (LRY 33 R) |
| PT-6 | ICI "MOJAVE" 596 (LRY 31) |
| PT-7 | BENJAMIN MOORE "COLOR PREVIEW" "METALLIC GOLD" 2163-40 |
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McDOWELL MOUNTAIN COMMUNITY CHURCH - PHASE II & III

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SCOTTSDALE, AZ

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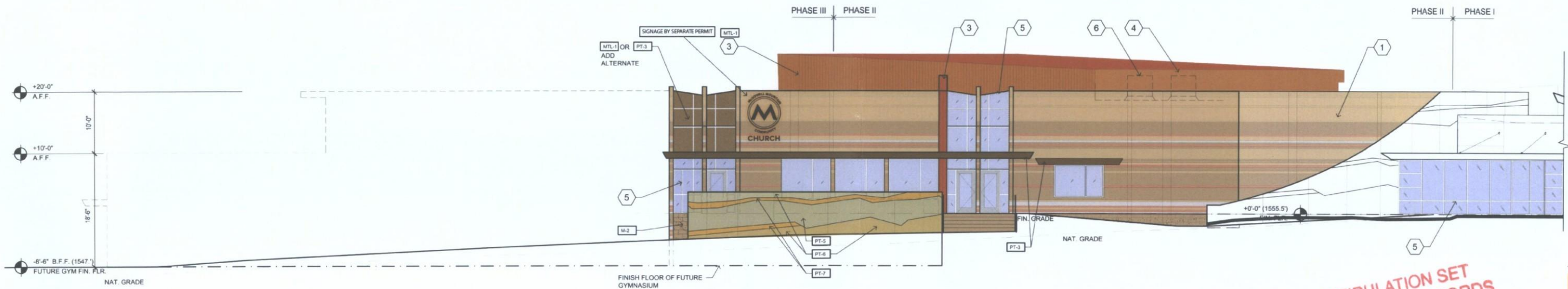


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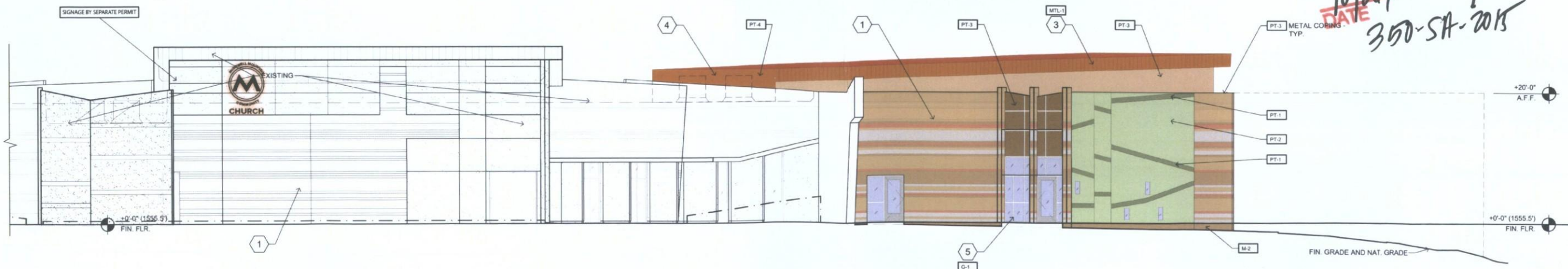
3702 east kachina drive
phoenix
arizona 85044
T 480 233 7777
F 480 460 2263

date: SEPTEMBER 14, 2015
project no: 1403

A3-2
ENLARGED
ELEVATIONS



1 SOUTH ELEVATION
- PHASE I (EXISTING), PHASE II & PHASE III
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
- PHASE I (EXISTING) & PHASE II
SCALE: 1/18" = 1'-0"

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10/26/2015
DATE
350-SA-2015
INITIALS

350-SA-2015
10/05/15