Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards

Development Application

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

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	☐	

Project Name: Assumption Greek Orthodox Church - Fellowship Hall

Property's Address: 8202 E Cactus Rd, Scottsdale, AZ 85260

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Assumption Greek Orthodox Church	**Agent/Applicant:** Ron Skoog
Company:	**Company:** PHX Architecture
Address: 8202 E Cactus Rd. Scottsdale, AZ 85260	**Address:** 15990 N. Greenway-Hayden Loop Ste C-100
Phone: **Fax:**	**Phone:** 480.477.1111 **Fax:**
E-mail:	**E-mail:** rons@phxarch.com
Designer: Erik Peterson	**Engineer:**
Company: PHX Architecture	**Company:**
Address: 15990 N. Greenway-Hayden Loop Ste C-100	**Address:**
Phone: 480.477.1111 **Fax:**	**Phone:** **Fax:**
E-mail: erikp@phxarch.com	**E-mail:**

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- *This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications[1] will be reviewed in a format similar to the Enhanced Application Review methodology.*

☑	**Enhanced Application Review:**	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
☐	**Standard Application Review:**	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Christina Pullos

Owner Signature

Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

67-DR-2015
12/17/15

Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. ***Enhanced Application Review Methodology***

   Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

   - the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
   - City staff and the applicant to collaboratively work together regarding an application; and
   - City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

   Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. ***Standard Application Review Methodology:***

   Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

   The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Development Application

Arizona Revised Statues Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.

B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.

C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.

D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.

E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.

F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.

G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

PHXARCH
PHX ARCHITECTURE

December 15th, 2015
updated March 15, 2016

Development Review Board
Project Narrative

Assumption Greek Orthodox Church – Fellowship Hall
8202 E. Cactus Road
Scottsdale, Arizona 85260

Project Narrative: Revisions noted in red text per Development Review comments.

The request is for approval of a new two story Fellowship Hall of approx. 20,891 square foot (gross) plus site improvements on an existing 5.25 ac. church site on the north side of Cactus Road at the abandoned 82nd St. The site contains an existing 3,593 square foot (gross) church/office building and a 9,744 square foot (gross) Sanctuary Building east of the proposed Fellowship Hall. The lot was originally zoned as S-R with a P-2 (Parking District) overlay at the north of the site per the Case History as documented by Don Hadder at the City of Scottsdale. The original zoning cases 16-UP-1988 and 26-Z-1988 contain 19 stipulations which are noted as current and active by Randy Grant and Brad Carr. The parcel was later re-zoned as R1-35 with the active stipulations. The congregation is filing a rezoning application to remove certain stipulations including the 25' height limit to allow 30' per the current R1-35 zoning criteria. The rezoning application is being filed concurrently with this Development Review submittal as coordinated with Brad Carr.

The site is adjacent to R1-35 and R1-18 residential uses on the north, east, and south (across Cactus Rd.) as well as S-R (Service Residential) use to the west. Site access is from two locations. The first is at the former 82nd Street off of Cactus Rd. (Case 15-AB-99 abandoned this segment of 82nd St. on 10/5/99). The second is at the west side of the property as the result of a Reciprocal Easement and Maintenance Agreement with the adjacent commercial property to the west for shared parking and access (Recorded on 8/5/03 as Document No. 89-017272 Official Records of Maricopa County).

342 parking spaces are available to the Church on site and on the adjacent commercial property for weekend, evening and "Special Occasional Events" as detailed in the Reciprocal Agreement. Of the 342 available stalls, 177 stalls are completely within the Assumption property boundary, 14 stalls are partially within the parcel west boundary and 7 handicap stalls are completely within the Assumption property boundary.

There is an existing electrical service easement within the parcel that feeds the cellular tower from the transformer. The service is under the planned footprint of the new Fellowship Hall. The congregation is working with the tower owner to relocate the service and an application to revise the easement will be filed.

The west end of the property has a drainage channel running through the site and under Cactus Road. There is also a retention area along the west and south sides of the site which captures site storm water and has an existing 12" pipe into the drainage channel. The west leg of the existing retention easement along the south side of the lot is proposed to be removed. The portion of the existing retention easement running parallel with Cactus Road will remain including the existing drainage pipe to the channel. Per a preliminary meeting with City of Scottsdale Stormwater Management, surface drainage from the north parking lot and rooftop of the new Fellowship Hall may be direct directly into the wash without retention.

67-DR-2015
03/29/16

A second drainage channel is located along the east side of the site, and is not affected by the new Fellowship Hall project.

An outdoor amphitheater of terraced levels stepping down to a paved surface at the wash basin is proposed. This has also been discussed with City of Scottsdale Stormwater Management and with the necessary hydrology analysis, reports and built protections is not opposed.

The Fellowship Hall has a setback of a minimum of thirty (30) feet from Cactus Rd. per the 26-Z-1988 stipulation #15 which the congregation requests to leave active. The existing sanctuary building is currently set back 34' from the Cactus Road property line. The new Fellowship Hall is currently designed with the face of the south wall at the 40' setback line. There is an architectural façade window element approximately 8" deep and possible footings that would extend over the 40' setback line. There is also a site wall/water feature at the south end of the entry plaza currently designed at 32' from the Cactus Road property line. Based upon the language of stipulation #15 and the location of the new and existing building and site structures it is understood that the current design is in compliance with the allowable setback.

The fellowship hall building is to be thirty (30) feet high plus possible mechanical screening and/or elevator enclosures based upon removal of the 26-Z-1988 stipulation #9 stating 25'.

The fellowship hall plans contain a Café of approximately 560 sf. The café is intended to be a gathering space for church patrons during church hours. The café will offer church patrons coffee, tea, pastries and pre-packaged snacks.

The fellowship hall plans contain a bookstore of approximately 400 sf. The bookstore is intended to be a resource space for church patrons during church hours. The bookstore will offer church patrons access to religious books and publications.

Review criteria:

- **Item One: The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**
  - Response: The Fellowship Hall, amphitheater and landscaping are all being designed and developed in coordination with City of Scottsdale Planning and Zoning as well as Engineering design review through preliminary and interim meetings to confirm compliance. The building materials, color and composition are all in harmony with the existing sanctuary for a uniform campus aesthetic.

- **Item Two: The architectural character, landscaping and site design of the proposed development shall:**
  - **A: Promote a desirable relationship of structures to one another, to open space and topography, both on the site and in the surrounding neighborhood.**
  - Response: The new Fellowship Hall sits on-axis with the centerline of the existing sanctuary building and baptismal font. The Fellowship Hall plaza ("Plaka") creates a balanced and centered courtyard in line with the existing architectural structures. The entry paving from the parking lot is centered on the baptismal font with equal space between the new Fellowship Hall and existing sanctuary building and is terminated with a water feature and appropriate plant selections and placement.

  - **B: Avoid excessive variety and monotonous repetition.**

  The architectural character of the new Fellowship Hall is in harmony and proportion with the existing sanctuary building style, massing and detailing. Split-face block, stucco, arched windows, arched metal roofing and other elements present on the existing sanctuary building are replicated on the new Fellowship Hall for a unified campus aesthetic. The existing sanctuary domes and spire details are not replicated on the new fellowship hall as they are reserved

67-DR-2015
03/29/16

specifically for the place of worship. The landscape character uses a variety of plant materials to complement the existing vernacular and surrounding influences.
The site walls will complement the architecture with similar materials and ornamental steel elements while articulating away from the building mass providing shade and shadow lines.

- **C: Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principals.**
- Response: The architectural and landscape materials proposed are in harmony with the local design guidelines and regionally appropriate selections. The landscape vernacular compliments and enhances the sites existing plant palette and character along the street frontage. The overall landscape theme for the new building unifies the campus with like and similar plant species.

- **D: Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance in the ESL Overlay District.**
  Response: The design conforms with the ESL Ordinance for the property location. The landscape design will use a drip irrigation system consistent with the sensitive design principals. The hardscape will utilize a neutral color theme consistent with the adjacent uses and complimentary to the architecture. The water feature, located interior to the project is sited where it can be appreciated by the congregation during social gatherings.

- **E: Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**
  Response: The Property is not located within the Historic Property District. The new fellowship hall is designed to be within the maximum building height of 30' per current R1-35 standards and the removal of the 1988 height stipulation #9. The fellowship hall is designed to match the existing architectural style of the sanctuary and is detailed with like materials and colors.

- **Item Three: Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**
  - Response: The new fellowship hall does not alter the existing parking, ingress or egress as the required total parking is met and exceeded by the reciprocal parking agreement and ingress and egress are also existing.

- **Item Four: If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**
  - Response: Any rooftop mechanical equipment that would extend above the parapet will be screened in a fashion compatible with the design style of the fellowship hall and existing sanctuary. The current design intends for the equipment to be recessed below the parapet height.

- **Item Five: Within the Downtown Area, building and site design shall:**
  - Response: The property is not located within the Downtown Area.

- **Item Six: The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:**
  - Response: The project is not a planned block development or within the downtown district.

67-DR-2015
03/29/16

Request for Site Visits and/or Inspections
Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 553 - PA - 2013

Project Name: Assumption Greek Orthodox Church - Fellowship Hall

Project Address: 8202 E Cactus Rd, Scottsdale, AZ 85260

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Christina Pullos
Print Name

Christina Pullos
Signature

City Use Only:	
Submittal Date:	Case number:

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

City of Scottsdale Cash Transmittal

104533

104533
2 00853892
12/17/2015 PLN-1STOP
KWHEELER HPDC600552
12/17/2015 3:26 PM
$1,515.00

Received From :

MARC NASSOS
3837 N 51ST ST
PHOENIX, AZ 85018
602-288-5275

Bill To :

PHX Architecture
7507 E MCDONALD DR STE B
SCOTTSDALE, AZ 85250
480-477-1111

Reference #	553-pa-2013			**Issued Date**	12/17/2015
Address	8202 E CACTUS RD			**Paid Date**	12/17/2015
Subdivision	STONERIDGE ESTATES II			**Payment Type**	CREDIT CARD
Marketing Name		**Lot Number**	37	**Cost Center**	
MCR	204-50	**County**	No	**Metes/Bounds**	No
APN	175-11-178	**Gross Lot Area**	0	**Water Zone**	
Owner Information		**NAOS Lot Area**	0	**Water Type**	
Assumption Greek Church		**Net Lot Area**	0	**Sewer Type**	
8202 E CACTUS ST		**Number of Units**	1	**Meter Size**	
SCOTTSDALE, AZ 85260		**Density**		**QS**	31-47
480-991-3717					

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	$1,515.00	100-21300-44221

67-DR-2015
12/17/15

SIGNED BY MARC NASSOS ON 12/17/2015

Total Amount $1,515.00

(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 # 104533

Submittal Date: _____ Project No.: 553 -PA- 2013

Development Review

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
☑	☒	1. **Development Review Application Checklist** (this list)
☑	☑	2. **Application Fee $** 1,515 (subject to change every July)
		3. **Checklist for Minimal Information to be Accepted for Review – Development Applications** (form provided)
☑	☒	4. **Completed Development Application Form** (form provided) • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology. Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
☐	☐	5. ~~**Request to Submit Concurrent Development Applications** (form provided)~~

☑	☐	**6. Letter of Authorization** (from property owner(s) if property owner did not sign the application form)
☑	☒	**7. Affidavit of Authorization to Act for Property Owner** (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)
☑	☒	**8. Appeals of Required Dedications or Exactions** (form provided)
☑	☒	**9. Commitment for Title Insurance – No older than 30 days from the submittal date** (requirements form provided) • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
☑	☒	**10. Legal Description:** (if not provided in Commitment for Title Insurance) • 8-1/2" x 11" – 2 copies
☑	☒	**11. Results of ALTA Survey (24" x 36") FOLDED** • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
☑	☒	**12. Request for Site Visits and/or Inspections Form** (form provided)
		13. Addressing Requirements and Addressing Request Application (forms provided)
		14. Design Guidelines ☒ **Sensitive Design Program** (information provided) ☒ **MAG Supplements** ☒ **Design Standards and Policies Manual** ☐ **Office Design Guidelines** ☐ **Commercial Retail** ☐ **Restaurants** ☐ **Gas Station & Convenience Stores** ☐ **Lighting Design Guidelines** ☐ **Environmentally Sensitive Land Ordinance** ☐ **Shading** ☐ **Downtown Urban Design and Architectural Guidelines** ☐ **Desert Parks Golf Course** • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design
☑	☒	**15. Neighborhood Notification Process Requirements:** (form provided) • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
		16. Request for Neighborhood Group Contact information (form provided)
☑	☒	**17. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper** • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (**Delayed submittal**). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.

☐	☐	**18. Archaeological Resources** (information sheets provided) ☐ Certificate of No Effect / Approval Application (form provided) ☐ Archaeology Survey and Report - 3 copies ☐ Archaeology 'Records Check' Report Only - 3 copies ☐ Copies of Previous Archeological Research - 1 copy
☐	☐	**19. Historic Property** ☐ Historic Property Certificate of No Effect Application (form provided) ☐ Historic Property Certificate of Appropriateness Application (form provided)
☑	☒	**20. Completed Airport Vicinity Development Checklist** – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) ☐ Airport Data Page ☐ Aviation Fuel Dispensing Installation Approval form ☐ Heliport (requires a Conditional Use Permit)
☐	☐	**21. ESLO Wash Modifications Development Application** (application provided) • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. **No application shall be accepted without all items marked below.**
		22. Plan & Report Requirements For Development Applications Checklist (form provided)
☑	☒	**23. Application Narrative** • 8 ½" x 11" – 4 copies` 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
☑	☒	**24. Context Aerial with the proposed site improvements superimposed** • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) *Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:* __X__ 750 foot radius from site _____ 1/4 mile radius from site _____ Other: _____

☑	☒	**25. Site Plan** • 24" x 36" – 12 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☒	**26. Site Details** (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☑	☒	**27. Open Space Plan (Site Plan Worksheet)** (Example Provided) • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☒	**28. Site Cross Sections** • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
☐	☐	~~**29. Natural Area Open Space Plan** (ESL Areas)~~ • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	~~**30. Topography and slope analysis plan** (ESL Areas)~~ • 24" x 36" 1 – copy, folded
☑	☐	~~**31. Phasing Plan**~~ • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☑	☒	**32. Landscape Plan** • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

☐	☐	**33. Hardscape Plan** • 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☐	☐	**34. Transitions Plan** • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**35. Parking Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☐	☐	**36. Parking Master Plan** See the City's Zoning Ordinance, Article IX for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. • 8-1/2" x 11" - 2 copies
☐	☐	**37. Pedestrian and Vehicular Circulation** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**38. Bikeways & Trails Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☑	☒	**39. Elevations** BRAD OK W/C BLACK/WHITE ? • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

☐	☐	**40. Elevations Worksheet(s)** Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area. • 24" x 36" – 2 copies, folded • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☒	**41. Perspectives** • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☐	☐	**42. Streetscape Elevation(s)** • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☐	☐	**43. Wall Elevations and Details and/or Entry Feature Elevations and Details** • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☑	☒	**44. Floor Plans** • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**45. Floor Plan Worksheet(s)** (Required for restaurants, bars or development containing there-of, and multi-family developments): • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**46. Roof Plan Worksheet(s)** • 24" x 36" – 1 copy, folded • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**47. Sign Details** • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)

☑	☐	**48. Exterior Lighting Site Plan (including exterior building mounted fixtures)** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☑	☐	**49. Exterior Lighting Photometric Analysis** (policy provided) • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☑	☐	**50. Manufacturer Cut Sheets of All Proposed Lighting** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**51. Cultural Improvement Program Plan** _____ Conceptual design of location • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) _____ Narrative explanation of the methodology to comply with the requirement/contribution.
☐	☐	**52. Sensitive Design Concept Plan and Proposed Design Guidelines** (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☐	☐	**53. Master Thematic Architectural Character Plan** • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☑	☐	**54. Drainage Report** (information provided) See the City's Design Standards & Policies Manual for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
☐	☐	**55. Master Drainage Plan** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets

☐	☐	**56. Basis of Design Report for Water and Wastewater** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
☐	☐	**57. Basis of Design Report for Wastewater** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets
☐	☐	**58. Master Plan and Design Report for Water** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
☐	☐	**59. Master Plan and Design Report for Wastewater** Please review the City's Design Standards & Policies Manual for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
☐	☐	**60. Water Sampling Station** • Show location of sample stations on the site plan. • Fax 8 ½" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
☐	☒	**61. Water Of Approval For Fountains Or Water Features from the Water Conservation Office** Please contact Elisa Klien at 480-312-5670 • 1 copy of the approval from the Water Conservation Office
☐	☐	**62. Native Plant Submittal:** • 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)

☐	☐	**63. Transportation Impact & Mitigation Analysis (TIMA)** (information provided) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. ☐ Category 1 Study ☐ Category 2 Study ☐ Category 3 Study • 8-1/2" x 11" - **3** copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets
☐	☐	**64. Revegetation Site Plan, including Methodology and Techniques** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**65. Cuts and Fills Site Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**66. Cuts and Fills Site Cross Sections** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**67. Environmental Features Map** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**68. Geotechnical Report** 8-1/2" x 11" - 1 copy of the Geotechnical Report including full size plans/maps in pockets
☐	☐	**69. Unstable Slopes / Boulders Rolling Map** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**70. Bedrock & Soils Map** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)

☐	☐	**71. Conservation Area, Scenic Corridor, Vista Corridor Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**72. Other:** _____ ☐ 24" x 36" – _____ copy(ies), folded ☐ 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) ☐ 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) ☐ Digital – 1 copy (See Digital Submittal Plan Requirements)

PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. **No application shall be accepted without all items marked below.**
☑	☐	**73. Paint Color Drawdowns** • 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
☑	☐	**74.** Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) • The material sample board shall include the following: o A color elevation of one side of the building o 3" x 3" Glass samples mounted on the board with reflectivity identify o 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) o 2"x 2" of proposed paint colors o All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. • 11" x 17" – 1 copy, folded of a printed digital photo of the material board • 8 ½" x 11" – 1 copy of a printed digital photo of the material board
☐	☐	**75. Electronic Massing Model:** • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)

☐	☐	**76. Electronic Detail Model:** • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)

PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
☑	☐	**77. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; 553 -PA- 2013.**
☑	☐	**78. Submit all items indicated on this checklist pursuant to the submittal requirements.**
☑	☐	**79. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon**
☑	☐	**80. Delayed Submittal.** Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
☐	☐	**81. Other:** _____

☑		**82. If you have any question regarding this application checklist, please contact your Project Coordinator.**

Coordinator Name (print): BRAD CARR **Phone Number:** 480.312.7713

Coordinator email: bcarr@scottsdaleaz.gov **Date:** 9.6.2013

Coordinator Signature:

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: ☐ New Project Number, or

☐ A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.

Planning, Neighborhood and Transportation Division
One Stop Shop
Planning, Neighborhood & Transportation Administrator
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

Development Applications Process

Enhanced Application Review

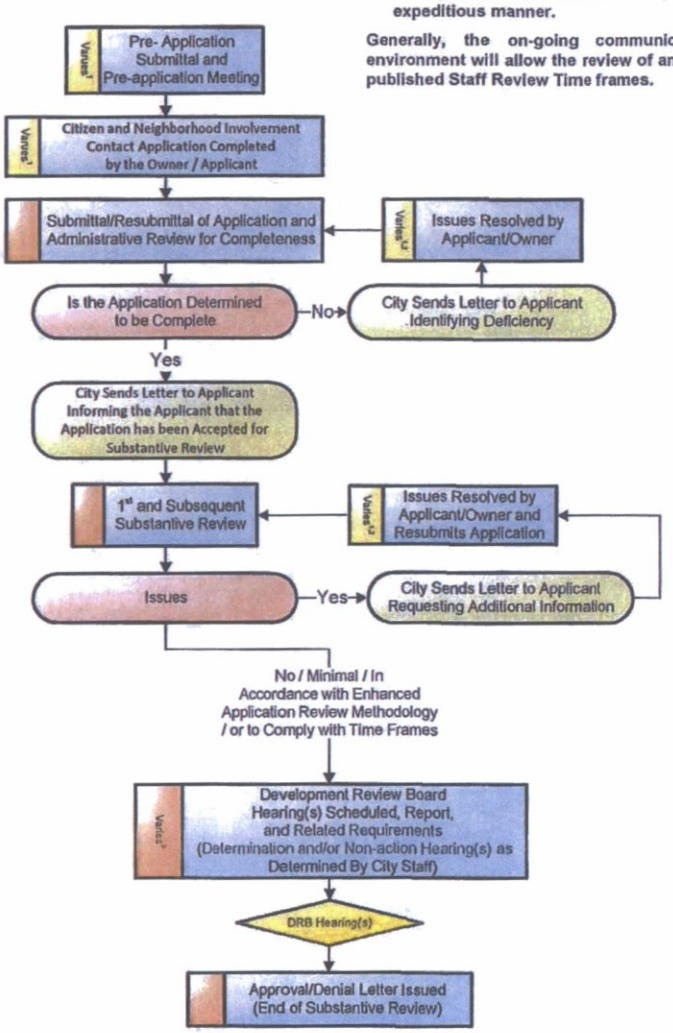
Development Review (DR)

Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- **the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;**
- **City staff and the applicant to collaboratively work together regarding an application; and**
- **City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.**

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Note:

1. **Time period determined by owner/applicant.**
2. **All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.**
3. **The substantive review, and the overall time frame time is suspended during the public hearing processes.**
4. **Owner/applicant may agree to extend the time frame by 25 percent**

Time Line

Administrative Review	Substative Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame[2,3,4]	Time Frames Vary[3]	Letter Issued

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088

Development Applications Process

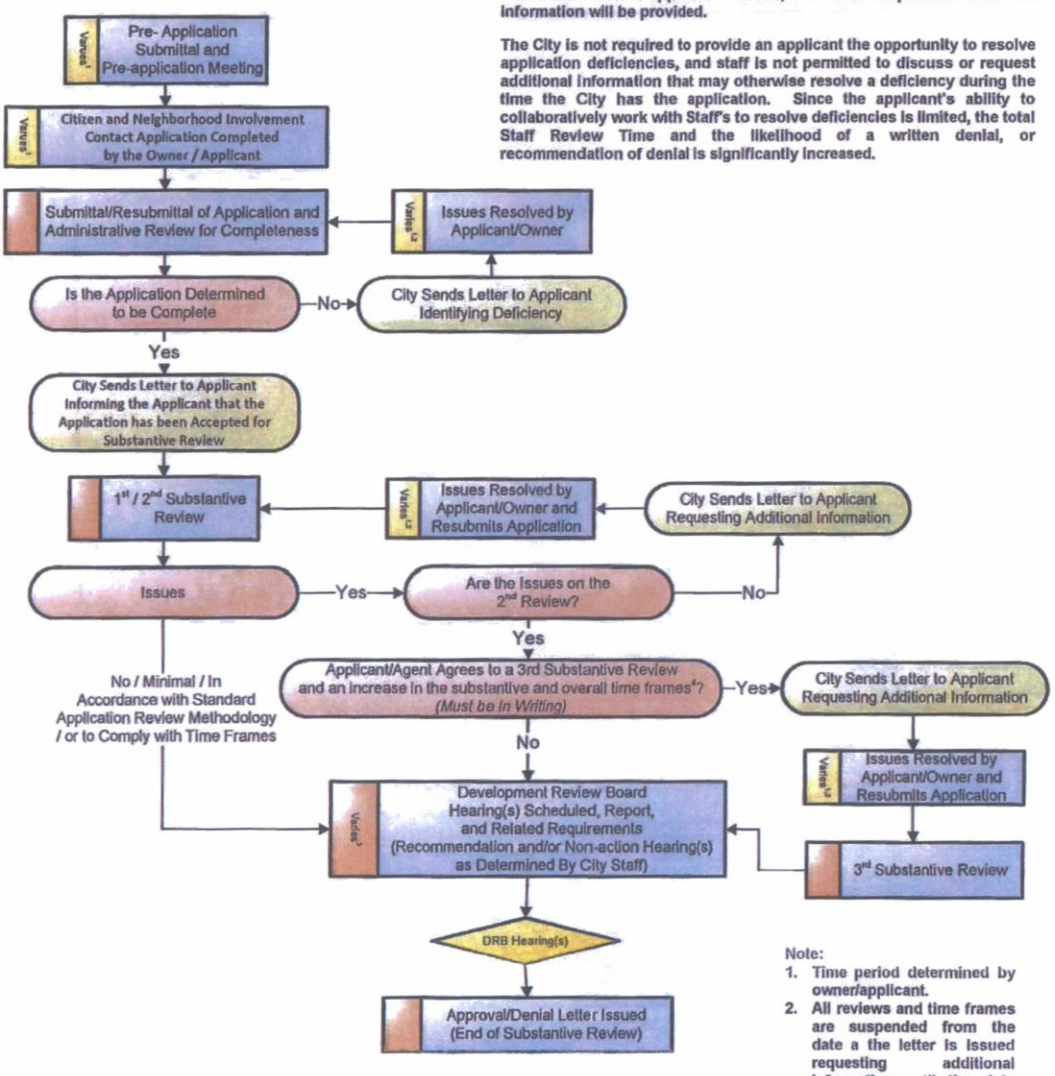
Standard Application Review

Development Review (DR)

Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



Note:

1. **Time period determined by owner/applicant.**
2. **All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.**
3. **The substantive review, and the overall time frame time is suspended during the public hearing processes.**
4. **Owner/applicant may agree to extend the time frame by 25 percent**

Time Line

Administrative Review	Substative Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews In This Time Frame[2,3,4]	Time Frames Vary[3]	Letter Issued

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088

Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: Assumption Greek Orthodox Church

Property's Address: 8202 E Cactus Rd, Scottsdale, AZ 85260 **APN:** 175-11-178

Property's Zoning District Designation: SR

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☑ Commercial ☐ Industrial ☐ Other

Has a 'Notice of Compliance' been issued? ☐ Yes ☐ No If yes, provide a copy with this submittal

Owner: Assumption Greek Orthodox Church	**Applicant:** John R. Campbell
Company:	**Company:** PHX Architecture
Address: 8202 E Cactus Rd. Scottsdale, AZ 85260	**Address:** 7507 E McDonald Drive, Suite B, Scottsdale, AZ
Phone: 480.363.2396 **Fax:**	**Phone:** 480.477.1111 **Fax:**
E-mail: tnacius@cox.net	**E-mail:** johnc@phxarch.com
Owner Signature	Applicant Signature

Official Use Only Submittal Date: 8/26/13 Application No.: 553 -PA- 2013

Project Coordinator: _____

Pre-Application Request

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

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	☐

Submittal Requirements: (fees subject to change every July)

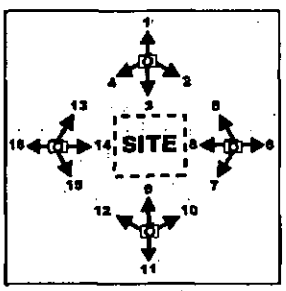
☒ Pre-Application Fee: $ 87

☒ Records Packet Fee: $ 21
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the propose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

☑ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 ½ x 11 paper, max. two per page.



- ***The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.***
- ***Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.***

Additional Submittal Information

☑ Site Plan (two copies)
☐ Subdivision plan (two copies)
☑ Floor Plans (two copies)
☐ Elevations (two copies)
☐ Landscape plans (two copies)
☐ H.O.A. Approval letter
☐ Sign Criteria Regulations & Language (two copies)
☐ Material Samples – color chips, awning fabric, etc.
☐ Cross Sections – for all cuts and fills
☐ Conceptual Grading & Drainage Plan (three copies)
☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
☐ Boundary Survey (required for minor land divisons)
☐ Areal of property that includes property lines and highlighted area abandonment request.
☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

PHXARCH
PHX ARCHITECTURE

August 8, 2013

City of Scottsdale
Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

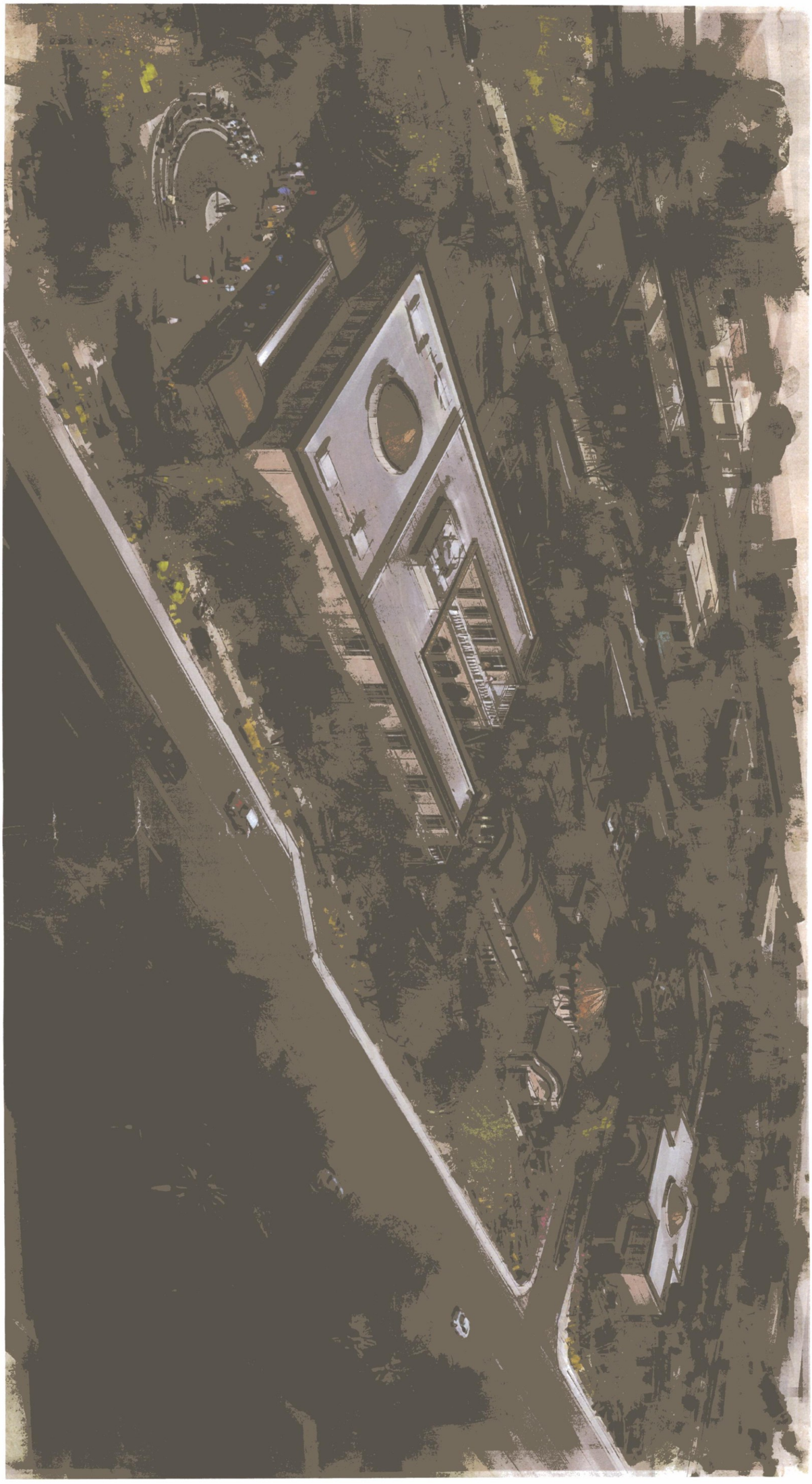
Re: Assumption Greek Orthodox Church

The request is for site plan approval for a new two story Fellowship Hall and Classroom / Office Building plus site improvements on an existing 5.25 ac. church site on the north side of Cactus Road at the abandoned 82nd St. The site contains an existing 3,796 square foot (gross) church/office building and a 9,618 square foot (gross) Sanctuary Building east of the proposed Fellowship Hall. A second phase of development will provide a new two story 16,760 square foot Classroom and Multi-Purpose Building, located east of the Sanctuary Building. The proposed 19,263 square foot (gross) Fellowship Hall along with the future Classroom / Multi-Purpose Building will have an FAR of 0.20. The lot is zoned S-R (Service Residential) with a P-2 (Parking District) overlay, at the north of the site. The district allows for churches as permitted uses subject to the church criteria. The site is adjacent to R1-35 and R1-18 residential uses on the north, east, and south (across Cactus Rd.) as well as another S-R (Service Residential) use to the west. Site access is from two locations. The first is at the former 82nd Street off of Cactus Rd. (Case 15-AB-99 abandoned this segment of 82nd St. on 10/5/99). The second is at the west side of the property as the result of a Reciprocal Easement and Maintenance Agreement with the adjacent commercial property to the west for shared parking and access (Recorded on 8/5/03 as Document No. 89-017272 Official Records of Maricopa County).

In Phase I, 327 parking spaces are available to the Church on site and on the adjacent commercial property for weekend, evening and "Special Occasional Events" as detailed in the Reciprocal Agreement. A new 57 space parking lot is planned to the north of the Classroom / Office Building as a part of Phase II that will increase the number of available spaces to 375. The existing 3,796 square foot (gross) Sunday school / office building will be removed in Phase II. The Public Utility Easement along the east side of the west entry will be straightened to align with the revised entry drive for Phase II. In both phases, a total of 134 parking spaces are required. The large drainage channel at the west side of the site is proposed to be converted to underground drainage and this space will be used for open space and a seating area. Parking and access is connected by the access easement to the commercial office use to the west. A second drainage channel is located along the east side of the site, and is not affected by the proposal. The easement for storm water retention that runs along the south side of the property and west of the Sanctuary Building is proposed to be improved to underground rainwater retention and a pump station. Open space is located between the Sanctuary and Fellowship Hall, and on the east, west, and south sides of this site with 77,154 square feet provided and 71,331 square feet required. The Fellowship Hall has a setback of forty (40) feet from Cactus Rd. and about 136 feet from the residential areas along the north side. The new buildings are to be thirty (30) feet high plus architectural features to compliment the Sanctuary Building. The Ordinance allows that churches may have up to 10% of the roof being up to forty-five (45) feet in height.

Regards,

John R. Campbell, CSI, CCCA, AIA, LEED AP
PHX Architecture

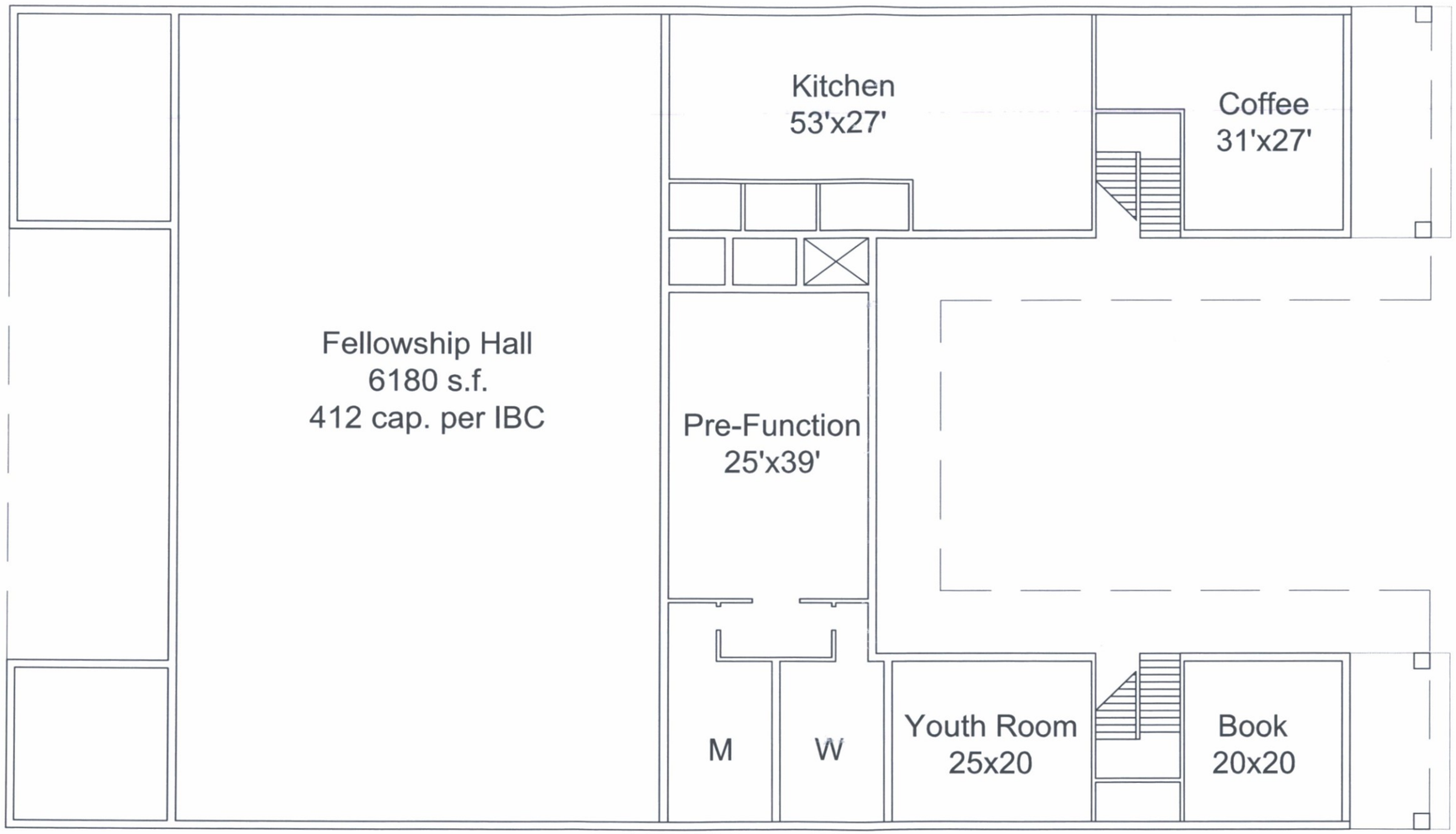


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ASSUMPTION GREEK ORTHODOX CHURCH

8202 E CACTUS ROAD, SCOTTSDALE AZ 85260

MARCH 25, 2013



First Floor

Conceptual Floor Plan

0 8' 16' 32'

NORTH

Assumption Greek Orthodox Church

February 28, 2013

Conceptual Floor Plan

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