

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

Project Narrative

Glass and Garden Community Church (The Garden Church) HP Overlay Zoning Case, 5-HP-2012 and 14-ZN-2012

The Glass and Garden Community Church property at 8620 E. McDonald Drive was initiated for HP overlay zoning consideration by the City's Historic Preservation Commission (HPC) on December 13, 2012. The 1966 sanctuary building continues to be used for church services and is now called The Garden Church. The proposed HP overlay includes 198,202+/- square feet.

The Historic Preservation Commission (HPC) began discussing places of worship in Scottsdale beginning in 2009. Since then staff completed the historic context for this use and did a survey of religious architecture built from 1945 to 1973. The Commission reviewed the local buildings, heard presentations on the historic context, considered examples of church architecture in other locations and toured the places of worship in Scottsdale. The Commission process has taken a few years to date. The city-wide historic context and survey on Scottsdale places of worship and related research is included in the case folders as background information and is available on the internet. This property was selected by the HPC as one of the top five candidates for designation on February 9, 2012 illustrating the mid-century modern use of concrete in church architecture.

No development or change in use is proposed by the city with this city-initiated case. In addition no change to the existing underlying R1-7 zoning is proposed and there is no project associated with placing this property on the Scottsdale Historic Register as historically significant to the community. The church is proposed for recognition and considered eligible for listing under Section 6.113.A.3. in Scottsdale's ordinance (National Register Criterion C) as representing the work of a master, possessing high artistic value or utilizing special types of construction.

Our research has identified this church as a 1966 drive-in church designed by E. Logan Campbell with a round form and a concrete dome roof. It is the only drive-in church in Scottsdale, and possibly in the metro area. The walls have concrete columns with integral greenstone aggregate and with an inverted elliptical shape formed by each pair of columns. The top of the walls and the edge of the dome roof have a band of decorative concrete trim with a cast sculptural form. This cast concrete form is repeated on a railing located on the east side of the building; this railing continues into the interior of the sanctuary. The east side of the church has a large wall of glass that faces the outdoor parking area used for the drive-in church. Posts formerly holding speakers in the parking lot have been removed; worshipers can now tune to a radio station to hear the service from their vehicles. The round form of the building, the use of a concrete dome for the roof and the shape of the columns reflect the innovative uses of concrete by engineers and architects in the 1960s plus a drive-in church is rather unique.

A "Historic Significance and Integrity Assessment Report" will be completed and presented to the HPC as part of the ordinance required Historic Preservation Officer report when this case goes to hearing of the Commission. It must then be heard by the Planning Commission and finally considered for action by the City Council after three public hearings.

Prepared by Don Meserve, AICP, Historic Preservation Officer, January 2013
Representative and Staff liaison for the Scottsdale Historic Preservation Commission

THE GLASS & GARDEN COMMUNITY CHURCH
HP OVERLAY ZONING
S-HP-2012/14-2N-2012

Project Pre Application Number 633-2012 -PA-



Rezoning Application Checklist

At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal.

PART I -- GENERAL REQUIREMENTS

All Graphics And Plans Shall Be To Scale And Dimensioned.

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all information in above section and without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Completed Application Form (form provided) <ul style="list-style-type: none"> 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Proposition 207 information handout (sample agreement provided).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Zoning Application Fee \$ <u>0</u> (subject to change every July) CITY-INITIATED *
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. NA: CITY-INITIATED BY HPC PER ORDINANCE Letter Of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Citizen Review Process Requirements: (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Current Title Report (requirements form provided) <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Legal Description: (if not provided in Title Report) <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies IT & LEGAL WILL REVIEW LEGAL DESCRIPTION BASED ON DEED.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Site Location Map: <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Assessor's Map: (obtain from Records) identifying parcel(s); project location is to be <u>clearly marked</u> <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies

Planning, Neighborhood & Transportation Division

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Rezoning Application Checklist

☒ ☐ **11. Provide a Combined Context Aerial and Context Site Plan:**

- 24" x 36"- **FOLDED-2** color copies
- 11" x 17" – 1 color copy

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:

> NA

_____ 750 feet
_____ 1/4 mile radius from site
_____ 1 mile radius from site
_____ Other:

Show the proposed site plan in relation to surrounding development including the following:

- Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls);
- Label surrounding zoning and land uses;
- Streets including sidewalks, and any surrounding driveways or intersections;
- Show bike paths and trails; and
- Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 E. Indian School Road, Suite 105).

Massing Model: Scaled model indicating building masses on the site plan and the mass of any building within 500 feet (or other distance as required by the Project Coordinator).

☒ ☐ **12. Existing Conditions Photo Exhibit: Mounted or Printed on 8-1/2"x11" Paper** (Printed digital photos are OK)

- Photos mounted on cardboard, foamboard, particleboard, posterboard or other material will not be accepted.
- See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.
- Provide 1 color original set and 1 - 8-1/2" x 11"

☒ ☐ **13. Project Narrative** (form provided)

☐ ☐ **14. Draft Development Agreement** (if applicable)

15. Proposed Amended Development Standards (see provided sample)

☐ ☐ should meet Maricopa County recording requirements

_____ Proposed amended development standards justification (provided)

☒ ☐ **16. School District Notification** – map provided (see Community Input Certification form)

☐ ☐ **17. 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)

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☒ ☐ 18. Policy for Appeal of Required Dedications or Exactions (copy provided to applicant) **NA**

☐ ☐ 19. Archaeological Resources (information sheets provided) **NA**

- 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

☒ ☐ 20. Historic Property (existing or potential historic property)
Narrative describing proposal to preserve the historic character or compliance with property's existing Historic Preservation Plan

☒ ☐ 21. Site Posting Requirements (decals provided) and

- Affidavit of Posting for Project Under Consideration - **DONE**
(Affidavit must be turned in no later than 14 days after application submittal)
- Affidavit of Posting for Public Hearing - **DATES TBD**
(Affidavit must be turned in 20 days prior to P.C. hearing)

NA

PART II -- REQUIRED PLANS & RELATED DATA All Graphics And Plans Shall Be To Scale And Dimensioned.

NO PROJECT

☒ ☐ 1. Site Plan: (include all existing or approved site plan data on all adjacent property within 100+ feet of the site- see attached Plan and Report Requirements) **USE AERIAL**

See 11. ABOVE

- 24" x 36" - 12 copies, **FOLDED**
- 11" x 17" - 1 copy (quality suitable for reproduction)
- Digital - 1 copy (See Digital Submittal Plan Requirements)

☐ ☐ 2. Project Data Sheet (form provided)

☐ ☐ 3. Site Plan Worksheet including calculations (sample provided)

- 24" x 36" - 1 copy **FOLDED**

☐ ☐ 4. Conceptual Elevations: **NA**

- 24" x 36" - 1 color copy **FOLDED**
- 11" x 17" - 1 color copy
- Digital - 1 copy (See Digital Submittal Plan Requirements)

☐ ☐ 5. Conceptual Landscaping Plan:

- 24" x 36" - 1 copy **FOLDED**
- 11" x 17" - 1 copy

☐ ☐ 6. Floor Plans

- 24" x 36" - 1 copy **FOLDED**
- 11" x 17" - 1 copy (quality suitable for reproduction)

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☐ ☐ 7. **Floor Plan Worksheet** including calculations

- 24" x 36" - 1 copy **FOLDED**
- Digital -1 copy (See Digital Submittal Plan Requirements)

☐ ☐ 8. **Drainage Report**

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/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.

- Demonstrate compliance with Army Corp. of Engineers with 404 compliance
- Demonstrate compliance with National Pollutant Discharge Elimination Systems (NPES)
- 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
- Digital- 1 copy (See Digital Submittal Plan Requirements)

Planning & Development Services will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.

☐ ☐ 9. **Water Sampling Station**

- Show location of sample stations on the preliminary plat.
- Fax 8- 1/2 " x 11" copy of the preliminary plat with sampling stations to the Water Quality Division. Attn: Craig Miller- Fax: 480-312-5615, Phone: 480-312-5016

Part III. Additional Requirements

☒ ☐ 1. **Results of Alta Survey (42" x 36") FOLDED**

- 1 copy, shall not be more than 30 days old

☐ ☐ 2. **Topography Map:** (include 2'-0" minimum contours except where slopes exceed 15%)

- 24" x 36" 1 - copy **FOLDED**
- 11" x 17" 1 - copy

☐ ☐ 3. **Site Cross Sections**

Show existing and proposal grade lines, and all finished floor elevation of adjacent sites (at locations specified by Project Coordination Manager)

- 24" x 36" 1 - copy **FOLDED**
- 8-1/2" x 11"- 1 copy (quality suitable for reproduction)

☐ ☐ 4. **_____ Transportation Impact & Mitigation Analysis (TIMA):** Contact the TIMA Coordinator,

_____ at _____, for TIMA requirements.
Name Phone

At time of submittal, provide letter from the TIMA coordinator.

_____ Trip Generation Analysis- 3 copies

_____ Traffic Impact Study- 3 copies

_____ Traffic Evaluation- 3 copies (for Bars, Live Entertainment)

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- ☐ ☐ 5. **Parking Analysis**
- 3 – copies (required for reduction of Ordinance requirements)
- ☐ ☐ 6. **Parking Master Plan**
- 3 – copies (required for reduction of Ordinance requirements)
- ☐ ☐ 7. **Native Plant Submittal:** identifying significant concentrations on vegetation
- 24" x 36" 1 – copy **FOLDED** (aerial with site plan overlay to show spatial relationships of existing protected plants to proposed development)
 - See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
- ☐ ☐ 8. **Phasing Plans** showing the proposed infrastructures and access to each phase of the development.
- 24" x 36" 1 – copy **FOLDED**
- ☐ ☐ 9. **PRD Addendum** (refer to Zoning Ordinance) – 2 copies (see sec. 6.204)
- ☐ ☐ 10. **PCD Addendum** (refer to Zoning Ordinance) – 2 copies (see sec. 5.2100)
- ☐ ☐ 11. **PBD Addendum** (refer to Zoning Ordinance) – 2 copies (see sec. 5.3061)
- ☐ ☐ 12. **ESL Addendum** (refer to Zoning Ordinance) – 2 copies (see sec. 6.1010)
- ☐ ☐ 13. **Preliminary Art Plan & Schematic Design** showing location, type and scale of artwork (Required of Downtown Planned Block Developments)
- ☐ ☐ 14. Other _____
- ☒ 16. Submit all items pursuant to the Submittal Instructions provided.
- ☒ 17. 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; _____-PA-_____

Dup H h
Coordinator Signature

12/14/12
Date

This application needs a: ☐ New Project Number or ☐ Old Project Number: _____

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