



1/14/2019

Christ Church of the Valley (CCV) SUP and SCIP Submittal

Special Use Permit & Substantial
Conformance Improvement Permit
Application for a Sports Field Complex with
Associated Sports Lighting



Next Idea Architects, LLC

26213 N. 49TH LANE, PEORIA, AZ 85053

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Special Use Permit and Substantial Conformance Improvement Permit Narrative Report

A Request for SUP and SCIP Review for Proposed New Sports Field with Sports Lighting Provided

**Approximately 22.20 acres located at NWC of E. Hampton Ave.
and S. Crismon Road / 1330 S. Crismon Road, Mesa, AZ**

A. Property Location:

The subject property (the “**Property**”) is approximately 22.20 acres located on the northwest corner of East Hampton Ave. and South Crismon Road / 1330 S. Crismon Road in Mesa, Arizona. The property is one large parcel that is occupied by the Christ Church of the Valley (CCV) – East Valley Campus. The property includes one parcel identified as APN # 220-80-007Q. See **Exhibit 1 – Aerial Map**. The current zoning for this parcel is RS-43 with street frontage along both East Hampton Ave and South Crismon Road. There is also an access road connecting the northern part of the site to East Southern Ave. This property falls within the Superstition Freeway East Economic Activity Area.

B. Relationship of Property to Surrounding Area:

The property is located on the NWC of East Hampton Ave. and South Crismon Road at 1330 South Crismon Road. The zoning in the area is shown on **Exhibit 2 – Zoning Map**. The parcels directly to the south of the property between state route 60 and the church property are two separate parcels that are zoned PEP; the two parcels that are to the west of the church property are zoned PEP (North Parcel) and RM-2 (South Parcel). On the north and middle of the church property (between two portions of the church property) is the Mesa Four Peaks Post Office, zoned RS-43. On the northeast corner of the church property are three separate parcels (at the corner of East Southern Ave and South Crismon Road) that are all zoned LC.

C. Purpose of Request:

Christ Church of the Valley (“**CCV**”) in conjunction with Next Idea Architects (the “**Applicant**”) requests a Special Use Permit (“**SUP**”) for the church parcel to construction a sports field with associated sports lighting on 60’-0” high light poles. We will also be explaining how our existing parcel will meet the Substantial Conformance Improvement Permit (“**SCIP**”). This request is reasonable and appropriate given its design to meet the development and design considerations for rich public spaces as described in the Mesa

2040 General Plan. This provides community benefit for visibility to nature landscape and direct access to two arterial streets (Southern and Crismon).

D. About CCV and CCV STARS Sports Program:

At CCV, they place a high value on community. The multiple campuses around the valley are designed with intentional spaces to gather and hang out with others. They serve delicious coffee and food every weekend and encourage people to stick around after church services to enjoy a meal and share community with others. They believe the church should be about real life and community – “A Place Where Fun Isn’t Just Possible, But Encouraged”.

The CCV Stars Sports program is a youth and adult sports experience focused on **Striving to Achieve Real Significance** (“STARS”) on the field and at home. STARS began as a dream when CCV was founded in 1982. 22 years later, that dream was realized with the launch of STARS in 2004. In its inaugural season, stars had over 600 participants in its recreational soccer league – United Soccer. As of 2016, STARS serves nearly 11,000 youth participants annually on several CCV church campuses across the Phoenix Valley. STARS is, and will always be, open to everyone in the community.

At STARS, we utilize a “**More Than A Game**” (“MTAG”) philosophy that emphasizes life skill development so that each kid can win on and off the field. CCV STARS want to partner with parents to further develop the character and integrity of their child based on Christian values.

E. Description of Proposal:

The applicant proposes to make some Master Site Plan Renovations to the previously approved original site plan. Improvements are planned for the area west of the existing church buildings that will remain. The existing drive aisle west of the church buildings will be realigned to provide a new community gathering and play yard areas adjacent to west side of these existing church buildings. Some of the amenities proposed will be a new kid’s grass play yard area, new fire department access lane to west side of existing church buildings, new covered eating canopies, new outdoor grill to be provided adjacent to renovated church kitchen area within existing church buildings, and a relocated in-ground baptistery.

West of the realigned drive aisle, a new parking field will be provided including new landscape islands, site parking lot lighting, accessible paver walkways connecting the new community gathering area adjacent to the west side of the existing church buildings to the new sports field complex to the west and north side of the new parking field.

The new sports field complex will have one main entry centered on the west side of the parking field and will be located between the new parking field and the west property line and also the north property line adjacent to the Post Office property. The new sports field will be provided with a 30’-0” landscape setback and code required trees along the

west property line and a 20'-0" landscape setback and code required trees along the north property line adjacent to the Post Office property. Since the existing Post Office property does not have a CMU property separation fence (only chain link fencing which is not in conformance with City of Mesa Ordinance), we are proposing to provide a new 6'-0" high CMU property separation fence along this north property line. There are also new sports lighting being proposed and these lights are proposed inside the required landscape setbacks and will have a zero foot candle lighting spill at property lines at both the west and north sides of the sports field area.

See Exhibit 3 – Revised Master Site Plan. See Exhibit 4 – Photometric Site Plan.

F. SUP – Sports Field Complex:

The first function in this application is a SUP to permit a Sports Field Complex with associated Sports Field Lighting to be constructed on the existing church campus. As discussed above, the Sports Field will be provided along the western and northern property to improve this current property for various community services. This proposed Sports Field area is in the same area that a paintball field was originally approved by City of Mesa for the previous owner (Spring of Life Church) on June 24, 2008. So with this proposal, we are utilizing the same location and area to provide the sports field complex. Many of the services on the sports complex are for the outdoor recreational related church activities for children and families using this CCV – East Valley Campus, however; this Sports Field Complex will also be utilized for neighborhood community gatherings as well.

The revised Master Site Plan for the property shows the existing church campus with existing worship buildings and existing parking along the east property line adjacent to South Crismon Road. No changes are being proposed to these areas. There is a grass yard area north of the worship buildings that is proposed for future parking; however, no modification to this grass yard area is being proposed at this time. The proposed improvements on the west side of the parcel (west of existing worship buildings) are to include:

- A. New Outdoor Grill (located at existing Baptistry location).
- B. New Baptistry location.
- C. Existing Octagonal Shaped Fabric Canopy Structure to remain.
- D. Five (5) new steel/B-Deck covered eating canopies.
- E. New 20'-0" wide fire lane for fire department access to western side of existing church worship buildings.
- F. Three (3) new basketball courts (northwest corner of north worship building).
- G. New Grass Play yard between the realigned drive aisle and new fire lane access to the west side of the worship buildings. The grass play yard will have trees surrounding it with site lights and paver seating areas adjacent to grass area for parents to sit and watch their children play.

- H. West of the realigned drive aisle and east of the new sports field complex will be a new parking field inclusive of new parking lot lighting and landscape islands. There will also be accessible paver walkways to connect the grass play yard area to the sports field complex through the parking field.
- I. Sports Field Complex will consist of one full sized soccer field and two half sized soccer fields surrounded by a 6'-0" high wrought iron fencing. The main entry to the Sports Field Complex will be adjacent to the center of the new parking field. There is a proposed future restroom building location provided at the main entry along with removable covered pop-up canopies for the Welcome Tents. Until such time that the restroom building is constructed, CCV will be providing temporary toilet structures that will be cleaned and emptied weekly.

CCV STARS mission is to provide an expansion to its current East Valley campus and provide additional community support. The proposed Sports Field Complex has been designed to be sensitive to the neighbors along the west and north property lines. We have provided intense landscaping and required setbacks and have also provided zero foot candles along both property lines to reduce impact that the Sports Field Lighting will have on the adjacent properties.

Plan of Operation and Good Neighbor Policy:

The design for the Sports Field Complex includes required programming elements that limits any impact on adjacent neighbors. As such, the CCV STARS Sports Field Complex will meet all zoning ordinance, building code and City Code regulations. Specifically, the CCV STARS Sports Field Complex shall be in compliance with the following regulations to mitigate possible light, odor or noise created by the Sports Field Complex:

- 1. Lighting: Project lighting shall be designed to minimize glare and light trespass from the project site to adjacent properties. All lighting shall comply with the Mesa Lighting and Electrical Code (Title 4, Chapter 4 of the Mesa City Code). For light spillage, the light level at the boundary of the project, measured at 36-inches above ground level, shall be not more than 0.5 foot candles (5 Lux) above ambient light level. The proposed sports lighting will be mounted on sixty foot (60'-0") light poles. We are submitting a separate Administrative Review Submittal to request a variance for the additional height acceptance for the light poles. All lighting will have house side shields adjacent to residential uses.
- 2. Hours of Operation: The Sports Field Complex lighting will be turned on week nights at dusk for Sports practices and games. Practices will conclude at 9:00 PM nightly with Maintenance cleanup thereafter. The Sports Lighting will be turned off no later than 10:00 PM.

3. Operations and Complaints: Should there be a concern about compliance with SUP, Tiffany Vail, Campus Coordinator or Nate Boyd, Operations Pastor can be contacted by telephone at 480-218-1456, by email at tiffanyvail@ccv.church or nateboyd@ccv.church or by mail at 1330 S. Crismon Road, Mesa, AZ 85209. Complaints should be provided in writing by email or written correspondence. All complaints received will be thoroughly investigated by the facility manager or his /her designee and addressed promptly, unless there is a building code related issue, which will be corrected with expediency in cooperation with the City of Mesa. CCV will acknowledge receipt of the complaint in writing within 30 calendar days of receipt. Once the review is complete, CCV management will respond in writing to the complainant to outline the findings, corrective measures taken, and a plan to avoid such issues in the future, if applicable. Possible resolutions include but are not limited to: No action if no policy or procedures have been violated; or a corrective action plan to ensure compliance with policy and procedures. If the complainant is not satisfied with the resolution of the complaint, the management's decision may be appealed to the CCV Director of Operations for all campuses, Jon Carr can be contacted by telephone at 480-203-9088 or by email at joncarr@ccv.church. CCV now will maintain written record of the filing and resolution of all formal complaints for a period of 24 months.
4. Trash Control: All onsite trash will be collected daily by campus maintenance staff and gathered for off-site disposal.

This application satisfies the standards for issuance of a Special Use Permit, as follows:

1. The CCV Sports Field Complex is located in the "Mixed Use Activity District" and the "Employment District" character areas of the 2040 City of Mesa General Plan. The proposed use will be compatible with surrounding areas.

In the Mesa 2040 General Plan, Chapter 4 "Creating and Maintaining a Variety of Great Neighborhoods", it outlines key elements for strong neighborhoods. Bringing smaller individual neighborhoods together is what creates that sense of place and makes a community exist. Since there is new residential development being located

to the west of our property, we are more focused than ever to create a strong neighborhood to gather and make all residents in the neighborhood feel welcome. The following is how we have addressed each of the key elements for a strong neighborhood:

- a. The CCV East Valley campus has been designed to be an attractive, safe, clean and healthy environment. We have provided for various community gathering areas within our campus to provide an open, active outdoor space by including the new grass play yard for community neighbors as well as the new sports field complex that can be utilized for community events as well as sporting events.
- b. CCV agrees with the General Plan that each one of our campuses is designed to build community and foster social interaction. CCV has designed the overall Master Site Plan so that community members can utilize the campus for worship, community gatherings, child play time, etc. and it will help to also allow people to congregate and get to know their neighbors.
- c. Part of a great neighborhood is its connectivity. CCV East Valley campus is no exception. The overall Master Site Plan design provides wide sidewalks, accessible walkways between the worship buildings and sports fields. There are also public sidewalks that are connected to all of our interior walkways for easier connectivity to the interior CCV campus areas.
- d. This local neighborhood is being proposed to provide a great diversity. There is existing active adult community just to the northeast of the church campus, residential multi-family neighborhood just to the west of the church campus and to the south of the church campus is a proposed hotel and retail center. This provides a great opportunity for social interaction and to create a sense of place, by having a variety of social gathering areas and activities.
- e. This local neighborhood, once complete, will have great character and personality. It will have a lot of diversity due to the fact that there will be a variety of many different types of buildings and structures. From a large hotel complex to the smaller residential multi-family housing to the CCV campus that has large worship buildings, but also provides large open and public areas for neighborhood gatherings and socializing.
- f. The high quality of design and development for this particular neighborhood is achieved from the use of architectural detailing to provide visual interest by the use of multiple materials (brick, stone, stucco, etc.) that add texture and easily maintained over time. There is also an enhanced plant palette throughout the entire neighborhood that meets and follows the climate of our area as well as can be easily maintained. As far as the new Sports Field Complex, there will be a high quality wrought iron fence placed around the entire field area with and enhanced plant palette to attract all neighbors to create visual interest.

G. SCIP – Change from Paint Ball Field to Sports Field Complex:

The second request under this application is a SCIP for the change from the previously approved paint ball field to a new sports field complex. The area that was previously used for a paint ball field will be enlarged to create one full sized soccer field and two half sized soccer fields. The entire complex will be surrounded by a new 6'-0" high wrought iron fencing. With the new sports field complex, a wider landscape setback has been provided from what was previously approved for the paint ball field back in 2008. This landscape setback will provide enhanced landscape palette that will provide a lush buffer zone between the sports field and the adjacent residential neighborhood. There will also be new sports lighting fixtures provided around the sports field complex. These lights are proposed to exceed the allowable lighting height requirement and are also being submitted as an separate Administrative Review Submittal to review the extra height variance from current zoning requirements and foot candles provided as proposed in our Photometric Site plan.

There will also be a new parking field provided adjacent to the sports field complex and the new outdoor community gathering spaces adjacent to the existing worship buildings. The new parking field will include enhanced landscape palette and new parking site lights. There will also be accessible walkways that connect the sports field complex and the outdoor community gathering spaces near the worship buildings.

With the redesign of the size of the sports field complex, the existing retention basin will be realigned and will be adjusted along the southern part of the property along East Hampton Avenue. The existing culvert that runs down through the property at the sports field complex will be routed underground and directly to the new realigned retention basin.

In this case, the existing building and site improvements will continue to be maintained and will continue to comply with City code. Per the Mesa Zoning Ordinance, this modification from paint ball field to sports field complex through the SCIP process will not cause or create any of the following conditions:

1. The demolition or reconstruction of existing buildings or other significant structures (except signs).
2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
3. The creation of new conformities, diminution of water retention areas to less than the minimum required, constriction in the required vehicular access or fire lanes, or reduction of handicapped accessibility.

H. Location and Accessibility:

As noted above, the Property is located at 1330 S. Crismon Road, an arterial street. There are various access points to this church property, Southern Ave, Crismon Road and Hampton Ave. There are existing access drive aisles throughout the entire church campus for required fire truck access as well as trash truck removal.

I. Conclusion:

The Applicant requests approval of a SUP and SCIP for its 22.20 acre Property to permit the proposed Sports Field Complex. The church campus, previously the Spring of Life Church, has existed on this parcel for many years prior to CCV taking possession in 2016. It is CCV's intent to use our expanded Master Site renovations to provide better and even more community amenities for this new up and coming neighborhood. CCV membership to this East Valley Campus has really grown since acquiring this campus in 2016. It has gone from a couple services on Sunday morning to three services on Sunday mornings and two services on Saturday evenings. There has been a tremendous growth of community interaction and CCV has the intention to reach everyone in this neighborhood with their community amenities.

The SCIP and SUP applications are very minor yet they are critical to bringing community gathering and sports activities to this area which is consistent with the purpose and intent of the Zoning Ordinance. The proposed use will improve the overall church campus and provide additional gathering areas for the community. This change will have a positive impact on the Property and the surrounding area. Furthermore, the improvements fit well within the context of both the existing and surrounding development. The proposed plans are consistent with the previously approved site use and we respectfully request your approval of this application.

List of Exhibits:

	Tab:
Aerial Map	1
Zoning Map.....	2
Revised Master Site Plan.....	3
Photometric Site Plan.....	4

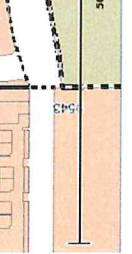
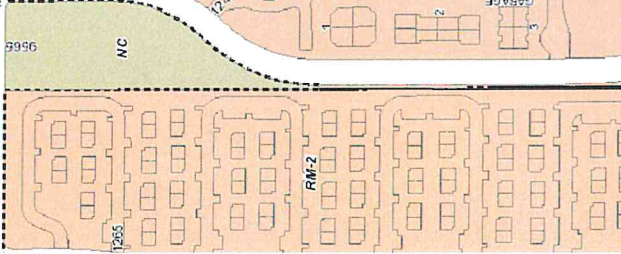
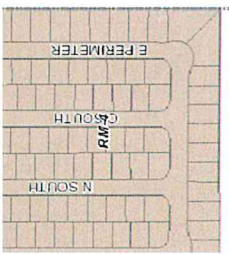
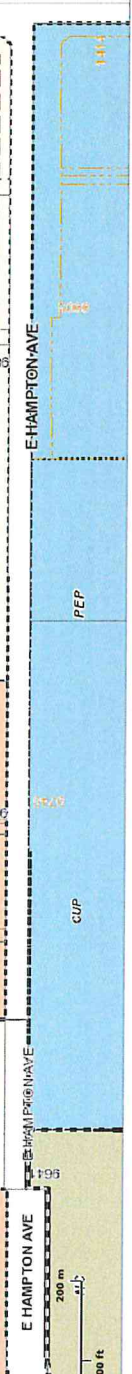
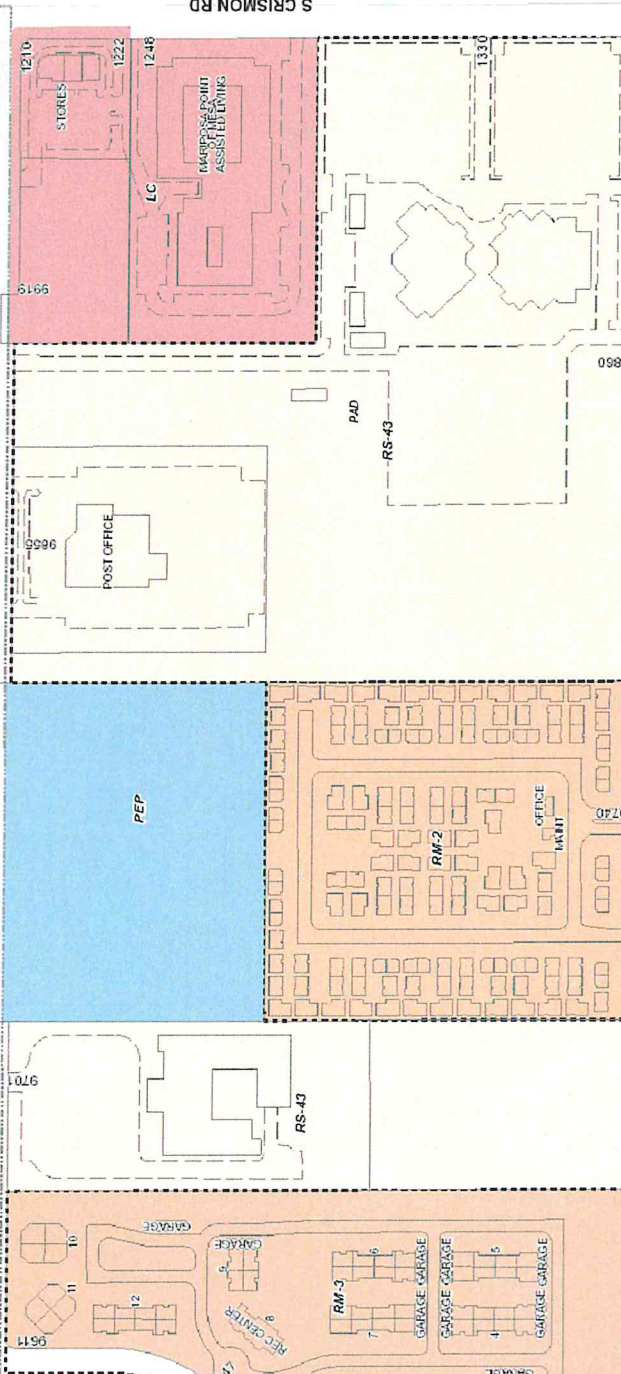
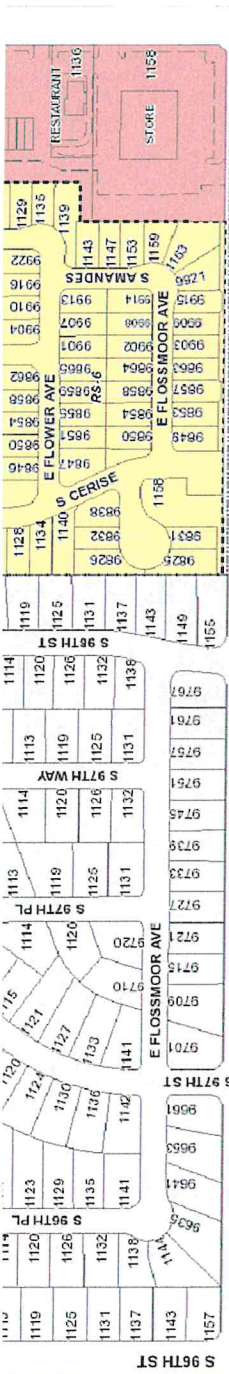
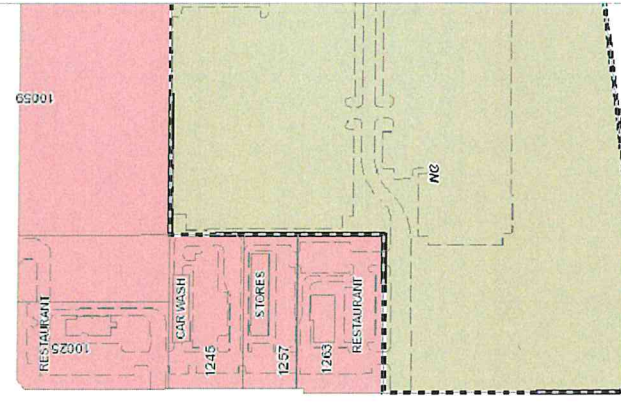
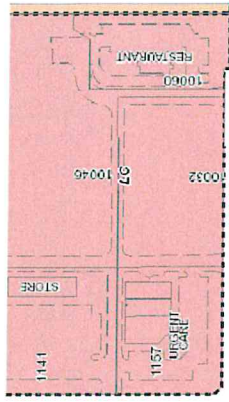
Tab 1:



Map

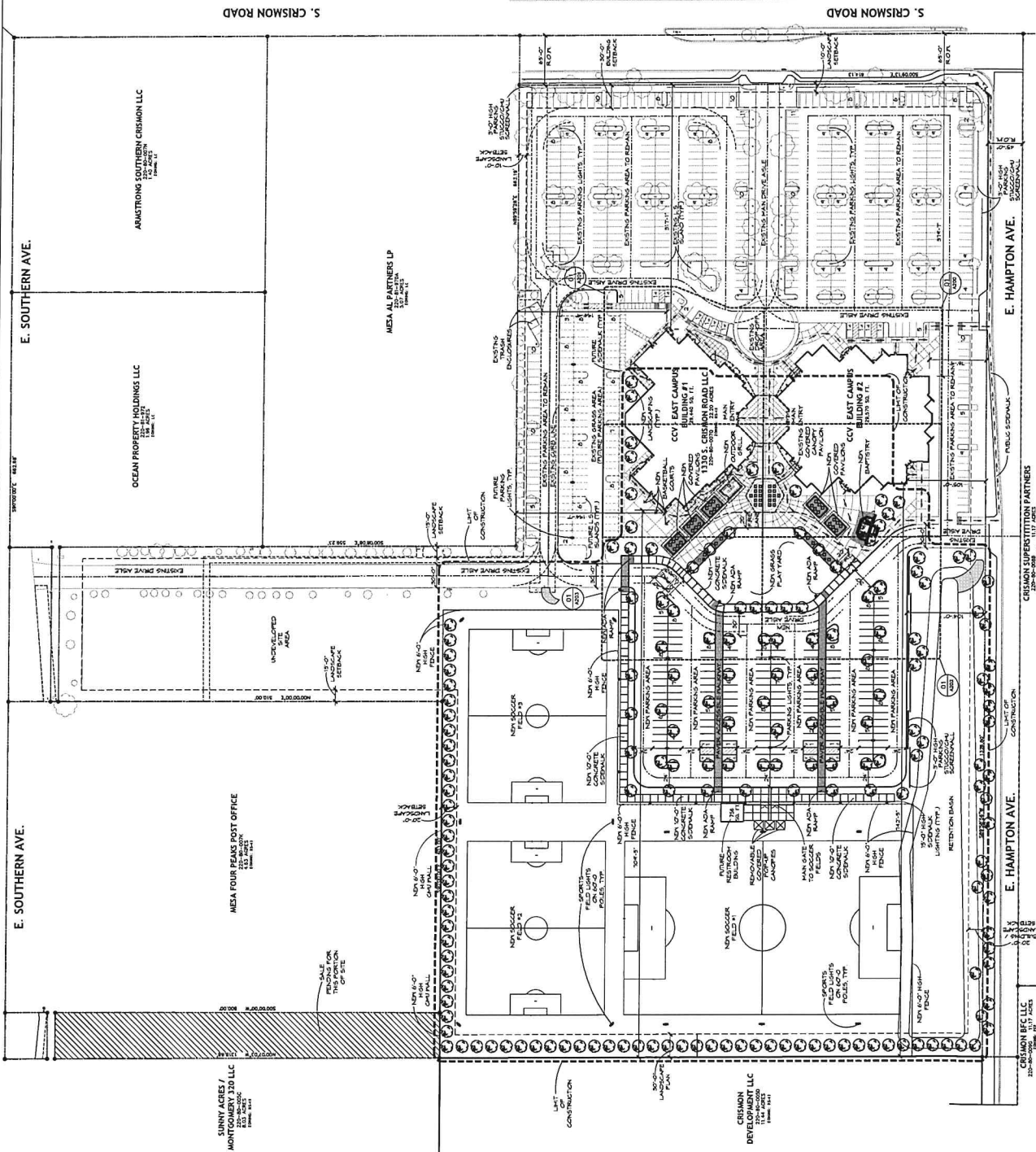


Tab 2:



Tab 3:

REVISED MASTER SITE PLAN



Tab 4:

CCV East Valley Soccer

Mesa, AZ

GRID SUMMARY

Name: Prop Line - Horizontal Spill
Spacing: 30.0"
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOT CANDLES

Scan Average: 0.4046
Maximum: 2.459
Minimum: 0.000
No. of Points: 79

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI / 5700K - 70 CRI / SIXTYWHILEIGHT
Luminaire Output: 121,000 / 17,000 / 8,402 / 46,500 lumens
No. of Luminaires: 85
Avg Load: 62.2 kW
Max Load: 59.96 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



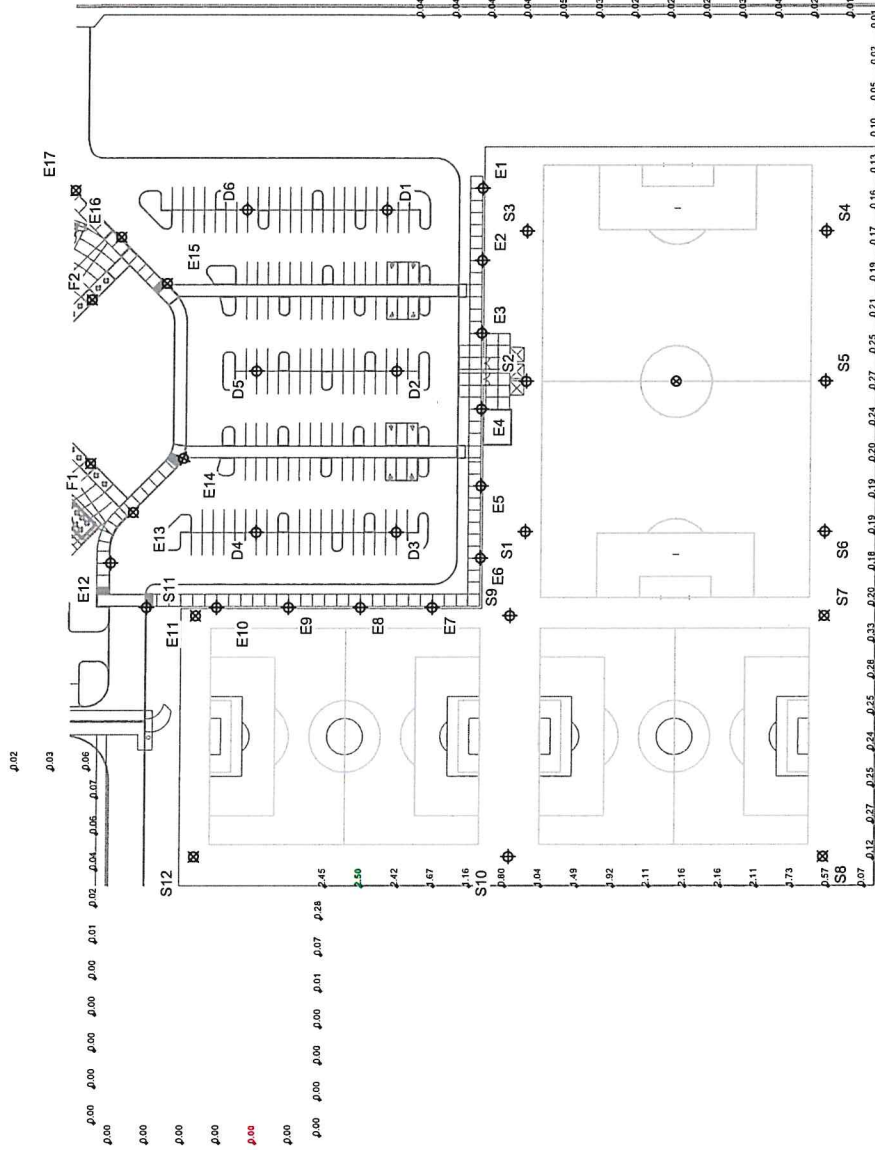
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRID ELEVATION	HEIGHT	LUMINAIRE TYPE	QTY	OTHER
6	D1-D6	30"	-	30'	CREE OSQ	2	0
7	E1-E7	15"	-	15'	CREE EDGE	1	1
7	E1-E7	15"	-	15'	TLCLED-400	4	4
6	S1-S6	60"	-	60'	TLCLED-1150	3	0
2	S7-S8	60"	-	60'	TLCLED-1150	3	0
2	S9-S10	60"	-	60'	TLCLED-1150	6	6
2	S11-S12	60"	-	60'	TLCLED-1150	3	3
37	TOTALS					85	0



SCALE IN FEET 1 : 100
0' 100' 200'

ENGINEERED DESIGN By: dalexander • File #195277C • 05-Dec-18

Pole location(s) dimensions are relative to 0.0 reference point(s)