

TODD+ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN

PROJECT NARRATIVE

**Central Christian Church Mesa – New Children’s Building
933 N Lindsay Road, Mesa AZ**

**Project No. 23-6005-00
October 2, 2023**

Central Christian Church is proposing to build a new 19,092 Net SF 1-Story Children’s Ministry Classroom Building and associated play areas. The new building will replace 4 modular children’s classroom buildings that currently exist on campus and provide a permanent home for their Children’s Ministry.

Church History:

Central Christian Church has a long history in Mesa, starting with their first worship service at the Church of the Nazarene, located at First Street and Hibbert. In 1982, the congregation approved the purchase of 33 acres of land on Lindsay Road, south of Brown. In 1986, the Worship Center (Building 1) was completed on the Lindsay property, followed by their Administration building (Building 8), which was completed in 1988. As the congregation continued to grow, 5 modular classrooms (Buildings 3, 4, 5, 7 & 10) were added to accommodate their Children’s Ministry. In January 1996, Central celebrated the grand opening of its New Life Center (Building 11), a multi-purpose building with gymnasium, chapel, and classrooms. A variety of other interior and exterior site improvements have been developed over the last 20+ years.

Existing Conditions:

This property and the adjacent single-family neighborhood are zoned RS-9. The campus currently consists of 11 buildings, including the 4 modular buildings, which are planned to be removed prior to or during construction of the proposed new building. The majority of the parking for the site is provided in 2 main parking areas on the East and West sides of campus. Sports fields at the east provide extensive open space. The existing fire lane starts at the northernmost aisle of the West parking lot and follows along $\pm 5'-0"$ from the north property line, and then turns South to continue around the campus. The existing Church campus is screened from the neighborhood to the North by a 6'-0" high screen wall along the property line. Existing mature trees along the North property line provide additional screening from the neighborhood. A canal along the east property line separates the Church’s open space / sports fields from the adjacent single-family neighborhood. An open park and Elementary school are adjacent to the Church along the south property line.



4019 NORTH 44TH STREET PHOENIX, ARIZONA 85018 | P 602.952.8280 F 602.952.8995

ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.

Project Description:

The proposed new building will sit directly to the South of the existing Worship Center Building (Building 1). The proposed building is oriented toward the interior courtyard and placed to emphasize its connection to the Worship Center. The new building is significantly further from the adjacent neighborhood to the North, than the modular buildings it is replacing. The modular buildings (Buildings 3, 4, 5, and 7) will be removed prior to, or during, construction of the proposed Children's Building.

Removing the modular classrooms and the addition of a single building, more cohesive with the campus, and will have a positive impact on the relationship of the campus to the neighborhood. The architectural character of the new building relates to the massing and configuration of the existing campus buildings, while the introduction of a fresh new use of materials and colors establishes a unique character identification for the Children's Program. The new Children's Building features covered/shade canopies at all entries, including a large covered screen canopy at the main entry, a continuous covered walkway around the perimeter of the nursery/preschool portion of the building, and individual covered canopies at secondary access points. In addition, shade trees are provided along all walkways and plaza areas (see site plan, building elevations, floor plan, and landscape plans).

The addition of the new building reconfigures a portion of the existing site (See Civil Demo Plans C3 and C4). The proposed adjustments to the existing site reduce the current overall parking by ± 57 spaces, however, the total adjusted parking still exceeds the required parking by over 300 parking stalls and remains more than adequate to accommodate the Church.

The new Children's Ministry building will require the removal of existing paving and a landscape retention basin. This site will utilize both on-site and off-site stormwater retention basins. The offsite retention basin, being located in a City Park south of the site redevelopment area contains approximately 205,027 cubic feet of volume. The offsite retention basin and volume is in accordance with the original master site drainage report for the "Meadowvale II" development prepared by Colter, William & White Eng., Inc., dated September 1979. The drainage / retention system for the subject property will utilize both proposed and existing surface retention basins on-site and off-site in the park. Stormwater will be conveyed to the retention basins via existing and proposed storm drain infrastructure.

See the following pages (pp. 3 & 4) for the SCIP Section/Criteria and requested deviations.

SCIP Section/Criteria (MZO Section 11-73-3)

Requested Deviations from the Mesa Zoning Ordinance due to Existing Conditions:

A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:

1. The demolition or reconstruction of existing buildings or other significant structures (except signs)

The reconfiguration of the existing site to meet certain current zoning requirements (full conformance) would require complete reconfiguration of the existing landscape and parking areas and would cause a hardship for the Church. The proposed new construction would not increase the level of nonconformity currently present on site and the Church requests that the current site conditions remain in place. The existing site requirements we are requesting to deviate from are as follows:

a. ***With the exception of Lindsay Road, we are requesting that the current configuration of the existing campus parking areas be allowed to remain as is and not be required to meet current Mesa Zoning Ordinance (MZO) requirements in terms of lighting (Section 11-30-5 of the MZO) and parking lot landscape islands (Section 11-33-4). Note, we are proposing enhanced landscaping along the Lindsay Road to meet or exceed zoning requirements (per Landscape Sheet L1.4). In addition, the new/proposed Children's Building and associated site development area (±2.51 AC) meets or exceeds these zoning code requirements for both lighting (11-30-5) and parking islands (11-33-4).***

b. ***We are also requesting that the existing landscape remain as is and not provide the additional landscape required per MZO Section 11-33-3 for perimeter landscaping along a local street. All proposed landscape improvements will occur within the interior of the project along the south side of the proposed fire lane extension. Please see the landscape plan for the proposed landscape improvements.***

c. ***We are requesting that the City allow the current landscape setback adjacent to Encanto Street to remain along the existing north property line alignment, which is ± 5'-0" from the north property line. This is a deviation of the perimeter landscape requirement of 20'-25', per MZO 11-33-3 (B)(1)(a).***

d. ***We are requesting deviation from Section 11-30-8 (A) of the MZO with regard to providing an accessible route to Lindsay Road. With the extent of the existing parking along the Lindsay Road frontage and the minimal existing setbacks and landscape areas (north and south), there is not a practical way to provide a connecting sidewalk from the main entry of the building(s) to Lindsay Road.***

SCIP Section/Criteria (MZO Section 11-73-3)

Requested Deviations from the Mesa Zoning Ordinance due to Existing Conditions:

- e. We are requesting deviation from the City of Mesa's "Quality Design Development Guidelines" for commercial projects, stating "Buildings should be oriented with primary entrances and windows facing the street..." The proposed Children's Building is set back quite a distance from the street (Lindsay Road) and is oriented with its entrance inward toward the existing courtyard and building entrances, which is more appropriate for the existing campus. The exterior of the building is well articulated with movement and material changes on all four elevations to provide a well-developed 4-sided architecture. In addition, enhanced architectural detailing and site development/landscaping along the west end of the building facing Lindsay Road, creates an entry feature for the Children's Building and the campus at this location.**
 - f. We are requesting deviation from Section 11-32-8 (A)(1)(a) of the MZO for the existing site for required onsite bicycle parking. Note, the new proposed Children's Building site development includes 14 new parking (replacement) stalls (including 9 accessible, 2 van accessible, and 3 standard parking stalls), and 3 new bicycle parking stalls are provided as noted on the site plan.**
 - g. We are requesting deviation from Section 11-30-9 (H) of the MZO with regard to screening the proposed 14 replacement parking stalls. The improved new replacement parking stalls provided adjacent to East Enrose Street connect to both the existing parking and the existing Enrose Street alignment. This existing relationship does not have adequate space to provide parking screening and landscape area within the existing 5' - 0" and 10' - 0" landscape area adjacent to the property line.**
2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
- a. The proposed site plan and proposed new construction will not cause or create these conditions.**
3. The creation of new non-conforming conditions.
- a. The proposed site plan and proposed new construction will not create new non-conforming conditions.**
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.
- a. The proposed expansion is consistent with the general plan and more compatible with the adjacent neighborhood in terms of siting, orientation and location, proposed directly north of the existing park and school to the south, as opposed to the modular classrooms it is replacing to the north (adjacent to single-family residential).**

Development Standards Table:

MZO Development Standards	MZO Required	Existing	Proposed SCIP
<p><u>Lighting and Illumination MZO</u> <i>Table 11-30-5</i></p>	<p>Maximum Height Lighting Fixtures Residential Districts Maximum Height (ft) – Detached 15 feet</p>	<p>Existing parking lot light fixtures 25 feet</p>	<p>No change to existing New parking lot light fixtures meet MZO standards: 15 feet</p>
<p><u>Interior Parking Lot Landscaping</u> <i>MZO 11-33-4</i></p>	<p>Maximum of 8 contiguous spaces between landscape islands. For parking lots containing more than 200 spaces, one 8-foot-by-15-foot staggered landscape island may be replaced with 2 landscape islands of at least 25 square feet clear landscape area each. Each landscape island/planter shall contain at least 1 tree and 3 shrubs. These landscape islands/ planters may be designed in any combination of shape and size provided the minimum clear landscape area dimension is 5 feet</p>	<p>26 spaces maximum</p>	<p>New parking areas will meet the MZO standards. For the existing parking areas, in lieu of cutting through asphalt, the project will add additional landscaping along Lindsay Rd. to provide additional screening of the parking lot.</p>
<p><u>Perimeter Landscaping MZO</u> <i>11-33-3</i> <i>Table 11-33-3.A.4</i></p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') 566' of landscape frontage along Lindsay Rd. = 23 Trees 136 Shrubs</p>	<p>Lindsay Road: 14 Trees 68 Shrubs</p>	<p>Lindsay Road: 25 Trees 159 Shrubs</p>

MZO Development Standards	MZO Required	Existing	Proposed SCIP
<p><u>Perimeter Landscaping MZO 11-33-3 (B)(1)(a)</u></p>	<p>Provide 25' landscape yard adjacent to residential to the north.</p> <p>Provide 25' landscape yard adjacent to the park zoned residential to the south.</p>	<p>North: 5' to a screen wall located on the property line.</p> <p>South: 10' to park open space</p>	<p>North: no change due to the constraints of the existing parking lot.</p> <p>South: no change as the adjacent site is park open space.</p>
<p><u>Pedestrian Connections MZO 11-30-8 (A)</u></p>	<p>Connection to Public Sidewalk. An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage, such walkway shall be provided along the shortest practical distance between the main building entry and sidewalk, generally no more than 125 percent of the straight-line distance. The distance may increase up to 50% of the total straight-line distance in the event the route is designed to take account of afternoon shade patterns from buildings or similar shading devices.</p>	<p>There is currently no sidewalk connection from the main entry of each building or each primary entry on site to the public sidewalk on Lindsay Road.</p>	<p>No change to existing as there is not a practical way to provide a connecting sidewalk from the main entry of the existing buildings and the new Children's building to Lindsay Road with the extent of existing parking and the minimal existing setbacks and landscape areas.</p>

MZO Development Standards	MZO Required	Existing	Proposed SCIP
<u>City of Mesa Quality Design Development Guideline</u>	Buildings should be oriented with primary entrances and windows facing the street.	Existing building entrances face inward toward the existing central courtyard. Building are setback 600 feet + from Lindsay Road.	The new Children's building is proposed +/- 670 feet from Lindsay Road with its entrance oriented toward the existing central courtyard and the existing building entrances.
<u>Bicycle Parking MZO 11-32-8 (A)(1)(a)</u>	Bicycle parking is required for multi-unit residential buildings and nonresidential development. Unless otherwise expressly stated, buildings and uses subject to bicycle parking requirements must provide at least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces.	12 existing bike parking spaces provided	No change to existing New Children's Building site development includes 14 new parking (replacement) stalls (including 9 accessible, 2 van accessible, and 3 standard parking stalls), and 3 new bicycle parking stalls are provided as noted on the site plan.

<p>MZO Development Standards</p>	<p>MZO Required</p>	<p>Existing</p>	<p>Proposed SCIP</p>
<p><u>Screening</u> MZO 11-30-9 (H)</p>	<p>Parking areas</p> <p>Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping.</p> <p>6. When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the edge of the parking area.</p> <p>7. A setback of at least 10 feet shall be provided between the screen wall and the right-of-way.</p>	<p>Along the south property line is a 10'-0" landscape yard adjacent to the existing park with no parking screening.</p>	<p>No change as the adjacent site to the south is an open park and the existing 10'-0" landscape yard is inadequate to meet MZO setbacks from screen wall.</p>

End of Narrative