

Date: 06.20.22

World Deliverance Outreach Ministries Project Narrative



World Deliverance Outreach Ministries are worshipping out of modular buildings at 4151 E. Pueblo Ave. in Mesa, Arizona. The site includes an existing paved parking lot with 80 spaces and an existing unpaved lot with an additional 22 parking spaces. This project includes the demolition of the existing modular building housing their worship space and covered attached patio. The new building will include gathering space for worship, classrooms, offices, restrooms, and lobby space. The facility will primarily be used on Sunday mornings for church services. Occasionally the space will be used for gatherings during the week. The office space will be used all week long.

World Deliverance Outreach Ministries is making many improvements to the existing site to comply with the City of Mesa Site Development Standards that include the following:

- The new church building will be set back 20' from the property line on the east side to provide the required landscape yard. The current building does not provide this landscaping yard on the east.
- The reconfigured parking lot will provide 93 paved parking spaces and enhanced landscaping islands.
- The parking lot will be reconfigured to provide enhanced pedestrian access in a shaded central walkway.
- East Pueblo Avenue will be widened and improved.
- Extensive landscape, screen walls and sidewalk along East Pueblo Avenue.
- New foundation base (concrete plaza) between the new building and adjacent existing building will be paved and landscaped
- New gated trash enclosure
- New exterior lighting in parking lot.

WDOM is requesting the following modifications to the requirements of the Substantial Conformance Improvement Permit (SCIP):

1. South Screen Wall: Per Section 11-30-9 of the Mesa Zoning Ordinance, the screen wall on the south property line is required to be 6'-0" in height. The existing CMU site wall varies in height from 4'-0" to 4'-4" above the adjacent finished grade. This site wall is approximately 545 linear feet in length. The wall can not support any additional courses of block so the existing wall would need to be demolished and rebuilt in order to meet the required height. We are adding landscaping along the property line to create a buffer.
2. South Landscape Yard: Per Section 11-33-3(B)(1)(a) of the MZO, the required landscape yard width adjacent to the south property line is 20-feet. The existing parking is 11'-1" to 12'-10" setback from the south property line. The depth of the site would not provide enough parking if the parking was modified. This would also require extensive demolitions to reconfigure.
3. Drive Entrance Depths: Per Section 11-32-4(A) of the MZO, parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street. Entrance drives as shown are set back 42'-6" and 43'-0". The depth of the site would not provide enough parking if the parking was modified.

Elevations Alternate Compliance to Recognizable Base:

The design of World Deliverance Outreach Ministries is warm and modern. The linear charcoal bands direct the eye to a cross that anchors the street side façade. Glass is used to create a welcome and transparent lobby. We use a variety of building materials including A Warm Wood Tile, EIFS with decorative reveals in cream and warm greys, and expansive glass. Each elevation provides no more than 50% of any single material. In lieu of a consistent recognizable "base" on the building (a more traditional look) we alternately comply by grouping the enhanced materials into masses that provide depth and character for each façade. These vertical planes and masses are more befitting of the modern character of the design. The upgraded materials include colored and textured wood look tile and crisp reflective glazing. We have enhanced the top of the building with a wide metal cap to create dynamic lines that direct the eye to the cross. Mullion and reveal patterns are used on every façade to create rhythm and order.





If you have any questions please don't hesitate to reach out.
Thank you,

A handwritten signature in blue ink, appearing to read 'mwr'.

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