



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-63-17-2
October 25, 2017

North Gateway Village Planning Committee Meeting Date: November 9, 2017

Planning Commission Hearing Date: December 7, 2017

Request From: PCD NBCOD (approved C-O PCD NBCOD) (5 Acres)

Request To: C-O NBCOD (5 Acres)

Proposed Use: To remove the property from the North Gateway PCD (Z-34-01-2) and allow for commercial office development.

Location: Approximately 300 feet north of the northwest corner of North Valley Parkway and the Casino Avenue alignment

Owner: Standing Stones Community Church

Applicant: City of Phoenix Planning Commission

Representative: Lance Baker, AIA

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 2 to 5 du / acre	
Street Map Classification	North Valley Parkway	Major Arterial	70-foot
<p>CONNECT PEOPLE AND PLACES; ACCESS & FUNCTIONAL NEEDS INFRASTRUCTURE; DESIGN: Require all new development meet Americans with Disabilities Act standards.</p> <p>As stipulated, the developer will be required to install sidewalks adjacent to the property. Currently, the property is vacant, making a void in sidewalks between the developed parcels to the north and south.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN: Require appropriate transitions/buffers between neighborhoods and adjacent uses.

The subject site is between two established single-family subdivisions. The proposed development, as stipulated, provides a compatible use that will not be detrimental to the surrounding residential properties.

Area Plans and Principles

North Black Canyon Corridor Plan- See number 5 below.
Complete Streets Guiding Principles- See number 8 below.
Tree and Shade Master Plan- See number 8 below.

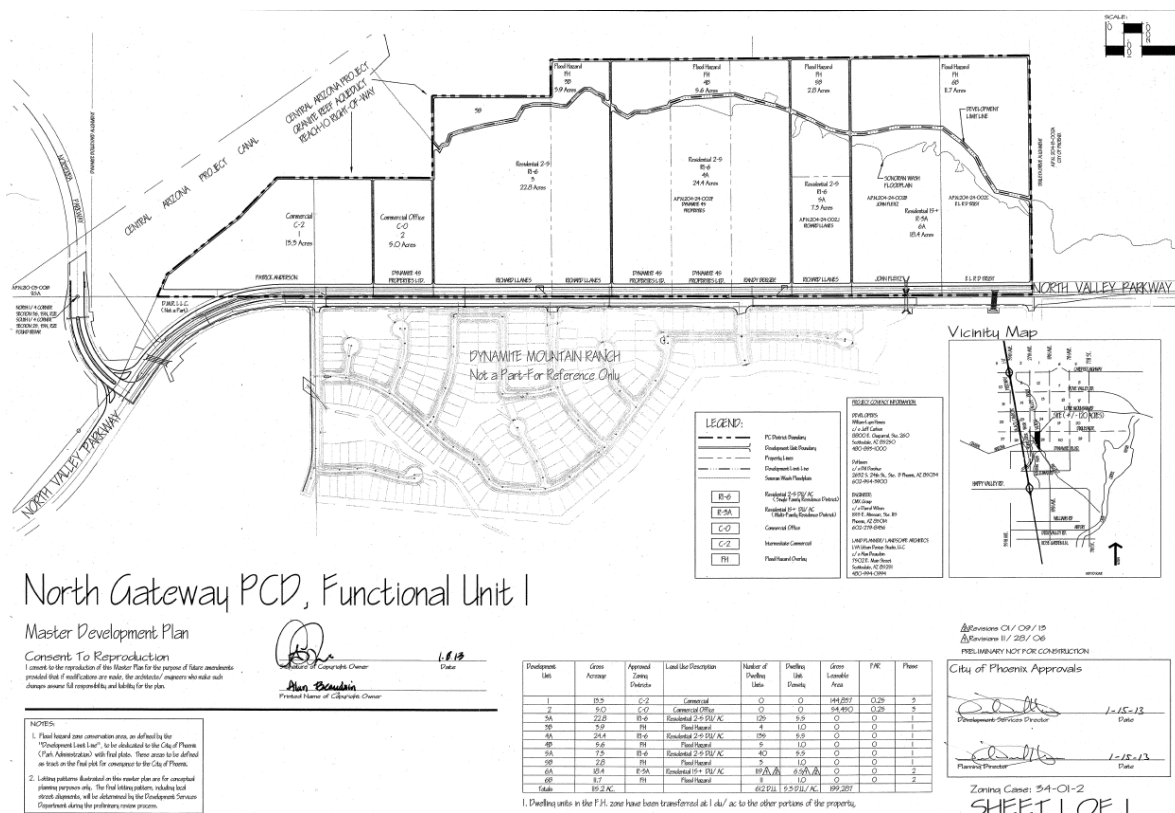
Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PCD NBCOD (approved C-O PCD NBCOD)
North	Single-Family Residential	R1-6 PCD NBCOD
South	Single-Family Residential	R1-6 NBCOD
East	(across North Valley Pkwy.) Single-Family Residential	R1-6 PCD NBCOD, R-2 PCD NBCOD
West	Vacant	PCD NBCOD

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 5-acre parcel of land from PCD NBCOD (approved C-O PCD NBCOD) to C-O NBCOD. This rezoning request was initiated by the Planning Commission to remove the property from the North Gateway Planned Community District (PCD). A Planned Community District (PCD) requires a Master Developer/Association be formed for each functional unit within the PCD to coordinate master infrastructure, circulation, grading and drainage, conservation, and architectural design planning and responsibility. To date, no such association has been formed and master planning has not occurred with the exception of Functional Unit 1. The removal of the PCD designation eliminates the master plan requirements leaving each parcel to comply with the requirements outlined in the Phoenix Zoning Ordinance.



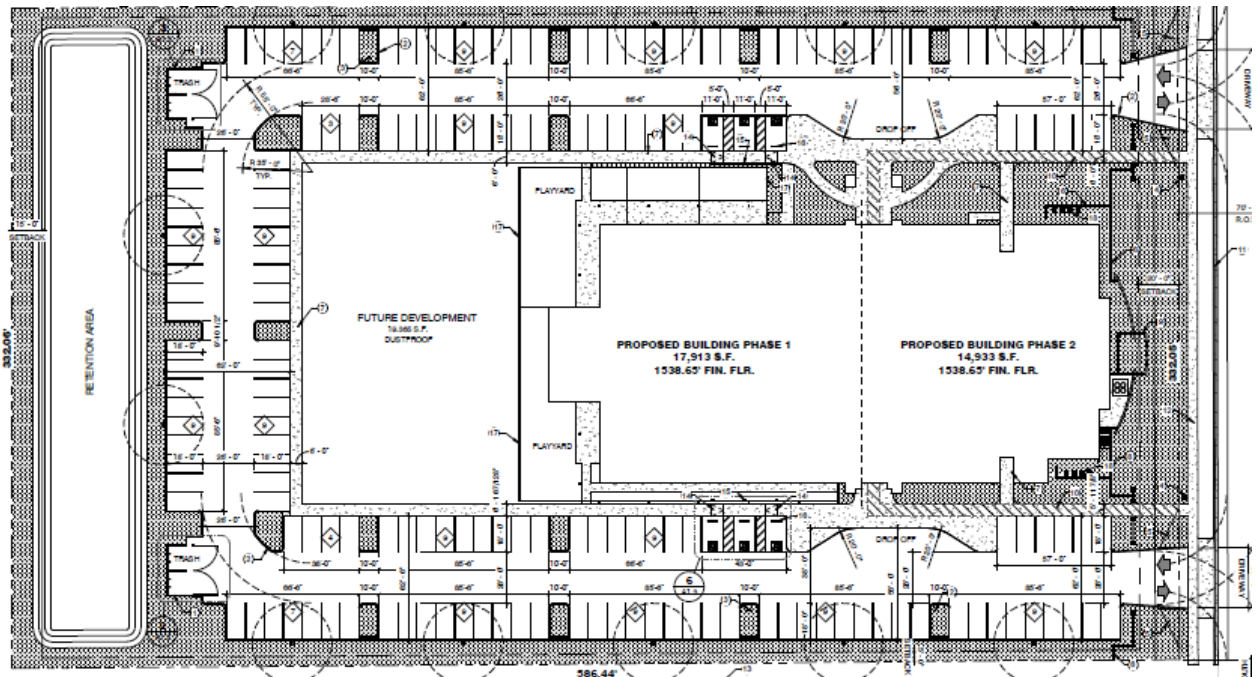
- The General Plan Land Use Map designation for this property is Residential 2 to 5 dwelling units per acre and a small portion of Commercial. The proposed zoning district of C-O NBCOD does not conform to the Land Use designation but a General Plan Amendment is not required because the site is under 10 acres.

SURROUNDING USES & ZONING

- The subject parcel is surrounded by single-family residential homes with the canal to the west.

PROPOSAL

- The purpose of the the request is to remove the property from the North Gateway PCD to allow for the development of a church. At full buildout, as shown on submitted site plan, the church will be 33,870 square feet.



5. The project site is located within the North Black Canyon Corridor (NBCC) which is one of the city's premier growth areas. Located along both the east and west sides of Interstate 17, the North Black Canyon Corridor stretches from Happy Valley Road to the northern city limits. The North Black Canyon Corridor Plan is applicable to this area. The proposal is consistent with the intent of the following goals:
 - *Goal 2: Achieve a balance between employment and housing.*
The requested rezoning enhances the mixture of uses within the area by creating an opportunity for a development that complements the adjacent single-family residential uses.
 - *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.* The applicant is required to comply with the design standards in the North Black Canyon Overlay District that has specific requirements for building materials, signs, drainage channels, view fencing, landscape, wash corridors and streetscape.
6. As part of the original North Gateway PCD, developments adjacent to the right-of-way were required to install and maintain landscaping within the median islands. Since developments surrounding this property were developed under the North Gateway PCD and are complying with this original stipulation, a stipulation that requires installation and maintenance of median landscaping has been added to this case. In addition, the landscape material must comply with the North Black Canyon Overlay District guidelines and provide an appropriate transition between the two landscape palettes already

utilized in the median. It is noted that the Street Transportation Department will need to review and approve any modifications to the median island. Tree and shrub sizes and placements have also been recommended. These provisions are addressed in Stipulations #1, #2 and #3.

7. The proposed site plan shows a generous building setback and landscaping on the north and south property lines. Stipulation #4 has been added to ensure these setbacks will be maintained even if the site plan is modified.
8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. Further, to the extent possible, the sidewalks will be detached from the curbs, allowing trees to be planted to shade and separate pedestrians from vehicles on the street. These provisions are addressed in Stipulation #5.

DEPARTMENT COMMENTS

9. The Water Services Department indicates there is a water and sewer main that could serve the project.
10. The Street Transportation Department noted that the developer shall construct the streets and sidewalks adjacent to the property, the proposed median cut will need additional approvals and to complete a Developer Project Information Form for MAG Transportation Improvement Program. Their comments are addressed in Stipulations #2, #6 and #7.
11. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #8.
12. The Public Transit, Parks and Recreation, Fire and Aviation Departments had no comments regarding the request.
13. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The request is not consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre and Commercial; however, a General Plan Amendment is not required because the site is under 10 acres.
2. The request is consistent with several General Plan Policies and Principles.
3. As stipulated, the proposed use is compatible with adjacent single-family developments.

Stipulations

1. The median island adjacent to the property in North Valley Parkway shall be landscaped prior to the issuance of the certificate of occupancy for the proposed building. There shall be two trees (minimum 2- inch caliper) and ten shrubs per 15 linear feet. The landscape material shall be compatible with the existing landscape palette, while complying with the landscape requirements in the North Black Canyon Overlay District, as approved by the Planning and Development Department.
2. Any proposed modifications to the existing median island, shall require the review and approval from the Street Transportation Department.
3. A development agreement shall be provided (prior to Preliminary Site Plan approval) and shall include that the development and/or association will be responsible for the landscape and maintenance of the right-of-way and median islands adjacent to the property. The agreement shall run with the entitled property and the City of Phoenix shall be listed as an additional signatory to the agreement, as approved by the Planning and Development Department prior to recordation with the County Recorder.
4. There shall be a minimum 10-foot landscape setback and a minimum 50-foot primary building setback along the north and south property lines.
5. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.
6. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program and return to the

Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

7. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Kaelee Wilson

October 25, 2017

Team Leader

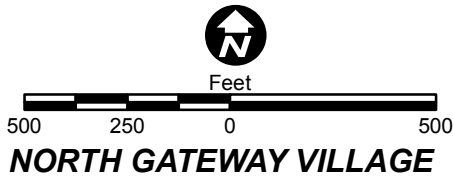
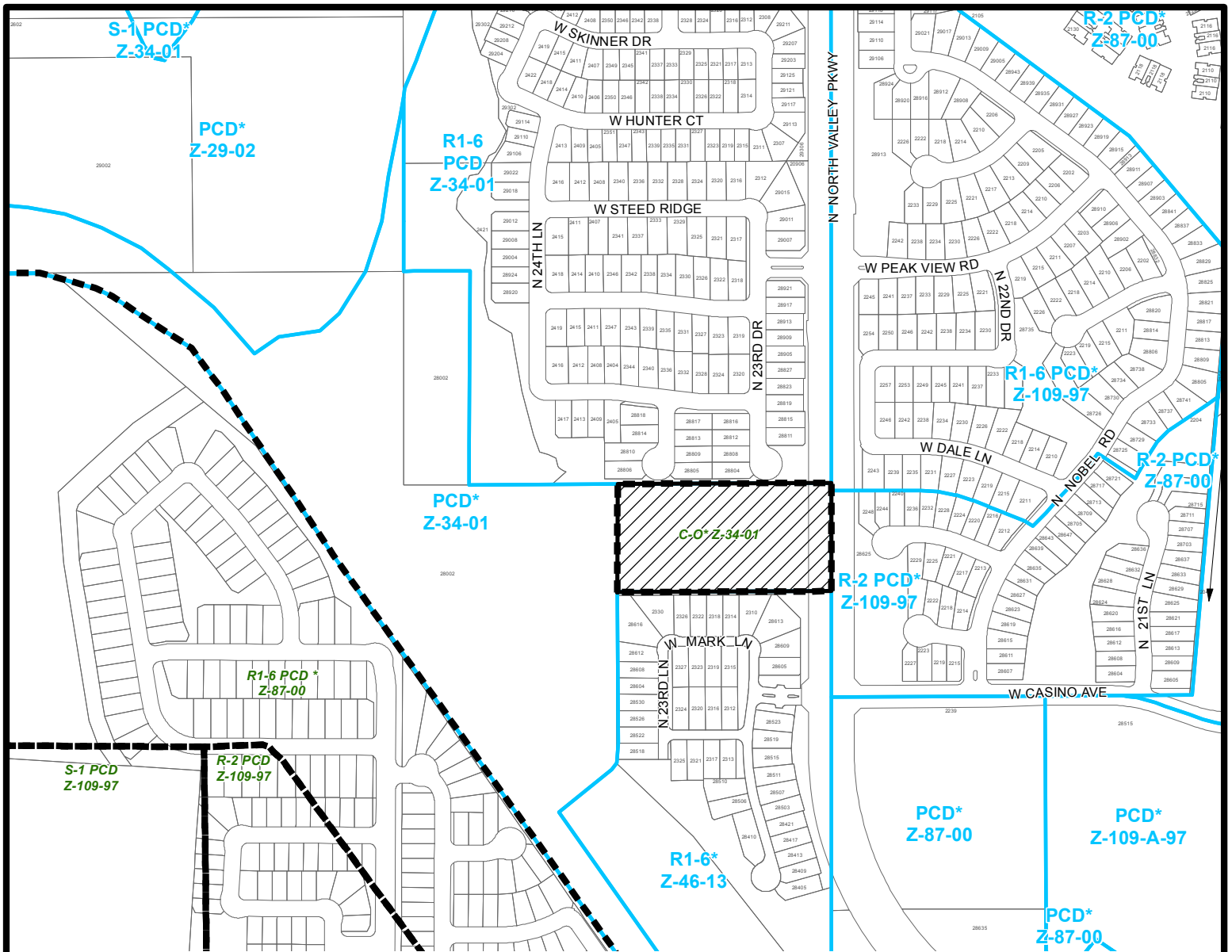
Joshua Bednarek

Attachments

Zoning sketch

Aerial

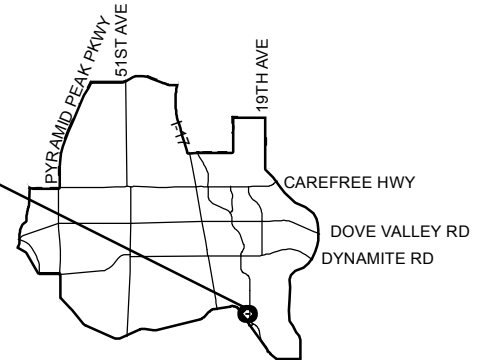
Conceptual Site Plan date stamped September 19, 2017



CITY COUNCIL DISTRICT: 2



Z-63-17



APPLICANT'S NAME: **Standing Stones Community Church**

APPLICATION NO. **Z-63-17**

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

5.00 Acres

DATE: **10/19/2017**

REVISION DATES:
10/23/2017

AERIAL PHOTO &
QUARTER SEC. NO.
QS 51 - 23

ZONING MAP
P - 7

REQUESTED CHANGE:

FROM: **PCD NBCOD (Approved C-O PCD), (5.00 a.c.)**

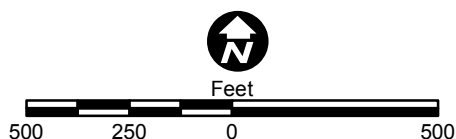
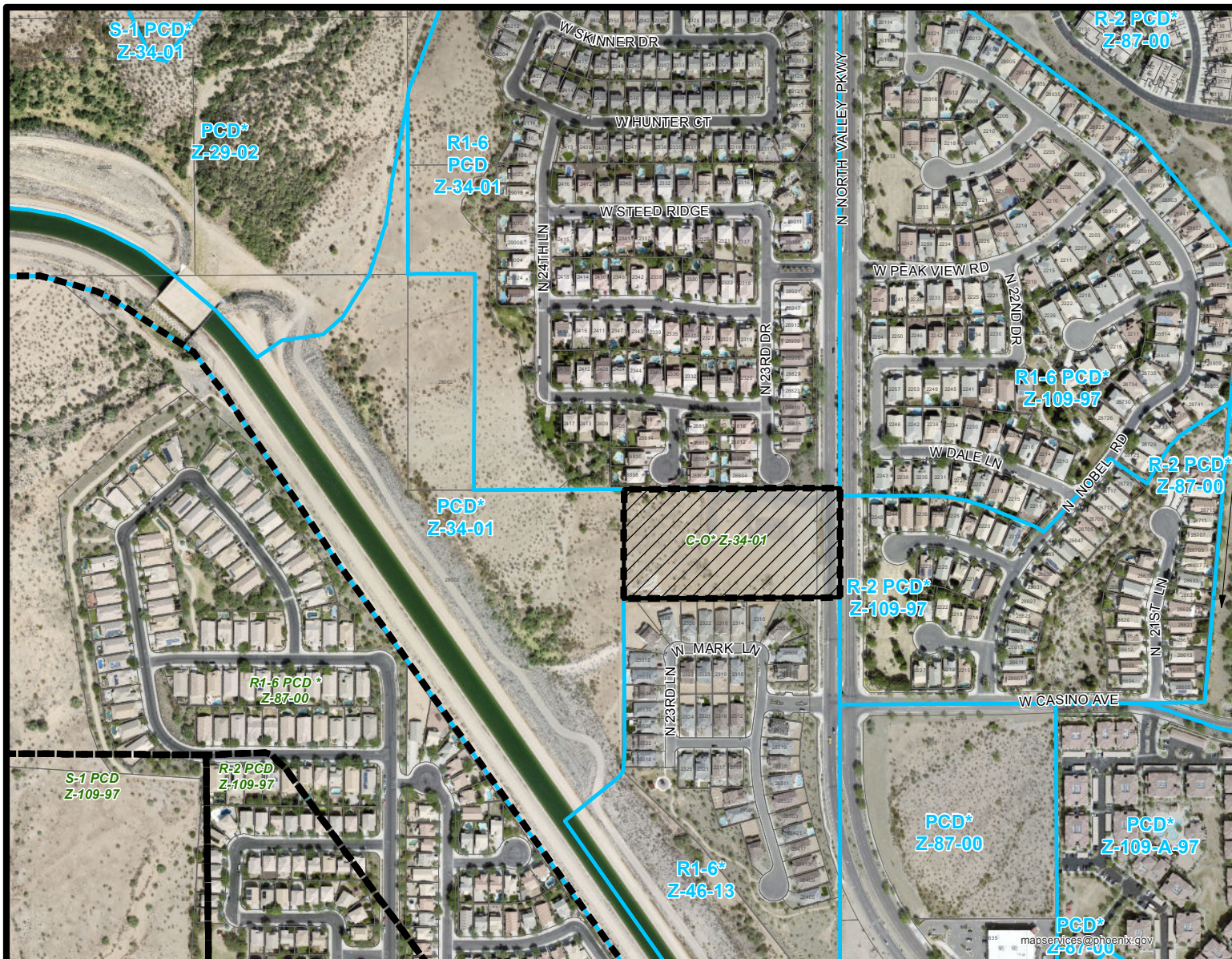
TO: **C-O NBCOD (5.00 a.c.)**

MULTIPLES PERMITTED
PCD (Approved C-O PCD) NBCOD
C-O NBCOD

CONVENTIONAL OPTION
5, (N/A)
N/A

*** UNITS P.R.D. OPTION**
5, (N/A)
N/A

* **Maximum Units Allowed with P.R.D. Bonus**

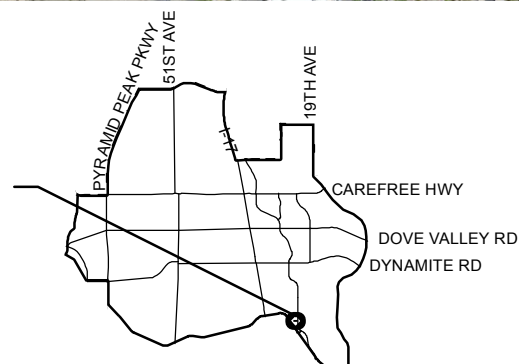


NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2



Z-63-17



APPLICANT'S NAME: Standing Stones Community Church

APPLICATION NO. Z-63-17

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

5.00 Acres

DATE: 10/19/2017

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AERIAL PHOTO &
QUARTER SEC. NO.
QS 51 - 23

ZONING MAP
P - 7

REQUESTED CHANGE:

FROM: PCD NBCOD (Approved C-O PCD), (5.00 a.c.)

TO: C-O NBCOD (5.00 a.c.)

MULTIPLES PERMITTED

PCD (Approved C-O PCD) NBCOD
C-O NBCOD

CONVENTIONAL OPTION

5, (N/A)
N/A

* UNITS P.R.D. OPTION

5, (N/A)
N/A

* Maximum Units Allowed with P.R.D. Bonus

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LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY FIVE (25), TOWNSHIP FIVE NORTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 0 DEGREES 35 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 332.05 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 56 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 656.44 FEET;

THENCE NORTH 0 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 332.06 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 41 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 656.44 FEET;

EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25;

THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25 A DISTANCE OF 1639.76 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 327.96 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 35 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25;

THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 327.95 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE EXCEPTION PARCEL IS ON A DIFFERENT BASIS OF BEARING AND THE BEARINGS SHOWN WILL DIFFER SLIGHTLY.

FIRE DEPARTMENT SITE PLAN NOTES

- A. IN BUILDINGS PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13, THE MAXIMUM TRAVEL DISTANCE FROM A FIRE APPARATUS ACCESS ROAD TO ANY POINT IN THE BUILDING SHALL NOT EXCEED 300 FEET.
- B. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND A VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET. FIRE APPARATUS ACCESS ROADS ESTABLISHED AND APPROVED PRIOR TO NOVEMBER 8, 2003 ARE NOT REQUIRED TO BE WIDENED IF MAINTAINED AND MARKED IN ACCORDANCE WITH THIS SECTION.
- C. AT LEAST ONE FIRE HYDRANT SHALL BE LOCATED A MAXIMUM OF 200 FEET FROM A FIRE DEPARTMENT CONNECTION. THE DISTANCE BETWEEN THE HYDRANT AND FDC SHALL BE MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD.
- D. THE FIRE DEPARTMENT CONNECTION (FDC) FOR A BUILDING IS TO BE LOCATED PER COP FIRE CODE REGULATION R1003.1. THIS IS ON THE ADDRESS/APPROACH SIDE OF THE BUILDING, WITHIN 50 FEET OF AN APPROVED ROADWAY OR DRIVEWAY AND WITHIN 200 FEET OF AN APPROVED FIRE HYDRANT.
- E. PAINTED CURBS AND APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING-FIRE LANE SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

CITY OF PHOENIX SITE PLAN NOTES

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- B. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- C. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- D. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- E. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- F. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- G. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A SITE INSPECTION.
- H. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- I. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- J. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- K. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33-FEET X 33-FEET ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3- FEET.
- L. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- M. NO PLANT SUBSTITUTION, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- N. ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- O. VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARKS & RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
- P. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS & RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602-262-6862.
- Q. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- R. UPGRADE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURBS, RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.
- S. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERALPERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- T. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- U. REPLACE ANY BROKEN OR OUT OF GRADE CURB, GUTTER AND SIDEWALK.

PROJECT DATA

PROJECT ADDRESS:	29001 NORTH 23RD AVE PHOENIX, AZ 85085
ASSESSORS PARCEL #:	204-24-005-W
LOT AREAS: NET AREA: GROSS AREA:	194,435.43 S.F., 4.46 ACRES
ZONING:	PCD PREVIOUS CASE # Z-34-01-2 C-2
REQUESTED ZONING:	
ALLOWABLE BUILDING HEIGHT:	35'-0" 2 STORIES
PROPOSED BUILDING HEIGHT:	34'-3" TOP OF RIDGE 1 STORY
BUILDING AREA (FOOTPRINT):	33,870 S.F. INCLUDES SHADE STRUCTURES.
ALLOWABLE LOT COVERAGE:	PCD = 40%
PROPOSED LOT COVERAGE:	33,870 S.F. / 194,435.43 S.F. = 17.4%
BUILDING OCCUPANCY(S):	A-3
CONSTRUCTION TYPE:	II-B
STORIES:	1
FIRE SPRINKLERS REQUIRED: FIRE SPRINKLERS PROVIDED:	YES YES
FIRE ALARM REQUIRED: FIRE ALARM PROVIDED:	YES YES
PARKING REQUIREMENT: PARKING REQUIRED: PUBLIC ASSEMBLY AREA:	461 SEATS (SANCTUARY)/3 = 154
PARKING PROVIDED:	179 NEW SPACES DEVELOPED (INCLUDING 6 ACCESSIBLE STALLS

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE STORY WORSHIP CENTER AND CLASSROOMS. PROJECT TO BE COMPLETED IN TWO PHASES. PHASE 1 INCLUDES CLASSROOMS, ADMINISTRATIVE OFFICES AND RESTROOMS. PHASE 2 INCLUDES WORSHIP SANCTUARY AND ADMINISTRATIVE OFFICES. SITE WORK WILL INCLUDE NEW RETENTION AREAS, PARKING, LANDSCAPING AND SECURITY LIGHTING.

PROJECT TEAM

OWNER: STANDING STONE CHURCH 24820 NORTH 16TH AVE. PHOENIX, AZ 85085	ARCHITECT: SYNECTIC DESIGN, INC. 1111 W UNIVERSITY DR, SUITE 104 TEMPE, ARIZONA 85281
CONTACT: PASTOR DAVID BOWEN T: 623.567.9297	CONTACT: LANCE D. BAKER, AIA T: 480.948.9766 E: lbaker@sdiaz.us

GOVERNING CODES

2012	INTERNATIONAL BUILDING CODE
2012	INTERNATIONAL MECHANICAL CODE
2012	INTERNATIONAL PLUMBING CODE
2011	NATIONAL ELECTRICAL CODE
2012	INTERNATIONAL FIRE CODE
2012	INTERNATIONAL ENERGY CONSERVATION CODE
2012	INTERNATIONAL EXISTING BUILDING CODE
2010	ADA / ANSI A117.1 - 2009

INCLUDING ALL CITY OF PHOENIX AMENDMENTS AND ORDINANCES

SITE PLAN GENERAL NOTES

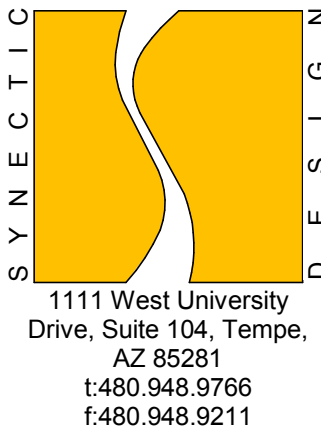
- A. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.
- B. FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE U.O.N.
- C. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. U.O.N.

SHEET KEYED NOTES

- 1 TRASH ENCLOSURE, CITY OF PHOENIX STANDARD DETAIL, WITH GATES.
- 2 6" EXTRUDED CONCRETE CURB.
- 3 NEW FIRE HYDRANT
- 4 RELOCATED EXISTING STREET LIGHT.
- 5 10' X 30' SIGHT VISIBILITY TRIANGLE. NO SITE ITEMS IN THIS AREA TO BE OVER 24" HIGH
- 6 MASONRY SCREEN WALL - STUCCO FINISH TO MATCH BUILDING
- 7 5'-0" WIDE CONCRETE SIDEWALK
- 8 EXITING FIRE HYDRANT
- 9 30" MASONRY SCREEN WALL - STUCCO FINISH TO MATCH BUILDING
- 10 ADA ACCESSIBLE ROUTE
- 11 NEW VERTICAL CURB AND GUTTER
- 12 NEW PEDESTRIAL SIDEWALK, BRUSH FINISH, 'DAVIS COLOR' HARVEST GOLD
- 13 EXISTING 6" ARCHITECTURAL MASONRY WALL 6'-0" HIGH - PAINTED
- 14 ACCESSIBLE CURB RAMP
- 15 ACCESSIBLE PARKING SIGNAGE
- 16 PARKING STALL, WHEEL STOP
- 17 W.I. FENCE - PAINTED
- 18 GROUND MOUNTED HVAC UNIT

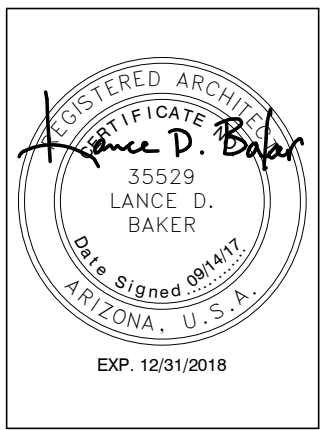
VICINITY MAP

KIVA #: 13-2347
ZONING CASE: Z-34-01-2



Standing Stones Church

28750 N NORTH VALLEY PKWY
PHOENIX, AZ 85085

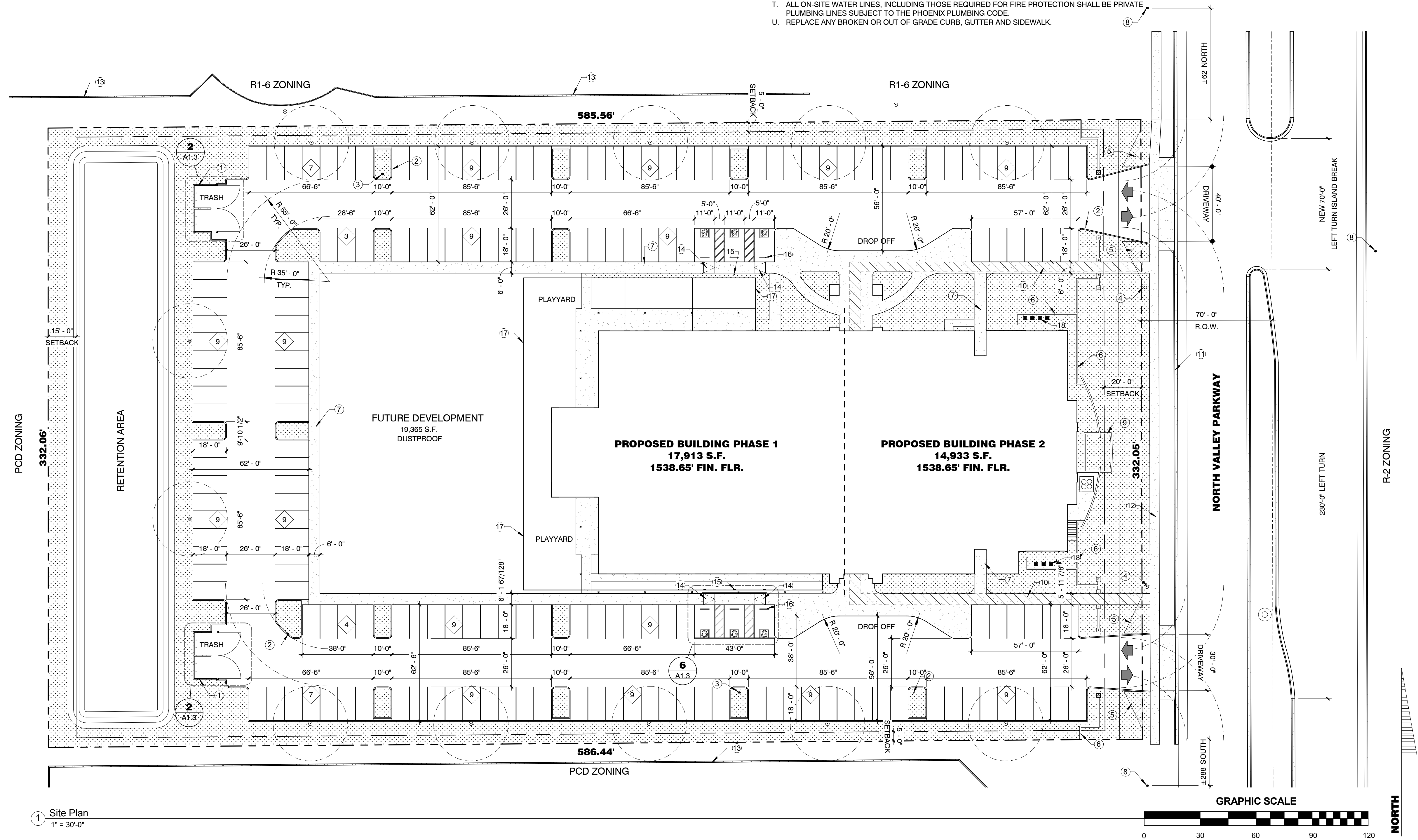


REVISIONS

Phase:	SP
Drawn By:	SCB
Reviewed By:	LDB
SDI Project No:	3768
Date:	2017-09-14

Sheet:

AS1.0
ARCHITECTURAL SITE
PLAN



1 Site Plan
1" = 30'-0"