



City of Phoenix
 Planning Department

Staff Report: Z-40-09-1
 October 6, 2009

Deer Valley Village Planning Committee Meeting Date October 15, 2009

Planning Commission Hearing Date November 10, 2009

Request From: RE-35 (10.42 Acres)

Request To: PUD (10.42 Acres)

Proposed Use Temple, meeting house, and accessory uses to a temple and meeting house

Location Northwest corner of 51st Avenue and Pinnacle Peak Road

Owner Corp. of the Presiding Bishop LDS

Applicant/Representative Beus Gilbert PLLC

Staff Recommendation Approval, subject to stipulations

DSD KIVA Project Number 01-19452

General Plan Conformity			
General Plan Land Use Designation		Residential 0 to 2 du / acre	
Street Map Classification	Frontage	Arterial	110 foot - Total Street
<p><i>LANDUSE ELEMENT: GOAL 1: PRINCIPLE 5: PROVIDING FOR A MAJORITY OF RESIDENT NEEDS WITHIN THE VILLAGE: ALLOWING RESIDENTS THE OPPORTUNITY TO LIVE, WORK, PLAY, SHOP, TO RECEIVE HEALTH CARE, AND SOCIAL SERVICES WITHIN THEIR VILLAGES CONVENIENLY.</i></p> <p>This request will allow Latter Day Saints (LDS) residents of the village the opportunity to conveniently worship and partake in special religious services within this village and preclude a drive across the valley to the other operating temple in Mesa.</p>			
<p><i>LANDUSE ELEMENT: GOAL 4: MIXED LAND USE DEVELOPMENT: MIXED LAND USE PATTERNS SHOULD BE DEELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIZE THE NUMBER AND LENGTH OF TRIPS.</i></p> <p>Land use patterns greatly impact air quality because they effect the number and length of vehicle trips. The proposed LDS Temple will minimize traffic congestion that currently requires area LDS members to drive to the Mesa Temple. Reduced traffic congestion helps regional air quality.</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-35
North	Residence	RE-35
South	Pinnacle Peak Road & Glendale Mountain Park	RE-43
East	Church Meeting House	RE-35
West	Residence	RE-35

PUD		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
Building Setbacks		
Street	90 feet	Met
Side	90 feet	Met
Rear	75 feet	Met
Interior	100 feet	Met
Landscaped Setbacks		
Street	40 feet	Met
Side	20 feet	Met
Rear	20 feet	Met
Lot Coverage	30 %	Met – 18 %
Building Height	48 feet	Met – 48
Parking	208 spaces	Met - 316 spaces

Background/Issues

1. This is a request to rezone 10.42 acres from RE-35 to PUD to enable a religious organization to construct a temple with a building height of 48 feet. The current zoning of RE-35 would allow the proposed use, but it would restrict the building height to 30 feet.

Section 701.B of the Zoning Ordinance specifically states that, “The building height limitations of this ordinance shall not apply to church spires, signs, belfries, cupolas, domes, monuments, water towers, chimneys, flues, vents, flagpoles, radio and television towers, fire lookout towers or airway beacons; not to any water tank, bulkhead, elevator, or stairway penthouse or similar structure used solely as an

auxiliary space for equipment and machinery of the mechanical, electrical, or utility systems of the building and which do not occupy more than twenty-five percent of the roof area, except for the restrictions in Section 658." Section 658 is the Deer Valley Airport Overlay District and does not apply to this site.

The Phoenix Temple is proposed to have a height of 48 feet and a steeple/spire of 78 feet for a total of 126 feet. Temples of this height are not unusual. The Gilbert Temple with a planned total height of 180 feet with a building height of 85 feet. The Mesa Temple (50 foot building) has no steeple or spire at all. There are 130 temples worldwide. A comparison of temples, their heights and their many architectural styles is located at:

http://en.wikipedia.org/wiki/Comparison_of_temples_of_The_Church_of_Jesus_Christ_of_Latter-day_Saints

(See Attachments)

2. Temples hold a significant place in the spiritual life of the LDS. They are the place marriages are made, and where baptisms are performed. There are rooms for members to have instructional sessions, whereas the meeting houses are where normal Sunday services are held.
3. The building will present a layer-cake profile with stepped-back pattern as height increases. The grounds will have artistic landscaping surrounding the temple. This vegetative treatment is over and above what the ordinance would ordinarily require.
4. The building facade will be white and have lights illuminating the exterior from 5 am to 11 pm in the evening. It is expected that this lighting will not exceed 7 foot candles over the total surface. Planned lighting of the Phoenix Temple must operate in compliance with Zoning Ordinance Section 704, which says, 'Outdoor lighting fixtures, in any district, shall be arranged and shielded so that lighting shall not shine or reflect onto adjacent residential property.' The temple must also be in compliance with Section 23-100 of City Code on Outdoor Lighting which says lighting must not be used after 11 pm, and sets standards for outdoor lighting installed after January 1, 1985.
5. Many churches in the Phoenix area have spires, bell towers, or steeples. Most of the modern large churches follow the style of a short spire on the top of an auditorium. Examples include:
 - a. The Frank Lloyd Wright designed First Christian Church at 7th Avenue and Ocotillo Road in Phoenix has a spire on the roof of its meeting house that reaches 77 feet total height. The bell tower which is not attached to a building is 98 feet topped by a thin cross 22 feet long for a total height of 120. This height is mitigated by mature trees. It is lit at night from dusk to 11 pm.
 - b. North Phoenix Baptist Church at Bethany Home and Central, and Palmcroft Baptist north of Greenway at 35th Avenue.

- c. The Phoenix First Assembly near Sharon Drive on Cave Creek Road north of Cactus Road has 16,000 members and is the 11th largest church in the U.S. It has an auditorium 35 feet tall with a thin spire of 35 feet for a total of 70 feet.
- d. Valley Cathedral Church on a 13 acre site on Central Avenue and Rose Lane has a building height of 42 feet. It has a steeple topped by a cross of 10 feet for a total height of 134 feet.
- e. Brophy Chapel on Central Avenue is 135 feet tall including the bell tower and cross on the top of the chapel
- f. Christ's Church of the Valley, the 23rd largest church in the US is located at 70th Avenue and Happy Valley Road. It has a cross on its auditorium for a total height of 60 feet
Living Streams Church at Glendale Avenue and Central Avenue has a building height of 58 feet and a bell tower of 140 feet 6 inches.

(See Attachments)

- 6. There will be an increase in traffic on Pinnacle Peak Road Tuesday through Saturday. The Temple will be closed Sunday and Monday, but will be open from 6 am to 9 pm the rest of the week. (The applicant is preparing a traffic study, and the city will review it once it is submitted.) A stipulation has been recommended to make the improvements required by the study once approved by the city. Pinnacle Peak Road is two-lanes between 47th Avenue and 55th Avenue. The Average Daily Traffic volume on Pinnacle Peak Road between 51st Avenue and 55th Avenue for Tuesday through Thursday (9/8/09-9/10/09) between the hours of 6 am and 11 pm are 6895 vehicles eastbound, and 7195 westbound. This stretch of road (in the CIP) is scheduled to be widened to four lanes in 2012, depending on funding. Traffic volumes are typically 15, 000 to 50,000 average daily trips for aerial streets and 5,000 to 30,000 for collector streets.
- 7. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

- 1. The proposed temple at this location will provide a service and meet a need not adequately met for Latter Day Saints members in the northwest valley.
- 2. The additional 18 feet of height is mitigated by a layer-cake design of the building where beginning at 40 feet successive heights are stepped back. The 48 foot portion is only 60% of the base width. The enhanced landscaping also helps to mitigate the building height.

3. The temple use itself is already permitted in the existing zoning district. Many churches within and adjacent to residential areas have spires, belfries and domes that exceed the heights of existing structures.

Stipulations

1. That the applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Development Services Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Development Services Department and the Street Transportation Department.

Writer

Kelly Walker

10/2/09

Team Leader

Michelle Dodds

Attachments

Narrative dated October 1, 2009

Sketch Map

Aerial

Attachment A: Temple Examples – 6 Pages

Attachment B: Church Examples – 7 Pages

RE-35

51ST AV

CREEDANCE BL

CREEDANCE BL

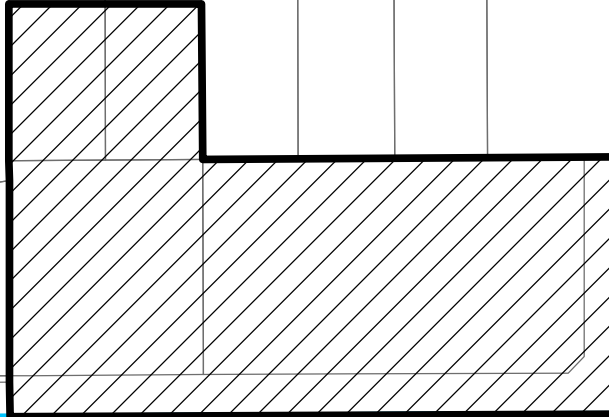
CREEDANCE BL

53RD AV

ELECTRA LN

ELECTRA LN

PINNACLE PEAK RD



CITY OF GLENDALE

RE-43

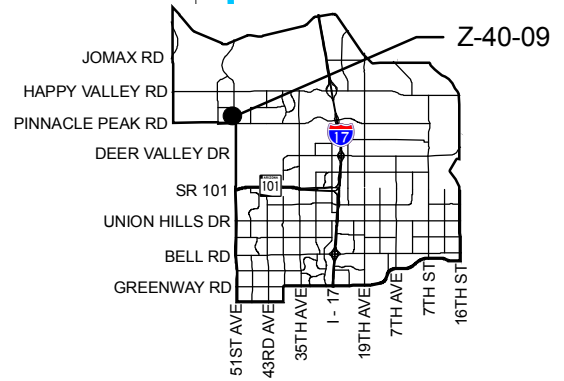


300 150 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

DEER VALLY VILLAGE

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME:

Beus Gilbert

REQUESTED CHANGE:

FROM: RE-35, (10.42 a. c.)

TO: PUD, (10.42 a. c.)

APPLICATION NO.

Z-40-09

DATE:

05/08/09

REVISION DATES:

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

10.42 Acres

AERIAL PHOTO & QUARTER SEC. NO.

Q45-16

ZONING MAP

O-5

MULTIPLES PERMITTED

RE-35

PUD

CONVENTIONAL OPTION

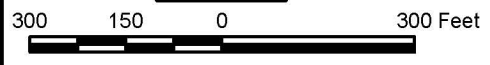
11

11 PER NARRATIVE, PAGE 11

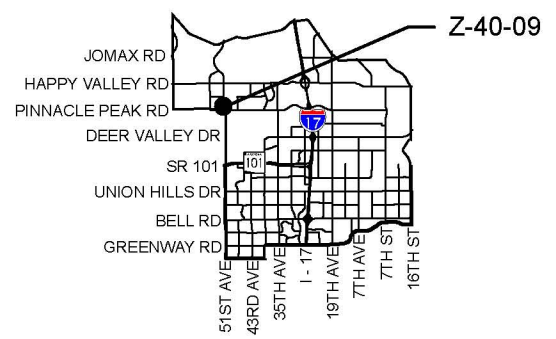
*** UNITS P.R.D. OPTION**

14

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



CITY OF PHOENIX PLANNING DEPARTMENT
DEER VALLY VILLAGE
 CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Beus Gilbert		REQUESTED CHANGE: FROM: RE-35, (10.42 a. c.) TO: PUD, (10.42 a. c.)	
APPLICATION NO. Z-40-09	DATE: 05/08/09 REVISION DATES:	AERIAL PHOTO & QUARTER SEC. NO. Q45-16 ZONING MAP O-5	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 10.42 Acres	MULTIPLES PERMITTED RE-35 PUD		

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

NEWPORT BEACH CALIFORNIA TEMPLE



Image Source: http://www.mormonwiki.com/Newport_Beach_California_Temple

Temple Facts (<http://www.ldschurchtemples.com/newportbeach/>)

Location: 2300 Bonita Canyon Drive, Newport Beach

Temple Design: Southern California traditional design.

Total Floor Area: 17,800 square feet.

Site: 8.8 acres

“The Newport Beach Planning Commission gave its approval for the Newport Beach California Temple on October 3, 2002, despite protests from the numerous residents in attendance. The Church worked closely with residents in a spirit of compromise, making changes in response to their concerns that included turning off flood lighting by 11:00 p.m., changing the color of the building from off-white to an earth-tone shade of seashell, and reducing the height of the spire from 124 feet to 100 feet.

On November 12, 2002, the Newport Beach City Council gave final approval for the temple upon agreement by the Church to make a second reduction in the height of the steeple from 100 feet to 90 feet. The 10-foot concession gained yards in public relations, as staunch opponents embraced the compromise, saying they were ready to move forward as a community.”

Attachment A: Temple Examples



Google Maps

BOISE IDAHO TEMPLE



Image Source:
http://images.google.com/imgres?imgurl=http://images.wcities.com/www.wcities.com/cityrecords/198708.jpg&imgrefurl=http://realtravel.com/da-1423-boise_attractions&usq=_W1jvBgwXflvUVdbelS0LU-B-mY=&h=177&w=200&sz=24&hl=en&start=6&um=1&tbnid=zslCFBKbrFlzFM:&tbnh=92&tbnw=104&prev=/images%3Fq%3DBoise%2Bmormon%2Btemple%26hl%3Den%26safe%3Dactive%26rlz%3D1R2ADBS_en%26sa%3DN%26um%3D1

Temple Facts (<http://www.ldschurchtemples.com/boise/>)

Site: 4.8 acres.

Exterior Finish: Light colored marble face with a slate roof.

Temple Design: Modern adaptation of six-spire design.

Total Floor Area: 35,325 square feet.



The Boise Idaho Temple was the second temple built in Idaho, following the Idaho Temple 91945).

The Boise Idaho Temple was the first six-spire temple built since the Washington D.C. Temple (1974) and the Salt Lake Temple (1893). The design, created to maximize efficiency, was adapted for 14 other temples built between 1984 and 1989.

The Boise Idaho Temple is a sister building to the Dallas Texas Temple and the Chicago Illinois Temple.

On December 18, 1982, approximately 5,000 members huddled on the site of the Boise Idaho Temple to witness the groundbreaking ceremony where Elder Mark E. Petersen of the Quorum of the Twelve Apostles presided.

During a special preview, numerous state officials including Idaho Governor John Evans, Lieutenant Governor David Leroy, and Secretary of State Pete Cenarusa toured the interior of the Boise Idaho Temple. Also part of the group were 246 ministers of other faiths and their family members.

About 70,000 visitors were expected to tour the Boise Idaho Temple during its 19-day open house, but all expectations were exceeded when 128,716 people toured the building. More than double the usual number of converts were baptized the month following the open house; people even called the mission office asking how to get baptized.

The Boise Idaho Temple was dedicated in 24 sessions—more dedicatory sessions than had been held for any temple since the Salt Lake Temple.

The Boise Idaho Temple operated at 102 percent of capacity during its first year of operation—far beyond expectations.

Due to its high level of use, the Boise Idaho Temple was closed for renovation and expansion just two-and-a-half years after its dedication. The temple reopened in May 1987 with additional dressing rooms and office space and a new baptistry and cafeteria.

MESA ARIZONA TEMPLE



Image Source: http://en.wikipedia.org/wiki/Mesa_Arizona_Temple



Temple Facts (<http://www.ldschurchtemples.com/mesa/>)

Location: 101 South LeSueur, Mesa

Site: 20 acres.

Temple Design: Modification of the classic style, suggestive of pre-Columbian temples and the Temple of Herod.

Total Floor Area: 113,916 square feet.

The Mesa Arizona Temple is one of three temples built with no towers or spires. (The others are the Laie Hawaii Temple and the Cardston Alberta Temple.)

SACRAMENTO CALIFORNIA TEMPLE



Image Source: [2http://en.wikipedia.org/wiki/File:Sacramento_Open_House-a.png](https://en.wikipedia.org/wiki/File:Sacramento_Open_House-a.png)

Temple Facts

(<http://www.ldschurchtemples.com/sacramento/>)

Location: 2110 California Circle, Rancho Cordova

Site: 46 acres.

Temple Design: Classic modern, single-spire design.

Total Floor Area: 19,500 square feet.

The Sacramento California Temple was the seventh temple built in California the third built in Northern California, and the second built in the Central Valley, following the Fresno California Temple (2000).

The Sacramento California Temple was originally planned as a larger (approximately 50,000-square-foot) building similar to the St. Louis Missouri Temple, but plans were modified to follow an adaptation of the design used for the Redlands California Temple and Newport Beach California Temple.

The public open house of the Sacramento California Temple was attended by 168,367 visitors.

Plans for Sacramento originally called for a larger temple, but those plans changed in the fall of 2002 when the decision was made to adapt the successful floor plan used for the recently constructed Redlands California Temple and Newport Beach California Temple. The change in size reduced the estimated maintenance costs to approximately 1/10 the original costs.

On August 14, 2003, the 11-member Rancho Cordova Community Planning Advisory Council voted unanimously to recommend the county's approval of the proposed temple. Before casting his vote, council member, Frank McCarthy, expressed his support for the Church, which is willing to clean up "the ugliest stretch of Highway 50." Opponents, on the other hand, feared the adverse effects of illuminating the building at nights (5 a.m. to dawn and dusk until 11 p.m.), specifically the 131-foot spire, which the Church agreed to lower 20 feet from its originally proposed 151-foot spire. Members of the Lake Natoma Community Task Force said the spire would negatively

Attachment A: Temple Examples

impact views; others claimed that the lighting would attract birds, causing them to fly endlessly around the spire until possibly colliding with the building. Proponents noted that the nearby lighted Folsom Automall and the car lights along Highway 50 would *far* outdo the proposed lighting of the temple. Principal engineer, Brian Everett, explained that a precedent on area lighting was set when the automall was constructed. "The temple's light will not flash, blink nor glare," he said, explaining the controls that would restrict excess light. Church members pointed out the community benefits of temples, which attract visitors and increase revenues for local businesses.³

Sacramento County adopted a Negative Declaration for the Use Permit, which dismissed the requirement to prepare an Environmental Impact Report. The declaration was open for public comment during a review period that began October 24, 2003, and ended November 13, 2003. The Use Permit was a request to allow operation of the existing meetinghouse and to add the 17,500-square-foot temple, distribution center, and two caretaker residences.⁴



On March 22, 2004, the County of Sacramento Project Planning Commission approved the Use Permit for the temple in a unanimous 3-0 vote.⁵ The three Commissioners (two of the five being absent) heard extensive testimony from both proponents and opponents of the project. Arguments centered on the Commissioners' concerns over the steeple's height, mass, and lighting. County staff noted that within the county zoning ordinances, no height limit is imposed on church steeples. Satisfied that opponents did not demonstrate a basis for imposing such a limit, no change to the temple was requested. The Commissioners were similarly pleased by a photograph of the soft, nighttime lighting used by the [Redlands California Temple](#). To ensure that the illumination would not be switched for harsher lighting in the future, however, the Commissioners asked whether the Church would agree to a maximum-illumination clause (4 foot-candles max. on the building and 9 on the steeple) as condition for approval of the Use Permit. The Church agreed. At the conclusion of discussion, the feeling among those present was that of appeasement.

**Attachment B:
Church Examples**

FIRST CHRISTIAN CHURCH OF PHX 6750 N. 7th Avenue, Phoenix [Frank Lloyd Wright design]

13.7 acre site

Building height: 2 story-30' (estimate)

Church Spire: 77' from finished grade

Stand alone Bell Tower: 120' from existing grade, cross size on top of bell tower: 22'



**Attachment B:
Church Examples**

NORTH PHOENIX BAPTIST CHURCH 5757, N. Central Avenue, Phoenix

36.4 acre site (no site plan available to verify height)

Building height: 3 stories, should not exceed 40-48'

Spire height: approximately 30-35' from top of church



**Attachment B:
Church Examples**

PHOENIX FIRST ASSEMBLY OF GOD
56.4 acre site

Spire: 35' - ZA 502-00-3: Variance to allow building height of 35'-4", 30' allowed. Other buildings on site: 22'
Total height: Approximately 72'



ZA-614-05-3:
VARIANCE TO ALLOW PARKING LOT AND SECURITY LIGHTING TO EXCEED 15 FEET IN HEIGHT. 15 FOOT IS MAXIMUM ALLOWED.
STIPULATIONS:
1. NO MORE THAN 1 FOOT CANDLE AT EXTERIOR PROPERTY LINES;
USE PERMIT TO ALLOW RETAINING WALLS HIGHER THAN 3'-4" TO A MAXIMUM OF 13 FEET. MAXIMUM OF 3'-4" IS ALLOWED.
STIPULATIONS:
1. SUBJECT TO DEVELOPMENT SERVICES DEPARTMENT APPROVAL.

**Attachment B:
Church Examples**

Valley Cathedral Church 6225 N. Central, Phoenix

13 acre site

Building height: 42'

Spire/steeple: 134' from finished grade

Cross height: 10 feet



**Attachment B:
Church Examples**

Brophy Chapel [Brophy College Preparatory, built 1928]
Building height: Should not exceed 40' [mostly 2 story]
Bell tower height: 135'

4701 North Central Avenue, Phoenix,



**Attachment B:
Church Examples**

Christ's Church of the Valley 24958 N 67th Ave, Peoria

102 acre site

Auditorium height including cross: 60'



Attachment B:
Church Examples

Living Streams Church 7000 N. Central Avenue

Zoning: R1-10

4.79 acre site

Building height: 58' to top of parapet

Bell Tower: 140'6" from finished grade

