

June 16, 2015



Mr. Chad Daines

**PRINCIPAL PLANNER**

Town of Oro Valley  
11000 N. La Canada Dr.  
Oro Valley, AZ 85737

**RE: PAD AMENDMENT TO REMOVE CONDITIONS OF ZONING  
OV910-02  
ST. MARK CATHOLIC CHURCH  
2727 W. TANGERINE RD.  
ORO VALLEY, AZ 85742**

Dear Mr. Daines,

On behalf of St. Mark Catholic Church, ML2 Management, acting as its representative and project manager, is requesting modifications and/or removal of specific conditions of zoning pertaining to the above referenced project and zoning case number.

The following conditions of zoning were a direct result of negotiating with the previous property owner of the parcel directly south of St. Mark's property and were concessions made by St. Mark in good faith. These concessions have not only negatively impacted St. Mark's site planning, but also resulted in actual monetary costs to implement the referenced zoning conditions. St. Mark has since purchased the property to the south and the Pastor resides in the residence on that property.

I am requesting Zoning Condition No. 1 be modified as follows:  
Revise the Phase 1 plan to match the tentative development plan.  
Remove balance of sentence "...specifically the south buffer yard walls."

I am requesting Zoning Condition No. 10 be modified as follows:  
Existing Site: Remove existing pole lights and replace with 15' tall shielded lights. All other building lights shall not exceed 9' and shall be shielded.  
Remove last of sentence "Additional lights may be installed as required by Town lighting code, provided pole heights do not exceed 10' if located south of the buildings or 8' if located along drive lane."

I am requesting Zoning Condition No. 11 be completely removed:  
"New Development: Parking lot lights along the south drive lane shall be no taller than 8' and shall be fully shielded. All other building lights shall not exceed 9' in height and shall be shielded. Additional lights may be installed as required per the Town lighting code, provided pole heights do not exceed 10' if located south of the buildings or 8' if located along the south drive lane."

I am requesting Zoning Condition No. 12 be completely removed:  
"Screen walls shall be 5' high constructed of stucco with pier offsets and shall be located no closer than to south property line than shown on the TDP."

St. Mark is planning to increase its parking count to accommodate a net increase of about 320 or 35% in registered parish families from the date construction of the new church began in the Spring 2012 to present day. This increase in parish population has resulted in a regular parking shortage for not only weekend services throughout the year, but also results in a significant shortfall during high attendance church services at Christmas and Easter, as well as, some special occurrences, such as large funeral services. The shortage of planned and built parking spaces pushes parishioners to double park on property and along a heavily travelled Tangerine Rd, resulting in unsafe conditions. St. Mark's plan to address this issue is to immediately build a portion of Phase 2 parking in accordance with the Approved Site Plan. This parking is located to the west of the Phase 1 built limits. This parking area will yield 83 of the Phase 2 parking spaces. Additional parking is proposed to be located directly south of the church building along the south side of the drive lane. This proposed row of parking would yield an additional 40 parking spaces; however, it does require the removal of the existing site walls as referenced in Zoning Conditions No. 1 & 12. The proposed parking layout for both areas is shown on the attached Conceptual Site Plan.

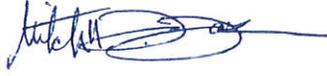
To accompany the proposed parking areas, St. Mark will also install new parking lot lighting. The new light poles at the future Phase 2 parking area will match the existing light poles and fixtures that were installed with Phase 1 improvements and shall be 18 ft. tall. Site lighting for this parking area requires no modifications to zoning conditions. The proposed new row of parking south of the church will require modification to Zoning Condition No. 10 and removal of Zoning Conditions No. 11.

The current installed lighting along the southern edge of the property uses 8 ft. tall poles located to the north side of the existing row of parking. In order to continue to meet code and the specific code limitations, i.e. Zoning Conditions 10 & 11, additional lighting along that south edge can only be 8 ft. above grade. Placing new 8 ft. tall poles to the south of the proposed row of parking allows the spaces themselves to be illuminated according to the Illuminating Engineering Society's recommended light level for low use nighttime parking lots of 0.2 foot candles average. The drive aisle between the north and south facing parking rows, however, would not be illuminated properly and falls below the 0.2 foot candles recommended. If the zoning condition limitation of an 8 ft. tall light poles is removed, then the OV Outdoor Lighting Code would allow for 10 ft. tall light poles along that southern edge of the proposed parking with an increase allowance in elevation at a rate of one foot in height for every 2'6" away from the first luminaire to maximum height allowed by the code (for property abutting residential property). This would allow for the fixtures on the southern most edge to be 10 ft. tall, then the next line of fixtures to the north of the existing parking row can be 18 ft. tall, which would then provide enough lighting to meet the IESNA recommended light levels for low use parking lots. The IESNA light levels are only recommendations. In this case, the OV Outdoor Lighting Code should take precedence, because it is a code requirement; and it should be noted that the specific zoning conditions on this property are preventing the drive aisle from being illuminated as recommended.

St. Mark proposes to remove six (6) existing 8 ft. tall light poles that are presently installed along the north edge of the existing south parking row and relocate them to the south edge of the proposed row of parking. The relocated 8 ft. poles would be set on 2 ft. tall concrete bases raising the relocated poles to 10 ft. above finished grade, which will meet the OV Outdoor Lighting Code. To replace the six (6) relocated 8 ft. tall lights, St. Mark proposes to install four (4) new 18 ft. tall light poles matching the fixture type used north of the church and installed during Phase 1. As noted above, this combination of light fixture heights and quantities will meet the OV Outdoor Lighting Code after the specific zoning conditions are removed.

Please feel free to contact me with any questions pertaining to this request.

Respectfully Submitted,  
**ML2 MANAGEMENT, LLC**



Mitchell L. Lorenz  
*Project Manager for St. Mark Catholic Church*

Attachment - Conceptual Site Plan

Cc: Rev. John Arnold, Pastor (St. Mark)  
Mr. Dennis Morneau (St. Mark)

# ST. MARK CATHOLIC CHURCH

CONCEPTUAL SITE PLAN  
PAD AMENDMENT TO REMOVE  
CONDITIONS OF ZONING

