



TO: Planning and Zoning Commission

**FROM: Brett Burningham, Interim Development Services Director;
Steven Ester, Planner I**

RE: Public Hearing and Possible Action on “Rock Point Church Phase II” Conditional Use Permit (P18-0022) and Site Plan (P18-0023), a request by Craig Goldstone (Todd & Associates, Inc.) for a Conditional Use Permit and Site Plan for expansion of the existing Rock Point Church consisting of a new 46,547 square foot worship center with future seating capacity greater than 1,500 seats on approximately 20.25 acres, located at the northeast corner of Power Road and Ivy Lane.

DATE: November 14, 2018

STAFF RECOMMENDATION

Staff recommends approval of “Rock Point Church Phase II” Conditional Use Permit (P18-0022) and Site Plan (P18-0023), subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of “Rock Point Church Phase II” Conditional Use Permit (P18-0022) and Site Plan (P18-0023), subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL



Quality Lifestyle

SUMMARY

This proposal consists of a request by Craig Goldstone (Todd & Associates, Inc.) for a Conditional Use Permit and Site Plan for expansion of the existing Rock Point Church consisting of a new 46,547 square foot worship center with future seating capacity greater than 1,500 seats on approximately 20.25 acres, located at the northeast corner of Power Road and Ivy Lane.

HISTORY

- December 17, 2003: Town Council approves RZ11-03 / SP15-03 / CU06-03 for Rock Point Church.
- December 2, 2009: Town Council approves RZ09-039 / SP09-040 / CU09-041 for Rock Point Church.
- August 3, 2011: Town Council approves RZ11-030 / SP11-015 for Rock Point Church.
- June 15, 2016: Staff administratively approves SP16-038 for Rock Point Church.

PROJECT INFORMATION

Project Name	Rock Point Church Phase II
Site Location	NEC of Power Rd & Ivy Ln
Current Zoning	R1-43 (Rural Estate District) R1-43/PAD (Rural Estate/PAD)
General Plan Designation	Rural
Surrounding Zoning Designations:	
North	Vacant Land, Cloud Rd R1-43 (Rural Estate District)
South	Casteel High School R1-43 (Rural Estate District)
East	Vacant Land, Queen Creek Equestrian Estates R1-43 (Rural Estate District)
West	Power Rd, Maricopa County RU-43 (Rural)
Site Area	20.25 Acre
Parking Required	258
Parking Provided	569
Landscaping Required	15% (96,978 square feet)
Landscaping Provided	15.7% (101,500 square feet)
Building Square Footage	46,547
Building Height	40'
Lot Coverage (Allowed)	25%
Lot Coverage (Provided)	9.06% (with existing building)

DISCUSSION

This proposal consists of a request by Craig Goldstone (Todd & Associates, Inc.) for a Conditional Use Permit and Site Plan for expansion of the existing Rock Point Church consisting of a new 46,547 square foot worship center with future seating capacity

greater than 1,500 seats on approximately 20.25 acres, located at the northeast corner of Power Road and Ivy Lane.

In its current state, Rock Point Church includes a single-story, 24,000 square foot building with classrooms and a 750-seat worship area on approximately 5.4 acres of the overall 33.4 acre site. This Phase II addition will span to 20.25 acres, allowing the church to provide an estimated 1,400 more seats for its congregation. The proposed expansion is in accordance with the original six-phase plan outlined for the project during its initial approval, and requires a Conditional Use Permit under Section 3.2.1-2 of the Town Zoning Ordinance for religious institutions with seating greater than 1,500 seats. Upon obtaining the Certificate of Occupancy for the new building, the church plans to remodel the interior of its existing worship facility into a student worship area with a reduction in capacity to around 300-400 seats (yielding a combined total of 1700-1800 seats). This Phase II building will also contain a nursery and classroom with an external, fenced play area.

Each aspect of the site design has been oriented with consideration to the existing church that was developed. The internal driveways are aligned to ensure efficient circulation through the parking lot with one (1) additional access point provided along Power Road and one (1) additional access point provided along Ivy Lane. A total of 569 parking spaces are provided, where a total of 258 are required. An overflow parking lot stabilized with decomposed granite has also been provided directly east of the expansion with an additional 167 spaces, exclusive from the parking already provided. Safe pedestrian access is accommodated through various sidewalks and internal walkways.

The landscape palette compiled for the Phase II expansion incorporates similar trees and shrubs used within the existing site to ensure a coordinated aesthetic across phases. Specifically, some of the dominant species planted throughout the site include trees such as Fan Tex Ash, Shamel Ash, Chinese Pistache, and Chilean Mesquites. Common shrubs include Orange Jubilee, Cloud Sage, Silver Cassia, and Ruellas with accent ground covers like Lantanas and Rosemary. In accordance with the Zoning Ordinance, Chinese Elms are planted at 30' from trunk to trunk along Power Road and Ivy Lane to create an effective landscaped street frontage. An eight (8) foot multi-use trail will be installed to meander along the north side of Ivy Lane. Three (3) foot screen walls are provided where parking directly abuts the street. All landscaping and building setbacks are in compliance with the Zoning Ordinance.

In terms of building elevations, the colors and materials are consistent with the existing church. The design includes a primarily gray color palette with materials such as perforated metal panels, brick veneer, standing seam metal roofing, and aluminum storefront accenting with glass. Rooflines at varying heights and building massing produce visual interest for the structure, while meeting the intent of both the Town Zoning Ordinance and Design Guidelines.

ANALYSIS

Conditional Use Permit Review:

The subject property is zoned R1-43 (Rural Estate District). Per Article 3.2-I of the Town Zoning Ordinance, large religious institutions (with seating capacity greater than 1,500 seats) will require Conditional Use Permit approval. Accordingly, this proposed expansion totaling over 1,500 additional seats is subject to a Conditional Use Permit review procedure.

Conditional Uses are those land uses that may be desirable in a community, but may by their nature, require special site and design considerations in order to insure that they are compatible with adjacent uses and community standards. The Planning Commission and ultimately the Town Council are charged with determining whether or not a proposed location is suitable for such uses. The purpose of the Conditional Use Permit is to have an additional tool to maintain development standards.

Conditional Use review in the Zoning Ordinance sets forth the following approval criteria for evaluating a proposed Conditional Use (as outlined in Article 3.5 of the Zoning Ordinance). Below is the criteria along with a response from the applicant:

1. The proposed Conditional Use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

Applicant Response: *Noted. This expansion is in compliance with all regulations of the zoning district, Article 5 of this ordinance, and any applicable performance standards as set forth in Article 6 of this ordinance.*

2. The proposed Conditional Use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.

Applicant Response: *Design character for the proposed development falls within the "Agricultural / Small Town" architectural style as outlined in the Town of Queen Creek Design Standards. Placement or location of the new building is centrally located within the ± 20.25 acre site to mitigate sightlines of the ± 40' tall structure from the adjacent neighborhood. New landscaping will match existing, native desert variety.*

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Applicant Response: Existing utilities will be expanded to adequately cover new scope. Additional driveways are being provided off Power Road and Ivy Lane to accommodate the added traffic volume. On-site drainage/retention is being provided to accommodate increased developed site area. Existing underground fire line is being expanded to cover new development. Fire protection systems, fire alarm, and automatic fire sprinklers are being provided at new building and structures where required by code.

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Applicant Response: Agree. A Traffic Report has been generated to ensure proper mitigation, and minimize traffic hazards/congestion on the public roads.

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Applicant Response: The existing and proposed use is Religious Worship. Thus, the noxious or offensive items stated do not apply.

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.

Applicant Response: Noted. There is no change to the permitted use of the property. Property values and surrounding property enjoyment will not be diminished.

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Applicant Response: The proposed use is the same as the existing use, Religious Worship. Surrounding property development will not be impeded.

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Applicant Response: Noted. The proposed expansion is not detrimental and does not endanger the public health, safety, morals, comfort, or general welfare.

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

Applicant Response: *Noted. The public interest and welfare supporting the proposed use is sufficient to outweigh any individual interests adversely affected by the expansion.*

The proposed uses meet the above-listed approval criteria for evaluating a proposed conditional use, as outlined in Article 3.5 of the Zoning Ordinance.

General Plan Review: The 2018 General Plan Land Use Designation for this project is Rural. The proposed project is in compliance with the General Plan, as churches are permitted within the Rural designation.

Zoning Review: The zoning designation of the property is R1-43 (Rural Estate District). This proposed expansion and the existing church are permitted in the R1-43 zoning district.

Engineering Review: The project has been reviewed by the Engineering and Traffic Engineering Divisions.

Site Plan Review: The Site Plan meets the Zoning Ordinance requirements for site planning and design. Adequate parking and aligned driveways for sufficient points of vehicular ingress and egress have been provided. This site is accessible via 2 entrances off of Power Road and 2 entrances off of Ivy Lane. Internal circulation has been oriented for efficient management of the anticipated vehicle volumes. Sidewalks are provided around and through the site to allow for safe pedestrian access. Overall, this proposed expansion has been designed to not only meet the Zoning Ordinance requirements, but to integrate with and complement the existing church on-site.

Building Elevation Review: The proposed building elevations are in compliance with the Town Zoning Ordinance and Design Standards. The colors and materials are complementary to the existing church on-site. Building elevations include a primarily gray color palette with materials such as perforated metal panels, brick veneer, standing seam metal roofing, and aluminum storefront accenting with glass. The proposed building height of 40' is permitted within the R1-43 zoning district under Section 4.7.F.5 of the Town Zoning Ordinance, which specifically addresses height allowances for religious institutions via increased setbacks.

Landscape / Open Space / Fence Plan Review: The proposed landscaping and open space meets the standards set forth in the Zoning Ordinance. The applicant is proposing 15.7% open space, which slightly exceeds the 15% minimum requirement according to the Town Zoning Ordinance. In particular, an eight foot wide equestrian trail is provided along the northern side of Ivy Lane. Three foot screen walls are located where parking abuts the adjacent roadways to ensure a proper street aesthetic. The combination of desert trees and shrubs are consistent with the existing landscape palette, and further enhance the overall appearance of the proposed expansion site.

PUBLIC COMMENTS

A Neighborhood Meeting was held on October 16, 2018 at the Queen Creek Community Chambers with 7 attendees. There were general inquiries regarding vehicular traffic, service times, and site lighting. None of the neighbors voiced opposition to the project. The majority of those in attendance were very complimentary of the project and design.

On October 18, 2018, Staff received a call from a resident within the Rancho Jardines subdivision who was unable to make the neighborhood meeting. She wanted to voice general concern over traffic and congestion already experienced between Ivy Lane and Chandler Heights Road along Power Road. She clearly stated she has no opposition to the proposed expansion, but wanted to make her concern known to the Town as a matter of safety.

On November 5, 2018, Staff received a call from another resident who was concerned with increased traffic from the additional seats and worship area.

Staff also received a letter of support from a resident on November 5, 2018.

Staff has received no other public input to date.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. Monument signage and building signage will be reviewed and approved under a separate permit.
3. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened from view.
4. 70 feet of half street of Right-of-Way on Power Road for the entire frontage of the property shall be required to be dedicated to the Town of Queen Creek by way of Map of Dedication. The map shall also include the 30' drainage easement for the drainage channel along power road. The Map shall be submitted to the Town for review during the construction document review process and shall be recorded prior to issuance of any building permits.
5. 40 feet of half street of Right-of-Way on Ivy Lane for the entire frontage of the property shall be required to be dedicated to the Town of Queen Creek by way of Map of Dedication. The Map shall be submitted to the Town for review during the construction document review process and shall be recorded prior to issuance of any building permits.

6. Full ½ street improvements per the Town's Detail No. R-103 shall be required to be designed and constructed for Ivy Lane for all portions of the Right-of-Way adjacent to the property frontage. Road improvements shall be to the centerline of the improved road and shall include removal and replacement of all asphalt to the centerline.
7. The project will be responsible for extending the Power Road drainage channel north along the property frontage.
8. All existing utility poles on or adjacent to the site shall be undergrounded.
9. The Town will accept a cash in-lieu payment for the Power Road improvements adjacent to the project. The amount of the cash in-lieu payment will be determined by an Engineer's Estimate during the construction document phase of the project.

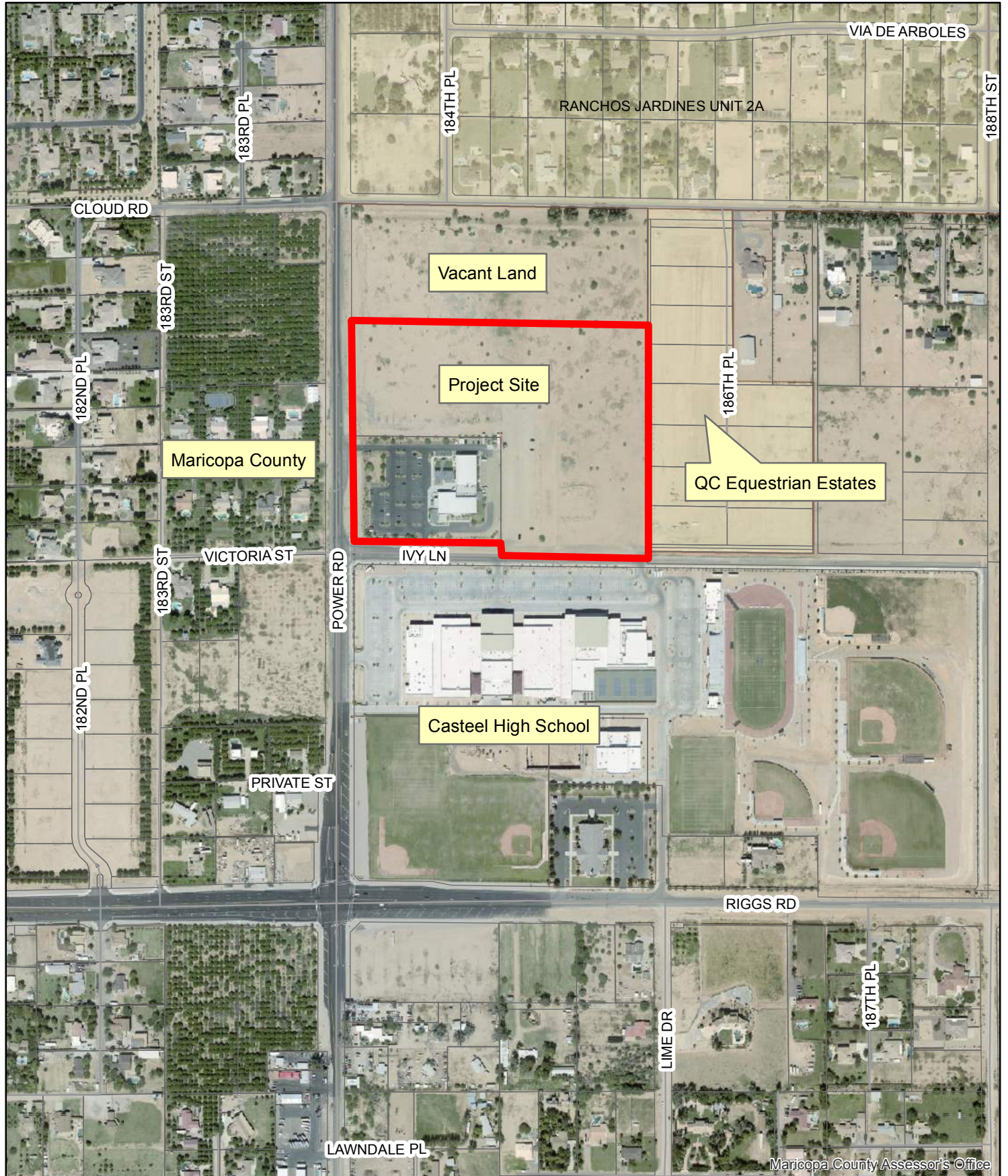
ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Site Plan
5. Landscape Plan
6. Building Elevations

Project Name: Rock Point Church Phase II Aerial Exhibit

Case Numbers: P18-0022, P18-0023

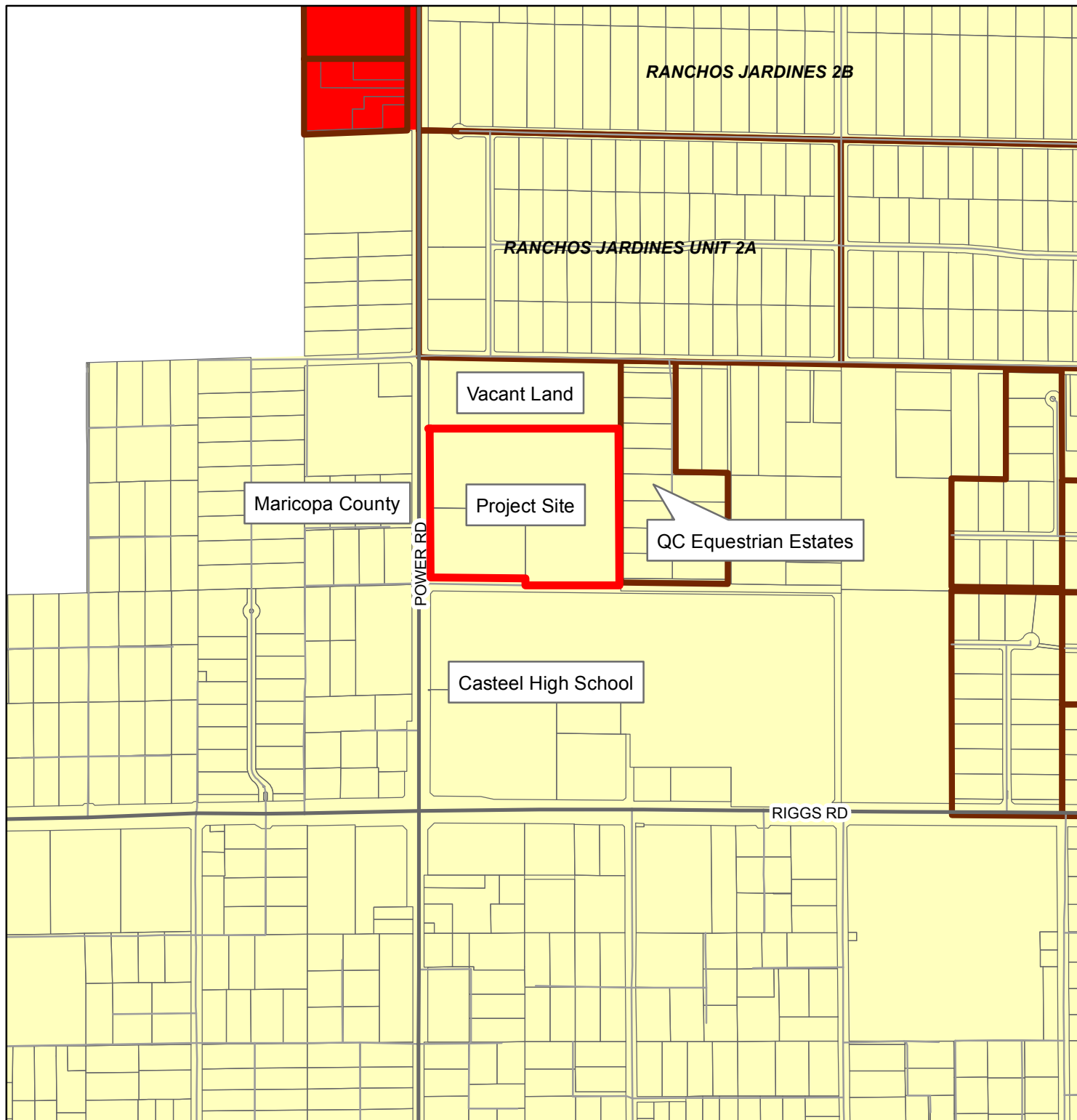
Hearing Date: November 14, 2018 (Planning Commission)



Project Name: Rock Point Church Phase II General Plan Exhibit

Case Numbers: P18-0022, P18-0023

Hearing Date: November 14, 2018 (Planning Commission)



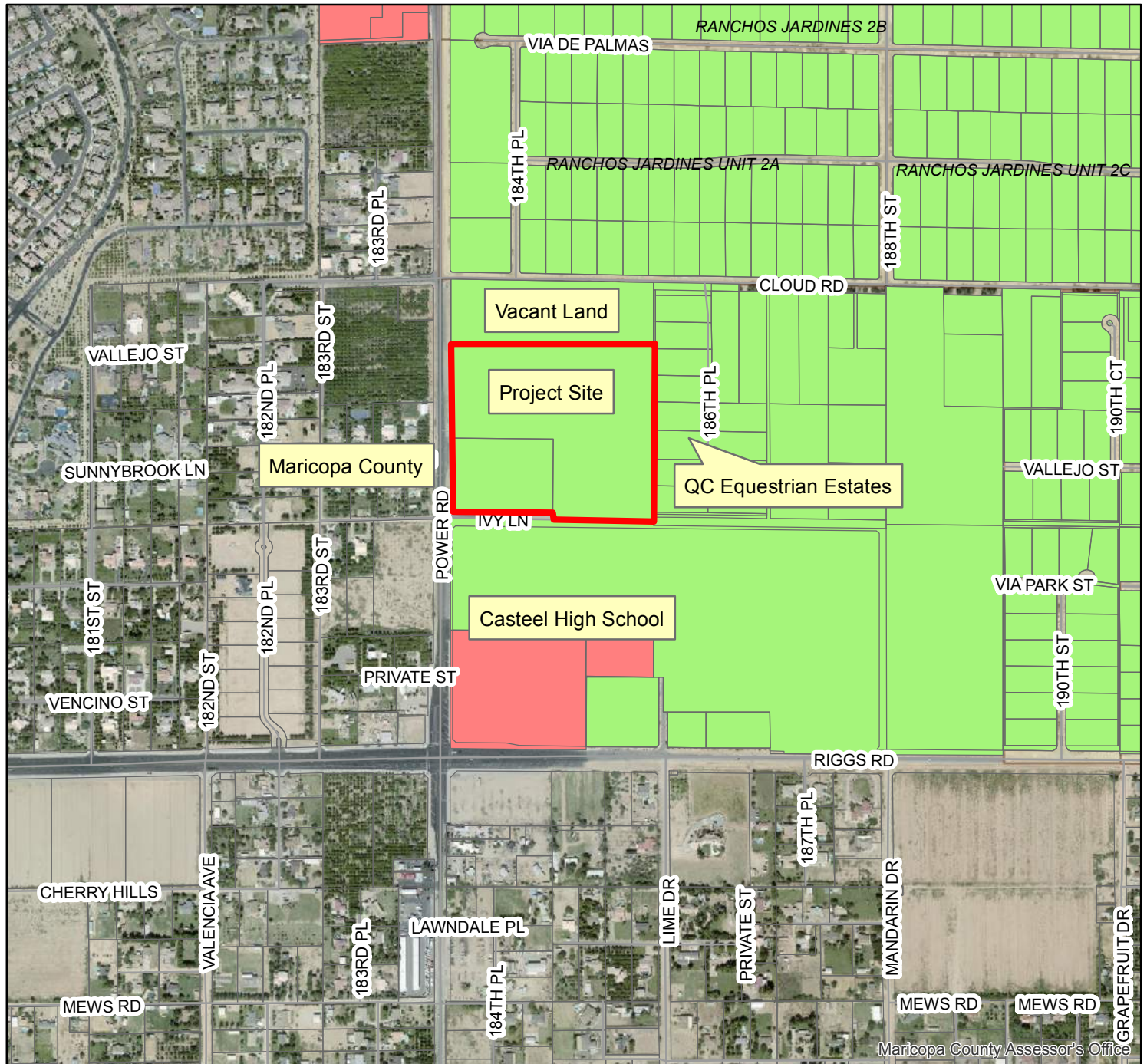
General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

























Project Name: Rock Point Church Phase II Zoning Map Exhibit

Case Numbers: P18-0022, P18-0023

Hearing Date: November 14, 2018 (Planning Commission)



Zoning Districts

 C-1 - Commercial	 PQP - Public/Quasi-Public	 R1-7 - Residential	 R1-35 - Residential
 C-2 - Commercial	 RC - Recreation/Conservation	 R1-8 - Residential	 R1-43 - Residential
 C-3 - Commercial	 MDR - Residential	 R1-9 - Residential	 R1-54 - Residential
 TC - Commercial	 R1-4 - Residential	 R1-12 - Residential	 R1-190 - Residential
 EMP A - Office/Industrial Park	 R1-5 - Residential	 R1-15 - Residential	 PCD - Planned Community
 EMP B - General Industrial	 R1-6 - Residential	 R1-18 - Residential	 AT - Agritainment

ROCK POINT CHURCH PHASE II

24759 S. POWER ROAD
QUEEN CREEK, ARIZONA

ROCK POINT CHURCH

18530 E. SAN TAN BOULEVARD,
SUITE 109, QUEEK CREEK AZ 85142
480-988-5391 P
480-988-5745 f



TODD & ASSOCIATES, INC.
Critical Thinking • Creative Design

Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
www.toddassoc.com

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07-20-18
CUP & MAJOR SITE PLAN
3rd SUBMITTAL

Proj Mgr: CG
Dwn By: CG

Rev. Date: Description:



"PROMPT PAYMENT NOTICE"
The Owner is familiar with the "Arizona Prompt Payment Law" and payments will comply with the 30 day billing cycle.

SITE PLAN

A1.1

SITE DATA

PROJECT DESCRIPTION:
ROCK POINT CHURCH IS SEEKING TO BUILD A NEW 1-STORY WORSHIP CENTER, REMODEL THEIR EXISTING 1-STORY BUILDING AND EXPAND THEIR EXISTING CAMPUS TO +/- 20.25 ACRES. INCLUDES ADDED SITE AMENITIES PLUS LANDSCAPE AND HARDSCAPE IMPROVEMENTS.

PROJECT ADDRESS:
24759 S POWER ROAD
QUEEN CREEK, AZ 85142

PROPERTY OWNER:
ROCK POINT CHURCH
18530 E SAN TAN BLVD, QUEEN CREEK, AZ 85142
CONTACT: DAVE SUTHERLAND
EMAIL: dave.sutherland@rockpointchurch.org
PHONE: (480) 988-5391

APPLICANT:
TODD & ASSOCIATES, INC.
4019 N 44TH STREET, PHOENIX, AZ 85044
CONTACT: CRAIG GOLDSTONE
EMAIL: cgoldstone@toddassoc.com
PHONE: (602) 952-8280

PARCEL NUMBERS:
304-90-848
304-90-849

ZONING:
EXISTING (304-90-848) R1-43 PAD
PROPOSED (304-90-849) R1-43 PAD

ADJACENT ZONING:
NORTH R1-43
SOUTH R1-43
EAST R1-43
WEST RU-43 (UNINCORPORATED CO.)

LAND USE:
EXISTING RELIGIOUS
PROPOSED RELIGIOUS

ADJACENT LAND USE:
NORTH LOW DENSITY RESIDENTIAL
SOUTH EDUCATIONAL
EAST LOW DENSITY RESIDENTIAL
WEST LOW DENSITY RESIDENTIAL

SITE AREA (NET):
EXISTING (304-90-848) 5.407 ACRES (235,534 S.F.)
NEW (304-90-849) 14.842 ACRES (646,520 S.F.)
COMBINED TOTAL 20.249 ACRES (882,054 S.F.)

LOT COVERAGE:
ALLOWABLE (MAX) 25%
PROVIDED (79,934 x 100 / 882,054) 9.06 %

SETBACKS:

	REQUIRED	PROPOSED
R1-43	40'-0"	+/- 313'-0"
FRONT	30'-0"	+/- 222'-0"
INTERIOR SIDE	30'-0"	+/- 121'-0"
STREET SIDE	30'-0"	+/- 325'-0"
REAR	40'-0"	+/- 325'-0"

REQUIRED PARKING:
STANDARD PARKING 1/8 SEATS (BASED ON 2,000 SEATS) 250 P.S.
ACCESSIBLE PARKING 7 P.S.
LOADING 1 P.S.

PROVIDED PARKING:
STANDARD PARKING SPACES 534 P.S.
ACCESSIBLE PARKING SPACES (12 required) 35 P.S.
LOADING 1 P.S.
TOTAL 570 P.S.

BICYCLE PARKING:
PROVIDED 6

BUILDING AREA:
EXISTING BUILDING 24,500 S.F.
NEW WORSHIP BUILDING 46,547 S.F.
NEW METAL CANOPY 8,887 S.F.
TOTAL 79,934 S.F.

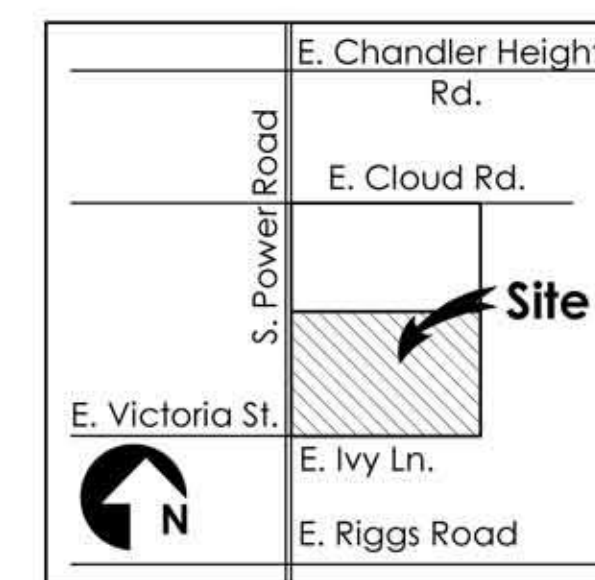
CONSTRUCTION TYPE:
EXISTING BUILDING II-B
NEW WORSHIP BUILDING II-B

OCCUPANCY:
EXISTING BUILDING A-3
NEW WORSHIP BUILDING A-3

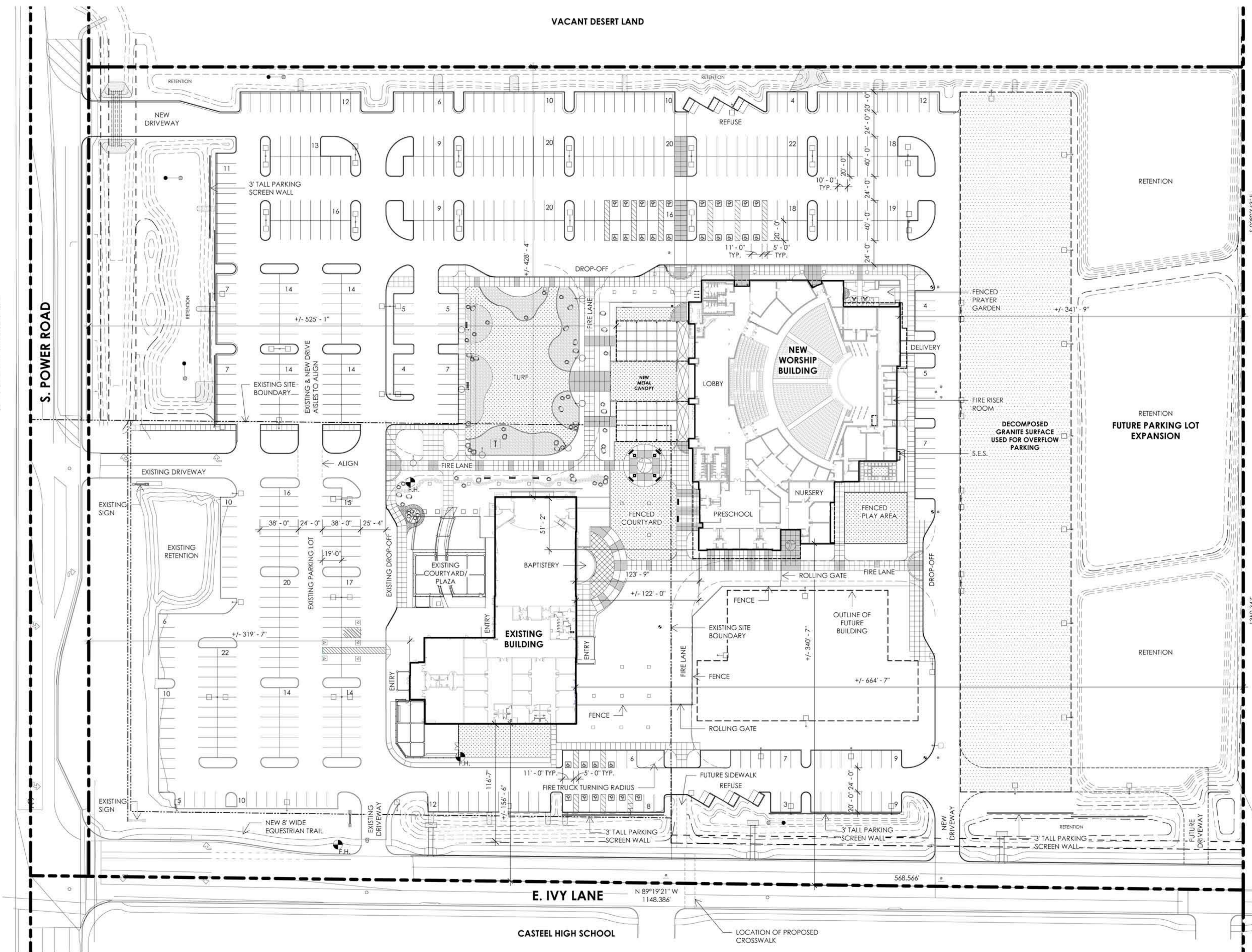
BUILDING HEIGHT:
ALLOWABLE 55'-0" MAX
PROPOSED 40'-0" MAX

- NOTE:**
1. SITE SIGNAGE UNDER SEPARATE SUBMITTAL AND REVIEW PROCESS.
 2. MANUAL OPENING GATES SHALL BE EQUIPPED WITH KNOX PADLOCKS.

KEYMAP

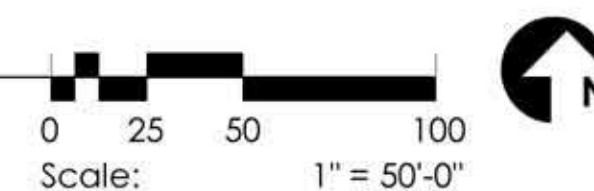


VICINITY MAP (N.T.S.)

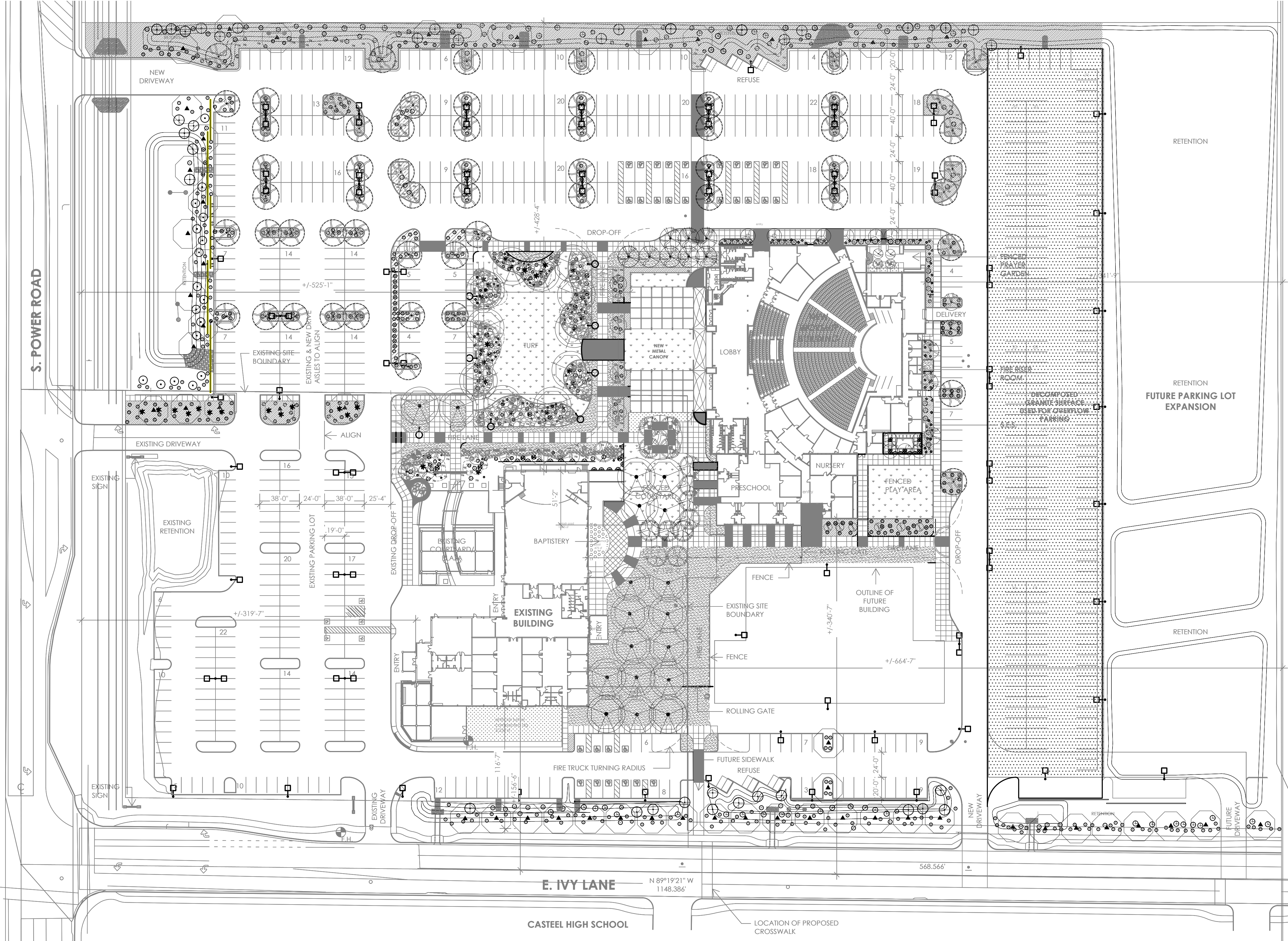


SITE PLAN

1" = 50'-0"



P18-0022 + P18-0023



landscape legend

Plant Name	Size	Qty
Tipuna tipu Tipu	24"-36" Box	29 total trees provided, species and sizes will be mixed and will meet town of queen creek specification
Fraxinus udhei Shamel Ash	24"-36" Box	
Pistacia chinensis Chinese Pistache "Red Push"	24" - 36" Box	
Fraxinus velutina "Fan Tex Ash Tree	15 gal - 24" Box	61 total trees provided, species and sizes will be mixed and will meet town of queen creek specifications
Chinese Elm Chitalpa	15 gal - 24" Box	55 total trees provided, species and sizes will be mixed and will meet town of queen creek specifications
Prosopis chilensis Chilean Mesquite	15 gal - 24" Box	
Vitex agrus-castus Vitex	15 gal - 24" Box	14 total trees provided, species and sizes will be mixed and will meet town of queen creek specifications
Thevetia peruviana Thevetia	15 gal - 24" Box	
Acacia aneura Mulga Acacia	15 gal - 24" Box	27
Chilopsis linearis Desert Willow	15 gal - 24" Box	17
Sweet Acacia Acacia smallii	15 gal - 24" Box	17
Extra Large Shrubs		
Tecoma stans "Orange Jubilee" Orange Jubilee	15 gal.	37
Large Shrubs		
Leucophyllum candidum "Thunder Cloud" Thunder Cloud Sage	5 gal.	50
Silver Cassia Cassia artemisoides "Silver"	5 gal.	51
Medium Shrubs		
Leucophyllum frutescens compacta Compact Green Cloud Sage	5 gal.	16
Small Shrubs		
Ruellia brittoniana Ruellia	5 gal.	7
Ground Cover		
Dalea capitata "Sierra Gold" Sierra Gold Dalea	1 gal.	25
Hymenocis acaulis Angella Daisy	1 gal.	168
Lantana montevidensis Trailing Purple Lantana	1 gal.	91
Lantana montevidensis Yellow Trailing Lantana	1 gal.	401
Melephora crocea Redspike Ice Plant	1 gal.	33
Penstemon pseudospectabilis Parry's Penstemon	1 gal.	14
Rosmarinus officinalis prostrata Trailing Dwarf Rosemary	1 gal.	20
Trachelospermum jasminoides Dwarf Star Jasmine	1 gal.	9
Verbena temari "Purple" Purple Verbena	1 gal.	107
Cactus/Accents		
Agave parryi Parry's Agave	5 gal.	2
Agave vilmoriniana Octopus Agave	5 gal.	34
Asclepias subulata Desert Milkweed	5 gal.	5
Dasyliion longissimum Mexican Grass Tree	5 gal.	27
Hesperaloe parviflora Red Hesperaloe	5 gal.	62
Vines		
Bougainvillea "California Gold" Orange Bougainvillea	5 gal.	8
Bougainvillea "Barbara Karst" Bougainvillea	5 gal.	13

site data

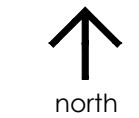
SITE AREA (NET):
 EXISTING (304-90-848) 5.407 ACRES (235,534 S.F.)
 NEW (304-90-849) 14.842 ACRES (646,520 S.F.)
 COMBINED TOTAL 20.249 ACRES (882,054 S.F.)

REQUIRED LANDSCAPE: 15% of New Site Area Coverage Required
 (646,520 S.F.) * .15% Required = 96,978 S.F. (1 Tree per 500 SF) = 194 TREES
 6 shrubs per tree required = 1164 SHRUBS

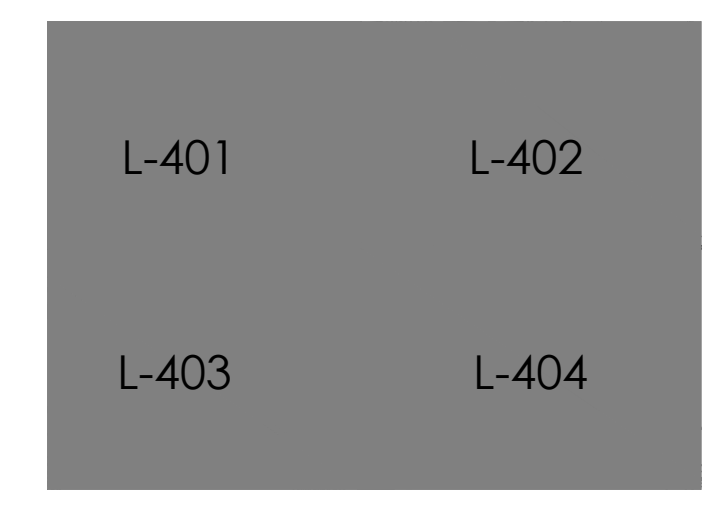
PROVIDED LANDSCAPE:
 203 TREES 15.7% Provided of Required
 1180 SHRUBS 15.1% Provided of Required

landscape plan

scale: 1" = 50'



key map



note

Plantings are based upon a park theme subject to change based upon development of final landscape plan, and Town of Queen Creek Approvals. Some of the preferred theme trees may not be on the landscape approval list. Landscape architect will be requesting a variance if necessary.

Inerts		
Decomposed Granite 3/4"		+/- 55,000 SF.
Stabilized Decomposed Granite		+/- 78,000 SF.
Artificial Turf		+/- 15,000 SF.
Rip Rap		+/- 22,000 SF.
Header		+/- 650 LF.
1 Ton Boulder	1 Ton ea	69 Qty.
2 Ton Boulder	2 Tons ea	35 Qty.
3 Ton Boulder	3 Tons ea	19 Qty.



Jacobson|McLeod Landscape Architects
 Alma School Corporate Center
 1811 South Alma School Suite #250
 Mesa, Arizona 85210



Rock Point Church
 CUP & Major Site Plan
 24759 S Power Rd,
 Queen Creek, AZ 85142

ORIGINAL SET DATE: 02.12.2018

PURPOSE SUBMITTAL:
 4TH SUBMITTAL

DRAWN BY: scm
 REVIEW BY: jpj

REVISIONS

① REVISION :	05.10.2018
② REVISION :	07.20.2018
③ REVISION :	09.04.2018
④ REVISION :	

SHEET TITLE
 landscape master plan

SHEET NUMBER
L-400
 sheet 7 of 13

ALL RIGHTS RESERVED COPYRIGHT 2018 JACOBSON MCLEOD LANDSCAPE ARCHITECTS

NO. 16-6010-01
ROCK POINT CHURCH PHASE II

24759 S. POWER ROAD
 QUEEN CREEK,
 ARIZONA

ROCK POINT CHURCH

18530 E. SAN TAN BOULEVARD,
 SUITE 109, QUEEK CREEK AZ 85142
 480-988-5391 P
 480-988-5745 F

PROJECT
 CLIENT
 SEAL



COLOR SCHEDULE

C1	PRIMARY COLOR NAME: LEGENDARY GRAY (DE6369) MFR: DUNN EDWARDS
C2	ACCENT COLOR COLOR: BUMBLEBEE (DE5342) MFR: DUNN EDWARDS
C3	THIN BRICK VENEER NAME: AUTUMN ASH MFR: SUMMIT BRICK & TILE
C4	STANDING SEAM METAL ROOF & WALL PANELS COLOR: SANDSTONE S17 MFR: RMP FABRAL OR SIMILAR
C5	STANDING SEAM METAL ROOF & WALL PANELS COLOR: SLATE GREY MFR: RMP ROLLFAB OR SIMILAR
C6	PERFORATED METAL PANELS FINISH: RAW STEEL
C7	FLATTENED MTL. LATH INFILL PANELS FINISH: RAW STEEL
C8	STEEL PANELS FINISH: BLACK STEEL
C9	ALUMINUM STOREFRONT COLOR: BLACK MFR: ARCADIA GLASS: SOLARBAN 70XL

* METAL WALL AND ROOF PANEL TO MATCH
 * SIGNAGE UNDER SEPARATE SUBMITTAL

CONTACT



TODD & ASSOCIATES, INC.
 Critical Thinking • Creative Design

Architecture Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 602-952-8280p 602-952-8995f
 www.toddassoc.com

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DATA

07-20-18
 CUP & MAJOR SITE PLAN
 3rd SUBMITTAL

Proj Mgr. CG
 Dwn By: CG

Rev.	Date	Description
△		
△		
△		
△		

"PROMPT PAYMENT NOTICE"
 The Owner is familiar with the "Arizona Prompt Payment Law" and payments will comply with the 30 day billing cycle.

P18-0022 + P18-0023

COLORED ELEVATIONS

A4.1C



NORTH ELEVATION SCALE: 1/16" = 1'-0"



SOUTH ELEVATION SCALE: 1/16" = 1'-0"



EAST ELEVATION SCALE: 1/16" = 1'-0"



WEST ELEVATION SCALE: 1/16" = 1'-0"