



To: Town of Oro Valley
Attn: Planning Department
11000 North La Canada Drive
Oro Valley, AZ 85737

FROM: Paul Oland

DATE: 4/17/2024

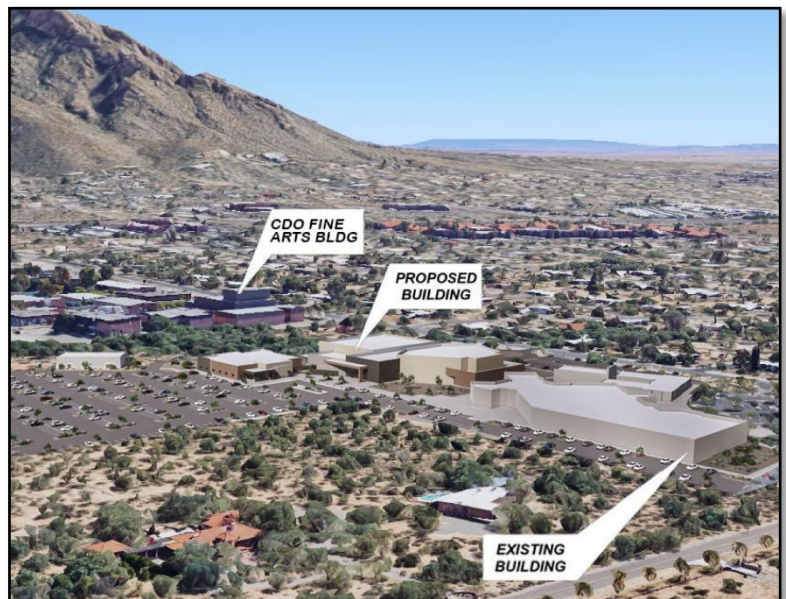
PROJECT: Oro Valley Church of the Nazarene
Request for Increased Building Height per OVZCR 23.8.E.1

PROJECT #: 20aia02

The Oro Valley Church of the Nazarene has experienced significant growth over the last few years. So much in fact, that they've re-evaluated their immediate facility needs to focus on building a larger sanctuary rather than the primarily sport-based ministry facilities that have been the subject of their longstanding rezoning request. All currently proposed campus improvements are permitted under the existing zoning, with one exception. As has been done for OVCN and other churches in Oro Valley, the church's proposal includes this request that the Planning & Zoning Commission approve additional building height that is appropriate for the proposed sanctuary building, as allowed by the existing PS zoning, OVZCR Section 23.8.E.1. Other proposed campus improvements include a student center and small maintenance building, neither of which require building height above the standard 24-foot limit of the existing PS zoning.

The proposed sanctuary building houses the main sanctuary auditorium and a multi-purpose auditorium. The building height and roofline varies from 34' to 40' as needed to properly allow for the intended interior uses while meeting applicable building and fire codes. Please see the attached letter of explanation from Seaver Franks Architects.

The proposed sanctuary building has been tucked in the southern portion of the east campus between the taller CDO fine arts building and the existing OVCN sanctuary, so from a massing standpoint it fits well along the Calle Concordia corridor. An exhibit has been attached demonstrating this compatibility. Required parking will be provided around the new building, and primarily to the north where it will be screened from the several bordering neighbors and Calle Concordia in accordance with OV's design guidelines encouraging large parking fields to be screened.



We look forward to working with town staff, the Planning & Zoning Commission, and the Town Council as we seek approval of this request.

Sincerely,


Paul Oland

Attachments:

1. Technical Letter of Explanation from Seaver Franks Architects, dated 4/12/24, with Attachments.



2552 N. Alvernon Way/Tucson, AZ 85712/(520) 795-4000/FAX (520) 795-9431

MEMORANDUM

Date: April 12, 2024

To: Town of Oro Valley Planning Division

From: JaMia Dees, Sr. Project Architect

Subject: **Oro Valley Church of Nazarene – Justification for Building Height Request**

Planning Division,

The following justifications are for components of the Proposed Sanctuary and Multi-Purpose building that exceed 24'-0" in height. The heights of the building components step down to the entrance canopies with heights of 24'-0" on parking lot side and 18'-0" facing the Proposed Student Center. These building components allow for natural light into the interior spaces of the building as well as the spaces along the perimeter of the building.

Sanctuary (refer to attached Street Elevation)

The highest portion of the facility is the Sanctuary. The Sanctuary is designed for an occupant load of 1,500+ with auditorium style seating. The building height at the Sanctuary is 40'-0" to accommodate the auditorium style seating.

Per the **2018 IBC** (International Building Code), **Section 1029 Assembly, Paragraph 1029.6.2.2 Roof Height**

A smoke-protected seating area with a roof shall have the lowest portion of the roof deck not less than 15 feet above the highest aisle or aisle accessway.

The ceiling height in the Sanctuary provides volume for sight lines from the auditorium style seating to the platform. The depth of the roof structure and low slope roofing span the length of the sanctuary above the ceiling. The parapet walls conceal mechanical and rooftop equipment. This layout yields a 40'-0" wall height or top of parapet height.

The roof has been set at a minimum height to meet the safety requirements of the 2018 IBC and accommodate the functional requirements of the Sanctuary.

Multi-Purpose Auditorium Space (refer to attached Street Elevation)

The building height at the Multi-Purpose Auditorium space steps down from the Sanctuary at 37'-0". This volume of space is designed to accommodate a variety of activities and layouts that will not be served by the Sanctuary. This is also overflow space for the Sanctuary. The load bearing perimeter walls will carry roof structure and low slope roofing across the span of the space. The roof structure height will allow the platform lighting, substructure, and equipment to be hidden and allow higher ceiling heights for performances, presentations, and other activities. The ceiling height accommodates sight lines to the platform without overhead obstructions.

Please feel free to contact me if you have any questions.

Thank You,



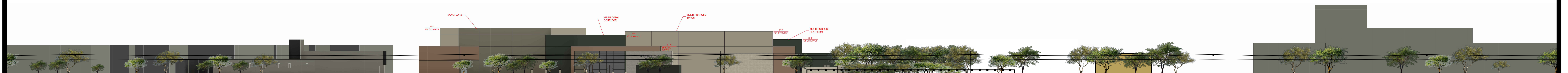
JaMia Dees, Sr. Project Architect
Seaver/ Franks Architects Inc. A.I.A.

Enclosure:

- 3D view of Proposed Buildings
- Street Elevation (West Calle Concordia)







Existing OVCN Sanctuary
& Administration Buildings
(18' - 30')

Proposed OVCN Sanctuary
(Roofline Varies 24' - 40')

Carmack
Wash

Existing LDS
Building

Existing CDO High School
Fine Arts Building
(Roofline Varies up to 60')



In Association With
SEAVER FRANKS
ARCHITECTS INC AIA

1" = 40'
4/11/24 20aia02

Building Massing Study Along Calle Concordia

"G:\Projects\20ai OV Church of the Nazarene\02\0290 Bldg Ht\Calle Concordia Streetscape.dwg"