



## **HEADWATERS**

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Planning Department  
City of Prescott  
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RE: Rezoning Heights Church

Dear Sirs,

The Heights Church has been doing some long term planning on how the rest of the undeveloped campus will look in the future. All of this narrative is delineated on the master plan attached.

The existing church campus has 4 structures (totaling approximately 27,700 sf). The main sanctuary (H1-masterplan 5), Children's ministry building (H2-mp 3), Youth building (H3-mp 2) and the Outdoor Ramada are all placed on the eastern side of the campus. The church currently is constructing an additional children's building. There is also a current construction permit allowing the expansion of the north side of existing lobby. There are approximately 400 existing parking spaces.

The existing zoning has 3 designations presently. R1-9 (with C.U.P. in the middle portion of site  $\geq 17$  acres), NOB (extreme eastern side  $\geq 2.5$  acres) and RO (extreme west side  $\geq 2$  acres).

The Heights Church is a growing church with a main sanctuary for services and smaller ministry buildings for the children and youth. The future plans are to phase new buildings primarily along a Larry Caldwell drive and provide parking along the south portion of the site. This new layout is the result of the neighborhood meeting held 1/21/10 and subsequent meeting with staff and the neighborhood representatives on 6/24/10. The expansion plans are to radiate out ward from the existing developed campus portion in both eastern and western directions. Typically the areas closer to the existing buildings will be the first phases and those that are farther away will be later. It is unknown when these phases will be built out, but attendance and membership will determine the future expansion phases. The most current information regarding the expansion phases are planned as follows:

Phase A:  
Expand north of existing worship building and expand the lobby. These drawings are permitted and ready to start construction.

Phase B:  
Expand nursery to the south side of existing worship building under existing canopy as allowed.

Phase C:  
Expand Lobby to the west side of existing worship building.

Phase D: Expand to the north of the existing westernmost building with a 1 story 900 sf vestibule to the classroom building under construction currently shown on the construction documents for the building. Parking will remain as is and the building would be placed to allow the pedestrian walkway to continue westward.

The master plan shows anticipated additional buildings on the campus to be added after these initial phases but the timing is unknown at this time as to when they will be needed. As the attendance increases then the larger buildings will be needed

The existing campus has presently Neighborhood Oriented Business on the eastern most side, R1-9 with Conditional Use Permit in the middle and Residential Office to the western most portion of the site.

The church desires to rezone the eastern portion (NOB) and center portion of the site presently zoned as R1-9 with a conditional use permit and maximum building size 30,000 sf to:

**Business General (BG) with deed restricted uses.** This area is 22.81 acres.

Respectfully submitted,



Todd Marolf