



**MEMORANDUM**                      **Transportation & Development - CC Memo No. 12-137**

**DATE:**            OCTOBER 22, 2012

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                          PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                          R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        ZUP12-0003 SDA FILIPINO CHURCH

**Request:**            Use Permit approval to locate a church within a single-family (SF-8.5) zoned district

**Location:**            801 W. Frye Road;  
                                  East of the southeast corner of Alma School and Frye roads

**Applicant:**            Rick Gutierrez; Desert Land Engineering

**RECOMMENDATION**

The request is for Use Permit approval to locate a church within a single-family (SF-8.5) zoned district. Planning Commission and Staff, upon finding consistency with the General Plan and SF-8.5 zoning, recommend approval with conditions.

**BACKGROUND**

The subject site is located east of the southeast corner of Alma School and Frye roads, and is an approximate one-acre site; the site is a stand-alone property with single-family residential homes surrounding the site to the east, south, and west. Frye Road is adjacent to the site's north side.

The subject site was annexed in 1983 and was given a zoning designation of SF-7 shortly thereafter. In the late 80's and early 90's the subdivision to the east of the site was developed. In April of 1995 the SF-7 zoning designation was replaced with the SF-8.5 zoning designation automatically changing the subject site to its current zoning designation of SF-8.5. The subdivision to the south and west was developed in 2004/05.

The request is to allow the conversion of an existing single-family home into a church. Currently, the site is improved only with the house. Phase I improvements will include all off-site improvements (right-of-way dedication), drive aisles, the parking lot, perimeter landscaping as part of the dissimilar land use buffer, and tenant improvements to the existing structure. As part of the improvements for the structure, a Pastor's apartment is indicated on the floor plan. Per the Zoning Code, residential accommodations are considerable for clergy. Church leadership is anticipating that the apartment will be used for visiting speakers, and not on a continual basis.

As part of the Phase I improvements, a vacant pad located north of the existing structure will remain undeveloped for a future Phase II. The pad will have a layer of decomposed granite to prevent any dust issues. Phase I will meet parking requirements. As anticipated based on congregant projections, the church will need 25 parking stalls with Phase II build out; 35 stalls will be provided as part of Phase I. In the event additional parking is needed, the church has a verbal agreement with San Marcos Elementary School to the east.

Phase II development is anticipated to occur within the next three to five years and will include a new narthex, nave, and sanctuary; upon completion of Phase II the nave (proposed as part of Phase I) will be converted to a multi-purpose room. Phase II will be just under 2,900 square feet.

While complete consistency of architectural design between Phase I and II is difficult, the design team has tried to make the transition between the phases relatively seamless. Conversion of the existing home into the church will require upgrades to current building codes; treatments to the exterior are relatively minor. As Phase II is developed, its expansion area will be connected to the existing structure. Roof lines will be incorporated to create the appearance of continuity. Strong roof slopes will be utilized, consistent with smaller scale historic church design. Upon completion of Phase II, the existing home will be relatively screened from street view. Second story windows are provided on both the east and west elevations, however are only for providing day light into the nave, and are not for second story occupiable areas. As presented, the maximum building height is 30-feet, with the denominational feature extending an additional nine feet above the roof ridge line. Maximum building height allowed is 35-feet.

A single monument sign is requested along the Frye Road frontage. The sign is roughly six and one-half feet tall by eight feet wide. A relatively small electronic reader is requested and will be utilized primarily to inform of service times and upcoming events. The front elevation and rendering differ slightly in design; the exhibit simply establishes the anticipated level of quality and final design will be consistent with the exhibit that is presented.

### **DISCUSSION**

The SF-8.5 zoning district allows for the consideration of a church with a Use Permit. Planning Commission and Staff consider this as an appropriate use at this location for a number of reasons: the site fronts along a minor arterial, the site is large enough to accommodate a small church use while meeting development requirements, the design of the church has maintained a relatively pedestrian scale, and the proposed use is considerable with a Use Permit. While some concerns have been expressed as discussed in the Neighborhood Notification section below, Planning Commission and Staff believe these concerns have been resolved, and that overall

small-scale churches, such as the proposed, are compatible with the surrounding neighborhoods due to their small-scale nature.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Thursday, August 9, 2012. Three neighbors were in attendance. Overall, general support was provided with some questions regarding operational aspects (services times, parking, number of congregants, etc.). Following the neighborhood meeting Staff has heard from three nearby residents. Two were opposed to the Use Permit request expressing concerns with traffic, service scheduling, and number of congregants. Of the two, one was concerned with potential growth of the church and how it will be accommodated. Staff has received one phone call from a resident to the southeast that offered general support of the request. Following the neighborhood meeting, church leadership reviewed options for the off-chance that additional parking may be needed and reached out to the San Marcos Elementary School east of the site. The school has agreed to a parking agreement when needed.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

Approve: 6    Opposed: 1 (the dissenting vote was based on the addition of condition no. 7 and not based on the request for the Use Permit)

The item was pulled to the Action agenda to allow for a couple of neighbors to speak. The concerns primarily expressed related to traffic along Frye Road and parking. Concerns about the Frye Road traffic primarily stemmed from observation of other successful churches along Alma School and how traffic circulation can be impeded, and that Frye Road is reduced to one lane east of the site. It was explained that Frye Road's current designation as a minor arterial, allows for the anticipated traffic generated by the church, and that what currently exists is sufficient to handle the additional traffic.

A number of concerns were expressed with the potential for parking conflicts and the limited amount of parking as provided on the site plan. Per Zoning Code parking requirements, churches, and other places of worship are required to provide one parking stall per four seats. As has been represented by the church, it is anticipated that there will be a maximum of 100 congregants, requiring 25 parking stalls; 35 parking stalls are provided. In addition, the church has indicated that they have a verbal agreement with San Marcos Elementary School to the east, in the event that additional parking is needed. Church leadership has indicated that they do not have a formal written agreement with the school, as the school needs to know specific dates for contractual purposes. Nearby residents to the south and west shared concerns with overflow parking into the Campo Verde subdivision and how the subdivision is closer (900-feet) than San Marcos Elementary (1/4-mile). While Staff agrees with the statement, Staff reiterated that even with the parking agreement the street system in the Campo Verde subdivision is a public street system allowing for anyone to park on the street, but that it would be more convenient for congregants to park to the east at San Marcos Park (roughly 500-feet) as it is directly east of the site, and that if parking is an issue, Staff has the ability to review the Use Permit and revocation

is possible if issues are not resolved. Parking is only a concern when full capacity is met; current parking demand by the church requires roughly 15 parking stalls.

Following the discussion with the residents, a recommendation was made to restrict the number of congregants to what the provided parking stalls would allow (roughly 140 congregants). Condition no. 7 was added to address the potential future parking concerns. The dissenting vote of was due to concerns with limiting the number of congregants, and not that the church use was inappropriate.

Following the Planning Commission hearing Staff heard from a resident to the south of the site with concerns of parking and height of the denominational architectural embellishment that extends to 39-feet. The resident explained that with the overall height of the sanctuary and the embellishment, that their view would be obstructed.

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP12-0003 SDA FILIPINO CHURCH, Use Permit to locate a church within a single-family (SF-8.5) zoned district, subject to the following conditions:

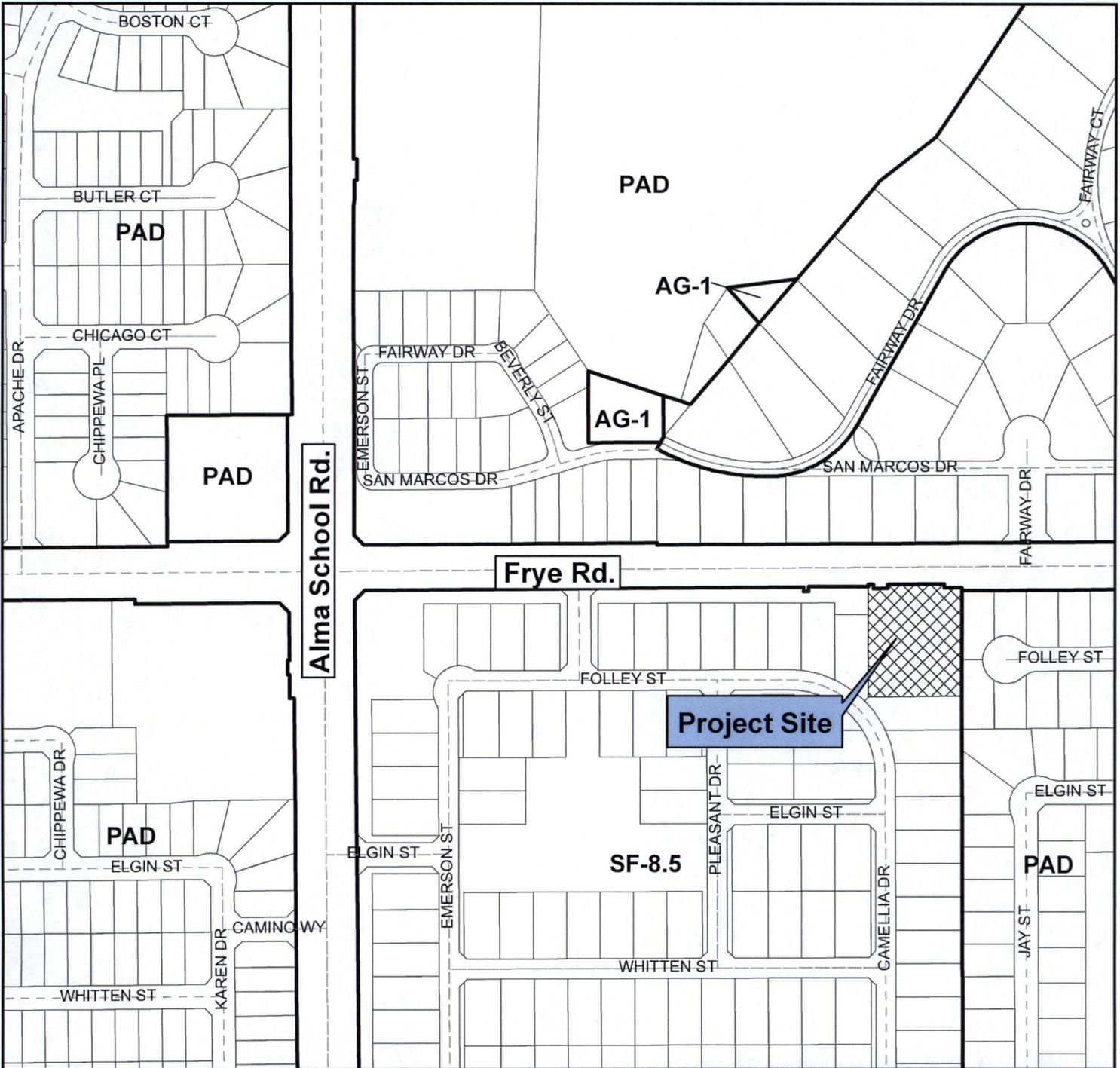
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, Elevations and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
3. The site shall be maintained in a clean and orderly manner.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. If congregant counts exceeds maximum allowed by provided parking calculation for a prolonged timeframe, so as to create a nuisance, a new Use Permit shall be required.

**PROPOSED MOTION**

Move to approve ZUP12-0003 SDA FILIPINO CHURCH, Use Permit approval to locate a church within a single-family zoned district, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

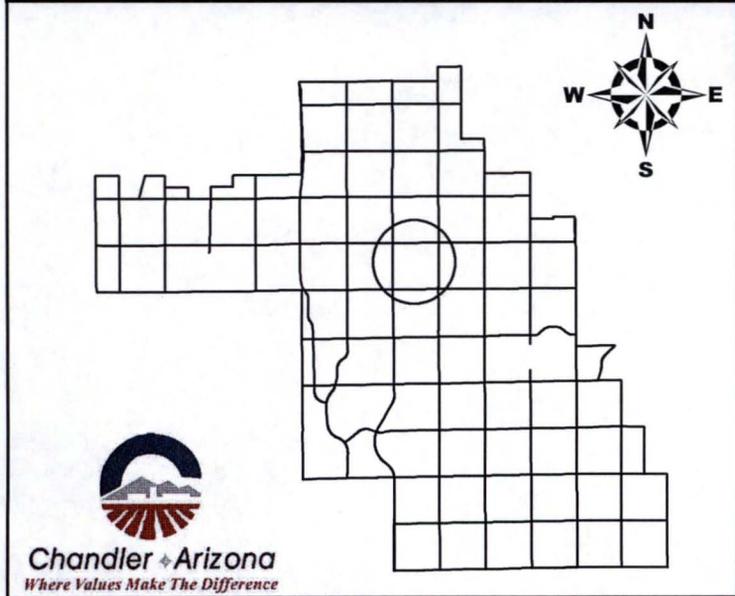
1. Vicinity Maps
2. Landscape Plan
3. Floor Plan
4. Building Elevations
5. Applicant Narrative



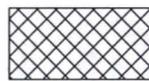
**Vicinity Map**

 ZUP12-0003

**SDA Filipino Church**



**Vicinity Map**



**ZUP12-0003**

**SDA Filipino Church**



**Seventh Day Adventist  
 CHANDLER PLAM CHURCH**

**283-100**  
**1-800-STAKE-IT**  
 (PLEASE RETURN CALL)

DATE	BY	SCALE

SCALE: AS SHOWN

**Existing Tree Legend**  
 See Site Configuration Plan for Existing Tree Legend (L137)  
 (Existing Tree Legend: Unknown, Unknown, Unknown)

**PLANT SCHEDULE**

Spec.	Botanical/Common Name	Size	Qty.	Remarks
24%	24% 30' 12" (24) 30'	24%	30	12" (24) 30'
24%	24% 15' 12" (24) 15'	24%	15	12" (24) 15'
24%	24% 5' 12" (24) 5'	24%	5	12" (24) 5'
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24%	24% 0.000000000000000000081315162931341875' 12" (24) 0.000000000000000000081315162931341875'	24%	0.000000000000000000081315162931341875	12" (24) 0.000000000000000000081315162931341875'
24%	24% 0.0000000000000000000406575814670709375' 12" (24) 0.0000000000000000000406575814670709375'	24%	0.0000000000000000000406575814670709375	12" (24) 0.0000000000000000000406575814670709375'
24%	24% 0.00000000000000000002032879073353546875' 12			



NO.	REVISION

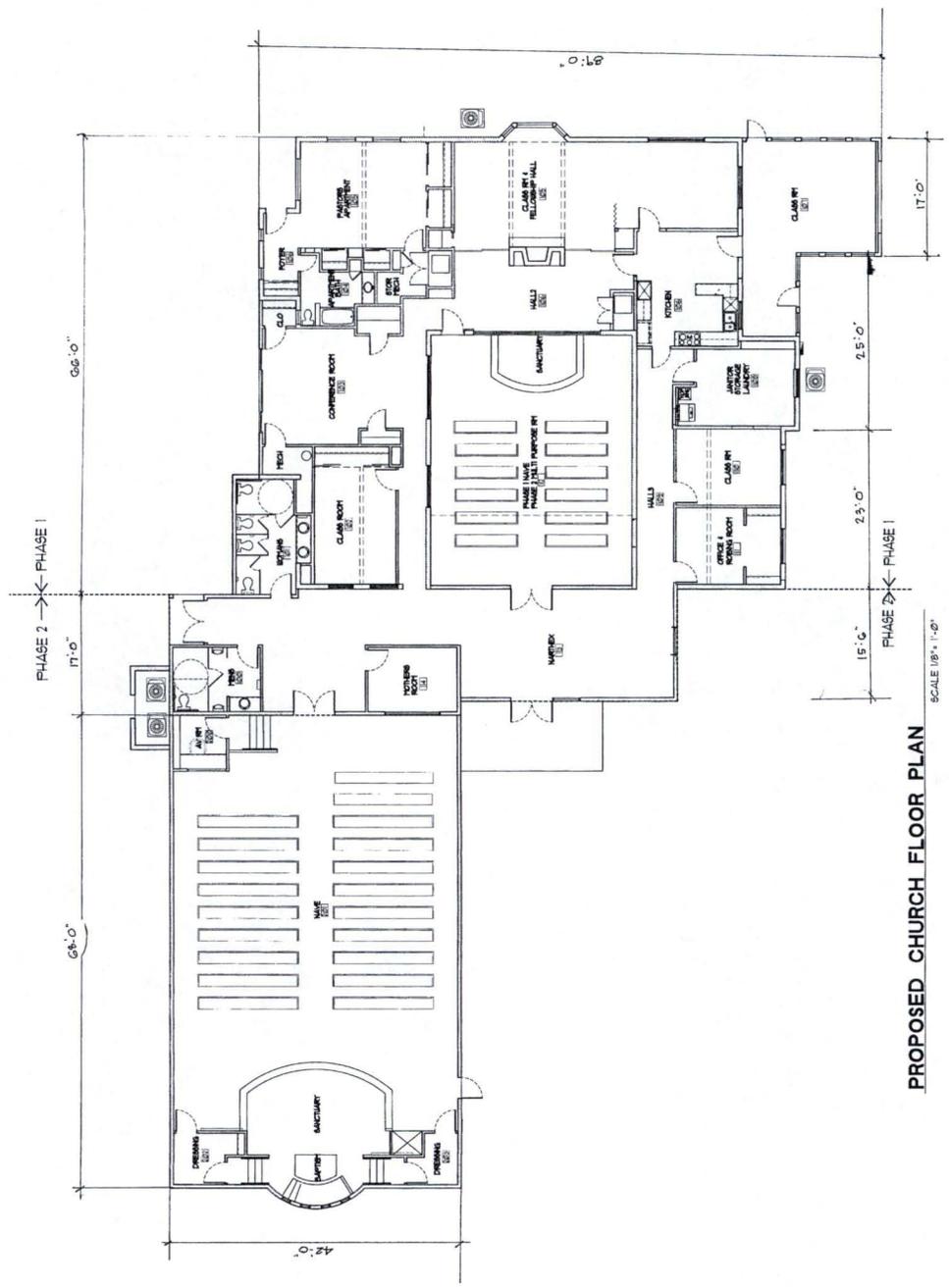
FLOOR PLAN

ZAJACK ARCHITECT  
 AND PLANNER  
 1178 EAST CORTAZ DRIVE  
 SCOTTSDALE, AZ 85259  
 PHONE: 602-544-5166



SEVENTH DAY ADVENTIST  
 FIL-AM CHURCH  
 821 W FRYE RD  
 CHANDLER, ARIZONA

A2



PROPOSED CHURCH FLOOR PLAN  
 SCALE 1/8" = 1'-0"



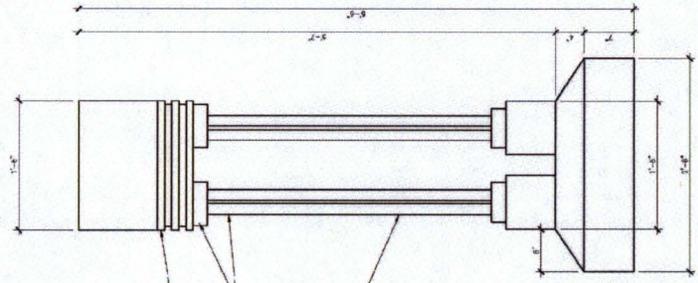
CHANDLER FIL-AM CHURCH  
801 W. FRYE ROAD, CHANDLER, AZ 85225

**DESERT LAND ENGINEERING, INC.**  
KIM E. LAM, P.E., REGISTERED PROFESSIONAL ENGINEER  
TEL: (480) 491-1100 / FAX: (480) 491-1000

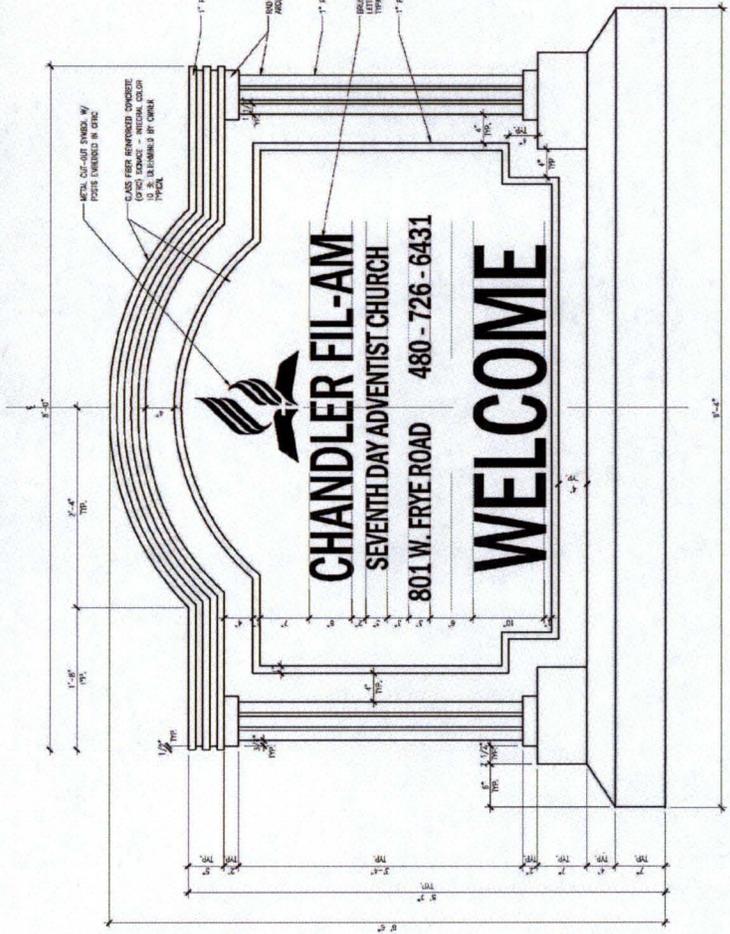
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REVISIONS:  
DATE: 10-08-12  
DRAWN: TMS  
CHECKED: MS

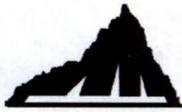
SIGNAGE DETAIL

2 ELEVATION  
SCALE: 1/4" = 1'-0"



1 ELEVATION  
SCALE: 1/4" = 1'-0"





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# Chandler Fil-Am Church

## Project Narrative

The scope of work is to convert the existing single-family dwelling into a church for religious worship. There will be two phases, for the construction of the 2 main buildings (Phase 1, for the existing building renovation, and Phase 2, for the new Annex building). The development of the site is planned to complete within two years of the two phases. All site improvement including drive aisles, parking areas, landscaping, offsites, etc . will be part of Phase 1.

Phase 1 will convert the existing courtyard to a sanctuary that seats 100 occupants. The remaining portion of the existing building will support the church use with classrooms, a fellowship hall and an apartment for short-term guests. A restroom for men will be added and the restroom at the northeast side of the existing building will be designated for ladies, and will be modified to comply with ADA standards for commercial use.

Phase 2 will annex a new sanctuary building on the northeast side of the existing building and will replace the courtyard sanctuary in Phase 1. The courtyard sanctuary will convert into a multipurpose room for youth programs and activities.

The architecture of phase 1 will be a soft contemporary, with an "A" frame type roof over the existing courtyard. Sections of the existing building will be stucco and will complement the new narthex and courtyard sanctuary. Phase 2 will match Phase 1 of a soft contemporary design with a sloped roof running in opposing direction.

The planned hours of operation for the church are as follows:

Wednesday: 7PM – 9PM (Midweek Prayer Meeting)  
Thursday: 9AM – 5PM (Home School Bible Studies, as needed)  
Friday: 7PM – 9PM (Friday Vespers)  
Saturday: 9AM – 5PM (Sabbath Services, Adventist Youth program)  
Sunday: 9AM – 4PM (Community Services, as needed)

There will be a maximum of five employees that will work at the church during office hours which are Monday to Thursday from 9AM – 4PM.

The site is 53,116 SF (Gross) and has been designed to provide 35 parking spaces. The required parking for 100 occupants is 25 spaces. The landscaping and grading and drainage is designed to comply with the City of Chandler requirements.