



MEMORANDUM Transportation & Development - CC Memo No. 12-152a

DATE: JANUARY 7, 2013
TO: MAYOR AND CITY COUNCIL
THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: ERIK SWANSON, CITY PLANNER *ES*
SUBJECT: ZUP11-0016 CENTRO DE ALABANZA JUDA

Request: Use Permit approval to allow for a temporary storage container to be located on-site
Location: 450 S. Hamilton Street
Applicant: Jesus Garza; Pastor

RECOMMENDATION

The request is for Use Permit approval to allow for a temporary storage container to be located on-site. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The subject site is located south of the southwest corner of Frye Road and Hamilton Street. North, adjacent to the site is The Door church; west, single-family homes; east, Folley Park; and south, is vacant property designated as a future expansion area of Utility Vault for outdoor storage.

In late 2004, the subject site received Use Permit approval to locate the church in an SF-8.5 zoned district, and was later constructed in 2006. The main sanctuary is roughly 5,500 square feet and per code would require 28 parking stalls, 135 stalls are provided.

The Use Permit request is for an approximate 10'x40' mobile-mini storage unit to occupy six parking stalls located at the northwest end of the parking lot. An existing approximate 180 square foot storage building and trash receptacle are located just north of the mobile-mini, and do not displace any parking stalls. The existing mobile-mini has been at the site for approximately eighteen months, and upon being cited by our Inspection Division, a Use Permit was submitted. The request is to allow for the storage of the mobile-mini for one-year at its current location while a permanent solution is designed. The future permanent storage unit will require Use Permit approval, and it is anticipated that it will be located within the vicinity of the existing storage unit. Additionally, in the attached narrative a request is made to allow for the continued use of an outdoor tent located north of the sanctuary building; the applicant no longer requests the Use Permit for the tent as they are able to request the tent for temporary use through the Fire Department.

DISCUSSION

Planning Commission and Staff recommend approval of the mobile-mini, with the understanding that a more permanent solution for outside storage will be forthcoming, and due to the fact that the displacing of parking stalls has not led to any on-site issues pertaining to parking or circulation.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Due to the minor nature of the request, a neighborhood meeting was not held; however, notifications of the request and public hearing were mailed to surrounding property owners.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Ryan)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommends approval of ZUP11-0016 CENTRO DE ALABANZA JUDA, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. 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.

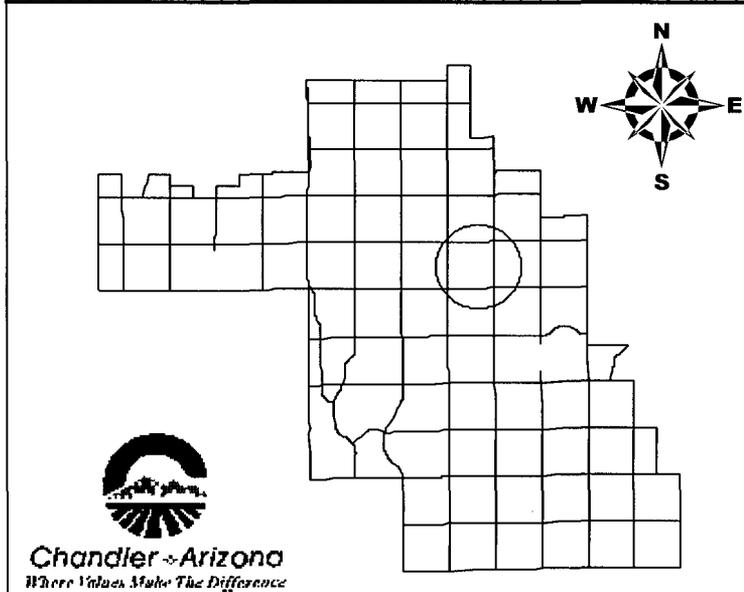
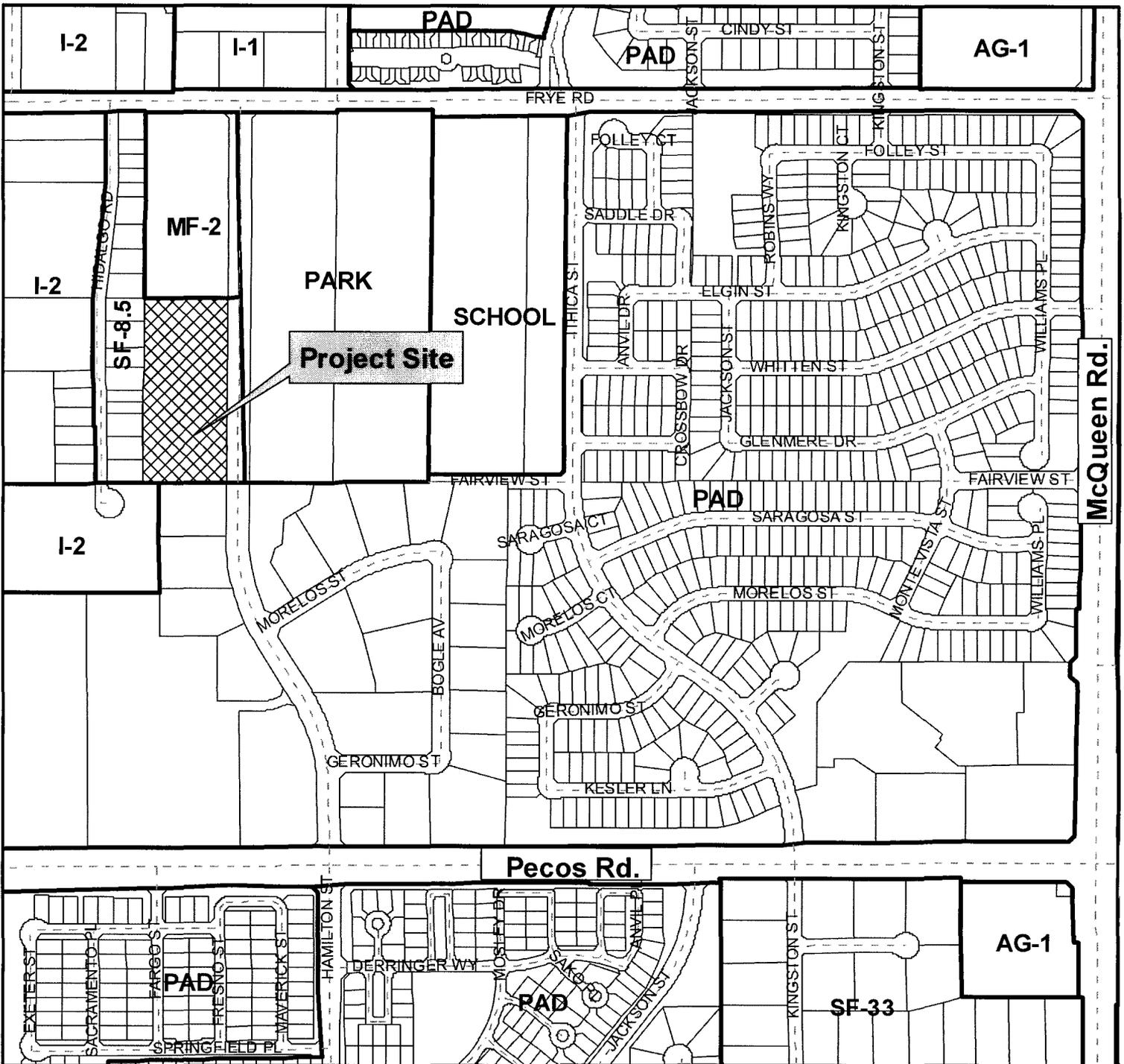
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to approve ZUP11-0016 CENTRO DE ALABANZA JUDA, Use Permit approval to allow for a temporary storage container to be located on-site, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Applicant Narrative



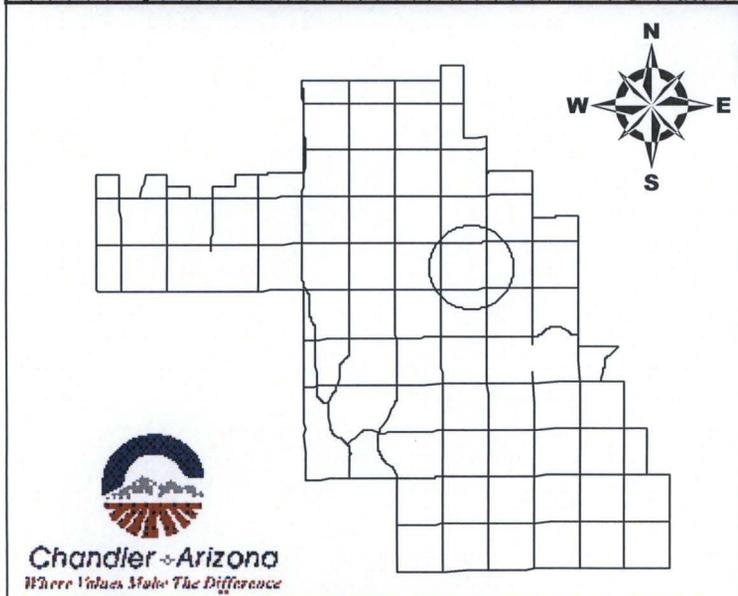
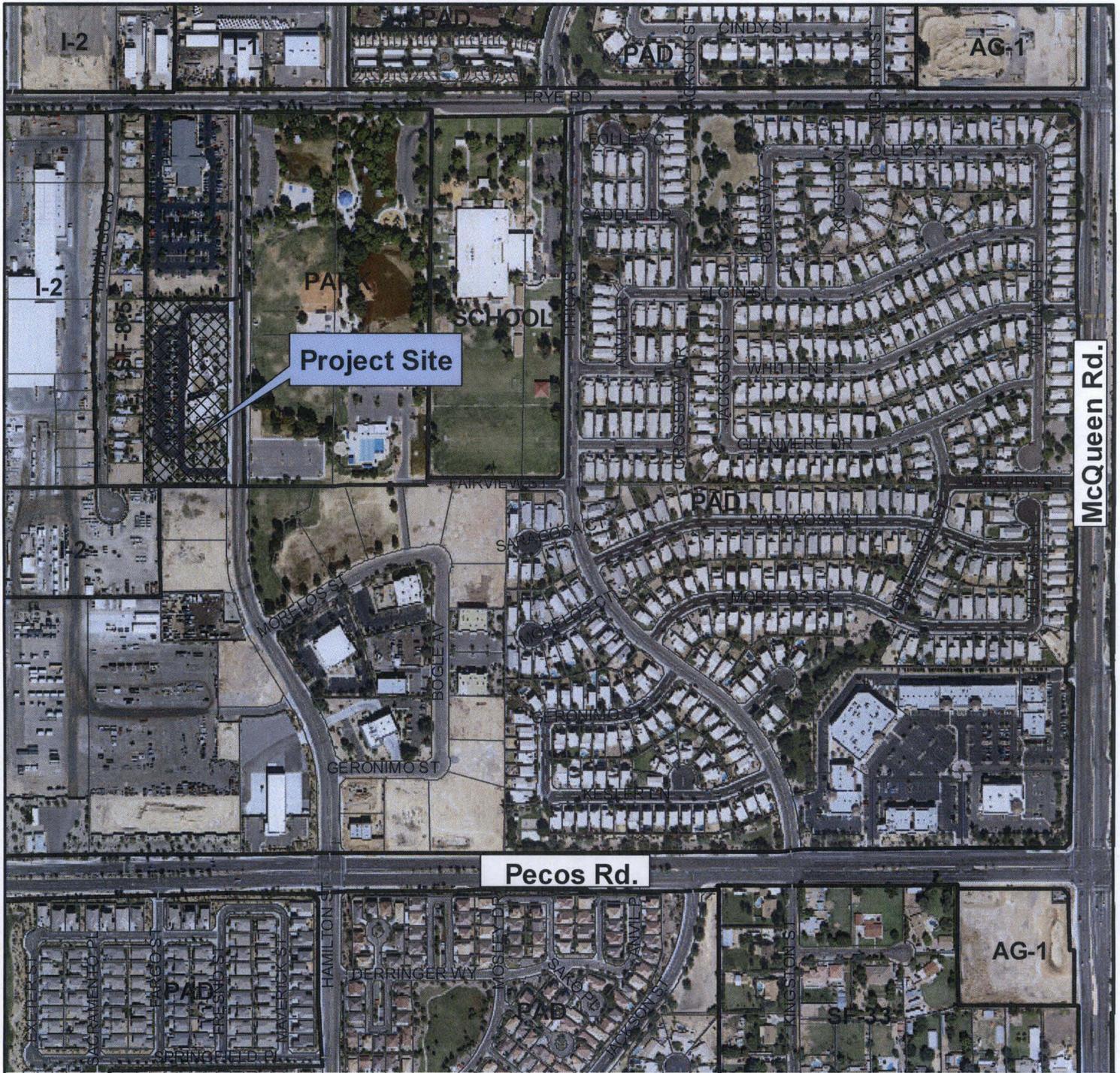
Vicinity Map



ZUP11-0016

Centro De Alabanza Juda

CITY OF CHANDLER 7/18/2011



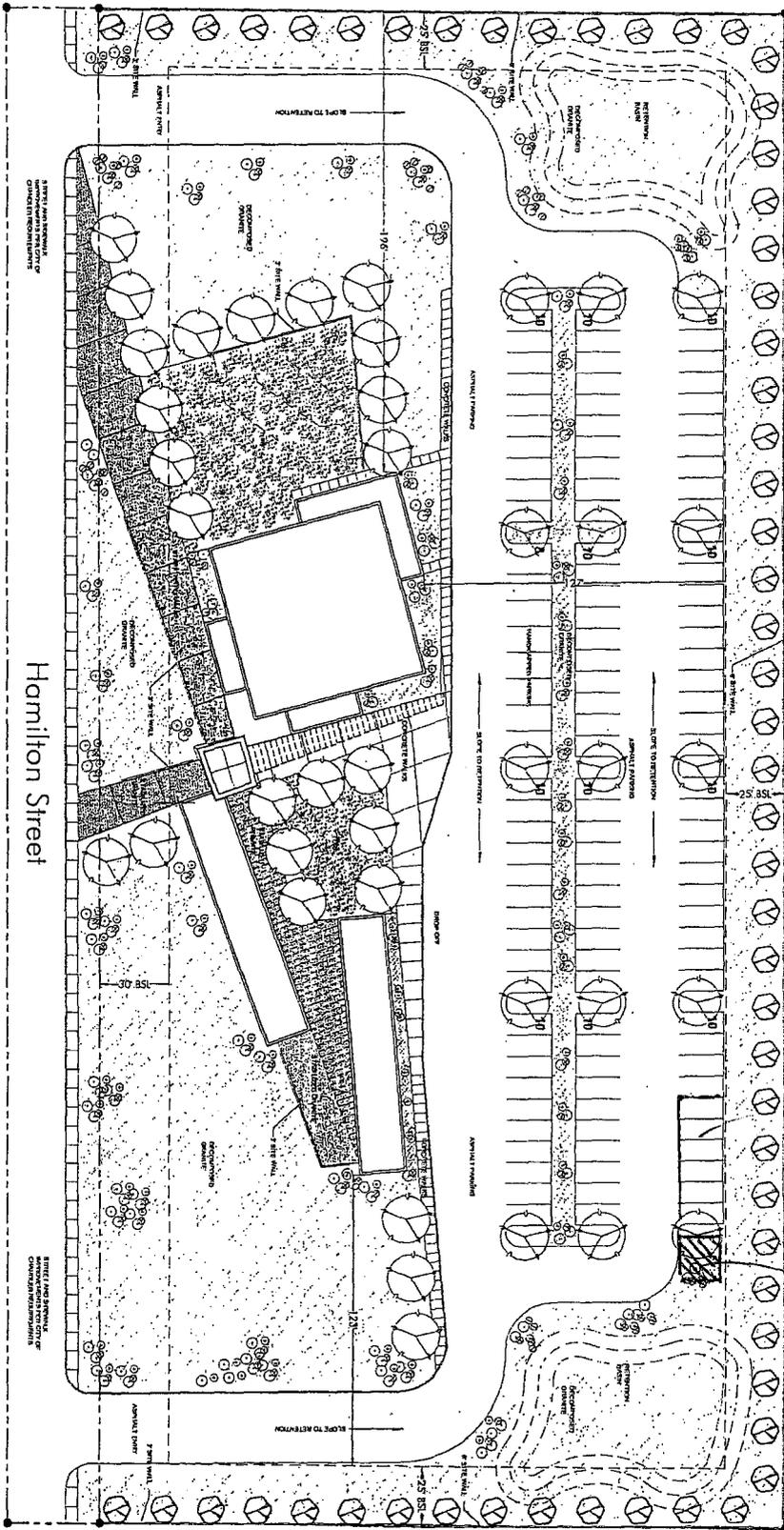
Vicinity Map



ZUP11-0016

Centro De Alabanza Juda





SITE PLAN
 SCALE: 1" = 10'-0"

PARKING
 13 SPACES / 7 SEATS REQUIRED
 490 SEATS - 113 REQUIRED
 178 PROVIDED

GROSS BUILDING AREA
 11,414 SQUARE FEET

F.A.R.
 11,414 SQUARE FEET

LOT COVERAGE
 18.5%

MOBILE-MINI STORAGE AREA

EXISTING STORAGE & TRASH RECEPTACLE

CENTRO DE ALBANIA JUDA
 CHANDLER, ARIZONA

ARCHITECTUR
 CARSO
 1000 N. GILBERT
 CHANDLER, AZ 85226
 TEL: 480-948-1111
 FAX: 480-948-1112
 WWW.CARSOARCHITECTURE.COM

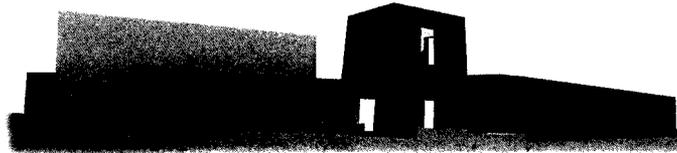
preliminary
 not for
 construction

SITPLAN

1" = 20'-0"

A:12

04.15
 07.22.04



CENTRO DE ALABANZA JUDÁ

ASAMBLEAS DE DIOS

July 7, 2011

Terri Fitzhugh
Senior Site Development Inspector
215 East Buffalo Street
Chandler, Arizona 85225

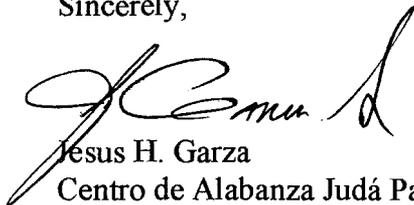
Dear Terri Fitzhugh,

Centro de Alabanza Judá located on 450 South Hamilton Street, would like to submit and request the following permits:

- A two-year permit for a 40 x 60 framed tent, which will be located on the building's central patio. Future plans include the construction of a dining building, for which we will reapply for the adequate construction permits.
- A one-year permit for a 10 x 40 mini-mobile storage. This mini-mobile will be located on the northwest corner of the main parking lot; it will occupy six parking spots. Future plans include the expansion of the current storage building, for which we will reapply for the adequate construction permits.

For further questions please contact Pastor Jesus H. Garza.

Sincerely,



Jesus H. Garza
Centro de Alabanza Judá Pastor
(480) 577 - 2894
jhgarza@gmail.com