



MEMORANDUM Transportation & Development - CC Memo No. 13-087

DATE: AUGUST 15, 2013
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR13-0014 CORNERSTONE CHRISTIAN FELLOWSHIP
 Introduction and Tentative Adoption of Ordinance No. 4476

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a church campus, with Preliminary Development Plan (PDP) approval for a parking lot

Location: 1595 S. Alma School Road,
 East of the southeast corner of Alma School and Willis roads

Applicant: David Moran; Larson Engineering Inc.

RECOMMENDATION

The request is Rezoning from AG-1 to PAD for a church campus, with PDP approval for a parking lot. Planning Commission and Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval with conditions.

BACKGROUND

The subject site is located east of the southeast corner of Alma School and Willis roads. The entire church campus extends from the southeast corner of Alma School and Willis roads east just beyond ¼ mile. The request is two-fold and includes different acreage amounts. The proposed Rezoning area is located on the east end of the church campus, includes four parcels with existing homes on them, and is approximately 6.5 acres. The proposed PDP area for the parking lot includes the areas east of the main church building that have had Use Permits for

temporary parking lots, as well as the recently acquired properties east of the temporary parking lot, and is roughly 12.5 acres in size.

Directly north, across Willis Road is land developed as a medical complex and apartments. East, adjacent to the subject site are five parcels with homes on them; the church owns four of the parcels. The fifth parcel is in the Rezoning process for future residential development. South, across Maplewood Street are the Eden Estates custom, single-family home subdivision and the Maplewood Court single-family residential subdivision.

The initial 7.6 acre church site was zoned in 2000, and was further expanded in 2004 creating the existing campus of 17.15 acres. Since 2004, the campus has expanded; however, the parcels were left zoned AG-1. As part of the 2004 zoning, site layout was approved that indicated future parking areas. The site received Use Permit approval for a temporary parking lot in 2009 for two years, and again in 2011 for an additional two years. A second Use Permit extension has been submitted for an additional two years.

The request is to Rezone the remaining AG-1 parcels to PAD, and for PDP approval of the parking lot. Improvements will include both the Willis Road and Maplewood Street frontages, all landscaping, and the parking lot. Per Code requirements one stall is required per four seats. Based on the worship center providing 1,385 seats, 347 spaces are required; 504 are provided. An additional 852 temporary parking stalls are currently provided in the unpaved parking lots. With all improvements done 1,712 parking spaces will be provided. While the parking total substantially exceeds what code requires, the church conducted their own parking demand study and found that between the number of congregants, those that rode together, the various church related activities, and the volunteer group, that roughly 1,300 stalls are required (this includes parking the classrooms, café area, and plat area in addition to the worship area). Additionally, the church took into consideration the concerns of the surrounding neighbors and determined that it would be best to fully develop the areas with surface parking rather than leave areas unimproved. This also allows the church to have substantial parking for future needs, as the campus grows. Upon completion of the Rezoning, the campus will be roughly 23-acres. It is anticipated that upon approval of the Rezoning and PDP, construction of the parking lot will begin by the end of the year.

Three access points along Willis Road and four along Maplewood Street will be provided as part of the final development; the eastern access points along both frontages will be gated and only opened in cases of special events.

DISCUSSION

Planning Commission and Planning Staff support the Rezoning and PDP request. While the subject area is a large expanse of parking, the church and design team have incorporated the existing landscape palette and perimeter wall to maintain continuity with the existing improved church campus. Additionally, both Planning Commission and Planning Staff support the excess of parking for the site, as the construction of the parking lot will not only meet current needs that exceed typical parking requirements, but also allows for the parking lot to meet future demands as the campus expands. Pedestrian pathways are not shown as part of the new parking lot. The

applicant is requesting that the pedestrian connections be examined as part of the permit submittal process as the church is reviewing conceptual layouts of future buildings and would like the sidewalks to provide connections with the buildings in mind. Planning Staff has added a condition addressing the pedestrian connections. The typical three-year timing condition for development to occur is not included based on the request to rezone the property to be consistent with the remainder of the church campus; however, as required by code, condition no. 3 is included stating that there is no specified timing condition.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Tuesday, July 2, 2013, at the church. Twelve neighbors attended the meeting and asked general questions. The applicant discussed both application requests (Use Permit extension and Rezoning/PDP) at the meeting to show the future plans of the church and the reason for the extension and zoning.

At the time of this writing, Planning Staff has received two emails from neighbors that live in the subdivision directly south of the church property. The neighbors were interested in what was being proposed and the timeline of the process.

PLANNING COMMISSION VOTE REPORT

Motion to Approve

In Favor: 6 Opposed: 0 Absent: 1 (Baron)

One Commissioner raised a concern wanting to ensure that adequate shading for congregants waiting to be picked-up by the tram be provided. The applicant has agreed to provide shading, which will be reviewed during the construction document review process.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0014 CORNERSTONE CHRISTIAN FELLOWSHIP, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.
3. The rezoning request does not include a specified timing condition. This includes relief of the 1-year timing condition from the effective date of the ordinance as specified in the City Code section 35-2603.B.

August 15, 2013

4. Development shall be in substantial conformance with the attached exhibits (Site Plan, Narrative), kept on file in the City of Chandler Planning Division, in File No. DVR13-0014, except as modified by condition herein.
5. Landscaping shall be in compliance with current Commercial Design Standards.
6. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0014 CORNERSTONE CHRISTIAN FELLOWSHIP, subject to the following condition:

1. Development shall be in substantial conformance with the attached exhibits (Site Plan, Narrative), kept on file in the City of Chandler Planning Division, in File No. DVR13-0014, except as modified by condition herein.
2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler shall apply.
3. The applicant shall work with Planning Staff to provide safe and convenient pedestrian walkways within the parking lot.

PROPOSED MOTIONS

Rezoning

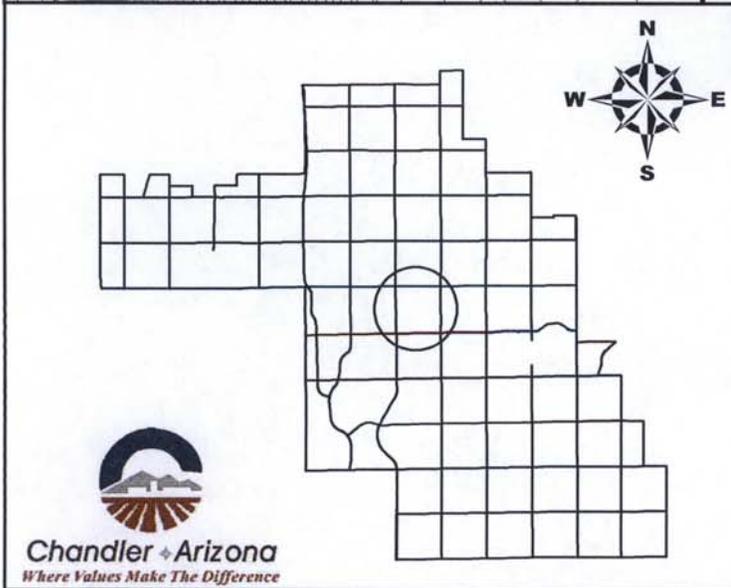
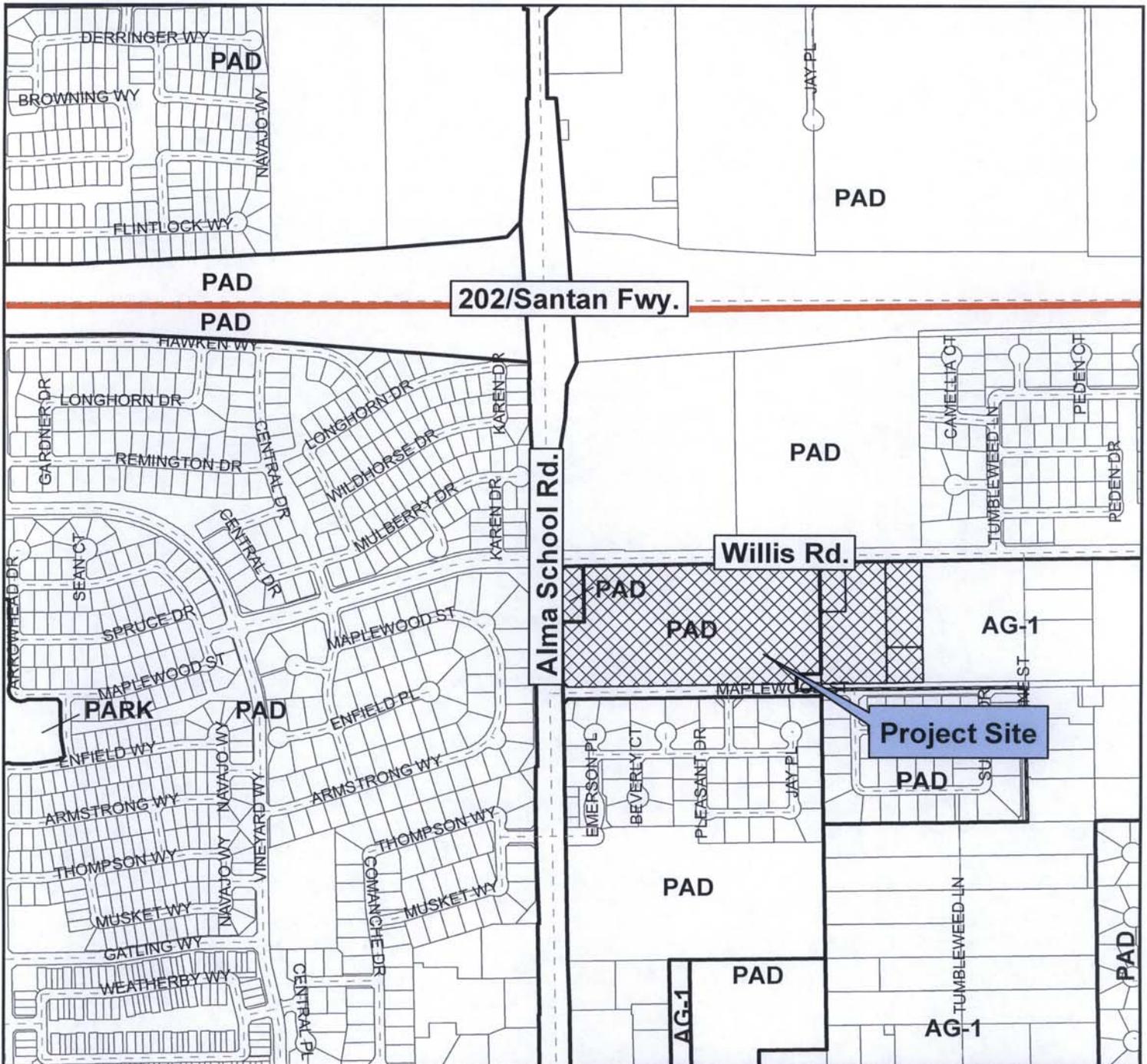
Move to introduce and tentatively adopt Ordinance No. 4476 approving DVR13-0014 CORNERSTONE CHRISTIAN FELLOWSHIP, Rezoning from AG-1 to PAD for a church campus, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move to approve DVR13-0014 CORNERSTONE CHRISTIAN FELLOWSHIP, Preliminary Development Plan approval for a church campus and parking lot, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Applicant Narrative
5. Ordinance No. 4476



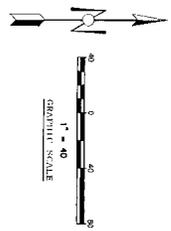
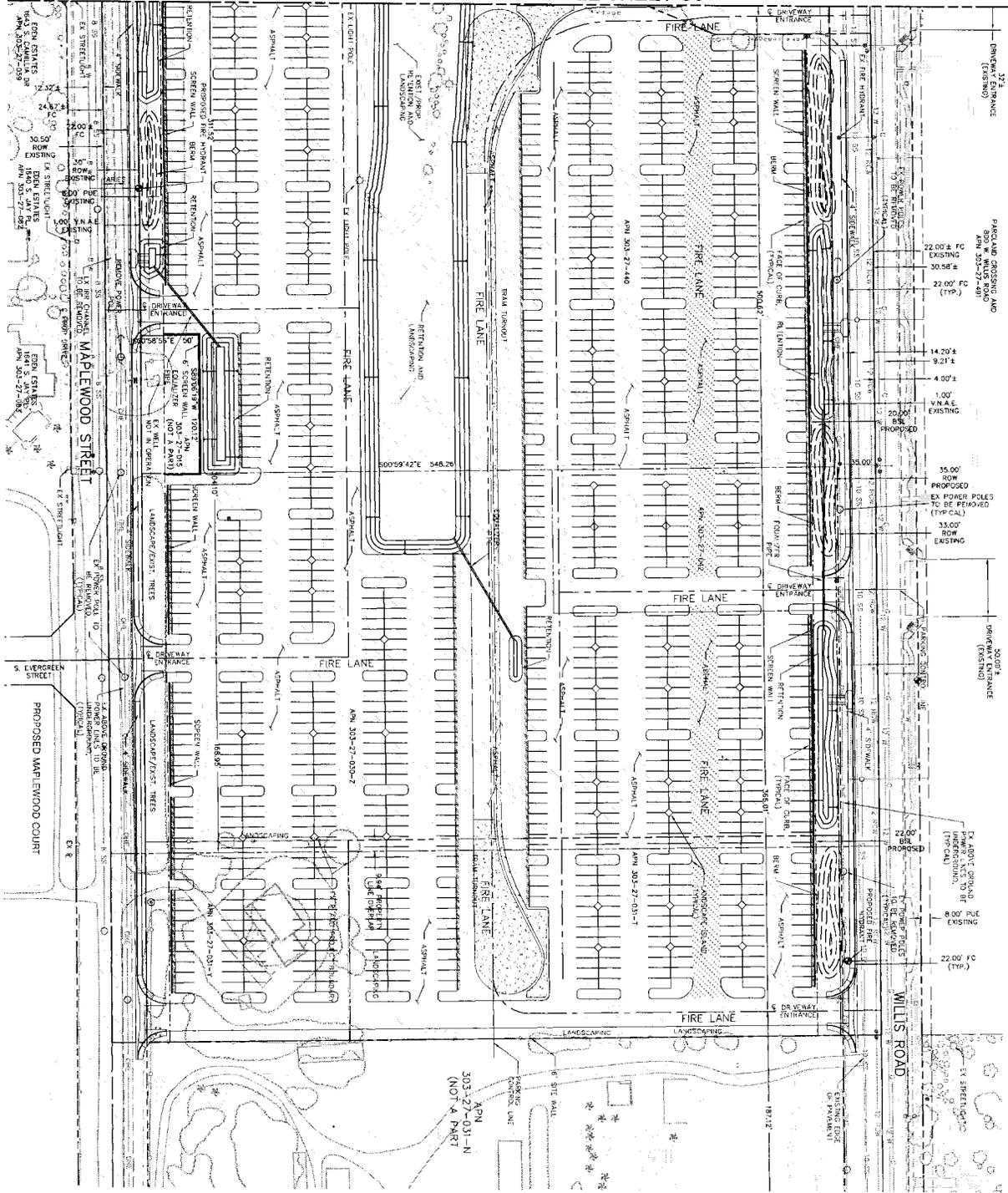
Vicinity Map



DVR13-0014

Cornerstone Christian Fellowship

MATCH LINE SEE SHEET C3



SHEET C4
 1 OF 3

CORNERSTONE CHRISTIAN FELLOWSHIP
 SITE PLAN
 CHANDLER MARICOPA

Larson Engineering, Inc.
 6293 N. Scottsdale Road, Suite 305
 Scottsdale, AZ 85250-5437
 480.212.4200 Fax: 480.212.4201
 www.larsoneng.com

HORIZ SCALE: NONE	DATE:	DESCRIPTION:	DRAWN BY: APPROVED DATE
VERT SCALE: NONE	DATE:	DESCRIPTION:	DRAWN BY: APPROVED DATE
DRAWN BY: MB	DATE:	DESCRIPTION:	DRAWN BY: APPROVED DATE
DESIGNED BY: MB	DATE:	DESCRIPTION:	DRAWN BY: APPROVED DATE
CHECKED BY: OGM	DATE:	DESCRIPTION:	DRAWN BY: APPROVED DATE
DATE: 04-17-13	DATE:	DESCRIPTION:	DRAWN BY: APPROVED DATE

NOT FOR CONSTRUCTION

CORNERSTONE CHRISTIAN FELLOWSHIP - Rezoning from AG-1 to PAD

Cornerstone Christian Fellowship (CCF) is located at the southeast corner of Alma School Road and Willis Road, in the City of Chandler, Arizona. The total campus area is approximately 24.06 acres, including the four recently purchased parcels of approximately 6.68 acres that are contiguous on the east side of the overall project. Approximately 17.38 acres of this site is currently zoned PAD. This request is for a rezoning of the recently purchased 6.68 acres from AG-1 to PAD which is consistent with the balance of the existing CCF campus and surrounding land use as shown in the attached Exhibit B. Larson Engineering Inc, (LEI) working on behalf of Cornerstone Christian Fellowship, has submitted a site plan for Preliminary Technical Review, and has received and addressed City staff comments on that plan. Currently LEI is preparing construction drawings for permanent on-site parking and landscaping including offsite roadway improvements on Willis Road and Maplewood Street. Cornerstone Christian Fellowship is preparing to begin construction on the project following plan approval.

CCF provides Sunday services at 9:00 AM, 10:30 AM, 11:55 AM and 5:00 PM with associated activities oriented to family and fellowship preceding and/or following each service. CCF encourages worship, classroom instruction and volunteering which can keep a person(s) on campus for up to three hours or more – which as a result can occupy a parking space(s) during three consecutive service periods. This may cause a family of four (for example) to take two or more automobiles instead of a single vehicle due to family members participating in other activities prior to or following a worship service. Refer to the “Concept Parking Schedule” exhibit attached to this narrative for a further explanation of the CCF parking conditions.

Parking Calculations – based on City of Chandler standards

Worship Center contains 1,385 seats @ 4 persons per car	= 347 spaces
Meeting / classroom buildings contain 23,700 SF @ 1 space per 200 SF	= 118 spaces
Café / social area contains 17,890 SF @ 1 space per 50 SF	= 357 spaces
Play area contains 14,100 SF @ 1 space per 200 SF	= 71 spaces
<u>TOTAL SPACES REQUIRED</u> Based on CoC analysis	<u>= 893 spaces</u>
<u>TOTAL SPACES PROPOSED</u>	<u>=1712 spaces</u>

Based on the City of Chandler standards, the minimum number of parking spaces required would be 893 to accommodate the existing building conditions. Data collected by CCF demonstrates that the appropriate number of spaces is a minimum of 1315 due to the overlap of the services and the additional concurrent activities provided to the community by the Church. The attached “Concept Parking Schedule” demonstrates the current and proposed parking loading necessary.

Currently there are 504 permanent parking spaces, and approximately 852 temporary parking spaces for a current total of 1356. The plan is to replace the temporary parking spaces with 1208 permanent spaces for a total of 1712 spaces – an increase of 356 spaces. CCF is requesting that the additional spaces be allowed in order to continue to provide for an orderly and convenient transition period between services for the patrons making it easier to simultaneously arrive and depart the site during Sunday services. It is anticipated that the next phase for the campus will include additional buildings which would then balance out the

building use/parking ratio, and may require an adjustment to the Sunday service schedule. In addition, allowing the parking as requested in this current phase, it increases the flexibility for future building locations on site.

To meet the campus parking need, the project will propose to remove the existing buildings and other structures from the recently purchased parcels. The newly purchased areas and a portion of the existing site will be improved to provide for permanent parking, storm water retention and landscaping as shown on the current plans. The perimeter of the site will be constructed with landscape, berms and retention basins consistent with the existing conditions which are currently in place as required. Screen walls will also be constructed to provide for a visually pleasing appearance adjacent to Maplewood Street and Willis Road as required by the City of Chandler.

On October 4 2012, LEI submitted a Temporary Use Permit application, to be processed concurrently with this Rezoning application, to extend an existing permit for a temporary unpaved parking lot which was approved by Council on August 18 2011, (Case No. ZUP10-0054). Working in cooperation with the City staff, this temporary use permit extension has been submitted with the intention of bridging any time gap caused by unforeseen circumstances and to allow CCF to continue to serve the community in a consistent manner.

It is anticipated at this time that the zoning will be approved by City Council at the August 15 meeting. Construction documents for the project will be submitted shortly thereafter. Planning for two review cycles, approval of the construction documents is anticipated to occur in mid-October with construction commencing in early November. The duration of construction is anticipated to take approximately six months, being completed in May of 2014.

In a related matter, LEI is aware that in 2007, the City of Chandler had provided CCF a Certificate of Occupancy Permit with the condition that a "water feature" at the corner of Alma School Road and Willis Road be completed. However, with ongoing water conservation concerns, it is preferable to construct a more sustainable monument feature at this location. LEI is coordinating with the City and CCF to insure that this condition is addressed in a positive successful and agreed upon manner. LEI will include this design information as part of the proposed construction documents which will be submitted to the City of Chandler for review and approval following this rezoning application.

We respectfully request your approval for this rezoning application.

Sincerely,

David G Moran, PMP
Larson Engineering, Inc.
6263 North Scottsdale Road, Suite 365
Scottsdale, AZ 85250-5437
480-212-4200
Authorized representative for Cornerstone Christian Fellowship

ORDINANCE NO. 4476

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR13-0014 CORNERSTONE CHRISTIAN FELLOWSHIP) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Exhibit 'A'

Said parcel is hereby rezoned from AG-1 to PAD for a church campus, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.

- 3. The rezoning request does not include a specified timing condition. This includes relief of the 1-year timing condition from the effective date of the ordinance as specified in the City Code section 35-2603.B.
- 4. Development shall be in substantial conformance with the attached exhibits (Site Plan, Narrative), kept on file in the City of Chandler Planning Division, in File No. DVR13-0014, except as modified by condition herein.
- 5. Landscaping shall be in compliance with current Commercial Design Standards.
- 6. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4476 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



PUBLISHED:

EXHIBIT 'A'
Legal Descriptions

Parcel 2, APN 303-27-042

The Northerly 279.06 feet of the Westerly 125 feet of the North half of the Northeast quarter of the Southwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the North 33 feet thereof.

Parcel 3, APN 303-27-031-Z

The West half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except a strip of land 30 feet wide on the South line of the North half of the North half of the South half of Section 4, said parcel of land being intended to include the land occupied by and adjacent to an existing cement ditch; also

Except the Northerly 279.06 feet of the Westerly 125.00 feet thereof.

Parcel 4, APN 303-27-031-T

BEGINNING at the Northeast corner of the West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:

Thence North 89 degrees 52 minutes 30 seconds West, along the East-West mid-section line of the said Section 4, a distance of 175.00 feet to a point from which the Northwest corner of the North half of the Northeast quarter of the Southwest quarter of 320.33 feet distant therefrom:

Thence South 00 degrees 05 minutes 10 seconds West, along a line parallel with and 175.00 feet Westerly of the Easterly line of the said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, a distance of 457.74 feet:

Thence South 89 degrees 52 minutes 30 seconds East, along a line parallel with and 457.74 feet southerly of the East-West mid-section line of the said Section 4, a distance of 175.00 feet to a point on the Easterly line of the said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4;

Thence North 00 degrees 05 minutes 10 seconds East, along the Easterly line of the said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, a distance of 457.74 feet to the POINT OF BEGINNING;

EXCEPT the Northerly 33.00 feet thereof.

Parcel 5, APN 303-27-031-Y

COMMENCING at the Northeast corner of the West half of the East half of the Northwest quarter of

the Northeast quarter of the Southwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence South 00 degrees 05 minutes 10 seconds West along the Easterly line of said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4, a distance of 457.74 feet' to the true point of beginning;

Thence continuing South 00 degrees 05 minutes 10 seconds West along said Easterly line a distance of 175.80 feet to a point from which the Southeast corner of said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4 bears South 00 degrees 05 minutes 10 seconds West 30.00 feet a distance therefrom;

thence North 89 degrees 50 minutes 40 seconds West being parallel with and 30.00 feet Northerly of the Southerly line of said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4 a distance of 175 feet;

Thence North 00 degrees 05 minutes 10 seconds East being parallel with the said Easterly line a distance of 175.71 feet;

Thence South 89 degrees 52 minutes 30 seconds East being parallel with and 457.74 feet Southerly of the Northerly line of said West half of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 4 a distance of 175.00 feet to the true point of beginning.

End of legal descriptions