



**Chandler • Arizona**  
*Where Values Make The Difference*

**DEC 11 2014**

#4



**MEMORANDUM**

**Planning Division – CC Memo No. 14-131**

**DATE:** DECEMBER 11, 2014

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER *RD*  
MARSHA REED, ASSISTANT CITY MANAGER *MR*  
JEFF KURTZ, PLANNING ADMINISTRATOR *R*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:** DVR14-0024 ST. JUAN DIEGO CATHOLIC CHURCH  
Introduction and Tentative Adoption of Ordinance No. 4594

**Request:** Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a church along with Preliminary Development Plan (PDP) for site layout and building design

**Location:** Northwest corner of Cooper Road and Markwood Drive, south of Queen Creek Road

**Applicants:** David Arambula, Phoenix Design Group

**Project Info:** 10 acres, 22,536 square feet, church sanctuary with multi-purpose social hall, food distribution center, parish program offices, and teen center

**RECOMMENDATION**

Upon finding the Rezoning request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval of this request. Upon finding the Preliminary Development Plan (PDP) request to be consistent the City’s development standards, Planning Commission and Planning Staff recommend approval.

**BACKGROUND**

The approximately 10-acre subject site is located at the northwest corner of Cooper Road and Markwood Drive, south of Queen Creek Road. This property is surrounded by undeveloped commercial zoned land to the north, offices to the northwest, rural residential lots and Markwood Drive to the south, and an undeveloped custom home subdivision to the southwest. East of Cooper Road is the SRP Cooper Electrical Substation and single-family residential.

The request is to rezone the site from Agricultural (AG-1) to Planned Area Development (PAD) for a church with PDP for site layout and building design. St. Juan Diego Catholic Church is a regional church capable of seating approximately 1,200 people at a single service. There are typically four services held on Sunday and one on Saturday with other events and meetings held throughout the week.

The building architecture is a southwest historical interpretation including clay tile roofs, stucco walls, simple trim detailing and paint colors. The site design includes an outdoor courtyard gathering space with a rose garden between Phases 1 and 2.

Vehicular access is provided off of Cooper Road and Markwood Drive. The site has appropriate parking at 594 spaces. One freestanding monument sign is proposed along Cooper Road which is architecturally designed to match the church.

### **GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND**

The General Plan designates this property as Residential and as part of the Airpark Area Plan. The Airpark Area Plan designates this parcel as Rural Residential with a Transitional Overlay Zone to commercial use and abuts Neighborhood Commercial. The proposed church use is in conformance with the General Plan and Airpark Area Plan.

### **AIRPORT RECOMMENDATION**

The Airport Commission reviewed the Area Plan amendment and Rezoning request in accordance with the Airport Conflicts Evaluation Process. A conflicts evaluation report was issued indicating that the Airport Commission determined the proposed development does not constitute a conflict with existing or planned airport uses.

### **DISCUSSION**

Planning Commission and Planning Staff are of the opinion that the church use is a compatible land use adjacent to existing residential areas and planned commercial. The site is designed to coincide with existing and planned median breaks along Cooper Road. The architecture and landscape palette complement existing landscaping along Cooper Road.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 21, 2014. One area property owner attended to inquire about the proposal.
- As of the date of this memo, Planning Staff is not aware of any concerns or opposition to this project.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 5    Opposed: 0    Abstain: 1 (Ryan)    Absent: 1 (Foley)

## **RECOMMENDATIONS**

### **Rezoning**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Airpark Area Plan, recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ST. JUAN DIEGO CATHOLIC CHURCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0024, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

### **Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Airpark Area Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ST. JUAN DIEGO CATHOLIC CHURCH", kept on file in the City of Chandler

Planning Services Division, in File No. DVR14-0024, except as modified by condition herein.

2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

### **PROPOSED MOTIONS**

#### **Rezoning:**

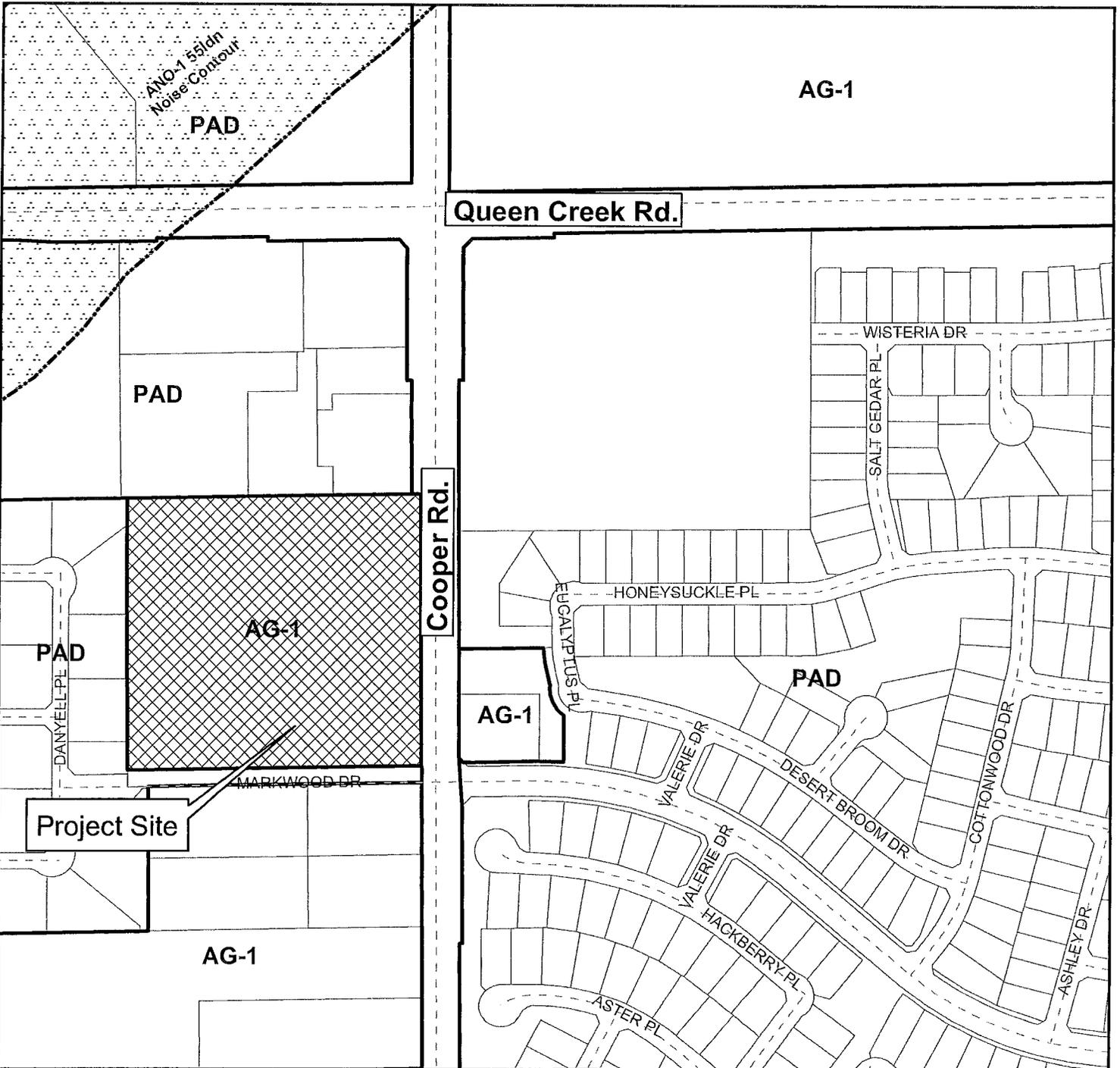
Move to introduce and tentatively adopt Ordinance No. 4594 approving rezoning request DVR14-0024 ST. JUAN DIEGO CATHOLIC CHURCH rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a church subject to the conditions as recommended by Planning Commission and Planning Staff.

#### **Preliminary Development Plan:**

Move to approve Preliminary Development Plan request DVR14-0024 ST. JUAN DIEGO CATHOLIC CHURCH for a church subject to the conditions as recommended by Planning Commission and Planning Staff.

#### **Attachments**

1. Vicinity Maps
2. Site Plans
3. Landscape Plan
4. Building Elevations
5. Airport Conflicts Evaluation Report
6. Ordinance No. 4594
7. Development Booklet, Exhibit A

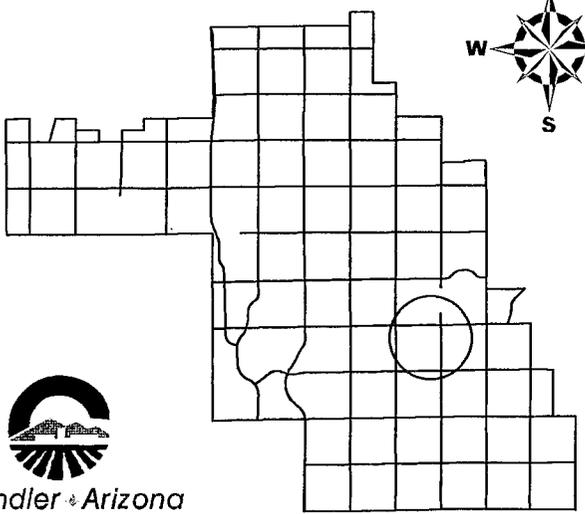


## Vicinity Map



DVR14-0024

St. Juan Diego Catholic Church



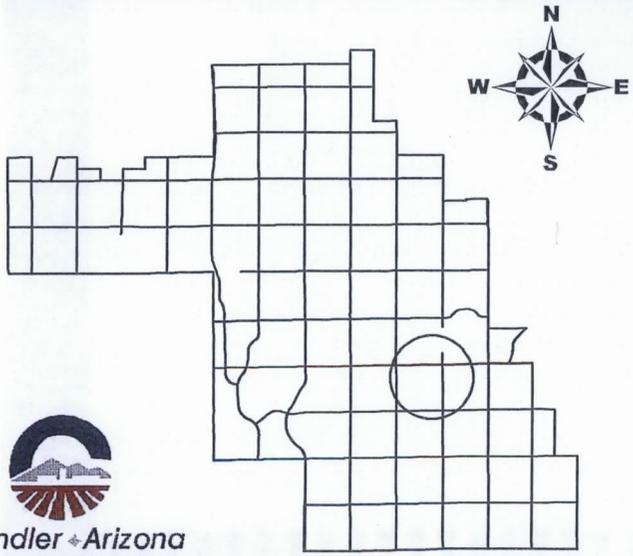


Queen Creek Rd.

Cooper Rd.

Project Site

**Vicinity Map**



DVR14-0024

**St. Juan Diego Catholic Church**







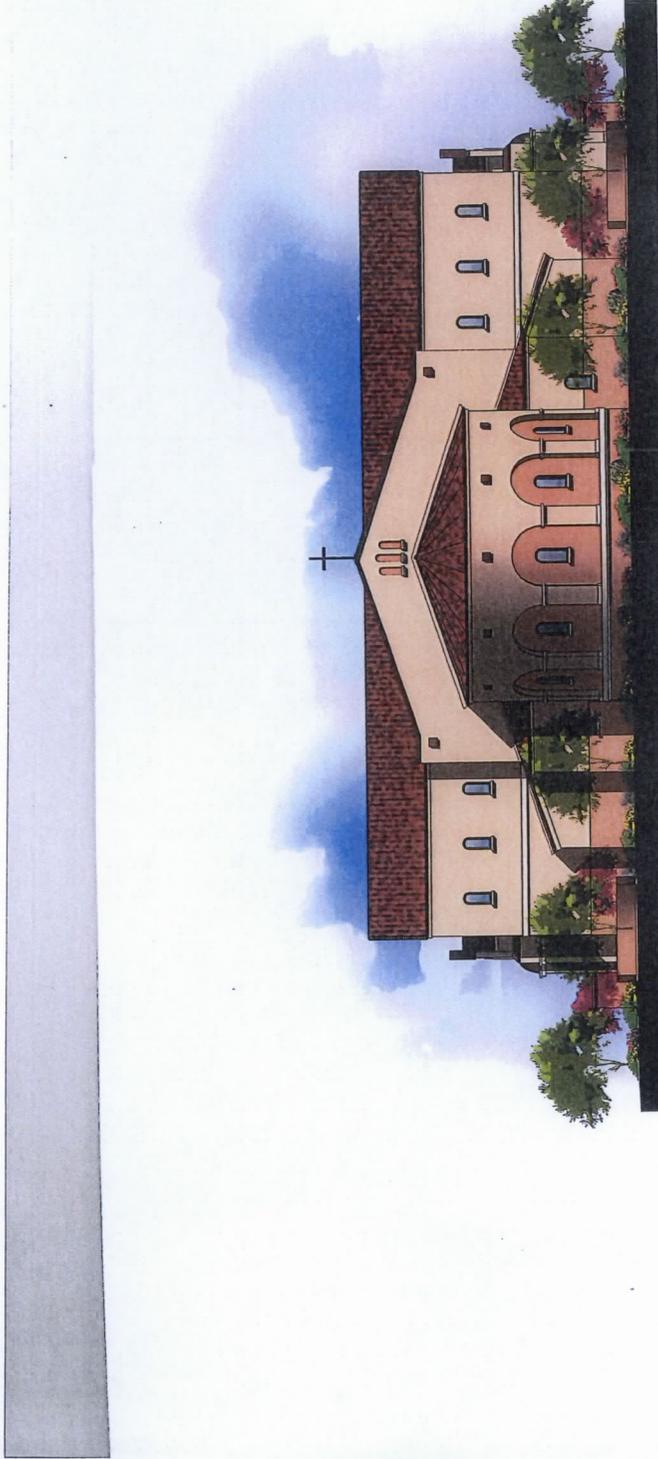
WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



SCALE: 1/4" = 1'-0"  
 MONUMENT SIGN



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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**MEMORANDUM**

**Airport Memo No. AP15-016**

**DATE:** OCTOBER 14, 2014  
**TO:** JEFF KURTZ, ZONING ADMINISTRATOR  
**FROM:** LORI QUAN, AIRPORT ADMINISTRATOR   
**SUBJECT:** AIRPORT CONFLICTS EVALUATION – DVR14-0024 – ST. JUAN DIEGO CATHOLIC CHURCH

The Airport Commission discussed the request made on behalf of St. Juan Diego Catholic Church to rezone the ± 10 acre site located on Cooper Rd. south of Queen Creek Rd. from AG-1 to Planned Area Development (PAD) during the regular meeting held on October 8, 2014.

Finding: The Commission determined the proposed development does not constitute a conflict with existing or planned airport uses.

Conflict(s) Cited: None.

Conflict Resolution(s): None.

Commission Members in Attendance: Frank Nechvatal, Kelly McMullen, Schulyer “Sky” McCorkle, Chelle Daly and Corinna Joy. This attendance represented a quorum.

In compliance with the Airport Conflicts Evaluation Process, the Commission voted 5-0 to forward a report to the Planning Administrator and City Council indicating the findings noted above.

cc: Jodie Novak

**ORDINANCE NO. 4594**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR A CHURCH IN CASE (DVR14-0024 ST. JUAN CATHOLIC CHURCH) 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 Attachment 'A'.

Said parcel is hereby rezoned from Agricultural District (AG-1) to PAD (Church), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ST. JUAN DIEGO CATHOLIC CHURCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0024, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for

development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

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 Planning Division 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 \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4594 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *KM*

PUBLISHED:

Attachment 'A'  
Ord. No. 4594

## **LEGAL DESCRIPTION**

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST G&SRM, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 33 FEET THEREOF; AND

EXCEPT ANY PORTION OF THE PROPERTY LYING WITHIN THE BOUNDARIES OF THE FINAL PLAT OF "MADERAS" AS RECORDED IN BOOK 922 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

ALSO DESCRIBED AS, COMMENCING AT THE NORTH EAST CORNER OF SAID SECTION 14; THENCE SOUTH  $00D24'41''$  EAST ALONG THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 661.32'; THENCE SOUTH  $89D35'19''$  WEST A DISTANCE OF 33' TO THE TRUE POINT OF BEGINNING; THENCE SOUTH  $00D24'41''$  EAST A DISTANCE OF 623.09'; THENCE SOUTH  $88D58'44''$  WEST A DISTANCE OF 680.75'; THENCE NORTH  $00D26'28''$  WEST A DISTANCE OF 623.14'; THENCE NORTH  $88D59'16''$  EAST A DISTANCE OF 681.01' TO THE POINT OF BEGINNING.