



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division – CC Memo No. 15-002**

DATE: JANUARY 22, 2015
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *A*
 KEVIN MAYO, PLANNING MANAGER *KH*
FROM: SUSAN FIALA, CITY PLANNER *SF*
SUBJECT: ZUP13-0024 SONRISE FAITH COMMUNITY CHURCH

Request: Use Permit time extension approval for continued use of a modular building
Location: 800 West Galveston Street, east of Alma School Road, on the north side of Galveston St.
Applicant: Hyung Joon Kim
Zoning: Single Family District (SF-8.5)

RECOMMENDATION

Planning Commission and Planning Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The request is for Use Permit approval of a time extension for continued use of a modular building. Sonrise Faith Community Church is located at 800 W. Galveston St., east of Alma School Rd., on the north side of Galveston St. The modular building is located at the northeast corner of the property. The Sunnycrest single family residential subdivision is north and east, and Tyson Manor single family residential subdivision is south of the property.

In 1994, the first Use Permit for the modular building was approved. Four Use Permit time extensions were approved for two previous churches; Tempe Korean Presbyterian and First Christian. The modular building was utilized as classrooms and other church related activities and will continue to function with similar uses. The most recent Use Permit expired in September 2012. This request is for a time extension of an additional five years.

The approximate 1,391 sq. ft. modular building is used for educational and instructional purposes as it contains three classrooms. Each classroom accommodates approximately 15 people. Activities and classes are held seven days a week, at varied hours, and include child care, bible study, and training workshops. Long term, the applicant anticipates that the modular building would be removed and replaced by a permanent building, however, no timeframe is known currently.

DISCUSSION

Planning Staff supports the continued use of the modular classroom building for an additional five years. The church has an ongoing need to use the modular building for classes and ancillary activities and does not have funding currently available to construct a permanent building. The educational and instructional activities are compatible with the church's operation and with the single family residences.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on November 20, 2014. No one other than the members of the church attended the meeting.
- At the time of this writing, Planning Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of Use Permit, ZUP13-0024 SONRISE FAITH COMMUNITY CHURCH, for a modular building, subject to the following conditions:

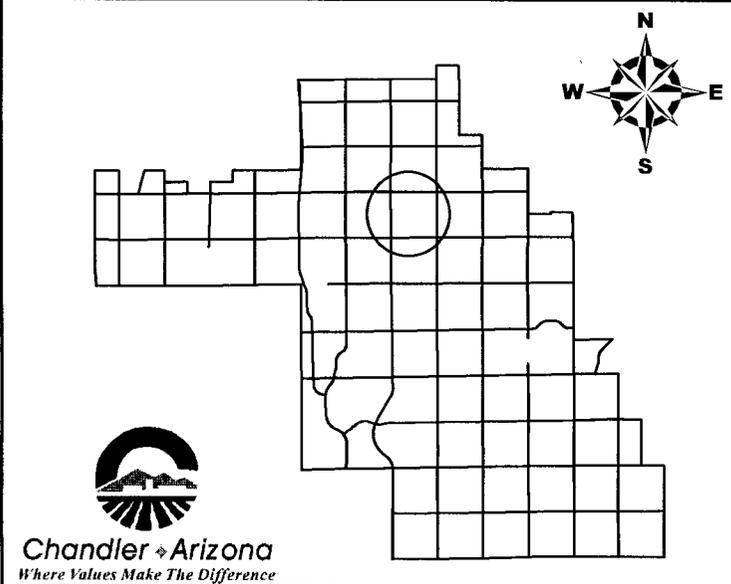
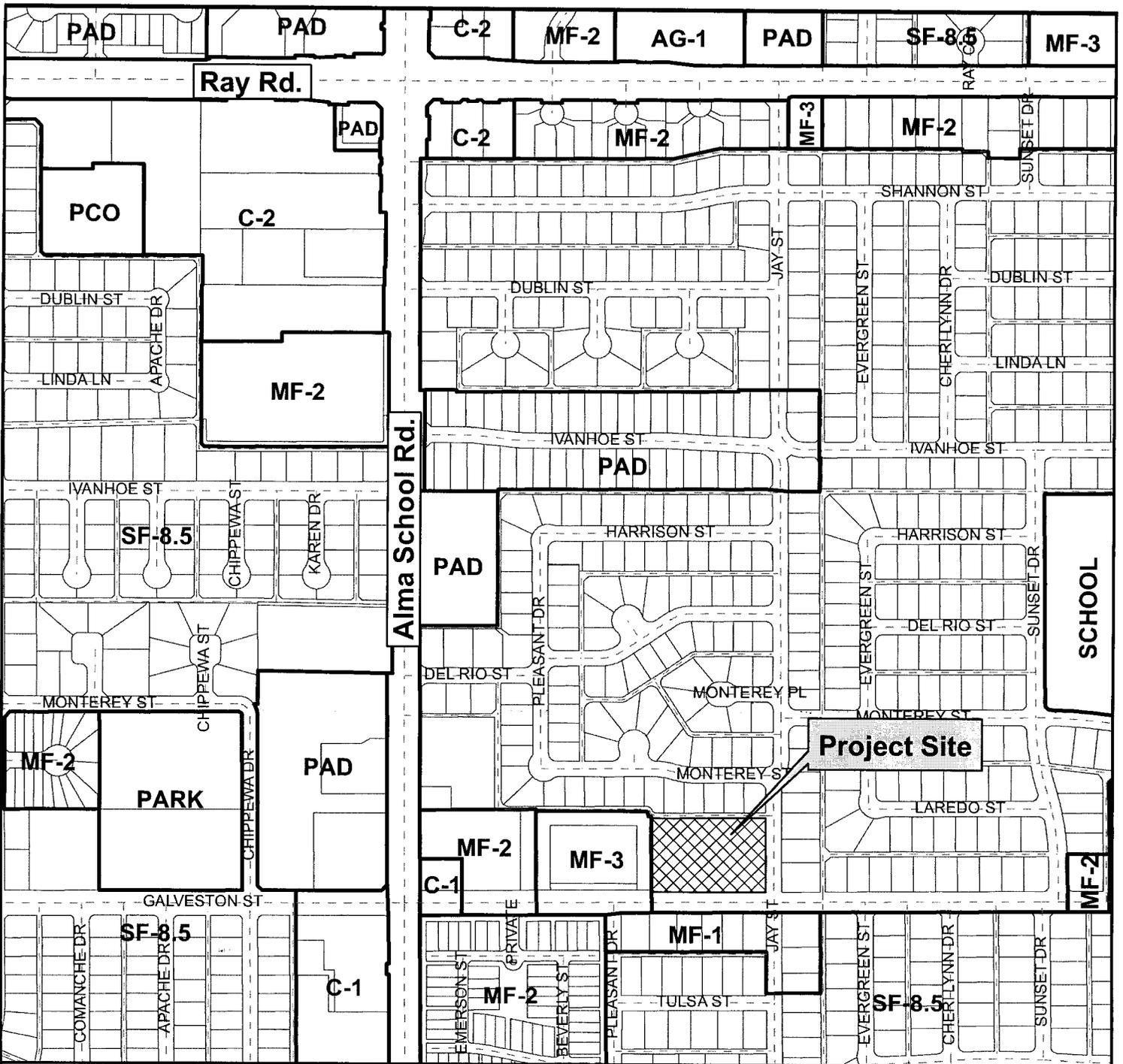
1. The Use Permit shall be extended for a period of five (5) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to approve Use Permit, ZUP13-0024 SONRISE FAITH COMMUNITY CHURCH, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Photos

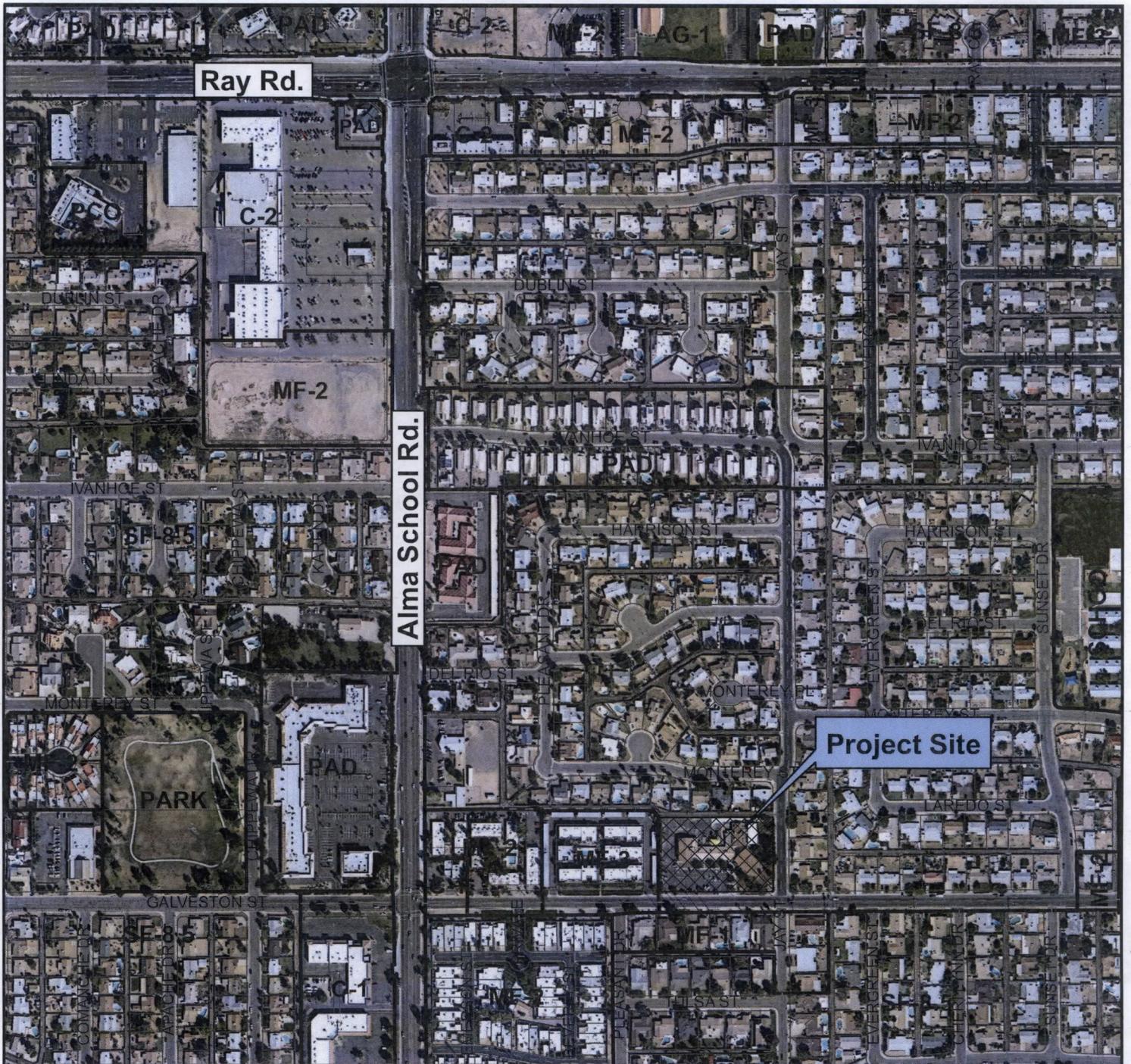


Vicinity Map


ZUP13-0024

Sonrise Faith Community Church

CITY OF CHANDLER 12/18/2014



Vicinity Map



ZUP13-0024

Sonrise Faith Community Church

EXISTING
MODULAR
BUILDING

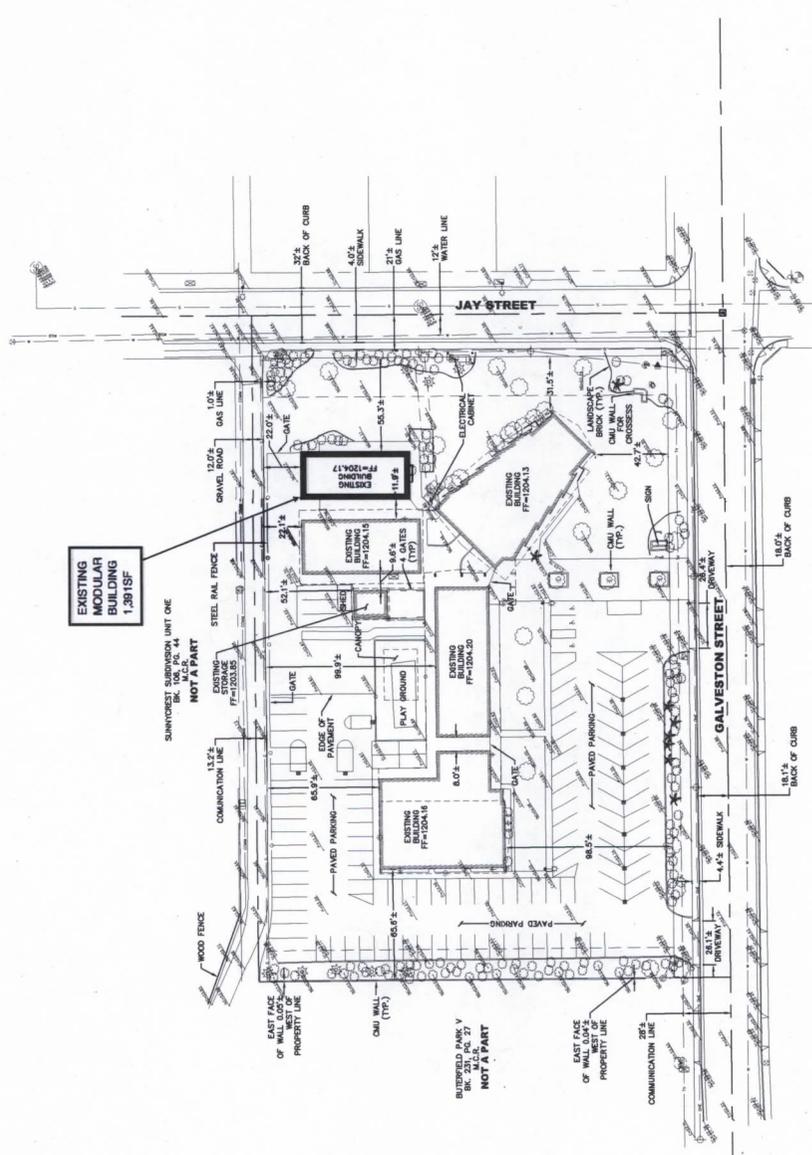


ALTAGSM LAND TITLE SURVEY
TEMPLE KOREAN PRESBYTERIAN CHURCH
CHANDLER, ARIZONA



REVISIONS:	
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DRAWING NAME:	7219AS03
JOB NO. 2007-219	
CHECKED: RMH	
DRAWN: JAW	
DATE: 1-24-08	
SCALE: 1"=30'	
SHEET: 3 OF 3	

- LEGEND**
- SET 1/2" IRBM WITH RLS 30033
 - FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP IN HANDHOLE
 - WATER VALVE
 - WATER METER
 - CABLE TV RISER
 - FIBER OPTIC VALVE
 - FIBER OPTIC RISER
 - CATCH BASIN
 - AIR RELIEF VALVE
 - FLOOD LIGHT
 - ELECTRICAL JUNCTION BOX
 - LIGHT POLE WITH MAST
 - SANITARY SEWER MANHOLE
 - BOLLARD
 - GAS METER
 - GAS METER
 - UTILITY POLE
 - TREE
 - PINE TREE
 - SIBIRIA
 - PALM TREE
 - POST
 - HANDICAPPED SYMBOL
 - IRIS
 - IRIS
 - FIRE DEPARTMENT CONNECTION
 - TOP OF CURB AND GUTTER ELEVATION
 - TOP OF CURB ELEVATION
 - NATURAL GROUND ELEVATION
 - PAVEMENT ELEVATION
 - CONCRETE ELEVATION
 - BOUNDARY LINE
 - CENTER LINE
 - BUILDING OVERHANG
 - CABLE TV LINE
 - BLUE SPACE WATER LINE
 - SEWER LINE
 - WATER LINE
 - EASEMENT LINE
 - OVERHEAD ELECTRIC
 - STEEL RAIL FENCE
 - RIGHT OF WAY
 - (M.C.R.) MARICOPA COUNTY RECORDS
 - (B.C.P.C.) BOOK AND PAGE MARICOPA COUNTY RECORDS
 - D.F. FINISH FLOOR ELEVATION
 - D.C. DOCKET
 - S.C. SECTION
 - P.C. PAGE



EXISTING MODULAR BUILDING 1,391 SF

EXISTING BUILDING STORAGE 77-120205

EXISTING BUILDING 77-120415

EXISTING BUILDING 77-120416

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EXISTING BUILDING 77-120500



Date: Oct 20, 2014

To: City of Chandler – Planning & Development Department

From: SonRise Faith Community Center

Tempe Korean Presbyterian Church (Owner)

Hyung Joon Kim

Direct: 480-302-1401, Email: pureck@gmail.com

Re: Request for “3-year extension of a Use Permit approval for the existing modular classroom building”

1. Request for Extension

We would like to request for an use permit for our modular building in order to continue to support educational activities in the SonRise Faith Community Center. Our center and all members feel the need for a better facility but we can't renovate the modular building into permanent building at this time due to various reasons. We, however, will plan to find other avenues to build a permanent building in the near future. So it is important for the center to continue supporting center members' activities in the existing modular building.

2. Intended Use of the Portable Modular Building at SonRise Faith Community Center located 800 W. Galveston St., Chandler, AZ

- a. The building is divided into three classrooms. The classrooms will be used for instructional purposes primarily with youth and infant age children. After the building meets all of the City of Chandler's safety and fire codes, here are the intended uses of the building.
 - Sunday: 9:30am ~ 1:00pm
 - Infant child care during church services.
 - Teenage Bible Study Groups
 - Monday thru Friday: 6:00am ~ 5:00pm
 - Preschool ~ 3rd grade educational training
 - Saturday 10:00am ~ 12:00pm
 - Teacher and youth training workshops

