



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



**MEMORANDUM                      Transportation & Development - PZ Memo No. 12-119a**

**DATE:**            DECEMBER 11, 2012

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR  
                          JEFF KURTZ, PLANNING ADMINISTRATOR  
                          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. Staff, upon finding consistency with the General Plan, recommends 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 sight 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 though the Fire Department.

### **DISCUSSION**

Staff recommends 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.

### **RECOMMENDED ACTION**

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**

Motion to recommend approval of 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 Staff.

**Attachments**

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



## Vicinity Map

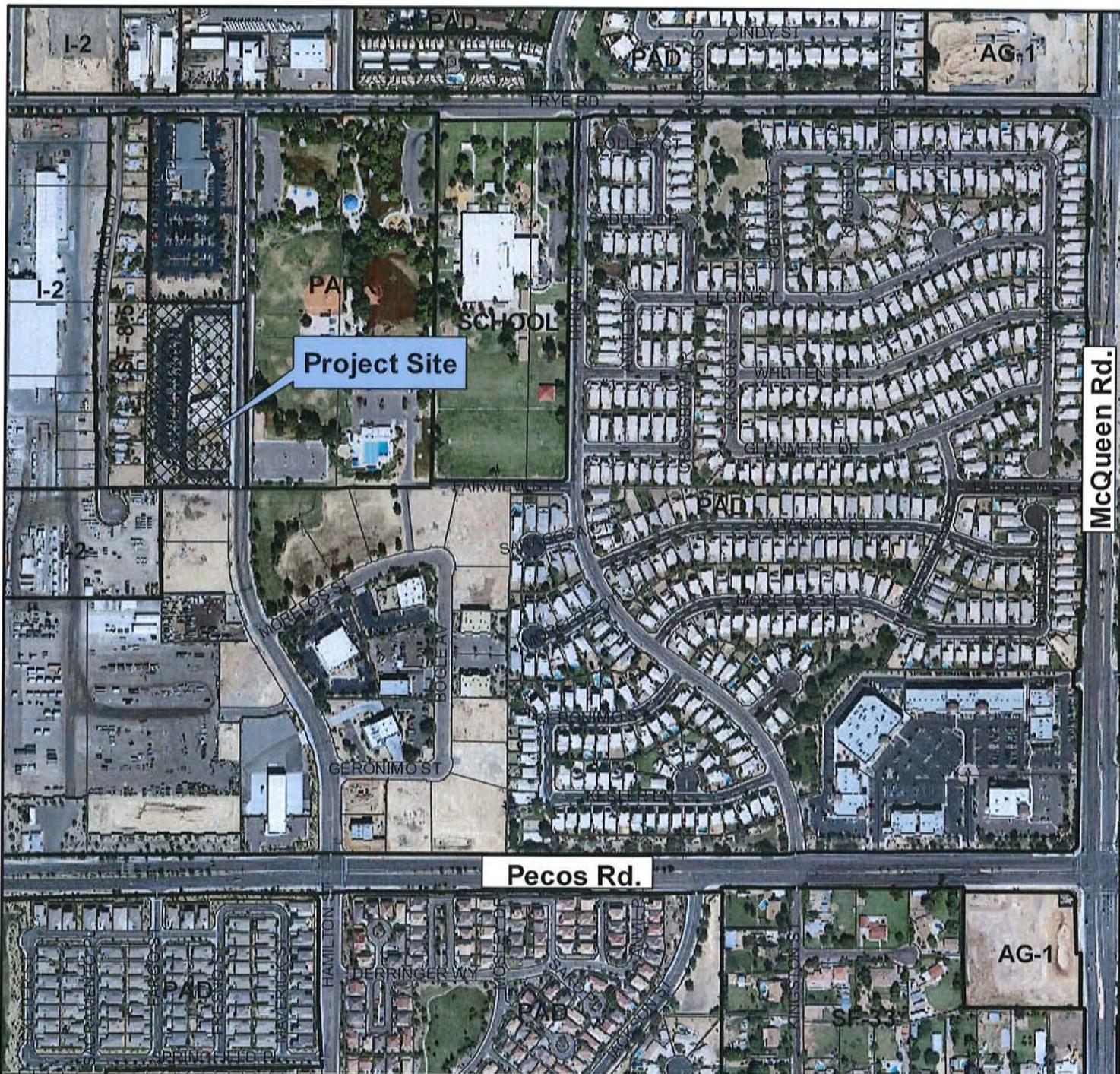


ZUP11-0016

**Centro De Alabanza Juda**

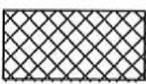


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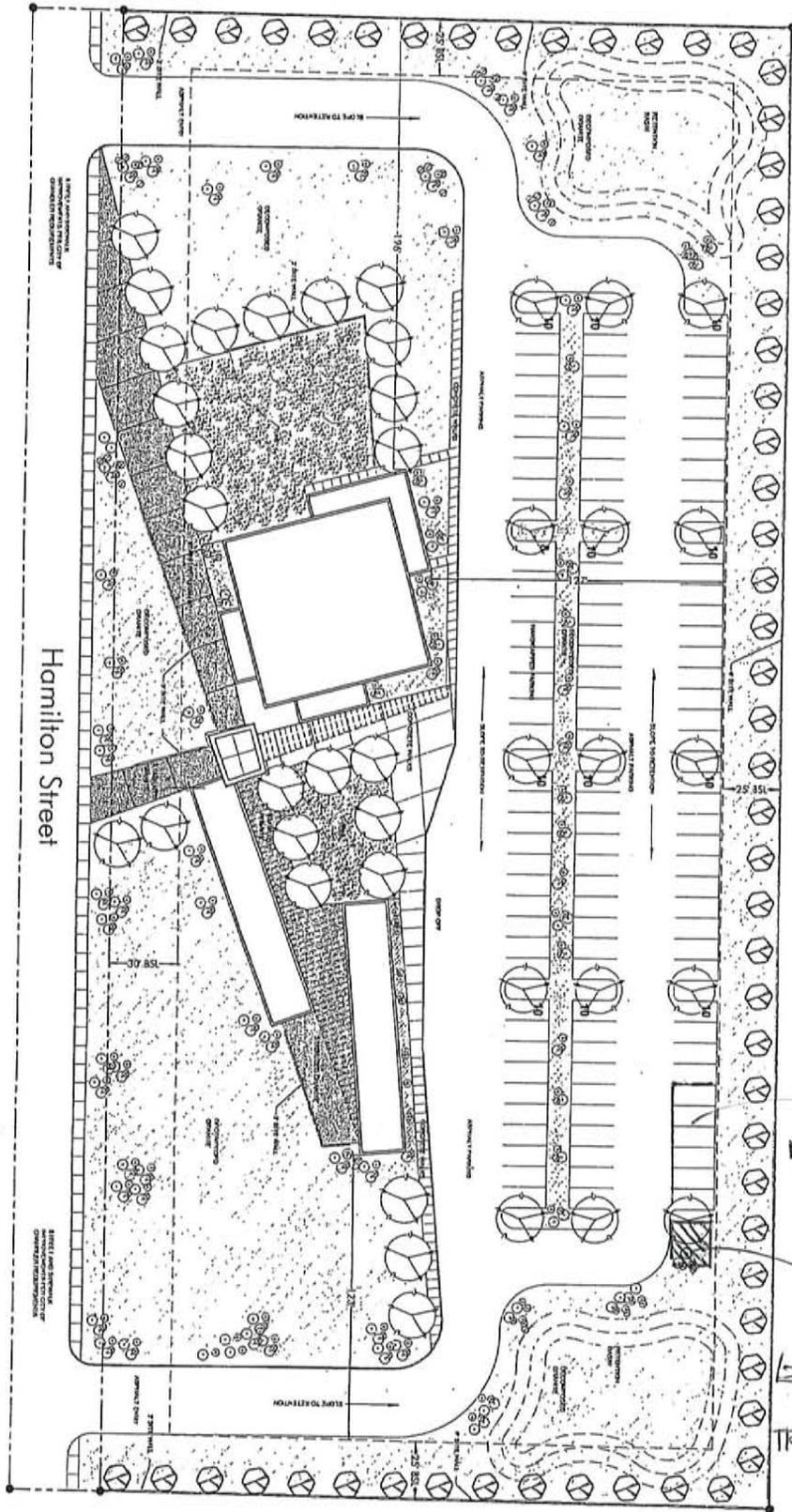


**Vicinity Map**



 ZUP11-0016

**Centro De Alabanza Juda**



SITE PLAN  
 SCALE: 1" = 20'-0"



MOBILE-MINI STORAGE ARE

EXISTING STORAGE & TRASH RECEPTACLE

PARKING: 1 SPACE / 4 SEATS RECOMMENDED  
 400 SPACES • 1111 SQUARED  
 1818 SQUARED

GROSS BUILDING AREA: 114,474 SQUARE FEET  
 F.A.R.: 11.448 SQUARE FEET  
 LOT COVERAGE: 18.2%

CENTRO DE ALBANZA JUDA  
 CHANDLER, ARIZONA

ARCHITECTUR  
 CARSO  
 F T N L N O

CARSO  
 F T N L N O

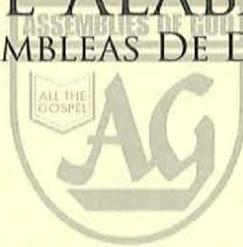
preliminary  
 not for  
 construction

SITPLAN	
1" = 20'-0"	04:15
<b>A:2</b>	07/22/08



# 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