



Chandler · Arizona
When Values Make The Difference



MEMORANDUM

Transportation & Development - PZ Memo No. 12-097

DATE: OCTOBER 10, 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: ZUP12-0003 SDA FILIPINO CHURCH

Request: Use Permit approval to locate a church within a single-family (SF-8.5) zoned district

Location: 801 W. Frye Road;
East of the southeast corner of Alma School and Frye roads

Applicant: Rick Gutierrez; Desert Land Engineering

RECOMMENDATION

The request is for Use Permit approval to locate a church within a single-family (SF-8.5) zoned district. Staff, upon finding consistency with the General Plan and SF-8.5 zoning, recommends approval with conditions.

BACKGROUND

The subject site is located east of the southeast corner of Alma School and Frye roads, and is an approximate one-acre site; the site is a stand-alone property with single-family residential homes surrounding the site to the east, south, and west. Frye Road is adjacent to the site's north side.

The subject site was annexed in 1983 and was given a zoning designation of SF-7 shortly thereafter. In the late 80's and early 90's the subdivision to the east of the site was developed. In April of 1995 the SF-7 zoning designation was replaced with the SF-8.5 zoning designation automatically changing the subject site to its current zoning designation of SF-8.5. The subdivision to the south and west was developed in 2004/05.

The request is to allow the conversion of an existing single-family home into a church. Currently, the site is improved only with the house. Phase I improvements will include all off-site improvements (right-of-way dedication), drive aisles, the parking lot, perimeter landscaping as part of the dissimilar land use buffer, and tenant improvements to the existing structure. As part of the improvements for the structure, a Pastor's apartment is indicated on the floor plan. Per the Zoning Code, residential accommodations are considerable for clergy. Church leadership is anticipating that the apartment will be used for visiting speakers, and not on a continual basis.

As part of the Phase I improvements, a vacant pad located north of the existing structure will remain undeveloped for a future Phase II. The pad will have a layer of decomposed granite to prevent any dust issues. Phase I will meet parking requirements. As anticipated based on congregant projections, the church will need 25 parking stalls with Phase II build out; 35 stalls will be provided as part of Phase I. In the event additional parking is needed, the church has a verbal agreement with San Marcos Elementary School to the east.

Phase II development is anticipated to occur within the next three to five years and will include a new narthex, nave, and sanctuary; upon completion of Phase II the nave (proposed as part of Phase I) will be converted to a multi-purpose room. Phase II will be just under 2,900 square feet.

While complete consistency of architectural design between Phase I and II is difficult, the design team has tried to make the transition between the phases relatively seamless. Conversion of the existing home into the church will require upgrades to current building codes; treatments to the exterior are relatively minor. As Phase II is developed, its expansion area will be connected to the existing structure. Roof lines will be incorporated to create the appearance of continuity. Strong roof slopes will be utilized, consistent with smaller scale historic church design. Upon completion of Phase II, the existing home will be relatively screened from street view. Second story windows are provided on both the east and west elevations, however are only for providing day light into the nave, and are not for second story occupiable areas. As presented, the maximum building height is 30-feet, with the denominational feature extending an additional nine feet above the roof ridge line. Maximum building height allowed is 35-feet.

A single monument sign is requested along the Frye Road frontage. The sign is roughly six and one-half feet tall by eight feet wide. A relatively small electronic reader is requested and will be utilized primarily to inform of service times and upcoming events. The front elevation and rendering differ slightly in design; the exhibit simply establishes the anticipated level of quality and final design will be consistent with the exhibit that is presented.

DISCUSSION

The SF-8.5 zoning district allows for the consideration of a church with a Use Permit. Staff considers this as an appropriate use at this location for a number of reasons: the site fronts along a minor arterial, the site is large enough to accommodate a small church use while meeting development requirements, the design of the church has maintained a relatively pedestrian scale, and the proposed use is considerable with a Use Permit. While some concerns have been expressed as discussed in the Neighborhood Notification section below, Staff believes these

concerns have been resolved, and that overall small-scale churches, such as the proposed, are compatible with the surrounding neighborhoods due to their small-scale nature.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, August 9, 2012. Three neighbors were in attendance. Overall, general support was provided with some questions regarding operational aspects (services times, parking, number of congregants, etc.). Following the neighborhood meeting Staff has heard from three nearby residents. Two were opposed to the Use Permit request expressing concerns with traffic, service scheduling, and number of congregants. Of the two, one was concerned with potential growth of the church and how it will be accommodated. Staff has received one phone call from a resident to the southeast that offered general support of the request. Following the neighborhood meeting, church leadership reviewed options for the off-chance that additional parking may be needed and reached out to the San Marcos Elementary School east of the site. The school has agreed to a parking agreement when needed.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP12-0003 SDA FILIPINO CHURCH, Use Permit to locate a church within a single-family (SF-8.5) zoned district, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, Elevations and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. 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.
3. The site shall be maintained in a clean and orderly manner.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. 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.
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.

PROPOSED MOTION

Motion to recommend approval of ZUP12-0003 SDA FILIPINO CHURCH, Use Permit approval to locate a church within a single-family zoned district, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Landscape Plan
3. Floor Plan
4. Building Elevations
5. Applicant Narrative

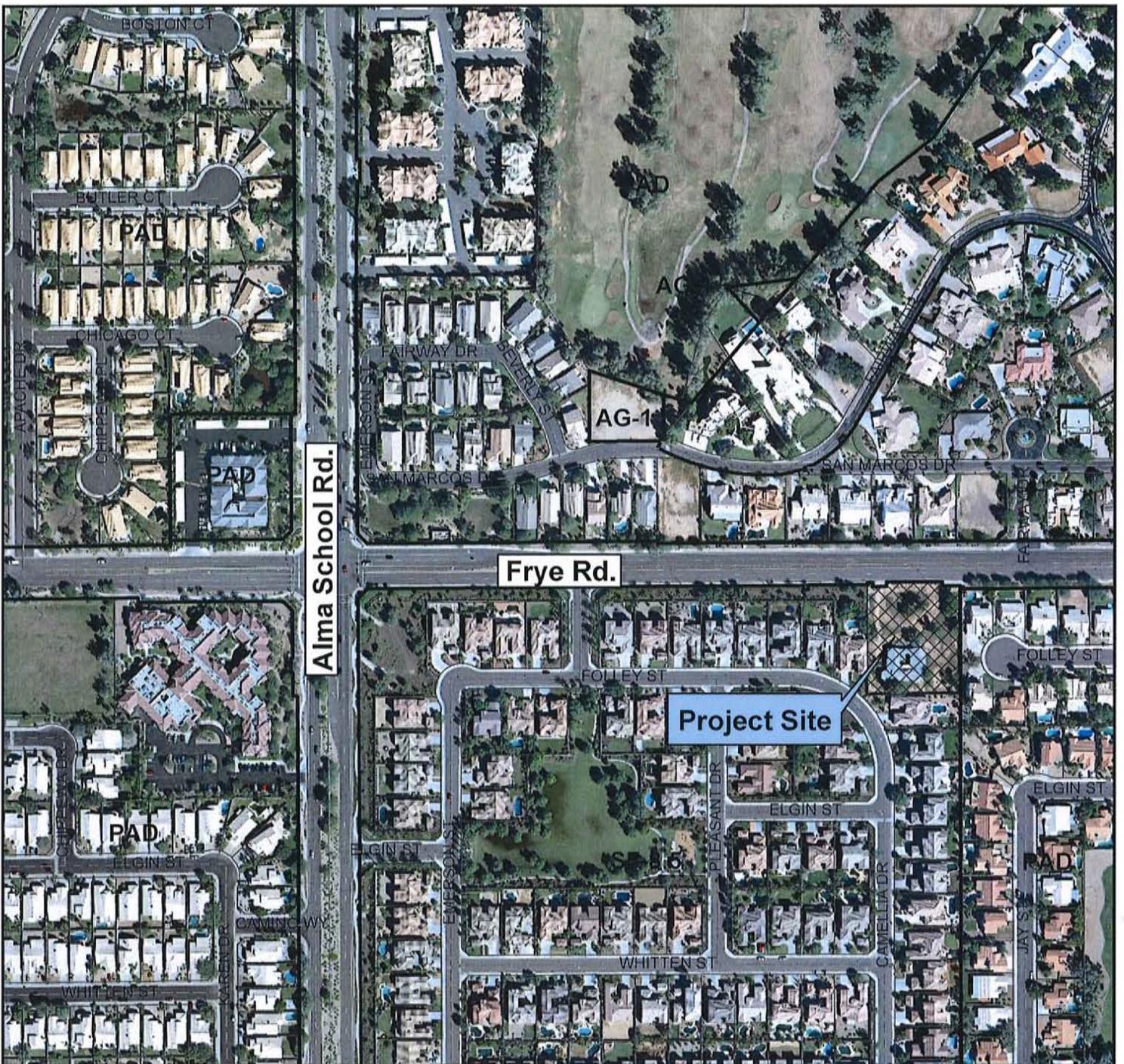


Vicinity Map



ZUP12-0003

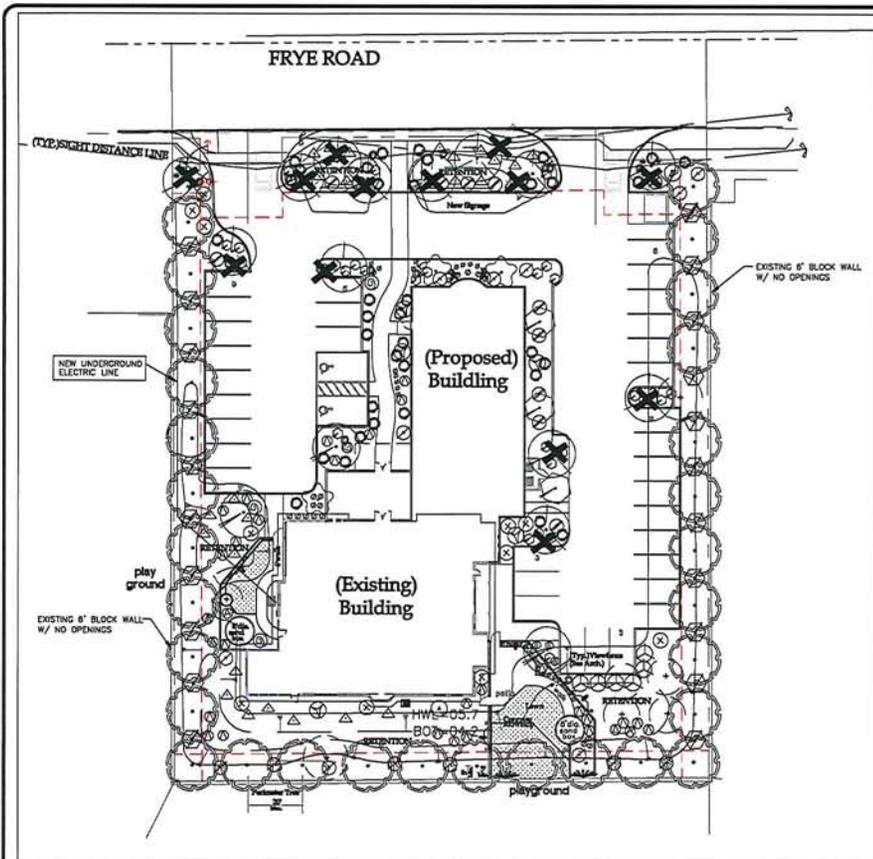
SDA Filipino Church



Vicinity Map




ZUP12-0003
SDA Filipino Church



Landscape Site Data

Total Site Area (Net)	43,645 s.f. or 1.00 Ac.
Total Building area	3,640 s.f. or 0.083 Ac.
Total Parking	13,980 s.f. or 0.318 Ac.
Total Hardscape/walkways	1,475 s.f. or 0.033 Ac.
Total Landscape Area (net-site)	18,550 s.f. or 0.423 Ac.
Total Landscape Area (G.O.W.)	95 s.f. or .002 Ac.

Landscape to parking area 825 s.f. (4.4%) 10% min. in parking lot (w/4' interior finished area shall be landscaped)

Total turf area 1,300 s.f. or .03 Ac.

Shrubs/Grasscovers 8,642.5 s.f. = 50.0% of total landscape area (20% turf)

Inorganic/granite *17,285 s.f. = 100% of total landscape area (finished turf)

Existing Tree Legend
See Site L-0 (Inventory Plan) by McCough Group (dated 1.8.12)
(Marking Tree To Remain Unless Noted Otherwise, U.N.O.)

PLANT SCHEDULE

Sym.	Botanical/Common Name	Size	Qty.	Remarks
⊙	Acacia salicina / w/flow acacia	24"hc.	30	12"dia. x 10' / DM, Shale
⊙	Pachira litchoid / hybrid palo verde	24"hc.	13	DM, Shale
⊙	Chilopsis linearis / desert willow	24"hc.	3	Mid-5-trunk
⊙	Ceanothus leucodermis / yellow holly	15 Cal.	3	DM, Shale
⊙	Nerium olea / Agave / white oleander	15 Cal.	3	DM, Shale
⊙	Dodonaea viscosa / bayonet bush	5 gal.	21	
⊙	Taxus sp. Orange / white		6	
⊙	Heperocarpus filipes / giant heperocarpus		5	
⊙	Heperocarpus parviflorus / pink yucca		21	
⊙	Thoucaia rostrata / zyzygium date palm		2	
⊙	Carex / vicia creosoma / bush morning glory		3	
⊙	Lantana camara / bush lantana		12	
⊙	Lantana cam. / white / bush lantana		10	
⊙	Rhus glabra / poison ivy		1	
⊙	Albizia leonardus / blue hibiscus		1	
⊙	Calliandra macrocarpa / pink lady slipper		1	
⊙	Sida sp. / bush		1	
⊙	Sida sp. / bush		13	
⊙	Muhlenbergia cap. / Stage 1 Marlin / deer grass		12	
⊙	Agave parviflorus / two-flower agave		6	
⊙	Lantana New Gold / trailing yellow lantana		36	
⊙	Ruellia britt. / dwarf pink ruellia		17	
⊙	Ruellia britt. / dwarf pink ruellia		17	
⊙	Ruellia britt. / dwarf pink ruellia		17	
⊙	Hydrangea arborescens / white wounding hydrangea		1 gal.	
⊙	Hydrangea arborescens / white wounding hydrangea		23	
⊙	Cornus florida / white green	5 gal.	27	
⊙	Rosa laurina / lady back's rose		2	trials
⊙	Hardy geranium / blue-violet		2	trials

(Typical U.N.O.) 4-g. (Decomposed Granite) (1/2" screen) (2" min. depth) / Color / Staked Half or approved, equal

(Optional) 30-45" Diam. Surface Select Granite Boulder (vary 1/3 Diam.)

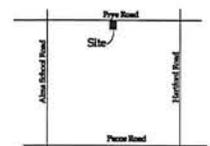
⊙ Midflow / hybrid bermuda turf Sodded

- GENERAL NOTES:** City of Chandler Notes:
- All Site Improvements, including landscape and site cleanup must be completed prior to issue of Certificate of Occupancy (C.O.) for any building within a phase.
 - There shall be no obstruction of site signage by landscape plant material and that such must be relocated/corrected before the field inspection will accept/pass the sign in the field or issue a Certificate of Occupancy for the project. Signage will require separate permit.

I hereby certify that no tree or boulder is destroyed closer than 50 feet to the face of street curb

Thomas A. Killip 7.23.12
RESIDENTIAL LANDSCAPE ARCHITECT DATE

- LANDSCAPE NOTES:**
- Trees must be placed a minimum of 5' from sidewalks, public accessways or rear of fire hydrant. Shrubs must be, at maturity, 5' from rear of fire hydrant. No material, other than groundcover, may be placed between the street or roadway and 15' either side of the fire hydrant.
 - All Trees shall comply with the latest amended edition of the Arizona Nursery Assoc. (Recommended Average Tree Specifications), See Section 1903(6) (e) Zoning Code.
 - All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan.
 - TREES ABUTTING EXISTING OR PLANNED RESIDENTIAL DEVELOPMENT: (Evergreen Trees 12' minimum height, planted @ 20' o.c. and Shrubs 5' o.c. (See Section 1903(6)(c) Zoning Code.



NOTE: FIRE DEPT. Double-Check Assembly, shall be painted to match adjacent wall color.

NOTE: ALL LANDSCAPING shall be maintained by the landowner or lessor. (See Section 1903(6)(g), Zoning Code)

NOTE: PARKING LOT TREES, must have a minimum clear canopy distance of 5'. (See Section 1903(6)(c)(4), Zoning Code)

GUARANTEE:

- All plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval by the City. Any plant materials, which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year.
- Trees, shrubs, vines, groundcover and turf that have to be replaced under the terms of the guarantee, shall be guaranteed for an additional 60 days from date of replacement.

- General Planting Notes**
- Verify site conditions/boundaries. Prior to trenching or digging, call Blue Stake Center (602) 263-1100 for pre-marking utilities. Any discrepancies; contact the Owner's authorized representative.
 - Unless noted otherwise; all planting areas on plans to be mulched with decomposed granite (d.g.) 1/2" dia. minus to minimum 2" depth. Granite to extend under trees, shrubs, groundcovers. Color - "Madison Gold" or approved equal.
 - Kill any unwanted vegetation with "Round-up" or equal as per Mfg. specs. Apply "Surflan" or equal as pre-emergent as per Mfg. specs. prior to and after spreading of granite.
 - General grading to within .10 of a foot by General Contractor, with fine grading by Landscape Contractor. Finish grade to be min. 1.5" below top of walks, curbs, drive, etc.
 - Add Agroform tablets (20-15-5) to all new plant materials in quantities as noted: (1) 1 gal. (2) 5 gal. (4) 15 gal. (6) Box Trees as per Mfg. specifications.
 - Water wells: min. 4" depth x (12" dia.) groundcovers, (2" dia.) shrubs, (4" dia.) 15 gal. trees / (6" dia.) 24" Box container or larger
 - Plant counts are for contractor convenience only. Contractor is responsible for verifying plant counts with plans.
 - For Grading/Drainage information: See Civil Engineering Plans.
 - Tree locations shall be marked and approved by Landscape Arch. prior to planting.
 - Install "tree guard" protective cover for trees in turf areas to avoid trunk damage.

Landscape Plan
SCALE: 1" = 20'-0"

KILLIP LAND PLANNING, LLC
LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING
1304 N. WILLOW BLVD. SUITE 100
PHOENIX, AZ 85012
TEL: 602-952-2844
FAX: 602-952-2844
www.killiplandplanning.com

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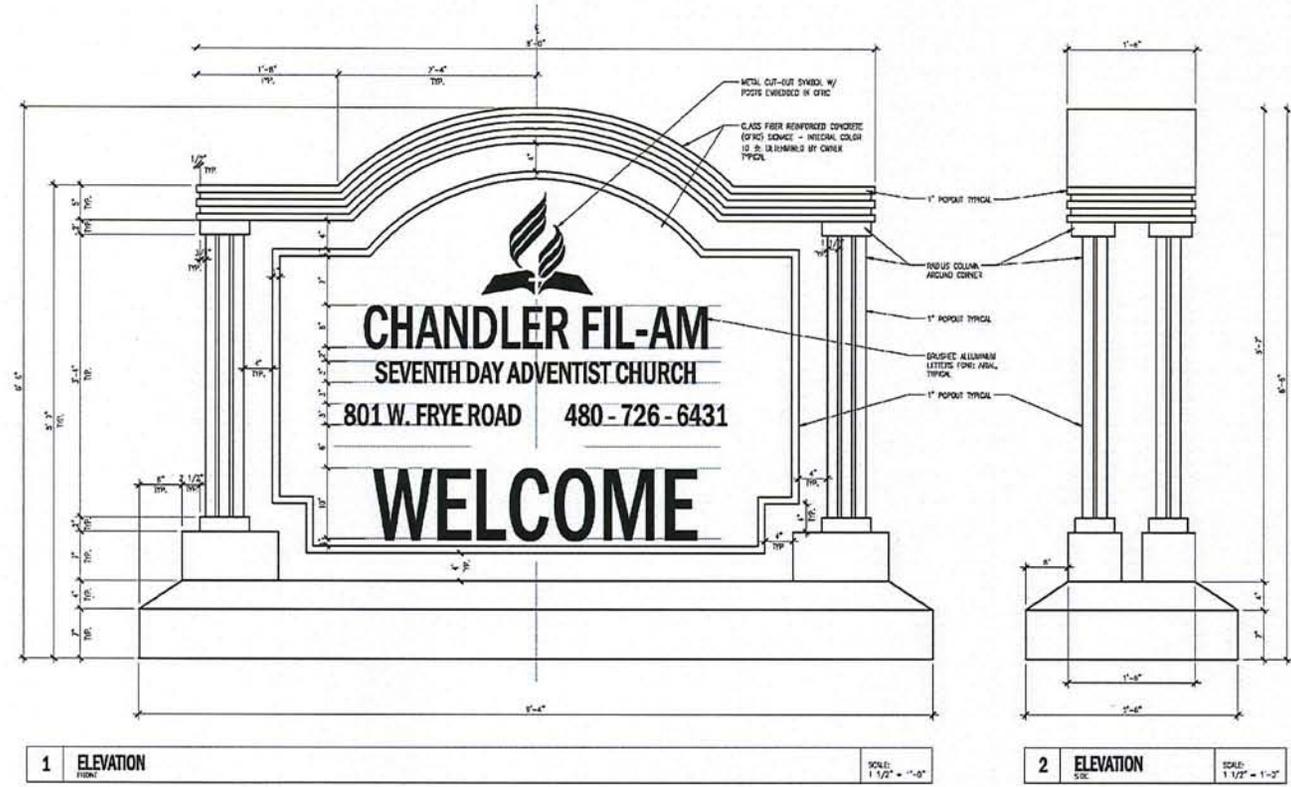
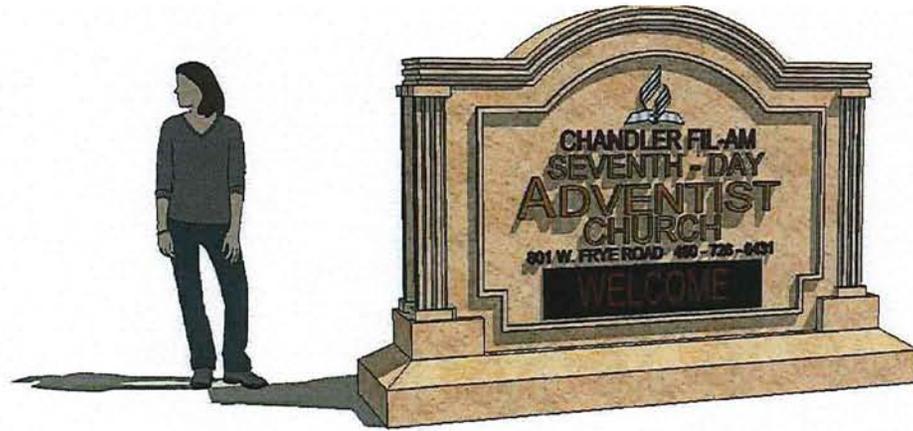
Thomas A. Killip
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF ARIZONA
72420
THOMAS A. KILLIP
7.23.12
AZ 00000001
ECP: 9.20.12

Seventh Day Adventist
CHANDLER FULWELL CHURCH
801 W. Frye Road
Chandler, Arizona

CALL FOR BIDDING DATE
263-1100
1-800-STAKE-IT
(DUSTY WAZZEL COUNTY)

DESIGNED BY TX	DATE
7.23.12	
CHECKED BY TX	DATE
7.23.12	
DATE	7.23.12
SCALE	AS SHOWN

L-1
sheet 1 of 4



D.L.E. JOB NO. 111729

Sheet Size: 36" x 48" (914 x 1219 mm)

NO.	DATE	DESCRIPTION
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DESERT LAND ENGINEERING, INC.
 1001 L. LINDSAY BLVD., SUITE 100, CHANDLER, AZ 85225
 TEL: (480) 948-1100 / FAX: (480) 948-1101
 WWW: WWW.DLE.COM

SIGNAGE DETAIL
 CHANDLER FIL-AM CHURCH
 801 W. FRYE ROAD, CHANDLER, AZ 85225

SHEET
1
 OF 1 (REVISED)

OCTOBER 8, 2012



DESERT LAND ENGINEERING, INC.

8201 E. Lewis Ave.
Scottsdale, Arizona 85257

Tel: (480) 429-1750
Fax: (888) 317-1050

Chandler Fil-Am Church

Project Narrative

The scope of work is to convert the existing single-family dwelling into a church for religious worship. There will be two phases, for the construction of the 2 main buildings (Phase 1, for the existing building renovation, and Phase 2, for the new Annex building). The development of the site is planned to complete within two years of the two phases. All site improvement including drive aisles, parking areas, landscaping, offsites, etc. will be part of Phase 1.

Phase 1 will convert the existing courtyard to a sanctuary that seats 100 occupants. The remaining portion of the existing building will support the church use with classrooms, a fellowship hall and an apartment for short-term guests. A restroom for men will be added and the restroom at the northeast side of the existing building will be designated for ladies, and will be modified to comply with ADA standards for commercial use.

Phase 2 will annex a new sanctuary building on the northeast side of the existing building and will replace the courtyard sanctuary in Phase 1. The courtyard sanctuary will convert into a multipurpose room for youth programs and activities.

The architecture of phase 1 will be a soft contemporary, with an "A" frame type roof over the existing courtyard. Sections of the existing building will be stucco and will complement the new narthex and courtyard sanctuary. Phase 2 will match Phase 1 of a soft contemporary design with a sloped roof running in opposing direction.

The planned hours of operation for the church are as follows:

Wednesday: 7PM – 9PM (Midweek Prayer Meeting)
Thursday: 9AM – 5PM (Home School Bible Studies, as needed)
Friday: 7PM – 9PM (Friday Vespers)
Saturday: 9AM – 5PM (Sabbath Services, Adventist Youth program)
Sunday: 9AM – 4PM (Community Services, as needed)

There will be a maximum of five employees that will work at the church during office hours which are Monday to Thursday from 9AM – 4PM.

The site is 53,116 SF (Gross) and has been designed to provide 35 parking spaces. The required parking for 100 occupants is 25 spaces. The landscaping and grading and drainage is designed to comply with the City of Chandler requirements.