



Chandler • Arizona
Where Values Make The Difference

H.



MEMORANDUM

Planning Division – PZ Memo No. 15-003

DATE: JANUARY 7, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KA*

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 Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The request is for Use Permit approval of a time extension for continued use of a modular building. Sunrise 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 three years.

January 7, 2015

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 three 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.

RECOMMENDED ACTION

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

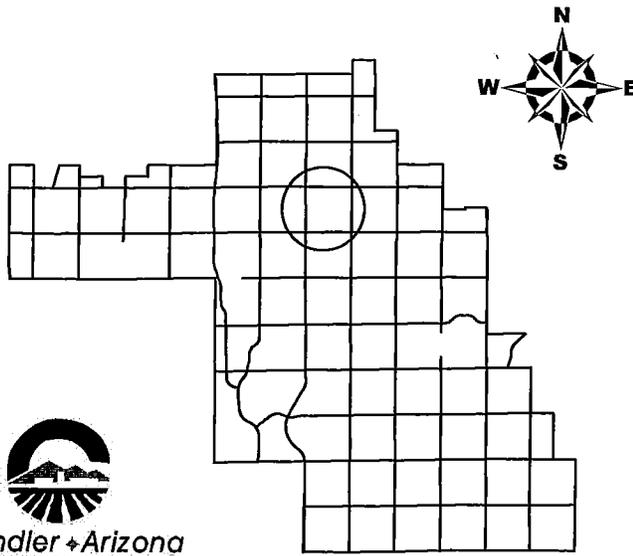
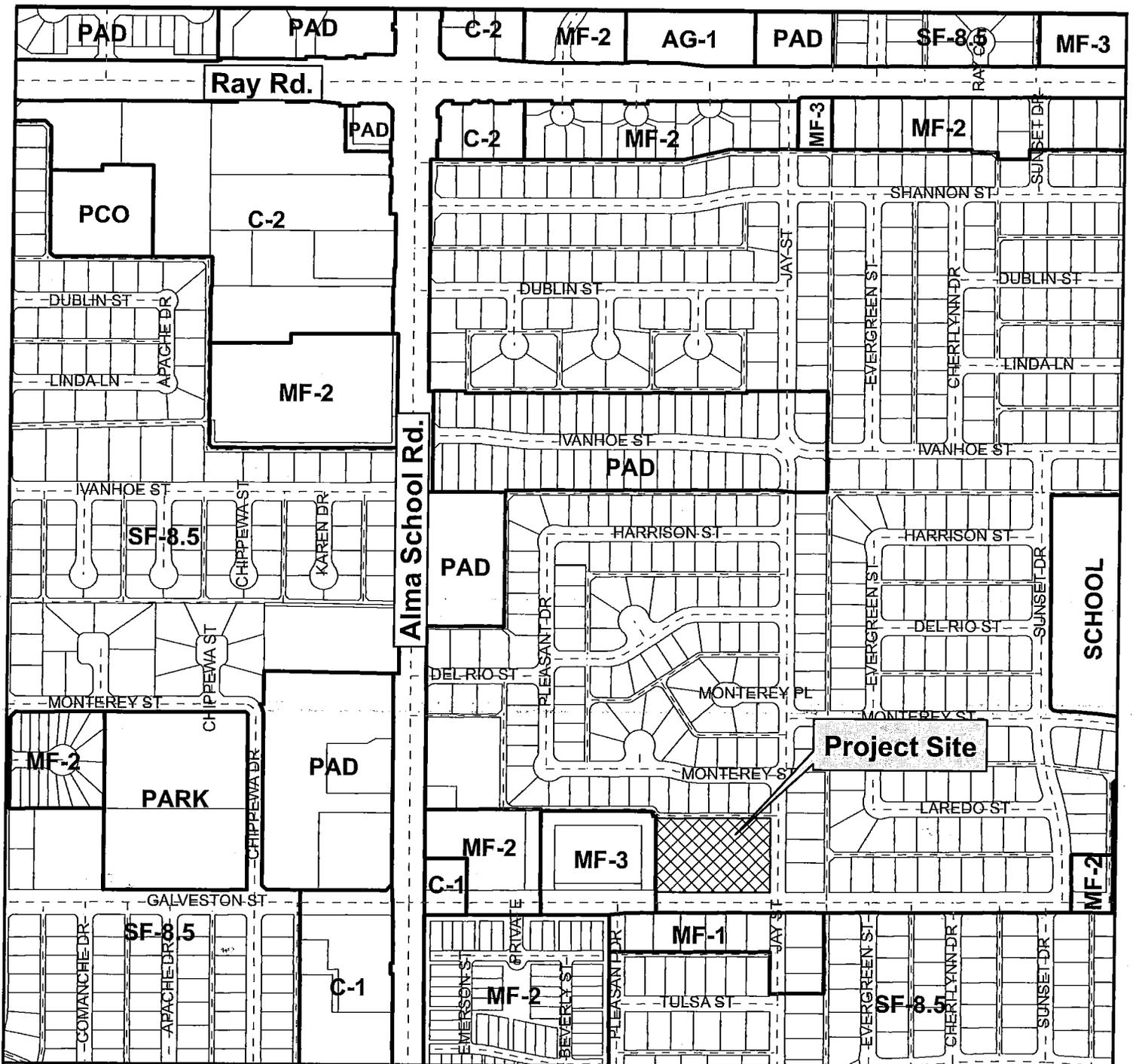
1. The Use Permit shall be extended for a period of three (3) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan 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

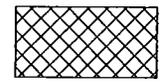
Motion to recommend approval of Use Permit, ZUP13-0024 SONRISE FAITH COMMUNITY CHURCH, subject to the conditions recommended by Planning Staff.

Attachments

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

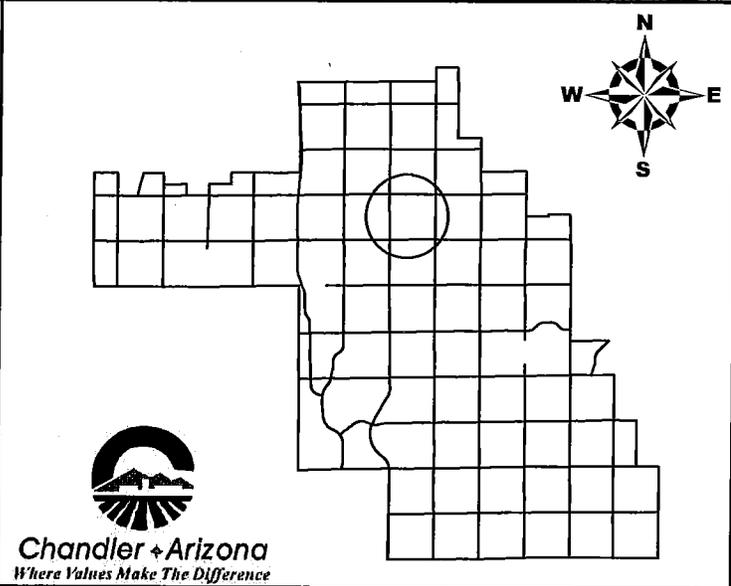
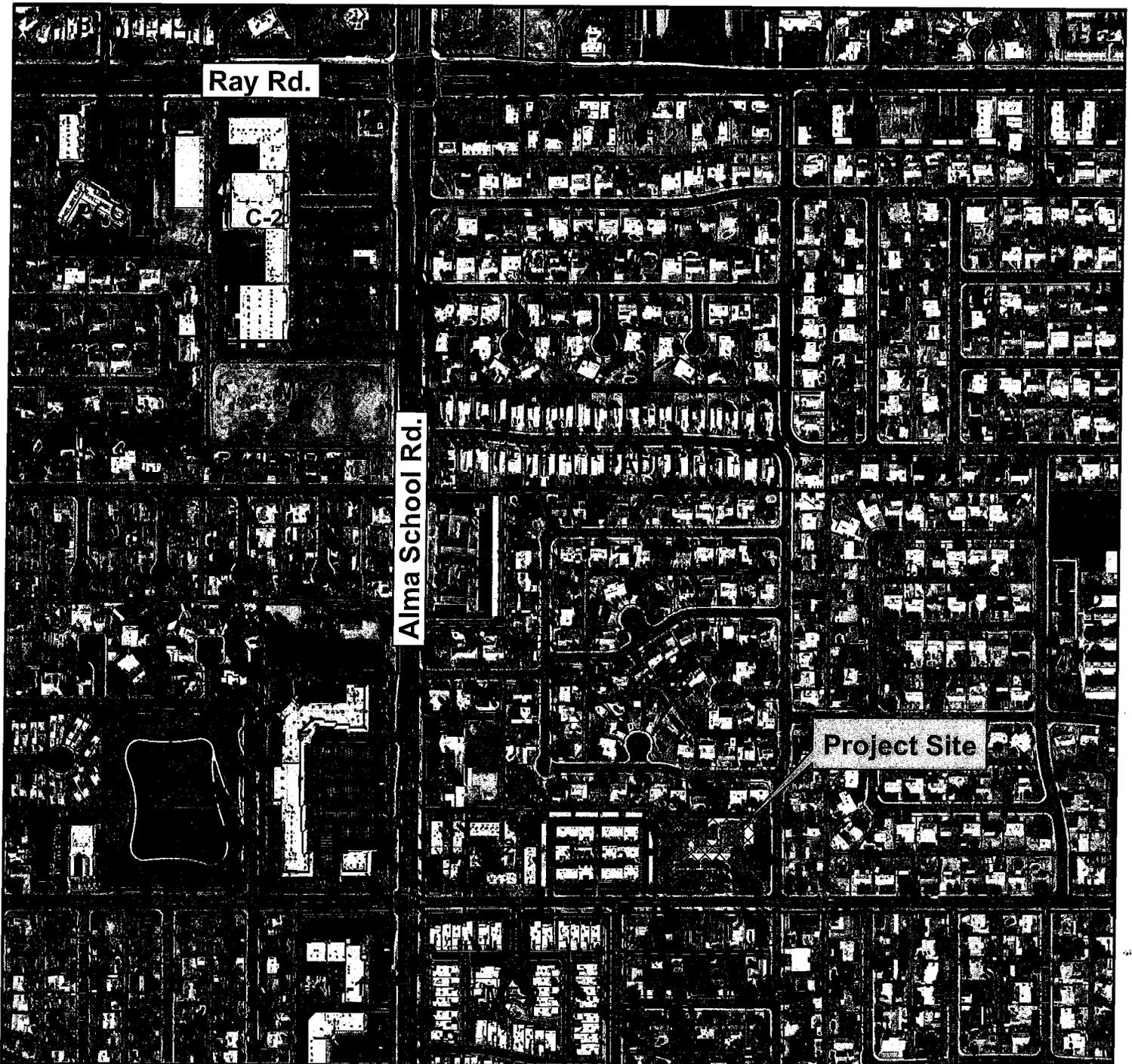


Vicinity Map



ZUP13-0024

Sonrise Faith Community Church



Vicinity Map



ZUP13-0024

Sonrise Faith Community Church

EXISTING
MODULAR
BUILDING



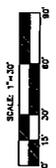
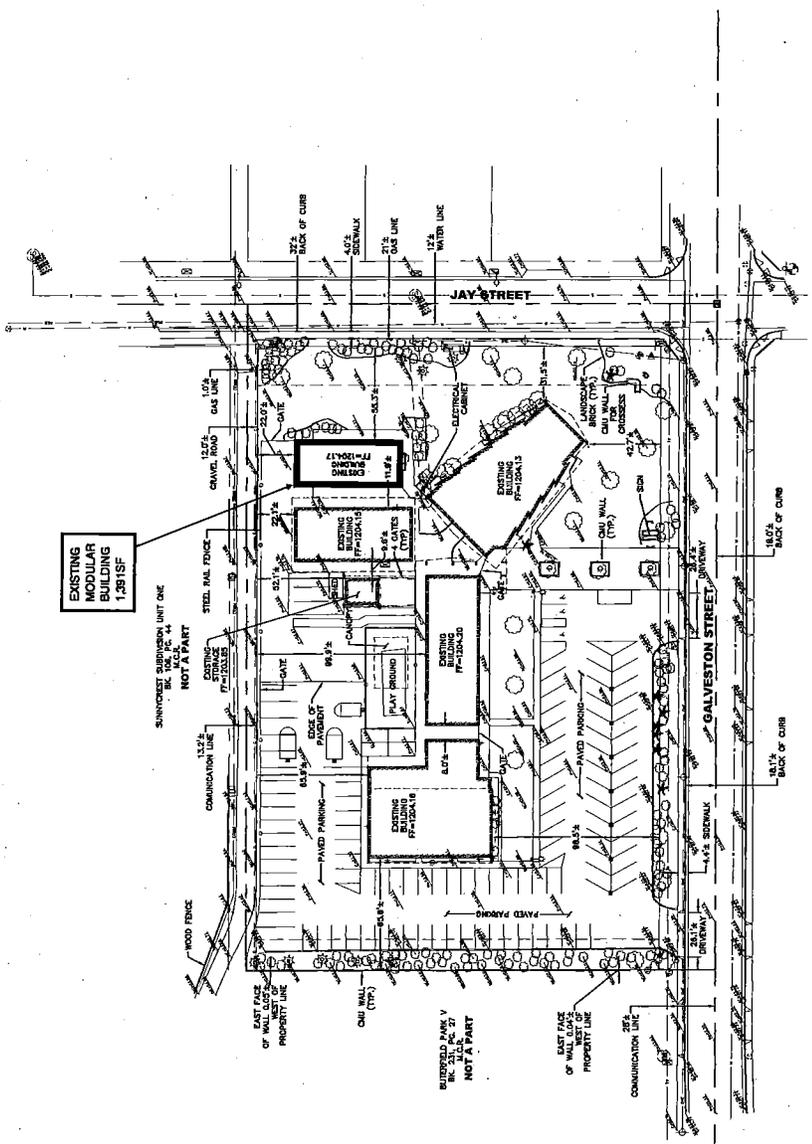
SIG
 SURVEY INNOVATION GROUP, INC.
 16114 NORTH 91ST ST., STE 102
 SCOTTSDALE, ARIZONA 85260
 PHONE: (480) 822-0780
 FAX: (480) 822-0761
 Land Surveying Services

ALTA/CSM LAND TITLE SURVEY
TEMPE KOREAN CHURCH
PRESBYTERIAN CHURCH
CHANDLER, ARIZONA



DRAWING NUMBER:	ALTA/CSM
JOB NO.:	2007-219
DRAWN BY:	JAM
CHECKED BY:	RMH
DATE:	1-24-08
SCALE:	1"=30'
SHEET:	3 OF 3

- LEGEND**
- SET 1/2" REBAR WITH RLS 30X33
 - FOUND BRASS CAP FLUSH
 - ⊙ FOUND BRASS CAP IN HANDHOLE
 - ⊙ WATER VALVE
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ CABLE TV RESE
 - ⊙ IRRIGATION VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ SON
 - ⊙ CATCH BASIN
 - ⊙ AIR RELIEF VALVE
 - ⊙ GROUND LIGHT
 - ⊙ ELECTRICAL JUNCTION BOX
 - ⊙ LIGHT POLE WITH MAST
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ BOLLARD
 - ⊙ AIR CONDITIONING UNIT
 - ⊙ GAS METER
 - ⊙ UTILITY POLE
 - ⊙ TREE
 - ⊙ PINE TREE
 - ⊙ PALM TREE
 - ⊙ POST
 - ⊙ HANDICAPPED SYMBOL
 - ⊙ HOSE BIB
 - ⊙ TELEPHONE RISER
 - ⊙ FIRE DEPARTMENT CONNECTION
 - ⊙ TOP OF CURB AND OUTER ELEVATION
 - ⊙ TOP OF CURB ELEVATION
 - ⊙ NATURAL GROUND ELEVATION
 - ⊙ PROPOSED ELEVATION
 - ⊙ CONCRETE ELEVATION
 - ⊙ BOUNDARY LINE
 - ⊙ CENTER LINE
 - ⊙ BUILDING OVERLAP
 - ⊙ CABLE TV LINE
 - ⊙ BLUE STAKE WATER LINE
 - ⊙ SEWER LINE
 - ⊙ WATER LINE
 - ⊙ GAS LINE
 - ⊙ OVERHEAD ELECTRIC
 - ⊙ STEEL RAIL FENCE
- P/W RIGHT OF WAY
 B/C BLOCK AND PACE MARICOPA COUNTY RECORDS
 F/F FINISH FLOOR ELEVATION
 D/K DODGET
 B/C BLOCK
 P/L PAGE



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

