

#38

APR 26 2007



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-086

DATE: APRIL 9, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER 
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR 
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR 
BOB WEWORSKI, PLANNING MANAGER 

FROM: ERIK SWANSON, CITY PLANNER 

SUBJECT: UP06-0081 CENTRO DE ALABANZA JUDA

Request: Extension of a Use Permit for a Church in a single-family (SF-8.5) zoning district.

Location: 450 S. Hamilton Street

Applicant: Jesus Garza, Jr.
Senior Pastor

RECOMMENDATION

The request is for the extension of a use permit for a church located within an SF-8.5 zoning district. Upon finding consistency with the General Plan and the SF-8.5 zoning district, Planning Commission and Staff recommend approval with a condition.

BACKGROUND

The subject site is located south of the southwest corner of Frye Road and Hamilton Street. Directly north of the subject site is the Door Church. East, across Hamilton Street is Folley Park and Frye Elementary School. South, is the Planned Area Development (PAD) zoned Bogle Business Park. West, adjacent to the site is the Hydalgo single-family residential neighborhood.

The subject site received use permit approval in 2004 to locate a church in a single-family residential zoning district. As part of the approval there was a two-year timing condition. The current request is to allow use permit approval for the church indefinitely. Any change in site layout, or an expansion would require a new use permit.

The subject site is comprised of three buildings; the sanctuary, four in-line classrooms, and an in-line building comprised of the fellowship hall, nursery, and offices. The Church is currently offering two services; one on Sunday mornings and the other Wednesday evenings. In addition the Church offers a variety of Bible classes, and youth classes. There are three part-time employees of the Church. Office hours of the Church are Monday thru Friday from 10 a.m. to 1 p.m.

The buildings utilize stucco walls, recessed windows and a variety of colors. Located near the site's center is a tower, which provides a focal point for entrance to the site. Located on each side of the tower are crosses. The layout of the site revolves around the pedestrian entrances to the site and the main outdoor gathering areas, creating the resemblance of a cross. The three buildings define the central gathering area. Parking is located on the site's west.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was held on Monday March 26, 2007 at the Downtown Community Center. No neighbors were in attendance.

As of the writing of this memo, Staff has received no calls or letters of opposition to the Use Permit request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and SF-8.5 zoning, recommend approval of the Use Permit subject to the following condition:

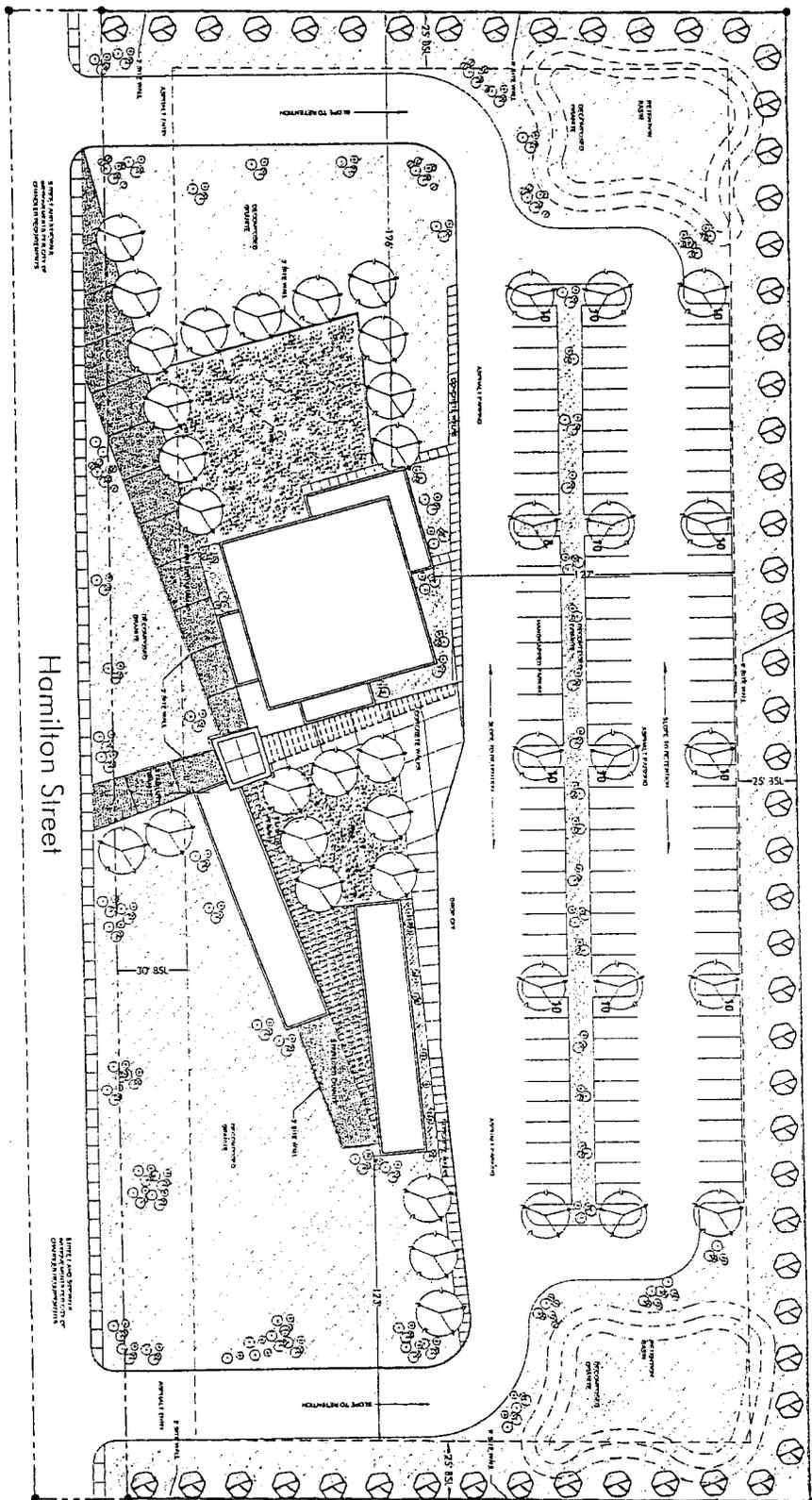
1. Substantial expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application and approval

PROPOSED MOTION

Move to approve UP06-0081 CENTRO DE ALABAZA JUDA, subject to the condition recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Elevations
5. Applicant Narrative



SITE PLAN



PARKING 1 SPACE / 7 SEATS REQUIRED
 426 SEATS - 118 PROVIDED
 GROSS BUILDING AREA 11,741 SQUARE FEET
 F.A.B. 11,146 SQUARE FEET
 LOT COVERAGE 8.1%

SITE PLAN

CENTRO DE ALBANZA JUDA

CHANDLER, ARIZONA

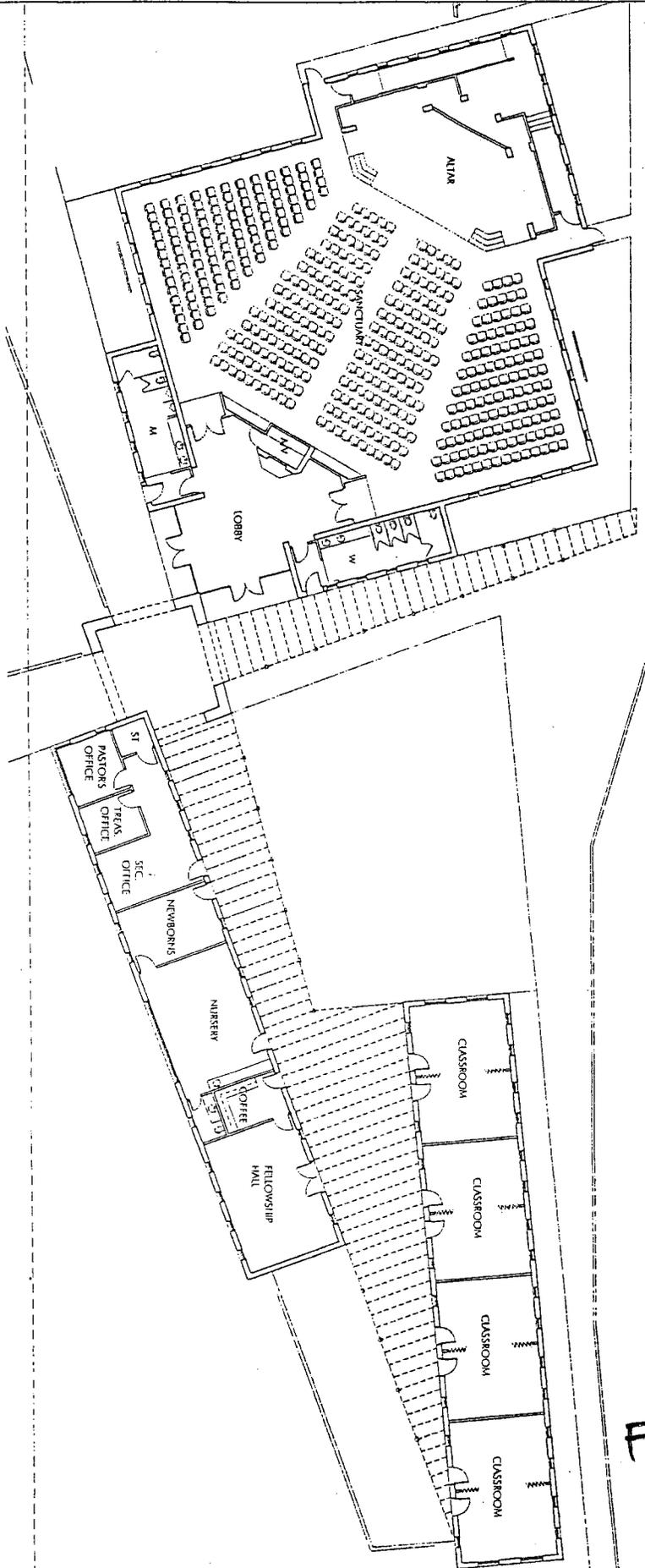
ARCHITECTS
 11111
 480 988 1111
 11111

GARB

preliminar
 not for
 construction

A:2
 1" = 2'
 SHEET VAN

07/21



FLOORPLAN

CENTRO DE ALBANZA JUDA

CHANDLER, ARIZONA

ARCHITECT
 2022 S. Camelback Ave.
 Phoenix, AZ 85018
 Phone: 602.951.1100
 Fax: 602.951.1100

CARBON
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50

preliminary
 not for
 construction

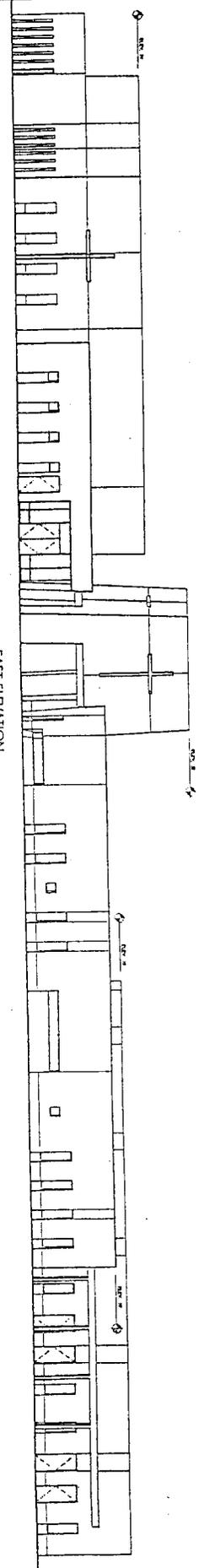
FLOORPLAN	1/8" = 1'-0"
A:3	04
	07/27

FLOOR PLAN

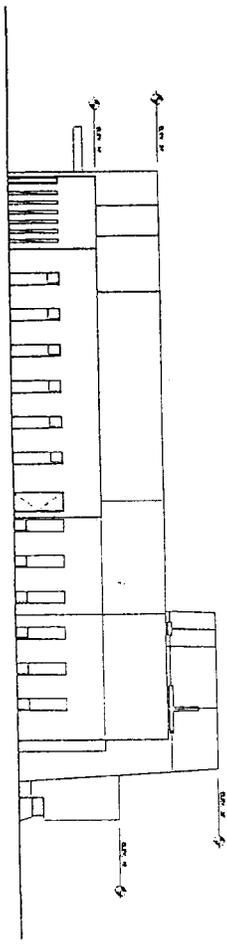


A:3

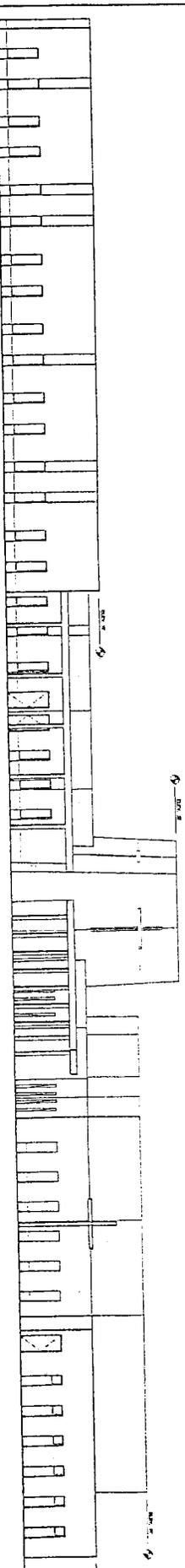
04
 07/27



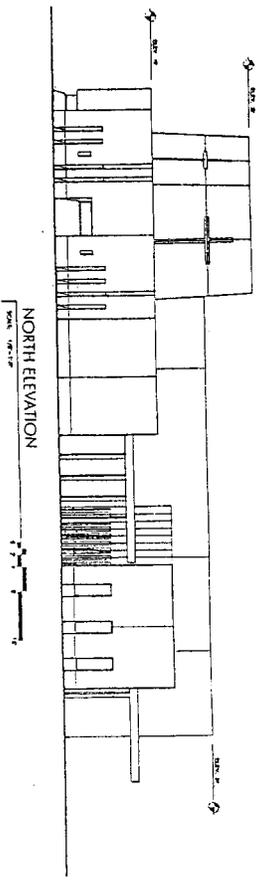
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

CENTRO DE
ALBANZA JUDA

CHANDLER, ARIZONA

ARCHITECT
CARSON
M
T
N
L
Z

preliminary
not for
construction

DATE	07/27
SCALE	1/8" = 1'-0"
PROJECT	CENTRO DE ALBANZA JUDA
LOCATION	CHANDLER, ARIZONA
ARCHITECT	CARSON MONTAGNA LIZZI
DESIGNER	CARSON MONTAGNA LIZZI
DRAWN BY	CARSON MONTAGNA LIZZI
CHECKED BY	CARSON MONTAGNA LIZZI
APPROVED BY	CARSON MONTAGNA LIZZI
DATE	07/27

Centro de Alabanza Juda

Assemblies of God

March 5, 2007

Erik Swanson
City Planner
City of Chandler

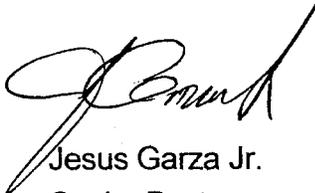
RE: UP06-0081 CENTRO DE ALABANZA JUDA

Dear Mr. Erik:

Centro de Alabanza Juda, is a church that has two weekly general reunions: Sundays at 10:00 a.m. and Wednesdays at 7:00 p.m. The church has a congregation of approximately three hundred people. We have several types of general reunions (services); bible study reunions, children services, youth services, women services and men services. While the general reunion is being held, parents may leave their infant children in our nursery room to be taken care of. We also have clubs for boys and girls in which they learn more about our relationship with God. These clubs are held on Thursdays.

Office hours are Monday through Friday from 10:00 a.m. to 1 p.m. We have three part-time employees: Pastor, Secretary and a Janitor.

Sincerely,



Jesus Garza Jr.
Senior Pastor

450 S. Hamilton St. Chandler, AZ 85224