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JUN 14 2007



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**MEMORANDUM**

**Planning & Development - CC Memo No. 07-128**

**DATE:** MAY 30, 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:** UP07-0014 CATHEDRAL OF PRAISE CHRISTIAN CHURCH

**Request:** Use Permit approval to allow for two single-family residential homes for pastoral use on an existing church property.

**Location:** 2400 W. Warner Road

**Applicant:** Greg Rodman, Senior Pastor

**RECOMMENDATION**

The request is for Use Permit approval to allow for two-single family residential homes for pastoral use on an existing church property. Planning Commission and Staff, upon finding consistency with the General Plan and single-family (SF-33) zoning district recommend approval with conditions.

**BACKGROUND**

The subject site is located approximately ½ mile west of Dobson and Warner Roads. Directly north of the subject site are single-family homes in an SF-33 zoned district. Directly east, across Bullmoose Drive is the Orangetree single-family residential neighborhood. South, across Warner Road is the Clearview Manor Unit I single-family residential neighborhood. West, adjacent to the subject site is county-zoned property, with a church and a school for the blind along Warner Road, with residential homes north of the church and school for the blind.

The subject site was zoned SF-33 as part of the 149-acre, Orangetree single-family residential subdivision in 1978. The western portion of the subdivision, in which the subject site is located,

was rezoned from AG-1 (agricultural) to SF-33. A Use Permit to locate a church on 5-acres of the 12-acre church property was granted in 1980.

The Senior Pastor has requested that a Use Permit be granted to allow for two, single-story, single-family residential homes to be located on the site. The homes will be used by the Senior Pastor and associated staff. Staff has added a condition that the homes will not be allowed to provide residency for church programs such as rehabilitation programs for the homeless or troubled teens, etc.

The homes are approximately 2,943 square feet each, and will provide four bedrooms and three bathrooms each. The homes will be built to meet current building code standards. The exterior materials will be stucco and the roof will be tiled. The two homes will be located approximately 625 feet north of Warner Road and just south of the existing retention basin. Home A will be located approximately 60 feet east of the western property line. Home B will be located approximately 55 feet west of the eastern property line. There will be an approximate 20' separation between the two homes. Both homes will face northward towards the retention basin. An existing driveway located along Bullmoose Drive will provide access to the homes.

The home sites will have access via a drive off of Bullmoose Drive. The drive will have two individual driveways that stem off of the main access drive. In addition, the homes will have a six-foot CMU block that will surround the rear of the properties. See attached site plan.

#### **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 April 16, 2007 at the Downtown Community Center. Six neighbors were in attendance.

Six neighbors attended the neighborhood meeting; all of the neighbors were from the county-zoned neighborhood to the west of the subject property. All of the residents were in support of the request to allow for a single home for the minister. Some of the neighbors were concerned with the request for two homes, and the location of the home closest to the west property line. Neighbors were concerned that the second home may be utilized as a home for rehabilitation programs. Staff stated that a condition would be put in place addressing the concerns of the second home.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve: In Favor: 5 Opposed: 1 Absent: 1 (Anderson)

At the Planning Commission hearing the Commissioners had some concerns with the site layout and design as well as the landscaping located along the frontage of Warner Road. There was discussion requesting that the site be brought up to current landscape standards along Warner

Road. One Commissioner opposed the motion to require the Warner Road frontage to be brought up to current landscape standards since the request is for two homes. Planning Commission added four conditions addressing the site layout and landscaping. The applicant has submitted additional documentation addressing site layout and landscaping.

### **DISCUSSION**

Current code requires that a minimum of one tree and six shrubs per 750 square feet, plus 50% ground coverage for the frontage along Warner Road be provided. Since the site already has a number of mature trees along the Warner Road frontage, the applicant will be required to only plant an additional four 24" box trees. In addition to the four trees the applicant will also need to plant 78 shrubs, and provide 50% ground coverage at plant maturity. The applicant has been working with Staff to achieve this.

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, and the SF-33 zoning district, recommend approval of the Use Permit subject to the following conditions:

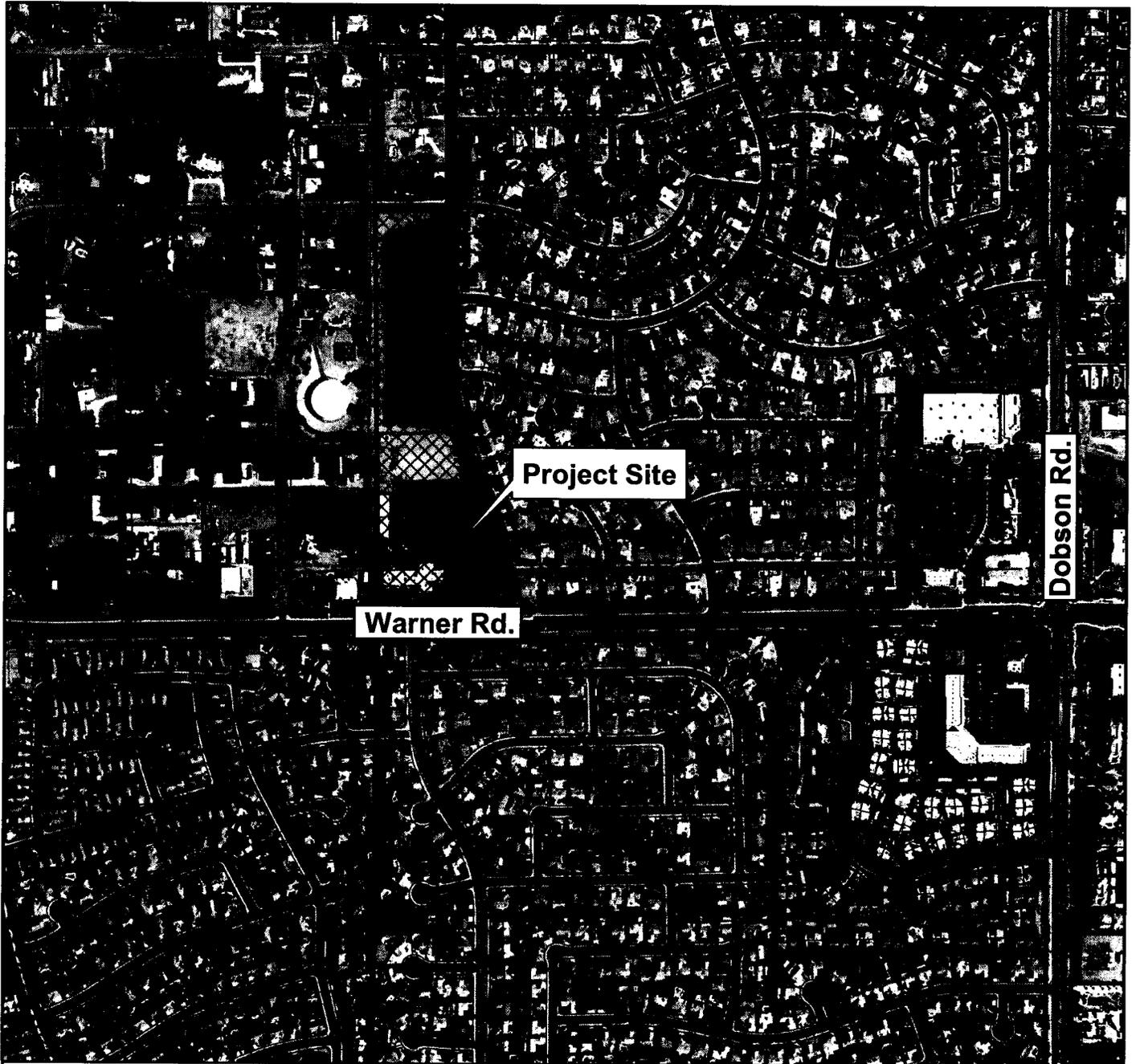
1. The homes shall be used by the Church Pastor and associated staff. Any change in the use or user of the home shall make the Use Permit null and void.
2. Any expansion or modifications beyond the approved exhibits shall void the Use Permit.
3. The applicant shall work with Staff to provide additional documentation for the site.
4. The landscaping and site improvements shall meet current City standards.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The site shall be maintained in a clean and orderly manner.

### **PROPOSED MOTION**

Move to approve UP07-0014 CATHEDRAL OF PRAISE CHRISTIAN CHURCH, Use Permit to locate two single-family residential homes on an existing church property, subject to the conditions recommended by Planning Commission and Staff.

### **Attachments:**

1. Vicinity Map
2. Site Plan
3. Proposed home location Site Plan
4. Landscape Plan
5. Elevations
6. Floor Plan
7. Applicant Narrative

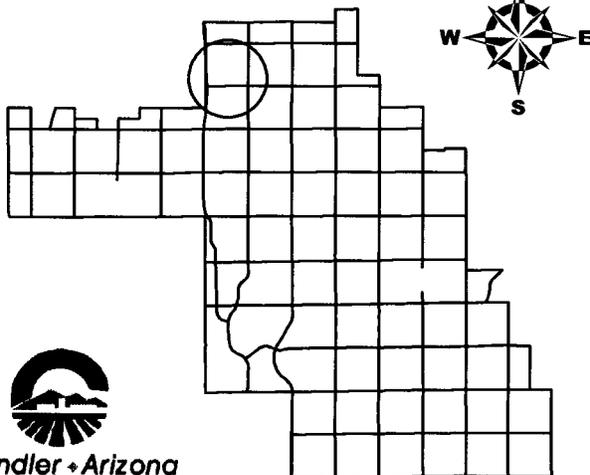


**Project Site**

**Warner Rd.**

**Dobson Rd.**

## Vicinity Map



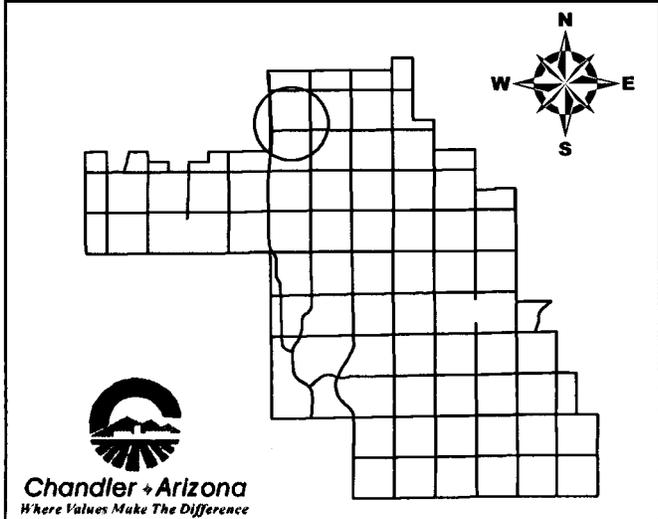
**UP07-0014**

**Cathedral of Praise  
Christian Church**



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CITY OF CHANDLER 2/15/2007



## Vicinity Map

 UP07-0014

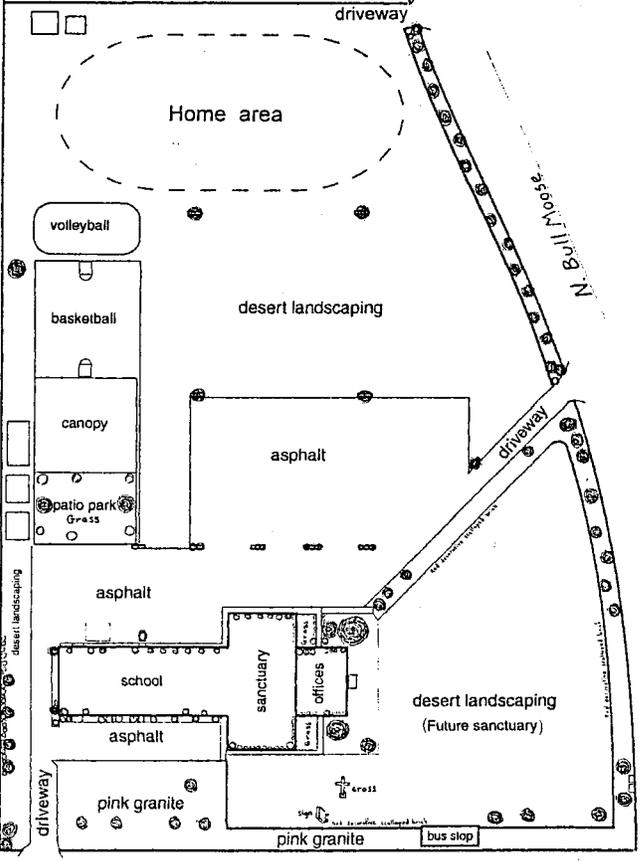
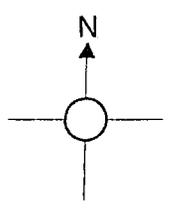
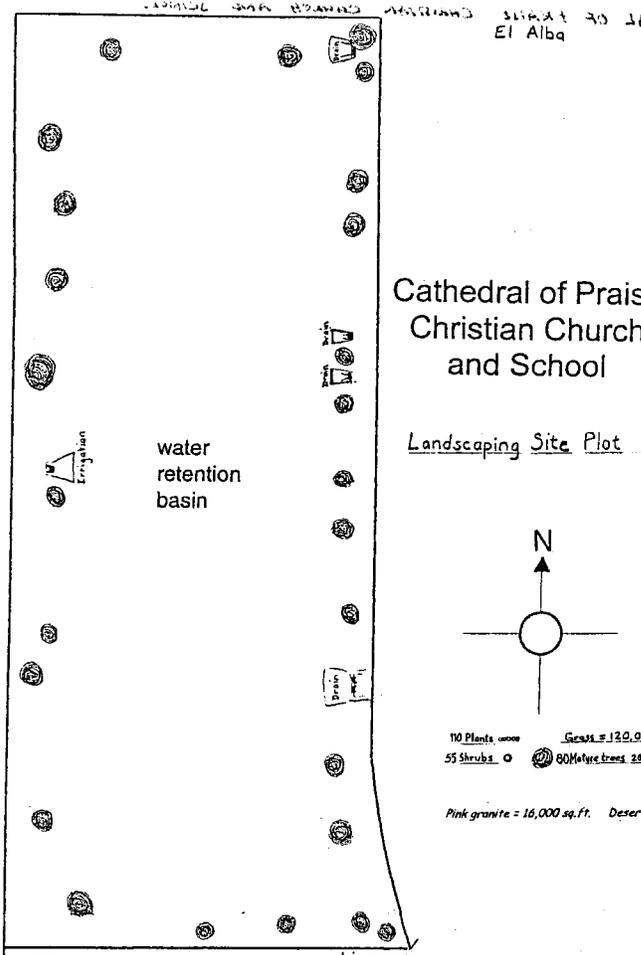
**Cathedral of Praise  
Christian Church**

CITY OF CHANDLER 05/07/2007

SHARED DRIVWAY  
El Alba

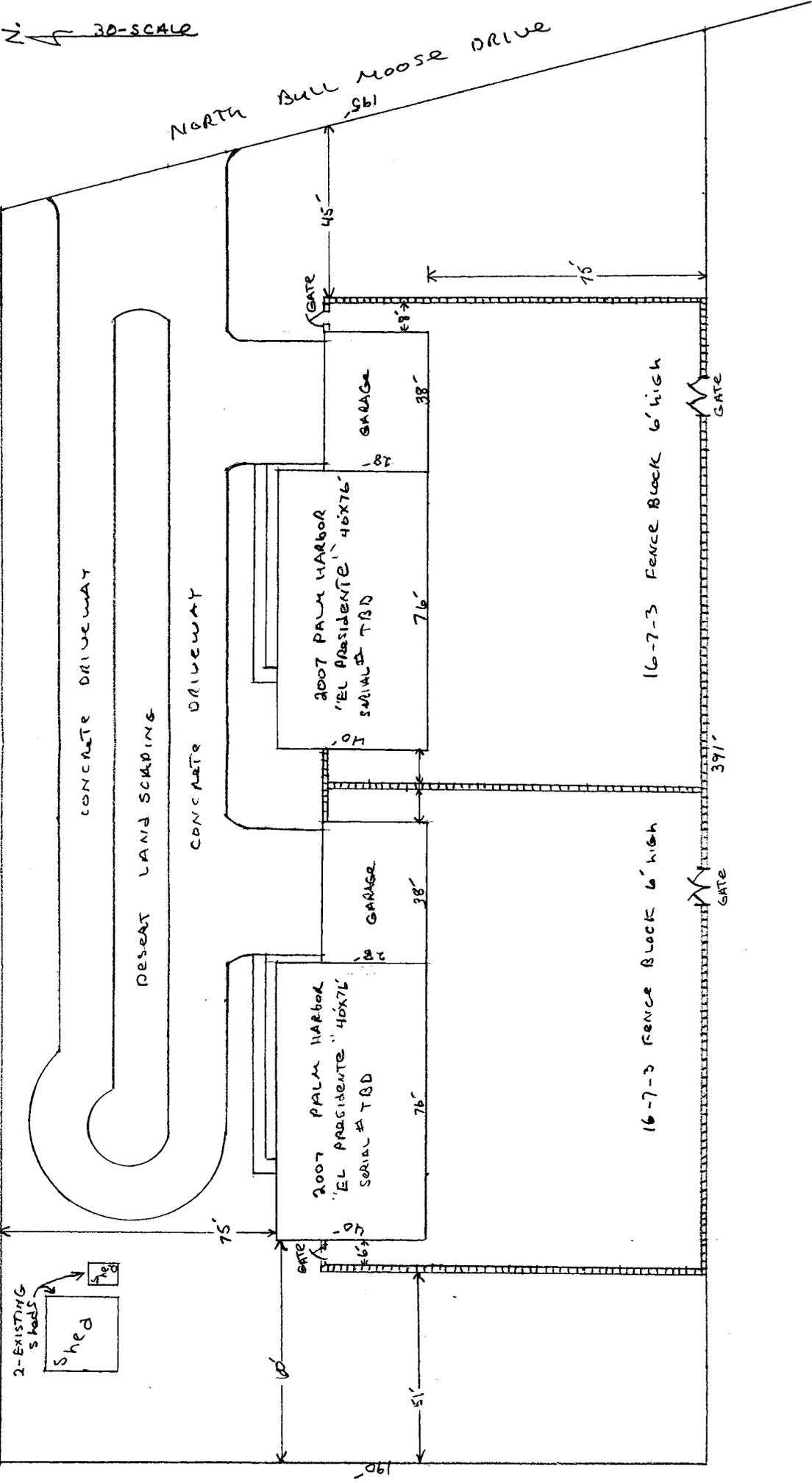
# Cathedral of Praise Christian Church and School

## Landscaping Site Plot



SITE PLAN

CATHEDRAL OF PALMS  
2400 W. WANNER RD.  
CHANDLER AZ 85224



PROPOSED HOME LOCATION SITE PLAN.

Cathedral of Praise Christian Church  
2400 W. Warner Rd., Chandler, AZ 85224

driveway



asphalt

sanctuary

offices

school

asphalt

driveway

- Existing trees
- × New trees
- × New shrubs: Nerium, Oleander
- Ground cover: Myoporum, Parifolium

20 ft

pink granite

red brick

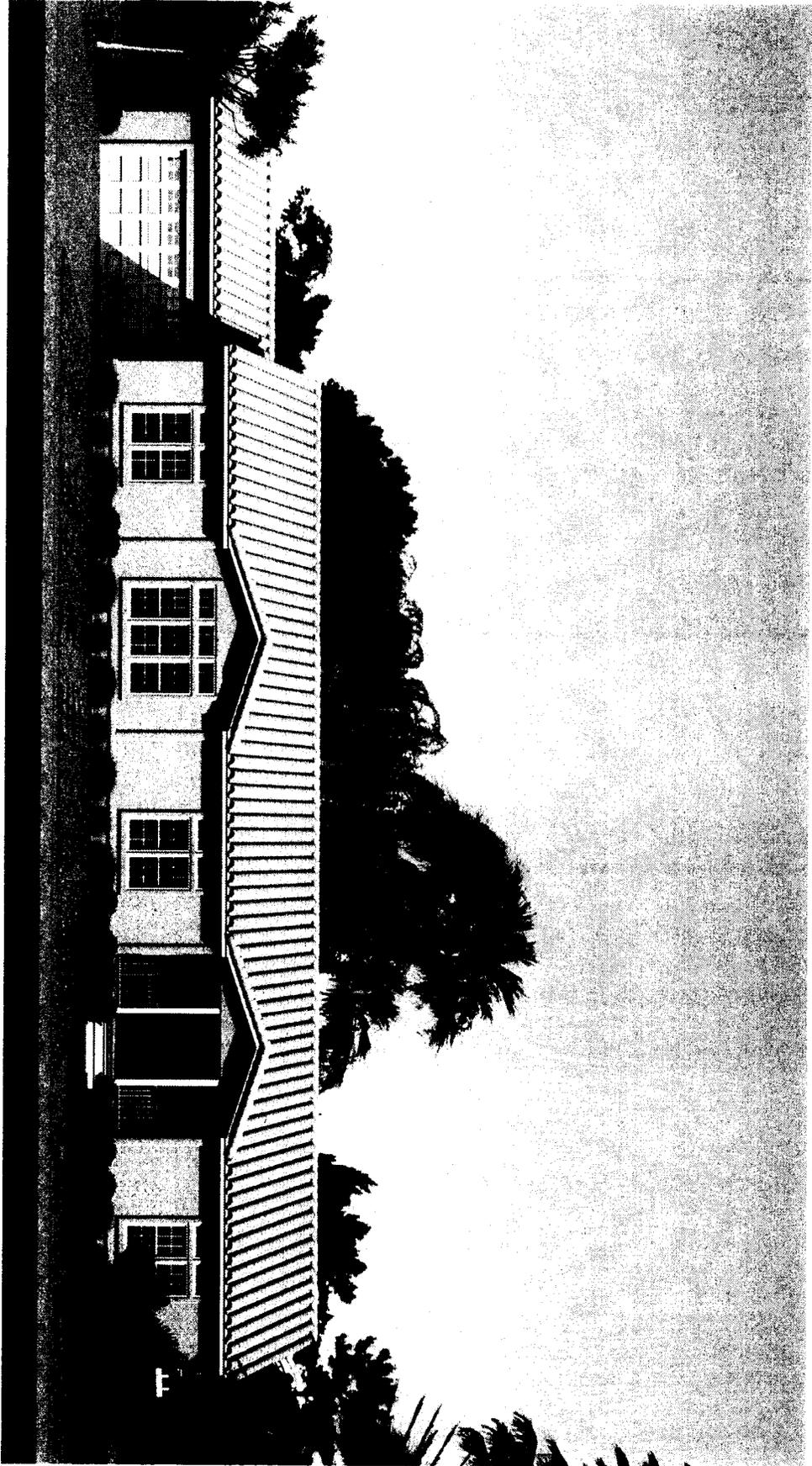
pink granite

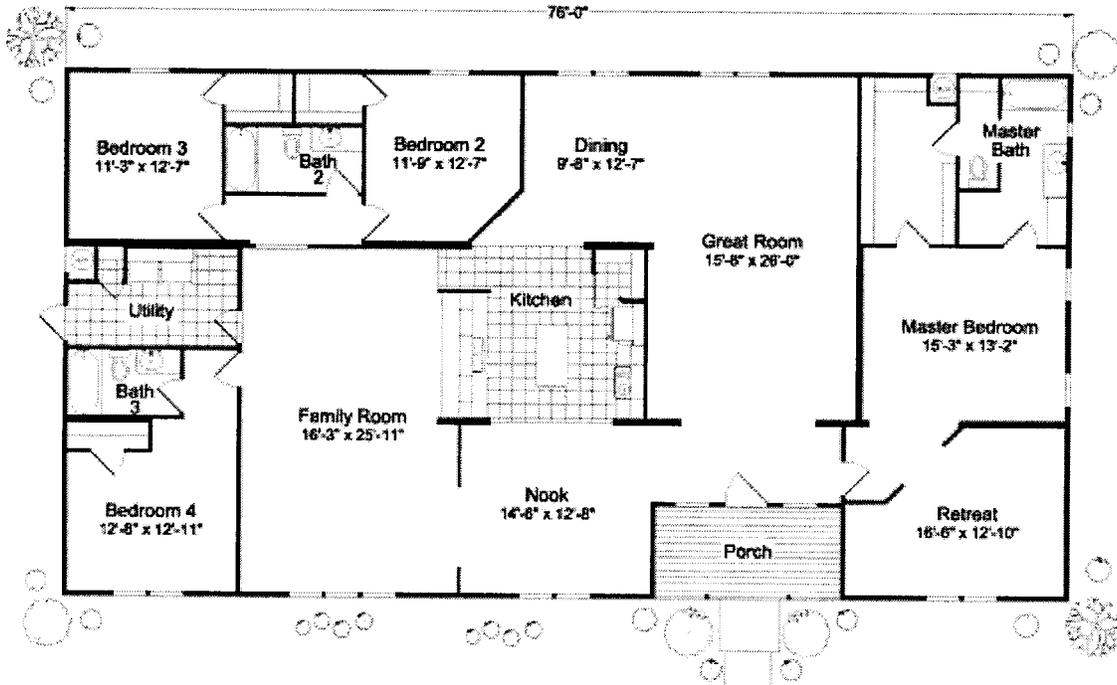
red brick

bus stop

West Warner Road

LANDSCAPE PLAN







Cathedral  
of Praise  
Church and  
Christian School

2400 West Warner Road, Chandler, Arizona 85224 PhFx 480-899-7100 apostlerodman@juno.com www.cathedralofpraisechurch.com

To: Planning and zoning

Re: Use Permit for Cathedral of Praise Christian Church and School

Dear Sirs:

As you know, our church is located at 2400 West Warner Road. The exact location is immediately north of Warner, and our west boundary is county land. Most of these property owners have horses, cows, sheep, goats and etcetera.

The church is planning to have two residential dwellings for ministerial use only. The property is zoned residential SF 33,000 and is 15+ acres. These dwellings meet the IRC building code. The design is solid, practical, and has aesthetic value.

It is our prayerful hope that this permit be granted to meet our ministerial needs, but also will meet the need of security, as vandalism to this property (according to police), has been extreme.

Sincerely,

  
Greg Rodman, Senior Minister