

#62
DEC 13 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development – CC Memo No. 07-299

DATE: NOVEMBER 19, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER 

SUBJECT: UP07-0068 ST. MARY'S CATHOLIC CHURCH

Request: Use Permit approval to allow the addition of new buildings within the existing church property

Location: 230 West Galveston Street

Applicant: David Arambula, Phoenix Design Group, LLC

Project Info: Phase One - removal and relocation of the maintenance/shop building with a new 720 square foot building, as well as an approximate 6,450 square-foot new office building

 Phase Two - construction of an approximate 9,500 square-foot new multi-purpose/assembly hall replacing the existing assembly hall building

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, SF-8.5 (Single-Family Residential District) residential zoning, and existing church campus buildings, Planning Commission and Staff recommend approval of the Use Permit for new building development subject to conditions.

DESIGN REVIEW COMMITTEE MEETING

This case was continued by Planning Commission and scheduled for a meeting by the Design Review Committee on October 23, 2007 to address building design. The meeting did not occur due to a lack of a quorum. Staff and the applicant followed up with members individually regarding design concerns. The main concern raised was consistency and conformity with existing building designs. The new buildings and existing buildings should be similar in

materials and colors. The applicant has responded to suggestions to design the new buildings more like the existing buildings. The proposed siding on the maintenance shop building will be replaced with stucco. Existing and new fluted brick columns on buildings will match in color and style. Existing columns will be painted to match the new building's columns. The applicant revised exhibits to reflect these changes, which are included in the attached Development Booklet. The Booklet includes photographic representations of the site's buildings, building elevations for new buildings, and a materials and color board.

BACKGROUND

St. Mary's Catholic Church is in need of additional facilities and requests Use Permit approval for three new buildings within the existing church campus. In 1986, a Use Permit was approved for additional buildings including a multi-purpose building and a meeting room building north of the sanctuary, and a classroom building adjacent to existing classroom buildings.

The request includes the proposed development of three new buildings, which will occur in two phases. The first phase includes the removal and relocation of the maintenance/shop building with a new 720 square foot building, as well as an approximate 6,450 square-foot new office building to house existing office functions currently located within the Rectory building. The second phase will include an approximate 9,500 square-foot new multi-purpose/assembly hall replacing the existing assembly hall building.

Approximately 8 parking spaces will be displaced with the new office building. Additional landscaping and parking will occur in conjunction with the new development. Existing parking is provided at one space for each four seats based on the sanctuary's seating area. The sanctuary building is approximately 17,000 square feet in size and accommodates approximately 600 to 650 people. Required parking is approximately 163 spaces. The site provides approximately 200 parking spaces throughout the church campus.

The office building's design will match the existing office building to the south with light-beige colored stucco finish facades, fluted cmu columns, brown-tones block, and metal doors. The maintenance shop building is designed with an asphalt shingle pitched roof to match the convent's roof material, stucco walls, and a metal roll-up door. Building walls and doors are painted to match existing buildings.

Construction of the multi-purpose/assembly hall building as identified as Phase Two will occur at a later date. The building elevations and floor plan have not been determined for the proposed multi-purpose assembly hall; however, Staff will ensure the design will be consistent with the existing assembly hall and office buildings with regards to materials and architectural details.

DISCUSSION

Staff is of the opinion that the proposed additional buildings are compatible with existing buildings and will not create an imposition on the surrounding residential area. Development of the new buildings will match in color and materials to existing buildings creating a more unified look. Available parking exceeds code requirements. Additionally, the new buildings do not represent a substantial increase in building size for the property.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held September 15, 2007. One area resident attended. The resident supports the request. Staff received a few phone calls from area residents wanting clarification as to the location of the new buildings.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, finding consistency with the General Plan and SF-8.5 zoning, recommend approval of Use Permit UP07-0068 ST. MARY'S CATHOLIC CHURCH, subject to the following conditions:

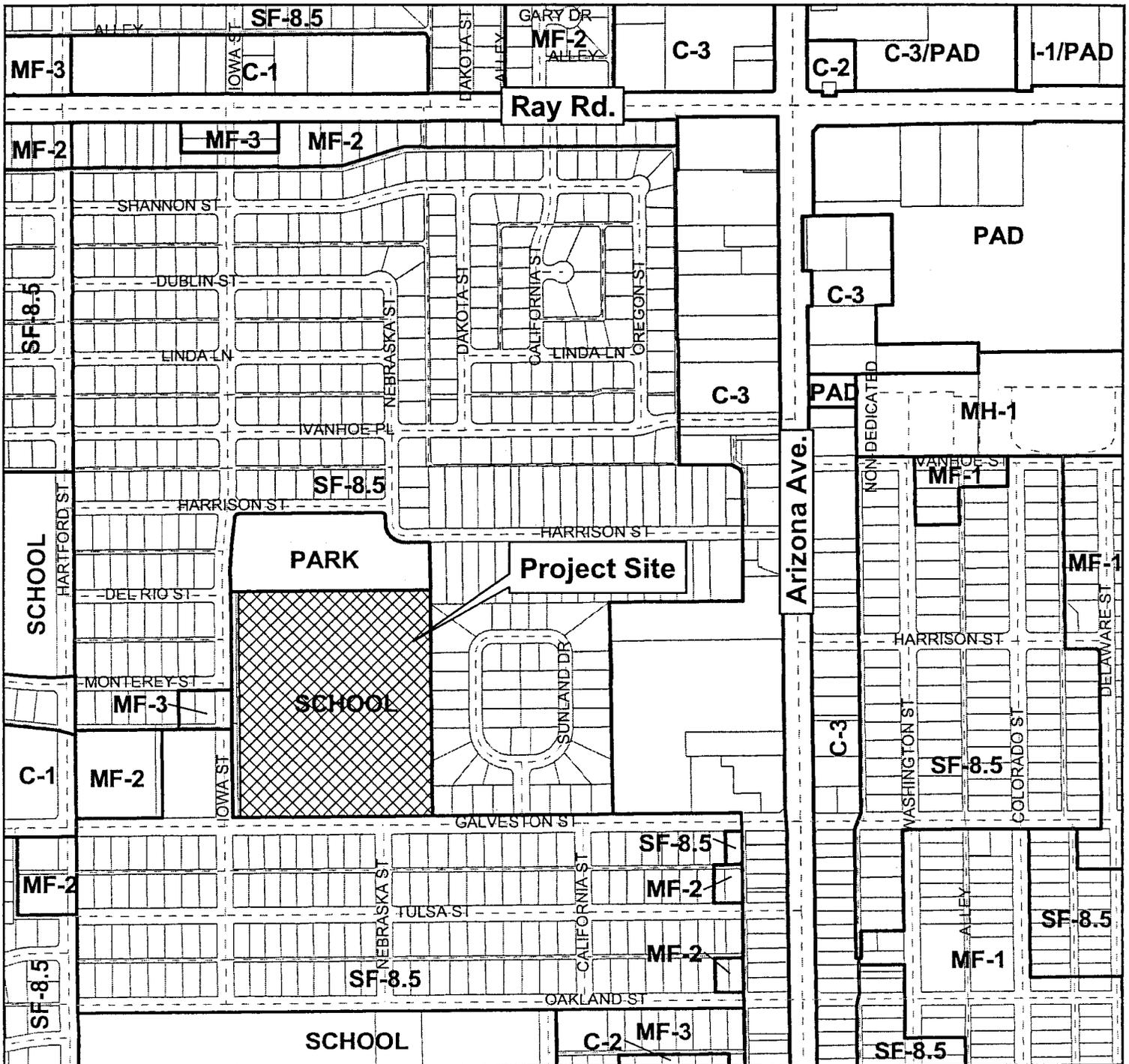
1. Development shall be in substantial conformance with the exhibits including Site Plan, Narrative, Floor Plan, Building Elevations, Materials and Color Board, and Landscape Plan. Expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application 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 landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

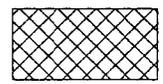
Move to approve Use Permit case, UP07-0068 ST. MARY'S CATHOLIC CHURCH, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Existing and Proposed Site Plans
4. Landscape Plan
5. Building Elevations
6. Floor Plan
7. Development Booklet

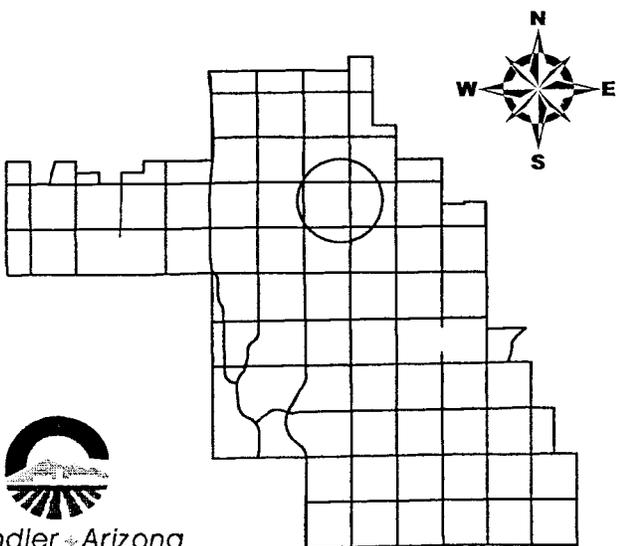


Vicinity Map



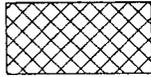
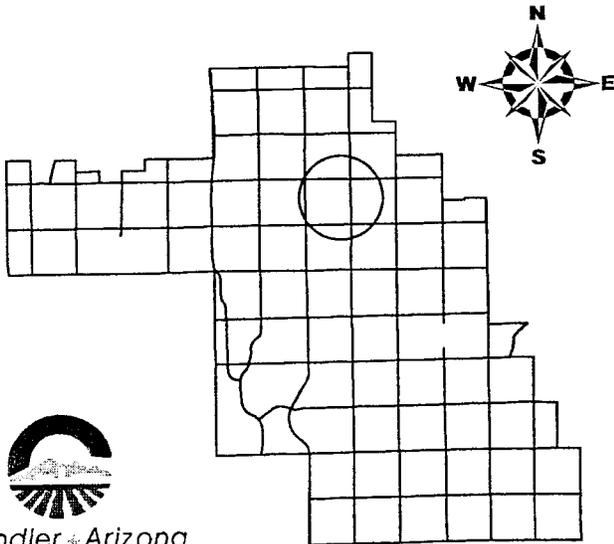
UP07-0068

St. Mary's Catholic Church





Vicinity Map



UP07-0068

St. Mary's Catholic Church



Chandler, Arizona
Where Values Make The Difference



July 11, 2007

Planning and Development Department
Current Planning Division
215 E. Buffalo Street
Chandler, AZ 85225

Re: St. Mary's Catholic Church new offices and St. Vincent de Paul Facility use permit application narrative.

Our proposed project includes several new buildings, landscape areas, parking and site retention. We will have a minimum of two to three phases for build out.

Our new buildings include a replacement maintenance/shop building. This building is approximately 720 sq. ft. The exterior architecture will be similar to the existing office building (see photos included). This building will be constructed during our phase one program.

Building number two is our new office building. This building will replace the offices that are part of the existing rectory. It will also house the St. Vincent de Paul operation that is currently in the existing hall building. This building is approximately 6450 sq. ft. of roofed area. Its architecture will be similar to the existing office building. This will be part of the phase one program.

Building number three is the proposed multi purpose hall. It will replace the existing hall. The proposed hall will be approximately 9500 sq. ft. in area. Although its floor plan and its exterior elevations have not been developed, its overall look will be similar to the existing hall with a little more articulation. This building has no set start time and will be in our phase two,

Phase one will also include new parking. The new parking coupled with the existing parking throughout the campus will meet the required parking as per the fixed seating in the existing sanctuary. The owner may increase the parking provided as the budget allows.

New landscape areas will be developed along with revitalizing existing areas along the street frontages to meet zoning requirements.

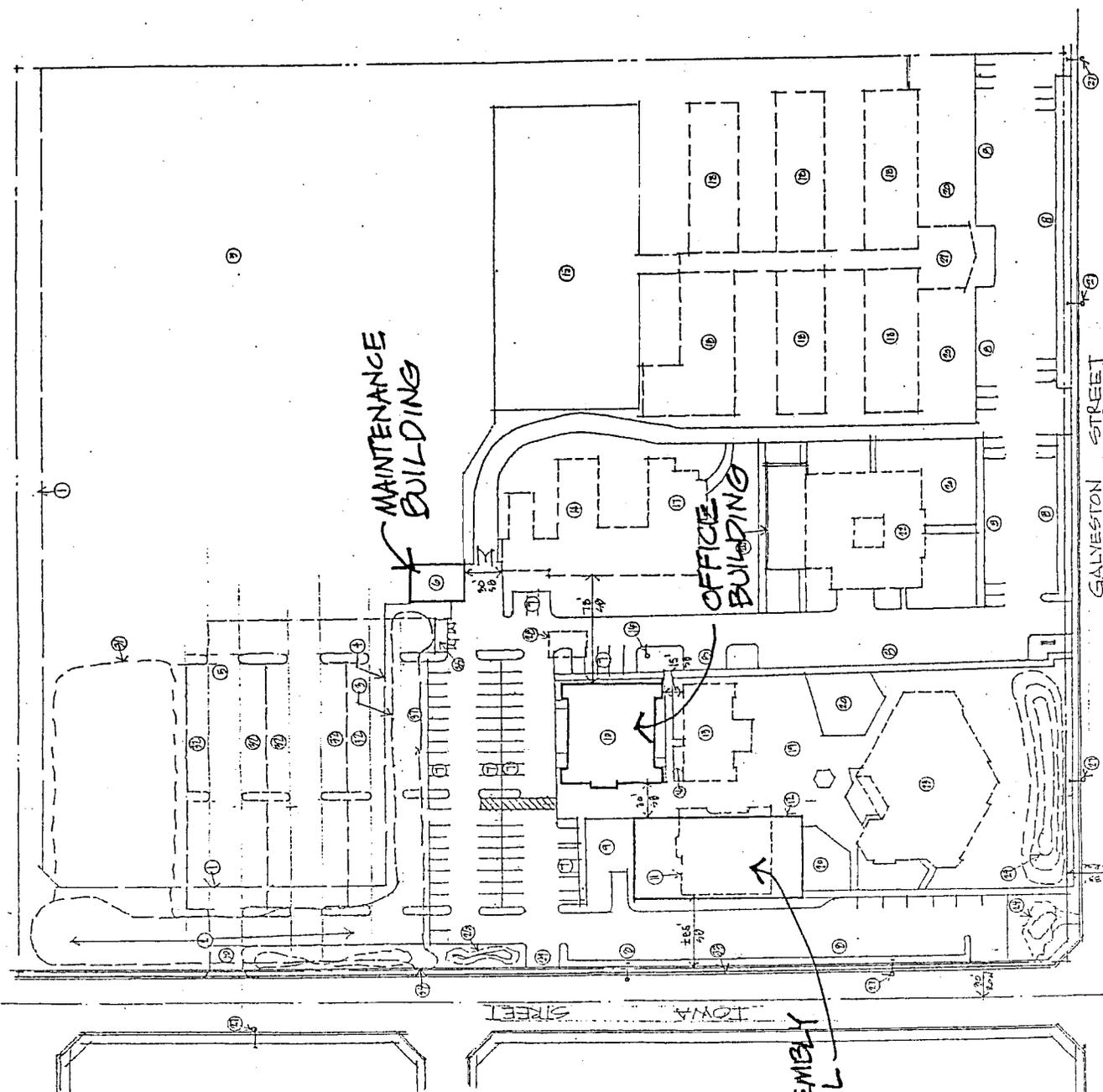
Our site is ample in size to provide for the new buildings and the appropriate parking, landscape and retentions. All new development will meet zoning requirements.

If you have any question or need clarification on our proposed project please call me at (480) 451-9773

Sincerely,

A handwritten signature in black ink, appearing to read 'David Arambula', with a stylized flourish at the end.

David Arambula, Manager
Phoenix Design Group LLC



PROJECT DATA
 OWNER: DIOCESE OF PHOENIX, AD E. MORICE, PHOENIX, AZ 85004, JOHN MUNICH, PHOENIX, AZ 85017, PHOENIX DESIGN GROUP, LLC, 1033 E. WALTONA, SUITE 106, SCOTTSDALE, AZ 85264

ARCHITECT: DAVID JACOBELLA, CONTRACT, 1033 E. WALTONA, SUITE 106, SCOTTSDALE, AZ 85264, REG# 1333142

SITE DATA
 SITE ADDRESS: 230W. GALVESTON STREET, CHANDLER, ARIZONA 85226
 ASSESSOR'S PARCEL NO: 302 65 010
 SITE AREA: 341,140 SQ. FT.
 LOT COVERAGE: EXISTING BUILDING AREA=72,000 SQ. FT., PROPOSED BUILDING AREA=REMOVAL OF EXISTING BUILDING AREA + NEW BUILDING AREA OF PROPOSED HALL, OFFICES, SHOP=41,000 SQ. FT., 1100 SQ. FT., 3,541,140 SQ. FT. = 11%

REQUIRED PROVIDER PARKING: REMOVAL OF EXISTING PARKING VIA THE PROPOSED PROJECT WILL BE REPLACED WITH THE EXPANDED EXISTING PARKING AND NEW ON SITE PARKING WILL BE PROVIDED FOR PARKING PER FOOD SEATING IN SANCTUARY.

BUILDING DATA
 BUILDING AREA: PROPOSED OFFICES=54,000 SQ. FT., PHASE 1
 PROPOSED SHOP=100 SQ. FT., PHASE 1
 PROPOSED HALL=3400 SQ. FT., PHASE 2

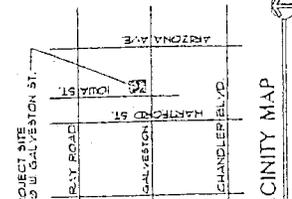
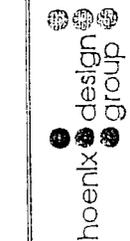
RELATED PROJECTS
 PHASE 1: PROPOSED OFFICE AND SHOP PARKING AND LANDSCAPE
 PHASE 2: PROPOSED HALL, PARKING AND LANDSCAPE
 PHASE 3: FUTURE PARKING AND LANDSCAPE

PROPOSED SITE PLAN

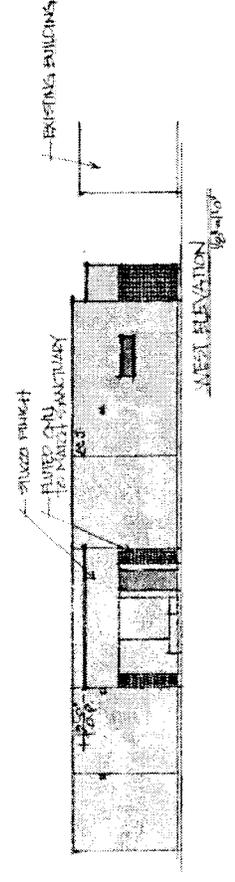
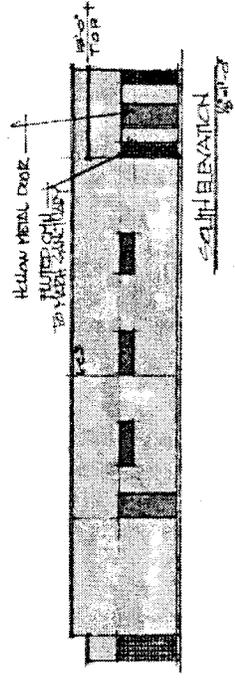
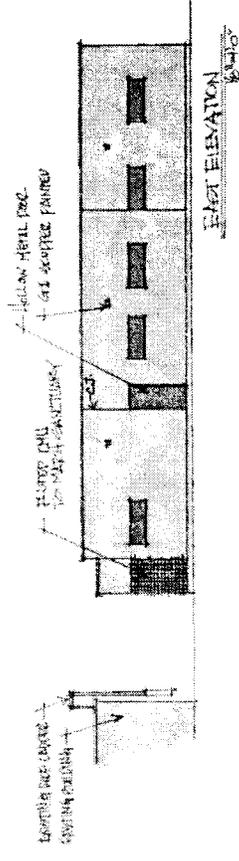
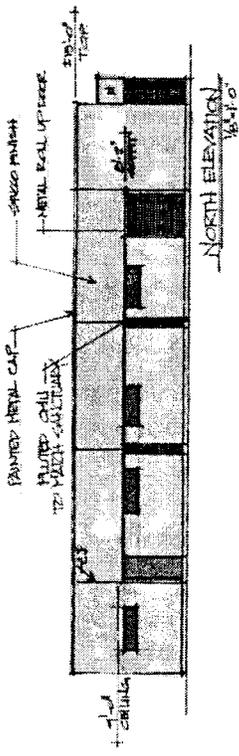
VVV
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ST. MARY'S CATHOLIC CHURCH OFFICES AND ST. VINCENT DE PAUL FACILITY
 CHANDLER, ARIZONA

07/11/21



INTEGRITY MAP



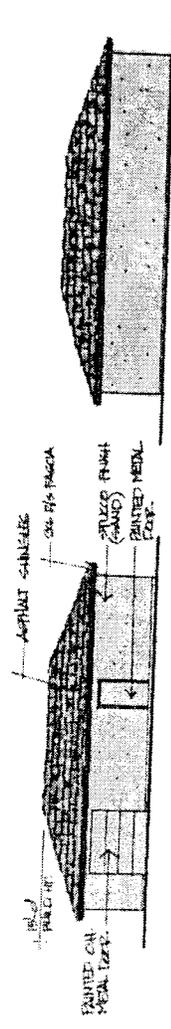
NOTE: ALL EXISTING FLUTED BLOCK ON EXISTING
HALL AND OFFICE BUILDINGS SHALL MATCH
THE COLOR OF THE CARTRIDGE FLUTED BLOCK.

ST. MARY'S CATHOLIC CHURCH OFFICES
ST. VINCENT DE PAUL FACILITY
CHANDLER, ARIZONA

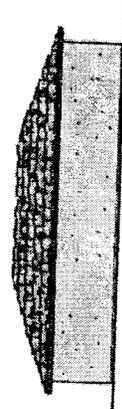
ELEVATIONS (OFFICE BUILDING)

SCALE: 1/8" = 1'-0"

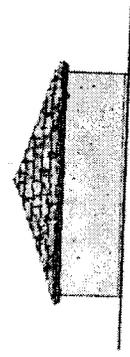




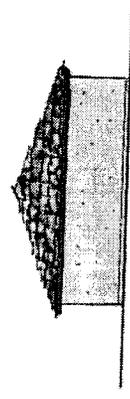
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

