

SEP 24 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 09-109**

DATE: SEPTEMBER 17, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER ²⁰
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *[Signature]*
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR *[Signature]*
 KEVIN MAYO, ACTING PLANNING MANAGER *[Signature]*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

SUBJECT: UP09-0021 TEMPE KOREAN PRESBYTERIAN CHURCH

Request: An extension of Use Permit approval for a modular building used by the church

Location: 800 West Galveston Street, which is east of Alma School Road on the north side of Galveston Street

Applicant: James Seo, Assistant Pastor

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval for an additional three (3) years with conditions.

BACKGROUND

In 1994, Council approved a Use Permit for a modular classroom building. The modular building allowed First Christian Church the expansion of classroom space for Sunday school due to significant congregation growth. The Use Permit was approved for five years expiring in 1999. In 2001, Tempe Korean Presbyterian Church requested approval for two modular buildings including an existing modular building and a second modular building. Council approved the Use Permit for both modular buildings for a five-year period, expiring in 2006. The second modular building was removed. In 2006, a Use Permit was filed for a time extension on the modular building. Planning Commission conveyed the modular building has existed since 1994, and three additional years is enough time for the church to plan for a permanent building. Commission conveyed they do not wish to approve additional time extensions beyond the next

three years. Council approved a Use Permit for three years for the single modular building. This Use Permit expired in June 2009.

The current application requests approval for an additional three (3) years. The existing modular building remains and is used by the church for educational purposes. Educational programs include children's arts and crafts, Korean language class, bible study, and ministry meetings for adults and youth. The modular building is located closest to Jay Street on the northeast side of the site. The building is approximately 1,391 square feet containing three classrooms. Each classroom accommodates approximately 15 people.

The church has several Sunday services held within the main sanctuary or fellowship hall. Services begin at 8:30 a.m. and continue until 1:15 p.m. Even though the services are offset, the site does not have enough parking spaces to accommodate everyone. The site currently has 97 parking spaces. There is a fenced-off asphalt area that had parking spaces, but is now an outdoor play area. Zoning Code requires 1 parking space for each 4 seats. The church accommodates approximately 310 seats, which requires 78 parking spaces. Even though the site meets required parking, there are parking shortages due to rapid congregation growth.

The site's landscaping is maintained and in conformance with Code. The modular building's exterior is maintained and partially screened by existing landscaping.

Staff received a phone calls about parking. The resident called about cars parking along nearby public streets south of Galveston Street. The church members park vehicles on designated public streets, which permit on-street parking on either side of the street. The primary concern was vehicles parking to close to intersection corners and blocking visibility for turning movements. Staff advised the resident City staff from our Traffic Division would look into this concern.

DISCUSSION

Planning Commission and Staff find that the modular classroom building, which will be used for educational purposes and for bible education classes, is consistent with the land use of a church in a low-density residential area. Furthermore, approval of the requested Use Permit would be consistent with the previous Use Permit approvals to allow modular classroom buildings. Planning Commission and Staff recommend an additional three-year approval. The church does not have the funding at this time to construct a permanent building. The site is maintained in a clean, weed free manner and landscaping meets Code.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on August 11, 2009. There were 12 church members and 1 neighbor in attendance in support of the church.
- To date, no objections have been received from the surrounding neighborhood or property owners. There was one phone call regarding parking concerns as discussed above.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

Commission added one condition requiring an additional tree be planted along Jay Street to provide additional screening of the modular building.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of Use Permit case UP09-0021 TEMPE KOREAN PRESBYTERIAN CHURCH, subject to the following conditions:

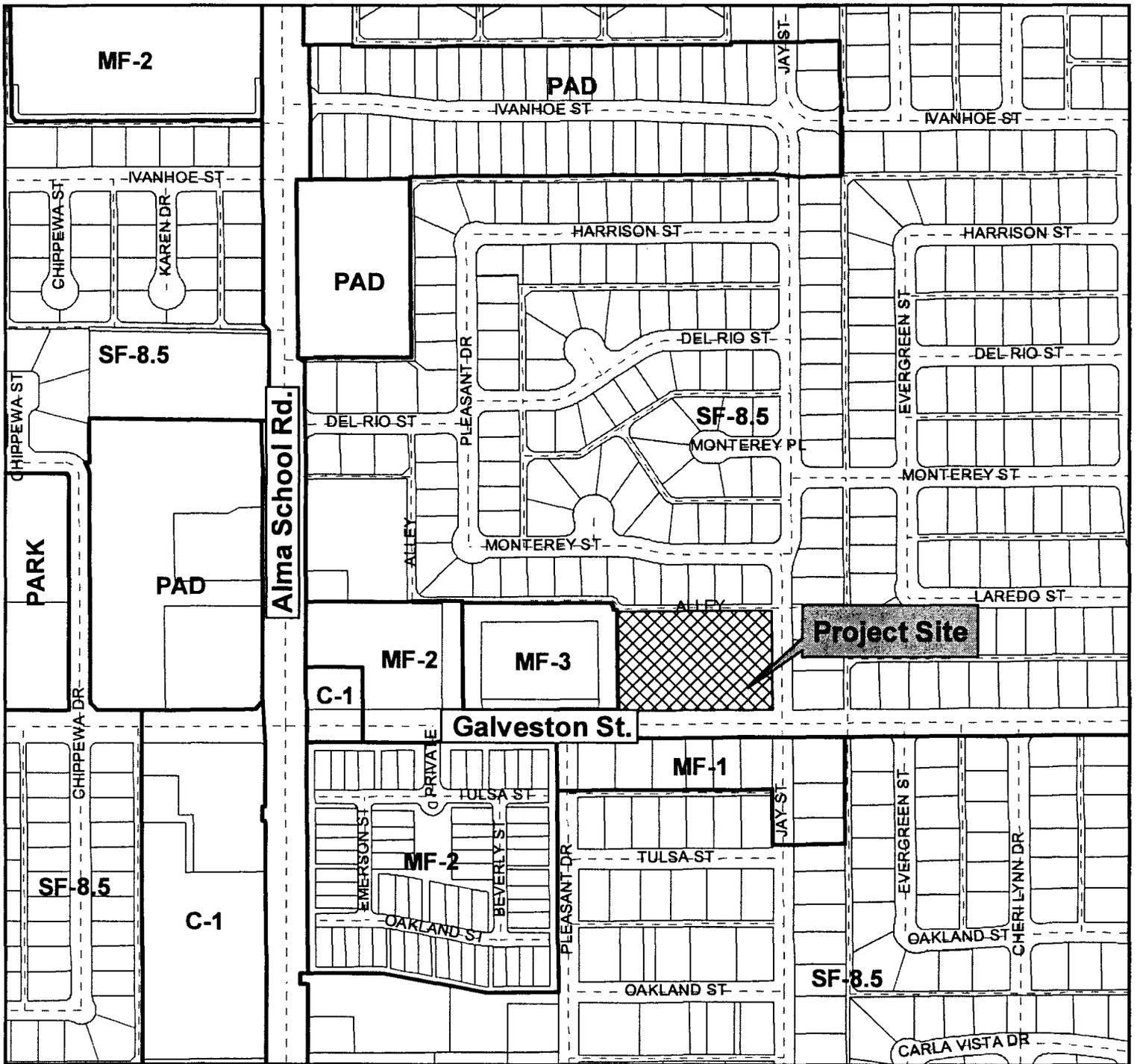
1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits and representations including a 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.
4. Provide one (1) additional tree in between the two existing trees along Jay Street to further screen the modular building.

PROPOSED MOTION

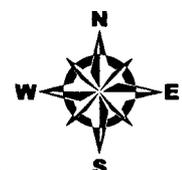
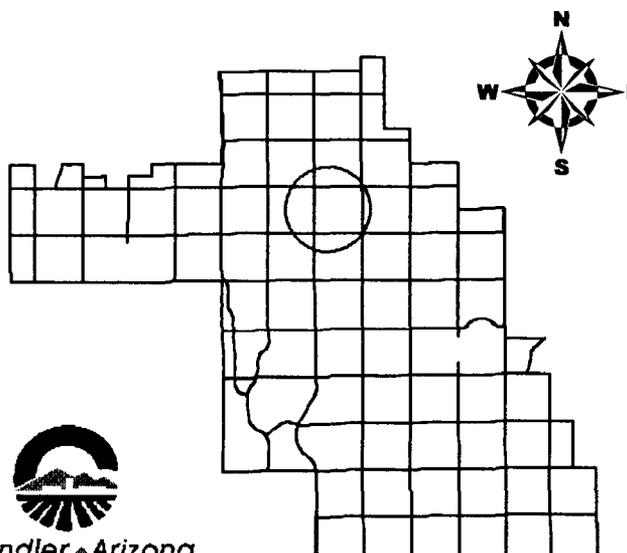
Move to approve Use Permit case UP09-0021 TEMPE KOREAN PRESBYTERIAN CHURCH, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map




UP09-0021
Tempe Korean Presbyterian Church

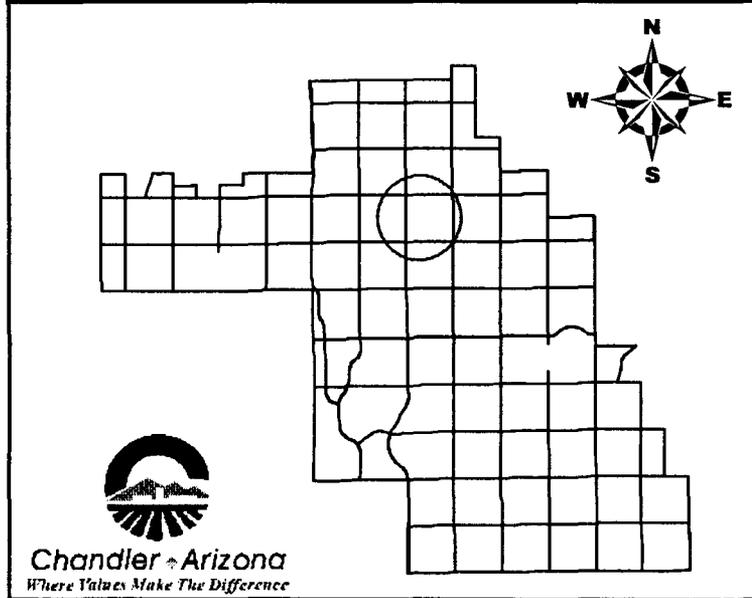


MF-2

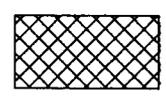
Alma School Rd.

Galveston St.

Project Site



Vicinity Map



UP09-0021

Tempe Korean Presbyterian Church



Chandler Arizona
Where Values Make The Difference

Date: May 27, 2009

To: City of Chandler – Planning & Development Department

From: Tempe Korean Presbyterian Church
800 W. Galveston St. Chandler, AZ 85225
James Seo(Assistant Pastor)
Direct/(480)291-2717 Email: danyseo@gmail.com

Re: Request for “3 year extension of a Use Permit approval for the modular classroom building”

Use of the building

Activities on the property

- There is a cultural education classes for adults during weekdays and Saturdays which our church can facilitate all the classes without using the modular building. However, for some occasions the modular building is used for the cultural education classes, such as arts and crafts and music. The modular building is used between 9 a.m. – 12 p.m. on Thursday, Friday and Saturday.
- On every Friday, there is Korean-Language School held in our church from 5:30 – 8:30 p.m.
- Once a year, summer special program for Korean-Language School is held during summer season for 5 weeks. During these five weeks, we use our church facilities for teaching Korean, physical activities, and other programs to elementary school kids. We usually have about 40-50 kids joining this program and we use our whole facilities between 9 a.m. to 2:30 p.m., Monday through Friday. This event happens only once in a year during summer.
- On every Sunday, there is English ministry bible study, choir practice, youth bible study, young adult bible study and care program for babies. These activities are held between 9:00 a.m. to 4:00p.m. On Sunday, the church is only used for service, bible study and church congregation fellowship.
- Every Wednesday, our church has adult worship service from 7:30 p.m. – 9:00 p.m. However, we do not use the modular building on Wednesdays.
- Every morning from 5:30 a.m. – 6:30 a.m. there is service called, “Morning devotion” We only use the main sanctuary.
- We use our church facilities for worship service on special occasions like Christmas, Thanksgiving Day, Good Friday and other Christian related days. But most unlikely the modular building is used on those occasions.
- On these events we only use our main sanctuary and fellowship hall during a scheduled service and fellowship time – usually less than 2-3hours.

Using Modular Building for “Educational Purpose”

- Various educational programs are held in the modular building such as cultural center that teaches young children Arts and Crafts on Saturday morning; Korean Language Class on Friday night, Bible Study, Fellowship and various ministry meetings for both adult and youth are held in the modular building. We do not use the modular building on holidays such as Christmas, Thanksgiving and other Christian related days.

Days and hours of the activities and events in the church

Monday	Morning devotion from 5:30 a.m. – 6:30 a.m. then Church is closed all day
Tuesday	Morning devotion from 5:30 a.m. – 6:30 a.m. Office hours from 9:00 a.m. – 5:00 p.m. Adult Bible Education Program from 10:00 a.m. -12:00 p.m. Adult Bible Education Program from 7:30 p.m. -9:30 p.m.
Wednesday	Morning devotion from 5:30 a.m. – 6:30 a.m. Office hours from 9:00 a.m. – 5:00 p.m. Wednesday Night Worship Service 7:30 p.m. – 9:00 p.m. Wednesday English Worship Service 7:30 p.m. – 9:00p.m. Once a Month.
Thursday	Morning devotion from 5:30 a.m. – 6:30 a.m. Office hours from 9:00 a.m. – 5:00 p.m. Cultural Center from 9:00 a.m. – 12:00 p.m. Adult Bible Education Program from 7:00 p.m. -9:00 p.m. Adults intercessory prayer meeting from 7:00 p.m. – 9:00 p.m.
Friday	Morning devotion from 5:30 a.m. – 6:30 a.m. Office hours from 9:00 a.m. – 5:00 p.m. Cultural Center from 9:00 a.m. – 12:00 p.m. Korean School from 5:30 p.m. – 8:30 p.m. Youth Bible Study from 7:00 p.m. – 9:00 p.m. Worship Practice from 7:00 p.m. – 10:00 p.m.
Saturday	Morning devotion from 6:30 a.m. – 7:30 a.m. Office hours from 9:00 a.m. – 5:00 p.m. Cultural Center from 9:00 a.m. – 12:00 p.m. *Special worship service usually held on Friday, Saturday night from 7:00 p.m. to 10:00 p.m. But only happens 3 or 4 times a year.
Sunday	Office hours from 8:00 a.m. – 5:00 p.m. Worship Service / Bible Study / Fellowship

Service on Sundays

- Adult 1st Service: 8:30a.m. – 9:30 a.m.(Main Sanctuary)
- Adult 2nd Service: 10:00 a.m. – 11:10 a.m. (Main Sanctuary)
- Adult 3rd Service: 11:45 a.m. – 1:15 p.m. (Main Sanctuary)
- Babies Care Program: 10:00 a.m. -1:15 p.m.(Modular Building)
- Preschool Service: 11:45 a.m. – 1:00 p.m.(Preschool room)
- Children Ministry Service: 11:45 a.m. – 1:00 p.m.(Fellowship Hall)
- Youth Service: 11:30 a.m. – 1:00 p.m.(Harford Elementary)
- English Ministry Service: 10:00 a.m. – 11:10 a.m.(Fellowship Hall)

TEMPE KOREAN PRESBYTERIAN CHURCH
 800w. Galveston St. Chandler AZ 85225

Modular
 Subject Building
 1391 Sf.

SIG
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services
 1614 NORTH 91ST ST., STE 102
 SCOTTSDALE, ARIZONA 85260
 PHONE (480) 922-0788
 FAX (480) 922-0781

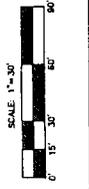
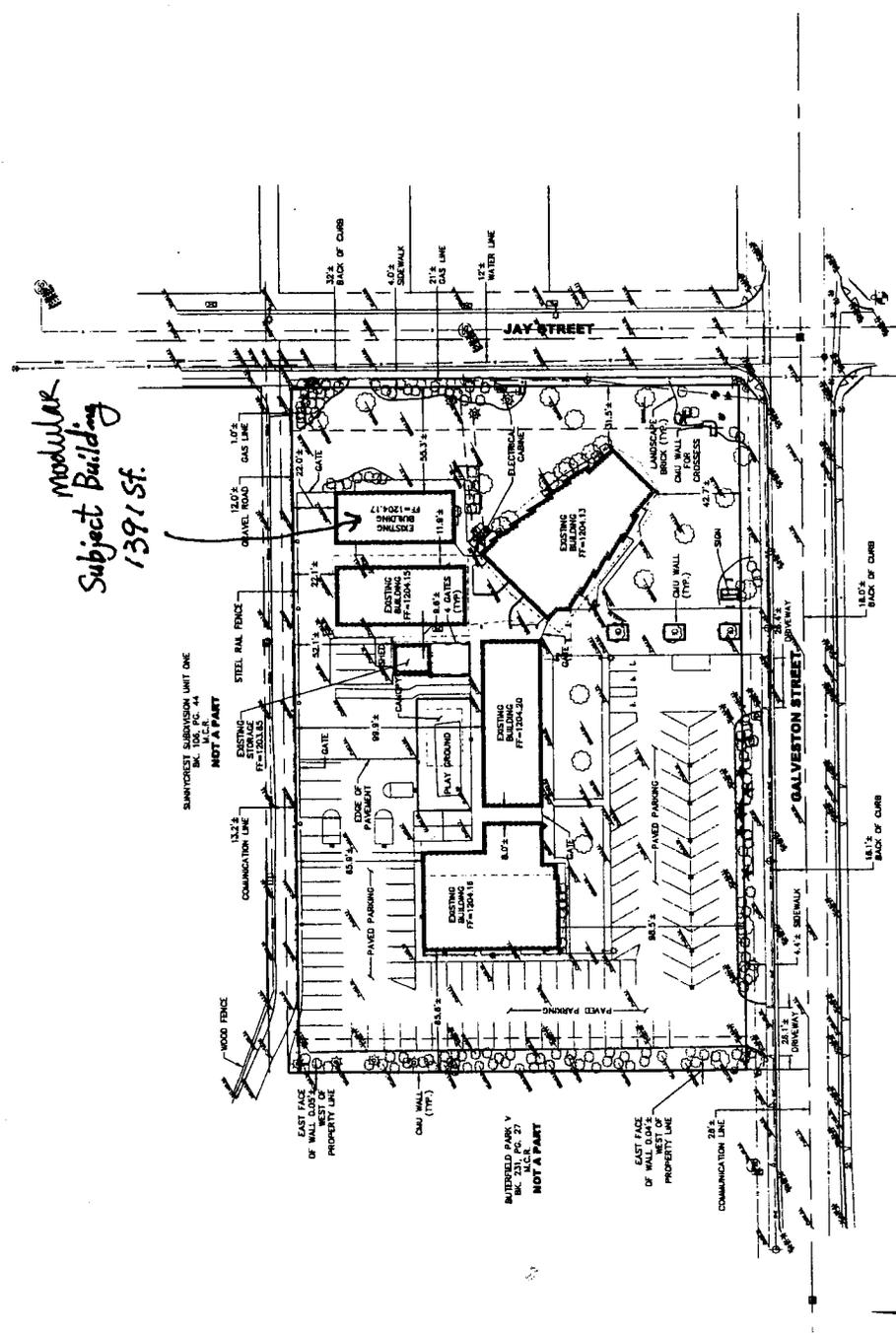
ALTAGSM LAND TITLE SURVEY
TEMPE KOREAN
PRESBYTERIAN CHURCH
CHANDLER, ARIZONA



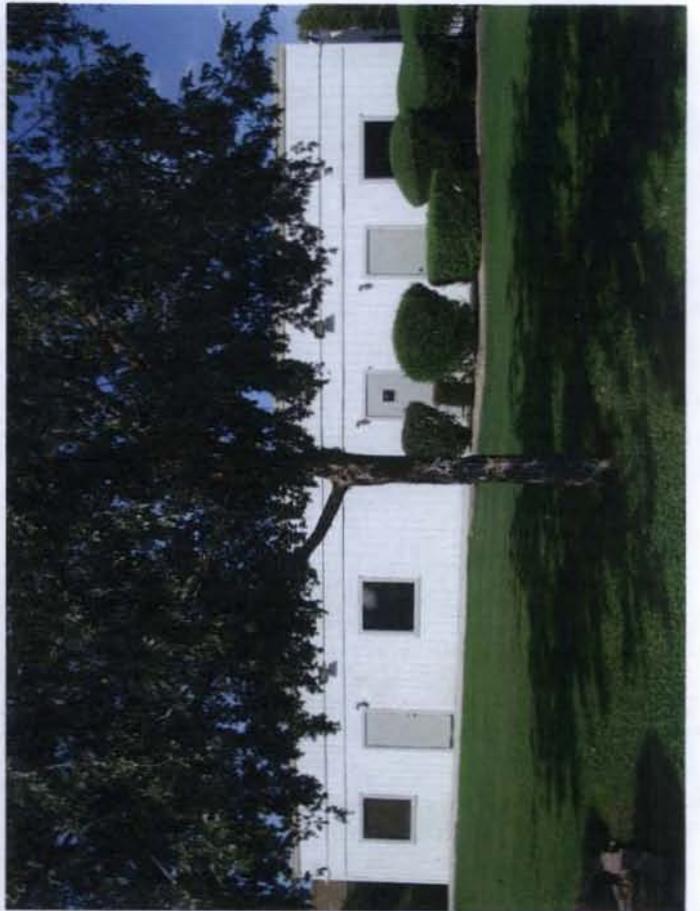
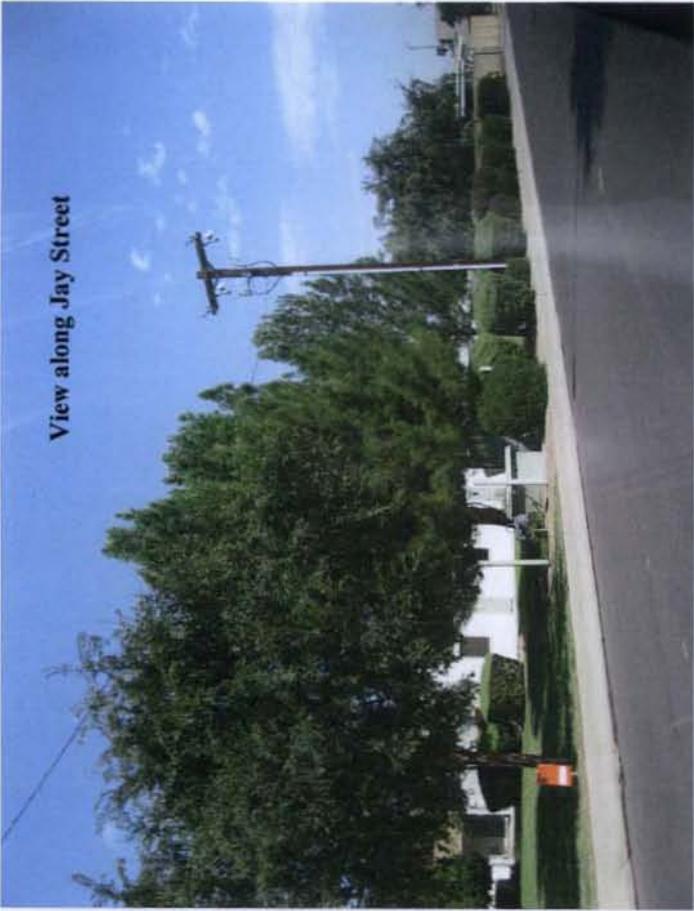
REVISIONS:	
DRAWING NAME:	721MS03
JOB NO:	2007-219
DRAWN:	JAW
CHECKED:	RHM
DATE:	1-24-08
SCALE:	1"=30'
SHEET:	3 OF 3

- LEGEND**
- SET 1/2" REBAR WITH #3 30x33
 - FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP IN HOLE
 - WATER VALVE
 - WATER METER
 - WATER METER
 - CABLE TV RISER
 - IRRIGATION VALVE
 - FIRE HYDRANT
 - SIGN
 - CATCH BASIN
 - AIR RELIEF VALVE
 - FLOODED LIGHT
 - ELECTRIC METER
 - ELECTRICAL JUNCTION BOX
 - LIGHT POLE WITH MAST
 - SANITARY SEWER MANHOLE
 - BOLLARD
 - AIR CONDITIONING UNIT
 - GAS METER
 - UTILITY POLE
 - TREE
 - PINE TREE
 - SHRUB
 - PALM TREE
 - POST
 - HANDICAPPED SYMBOL
 - HOSE RIG
 - TELEPHONE RISER
 - FIRE DEPARTMENT CONNECTION
 - TOP OF CURB AND GUTTER ELEVATION
 - TOP OF CURB ELEVATION
 - NATURAL GROUND ELEVATION
 - PAVEMENT ELEVATION
 - CONCRETE ELEVATION
 - BOUNDARY LINE
 - CENTER LINE
 - BUILDING OVERHANG
 - CABLE TV LINE
 - BLUE STAKE WATER LINE
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - ELEVATION LINE
 - OVERHEAD ELECTRIC
 - STEEL RAIL FENCE

R/W RIGHT OF WAY
 (A.C.P.) MARICOPA COUNTY RECORDS
 BK. PC BOOK AND PAGE MARICOPA COUNTY RECORDS
 FF- FINISH FLOOR ELEVATION
 DKT. DOCKET
 BK. BOOK
 PAGE PAGE



View along Jay Street



View along Jay Street

