

OCT 22 2009



MEMORANDUM

Planning & Development - CC Memo No. 09-128b

DATE: OCTOBER 19, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER 
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR 
KEVIN MAYO, ACTING PLANNING MANAGER 

FROM: ERIK SWANSON, CITY PLANNER 

SUBJECT: DVR08-0038 MT. OLIVE MISSIONARY BAPTIST CHURCH
Introduction and Tentative Adoption of Ordinance No. 4193

Request: Rezoning from Multi-family Residential District (MF-2) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval for building architecture and site layout for a church located at 473 S. Colorado Street, and Rezoning from MF-2 to PAD for associated parking lots located west, and southeast of the church property

Location: 473 S. Colorado Street,
North and east of the northeast corner of Fairview and Colorado Streets

Applicant: Yasmin Masuda, WH Pacific

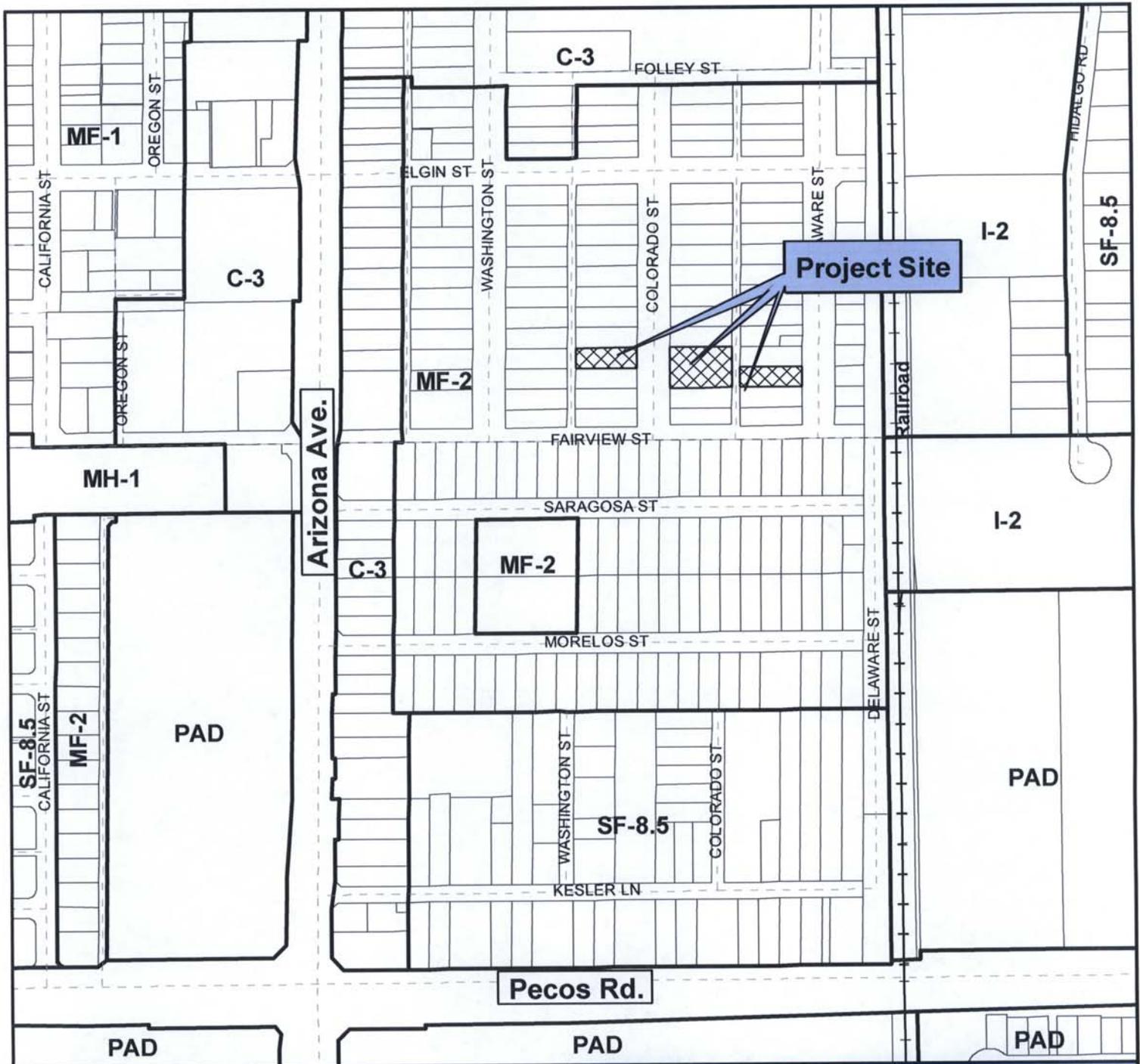
Following the Planning Commission meeting, the applicant informed Staff that the property owner directly northwest of the church at 464 S. Colorado Street, has elected to not sign the Proposition 207 waiver. The church was going to lease the property in order to provide additional parking stalls. Due to this, the site plan has been modified to reflect the correct site plan. The removal of the parking lot will not create a parking shortage for the church, as the church is able to provide adequate parking on the main campus and two adjacent parking lots. Staff supports the modification citing that even with the reduced number of parking stalls the current parking requirements are still maintained. The updated site plan and Ordinance are attached.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4193, approving DVR08-0038 MT. OLIVE MISSIONARY BAPTIST CHURCH, subject to the conditions recommended by Planning Commission and Staff, except as modified herein.

Attachments

1. Vicinity Map
2. Updated Site Plan
3. Ordinance No. 4193

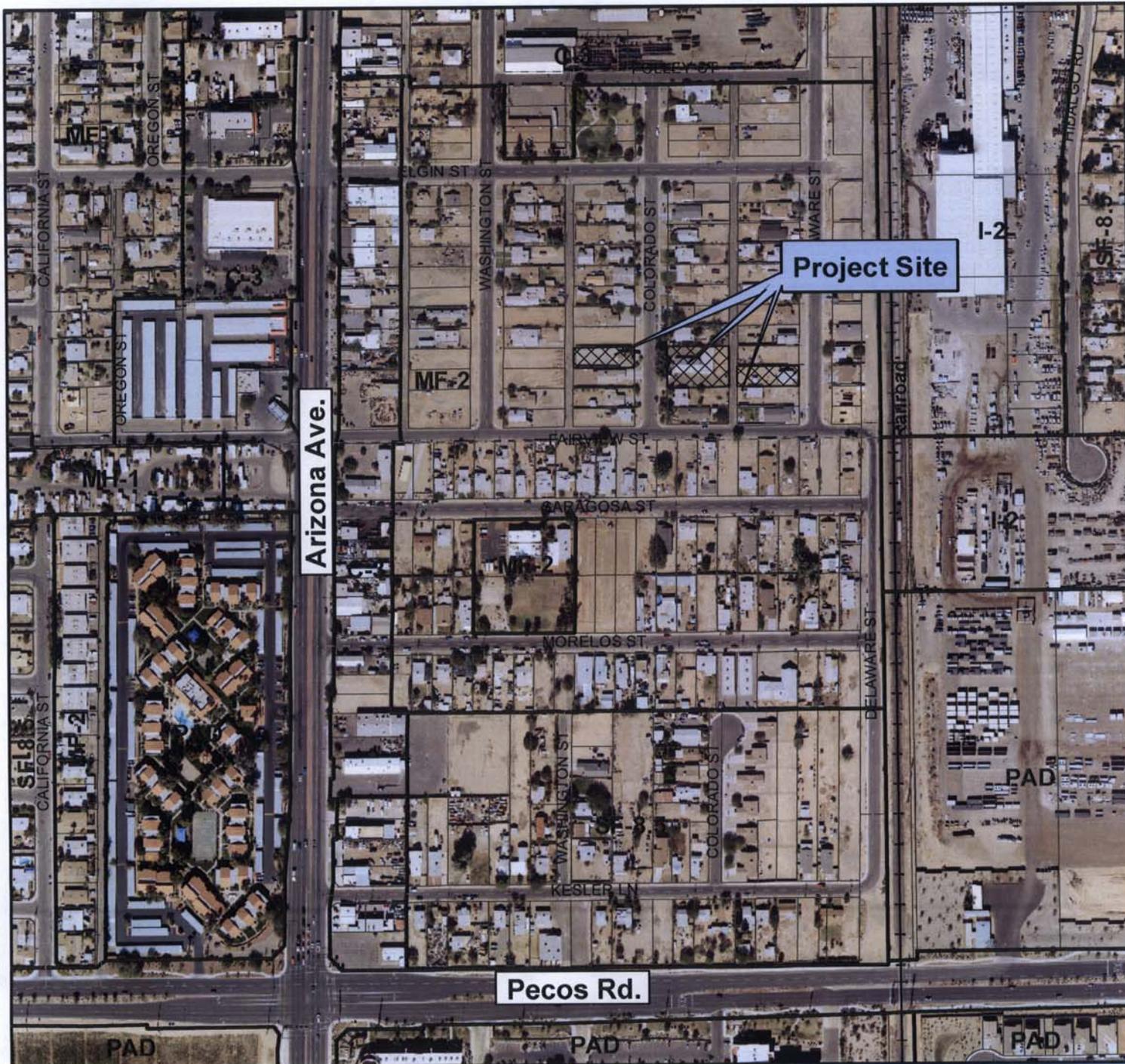


Vicinity Map



DVR08-0038

Mt. Olive Missionary Baptist Church Community Center

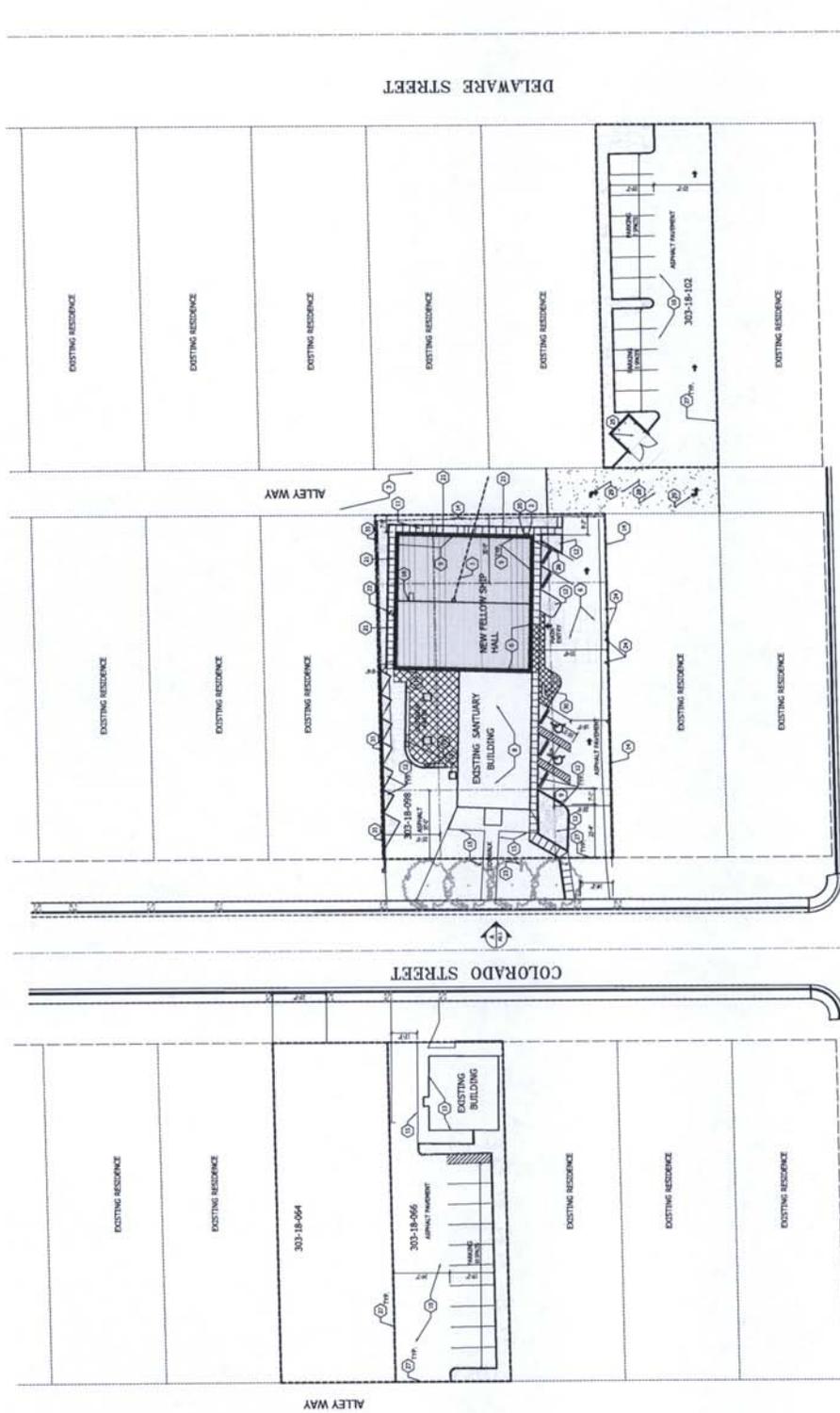


Vicinity Map



DVR08-0038

**Mt. Olive Missionary Baptist Church
Community Center**



PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

KEYED NOTES:

1. EXISTING OVERHEAD ELECTRICAL SERVICE TO BE RELOCATED FOR NEW ADDITION.
2. PROPOSED 20" S.C.S. (UNDERGROUND) TO POWER.
3. EXISTING A.C. PAVEMENT (ALLEY ENTRANCE)
4. EXISTING BUILDING TO BE DEMOLISHED.
5. EXISTING BUILDING TO BE DEMOLISHED.
6. PROPOSED SHADING STRUCTURE FOR PASSENGER DROP OFF ROUTE TO MAIN ENTRANCE.
7. PROPOSED ACCESSIBLE PARKING SPACE WITH ACCESSIBLE ROUTE TO MAIN ENTRANCE.
8. PARKING SPACE AT 60 DEGREES.
9. MAINTAIN EXISTING TREES TO REMAIN.
10. MAINTAIN EXISTING TREES TO REMAIN.
11. MAINTAIN EXISTING TREES TO REMAIN.
12. MAINTAIN EXISTING TREES TO REMAIN.
13. MAINTAIN EXISTING TREES TO REMAIN.
14. EXISTING CHAIN LINK FENCE ALONG PROPERTY TO REMAIN.
15. EXISTING CONCRETE SIDE WALK TO REMAIN.
16. EXISTING GAS METER, METER TO BE RELOCATE.
17. EXISTING GROUND MOUNTED HEAT PUMP TO REMAIN.
18. EXISTING GROUND MOUNTED HEAT PUMP TO REMAIN.
19. EXISTING GROUND MOUNTED HEAT PUMP TO REMAIN.
20. NEW GAS METER LOCATION WITH BARRIER PIPE PROTECTORS.
21. PROPOSED LOCATION OF EXISTING WALL LIGHT.
22. EXISTING NON-ASBESTOS CEMENT TO REMAIN.
23. EXISTING NON-ASBESTOS CEMENT TO REMAIN.
24. PROPOSED STEEL COLUMN AT PROPERTY LINE.
25. PROPOSED STEEL COLUMN AT PROPERTY LINE.
26. PROPOSED STEEL COLUMN AT PROPERTY LINE.
27. PROPERTY BOUNDARY.
28. NEW ASPHALT PAVEMENT IN ALLEY WAY.
29. NEW ASPHALT PAVEMENT, PAINTED ON ASPHALT PAVEMENT.
30. NEW ASPHALT PAVEMENT, PAINTED ON ASPHALT PAVEMENT.
31. 6" HIGH WALL CHU SCREEN WALL WITH PART 3 WALL FROM FUTURE ROW LINE.

EXTERIOR LIGHT FEATURE:
 All exterior lighting shall be located and designed to prevent any glare from being directed into the eyes of any person upon which the lighting is located.

PARKING:
 (25) spaces required on our project site, as per the capacity of church based on the number of pews. Five (5) spaces provided on site, w/ two (2) spaces provided on site. Twenty two (22) auxiliary parking are provided off-site.
 TOTAL PARKING PROVIDED: 27 spaces

TRASH ENCLOSURE:
 Relocated to adjacent property. 303-18-102

All roof mounted mechanical equipment shall be supported by parapet walls equal to, or greater than the highest point of the mechanical equipment.
 All ground mounted mechanical equipment shall be supported by solid masonry walls and gables equal to or greater than the highest point of the mechanical equipment.

ORDINANCE NO. 4193

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MULTI-FAMILY RESIDENTIAL DISTRICT (MF-2) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0038 MT. OLIVE MISSIONARY BAPTIST CHURCH) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcels are hereby rezoned from MF-2 to PAD, subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

2. Development shall be in substantial conformance with Exhibit No. 9, Development Booklet, entitled "MT. OLIVE MISSIONARY BAPTIST CHURCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0038, except as modified by condition herein.
3. Landscaping shall be in compliance with current Commercial Design Standards, except as modified by condition herein.
4. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.
5. The site shall be maintained in a clean and orderly manner.
6. Preliminary Development Plan (PDP) 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 PDP shall apply.
7. The applicant shall work with Staff to provide green screens on the east elevation of the Fellowship Hall building.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4193 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



PUBLISHED:

ATTACHMENT 'A'

472 S. Colorado Street

Chandler, AZ 85225

Parcel 303-18-066

Lot 68, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona

473 S. Colorado Street

Chandler, AZ 85225

Parcel 303-18-098

Lot 99 and 101, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona

488 S. Delaware Street

Chandler, AZ 85225

Parcel 303-18-102

Lot 104, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona

#6

OCT 22 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 09-128

DATE: OCTOBER 8, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

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Location: 473 S. Colorado Street,
North and east of the northeast corner of Fairview and Colorado Streets

Applicant: Yasmin Masuda, WH Pacific

RECOMMENDATION

The request is for Rezoning from MF-2 to PAD along with PDP approval for building architecture and site layout for a church located at 473 S. Colorado Street, and Rezoning from MF-2 to PAD for associated parking lots located west, northwest, and southeast of the church property. Planning Commission and Staff, upon finding consistency with the General Plan and Redevelopment Element, recommend approval with conditions.

BACKGROUND

Mt. Olive Missionary Baptist Church is located approximately a quarter-mile southeast of Arizona Avenue and Frye Road. The church has a long history stemming back to 1938 when the existing sanctuary was constructed. In the 60's the church expanded to include the existing fellowship hall. The church is one of the oldest African-American based churches in the area.

Surrounding the church property are predominantly single-family homes and vacant lots. Directly north and south of the existing church building are single-family homes. Directly west across Colorado Street, is a single-family home and parking lot with a community building owned by the church. North of the existing community building is a vacant lot that the church is leasing in order to locate additional parking. East, adjacent to the church is an alleyway with a single-family home and vacant lot beyond that. Southeast of the church campus is a vacant lot owned by the church that is proposed as a parking lot.

SITE LAYOUT

The current church campus includes the main church building and the existing parking lot, as well as, community building located directly west of Colorado Street. As part of this request, the church is looking to expand the campus by providing two additional parking lots; one located directly north of the existing parking lot on Colorado Street, and the second located southeast of the main church campus. The additional parking lots are necessary to accommodate parking due to the proposed fellowship hall expansion and to bring the existing site into compliance. The campus will be redeveloped in two phases. Phase I includes the demolition and reconstruction of the fellowship hall along with associated parking lots. Phase II will include the reconstruction of the sanctuary and outdoor patio area. Phase II will require future PDP submittal and approval.

As part of the development of the site, the existing 1,900 square foot fellowship hall will be demolished and a new 3,600 square foot fellowship hall will be constructed. Foundation landscaping will be provided on the north, east and south portions of the building. A six-foot masonry wall will be constructed on the north property line. In addition, the vacant lots located northwest and southeast of the main campus will be landscaped and paved. Additionally, the parking stalls north of the sanctuary will be eliminated, and the parking stalls south of the sanctuary will be brought into code compliance, which currently do not meet size requirements.

The new fellowship hall will provide three classrooms, an open meeting area, office for the pastor, restrooms, utility room, pantry, and kitchen. The primary function of the fellowship hall will be for church activities; however the church would like to provide outreach services to the community by way of food distribution to the needy, a homework lab for students, elderly health and exercise classes, etc. All additional outreach services would take place when the church is not being used for church services.

BUILDING ARCHITECTURE

The proposed fellowship hall will be located on the backside of the sanctuary, and is approximately 3,600 square feet. The building is cubist in design in order to maximize the building space on a small lot. This will maintain the existing sanctuary as the primary focus of the site.

Concrete masonry units (CMU block) are the dominant construction material. In order to provide diversity to the building façade four different colors will be used along with two different textures - smooth and split-face. Horizontal banding will be used to further provide textural delineation. Additionally, various block elements will pop-out from the façade plane to provide articulation. The north and south façades will have large glazed areas, providing visual interest. On the east façade, various pop-out elements are provided along with four windows, two of which are horizontal, and a door with an eyebrow feature. The west elevation will include vertical glass block elements.

DISCUSSION

Due to the uniqueness of the site, surrounding area, and existing zoning, a number of deviations from development standards are requested as part of the rezoning. There are five requests for deviation outlined in the applicant narrative however, only three apply. The deviations as outlined in the narrative are as follows: 1) a deviation from building setbacks on the north, east and south property lines; 2) to locate the trash enclosure off of the main campus to the proposed parking lot southeast of the main campus; 3) to forego screening of the parking stalls from street view by way of a screen wall; 4) deviation from the Commercial Design Standards limiting the use of one material to 65% of a building façade; 5) reduction in parking stalls from the required standard of 1 parking stall per 4 seats. Requests for deviations of number 2 and 5 are not applicable as code requirements are met.

The required building setbacks for all non-residential uses in MF-2 zoning are 25-feet for each side, and 30-feet for the rear setback. The proposed fellowship hall will maintain the existing setback on the north property line of approximately five-feet six-inches, and extends an additional 18-feet to the east of the existing fellowship hall, encroaching 22-feet into the rear setback. At the time of construction, the fellowship hall met the required setback of five feet. The church is requesting the ability to maintain their historical side yard setback on the north. If the church were to build according to current requirements, the fellowship hall would be approximately 1,700 square feet, smaller than the existing fellowship hall.

While the fellowship hall will maintain the required 25-foot setback on the south, the church is proposing a porte-cochere to extend from the church building to the south property boundary. The porte-cochere is approximately 15'-9" tall and extends from the fellowship hall's southern wall approximately 30-feet to the property line. The shade canopy will use steel support columns and have a mesh canopy, similar to shade canopies that are provided in other developments. The property owner to the south has submitted a letter to Staff recognizing the deviation, and supports the request. The letter is attached.

The third deviation is a request to not be required to provide parking screen walls from street view. Code requires that all parking stalls be screened from street view by a wall ranging in height between 30-42 inches. Currently, the church does not have screening of the parking stalls, and requests that rather than a wall they be allowed to plant shrubs to create a more attractive screen.

The fourth request includes a deviation from the architectural standards limiting a building material to 65% of a façade. The design of the church maintains this on the north and south facades, but is not able to maintain the standard on the east and west elevations.

Staff supports the request for the deviations for a number of reasons. In this instance, due to the small size of the lot and the location of the building on the site, as well as the site being tucked within a residential area, staff finds the requests supportable. While the existing fellowship hall maintains its legal non-conforming status for the setbacks, the proposed fellowship hall provides new development, a positive addition in this redeveloping area. This expansion will provide a number of services for the surrounding community. Staff is unaware of any concerns regarding the request for the setback deviations.

Staff supports the request for deviation from the requirement to screen the parking. Staff supports the request citing that the intention for screening is to screen large expanses of parking fields from street view. In this instance, the layout of the main campus and associated parking lots are minimal in size and therefore to screen the stalls, would draw more attention to the site and would create elements that area not in keeping with the residential nature of the area. Staff supports the use of landscaping to screen the parking stalls finding that the landscaping is in better keeping with the character of the area.

Staff also supports the request for deviation from the requirement of 65% of a single building material. Staff supports this finding that the intention of the requirement is to break-up monotonous wall planes found on larger structures such as commercial retail, and office buildings. With the size of the proposed fellowship hall, the ability to incorporate wall plane breaks, parapet stepping, and different material usage is difficult. Additionally, the design meets the requirements on the north and south elevations, and when all the phases are complete the west elevation will be screened from street view by way of an outdoor patio. Taking this into consideration the east elevation is the only façade that will not meet the requirement, and the east elevation backs-up to a residential alleyway.

Staff believes the design team has done a good job incorporating various elements such as the banding, various block types, pop-outs, glass block, and large glazed areas to accommodate the intent of the requirement.

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 foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the request was advertised in the newspaper.
- An orange 4'x8' public hearing sign was posted on the property.
- A neighborhood meeting was held on Thursday, February 19, 2009. Approximately eight neighbors attended.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

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 PAD zoning, recommend approval of DVR08-0038 MT. OLIVE MISSIONARY BAPTIST CHURCH, subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
2. Development shall be in substantial conformance with Exhibit No. 9, Development Booklet, entitled "MT. OLIVE MISSIONARY BAPTIST CHURCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0038, except as modified by condition herein.
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5. The site shall be maintained in a clean and orderly manner.
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7. The applicant shall work with Staff to provide green screens on the east elevation of the Fellowship Hall building.

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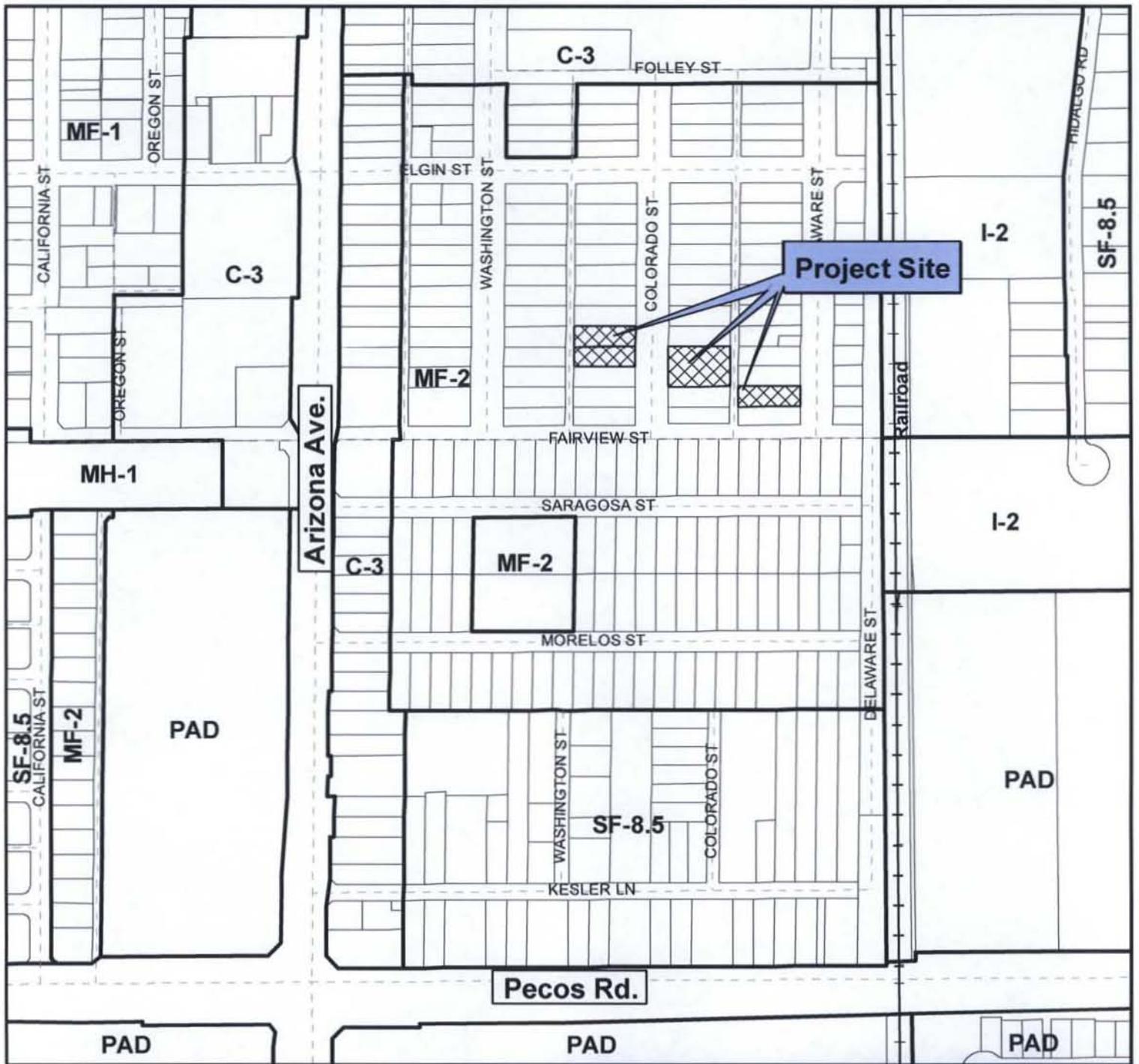
CC Memo 09-128

October 8, 2009

Page 6 of 6

Attachments

1. Vicinity Map
2. Applicant Narrative
3. Site Plan
4. Landscape Plan
5. Floor Plan
6. Elevations
7. Letter of Support from Adjacent Property Owner
8. Ordinance No. 4193
9. Development Booklet

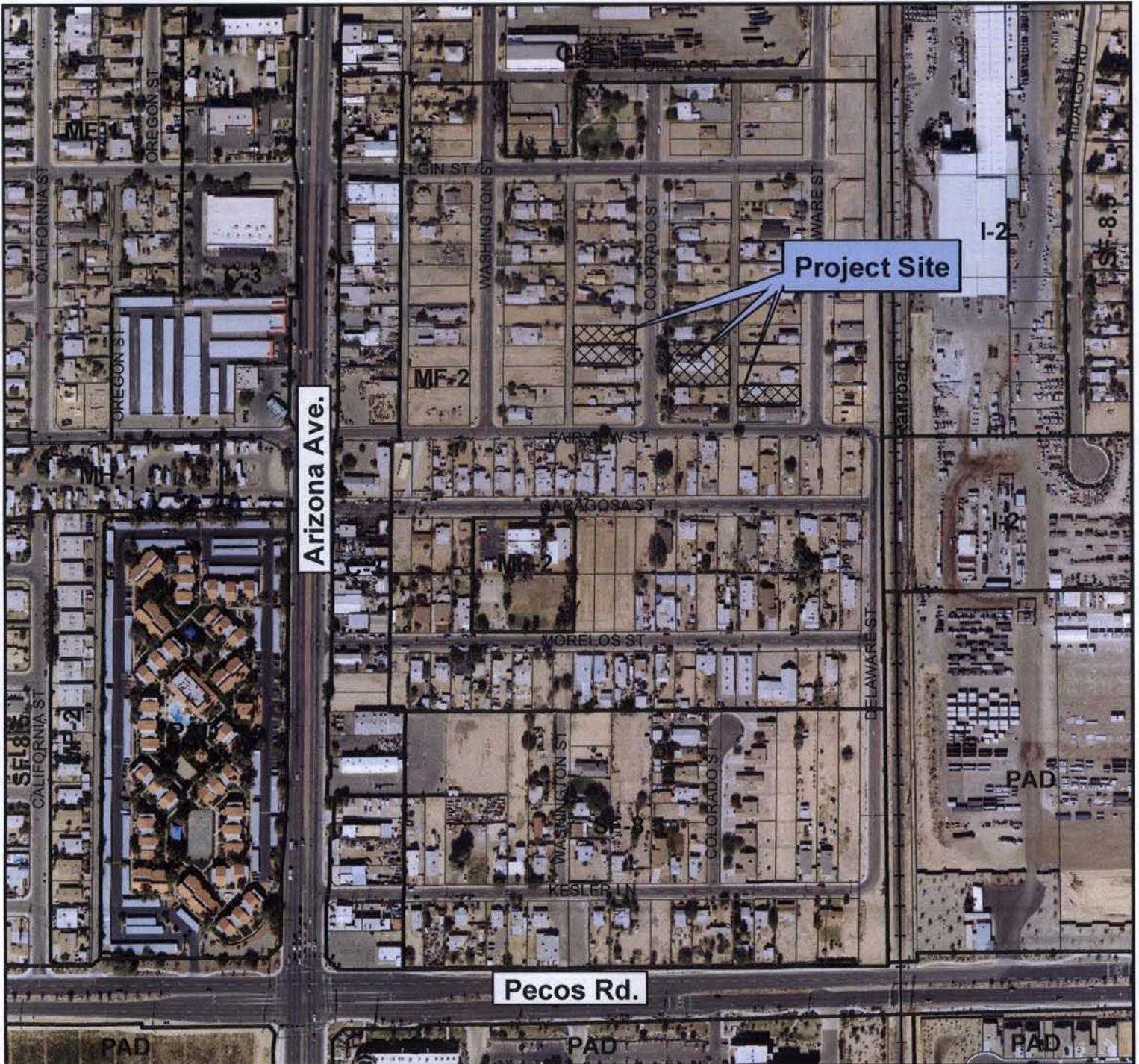


Vicinity Map



DVR08-0038

Mt. Olive Missionary Baptist Church Community Center



Project Site

Arizona Ave.

Pecos Rd.

Vicinity Map



DVR08-0038

**Mt. Olive Missionary Baptist
Church Community Center**

**DESIGN NARRATIVE FOR MOUNT OLIVE MISSIONARY BAPTIST CHURCH
FELLOWSHIP HALL ADDITION
Chandler, AZ**

Background of Church:

Mount Olive Missionary Baptist Church of south Chandler began meeting over 70 years ago as a missionary presence, and is today one of the oldest African American Churches in Chandler, Arizona. The existing sanctuary dates back to 1938. The people of Mt. Olive have reached out to welcome and embrace an ever growing and changing community. The proposed construction of the new Fellowship Hall has significance to the members and the neighborhood as there is no comparable facility in this area.

Part of the mission of Mt. Olive is to “nurture people of all ages in the knowledge and love of Jesus Christ”. The new fellowship hall will be a place for all who seek a place at the Lord’s Table. The second part of the mission is to “make Christ known in the wider community”. The new building will be a community resource in partnership with public and private sector human assistance initiatives, center for teaching and learning and personal development.

Scope of project:

The proposed Mt. Olive Missionary Baptist Church Community Center is a 3,600 S.F addition to the existing sanctuary. The project includes demolishing the existing fellowship hall, an addition that was constructed more than 20 years ago, but is now functionally obsolete. The replacement of the old fellowship building would be the first phase of a multi-phase master plan to renovate the existing church campus. The objective of this first phase is to replace the dysfunctional fellowship building with a more modern building that will save energy; be more functional; and allow for temporary worship service when the second phase of the project—the modernization of the existing sanctuary building—is under construction.

The new facility will have administrative offices for the Pastor, outreach staff, space for community events and community based social services. Some of these services are:

- Food distribution to the needy
- Student homework tutor lab
- Battered women and families programs
- Elderly health and exercise classes
- Personal development training
- Neighborhood meetings

The hours of operation for these services will be off hours from the Sunday church service. Evening and late afternoon usage will be prevalent. The church has 2 full time employees – the Pastor and a secretary. Their office hours are from 10 o’clock to 2 o’clock, Monday through Saturday, with longer hours on Sunday. The average monthly Sunday worship attendance is 80 people. Most of the church attendees’ drive from nearby neighborhoods. Only 5% walk from the surrounding area. There is weekly Bible study on Tuesday from 12:30 to 1:30 and

Wednesday evenings from 7:00 to 8:00. Sunday service is from 1:00 am till 1:00 pm with an hour of Sunday school from 9:30 am.

Design challenge:

The existing church is located on a very small lot directly between two very modest, one-story single family houses. The church's operations have expanded across Colorado Street to the west into a small single-story building. This property and the building across from Colorado Street are owned by the Church. This building is the South Chandler Self-help Foundation. A non-profit organization which provides variety of programs ranging from cultural celebration, community health fairs to mentorship programs. The Foundation operates from 9 a.m. to 2 p.m. Monday through Friday.

Parking for church services is needed, but must minimize its impact on this neighborhood of small single-family homes. Any future construction must be sympathetic to the scale of the neighborhood and its housing. The goal of the church is to remodel and improve the church's main campus/buildings. Financial constraints, however, will limit the church's building program to at least two phases—the first for the new fellowship building, site improvements, and adjacent parking lots. The construction for this phase will begin in January 2010. The second phase will be to refurbish and expand the sanctuary building and complete the overall design concept.

To facilitate this much needed redevelopment to the area, we seek several variances to present ordinance requirements of the City of Chandler. We welcome the City's objectivity in considering our requests:

1. The current building configuration does not comply with the property line setbacks as stated in the zoning code. The new fellowship building will also encroach into these setback areas. We seek permission and variance to allow our building to encroach into the setback areas at all four property lines. At the public meeting held to preview our proposed construction, no objections were raised for our building locations. We have a letter from the property owner immediately bordering the church's property to the south that states his approval and acceptance of our proposed encroachment in the setback to the south.
2. In order to create a more readily accessible waste receptacle, we have located the dumpster off of our main church property onto the adjacent church lot being proposed for parking. The new dumpster location is immediately across the alley and is configured to allow the truck to easily access the dumpster with minimal turns and backing. The new dumpster is located away from surrounding neighboring structures or houses. We will seek a variance allowing the dumpster to be located off of the main property that has the new fellowship building.
3. The City of Chandler requires parking to be screened from the street by a 4 foot high wall. We have not included any such walls in our design concept although we plan to

strategically locate shrubbery and new plantings to visually disrupt views from the streets onto site parking.

4. We are attempting to keep the architecture understated so as to be contextual with the neighboring properties. To do so, we are utilizing a modern architectural style whose façade remains less than the 65% maximum singular material limitation as stated in the current Commercial Design Standards on the North and South side. The smooth-faced masonry façade is approximately 75% on the east and West side. We ask for a variance in to this requirement.
5. Parking provided is based upon actual attendance to the church's services and should more than adequately accommodate demand. We are asking for a variance from the City's usual practice of basing parking requirements on occupancy load. This requirement would be prohibitive to any future development of the church due to property limitations.

Design solution:

The design concept is derived from the mission of the church, "*make Christ known in the wider community.*" Ideas driven from this mission are to design a building that will embrace this ever-changing community. Existing architectural styles and materials are carefully integrated to the overall design and pay respect to the neighboring community. As the design seeks to engage worshipers of all age groups—especially the elderly, accessibility to the facility is a priority. The floor layout is planned for ease of movement throughout the facility. The use of textures and color in materials is coordinated to entertain the younger generation without overpowering the sacredness of the worshiping environment.

The design concept includes an overall church campus approach. As part of the new Fellowship Hall building addition, the main entry to the church will be relocated from the west end of the existing sanctuary to the southern elevation of the new fellowship building—a point about midway between the west and east boundaries of the church property.

At the north property line, a masonry wall will be installed to help screen the project from the neighboring property. The height of this wall will be 3 feet from the property line to a point 40 feet from the center line of Colorado Street and will go up to 6 feet high from that point to the east property line.

In order to minimize the impact of church service parking, two lots will be developed to accommodate 12 automobiles in the east lot and 24 spaces in the west lot. One parking lot will be developed on a vacant lot located southeast to the existing church within about 150 feet of the new church entry. The second lot will be developed across Colorado Street, adjacent to the existing Foundation building and about 225 feet from the new church entry.

The existing parking lot adjacent to the church sanctuary that traverses the site from west to east along the south property line will be greatly improved to promote pedestrian traffic from the two new parking lots, the accessible parking stalls will be located in this area, close to the main entrance, and greater emphasis will be provided to the new church entry. This lot contains a total of 5 parking spaces. To minimize this emphasis' impact on the modest adjacent single family house located immediately south of the church, a new entry porte-cochère of translucent material will be constructed using a very slight superstructure. This porte-cochère will attract interest to the church's entry, but have minimal impact on the neighboring property.

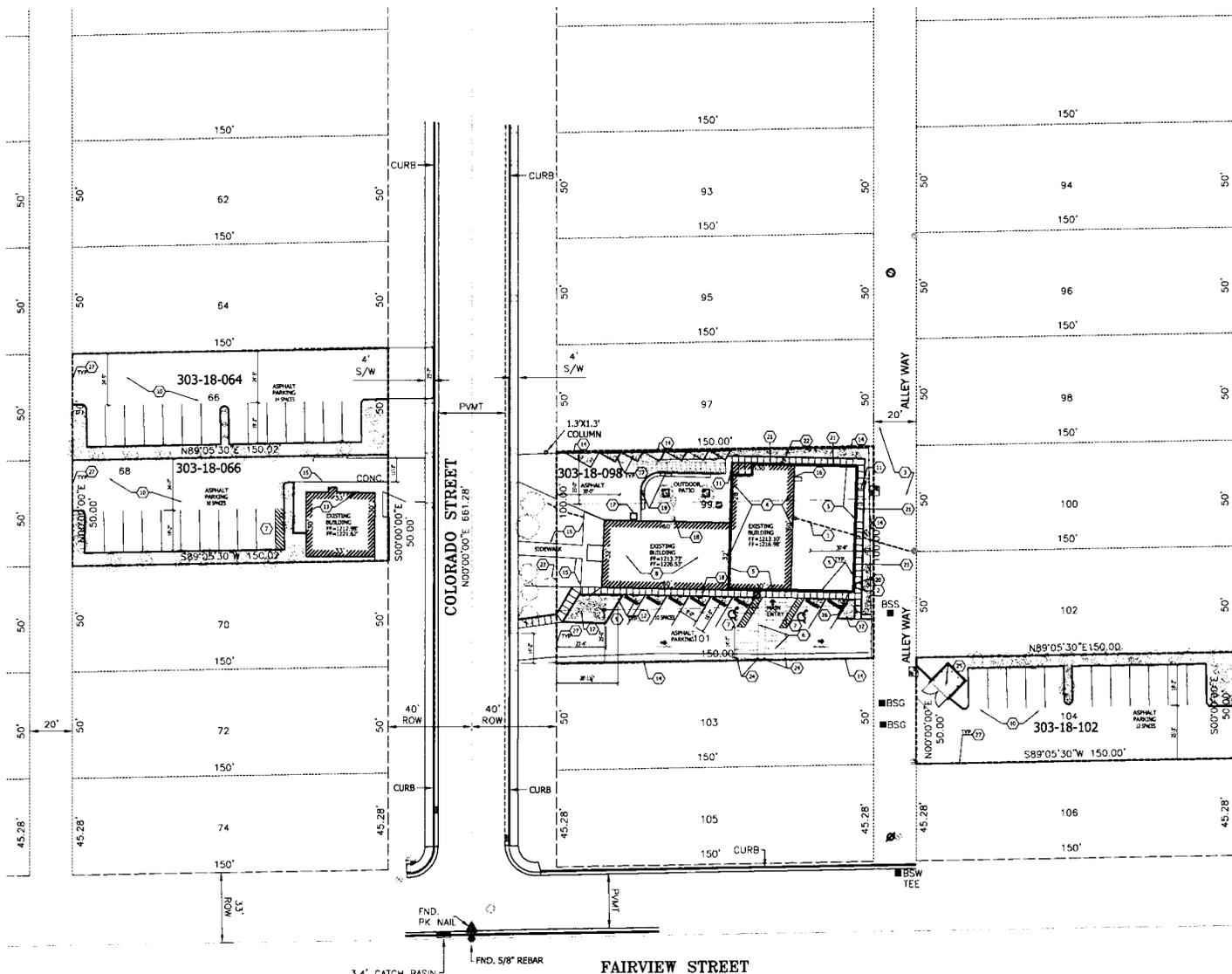
The design of the new fellowship hall building provides a visual background for the eventual refurbishment or replacement of the existing sanctuary building. Simultaneously, the fellowship building uses a clean, rectangular cubic form so as to not overwhelm the small scale residential buildings that are adjacent to the church site. The design solution creates an attractive, masonry structure that is in harmony with its surrounding structures, but does not seek overstated attention to the rear portion of the church property, thus preserving a measure of privacy for the adjacent residential properties.

The material palette for the new fellowship hall building uses a combination of smooth-faced and textured masonry in subdued hues—durable, yet compatible with residential construction in the neighborhood. Large glazing areas are located on the north and south side with smaller windows on the east side of the building to bring in natural light into all spaces. Glass blocks are used within the concrete masonry blocks on the west side. Smooth faced concrete masonry block in Mustard and Buff color with split faced masonry block and Charcoal color masonry block projections brings variation to all facades.

The cross on the southeast corner on the Fellowship hall will be illuminated from the ground with lights in landscape area.

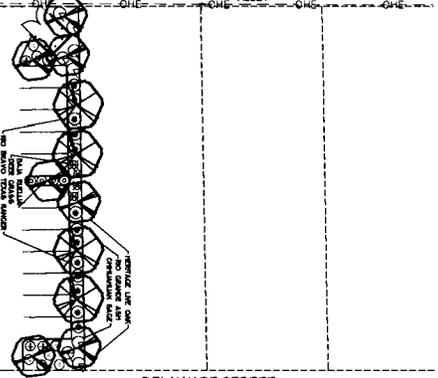
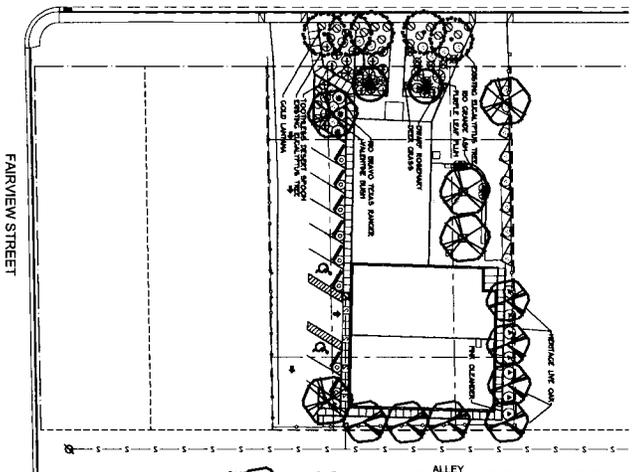
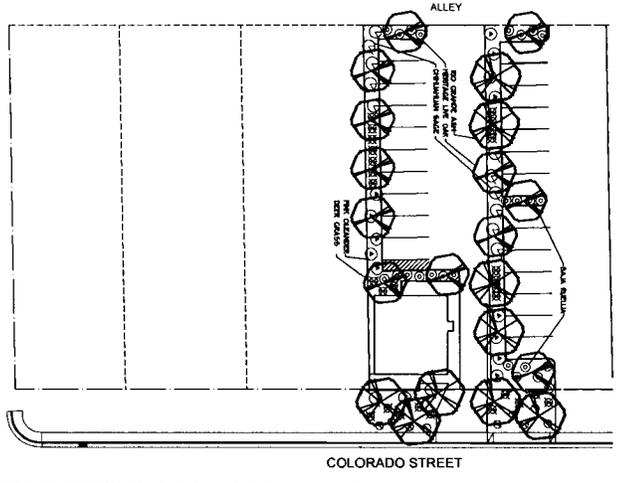
A new outdoor patio will be added on the northwest side of the Fellowship Hall in Phase 2. The patio will be screened with perforated metal panel.

Though the new fellowship building is of larger scale than the surrounding structures, its design is discreet and not overpowering or overwhelming to the bordering properties. Visual and dynamic impact is reserved for the new or refurbished sanctuary that fronts Colorado Street and will create a more pronounced visual statement for the church to the community.



LANDSCAPE PLAN

PRELIMINARY LANDSCAPE PLAN
SCALE 1"=30'-0"



PLANT MATERIAL LEGEND

SYMBOL	PLANT MATERIAL	PLANT MATERIAL	PLANT MATERIAL
①	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
②	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
③	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
④	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑤	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑥	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑦	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑧	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑨	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑩	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑪	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑫	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑬	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑭	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑮	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑯	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
⑰	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER	FRUITFUL BIRD FEEDER
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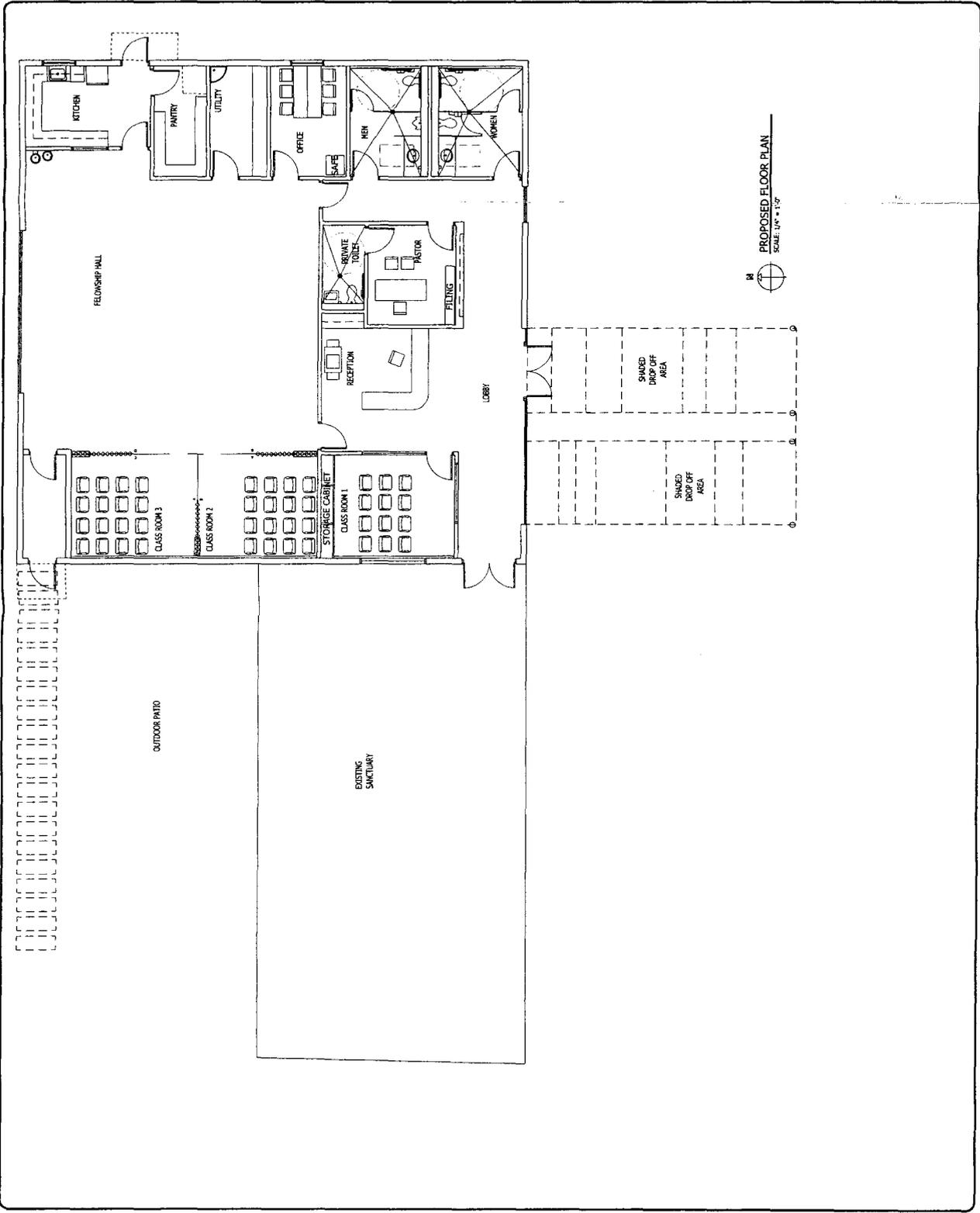
PROJECT NO. 201505
PROJECT DATE: 1/2/16
SHEET 1 OF 1

DATE: _____
DESCRIPTION: _____

MOUNT OLIVE BAPTIST MISSIONARY CHURCH
MT. OLIVE MULTI-PURPOSE CENTER
473 SOUTH COLORADO STREET, CHANDLER ARIZONA.



WHPacific
49 West Third Street, Suite 100
Chandler, AZ 85201
PH: 480.778.1118
WWW.WHPACIFIC.COM



FLOOR PLAN



DATE: _____

MOUNT OLIVE BAPTIST MISSIONARY CHURCH
473 SOUTH COLORADO STREET, CHANDLER, ARIZONA

PROJECT NO. _____
SHEET NO. _____

PROJECT: _____
DATE: _____

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

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

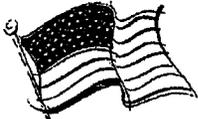
EAST ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION W/ EXIST. SANCTUARY
SCALE: 1/8" = 1'-0"

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

WEST ELEV. / PHASE 2 SANCTUARY
SCALE: 1/8" = 1'-0"

ELEVATIONS



CHARLES PAYNE
26626 S. Sedona Drive
Sun Lakes, AZ 85248
cpray@aol.com

January 24, 2009

City of Chandler
Planning & Development Department
215 E. Buffalo St. Suite 104
Chandler, AZ 85225

RE: Mount Olive Missionary Baptist Church Fellowship Hall & Community Center

Dear Planning & Development Department:

I wish to express my support for the proposed mixed use project (Fellowship Hall & Community Center) at 473 S. Colorado Street at the northeast corner of Colorado Street and East Fairview Street intersection. I am aware the proposed project includes expanding the existing building to the alleyway and the proposed awning that is to be located at the southern edge of the property which **will bud up directly to my property located at 489 S. Colorado Street**. The building currently proposed will be built at adjusted zoning guidelines and a lot setback adjustment.

I support this project because I believe this building will be an asset to the South Chandler neighborhood, helping to revitalizing the Colorado/Delaware/Fairview streetscape with an aesthetically pleasing design, conveniently relocating much needed Community services and a desirable public courtyard that will make an excellent meeting place for members of the community. I urge you to support the requested zone change, the requested setback adjustments to make this project a reality.

Sincerely,

Charles Payne

ORDINANCE NO. 4193

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MULTI-FAMILY RESIDENTIAL DISTRICT (MF-2) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0038 MT. OLIVE MISSIONARY BAPTIST CHURCH) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from MF-2 to PAD, subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

2. Development shall be in substantial conformance with Exhibit No. 9, Development Booklet, entitled "MT. OLIVE MISSIONARY BAPTIST CHURCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0038, except as modified by condition herein.
3. Landscaping shall be in compliance with current Commercial Design Standards, except as modified by condition herein.
4. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.
5. The site shall be maintained in a clean and orderly manner.
6. Preliminary Development Plan (PDP) 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 PDP shall apply.
7. The applicant shall work with Staff to provide green screens on the east elevation of the Fellowship Hall building.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4193 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *amb*

PUBLISHED:

ATTACHMENT 'A'

464 S. Colorado Street

Chandler, AZ 85225

Parcel 303-18-064

Lot 66, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona

472 S. Colorado Street

Chandler, AZ 85225

Parcel 303-18-066

Lot 68, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona

473 S. Colorado Street

Chandler, AZ 85225

Parcel 303-18-098

Lot 99 and 101, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona

488 S. Delaware Street

Chandler, AZ 85225

Parcel 303-18-102

Lot 104, DOBSON ADDITION, according to Book 36 of Maps, Page 18, records of Maricopa County, Arizona