



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division – PZ Memo No. 16-088**

DATE: NOVEMBER 16, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KA*

FROM: SUSAN FIALA, AICP, CITY PLANNER *SF*

SUBJECT: ZUP16-0015 CENTRO EVANGELICO FUENTE DE VIDA

Request: Use Permit approval for a place of worship/church within a Planned Industrial District (I-1) with a Planned Area Development Overlay (PAD) zoning district

Location: 3260 N. Colorado Street, north and east of the northeast corner of Arizona Avenue and Elliot Road

Applicant: Oral I Escobar

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located at 3260 N. Colorado Street, north and east of the northeast corner of Arizona Avenue and Elliot Road. Several businesses located in the Eastpoint Business Center include Saba Western Wear, Tele King, Dental Elite, Wolf Car Wraps, Wright Engineering, and Chandler Air.

The request is for Use Permit approval for a place of worship/church within a Planned Industrial District (I-1) with a Planned Area Development Overlay (PAD) zoning district. The permitted uses specific to this PAD Overlay district allows for professional and executive offices such as contractors and doctors as well as research centers, product development and testing, to name a few. No other Use Permits have been approved to allow for uses not prescribed in the I-1/PAD Overlay.

The church would occupy the middle section of a three business condo building. The first floor is approximately 4,279 sq. ft. and the second floor is 1,681 sq. ft. The sanctuary is open to the second floor and contains approximately 103 seats. There are three classrooms and offices. Services occur twice a week, on Sunday morning, starting around 11:30 am and Thursday evenings, from approximately 7 pm until 9 pm. During Sunday services, bible study for children/youth meets in the classrooms and adults meet on Thursday evenings. The business park provides approximately 304 parking spaces. Based on the church and its uses, 32 parking spaces are required and are available during the days and times of services and activities which occur during non-business hours.

Planning Staff finds the church use to be compatible with the mix of uses operating in the business park. Churches have proven compatible in industrial business parks throughout Chandler whether in a multi-building development or on a single parcel. The church occurs in a building with adequate access and parking. Planning Staff is recommending a two-year time limit to evaluate the compatibility of the church within the business park.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood letter was sent out in lieu of a neighborhood meeting due to the location in an industrial business area.
- Planning Staff received a phone call stating that a church is a current occupant at this location. Concerns voiced included children run around, and debris is thrown into the decorative fountain after services conclude. The complaint is for a different church, unrelated to the subject church, and operating without a Use Permit.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of ZUP16-0015 CENTRO EVANGELICO FUENTE DE VIDA, subject to the following conditions:

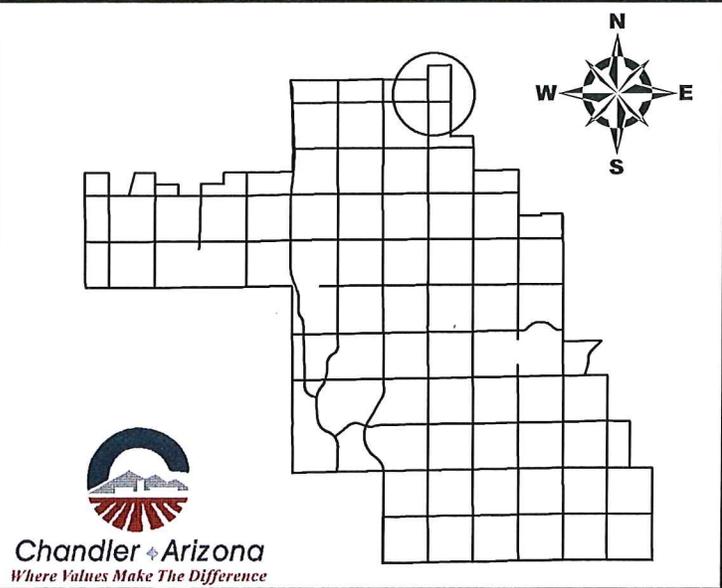
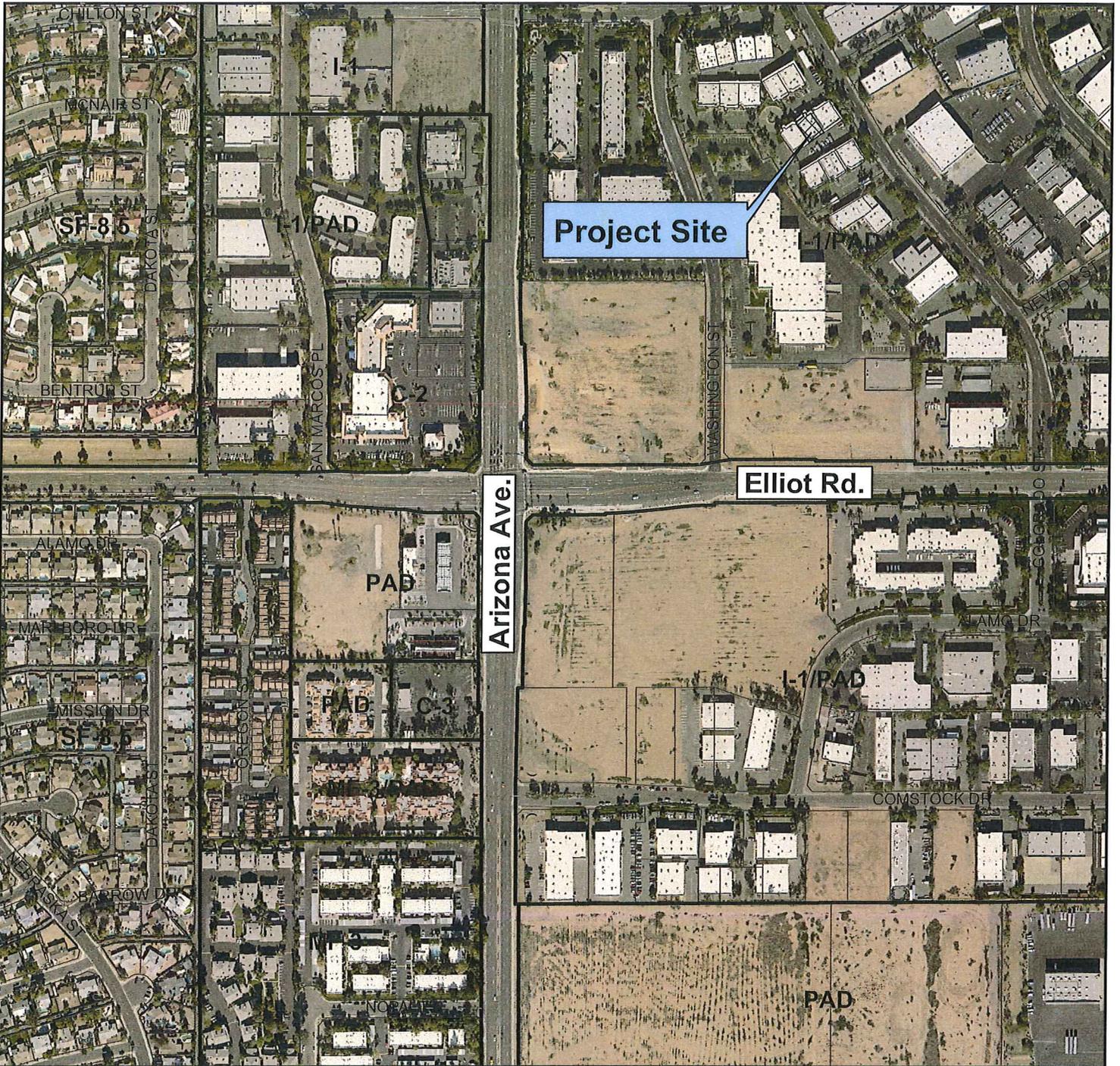
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The Use Permit shall remain in effect for two (2) years from the 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.

PROPOSED MOTION

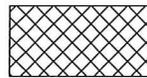
Motion Planning Commission to recommend approval of Use Permit case ZUP16-0015 CENTRO EVANGELICO FUENTE DE VIDA, subject to the conditions as recommended by Planning Staff.

Attachments

- | | | |
|------------------|----------------|--------------------------|
| 1. Vicinity Maps | 3. Floor Plans | 5. Applicant photographs |
| 2. Site Plan | 4. Narrative | |

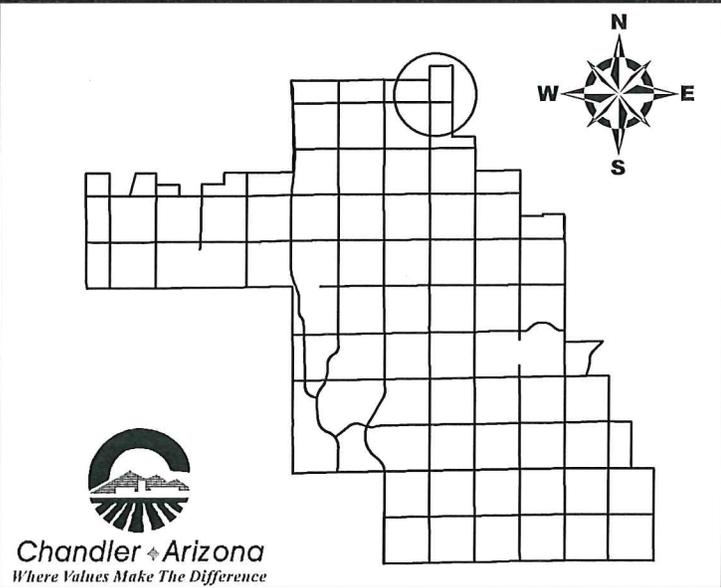
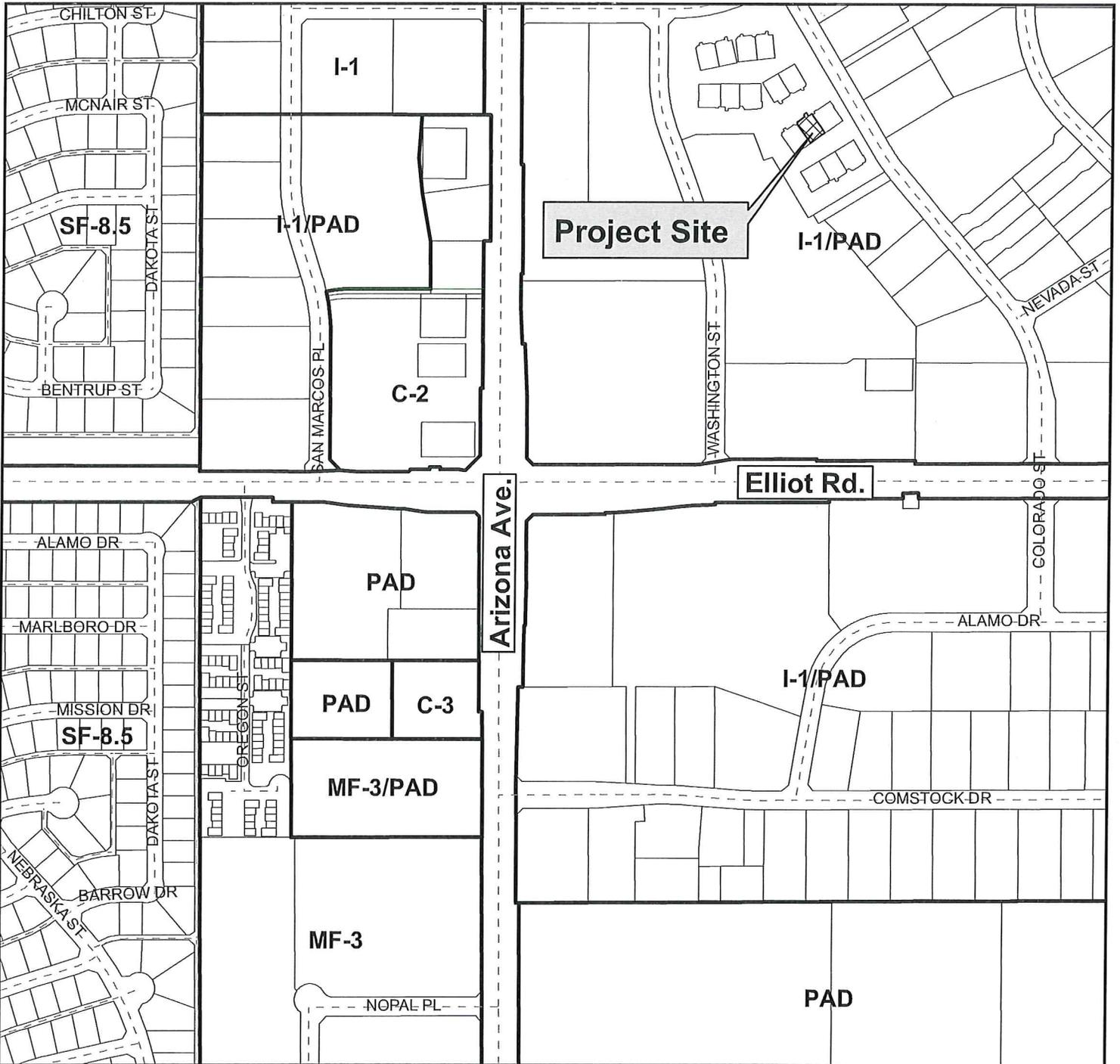


Vicinity Map



ZUP16-0015

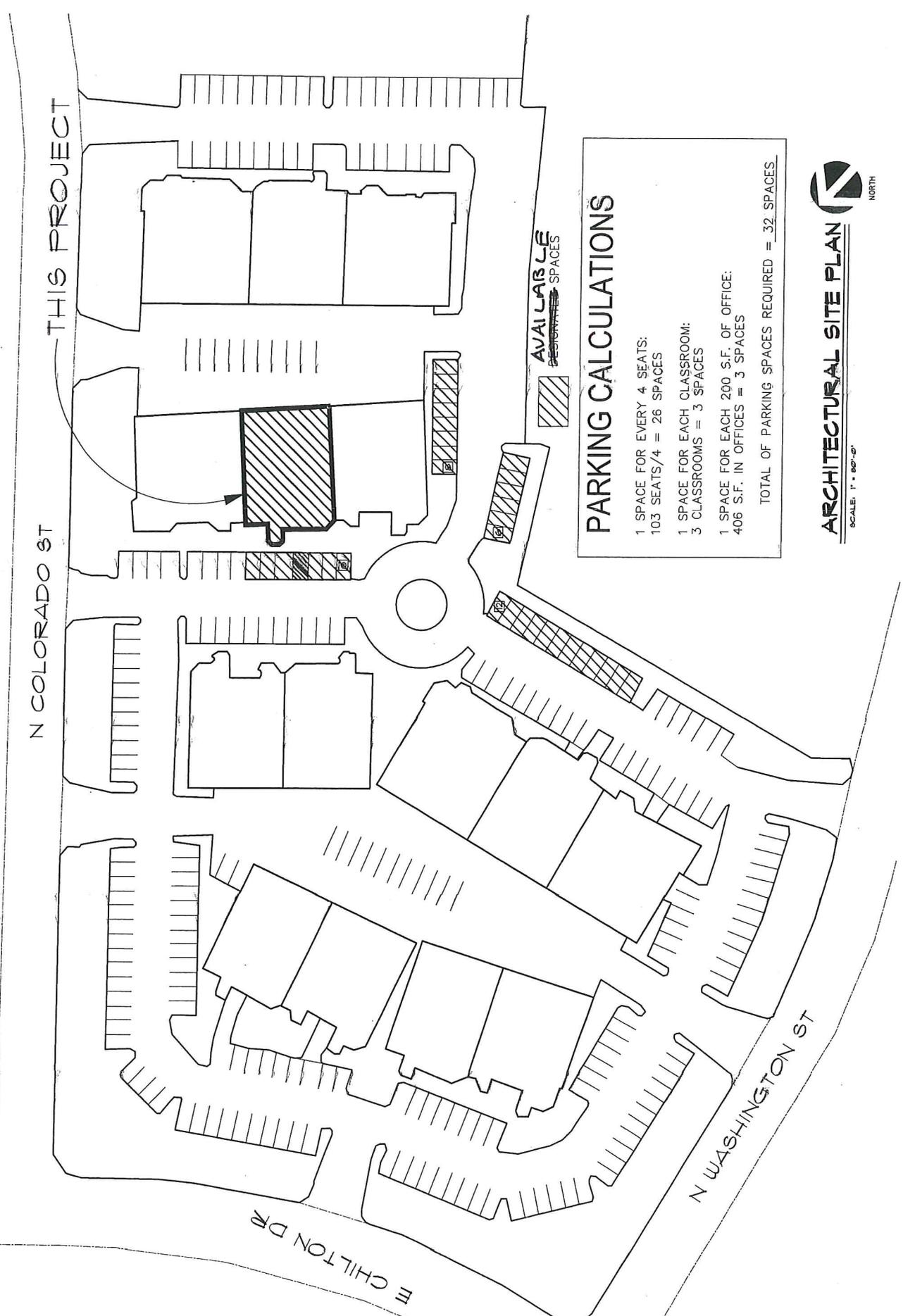
Centro Evangelico Fuente De Vida



Vicinity Map


ZUP16-0015
Centro Evangelico Fuente De Vida

CITY OF CHANDLER 9/9/2016



N COLORADO ST

THIS PROJECT

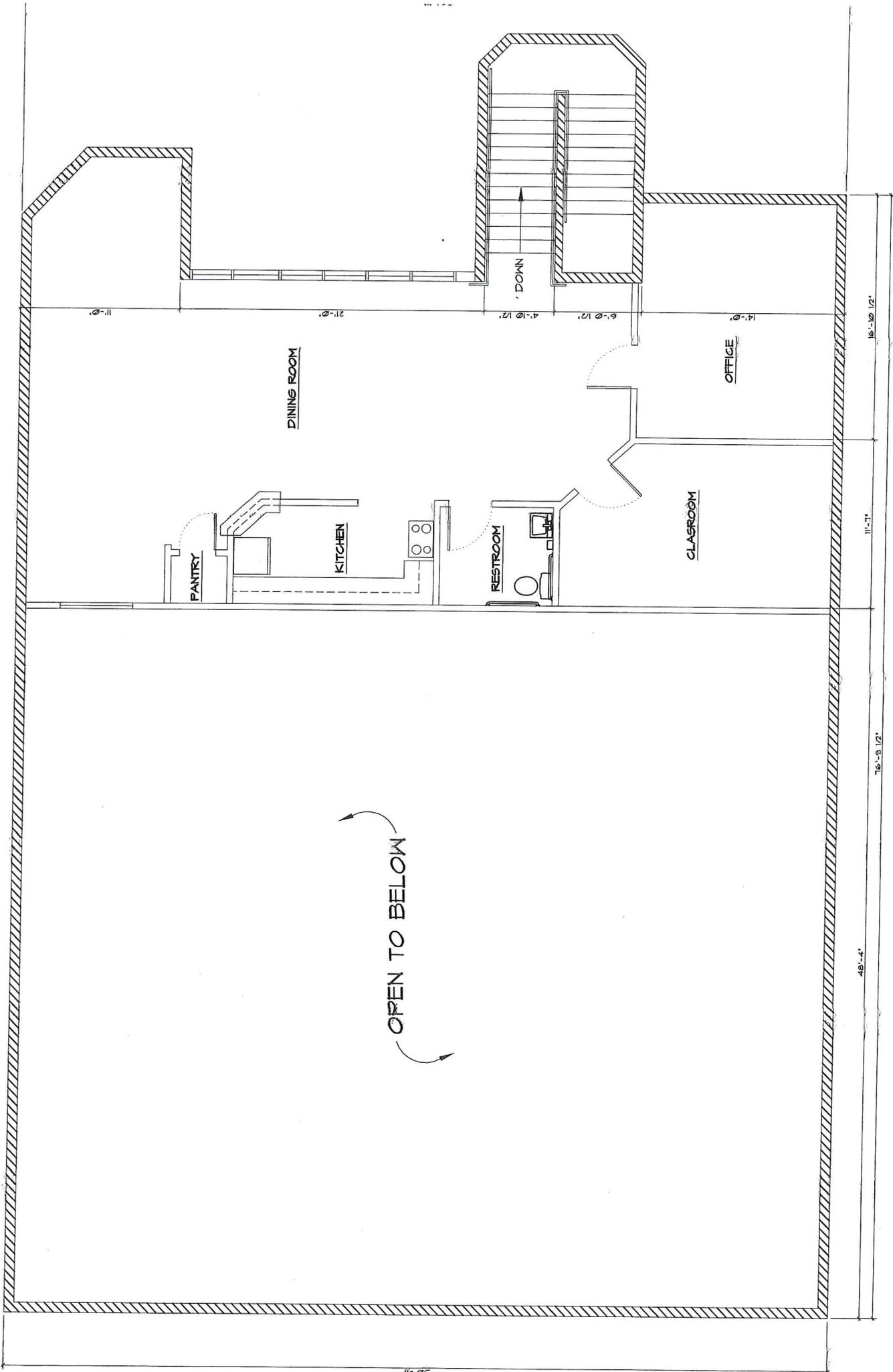
E CHILTON DR

N WASHINGTON ST

AVAILABLE
PARKING SPACES

PARKING CALCULATIONS

- 1 SPACE FOR EVERY 4 SEATS:
103 SEATS/4 = 26 SPACES
 - 1 SPACE FOR EACH CLASSROOM:
3 CLASSROOMS = 3 SPACES
 - 1 SPACE FOR EACH 200 S.F. OF OFFICE:
406 S.F. IN OFFICES = 3 SPACES
- TOTAL OF PARKING SPACES REQUIRED = 32 SPACES



EXISTING 2nd. FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH

Project Narrative

ZUP16-0015

Centro Evangelico Fuente De Vida

Fuente de Vida is a Christian church that has been holding services in Chandler for many years. Our focus is to build strong families through faith. The places where worship has taken place have been locations that the church has leased out. Recently, we agreed as a church to purchase a building of our own. The building located on 3260 N Colorado that is up for sale, met the needs of the church. It's location is a central point for the majority of our members. The building has a large area that can be used as a sanctuary and rooms that can be used for children's/youth bible classes. We do realize that the location of the building is in an industrial zone, however we feel that it would be a good purchase since the area is light industrial as opposed to heavy industrial. Another reason we feel it would be a good purchase is the fact that our schedule of worship services would not be during typical business hours, therefore, not interfering with the surrounding neighbors. The building structure is located between two business: Saba's Western Wear on the west side and Chandler Air on the east side. We meet twice a week, Sundays at 11:30 am and Thursdays at 7:30 pm. These are typically non-business hours. The site plan shows the available parking spaces, six of the spaces are directly in front of the building, the rest are available on the south side of the property. For the reasons listed above, Fuente de Vida Church feels that the building on 3260 N Colorado would be appropriate for worship services.

