

#34  
FEB 14 2008



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning and Development – CC Memo No. 08-023**

**DATE:**            FEBRUARY 7, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER <sup>WP</sup>  
                         DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR <sup>DB</sup>  
                         JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR <sup>JK</sup>  
                         BOB WEWORSKI, PLANNING MANAGER <sup>BW</sup>

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER <sup>JMN</sup>

**SUBJECT:**        UP07-0107 CALVARY EVANGELICAL LUTHERAN CHURCH

- Request:            Use Permit approval for a modular building used by the church
- Location:           1270 N. Dobson Road, which is north of Ray Road and west side of Dobson Road
- Applicant:           Calvary Evangelical Lutheran Church
- Project Info:        Approximately a 2.26 acre site, a new one-story 2,886 square foot modular office and classroom building

**RECOMMENDATION**

The application requests Use Permit approval to allow a modular building for classroom and office space used by the church. Planning Commission and Staff, finding consistency with the General Plan and AG-1 (Agricultural District) zoning, recommend approval subject to conditions.

**BACKGROUND**

The property is approximately 2.26 acres and zoned AG-1 (Agricultural District). A Use Permit was approved in 1980 to allow a church use. In 1997, the church completed construction of a new sanctuary building fronting Dobson Road. The church property includes the sanctuary building, a fellowship building, and an existing single-family residence for the pastor. The church represented a future building would be built west of the existing fellowship building.

This application requests approval of a modular constructed building for new classroom and office space. The modular building will be between the existing single-family home and the existing buildings along the site's south side. The church property is located between two

existing single-family residential subdivisions and across the street from a public school along Dobson Road.

The existing buildings total approximately 10,285 square feet. The new modular classroom and office building with restrooms is approximately 2,886 square feet. The site's total building area is 13,171 square feet. The new building is one-story with a maximum height of 16 feet. The building's location is in alignment with existing buildings and meets building setbacks from adjacent single-family residential. A small storage shed occupied the space where the modular building is locating. The shed is being relocated just north of the existing residence.

The modular building is a factory-built building constructed to be a permanent structure and designed to be compatible with existing buildings. Architectural design and building materials match existing buildings with the use of light gray-colored paint and materials including stucco walls, slump block accents, and asphalt roof shingles. The building is designed similar to the existing residence and sanctuary building in terms of wall plane and roofline design.

Trees will be planted south of the new building to provide additional shade and buffering from adjacent homes. The addition of this building does not affect existing parking spaces. The site provides 61 parking spaces, which exceeds the required parking of 59 spaces.

Staff is of the opinion the new modular building is compatible with existing site improvements and is designed similar to existing buildings.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 4, 2007. No one attended other than the applicant.
- 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

Commission asked if the modular building was for temporary or permanent use. Staff conveyed the building is permanent. Commission added condition no. 5 requesting additional articulation around windows and doors given the visibility of this building from the interior of the site. The applicant agrees with this condition.

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit UP07-0107 CALVARY EVANGELICAL LUTHERAN CHURCH, subject to the following conditions:

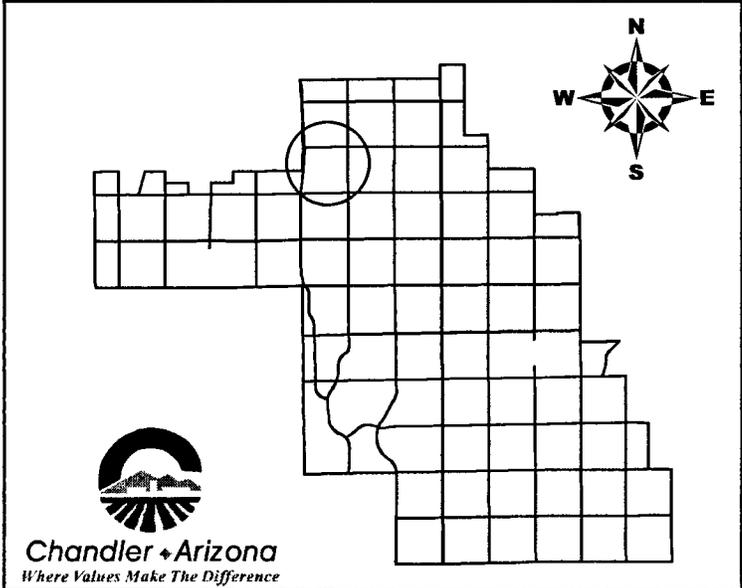
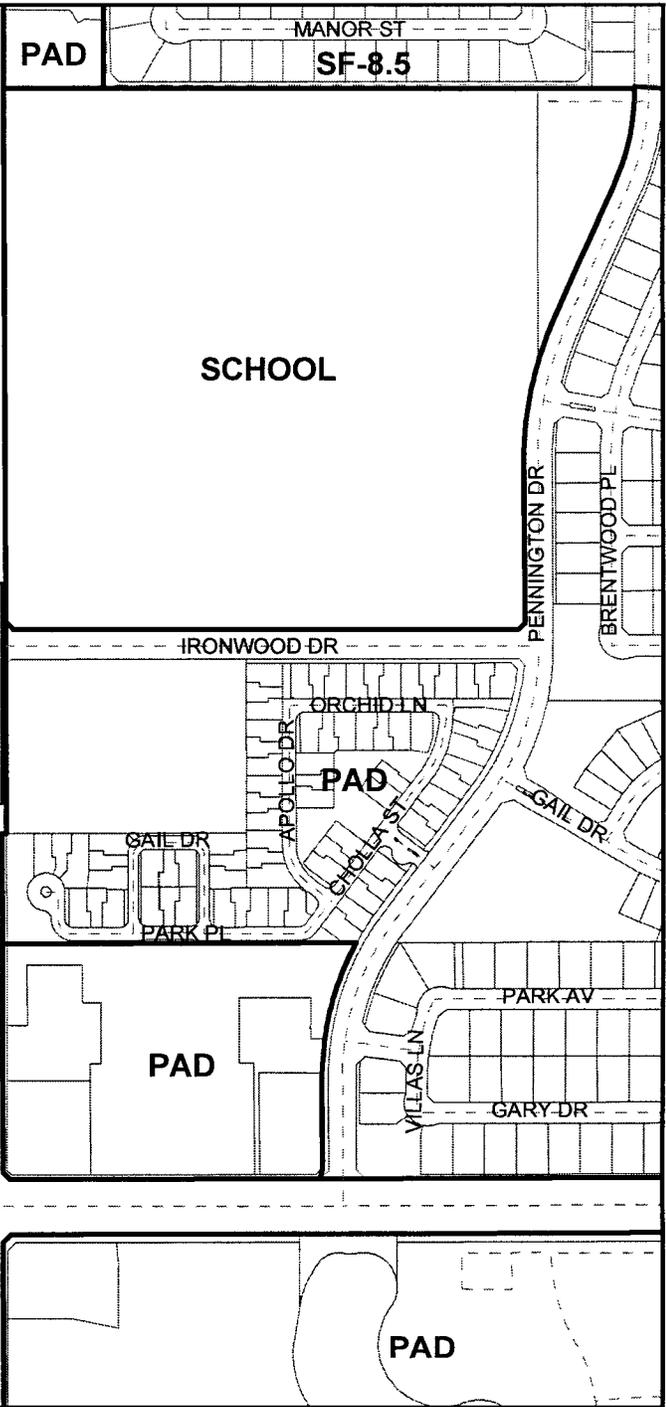
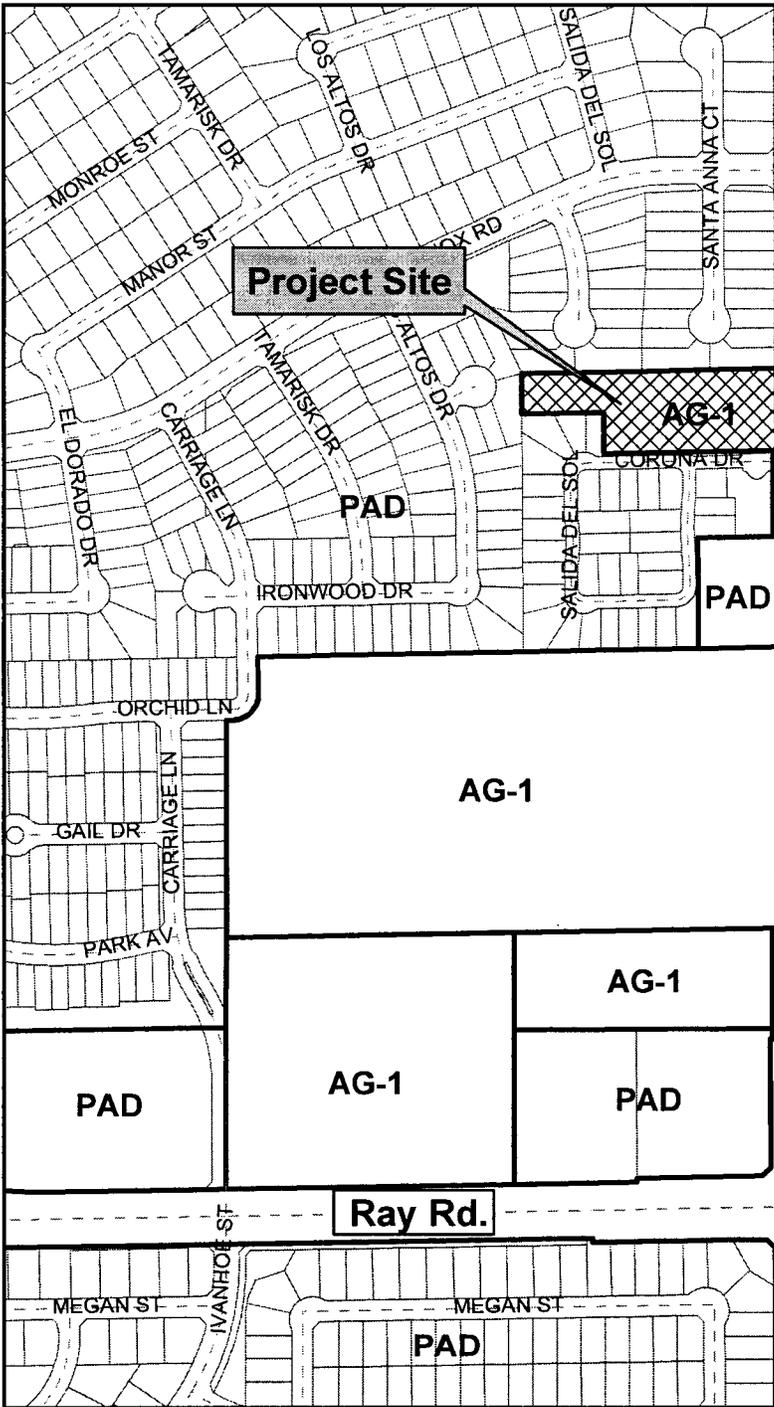
1. Expansion or modification beyond the approved exhibits and representations including a site plan and narrative shall void the Use Permit and require new Use Permit application and approval.
2. The modular buildings shall be used for offices and classroom use only. Events, regular meetings, and services are not allowed.
3. All pedestrian walkways to and from the modular building shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
4. 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.
5. The applicant shall with Staff to provide molding around windows and doors.

**PROPOSED MOTION**

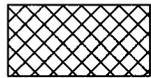
Move to approve Use Permit case UP07-0107 CALVARY EVANGELICAL LUTHERAN CHURCH subject to conditions as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Building Elevations
6. Materials and Color Exhibit
7. Photos



**Vicinity Map**

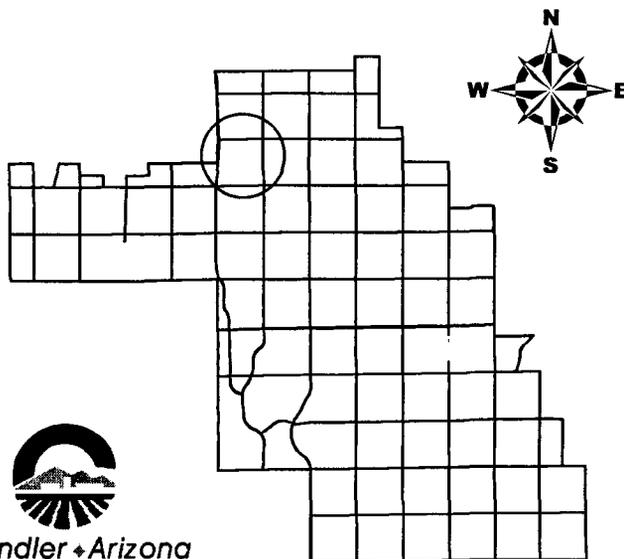


**UP07-0107**

**Calvary Evangelical  
Lutheran Church**



## Vicinity Map



UP07-0107

Calvary Evangelical  
Lutheran Church



Chandler ♦ Arizona  
Where Values Make The Difference

CITY OF CHANDLER 11/2/2007

These are drawings and information on Sunday school classrooms and Pastor/ secretary office space for:

**Calvary Lutheran Church Chandler AZ**  
**1270 N. Dobson Rd.**  
**Chandler, AZ 85224**

This project is a continuation of previous construction done on our land at 1270 N. Dobson Rd. The stamped plans show future building in the same area that we are proposing. The building is a Factory Built Building or FBB built as a permanent structure and designed to blend seamless with the existing building materials and colors.

1. Construction type: FBB (General Modular)
2. Property size: 98,252 sf = 2.26 acres
3. Zoning: AG-1
4. Occupancy: (A-3)

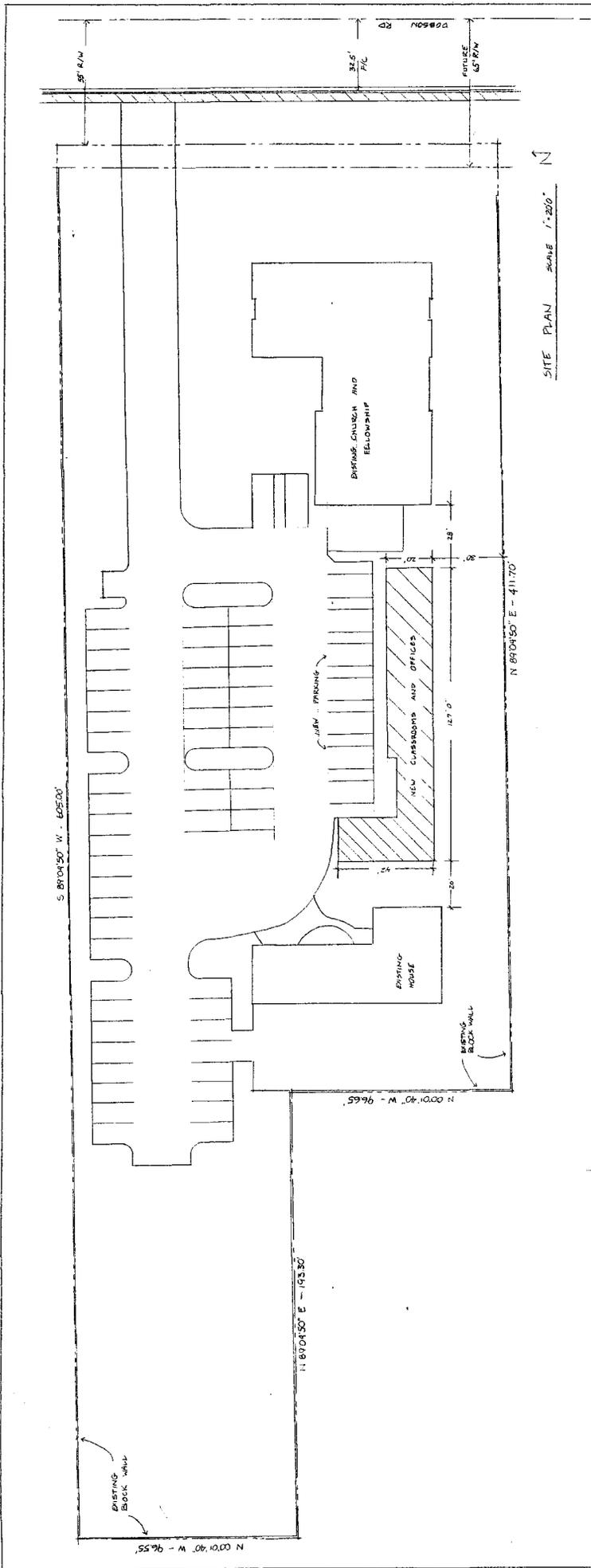
Existing Bldg. (chapel, fellowship, kitchen, RR)	10,285 sq. ft.
New addition (offices, classrooms, RR)	2,886 sq. ft.
Total area (one story)	13,171 sq. ft.

Classrooms and fellowship halls used less than 12 hours per week and less than 4 hours per day. Classrooms used only for Sunday School classes. Offices used 4 hours per day.

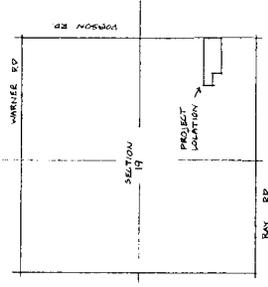
5. Occupancy load:

Classrooms	1660 sf / 20 = 83
Fellowship halls	2660 sf / 20 = 133
Chapel	= 216 (fixed seats)

Chapel occupancy load governs.
6. Restrooms for new addition:
  - 1 male handicapped wc. and lav.
  - 1 female handicapped wc. and lav.
7. Site parking : one parking space per 4 seats (216) plus one per classroom
  - Required: 59 spaces
  - Provided: 55 spaces + 6 H.C. spaces = 61 spaces total
8. Landscaping design- theme is to plant trees to buffer the south side, plant canopy trees to cool the heat island by the new parking, and create a plant buffer between the parsonage and the new building.



SITE PLAN SCALE 1"=20'

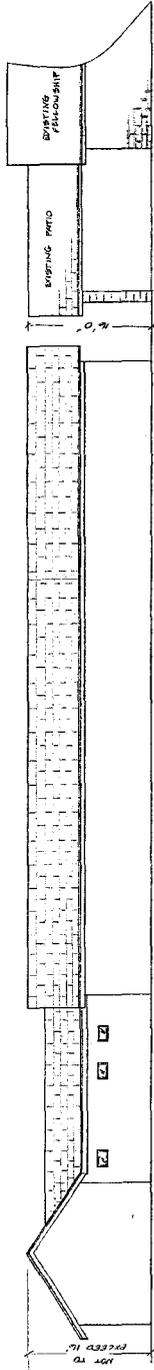


VICINITY MAP

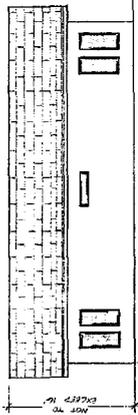
CALVARY LUTHERAN CHURCH  
 1270 N. DOBSON RD.  
 CHANDLER, AZ 85224  
 SITE PLAN  
 DATE: 08/12/22

SITEPLAN

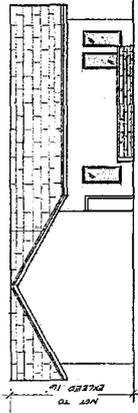




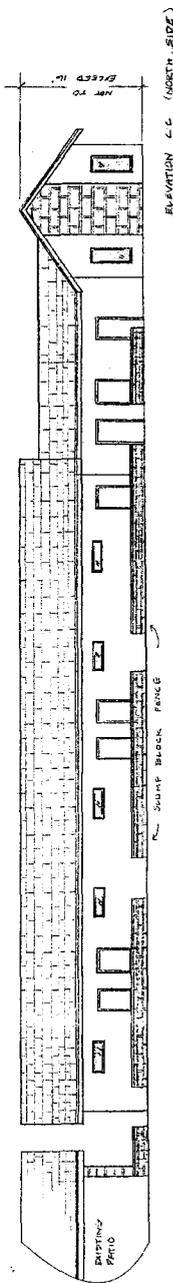
ELEVATION AA (SOUTHWEST)



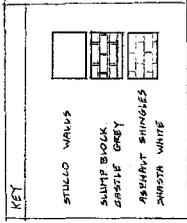
ELEVATION BB (WEST SIDE)



ELEVATION DD (EAST SIDE)



ELEVATION CC (NORTH SIDE)



KEY

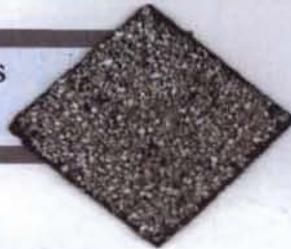
- STUCCO VARIOUS
- SMOKE BLOCK
- CONCRETE GRAY
- ASHRAFT SHINGLES
- SHOWER WHITE

SCALE 1/8" = 1'-0"

CANARY LUTHERAN CHURCH  
 1270 N DOBSON RD  
 CHANDLER, AZ 85224  
 FLOOR PLAN & ELEVATIONS  
 DATE: 10/3/07

**MATERIALS BOARD FOR  
CALVARY LUTHERAN CHURCH**

**ROOFING: ASPHALT SHINGLES  
SHASTA WHITE**



**WALLS: SKIP-TROWEL STUCCO FINISH  
PAINTED**



**PAINT: DUNN EDWARDS  
LACE VEIL**

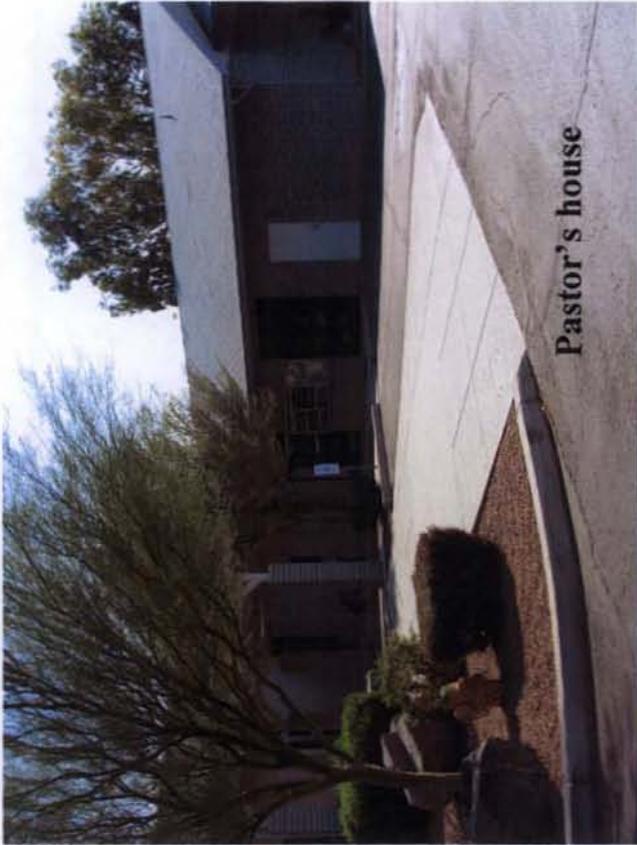


**ACCENT BLOCK: CONCRETE  
SLUMP-BLOCK  
CASTLE GRAY**

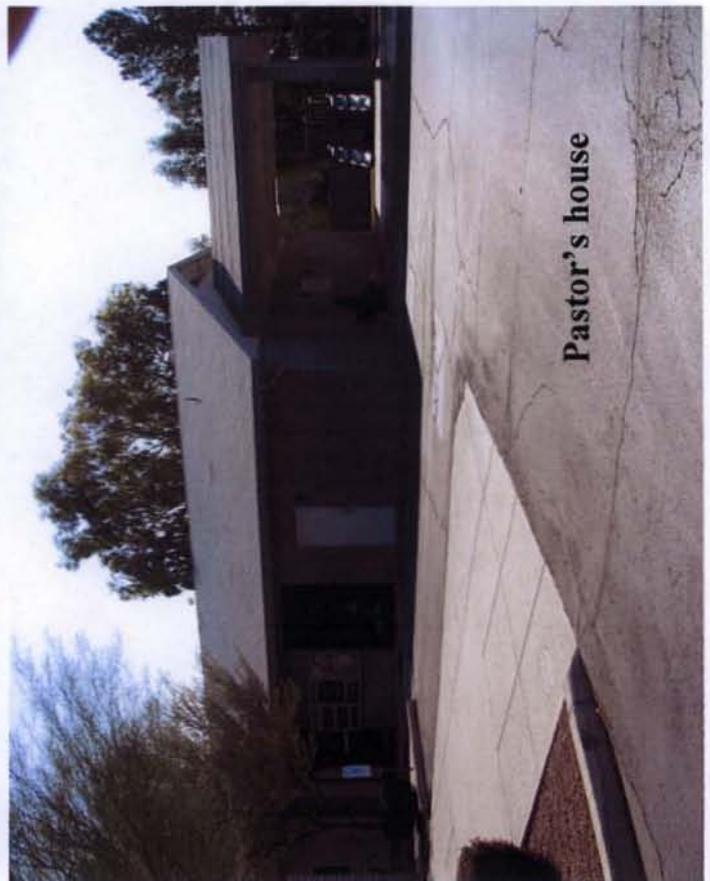
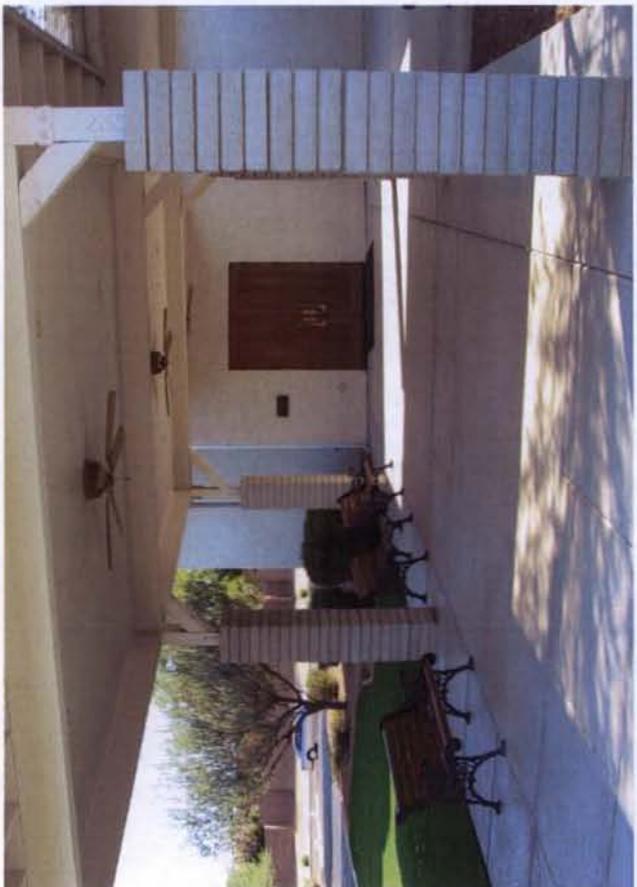




**Sanctuary building off of Dobson Road**



Pastor's house



Pastor's house

