

Staff Summary Report



Hearing Officer Hearing Date: May 20, 2008

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by the **TEMPE EAST KINGDOM HALL OF JEHOVAH'S WITNESSES (PL070190)** located at 4400 South Butte Avenue for one (1) use permit.

DOCUMENT NAME: 20080520dsng01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **TEMPE EAST KINGDOM HALL OF JEHOVAH'S WITNESSES (PL070190)** (Lauren Leuning, applicant; Tempe East Kingdom Hall of Jehovah's Witnesses, property owner) located at 4400 South Butte Avenue in the R1-6, Single Family Residential District for:

ZUP08069 Use permit to exceed 125% of the maximum allowable parking.

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

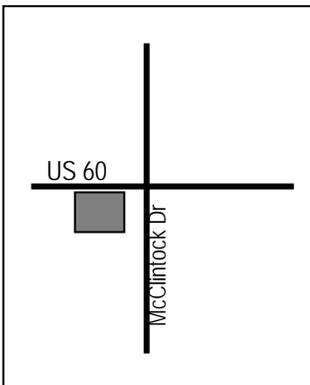
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The applicant is seeking a use permit to allow the number of parking spaces on site to exceed the minimum required per the Zoning and Development Code beyond one hundred twenty-five percent (125%) - from 44 required spaces to 87 spaces proposed (198%). The site is located at 4400 South Butte Avenue in the R1-6, Single Family Residential District, just southwest of the US 60 and McClintock Drive. To date, no public input has been received. Staff recommends approval of the use permit.



PAGES:

1. List of Attachments
2. Comments
3. Reasons for Approval; Conditions of Approval; History & Facts/Description
4. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site plan
5. Landscape Plan
6. Email of Parking Landscape Data
- 7-8. Staff Photographs

COMMENTS:

The applicant for Tempe East Kingdom Hall of Jehovah's Witnesses is requesting a use permit to increase the parking standard from 44 spaces to 87 spaces. This use permit is to modify the parking provided, which will exceed 125% of the required parking. Based on the existing parking, the applicant requests an increase in the parking spaces due to the inadequate number of parking spaces to meet the current use of the building. Required parking for a church is 1/100sf. The church is 4,221 total s.f. equaling 42 spaces. Two (2) more spaces are required due to the addition of a pastoral residence making the total number of required spaces 44.

Additional landscape will be required due to the excessive parking numbers. A minimum of twelve percent (12%) of the surface area, measuring around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. According to parking landscape data received by staff, 15.6 % of the total parking area will be landscaped.

Use Permit

The Zoning and Development Code requires a use permit to allow the number of surface parking spaces provided for a development to exceed 125% of the minimum required spaces required by ordinance. A maximum parking space provision was created to minimize the "heat island" effect associated with large expanses of asphalt. Should a development need more than 125% beyond the minimum required; a use permit may be processed with a requirement for additional landscaping on the site and that the request meets the criteria for approval of a use permit.

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There should be no significant increase in vehicular or pedestrian traffic. The members who attend the church already use the parking lot provided and often spill over onto adjacent city streets. The proposed use permit should help eliminate on street parking in the neighborhood.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use should have no nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposal would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposal is compatible with the existing use and buildings.

Conclusion

Staff recommends approval of the use permit. The parking quantity is compatible with the existing buildings on-site and the applicant will be conditioned to provide additional landscape material.

REASONS FOR APPROVAL:

1. The use covered by the permit will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general. The use will be in full conformity to any conditions, requirements, or standards prescribed therefore by the Zoning and Development Code;
2. There appears to be no significant increase in vehicular or pedestrian traffic;
3. There appears to be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
4. This use will not contribute to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITIONS OF APPROVAL:

1. The additional landscape material proposed for the parking area to be approved by Building Safety Division Plan Review.
2. The applicant shall provide a minimum of twelve percent (12%) of the surface area as landscaping, measuring around the perimeter of all parking spaces and maneuvering areas.
3. Lighting and landscape plans as well as site plan as approved through staff review of DPR07088 must be approved through Building Safety Division Plan Review.

HISTORY & FACTS:

September 17, 2007

DPR07088 - The Development Services Planning Staff reviewed and approved a request for an 850 sf. Pastoral residence addition to the Tempe East Kingdom Hall campus including a Development Plan Review including site plan, building elevations, and landscape plan. Due to changes in the site plan, a use permit to exceed 125% the maximum allowable parking was required.

DESCRIPTION:

Owner – Tempe East Kingdom Hall of Jehovah’s Witnesses
Applicant – Lauren Leuning
Existing Zoning – R1-6, Single Family Residential District
Lot Size – 62,471 sf. / 1.43 acres
Building Area (Church) – 4,221 sf.
Building Area (Pastoral Residence) – 1,189 sf.
Total Proposed Parking Area – 30,819 sf.
Proposed Parking Landscape Area – 4,826
Parking Landscape Percentage Required – 12 %
Parking Landscape Percentage Proposed – 15.6 %
Existing Parking – 77 spaces
Proposed Parking Provided – 87 spaces
Proposed Parking Required (Church) – 42 spaces
Proposed Parking Required (Pastoral Residence) – 2 spaces
Total Proposed Parking Required – 44 spaces

**ZONING AND
DEVELOPMENT**

CODE REFERENCE:

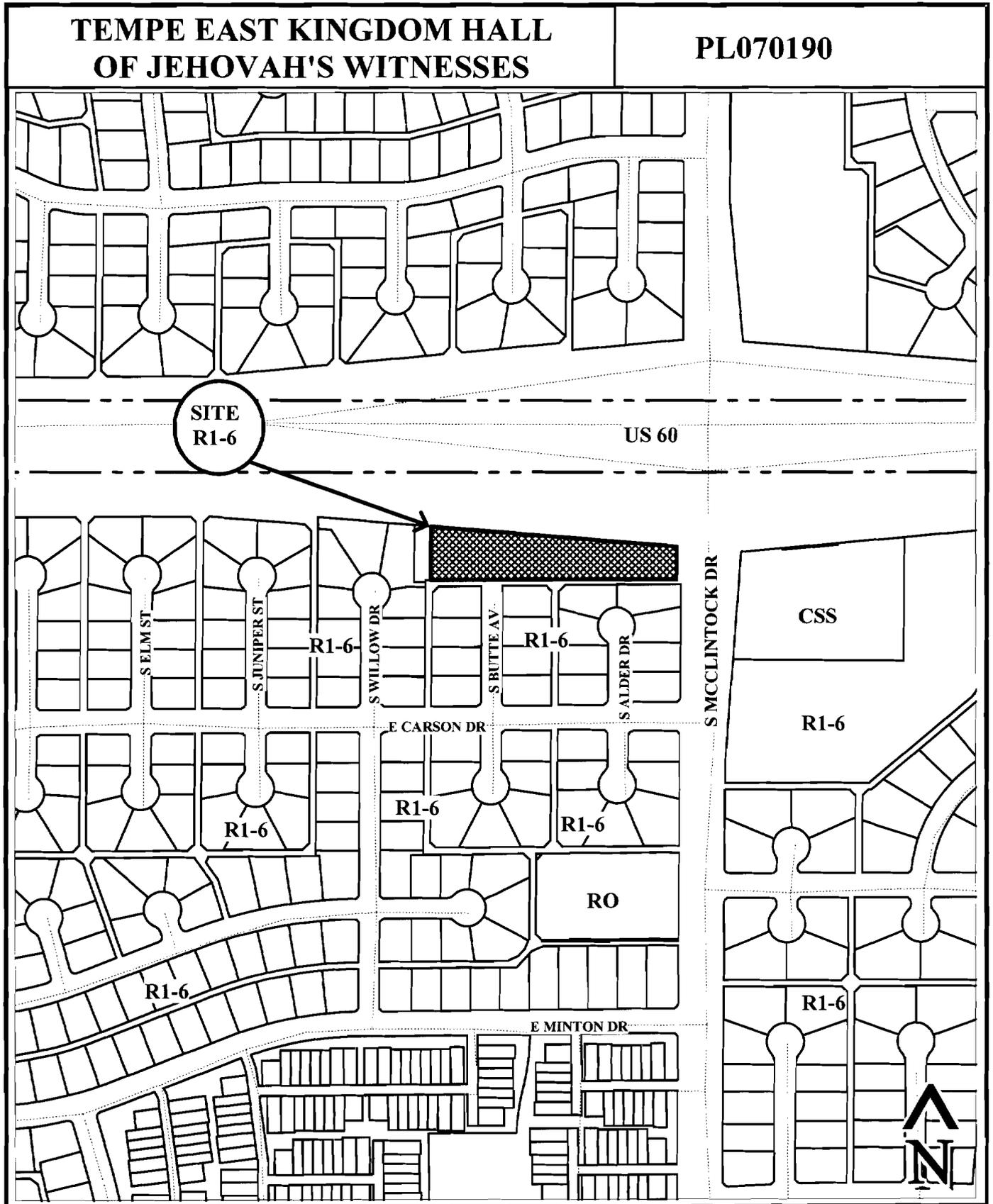
Part 4, Chapter 6, Section 4-603 – Parking Ratios

Part 4, Chapter 7, Section 4-704 – Parking Facility Landscape Standards

Part 6, Chapter 3, Section 6-308 – Use Permit

TEMPE EAST KINGDOM HALL OF JEHOVAH'S WITNESSES

PL070190



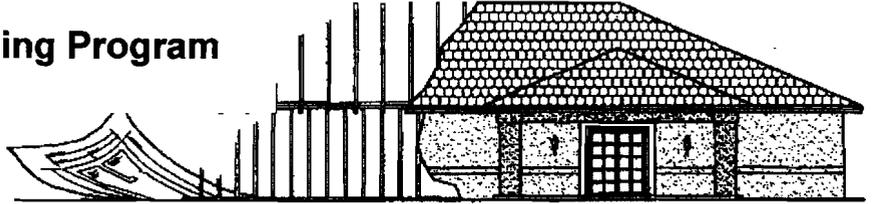
Location Map



Tempe East Kingdom Hall of JW (PL070190)

Arizona Regional Building Program Technical Services

Permit Coordinator
Lauren Leuning
1230 E Myrtle Ave
Phoenix, AZ 85020



Phone: 602-432-3044

E-Mail laurenleuning@msn.com

4/22/2008
City of Tempe
31 East Fifth Street
Tempe, AZ 85281

Project: Tempe Pastoral House at 4400 S Butte Tempe AZ 85281

To Whom It May Concern;

We are writing this letter as a means of explanation and request for a use permit to add approximately ten additional parking spaces to our property.

The existing property is used as a church for several congregations. We are in need of adding a parsonage or pastoral residence on site. This use is allowed in current zoning codes. This project is to add an approximately 850 sq ft livable Pastoral residence with attached garage to the existing property. The residence will have staggered walls and hip rooflines. All materials will match the existing building.

The residence will be a stand alone single family residence. It's visibility from the street will enhance the view of the neighbors as they will see a residence instead of a parking lot. The addition of full xeriscape landscaping throughout the property will enhance the area dulling traffic sound, cooling heat through shade and ground cover.

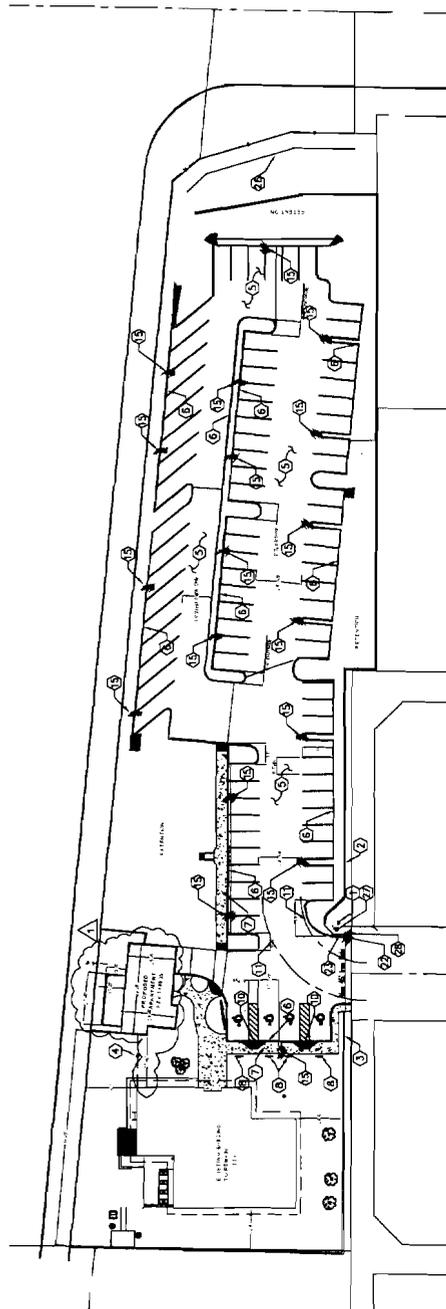
The existing asphalt parking lot is deteriorating and is in need of replacing. Also, there are an inadequate number of parking spaces to meet current use of the building resulting in some members parking on adjacent city streets. We feel that this results in an unsafe condition and also needs to be remedied. To accommodate the existing use we find it necessary to add ten additional spaces. The new design will also allow the construction of ADA compliant parking spaces immediately adjacent to the building. In order to accomplish this project, the existing parking area will be restructured and the landscaping will be upgraded.

Authorized Agent

A handwritten signature in cursive script that reads "Lauren Leuning".

Lauren Leuning

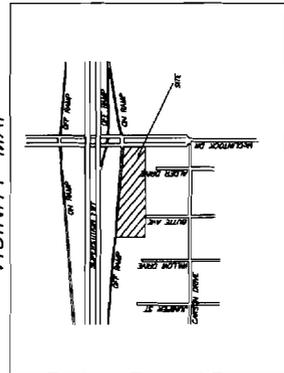
ARCHITECTURAL SITE PLAN
FOR NEW
TEMPE EAST PASTORAL RESIDENCE
4400 S. BUTTE, TEMPE, ARIZONA



PARKING LOT

PARKING AREA: 31,179 SQ. FT.
 PAVING MATERIAL: CONCRETE/ASPHALT
 REQUIRED PARKING /# PASTORAL RESIDENCE:
 1 SPACE FOR EVERY 100 SQ. FT. OF FLOOR AREA
 4221 TOTAL SQ. FT. 44 SPACES
 TOTAL REQUIRED 44
 PARKING PROVIDED /# PASTORAL RESIDENCES:
 PARKING SPACES 44
 HANDICAP SPACES 4
 TOTAL PROVIDED 48
 PARKING LOT LIGHT

VICINITY MAP



ARIZONA
 REGIONAL BUILDING COMMITTEE
 CARE OF: LAUREN LEWING, PERMIT COORDINATOR
 1500 N. MCKAY AVE., PHX. AZ 85008
 (602) 943-1200

UNITED STATES OF AMERICA
 TEMPE EAST PASTORAL RESIDENCE
 APARTMENT

NO.	DATE	REVISION
1	07/16/07	DTY COMMENTS

DRAWN BY: []
 CHECKED BY: []
 SCALE: []
 DATE: []
 SHEET TITLE:
 ARCH SITE PLAN
 SHEET: AP A100

BENCHMARK
 ELEVATION=1186.01
 CITY OF TEMPE BHM#129
 1500 N. MCKAY AVE. PHX. AZ 85008
 MCCULLINCK & BURGUNE

KEYNOTES

- 1 EXISTING 1-1/2" WATER SERVICE
- 2 EXISTING MASONRY SCREEN WALL
- 3 EXISTING MASONRY SCREEN WALL, EXTENDED TO SIDEWALK
- 4 SANITARY SEWER CLEANOUT
- 5 2" THICK ASPHALT DRIVE 4" ARC DIVER COMPACTED SUBGRADE
- 6 CONCRETE EXTRUDED CURB AT PAVEMENT EDGE
- 7 6" WIDE CONCRETE SIDEWALK UNLESS OTHERWISE NOTED
- 8 ACCESSIBLE PARKING SIGN
- 9 FIRE DEPARTMENT ACCESS AND TURNING LANE
- 10 PARKING LOT LIGHTS
- 11 (SEE SCHEDULE FOR LUMINAIR SCHEDULE)
- 12 NEW CONCRETE WALK WAY
- 13 NEW FENCING FROM EXIST WALL TO NEW GATE
- 14 6'-FOOT HIGH MASONRY SCREEN WALL
- 15 EXISTING FIRE HYDRANT
- 16 STREET LIGHT TO BE INSTALLED BY CITY OF TEMPE

PROJECT INFORMATION

PROJECT TITLE: TEMPE EAST PASTORAL RESIDENCE
 TEMPE, ARIZONA 85282

OWNER/APPLICANT: TEMPE EAST CONGREGATION
 C/O JAMES WITNESSES
 2504 EAST LAND ST
 TEMPE, AZ 85281
 (480) 670-6784

PERMIT COORDINATOR: TEMPE EAST CONGREGATION
 C/O LAUREN LEWING
 1500 N. MCKAY AVE.
 PHOENIX, AZ 85008
 (602) 943-2582

ENGINEER: RICHARD GENTEMAN
 38236 NORTH 20TH STREET
 PHOENIX, ARIZONA 85086
 (602) 465-0084

Graves, Nick

From: Lauren Leuning [laurenleuning@msn.com]
Sent: Friday, May 02, 2008 4:25 AM
To: Graves, Nick
Subject: FW: Tempe CO APT

Date: Thu, 1 May 2008 23:03:32 -0700
From: lyntan30@gmail.com
To: LaurenLeuning@msn.com
Subject: Tempe CO APT

Project: Tempe East Pastoral Residence

Parking Landscape Data.

Parking area: 30,819 SF
Landscape areas and Islands: 4,826 SF.

Percentage of Landscape area to Parking area is $4,826 \text{ SF.} / 30,819 \text{ SF} \times 100 = \mathbf{15.6\%}$



**TEMPE EAST KINGDOM HALL OF JEHOVAH'S
WITNESSES**

4400 SOUTH BUTTE AVENUE

PL070190

FRONT OF BUILDING - VIEW TO WEST





**TEMPE EAST KINGDOM HALL OF JEHOVAH'S
WITNESSES**

4400 SOUTH BUTTE AVENUE

PL070190

EXISTING PARKING LOT - VIEW TO EAST

