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Narrative

A New Church Facility for the Seventh-day Adventists

To: Planning and Zoning Commission

Date: 6-14-2021 (*modified by City of Casa Grande*)

Re: Major Site Plan, Rezoning and Conditional Use Permit Applications\

The client, the Arizona Conference Corporation for the Seventh-Day Adventists, for the Casa Grande Chapter of the Seventh-Day Adventists, are requesting a Rezoning of the parcels (app# 505-04-002X, 002Y and 002Z), which are currently zoned UR, R-1 and R-1 respectively, to R-1 (single-family residential).

The purpose of the Rezoning application is the clients wish to construct a new church facility on these three parcels and they must be combined into a singular parcel of land. They will also be required to make a Conditional Use Application. R-1 residential zoning designation allows for a church facility to be operated within its zone as a Conditionally Permitted Use. The client understands the Rezoning process must go through a Public Hearing with the Planning and Zoning Commission and with the City Council. The client also understands that the Conditional Use Permit needs to go through a Public Hearing process with the Planning and Zoning Commission.

The client, the Arizona Conference Corporation for the Seventh-Day Adventists, for the Casa Grande chapter of the Seventh-Day Adventists, are currently operating out of a facility located at 1867 North Trekell Road, in Casa Grande. They have outgrown their current parish and are looking to relocate to a new facility. Several years ago, the Seventh-Day Adventists group purchased the property located on north Colorado Street.

The clients are proposing a 10,000 s.f. worship/community center at the new location. The facility will feature a 3,975 s.f. worship hall, having a seating capacity of 275 parishioners. The center 4,850 s.f. area will feature the parish office, the church school classrooms, the public restrooms and a light, commercial kitchen area for serving parish-sponsored meals. The remaining 1,975 s.f. area will serve as a community room, for such functions as parish meals and meetings and other church-sponsored events.

The combined three parcels (app# 505-04-002X, 002Y and 002Z), are 2.3073 acres or 100.509 s.f. in area. The property is located 675 feet north of Rodeo Road, along the east side of Colorado Street. It is surrounded on the north, east and south boundaries by the Mountain View Park, which abuts the west side of the Santa Rosa subdivision. There is a minimum 65' greenbelt buffer zone between the east side of subject property and the west side of the Santa Rosa Subdivision.

The property is currently vacant land and has an existing 5' high chain link fence encircling all four sides. There is an access gate into the property along the Colorado Street side. In the early 2,000's,

the previous owner had planned to subdivide the property into three parcels, of what are now parcels 505-04-002X, 002Y and 002Z. According to records, a sewer line was installed along the south property line, with a branch going north, about midway, up to near the center of the lot, in an effort to provide sewer service to all three parcels. A recorded utility easement was created for this sewer line at the time. This is the current condition of the existing property.

The clients and I are attempting to combine the three parcels back in into one contiguous parcel but they have two different zonings- Ur and R-1. This narrative is part of the process of the for the Rezoning application permit. We wish to rezone all three parcels into an R-1 classification. Both zoning classifications have identical setback requirements for churches and religious facilities 50 feet from all sides.

With this application, the client is proposing to construct and operate a religious church facility, under Title code 17.20.030 – Conditional Permitted Uses, a church facility is allowed under Conditional Use Permit, which this narrative speaks to.

The three parcels combined, 002Z (59,356), 022X (19,725) & 002Y (21,427) combined (100,508 s.f.), will exceed the minimum area of 54,450 s.f., required for R-1 zoning classification. This combined acreage will meet the minimum standards set forth in the R-1 zoning classification.

Fulfilling those two requirements, it will be possible to move forward with a Major Site Plan application for the approval and construction of the new Seventh-Day Adventists church facility. After much conversation with the church building committee, it has been decided to a Pre-Engineered Metal Building (PEMB) of 10,000 s.f., in the shape of 200' long by 50' deep. We have decided to place it in an East-West orientation, 50' off of the north property line. We have chosen the building to face toward the south, where the north-bound traffic will notice its ~~existence~~ while traveling north on Colorado.

The parking calculations per Table 17.56.220, for churches allocates one space per 4 seats in the worship hall. The worship hall will have 25 pews with 11 people per pew: 25 pews x 11 ppl/pew= 68.75 spaces=69 spaces. The proposed design will feature 73 spaces. Section 17.56.010 requires 3 accessible spaces for 51-75 spaces provided. The proposed design provides for 6 accessible spaces.

The overall layout of the project will feature a two-way driveway, 60' wide, approximately 104' north of the south property corner along Colorado Street. The exit from the parking lot will be Stop-controlled.

The site layout will feature a circular circulation for vehicular access. There will be a fire-lane around the entire building. The entire parking lot will be pave with asphalt designed per the soils analysis design section. The fire lane will be not be paved but will have an engineered gravel surface per the design segment of the soils analysis.

Trash collection will feature a ~~cmu~~ block trash enclosure with a double wrought-iron gate, to be closed when not in use. The waste management service will enter the driveway and circle the parking lot, making a direct, front approach to the enclosure, to collect the garbage, back out and exit through the exit.

As mentioned earlier in this report, there is a existing chain link fence around the entire property. The fence along the north, east and south sides, will remain in place. The fence along the west side, along Colorado, will be removed. There will be double rolling gates, that can be rolled into place from opposite sides of the driveway, to secure the site from vehicular traffic, when the facility is not in use. The landscape design will provide a natural barrier along the front property line, to keep the honest people out.

The zoning code for churches, allows for fences to be in place along the property lines, as long as they are shielded with a vegetative hedge. The landscape design will provide for a full hedge design along all three side (north, east and south). The area along the west side will be provided with some