

PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: April 14, 2022
Subject: **P.H.O. APPLICATION NO. PHO-1-22--Z-64-87-2(3)** – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **May 18, 2022**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **April 21, 2022**.

DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Sina Matthes, Tony Motola), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Aaron Conway), 2nd Floor
Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Michael Pierce)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Nick Klimek, North Mountain Village)
Village Planning Committee Chair (Mike Krentz, North Mountain Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-22--Z-64-87-2

Council District: 2 3

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding general conformance with the plans dated January 22, 1987.

Owner	Applicant	Representative
Kingdom in the Valley Christian Church 11640 North 19th Avenue Phoenix AZ 85029 (602) 441-0540 ksteele8527@msn.com	19th & Cactus OZB Company, LLC 11811 North Tatum Boulevard, Suite 1051 Phoenix AZ 85028 (602) 380-1635 dax@megaloscapital.com	Law Office of David Cisiewski 11811 North Tatum Boulevard, Suite 1051 Phoenix AZ 85028 P: (602) 953-8729 F: (602) 997-9807 dave@dclawaz.com

Property Location: Southwest corner of 19th Avenue and Sunnyside Avenue

Zoning Map: K-7 Quarter Section: 30-24 APN: 149-40-001B Acreage: 11.50

Village: North Mountain

Last Hearing: CC RATIFICATION

Previous Opposition: No

Date of Original City Council Action: 04/08/1987

Previous PHO Actions: _____

Zoning Vested: R-4A

Supplemental Map No.: 777

Planning Staff: 075891

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	03/24/2022	22-0028599	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>05/18/2022 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____

**& W. SUNNYS75 LAW OFFICE OF DAVID
CISIEWSKI, PLLC**

11811 North Tatum Blvd, Suite 1051, Phoenix, AZ 85028
Telephone: 602.953.8729 Facsimile: 602.997.9807 Email: dave@dclawaz.com Web: www.dclawaz.com

**REQUEST FOR STIPULATION MODIFICATION
Z-64-87-2**

The property that is the subject of this Application is part of an approximately 9.75-acre tract located near the southwest corner of 19th Avenue and West Sunnyside Drive, Phoenix, Arizona, as depicted below and labeled as the “Development Tract”.



The Development Tract is currently vacant. The larger Property including the Development Tract was previously zoned R-4A and planned as a church facility under case Z-64-87 on April 9, 1987 (“Rezoning”). A copy of Approval Letter for the Rezoning is attached hereto as Exhibit A. Although the northern portion of the Property was developed and is currently used a church, the southern portion of the Property has never been developed as contemplated under the original Rezoning, as a proposed learning/family center. Therefore, the southern 3.75 gross acres of the Property have remained vacant and undeveloped for more than 35 years.

In recent years, the Phoenix metropolitan area has undergone a rapid increase in the demand for housing options, especially in the well-developed areas of the City, such as the area surrounding the Property. In response to this increasing demand for quality housing options within these developed/infill areas of Phoenix, the Applicant desires to develop the Development Tract as a multifamily residential project. The proposed multifamily development, known as Streamliner Sunnyside, will be a gated multi-family development of 114 residential units. Streamliner Sunnyside offers a distinct brand of landscape, open space, and architectural design that will make this a highly attractive residential project on a uniquely situated infill tract. The design of the interior spaces has also been thoughtfully considered and include a high-quality package of finishes, amenities, and conveniences. Its innovative site programming and amenities are responsive to the needs of today's competitive market for multi-family homes with lifestyle amenities that contribute to a sense of place.

The proposed design of Streamliner Sunnyside promotes the philosophy that a community is more than a built environment where people live in one location, but where people feel accepted, supported, and most importantly, at home. The intent is to build a true community on the Development Tract by thoughtfully considering common spaces and amenities that bring people together and enhance their residential lives. The unique development plan for Streamliner Sunnyside centers on 2 main building pods: one L-shaped, bifurcated building consisting of 72 units and one single building consisting of 42 units, each connected internally with egress balconies. The L-shaped building provides a form that opens up to the site and allows the maximum amount of views and light into each residence. At the center of the site is a walkable outdoor amenity space that is designed to be the hub of activity within the community. This main amenity area is connected to the other open spaces by site landscaping and a grid of pedestrian pathways. The centrally located amenities include a leasing center, co-work space, fitness center, pool area with outdoor lounge, laundry area, and flex space. All buildings are accessible by all residents throughout the community. In addition, the project will include parcel storage and bike storage. The buildings will be 3-story, wood-frame construction with walk-up stairs accessing all floors. The community will utilize access control systems for both vehicular & pedestrian gates. All parking will be at-grade surface parking. The conceptual design for Streamliner Sunnyside is shown on the attached Site Plan, attached hereto as Exhibit B.

In order to proceed with this development, a modification to the previously approved Zoning stipulations is required to accommodate the proposed multifamily plan of development on the southern portion of the overall Property. The modification of the Zoning stipulations will allow the Development Tract to be developed for the multifamily use, which is highly compatible with the surrounding land uses and places this long-vacant Development Tract into productive use for the benefit of the local community. Therefore, the Applicant proposes to modify the Zoning stipulations as set forth below:

STIPULATIONS.

1. That the site be developed in general conformance with the plans dated January 22, 1987, with the herein defined Development Tract being developed in accordance with the Site Plan, date stamped _____, 2022.

Modification Rationale: The above modification to the previously approved Zoning stipulation will allow for the development of this long vacant tract with a new, modern multifamily development. The proposed multifamily development is directly responsive to the growing need for high quality attainable housing options within well developed, infill areas of the City. The proposed Streamliner Sunnyside project coverts a vacant

undeveloped infill parcel into a new and vibrant living environment for the long-term beneficial interest of the community and the adjoining landowners.

2. That perimeter landscaped setbacks shall include berms and low walls of combination thereof to screen the parking area. Residential style Landscaping material, including grass is encouraged.
3. That the west property line be required to have a 6' stucco or decorative block wall and a 5' landscape strip. The Landscape strip shall incorporate 24" box drought resistant trees planted an average of 20' on center.

Except as listed above, all other stipulations provided for in zoning case # Z-64-87 shall remain unchanged and in full force and effect.

The Applicant submits that the new proposed multifamily residential development will provide a highly compatible land use to the existing residential and other developments surrounding the Development Tract and further provide a quality in-fill development upon a long vacant remnant parcel. The stipulation modifications requested herein allow for the new Streamliner Sunnyside development to proceed in accordance with the proposed plan of development, the current R-4A zoning, and the current development criteria of the City.

Attachments:

Exhibit A – Zoning

Exhibit B – Proposed Site Plan

EXHIBIT A

Rezoning Approval Letter



City of Phoenix
Planning Department

Greg Nickle

April 9, 1987

SAA c/o Northwest Church of Christ
7654 N. 19th Avenue
Phoenix, Arizona 85021

Re: Rezoning Application No. 64-87-2

Please be advised that the Phoenix City Council in accordance with Section 108P of the Zoning Ordinance has on April 8, 1987 concurred with the recommendations of the Planning Commission and Zoning Hearing Officer and approved R4-A zoning on the above referenced application located at the southwest corner of 19th Avenue and Sunnyside Drive, (approximately 11.58 acres) subject to stipulations as follow:

STIPULATIONS

1. That the site be developed in general conformance with the plans dated January 22, 1987.
2. That perimeter landscaped setbacks shall include berms and a low wall or combination thereof to screen the parking area. Residential style landscape material, including grass is encouraged.

SAA c/o Northwest Church of Christ
April 9, 1987
Page Two
Application No. 64-87-2

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Sincerely yours,



David E. Richert
Deputy Planning Director

DR:TS/are:3838N

cc: City Clerk
file (2)
Mr. Neville
Mr. Slade
Kenn Preston
7220 N. 55th Avenue, Suite 103
Glendale, Arizona 85301

EXHIBIT B



City of Phoenix
Planning Department

Greg Hinkle

April 9, 1987

SAA c/o Northwest Church of Christ
7654 N. 19th Avenue
Phoenix, Arizona 85021

Re: Rezoning Application No. 64-87-2

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SAA c/o Northwest Church of Christ
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Page Two
Application No. 64-87-2

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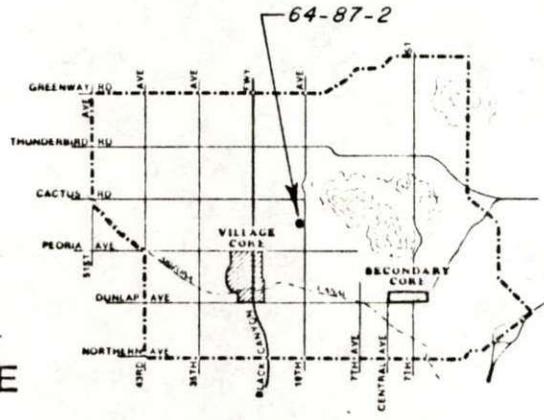
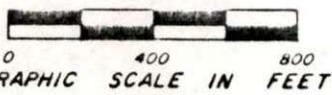
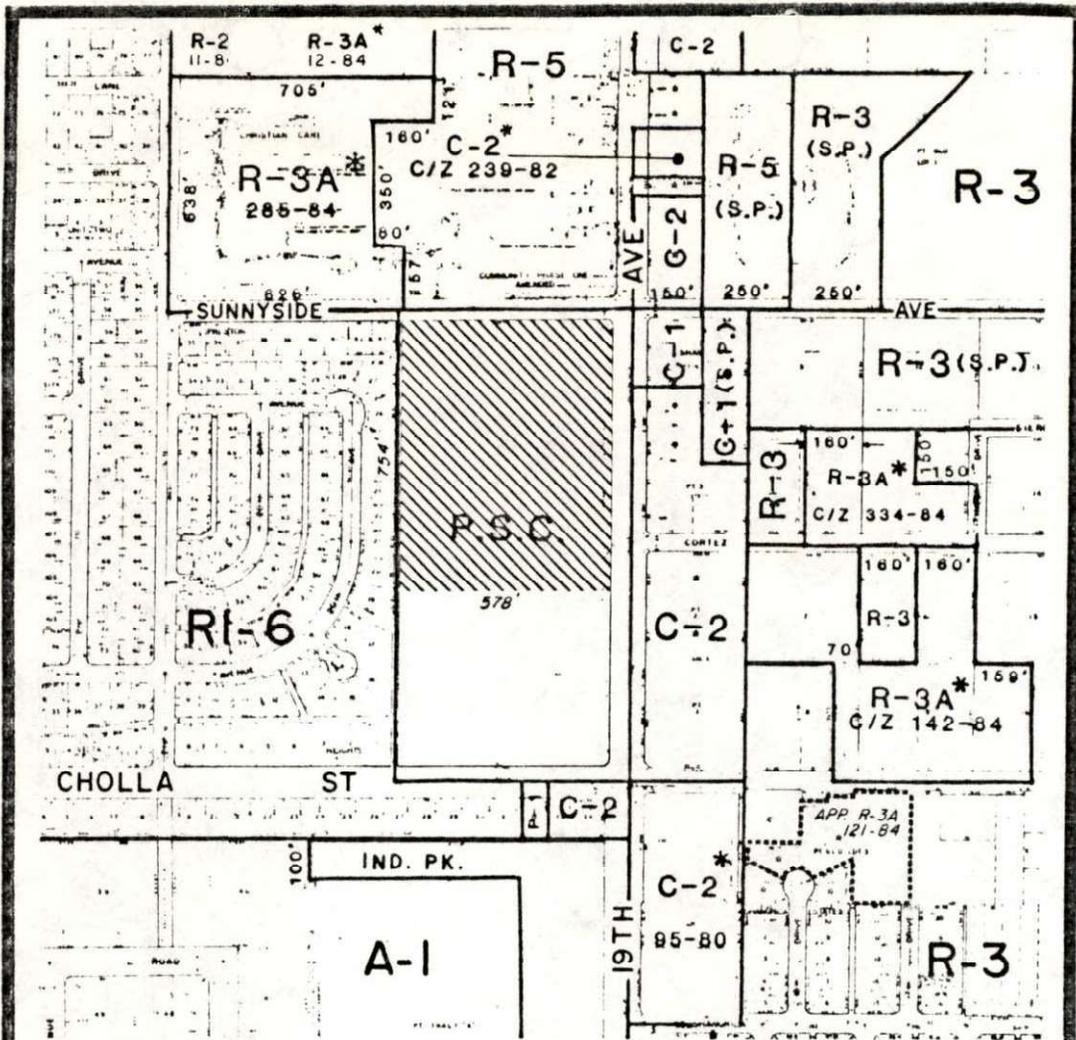
Sincerely yours,



David E. Richert
Deputy Planning Director

DR:TS/are:3838N

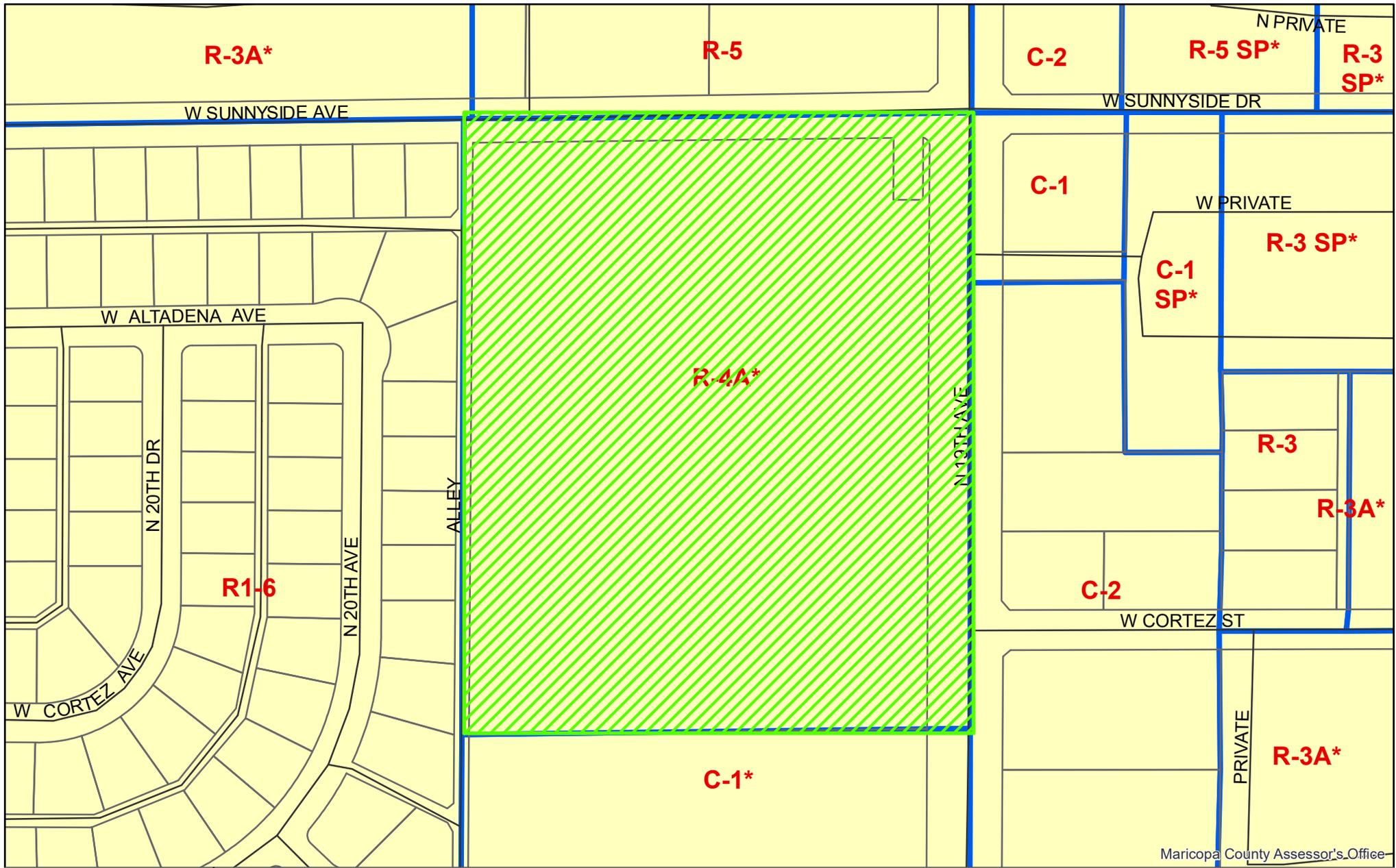
cc: City Clerk
file (2)
Mr. Neville
Mr. Slade
Kenn Preston
7220 N. 55th Avenue, Suite 103
Glendale, Arizona 85301



CITY OF PHOENIX PLANNING DEPARTMENT
NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT 2

APPLICANT'S NAME <i>NORTHWEST CHURCH OF CHRIST</i>			REQUESTED CHANGE		
APPLICATION NO. <i>64-87-2</i>		HEARING DATES			FROM: <i>P.S.C.</i> TO: <i>R-4A</i>
		Z.H.O.	P.C.	C.C.	
		3-16-87			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <i>11.58</i> ACRES		AERIAL PHOTO & QUARTER SEC. NO. <i>30-24</i>		ZONING MAP <i>K-7(U-5)</i>	
MULTIPLES PERMITTED		UNITS STANDARD OPTION			* UNITS P.R.D. OPTION
<i>P.S.C.</i>		<i>N/A</i>			<i>N/A</i>
<i>R-4A</i>		<i>503</i>			<i>N/A</i>

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS



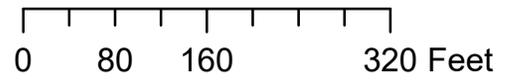
Maricopa County Assessor's Office

PHO-1-22--Z-64-87-2(3)

Property Location: Southwest corner of 19th Avenue and Sunnyside Avenue



Planning & Development Department





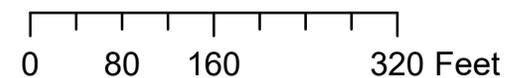
Maricopa County Assessor's Office

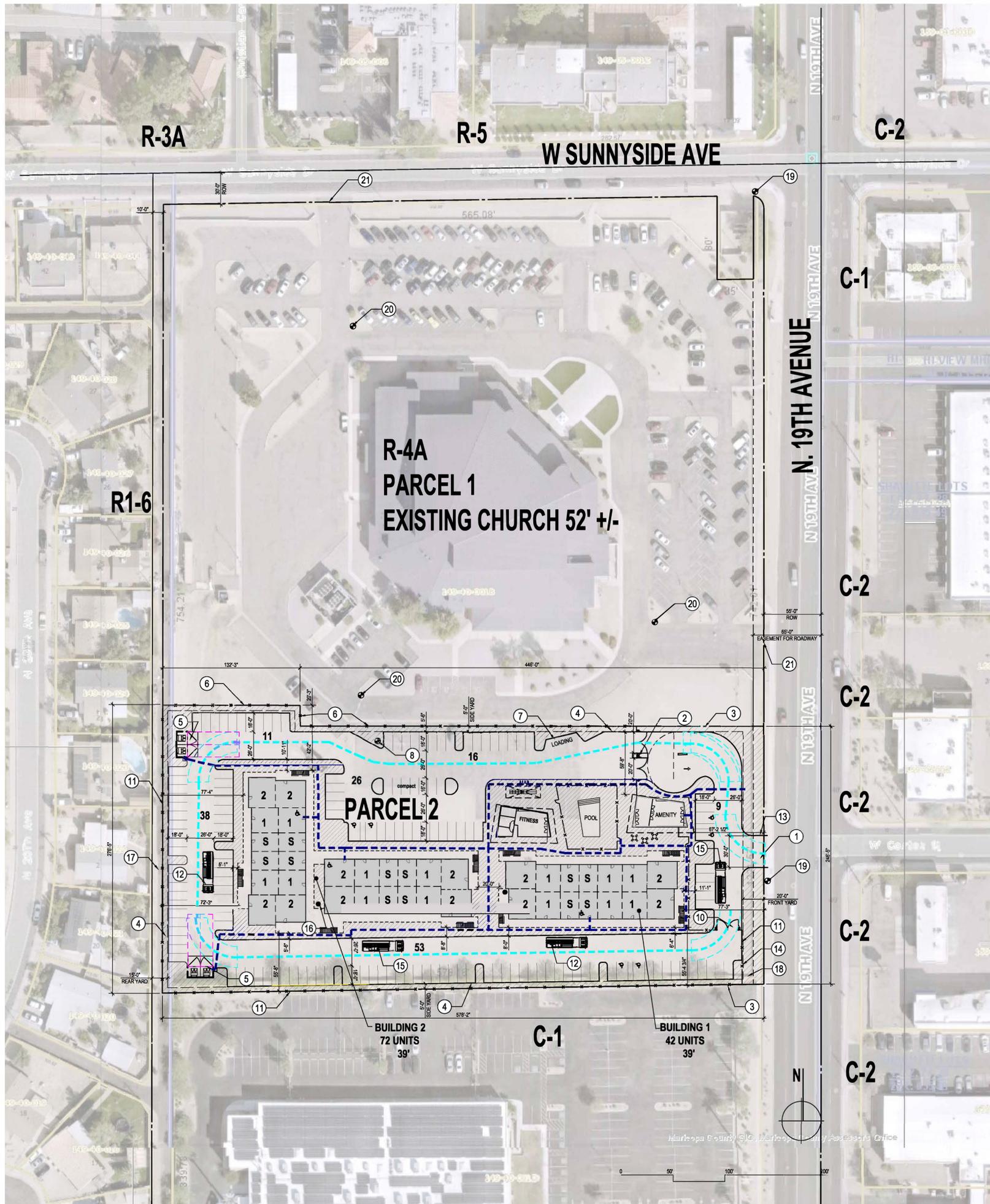
PHO-1-22--Z-64-87-2(3)

Property Location: Southwest corner of 19th Avenue and Sunnyside Avenue



Planning & Development Department





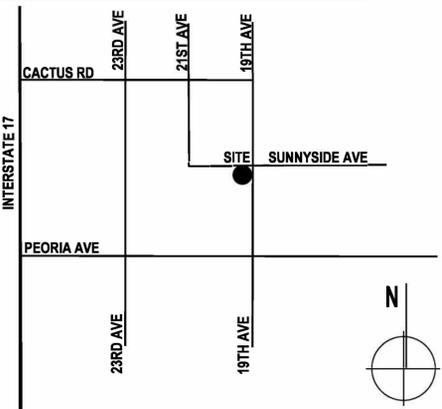
TEAM

DEVELOPER: GREENLIGHT COMMUNITIES
 135 E. INDIAN BEND, SUITE #101
 SCOTTSDALE, AZ 85250
 DAN RICHARDS / DAN@LIVEGREENLIGHT.COM
 480-609-6779

ARCHITECT: WORKSBUREAU, INC.
 2524 N. 24TH ST.
 PHOENIX, AZ
 ROB GASPARD / RGASPARD@WORKSBUREAU.COM
 602-391-4444

LEGAL: LAW OFFICES OF DAVID CISIEWSKI, PLLC
 11811 NORTH TATUM BLVD., SUITE 1051
 PHOENIX, AZ 85028
 DAVID CISIEWSKI / DAVE@DCLAWAZ.COM
 602-953-8729

VICINITY MAP



PROPOSED DEVELOPMENT

PROPERTY ADDRESS: 11640 N. 19TH AVENUE
 PHOENIX, AZ 85029

APN: 149-40-001B (LOT SPLIT WILL BE REQUIRED)

SITE AREA: PARENT: NET AREA = 433,043 - GROSS AREA = 504,126
 PARCEL 1: NET AREA = 285,372 - GROSS AREA = 340,220
 PARCEL 2: NET AREA = 147,671 - GROSS AREA = 163,906

ZONING: R-4A

CURRENT USE PARCEL 2: PARKING/VACANT LOT

PROPOSED USE: MULTI-FAMILY DEVELOPMENT FOR RENT

PHASING: NO PHASING REQUIRED OF DEVELOPMENT

OCCUPANCY: R-2

HEIGHT: 3 STORIES / 40'

CONSTRUCTION TYPE: V-8 W/ AUTOMATIC SPRINKLER PER NFPA 13

PARKING: CARPARK SIZE PROVIDED 8.5'X18' STANDARD

AISSLES: AISLE WIDTH 26' TWO WAY

DENSITY PROVIDED: 114 UNITS X 1 DU/3.76 GROSS ACRES = 30.3 DU/GROSS ACRES
 PER R-4A, 1,000 SF NET SITE AREA REQUIRED PER UNIT.
 114 UNITS X 1,000SF/UNIT - 114,000 SF.
 (114,000 SF < 147,671 SF)

UNITS / CARPARKS:	STUDIO:	36 UNITS (32%)	X 1 =	36
	1 BDRM:	42 UNITS (36%)	X 1.5 =	63
	2 BDRM:	36 UNITS (33%)	X 1.5 =	54
	114 UNITS			153 CARPARKS

TOTAL CARPARKS PROVIDED: **153 CARPARKS***
1.34 RATIO

*** NOTE:** 7 CARPARKS OF THE 153 TOTAL CARPARKS ARE COMPACT SIZED. PER 702.B.2.c.(2), UP TO 10% OF REQUIRED PARKING SPACES MAY BE COMPACT IN MULTIFAMILY PROJECTS.

YARDS: FRONT - 20' MIN.
 REAR - 15' MIN. FROM ALLEY CENTERLINE
 SIDES - 5' MIN.

LANDSCAPING: PER ZO, SECTION 703.B 5' MIN. PERIMETER

KEYNOTES

1. MAIN INGRESS AND EGRESS DRIVE
2. 20' INGRESS AND EGRESS GATES WITH FIRE DEPARTMENT KNOX BOX, OPTICON AND KEY SWITCH
3. PROPERTY LINE
4. 5' MIN. SIDE YARD AND LANDSCAPE PERIMETER
5. CMU TRASH ENCLOSURE WITH GATE
6. PROPOSED 6' HIGH DOOLEY FENCE
7. DELIVERY/LOADING AREA
8. PROPOSED FIRE HYDRANT
9. EXISTING FIRE HYDRANT
10. FIRE EGRESS DRIVE ONLY
11. EXISTING DOOLEY WALL FENCE
12. AERIAL FIRE APPARATUS ACCESS
13. NEW CURB CUT & ENTRY DRIVE
14. 6' ORNAMENTAL FENCE W/CMU PILASTERS AT 50' AND 3' CMU BASE TO SCREEN CARS.
15. FIRE APPARATUS ACCESS
16. FIRE RISER, TYP.
17. 15' MIN. REAR YARD
18. 20' MIN. FRONT YARD
19. PUBLIC FIRE HYDRANT
20. PRIVATE FIRE HYDRANT
21. EXISTING DRIVEWAY

LEGEND

- REFUSE TRUCK RADII
- FIRE APPARATUS RADII
- FIRE APPARATUS ACCESS PATH
- ACCESSIBLE PATH
- PROPERTY LINE
- FENCE
- BUILDING SETBACK
- PUBLIC UTILITY EASEMENT
- LANDSCAPE
- FIRE RISER
- FIRE HYDRANT

CITY OF PHOENIX
 MAR 24 2022
 Planning & Development
 Department

WORKSBUREAU
 2524 NORTH 24TH STREET
 PHOENIX, ARIZONA 85008 USA
 +1 602 324 6000

REVISIONS	NO	DATE	DESCRIPTION

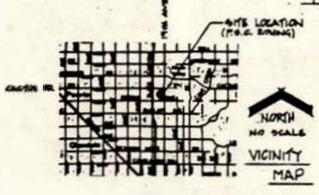
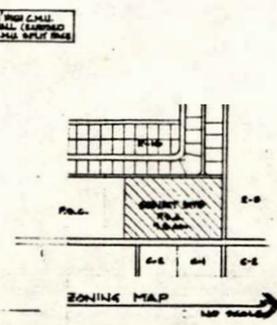
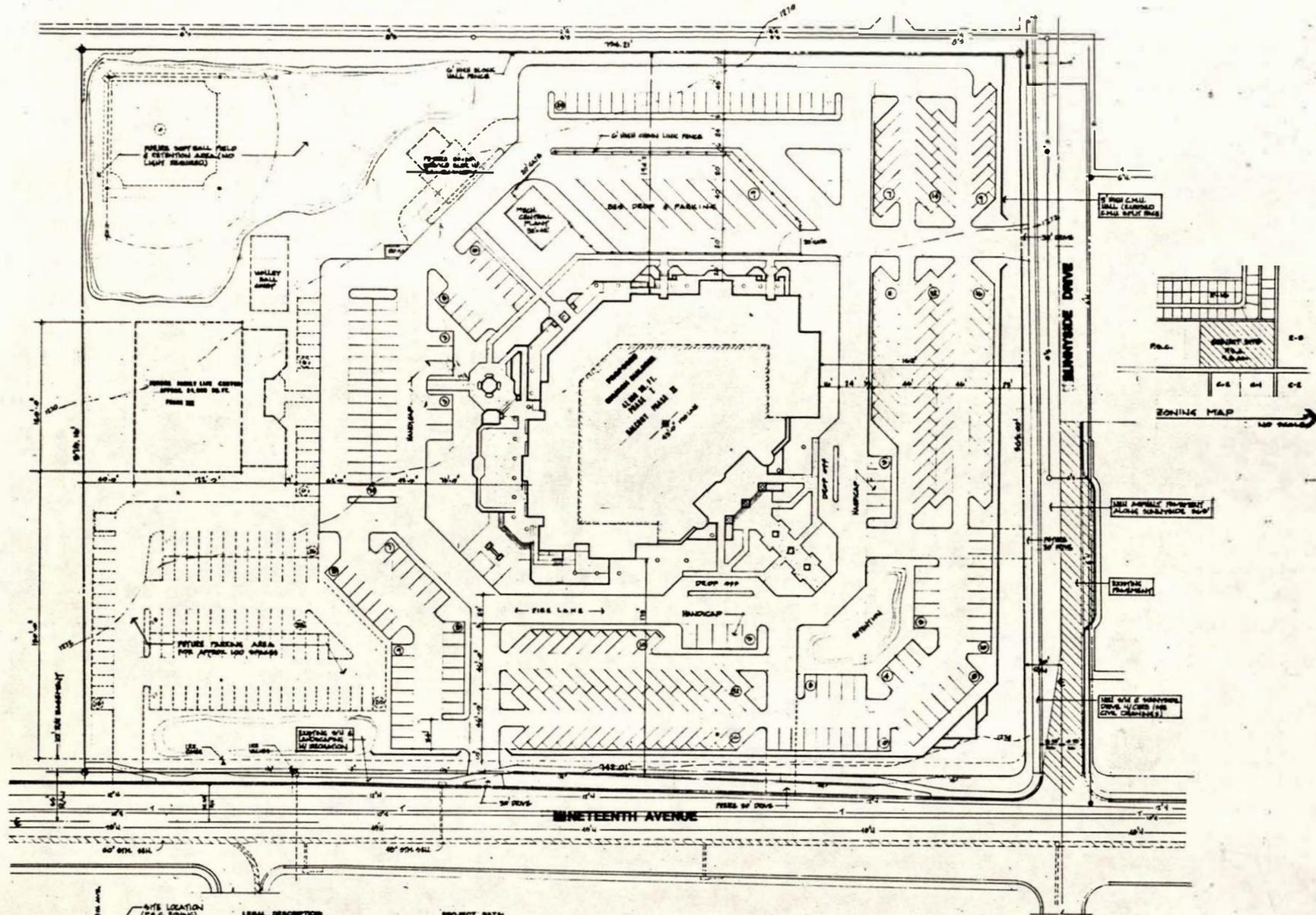
SHEET SCALE

STREAMLINER SUNNYSIDE
 SUNNYSIDE AVE & 19TH AVE
 PHOENIX, ARIZONA

SITE PLAN

10 DECEMBER 2021
 DRAWN BY: S.E.B
 CHECKED BY: RG
 PROJECT #21147
 PRE APPLICATION

PA-01



LEGAL DESCRIPTION

IN THE COUNTY OF MARICOPA, ARIZONA, THE SOUTHWEST CORNER OF THE SECTION 10, T12N, R10E, AS SHOWN ON THE PLAT OF THE 'SUNNYSIDE DRIVE' PROJECT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF MARICOPA COUNTY, ARIZONA, ON 05/18/2022.

PROJECT DATA

Owner: Methodist Church of Our Lord
7814 North 19th Avenue
Phoenix, Arizona 85021
Phone: 494-2700

Property Address: 11646 North 19th Avenue
Phoenix, Arizona

zoning: F.S.C. (Provisional)

Community: Assembly

Construction Type: ESB Group 3

Site Area: Gross: 493,002.00 sq. ft. - 11.326 Ac.
Net: 427,300.00 sq. ft. - 9.732 Ac.

Building Area: Total: 47,000 sq. ft. - 1.00 ac.

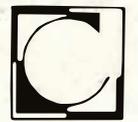
Parking Requirements: 1500 seats/ 5 = 300 spaces required

Parking Space: 302 standard spaces
16 handicap spaces
318 total spaces

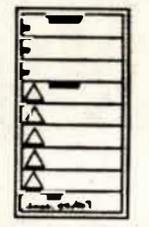
Parking lot Area: 126,000 sq. ft. = 2.86 ac.

Landscaped Area: 97,470 sq. ft. = 2.23 ac.

LPT LAND-03
1079



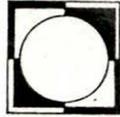
**ARCHITECTURAL
DESIGNS UNLIMITED, INC.**
7100 NORTH 40TH AVENUE, ALHAMBRA, AZ
DESIGN, PLANNING AND CONSTRUCTION



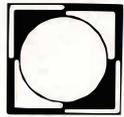
THIS SHEET IS A PART OF THE PROJECT FOR THE
METHODIST CHURCH OF OUR LORD
7814 NORTH 19TH AVENUE
PHOENIX, ARIZONA

EXHIBIT "A"



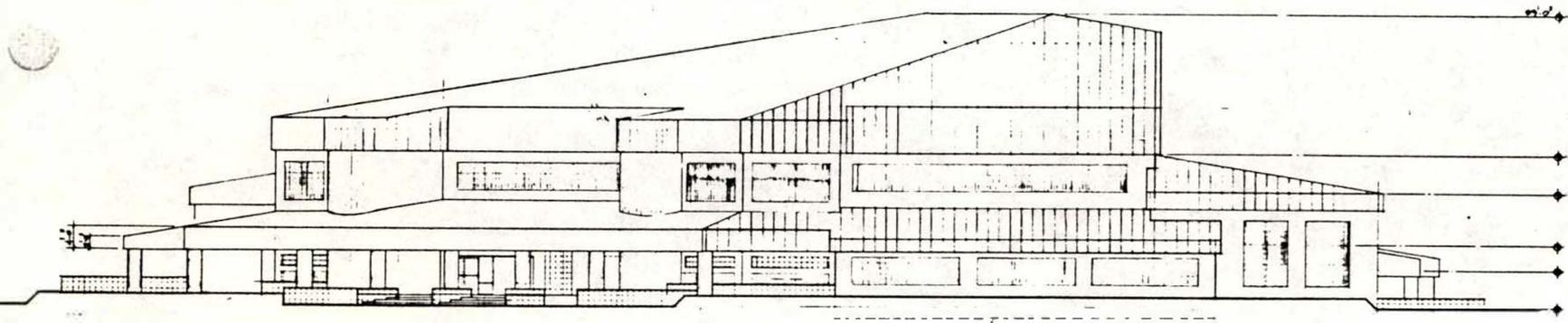


**ARCHITECTURAL
DESIGNS UNLIMITED, INC.**
1220 NORTH 88TH AVENUE, GLENDALE, AZ
DESIGN, PLANNING & DEVELOPMENT

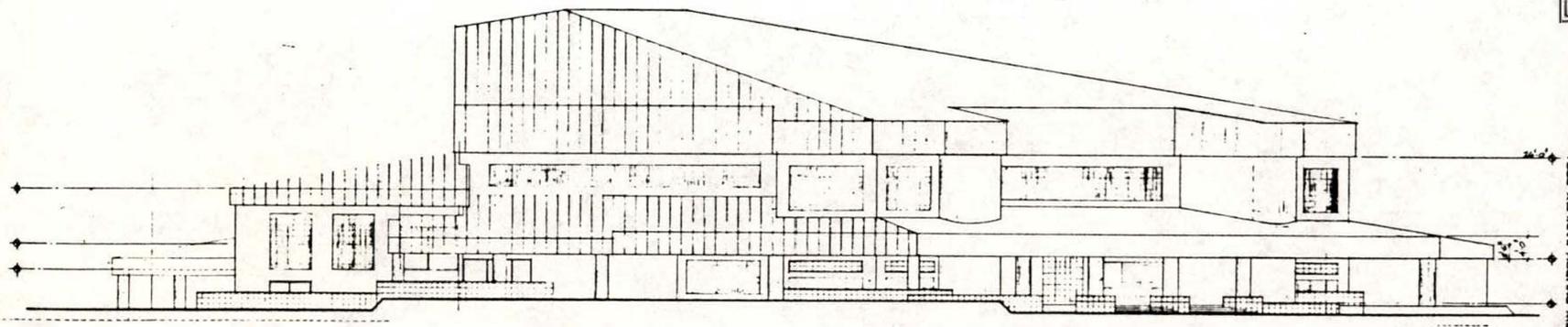


A NEW MARKET FACILITY FOR
NORTH AVENUE CHURCH - CHRIST
1340 N. MARKET AVENUE
PHOENIX, ARIZONA 85006

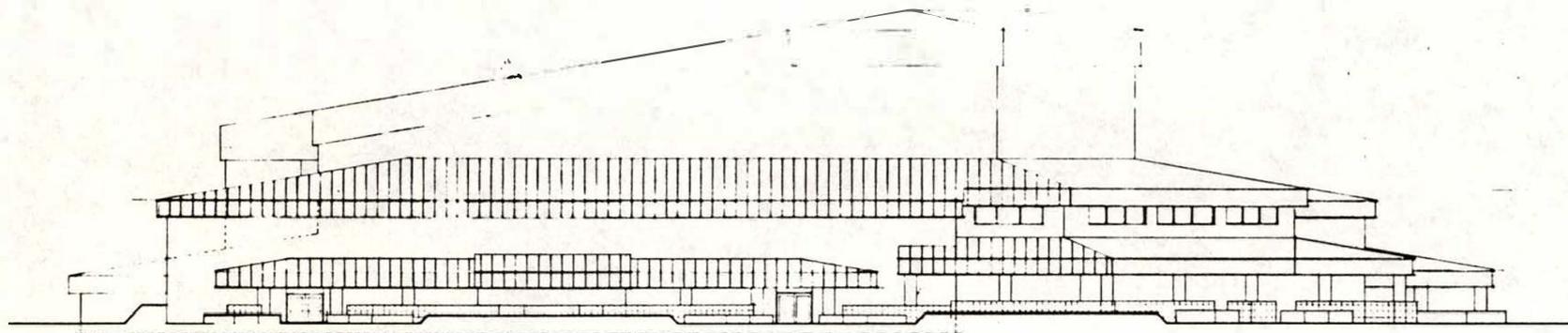
EXHIBIT "A"



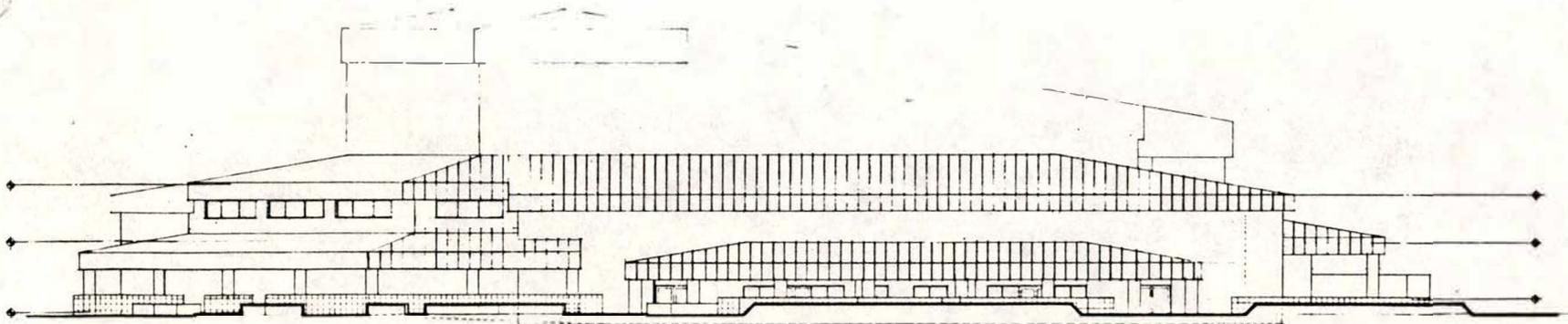
NORTH ELEVATION



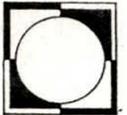
EAST ELEVATION



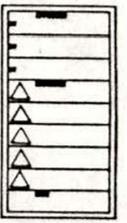
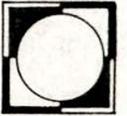
WEST ELEVATION



SOUTH ELEVATION



**ARCHITECTURAL
DESIGNS UNLIMITED, INC.**
7110 NORTH 84TH AVENUE, GLENDALE, AZ
DESIGN, PLANNING & DEVELOPMENT
PHOTOGRAPHY: MARIANNE SAUTER PHOTOGRAPHY
PHOTOGRAPHY: MARIANNE SAUTER PHOTOGRAPHY



A NEW SENIOR FACILITY FOR
NORTH AVENUE CHURCH
13400 N. NINETEENTH AVENUE
PHOENIX, ARIZONA 85026
EXHIBIT "A"



C. C. HEARING MINUTES April 8, 1987

ITEM 14

CITYWIDE; DISTRICTS 2, 4, 7 - ZONING RATIFICATIONS OF PLAN- NING COMMISSION ACTION - F-2700

The Council heard request to approve recommendations made on zoning matters heard by the Zoning Hearing Officer on March 16, 1987; and ratified by the Planning Commission on March 25, 1987.

MOTION was made by Mr. Adams, SECONDED by Mr. Korrick, that Item 14, A-D be ratified. MOTION CARRIED UNANIMOUSLY.

DISTRICT 2 - NORTHWEST CHURCH OF CHRIST

- A. Application **64-87-2:** Request of Northwest Church of Christ, on behalf of SAA, to rezone a parcel located at the southwest corner of 19th Avenue and Sunnyside Drive, (approximately 11.58 acres) from PSC to R4-A.

The Planning Commission concurred with the Zoning Hearing Officer and recommended approval subject to stipulations with a unanimous vote.

DISTRICT 4 - CARLETON DEVELOPMENT

- B. Application 60-87-4: Request of Carleton Development, on behalf of John Hancock Insurance, to rezone an irregular parcel located on the north side of Thomas Road at 35th Avenue, (approximately 10.31 acres) from Industrial Park to CP/GCPO.

SUMMARY OF ZONING HEARING OFFICER ACTION

APPLICATION NO: 64-87-2 DATE: March 16, 1987

APPLICANT: Northwest Church of Christ [Owner: SAA]

LOCATION: Southwest corner of 19th Avenue and Sunnyside Drive

REQUEST: Rezoning from PSC to R4-A

PROPOSED USE: Two-story church

GENERAL PLAN DESIGNATION: Commercial

ZONING HEARING OFFICER RECOMMENDATION: Approval with stipulations

EXISTING LAND USE: ON SITE: Vacant

N: Commercial S: Commercial
E: Vacant and Commercial W: Residential

ZONING HISTORY:

On Site: (Ten Years) None

IN AREA: (Five Years)

285-84 A request to rezone a parcel on the northeast corner of Sunnyside and 21st Avenue from PAD-11 to R-4A and R-5. Planning Commission denied the request. The City Council denied the request as filed, but approved R-3A subject to stipulations.

239-82 A request to rezone a parcel on the east side of 19th Avenue, approximately 341.48' north of Sunnyside Drive from R-5 to C-2. The Planning Commission granted the request and City Council approved with stipulations.

SITE PLAN DATA

Gross Site Area	493,833 square feet or 11.34 acres
Gross Building Area	47,000 square feet
Building Height	43 feet
Parking Provided	256 spaces
Future Parking	100 spaces
Parking Required	240 spaces
Lot Coverage	10%
Phases	3

The site plan depicts a 47,000 square foot church and a 24,000 square foot family life center on a 11.34 acre site. The site will also have a softball field and volleyball court. A sufficient amount of landscaping is provided.

ISSUES

- o Site plan did not include square footage for future family life center (approximately 24,000) small issue; however, it will certainly effect parking calculations and lot coverage.
- o Future ballfield adjacent to R1-6 zoning.
- o Access point on Sunnyside Drive could pose traffic problems to adjacent neighborhood.
- o R-4A needed for height.

ANALYSIS

The site is appropriate for a high intensity use and a church of this size should not impact the traffic system as much as a shopping center.

MEETING MINUTES

Ken Preston, 7220 N. 55th Avenue, presented the case and discussed the following points:

- o The rezoning request will serve to permit a church.
- o The church will be a 2-story structure.

The Zoning Hearing Officer determined that no school or preschool is anticipated. Similarly, no lights or bleachers will be constructed in conjunction with the outdoor recreational facilities.

No one appeared in interest regarding this application.

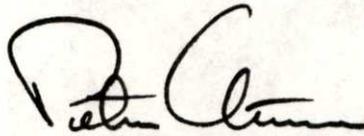
FINDINGS OF FACT

The Zoning Hearing Officer finds that this location is appropriate for a church which is a high traffic generating use. Stipulations to insure proper buffering and visual image along 19th Avenue and Sunnyside Drive will insure compatibility. Therefore, the Zoning Hearing Officer recommends approval subject to stipulations.

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STIPULATIONS

1. That the site be developed in general conformance with the plans dated January 22, 1987.
2. That perimeter landscaped setbacks shall include berms and a low wall or combination thereof to screen the parking area. Residential style landscape material, including grass is encouraged.
3. That the west property line be required to have a 6' stucco or decorative block wall and a 5' landscaped strip. The landscaped strip shall incorporate 24" box drought resistant shade trees planted an average of 20' on center.



Zoning Hearing Officer

3-16-87

Date

TS:are:3757N