



Village Planning Committee Meeting Summary

PHO-3-19—Z-152-03-7(8)

Date of Meeting:	August 12, 2019
Planning Hearing Officer	August 21, 2019
Hearing Date	
Request	Modification of Stipulations 4 and 25
Location	Approximately 225 feet west of the southwest corner of 43rd Avenue and Baseline Road
VPC Recommendation	Approval
VPC Vote	9-0

VPC DISCUSSION:

Ms. Samantha Keating provided an overview on the request. She noted the location, requested modifications and reviewed the stipulations from the original zoning case.

Mr. Keith Green, applicant for CCV Church, provided an overview of the proposed site plan. He explained that there were a few entries planned to the site. One would be provided along the 44th Avenue and 44th Lane alignments to match up with the residential across the street.

Mr. Green also explained that they would be working with the neighbor the east to provide for future cross access. They plan to improve the site with one main building with access on the south side. The entrance area would include a café and coffee shop. Classrooms for special needs students and a nursery would also be included in the main building. The north side of the site will include ADA parking while the south side will include more parking and a grass play field. Parking on the proposed church site can help with school traffic. The church will be talking with Legacy school this week about traffic problems in the area.

Mr. Green explained that they had met with the LCRD and had been asked to add some additional windows to the elevation facing Baseline Road. The elevations presented at the meeting included the additional windows and attempted to tie in with the architecture of the surrounding community.

Mr. Green relayed that they intend to start with two services on Sunday morning and grow to Saturday night services. The church will work with the city to ensure proper turn lanes for their traffic.

Chairman Robert Branscomb asked how many campuses the church currently operates. **Mr. David Thompson**, also with CCV Church, explained that they had ten campuses with a large main campus in Peoria. Sermons are typically live-streamed to

other campuses, but the Laveen campus will have its own pastor.

Vice Chair Tonya Glass asked the applicant to explain how they will mitigate additional traffic in the area. **Mr. Thompson** relayed that the LCRD also had concerns with traffic. The churches have experienced traffic with other campuses and feel that they are equipped to deal with traffic at this campus. If there is a problem with traffic, gates can always be installed in the future.

Mr. Green explained that there will be a main entry off Baseline Road and a one-way exit on 44th Lane. **Mr. Thompson** added there will be staff on service days which will help arrange for stack parking to accommodate both services.

Ms. Stephanie Hurd asked how many people typically attend services and if palm trees were planned at this new location. She commented that Baseline Road traffic is horrible, and the church should consider speed bumps for the parking areas to ensure they do not become racetracks. She added that she appreciated the work with Legacy School. **Mr. Thompson** answered that there are typically 550 to 600 people in attendance per service. The church is open to addresses traffic and parking problems as the site develops. **Mr. Green** stated palm trees would also be provided.

Mr. John Mockus stated he was excited that the applicants were working with Legacy School and asked what denomination the church identified with. **Mr. Green** answered that the church was non-denominational.

Ms. Linda Abegg echoed the other committee members and expressed appreciation for working with Legacy School. She added that she has received many emails from community members in support of the proposed church.

Chairman Branscomb opened the floor to public comments.

Mr. Phil Hertel, noting he was in support of the items, explained that the LCRD had met with the group several times and he felt this was a good project. The applicant took care of the requests that were made. He was also excited the applicant is working with the community to address traffic concerns.

Mr. Hertel explained he had talked with the Burger King people about cross access to the east. This piece of property has commercial zoning and he prefers seeing the church instead of a strip mall.

Mr. Hertel also suggested opening up the landscaping around the sign for visibility.

Mr. Thompson added that the proposed sign is limited to six feet in height and is designed to be compatible with the building architecture. It will be well-lit with plantings around it.

Vice Chair Glass asked if view fencing would be provided along the soccer field. She explained that solid fencing would provide an institutional look. **Mr. Green** explained that the only block wall would be located by the entry feature.

MOTION

Ms. Linda Abegg moved to recommend approval of the stipulation modification request as requested.

Mr. Randy Schiller seconded the motion.

Vote

9-0, Motion to approve, with Committee Members Branscomb, Glass, Abegg, Flunoy, Harlin, Hurd, Mockus, Rouse and Schiller in favor.