

**3475 E Soliere Avenue**

**Front Setback Variance**

**Case: PZ-24-00022**

**Wesley Welch**





# 3475 E Soliere Variance

## Request:

- A request for a Zoning Code Variance from the setback requirements of Table 10-40.30.030.C: Residential Zones – Building Form and Property Development Standards, of the Zoning Code. This request is to reduce the required setback from 75' to 25'. The subject property is located at 3475 Soliere Avenue, and is zoned Rural Residential (RR).



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## Requirement:

- The applicant is seeking a variance from the minimum front setback found in Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards of the Zoning Code to allow the development of a new assembly hall/auditorium. In accordance with Table 10-40.30.030.C. Building Placement Standards, new development is required to meet building setbacks from all property lines. The subject property is located within the RR zone which requires the following setbacks:
  - Front (minimum): 75'
  - Interior Side (Minimum): 10'
  - Rear (minimum): 10'
- The proposed assembly hall/auditorium would meet all required setbacks for the ER zone except for the front setback off the northwestern property line which would be 25 feet instead of the required 75 feet.



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## PARKING CALCULATIONS

EXISTING ON PARCEL 013:	111 EXISTING SPACES
EXISTING ON PARCEL 012:	266 EXISTING SPACES
TOTAL EXISTING ON SITE:	366 EXISTING SPACES
PER ZONING CODE SEC. 10-90.83	
EXISTING A3 & E BUILDING:	
ASSEMBLY SPACE #1: 2,587 SF / 160	= 43 SPACES
ASSEMBLY SPACE #2: 1,900 SF / 120	= 94 SPACES
K-8 SPACE:	
1 PER EMPLOYEE (12)	= 10 SPACES
1 PER 2 CLASSROOMS (12)	= 8 SPACES
TOTAL THIS BUILDING:	= 125 SPACES REQUIRED
EXISTING OFFICE BUILDING:	
MEETING SPACE #1: 894 SF / 390	= 3 SPACES
MEETING SPACE #2: 1,900 SF / 250	= 5 SPACES
GENERAL OFFICE: 4,419 SF / 300	= 15 SPACES
TOTAL THIS BUILDING:	= 23 SPACES REQUIRED
NEW ASSEMBLY BUILDING: 1 PER 80 OSF IN MAIN SANCTUARY	
MARY SANCTUARY: 10,120 SF	= 125 SPACES
OVERFLOW: 300 SF	= 3 SPACES
TOTAL THIS BUILDING:	= 128 SPACES
NEW RESIDENTIAL UNITS: 2 PER 2-3 BEDROOM UNITS	
81 2 BEDROOM UNITS:	= 162 SPACES
81 3 BEDROOM UNITS:	= 243 SPACES
TOTAL THESE UNITS:	= 405 SPACES REQUIRED
TOTAL PARKING REQUIRED:	= 410 SPACES REQUIRED
2% DESIGNATED ACCESSIBLE	= 8 SPACES REQUIRED (10 SPACES PROVIDED)
30% REDUCTION FOR PERMANENT TRANSIT WITHIN 1,500 FT:	= REDUCE BY 40 SPACES
TOTAL PARKING REQUIRED MINUS REDUCTIONS:	= 370 SPACES REQUIRED
TOTAL PARKING PROVIDED (INCLUDES 10 ACCESSIBLE SPACES):	= 370 SPACES PROVIDED
BI-CYCLE PARKING 6% OF TOTAL PARKING:	= 19 SPACES REQUIRED (19 SPACES PROVIDED)

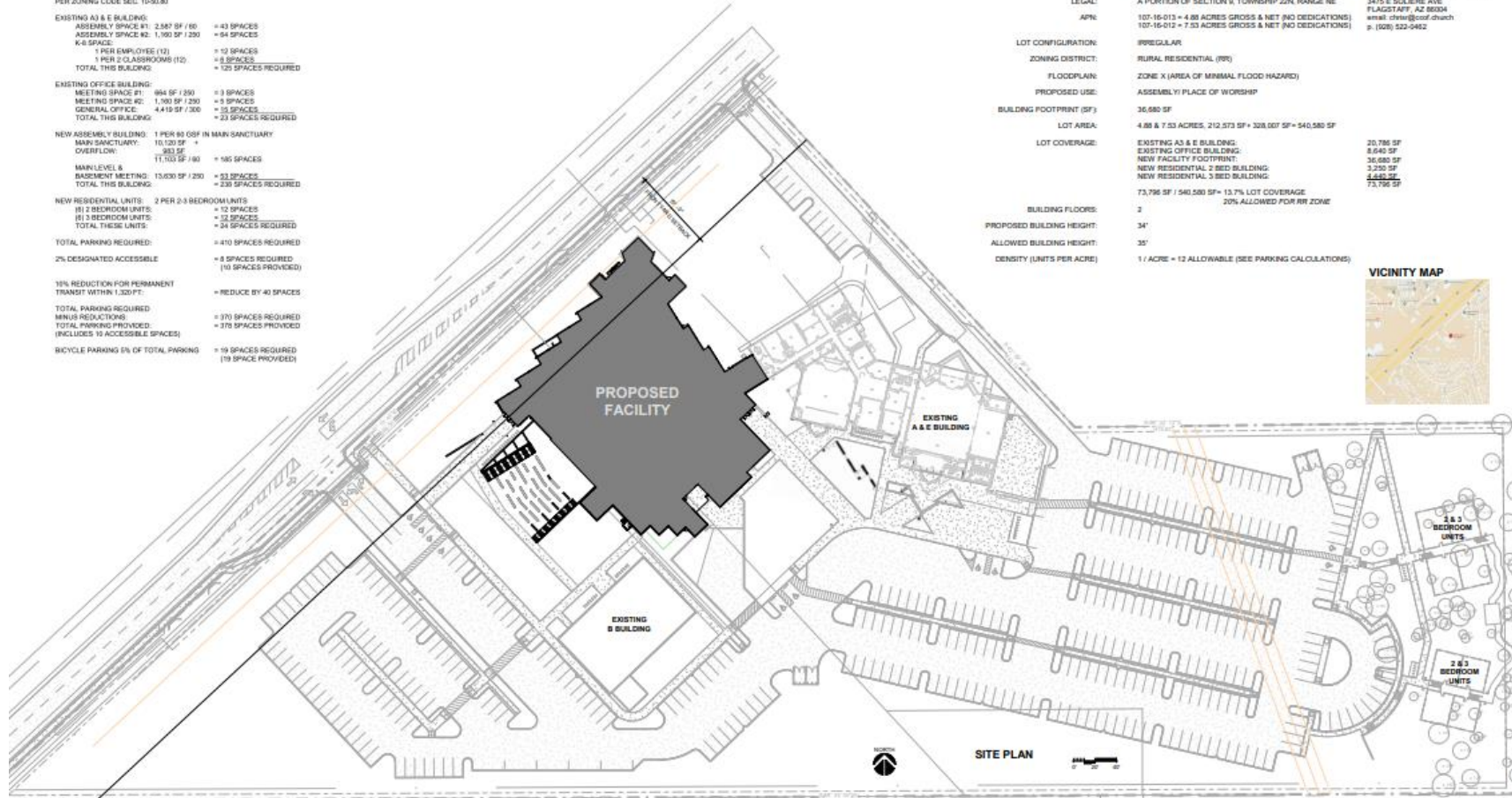
## PROJECT DATA

DEVELOPMENT NAME:	CHRIST'S CHURCH OF FLAGSTAFF
PROJECT ADDRESS:	3475 E. SOLIERE AVE
LEGAL:	A PORTION OF SECTION 9, TOWNSHIP 22N, RANGE NE
APN:	107-16-013 = 4.88 ACRES GROSS & NET (NO DEDICATIONS) 107-16-012 = 7.53 ACRES GROSS & NET (NO DEDICATIONS)
LOT CONFIGURATION:	IRREGULAR
ZONING DISTRICT:	RURAL RESIDENTIAL (RR)
FLOODPLAIN:	ZONE X (AREA OF MINIMAL FLOOD HAZARD)
PROPOSED USE:	ASSEMBLY PLACE OF WORSHIP
BUILDING FOOTPRINT (SF):	36,880 SF
LOT AREA:	4.88 & 7.53 ACRES, 212,573 SF = 328,907 SF = 540,580 SF
LOT COVERAGE:	EXISTING A3 & E BUILDING: 20,796 SF / 8,648 SF EXISTING OFFICE BUILDING: 36,880 SF / 3,250 SF NEW FACILITY FOOTPRINT: 3,250 SF NEW RESIDENTIAL 2 BED BUILDING: 4,480 SF NEW RESIDENTIAL 3 BED BUILDING: 73,796 SF
BUILDING FLOORS:	2
PROPOSED BUILDING HEIGHT:	34'
ALLOWED BUILDING HEIGHT:	35'
DENSITY (UNITS PER ACRE):	1 / ACRE = 12 ALLOWABLE (SEE PARKING CALCULATIONS)

EXISTING AND PROPOSED BUILDING FOOTPRINTS AND LOT COVERAGE ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE CITY OF FLAGSTAFF IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS INFORMATION.

**OWNER:**  
**PASTOR CHRIS REED**  
CHRIST'S CHURCH OF FLAGSTAFF  
3475 E SOLIERE AVE  
FLAGSTAFF, AZ 86004  
email: chris@ccof.church  
p. (928) 522-0462

## VICINITY MAP





# 3475 E Soliere Variance

## Standards for Granting Variances:

- A. That, because of special circumstances applicable to the property, including its size, shape, topography, location or surroundings, the strict application of these regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zone;**
- B. That a grant of a variance will be subject to conditions to ensure that the adjustment authorized is the minimum variation needed and that it will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;**
- C. The special circumstances applicable to the property are not self-imposed by any person having an interest in the property; and**
- D. The variance will not allow the establishment of a use which: (1) is not otherwise permitted in the zone, (2) would result in the extension of a nonconforming use or structure, or (3) would change the terms of the zone of any or all of the subject property.**



# 3475 E Soliere Variance

## Standards for Granting Variances:

- A. That, because of special circumstances applicable to the property, including its size, shape, topography, location or surroundings, the strict application of these regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zone;**
- i. The subject Property is one of two properties along Soliere that take direct access off Soliere. These parcels are both zoned RR. The development to the east and the south consists of single-family subdivisions backing up on the site, zoned R1. If the applicant were to develop with the 75 foot front setback, it would push the development closer towards the neighboring residences. This requested variance will keep the structure away from the neighboring residences and allow the site to direct its development with a focus on the front of the property.



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## Standards for Granting Variances:

- B. That a grant of a variance will be subject to conditions to ensure that the adjustment authorized is the minimum variation needed and that it will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;**
  - i. Though the site itself is zoned RR, the neighboring properties are all zoned for higher densities of residential development, which all have much smaller front setback requirements. The requested front setback is equal to the minimum setback for all the neighboring properties.



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## Standards for Granting Variances:

- C. The special circumstances applicable to the property are not self-imposed by any person having an interest in the property;**
  - i. The special circumstances of the property are not self-imposed as the applicant has chosen to demonstrate compliance with other aspects of the City's Zoning Code. The applicant has chosen the location for their expansion to meet other requirements of the Code as well as keep the new building away from the neighboring residences.



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## Standards for Granting Variances:

- D. The variance will not allow the establishment of a use which: (1) is not otherwise permitted in the zone, (2) would result in the extension of a nonconforming use or structure, or (3) would change the terms of the zone of any or all of the subject property.**
- i. The approval of a variance will not establish a use on the property that is not otherwise permitted, would result in the extension of a nonconforming use or structure, or would change the terms of the zone of any or all of the subject property. The use is currently permitted with a Conditional Use Permit and the applicant will still need to obtain a new Conditional Use Permit for the proposed expansion. The variance itself will not allow the use without also obtaining a Conditional Use Permit.



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## Recommendation:

**Staff recommends that the Board of Adjustment finds that the criteria required for granting of a variance have been met, and approve the variance application subject to the following conditions:**

1. The subject property shall be developed in accordance with the 25 foot front setback set forth in the site plan provided by the applicant.