

PLANNING & DEVELOPMENT SERVICES REPORT

CONDITIONAL USE PERMIT

PZ-24-00046

DATE: June 6, 2024
MEETING DATE: June 26, 2024
REPORT BY: Bethan Heng

REQUEST:

PZ-24-00046; A Conditional Use Permit request from Mountain View Baptist Church, for a Place of Worship church addition with more than 250 seats at 2150 E Linda Vista Dr (APN 108-01-001V), within the Rural Residential (RR) zone. This application proposes to develop a 6,674 square foot place of worship which includes a sanctuary, a library, office spaces, and meeting rooms on a 2.99-acre site.

STAFF RECOMMENDATION:

Staff believes that the proposed Conditional Use Permit (CUP) request is in substantial conformance with the required findings and recommends the Planning and Zoning Commission approve PZ-24-00046, subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

PRESENT LAND USE:

Mountain View Baptist Church currently has a 5,525 sq. ft. building for an existing place of worship, located at 2150 E Linda Vista Dr. Places of worship with 250 seats or less are permitted in the Rural Residential (RR) zone.

PROPOSED LAND USE:

The applicant is proposing a new 6,674 sq. ft. building, which includes a place of worship with more than 250 seats, office rooms, and meeting rooms. Places of worship with more than 250 seats require a Conditional Use Permit (CUP) in the Rural Residential (RR) zone.

NEIGHBORHOOD DEVELOPMENT:

North: Skyline Estates, R1 zone
South: Greenlaw Estates 7 Subdivision, R1 zone
East: Linda Vista Park Estates Subdivision, R1 zone
West: Peace Lutheran Church of Flagstaff, R1 zone

STAFF REVIEW:

I. Project Information

A. Background

Section 10-40.30.030.B of the Flagstaff Zoning Code, Residential Zone – Allowed Uses, identifies places of worship with more than 250 seats as an allowed land use in the Rural Residential (RR) Zone subject to the approval of a Conditional Use Permit (CUP) by the Planning Commission. Section 10-80.20.160 of the Flagstaff Zoning Code defines “Place of Worship” by the following definition: “A facility for public or private worship services such as a church, synagogue, mosque, temple, convent or monastery, or similar structure/building. Also includes functionally related internal facilities such as assembly halls, sanctuaries, classrooms, conference rooms and meeting rooms, kitchens, multi-purpose rooms, and storage. Does not include commercial

entertainment or convention facilities.”

The applicant for this CUP has an existing and operating place of worship with 250 seats or less at the subject site of 2150 E Linda Vista Dr. The proposed 6,674sf building addition is for a place of worship use with 362 seats and is proposed to serve as the main gathering hall for assembly. The proposed building addition also includes office rooms and meeting rooms to be functionally related to the main use of the place of worship. The existing building, which currently seats 221 people, will serve as the auxiliary sanctuary for supplemental assembly activities such as children’s church as well as other staff-oriented uses. Since the new building will have a place of worship with more than 250 seats, the applicant is requesting a Conditional Use Permit (CUP) for this use.

The subject property is approximately 2.99 acres. Mountain View Baptist Church is located south of the Skyline Estates subdivision, north of the Greenlaw Estates 7 subdivision, west of the Linda Vista Park Estates subdivision, and east of the Peace Lutheran Church of Flagstaff. This location is also within a quarter mile from bus stops to NAIPTA Mountain Line’s Route 2 along E Lockett Rd. The subject property is not within an Activity Center or Pedestrian Shed as depicted in the Regional Plan. There is no Resource Protection Overlay over this subject property.

I. Required Findings

The Planning Commission may approve the Conditional Use Permit only after making the following five findings:

A. Finding #1:

The conditional use is consistent with the objectives of the Zoning Code and the purpose of the Zone in which the site is located.

The subject property is currently zoned Rural Residential (RR), with places of worship with more than 250 seats permitted with a Conditional Use Permit (CUP).

“The Rural Residential (RR) zone applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the area’s rural character. This zone is predominantly large lot single-family development. However, it does allow for cluster and planned residential developments, which provide opportunities for higher densities. The RR zone applies to those non-urban areas of the City that cannot be economically and efficiently provided with City services associated with urban living. As such, it is designed for the utilization and enjoyment of the City’s unique mountain environment with a minimum amount of municipal services and improvements. This zone is also intended to be used to protect against premature development in areas on the fringe of the urban service area.” (Flagstaff Zoning Code 10-40.30.030)

The primary reason for the CUP is to protect the uses that are allowed by right which may be incompatible with the use needing a CUP. The RR zone allows places of worship with more than 250 seats with the granting of a Conditional Use Permit (CUP), while the current use of a place of worship with 250 seats or less is permitted outright within the RR zone. By obtaining the CUP, this request for the proposed addition would be meeting this finding.

B. Finding #2

That granting the conditional use will not be detrimental to the public health, safety, or welfare.

1. Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;
2. Hazard to persons or property from possible explosion, contamination, fire or flood; and
3. Impact on surrounding areas arising from unusual volume or character of traffic.

The requested CUP for the proposed building addition for a place of worship with more than 250 seats will

not be introducing potential hazards to the public health, safety, or welfare. The current building and sanctuary will serve as the auxiliary building, supplemental to the use of the proposed building addition, which will become the new main building and sanctuary. The purpose of the addition will include a 4,200 gross sq. ft. sanctuary, which will accommodate 362 seats, as well as offices, meeting rooms, and a library to serve the needs of the church staff.

If the proposed project is developed in accordance with City codes, standards, and requirements as discussed, the project should not be detrimental to the public health, safety, or welfare.

C. Finding #3

The characteristics of the conditional use as proposed, and as it may be conditioned, are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area (Flagstaff Zoning Code 10-20.40.050.E.3):

- Access, traffic, and pedestrian, bicycle and vehicular circulation;
- Adequacy of site and open space provisions, including resource protection standards, where applicable;
- Noise, light, visual and other pollutants;
- Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
- Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;
- Impact on public utilities;
- Signage and outdoor lighting;
- Dedication and development of streets adjoining the property; and
- Impacts on historical, prehistoric or natural resources.

1. *Access and Traffic; Pedestrian, Bicycle and Vehicular Circulation*

Access to the site is provided from E Linda Vista Dr. The proposed use is not anticipated to have a large impact on traffic circulation, and a Traffic Impact Analysis is not required for this project. Pedestrian access from E Linda Vista Dr is available with the sidewalk along E Linda Vista Dr, which also has a bike path alongside the main road. Additionally, an ADA sidewalk connecting access from the public road to the South courtyard of the building is proposed with this application. Four bicycle parking spaces are also proposed on site, meeting the bicycle parking requirement. The subject property is also within a quarter mile from bus stops that service NAIPTA Mountain Line's Route 2.

The proposed use of place of worship is meeting the parking demands. In Section 10-80.20 of the Flagstaff Zoning Code, "Places of Worship" are defined as "A facility for public or private worship services such as a church, synagogue, mosque, temple, convent or monastery, or similar structure/building. Also includes functionally related internal facilities such as assembly halls, sanctuaries, classrooms, conference rooms and meeting rooms, kitchens, multi-purpose rooms, and storage." Parking requirements for places of worship as found in Table 10-50.80.040.A require 1 parking space per 60 gross sq. ft. in the main sanctuary. The main sanctuary, which is proposed within the building addition, requires 70 parking spaces based on the intended 4,200 gross sq. ft. of main sanctuary space. The site is meeting this requirement with 88 spaces.

2. *Adequacy of Site/Open Space/Resource Provisions*

This aspect of Finding #3 is not applicable. The subject property is zoned Rural Residential (RR), which does

not require common space area. Additionally, this nonresidential development does not require a minimum of five percent of site area for civic space, since this development is less than 20,000 square feet in gross floor area. Lastly, this site does not fall within the Resource Protection Overlay (RPO).

3. *Noise, Light, Visual and Other Pollutants*

It is not anticipated that the proposed uses for the site will create any noise, visual, or other pollutants into the area. The site is well maintained. The applicant will submit an application for outdoor signage for City review.

4. *Style and Siting of Structure(s), and Relationship to Surrounding Neighborhood*

Applications for Conditional Use Permit (CUP) requests are expected to conform to Architectural Design features as found in Section 10-50.20. The proposed building addition meets architectural design standards. The building addition applies building-forward design, as well as site planning design standards with new parking placed to the rear of the buildings. The building addition also incorporates materials that provide an indigenous appearance, such as split-face CMU blocks and aluminum frame and paneling, which satisfies the requirement for primary materials. The façade improvements are complementary to the existing architectural style, colors, and materials of the existing building, which currently incorporates elements of indigenous materials, building articulation, and muted colors on its exterior.

5. *Landscaping and Screening*

An expansion or alteration of an existing nonresidential use that “results in a 35 percent or more increase in dwelling units, gross floor area, seating capacity, or parking spaces, either with a single or cumulative addition(s) or expansion(s)” are expected to conform to Landscaping Standards as found in Section 10-50.60. In accordance with Section 10-50.60.030, in review of a final landscape plan, an alternative landscaping scheme may be submitted to the Director, with the condition of one or more justification. This application has an approved alternative landscaping scheme, based on the justification that 1) “Topography, soil, or other site conditions are such that full compliance is impossible or impractical” and 2) it is “...demonstrated that the alternative proposal will result in better environmental or aesthetic quality and conditions”. The approved alternative landscaping scheme and the applicant’s justification, approved by the Planning Director, is attached to this item.

6. *Impact on Public Utilities*

The site is connected to existing City sewer and water services. No new off-site improvements are required.

7. *Signage and Outdoor Lighting*

All exterior lighting will be required to comply with the City of Flagstaff’s strict outdoor lighting requirements which support and maintain our designation as an International Dark Sky City. All outdoor lighting fixtures must be fully or partially shielded; no unshielded fixtures are allowed. An outdoor lighting permit will be reviewed with the building permit.

8. *Dedication and Development of Streets*

No dedication or development of public streets is required.

9. *Impacts on Resources*

This site is not currently listed on any state or federal historic registry, nor does the site have any other historical significance. The site is not located within the Resource Protection Overlay Zone.

II. *Citizen Participation*

The applicant notified nearby property owners within 300 feet of the subject site of this application via mailer and held an in-person neighborhood meeting on Thursday, April 25, 2024, at 5:30 p.m. The meeting was held

at the subject property. The Neighborhood Meeting Report from this meeting is attached to this item. Since there were no substantial concerns that were raised during the first neighborhood meeting, the applicant submitted a written request to have the second neighborhood meeting waived as per Section 10-20.30.060.G, which the Planning Director approved. The approved waiver for the second neighborhood meeting is also attached to this item.

As of the date of this report, staff has received no comments from the public.

III. Recommendation

In accordance with the findings presented in this report, staff recommends that the request for the CUP be granted by the Planning and Zoning Commission with the requirements included in Conditional Use Permit No. PZ-24-00046 and as follows:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

IV. Attachments

The draft documents have been prepared in accordance with the staff recommendation and do not indicate the Commission's final decision. These documents will be updated after the public hearing on this case to reflect the Commission's decision.

- Draft Conditional Use Permit No. PZ-24-00046
- Draft Notice of Decision
- Draft Prop 207 Waiver
- Neighborhood Meeting Report
- Neighborhood Meeting Mailing List
- Waiver of Second Neighborhood Meeting
- Approved Alternative Landscaping Plan Request
- Conditional Use Permit Application
 - Narrative
 - Vicinity Map
 - Site Plan
 - Floor Plans
 - Elevations
 - Alternative Landscaping Scheme