



May 6, 2003

Dr. Bob Terrell
Christ's Community Church
14621 West Windward Avenue
Goodyear, Arizona 85338

RE: Planning & Zoning Commission and City Council Approval of Special Use Permit Case SU-01-03, Christ's Community Church, Northwest Corner of Indian School Road and 144th Avenue

Dear Dr. Terrell:

This is to inform you that the above-referenced case has been approved by the Goodyear Planning & Zoning Commission and City Council. The Planning & Zoning Commission recommended approval of Case SU-01-03 at their regular meeting on March 19, 2003. The City Council then approved the above referenced Special Use Permit request for a church and school campus on April 14, 2003. Approval is subject to the following conditions:

1. The development shall comply with all City Ordinances and all other applicable codes and ordinances, except as modified by the City Engineer;
2. Submittal of an engineered site plan in accordance with the site plan review standards outlined in the Zoning Ordinance, for staff review and approval, prior to any construction of the site;
3. Developer shall provide for the dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City Engineer, prior to issuance of any construction permits on the subject property;
4. Compliance with Goodyear's Engineering Design Standards for all public works construction including the improvement of 144th Avenue, Indian School Road and Hale Irwin to the ultimate grade and alignment as provided in Section 1.1.5(A)1c of the Engineering Standards;
5. The completion of required onsite water and sewer infrastructure for each construction phase to serve the rezoned property prior to issuance of a certificate of occupancy. A minimum water supply of 1500 gpm is required to meet the fire flow requirements for this development;
6. The under-grounding of all utilities within and abutting the rezoned areas per phase prior to issuance of construction permits, excluding power lines of 69 kv or larger;
7. Approval and installation of fire hydrant locations and accesses by the Fire Chief prior to vertical construction. Any areas designated for fire access shall be separated from any proposed drop off and/or loading access areas;

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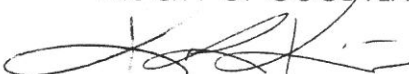
Community Development Department - Planning & Zoning
190 North Litchfield Road P.O. Box 5100 Goodyear, Arizona 85338
623-932-3005 Fax 623-932-7748 1-800-872-1749 TDD 623-932-6500
www.ci.goodyear.az.us

8. Submission of a grading and drainage report for the subject property with the site plan;
9. No building or structure shall exceed 30 feet in height as prescribed in the commercial development standards of the City of Goodyear Zoning Ordinance;
10. The applicant include a note upon the property deed that, "the property is subject to attendant noise, vibrations and dust and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from the Phoenix-Goodyear Airport and Luke Air Force Base.";
11. Approval of the Special Use Permit does not constitute approval of the conceptual site plan submitted with this application;
12. No modular structures will be allowed on this site;
13. All parking on-site shall be provided on an improved asphalt or concrete surface;
14. All development on the property is subject to the site design and architectural requirements of the Goodyear Design Guidelines;
15. The subject property shall be kept weed and debris free;
16. The subject property shall have a minimum of fifteen (15) percent of the net site/lot area in landscaping acceptable to City staff;
17. The owner/developer of the subject property shall minimize the amount of noise "spilling" into abutting residential properties. Building orientations, screening walls and/or other noise mitigation technologies will be considered by Community Development staff through the Site Plan approval process in an effort to minimize noise spill-over into residential properties. The applicant will be required to amend the Special Use Permit if at any time in the future the Church proposes any widely audible device including, but not limited to, bells;
18. The owner/developer shall minimize the amount of light trespass into abutting residential neighborhoods, and general light pollution. Light pole locations and heights, illumination levels and light shielding methods shall be reviewed and approved prior to Site Plan approval in an effort to minimize light trespass into residential neighborhoods;
19. Per the Goodyear Zoning Ordinance, all mechanical equipment, roof-mounted or otherwise must be screened from public view along all street frontages;
20. All future development is subject to Site Plan review and approval by City staff. At which time, all elements of site development will be reviewed, including but not limited to, architecture, landscaping, grading and drainage, infrastructure, parking, access and circulation;

21. A minimum thirty- (30) foot wide landscape setback shall be provided along the 144th Avenue and Indian School Road frontages outside of the right-of-way. Said buffers shall include landscaping only, and shall not include any parking area or structures;
22. No additional median breaks shall be permitted on Indian School Road for this property;
23. The applicant will be required to amend the Special Use Permit if at any time in the future outdoor lighting is proposed (for playing fields or other outdoor activities), which shall currently be prohibited;
24. If at any time in the future residential property owners to the west of the Church property express the need for further buffering, such as raising the height of the existing six-foot (6') wall, the applicant shall be required to coordinate such discussions and construct the necessary improvements, as deemed appropriate by the property owner and City staff;
25. Areas graded for future phases of construction and left vacant shall be treated with a minimum one inch (1") thickness of decomposed granite;
26. Modifications to the median in Hale Irwin Boulevard may be required to accommodate left turn storage into the Church driveway, pending review of additional information with the Site Plan;
27. The Church driveway onto 144th Avenue shall align with Whitton Avenue; and,
28. The Site Plan shall provide further information as to any improvements, modifications and/or crossings that are planned for the drainage channels along Indian School Road and along the west property line. Said improvements are subject to review and approval by City staff through the Site Plan review process.

Approval of the Special Use Permit allows the owner/developer to proceed with the development process, beginning with the Site Plan Review process. Should you have any questions, please contact my office at 623.932.3005.

Sincerely,
THE CITY OF GOODYEAR



Karen L. Keith, AICP
Planner II

Cc: File