

Desert Springs Community Church

Special Use Permit

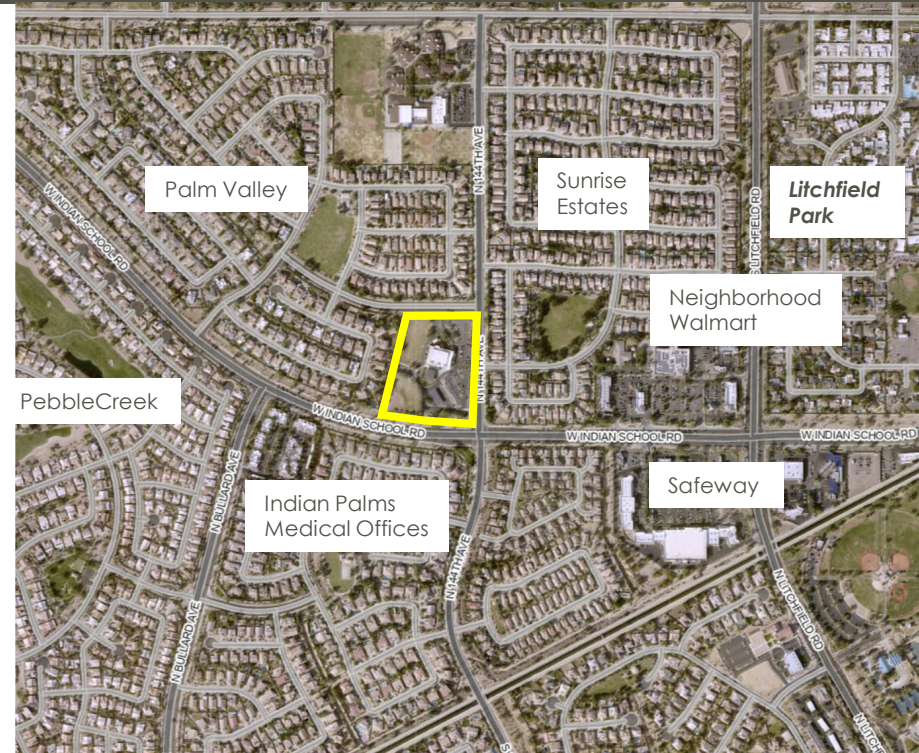


Location



NWC OF W INDIAN SCHOOL ROAD AND N 144TH AVENUE

- Located within Palm Valley Phase 3B Planned Area Development
- Zoned Planned Area Development (PAD) / C-2 General Commercial zoning

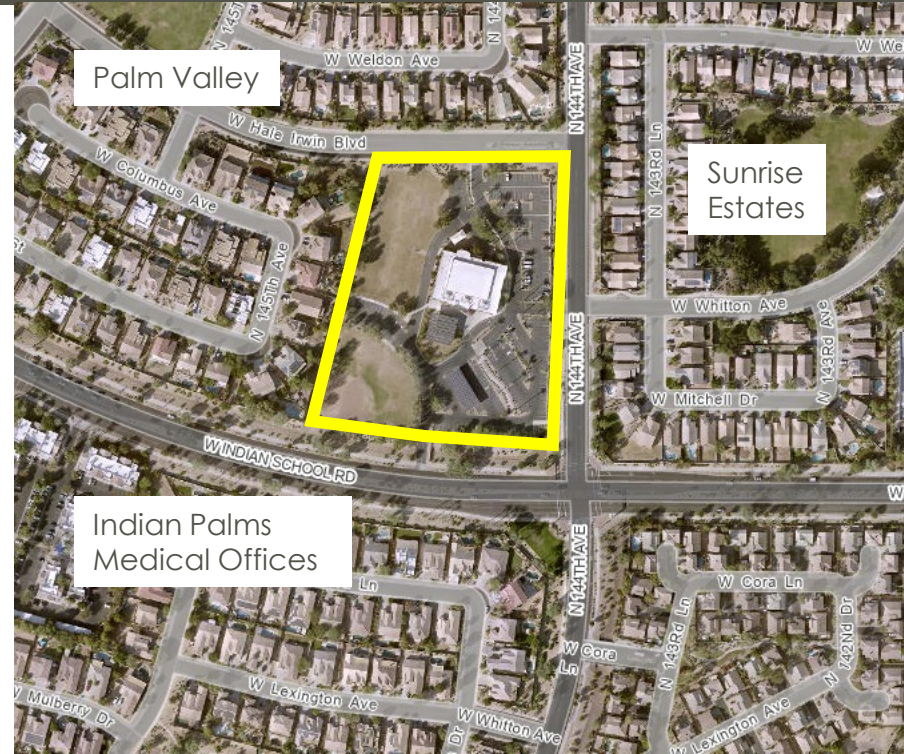


Approval History

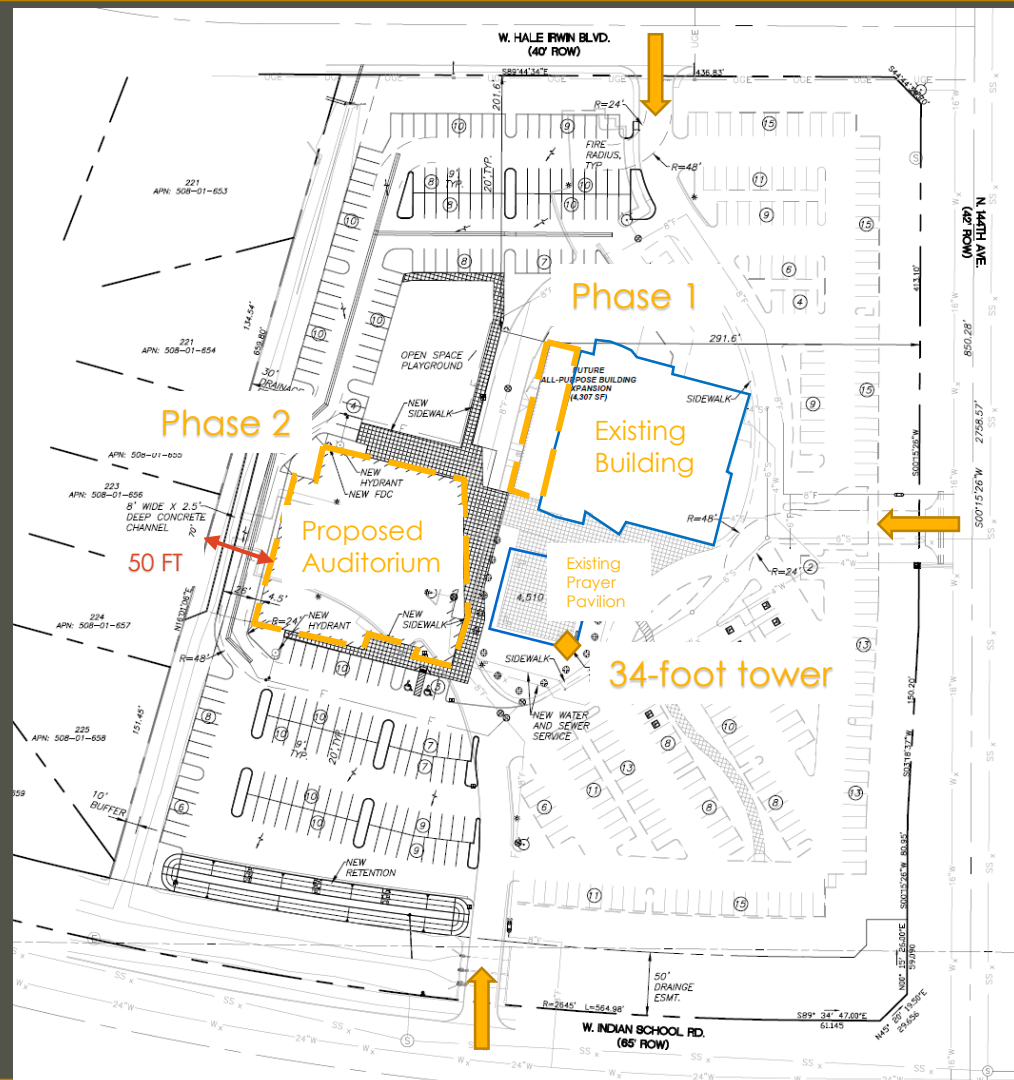


NWC OF W INDIAN SCHOOL ROAD AND N 144TH AVENUE

- The original Special Use Permit for the church was approved in 2003
- This Special Use Permit request is to allow expansion of the existing building, construction of new auditorium and increase the allowed building height for a new tower

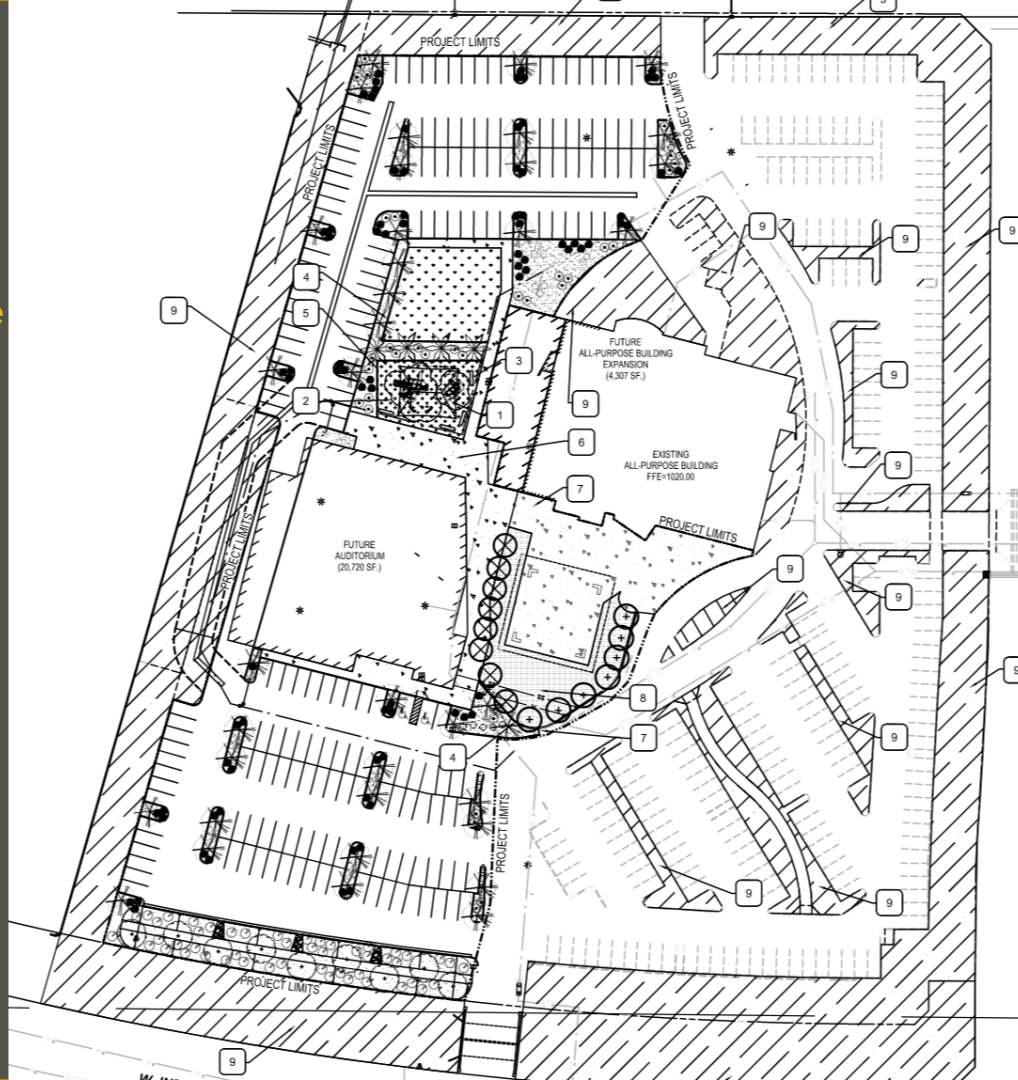


Site Plan



Proposed Landscape Plan

- Existing landscape will be protected in place



- Landscape will be replaced as needed in Phase I



Conceptual Elevations – Proposed Addition



Conceptual Elevations – Proposed Auditorium



Special Use Permit evaluation criteria



ZONING ORDINANCE SECTION 1-3-4

1. Will be desirable or necessary to the public convenience or welfare;
2. Will be harmonious and compatible with the other uses adjacent to and in the vicinity of the selected site or sites;
3. Is in conformance with the adopted General Plan and any adopted Area Plans;
4. Will not be detrimental to surrounding properties in the area due to:
 - a) Impact on the circulation system of the adjacent neighborhood:
 - b) Excessive noise or light generated from within the site:
 - c) Excessive scale or height in relationship to surrounding properties:
 - d) Hours of operation:
 - e) Inadequate parcel size to provide adequate buffers or mitigation to surrounding properties:
 - f) Inconsistency with the development character or architecture of the adjacent properties:

Public Participation



NOTICES AND CITIZEN REVIEW MEETING

- A Citizen Review Meeting was held on May 16th
 - Eleven residents attended
 - Four residents expressed concerns with the height of the proposed auditorium, proximity of the auditorium to the adjacent residential properties, and unknown time for the construction of the auditorium
- Staff has received emails and a letter from one resident expressing concerns about property values

Recommendation



APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with the city's Zoning Ordinance, Engineering Design Standards and all other city requirements.
- Planning and Zoning Commission recommended approval unanimously (7-0) on 6/15/2022

