



SWORD OF THE SPIRIT SPECIAL USE PERMIT REQUEST

City Council Meeting
December 17, 2018

SWORD OF THE SPIRIT CHURCH



EXISTING LAND USE AND ZONING

- SITE LOCATED ON W. ILLINI ST. WEST OF ESTRELLA PKWY.
- ZONED ESTRELLA CROSSING BUSINESS PARK "B" – LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL ZONING TO THE WEST, SOUTH AND EAST
- INDUSTRIAL USES IN SURROUNDING AREA AND VACANT LOTS IN ESTRELLA CROSSING BUSINESS PARK

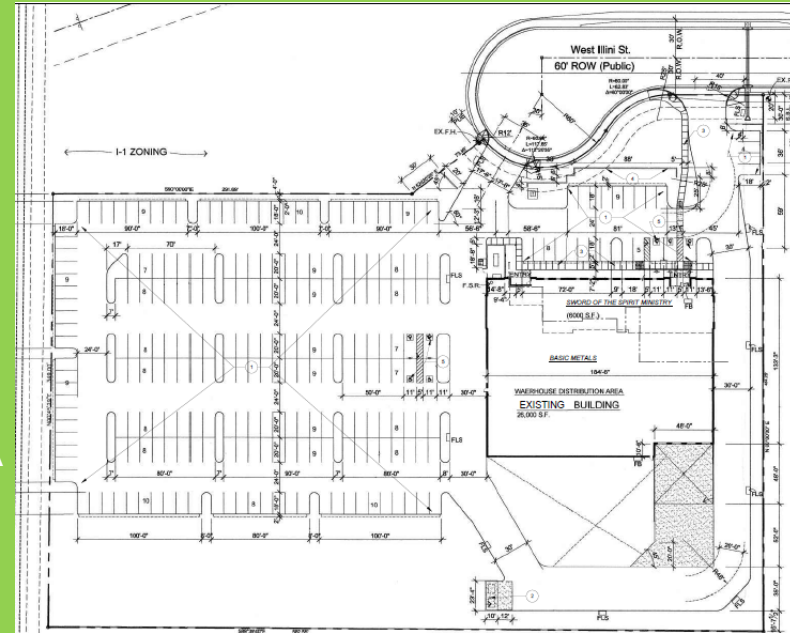


SWORD OF THE SPIRIT CHURCH

SPECIAL USE PERMIT REQUEST



- CHURCH ALLOWED WITH SUP
- CHURCH WILL OCCUPY 6,300 SQ. FT.
- BASIC METALS OCCUPIES 19,552 SQ. FT.
- HOURS OF OPERATION DO NOT CONFLICT
- ABUNDANT PARKING ON SITE
 - 51 REQUIRED - 240 SPACES PROVIDED
- GOOD ACCESS TO ELWOOD AND ESTRELLA
- LOCATED CLOSE TO (BUT OUTSIDE) AIRPORT NOISE CONTOUR
 - AIRPORT STAFF HAD NO OBJECTION
 - ASKED FOR TWO ADD. STIPULATIONS

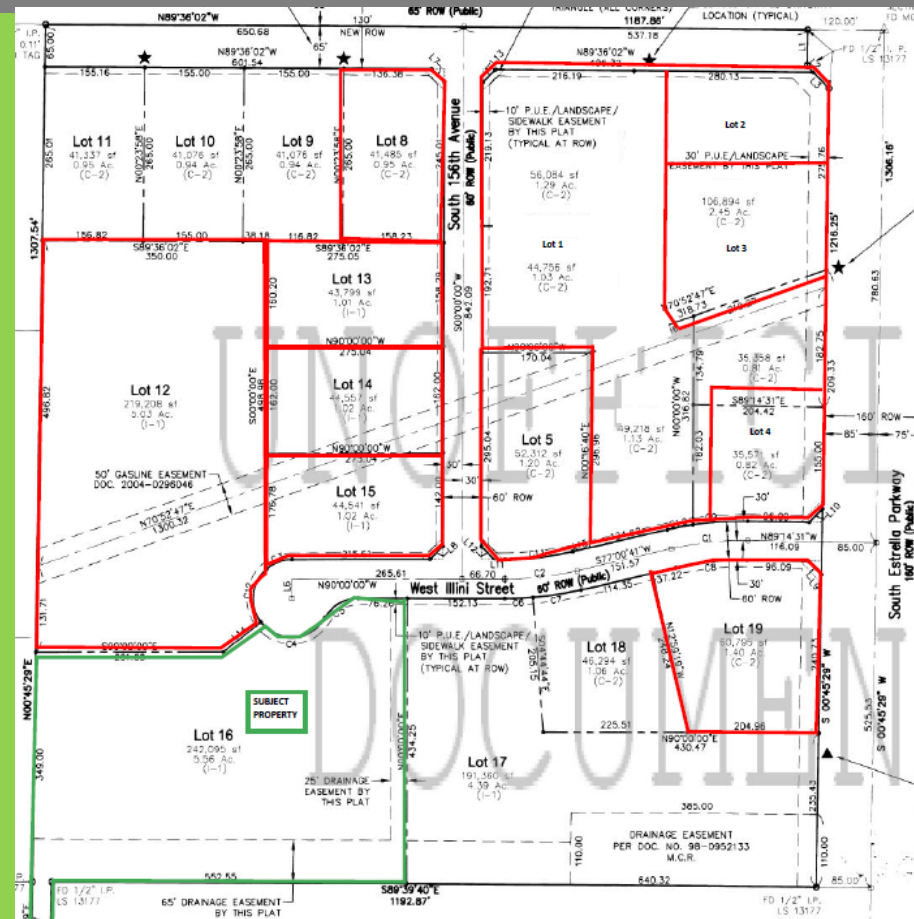


SWORD OF THE SPIRIT CHURCH



LETTERS OF OBJECTION

- LETTERS OF OBJECTION FROM FIVE NEIGHBORING OWNERS OF ELEVEN LOTS
- CONCERNED ABOUT EFFECT OF SEPARATION REQ'T FOR LIQUOR LICENSES AND OTHER USES DUE TO CHURCH

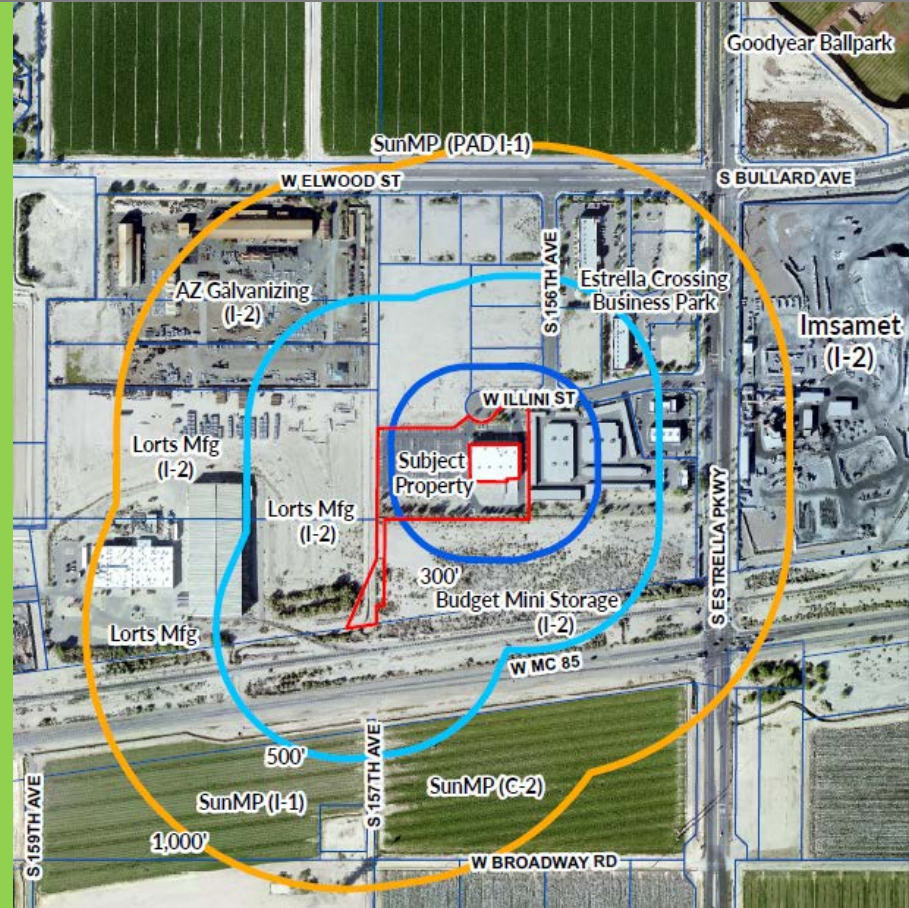


SWORD OF THE SPIRIT CHURCH



SEPARATION REQUIREMENTS FOR CERTAIN USES

- 300' FOR RETAIL LIQUOR LICENSES (STATE)
(Bldg. to Church Bldg.)
- 300' FOR BREWERY AND MICROBREWERY (CITY)
(Bldg. to Church P.L.)
- 500' FOR ADULT BUSINESSES
(Bldg. to Church P.L.)
- 1,000 FEET FOR MEDICAL MARIJUANA FACILITIES
(Bldg. to Church P.L.)



MEDICAL MARIJUANA FACILITIES (MMF) (1,000')

- None – All parcels w/i 1,000' of Church w/i 5,280' of Existing MMF

ADULT RETAIL BUSINESSES (500') – Bookstore, Novelty, or Theater (Live Entertainment Only Permitted by SUP in C-2 District)

- Lorts Mfg (I-2) – Not in Allowed in Easterly 500'
- Arizona Galvanizing (I-2) – Not allowed in Southeasterly 500'
- All or Part of Lots 1, 4, 5, 12, 13, 14, 15, 17, 18, and 19 – None – Prohibited by Estrella Crossings Business Park PAD Zoning and CC&Rs
- Budget Mini-Storage (I-2) – Not Allowed in Westerly 1,050'
- SunMP (C-2) – Not Allowed in Northwesterly 85'
- SunMP (I-1) – None – Not Allowed by Zoning

LIQUOR LICENSES (300') – State Req't Only Affects Retail Liquor Licenses and Private Club License – All Others Exempt or Non-Retail

- Series 6 – Bar License
- Series 7 – Beer and Wine Bar License
- Series 9 – Liquor Store License
- Series 10 – Beer and Wine Store License
- Series 14 – Private Club License

LIQUOR LICENSES (300') – City Req't Only on Brewery and Microbrewery

LIQUOR LICENSES (300') – Only Affects Retail Liquor Licenses

- Lot 5 (ECBP-PAD A) – Only Southeasterly 25' w/i Buffer
- Lot 12 (ECBP-PAD B) – Southerly 220' Affected but Buffer Uses Not Listed in ECBP-PAD Zoning
- Lot 15 (ECBP-PAD B) - Southerly 80' Affected but Buffer Uses Not Listed in ECBP-PAD Zoning
- Lot 17 (ECBP-PAD B) – Entire Lot Affected but Buffer Uses Not Listed in ECBP-PAD Zoning
- Lot 18 (ECBP-PAD A) - Westerly 55' Affected But Balance of Lot Available For Redevelopment for Liquor Store – Bars Not Listed in ECBP-PAD Zoning
- Budget Mini-Storage (I-2) – Buffer Uses Not Allowed by I-2 Zoning – Brewery (<40,000 gal/yr) Not Subject to City 300' Buffer

- CONCERNED ABOUT EFFECT OF SEPARATION REQ'T FOR LIQUOR LICENSES AND OTHER USES DUE TO CHURCH
- COMPLETE AND ACCURATE INFORMATION REGARDING EFFECT UNAVAILABLE AT MEETING
- MOTION TO APPROVE SUP FAILED TO PASS BY VOTE OF 2 TO 3
- FAILED MOTION SAME AS A DENIAL
- STAFF RECOMMENDS APPROVAL WITH STIPULATIONS IN CAR

QUESTIONS?