

March 31, 2017
Revised: April 26, 2017

City of Goodyear

PROJECT NARRATIVE

Re: The Refinery Christian Church Special Use Permit
SEC of Indian School & 303 - APN #501-01-003H
Goodyear, AZ

General Overview:

The Applicant is proposing an approximately 25,000 square foot church with plans for a future expansion to 60,000 on an approximately 24 acre site. The applicant is in contract to purchase the parcel under consideration.

Scope of Project:

It is the Applicant's intent to construct a church. The initial phase will be a single-story building with a partially usable rooftop for special occasions. The future expansion is intended to include a second floor built within portions of the first phase shell, as well as expansion of the perimeter. The perimeter expansion is intended to be to the northern portion of the building. The site is located in the City of Goodyear, Arizona on a parcel currently used for agricultural activities. The site fronts on the southeastern intersection of Indian School Road (North) and Highway 303 (West).

Vehicular access to and from the site would occur from Indian School Road. The need for public utilities and services is anticipated to be typical for this building type. Decorative fence walls and xeriscape would be provided in combination with selected deciduous landscaping. The Applicant intends to begin the initial church phase of the project immediately. The expansion phase will be initiated in approximately 2-5 years.

Reason:

The Refinery Church intends this church as a fixture of the city and a center point around which the community can gather. The Refinery Church has been a part of the City of Goodyear since the church's inception. The Refinery Church has outgrown its current facility at 600 N Bullard and intends to make this site its permanent home. The church would operate during normal worship hours on Saturday evenings and Sundays, with potential smaller group activities throughout the week. The church offices would operate from the site.

Impact to Adjacent Property:

The proposed church will have only positive impact on adjacent properties. Currently the parcel is surrounded by the 303 Loop on its west and agriculture or commercial uses on the remaining sides. The adjacent parcel will most likely be developed as industrial and retail uses. Further out from the proposed church are mostly agricultural, residential and industrial uses.

Policies:

The Refinery Church believes that the proposed development will sustain the City of Goodyear's general policies of community friendly spaces and design that supports the creation of inviting, people-friendly spaces.

Additional Considerations:

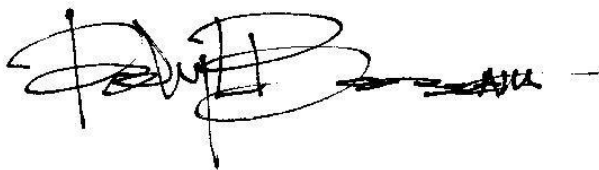
The Refinery Church intends to contribute to the goal of creating friendly spaces for community use. In addition to providing worship services, the Refinery Church will be available for other activities such as social gatherings and recreation. The Refinery Church is one of the first developments on this section of land, however the PAD suggests that future uses will be compatible with the church. The PAD for this site requires an amendment to allow a church; it is our understanding that the current landowner has applied for this amendment as part of a separate application.

The proposed church will not be detrimental to surrounding properties or persons. The internal circulation system of the subject parcel have yet to be completely determined, however, access onto Indian School Road is proposed to occur at two locations. The eastern access will be constructed by the current property owner prior to construction of the subject project and will align with an existing access to the north. It is indicated in other documents that this intersection will be signalized in the future as warrants require. A secondary access approximately 600' to the west will be proposed as a right-in, right-out only access point for the parcel. For now, the west access will be an all-weather emergency access only.

The architectural character of the area has not been fully established beyond the development's design guidelines, however this church will help to define much of it. The attached drawings indicate the intent to create a design that is exciting and provides a level of sculptural interest that is lacking in the surrounding properties. In addition the scale will be appropriate for the use and anticipated future adjacent developments. The site is more than large enough to provide buffers to adjacent parcels.

The hours of use will generally be limited to weekends and will not adversely affect the surrounding neighborhood. Noise is contained within the building and exterior lighting will be limited to minimum levels necessary for parking and navigation adjacent to the building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy L. Barnes', followed by a horizontal line.

Randy L Barnes, Principal
Arizona License No. 35467