

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT**

SUBJECT: Special Use Permit to allow a church in C-2 district	STAFF PRESENTER: Alex Lestinsky, Planner II
	CASE NUMBER: 17-350-00002
	APPLICANT: Lydia Reyes, Architect

PROPOSED ACTION:

1. Conduct a public hearing to consider a special use permit to allow a church in the General Commercial (C-2) zoning district.
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes per speaker)
 - e. Close public hearing
2. Recommend approval of a special use permit for New Day Church to locate within an existing building at 129 E. Western Avenue.

BACKGROUND AND PREVIOUS ACTIONS:

Churches are allowed in any district with the approval of a special use permit. The existing building was formerly the True Value Hardware Store (129 E. Western Avenue).

STAFF ANALYSIS:

New Day Church has purchased 1.73 acres in Goodyear which includes the former True Value Hardware Store, zoned C-2, and the adjacent parcels that consist of parking and storage space, zoned General Industrial (I-2). Structurally, the building will remain as is, but the interior will be converted into an assembly space with additional office, storage, and classroom space, which will comply with all building code requirements. The project narrative (attachment #2) accurately reflects the need for the use. In addition, the following evaluation has been provided as required by Section 1-3-4 of the Zoning Ordinance:

1. Will be desirable or necessary to the public convenience or welfare:

The use of the abandoned building formerly occupied as a True Value Hardware Store as a church is desirable for a number of reasons. First, the applicant is making improvements to the fencing around the parking area that will enhance the aesthetic appeal of the property. Second, rather than having an empty building, the building will be used for religious services, youth programs, and community events, providing Goodyear residents with new opportunities. Third, having the building occupied

lessens the risk of vandalism and eliminates the risk the property will deteriorate from lack of use and maintenance.

2. Will be harmonious and compatible with the other uses adjacent to and in the vicinity of the selected site or sites:

The use of the property as a church is harmonious and compatible with other uses adjacent to and in the vicinity of the property. The existing commercial and industrial uses adjacent to the building are not inconsistent with the use of the property as a church and the building is located within walking distance of a residential development, the residents of which can make use of the property.

3. Is in conformance with the adopted General Plan and any adopted Area Plans:

The use of the property as a church is in conformance with the General Plan and there is no other Area Plan applicable to this area.

4. Will not be detrimental to surrounding properties in the area due to:

- a. Impact on the circulation system of the adjacent neighborhood:

The traffic study submitted demonstrates that the use of the building as a church will not adversely impact traffic circulation in the area.

- b. Excessive noise or light generated from within the site:

The use of the property as a church will not generate excessive noise or light.

- c. Excessive scale or height in relationship to surrounding properties:

The church is to be located in an existing building.

- d. Hours of operation:

As set forth in the Project Narrative, the hours of operation are limited and the proposed hours of operation will not be detrimental to the surrounding properties.

- e. Inadequate parcel size to provide adequate buffers or mitigation to surrounding properties:

The church is to be located in an existing building, which is not being modified. The property owner will be adding additional parking spaces, which will mitigate any impact to surrounding properties that might otherwise be caused by inadequate parking.

- f. Inconsistency with the development character or architecture of the adjacent properties:

The church is to be located in an existing building, which is not being modified.

In accordance with the City's Citizen Review Process, a citizen review meeting was held on July 26, 2017. No residents attended this meeting and staff received no public inquiries regarding the citizen review meeting.

Notice for the public hearings before the Planning and Zoning Commission and City Council included a postcard mailed to the owners of property within 500 feet of the subject property, a

legal notice published in the Arizona Republic, and a notice of public hearing sign posted on the property. To date, staff has not received any public inquiries on this request.

Fire Department:

The property is served by Fire Station 184/181 located at Yuma Road and Sarival Avenue, approximately 3 miles west of the subject property. Emergency responses to the subject property are within the 6-7 minute estimate.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184/181	6.82	2.91	6.82	2.91	Station #183	7.74	3.37	7.74	3.37

FISCAL ANALYSIS:

There is no immediate impact to this fiscal year budget associated with the approval of the special use permit.

RECOMMENDATION:

Staff finds that the special use permit request is compatible with the existing land uses within the area and will not be a detriment to surrounding properties or persons.

ATTACHMENTS:

1. Aerial Photo
2. Project Narrative
3. Site Plan