

## NEW DAY CHURCH

129 E Western Ave  
Goodyear, AZ 85338

## NARRATIVE REPORT

Case No. 17-350-00002  
Revised Jun 15, 2017

### PURPOSE OF REQUEST:

On May 18<sup>th</sup>, 2016 our church finalized the purchase of the Goodyear True Value Hardware Store building for the purpose of using it as meeting space for religious services. The zoning of the property is C-2 and I-1. However, since we are planning on using the property as a church a Special Use Permit is required. Thus, we are formally applying for this permit in order to be able to meet at our property in a regular weekly church services. We plan to meet Wednesday night and twice Sunday.

The total acreage of the property including the building, parking, and lumberyard is 74,510 SF, or 1.71 Acres. Our project, however, only centers on remodeling the interior of the building to convert it to assembly space for religious services, and securing sufficient parking space for attendees. There will be no improvements or changes to the exterior walls of the **building**, other than add an emergency door to the north elevation of the building. Also, we are expecting to maintain and care of the existing landscape areas, with no additional changes. The main building measures 13,280SF, which requires 86 parking spaces. There are 58 existing parking spaces, thus additional 28 spaces will be taken from the lumberyard area where we are planning to take down some of the existing roof shades to accommodate for the additional stalls as shown on site plan, securing parking spaces as required by City of Goodyear.

**Additionally, all existing chain link fence will be removed as requested by City and replaced with either Wrought Iron Fence or Block Fence as shown on revised site plan. There are two gates to access the rear parking space that**

**will be replaced with new Wrought Iron Gates. These gates will be open during services, otherwise, rear parking will be closed for security.**

The plan for remodeling the building to use as a church will require two phases. The first phase involves constructing a wall roughly down the middle of the existing building in order to create a sanctuary space with a platform and two dividing walls which created a storage space for music instruments and other supplies for church services. In addition, the existing office, break room and bathrooms in the northeast corner of the building will be remain or otherwise minimally renovated. Considering the occupancy of this sanctuary space, we will build new bathrooms for men and women **and Lobby space to access from main entry door to main Sanctuary.** All of these is planned for Phase I. As soon as this Phase is done and Certificate of Occupancy is secured, we plan to commence a Phase II within a year. This Phase will focus on **Sunday School Classrooms.** This space would be used as classrooms during Sunday services and midweek services. In addition, we plan to use this space for meetings, Bible Studies and other occasional activities.

#### IMPACT TO ADJACENT PROPERTIES:

Construction wise, we do not foresee major impact to adjacent properties. Most of the tenant improvement will be indoors. In addition, the remodeling of our building will not require any major exterior construction. If anything, we believe the renovations to the exterior of the building will help to beautify and improve security in the area. Plus having a presence in the area on the nights we will conduct services will serve as a good security measure for the neighborhood. Moreover, the traffic study prepared and submitted with this application demonstrate that the level of service to area traffic during peak hours will continue to maintain a level of acceptability. The fact that most businesses in the area are closed for business on the weeknights and Sundays we plan to conduct our services, leads us to believe our presence in the community will not provide adverse effects to area traffic. Instead, we hope our parishioners will contribute positively to the economy of Goodyear by shopping, eating and conducting business with the local merchants and spreading hope for a better life style.

#### CITY POLICIES IN SUPPORT:

In accordance to Article 26, which stipulated guidelines for Special Events open to residents of the City of Goodyear, our vision is to use the property for community services and events as parade parking space, or as deemed by city or community. It may take us at least a year to gain foothold in the Goodyear community, but we hope to be able to establish free programs and activities for children, youth and adults in our church property. We hope to be able to partner with the City if Goodyear should the need arise for our building to be used as a polling place, or point for community gatherings.

Based on our usage of the school cafeterias we rented over the past seven years, we plan to continue hosting events to entertain, help, and educate the community. The building property will be used of occasional church community events such as Back to School Festival in the summer and Harvest Festival in the fall. We have also held a Breast Cancer Awareness event in the past, and now that we have our own church property we would like to open it up to a wider audience who will benefit from the knowledge and resources provided by the invited speakers. We hope these and other events will provide family activities and resources for our surrounding community.

#### THE IMPACT OF THE PROPOSED SUP:

In light of the location of our building in the historic area of Goodyear, our desire is to help to beautify the space on Western Ave. our church will occupy. We believe keeping our area clean will create a welcoming atmosphere for our neighbors, customers and visitors who will drive through Western Ave. to conduct business or simply drive through for their daily errands. As a church, we believe God has called us to serve others in our community by being good neighbors and exemplary citizens. Thus, we look forward to knowing more about the plans for this historic area in Goodyear and doing our part to help revitalize it.

We are delighted by the welcoming from our immediate neighbors we already received. We hope we can all work together for the benefit of our community and for a good lasting relationship. We believe is a purpose for our Church being in this location and we look forward the future has for us.