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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: SAMANTHA NOVOTNY, PLANNER I *SN*
(480) 503-6602, SAMANTHA.NOVOTNY@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: MARCH 2, 2022

SUBJECT: A. GP21-07 VALOR CHRISTIAN CENTER: REQUEST FOR A MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 6.7 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF S CLAIBORNE AVENUE AND E WARNER ROAD FROM SINGLE FAMILY-8 (SF-8) TO NEIGHBORHOOD COMMERCIAL (NC).

B. Z21-09 VALOR CHRISTIAN CENTER: REQUEST TO REZONE APPROXIMATELY 6.7 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF S CLAIBORNE AVENUE AND E WARNER ROAD FROM SINGLE FAMILY-8 (SF-8) TO NEIGHBORHOOD COMMERCIAL (NC).

STRATEGIC INITIATIVE: Exceptional Built Environment

The proposed rezoning and General Plan amendment will allow the existing place of worship to utilize commercial sign allowances and would allow the potential for commercial development.

RECOMMENDED MOTION

Move to continue GP21-07 and Z21-09 to the April 6, 2022 Planning Commission hearing.

APPLICANT

OWNER

Company: Provident Law
 Name: Erik Stanley
 Address: 14646 N Kierland Blvd,
 Scottsdale, AZ 85254
 Phone: (480) 388-3343
 Email: erik@providentlawyers.com

Company: Grace International
 Churches and Ministries
 Address: 3015 E Warner Rd., Gilbert,
 AZ 85964
 Email: info@gracelifegilbert.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 30, 1996</i>	Town Council adopted Ordinance No. 988 (A96-6), which annexed approximately 190 acres into the Town jurisdiction, which included the subject site.
<i>September 11, 1997</i>	The Design Review Board approved DR97-53 for the Celebration Christian Center. This approval has since expired.
<i>December 9, 1999</i>	The Design Review Board approved DR99-109 for the Celebration Christian Center. This approval has since expired.
<i>February 1, 2005</i>	Town Council reclassified all properties with the Town of Gilbert to zoning districts in the 2005 Land Development Code. The subject site was reclassified from R1-8 to SF-8.
<i>November 10, 2005</i>	The Design Review Board approved DR05-63, a site plan, grading and drainage plan, elevations, landscaping, architecture, and lighting plan for a conceptual 4-phase church master plan along with Phase I for Oasis Family Church.
<i>September 11, 2008</i>	The Design Review Board approved DR05-63-S, a Comprehensive Sign Program for Oasis Family Church.
<i>August 9, 2018</i>	Staff administratively approved DR05-63-A, a picnic ramada addition for Valor Christian Center.
<i>February 2, 2022</i>	The Planning Commission reviewed GP21-07 and Z21-09 as a Study Session item.

Overview

The subject site is comprised of approximately 6.7 acres generally located at the southeast corner of Claiborne Avenue and Warner Road in the Gateway Character Area. The applicant is proposing two requests:

- 1) A Minor General Plan amendment to change the land use designation from Residential > 3.5-5 dwelling units (DU)/acre to Neighborhood Commercial (NC); and
- 2) A rezone from Single Family-8 (SF-8) to Neighborhood Commercial (NC) zoning district.


With these proposals, Valor Christian Center intends to increase the allowed signage; however, the site would not be limited to the existing place of worship use and all uses allowed under the Neighborhood Commercial zoning district would be permitted in the future.

This project is requesting a continuance to the April 6, 2022 Planning Commission hearing to provide the applicant additional time to address review comments.

STAFF RECOMMENDATION

Move to continue GP21-07 and Z21-09 to the April 6, 2022 Planning Commission hearing date.

Respectfully submitted,



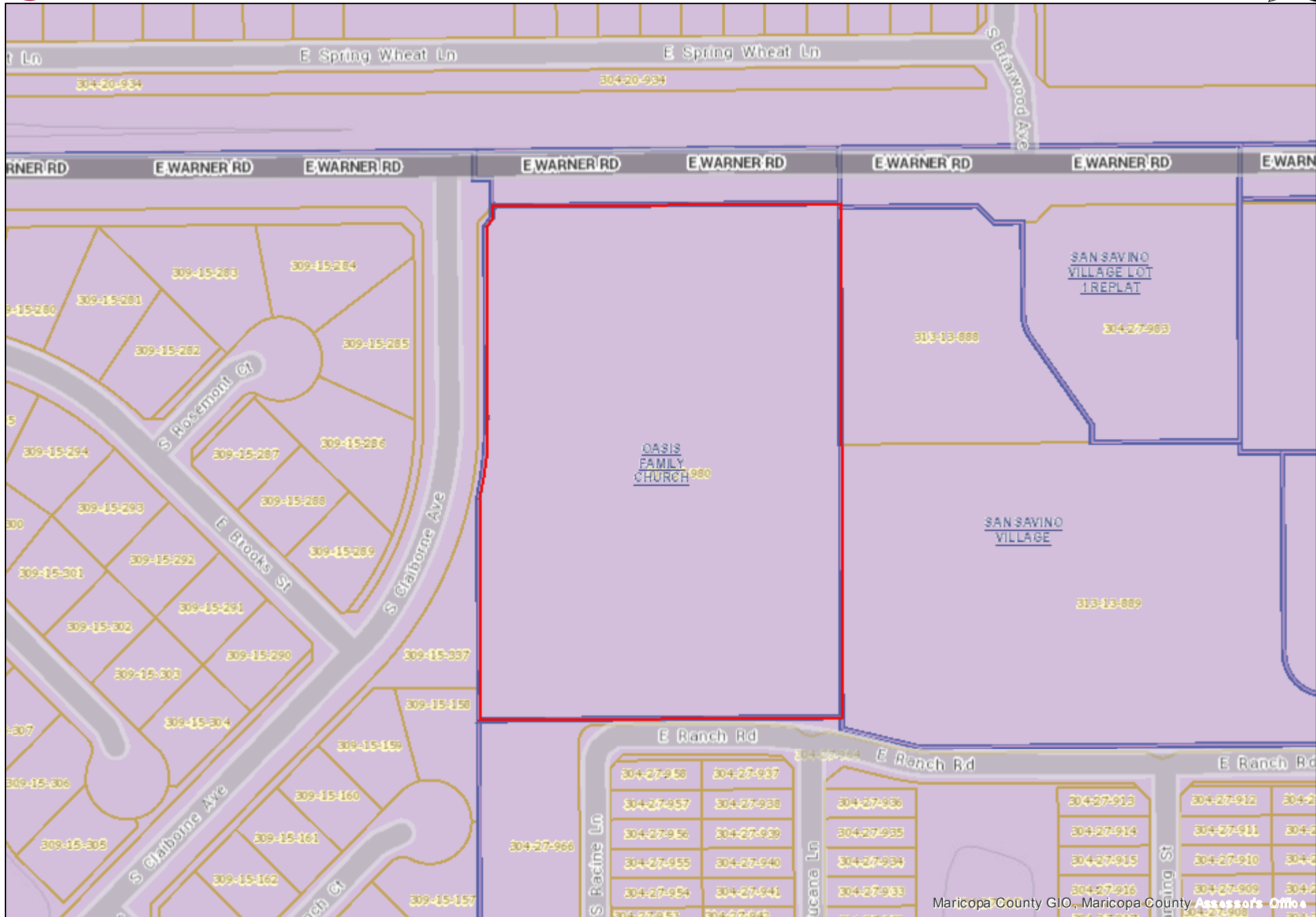
Samantha Novotny
Planner I

Attachments and Enclosures:

- 1) Vicinity Map/Aerial Photo
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Applicant's Narrative



Parcel 304-27-980 (3015 E Warner Rd, Gilbert, AZ 85296)

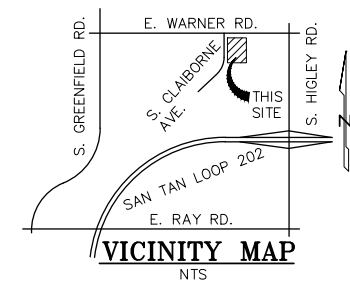




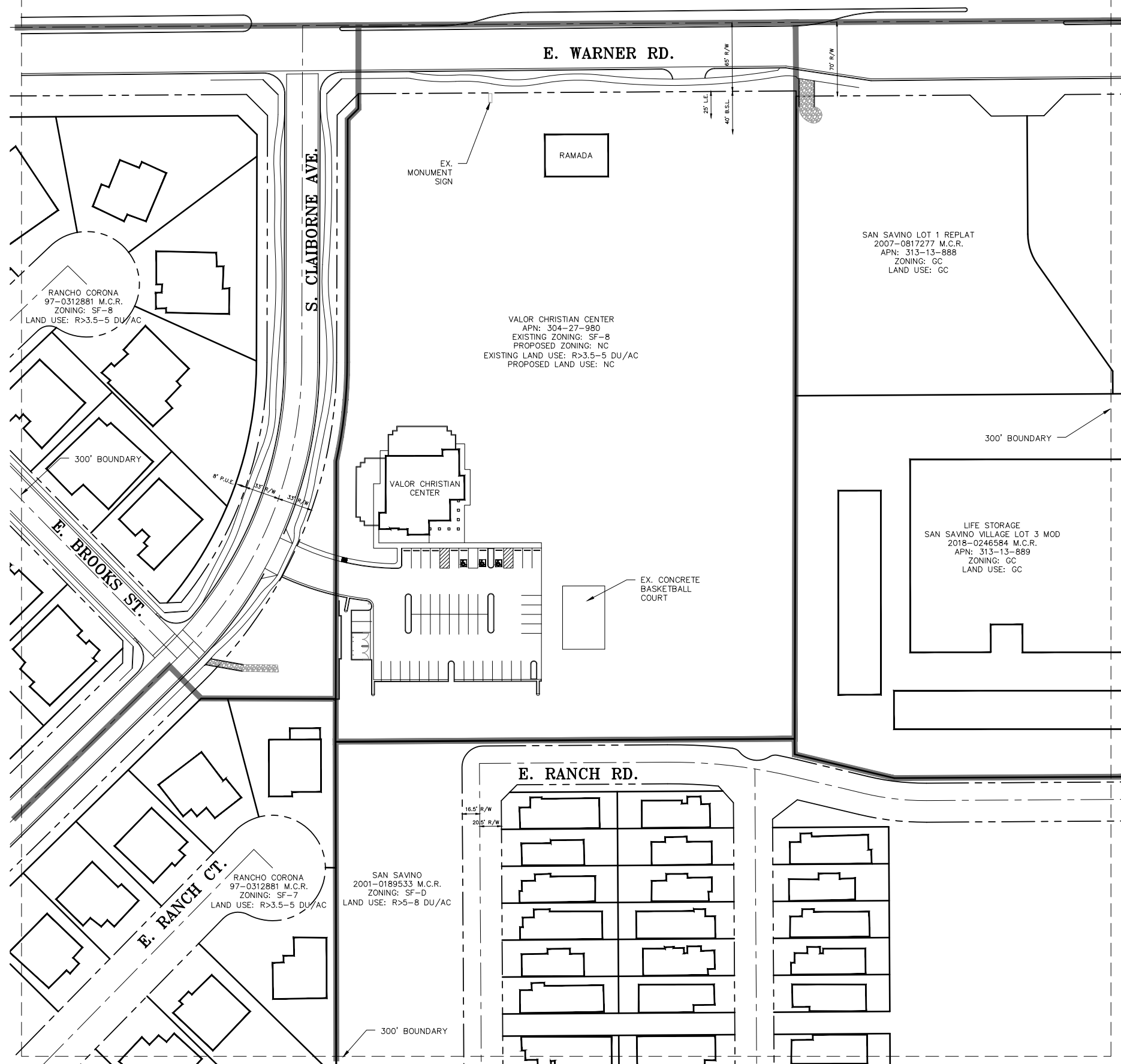
Parcel 304-27-980 (3015 E Warner Rd, Gilbert, AZ 85296)



GENERAL PLAN AMENDMENT EXHIBIT
FOR
VALOR CHRISTIAN CENTER
3015 E. WARNER RD.
GILBERT, AZ 85296



DATE: 12/16/2021
DRAWN BY: CDE
CHECKED BY: SDM



PROJECT ENGINEER

CIVIL IMPROVEMENTS DESIGN, LLC.
SHANE D. McCLARA, P.E.
7856 E. GRANADA RD.
SCOTTSDALE, AZ 85257
PHONE: (480) 720-4543
SHANEMCCLARA@YAHOO.COM

PROJECT DESIGNER

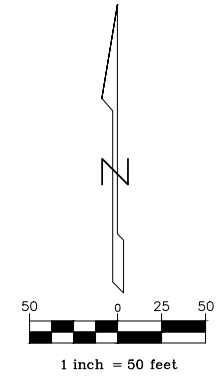
CHRIS EVERETT
ALL TECHNIQUE
PHONE: (480) 217-7610
ALLTECHNIQUE@GMAIL.COM

SITE DATA

A.P.N: 304-27-980
LEGAL DESCRIPTION: A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
CURRENT ZONING: SF-8 100%
PROPOSED ZONING: NC 100%
SITE AREA (NET): 263,779 S.F. 6.0543 AC.
SITE AREA (GROSS): 291,364 S.F. 6.6888 AC.
EXISTING GENERAL PLAN CLASSIFICATION: R>3.5-5 DU/AC
PROPOSED GENERAL PLAN CLASSIFICATION: NC

LEGEND

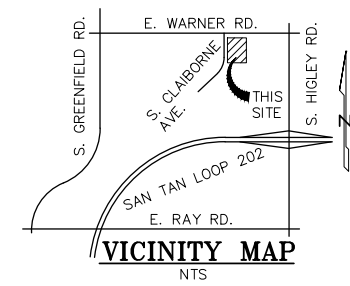
- EXISTING RIGHT-OF-WAY
- - - EXISTING CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING ZONING DISTRICT BOUNDARY
- EXISTING BUILDING
- - - 300' BOUNDARY



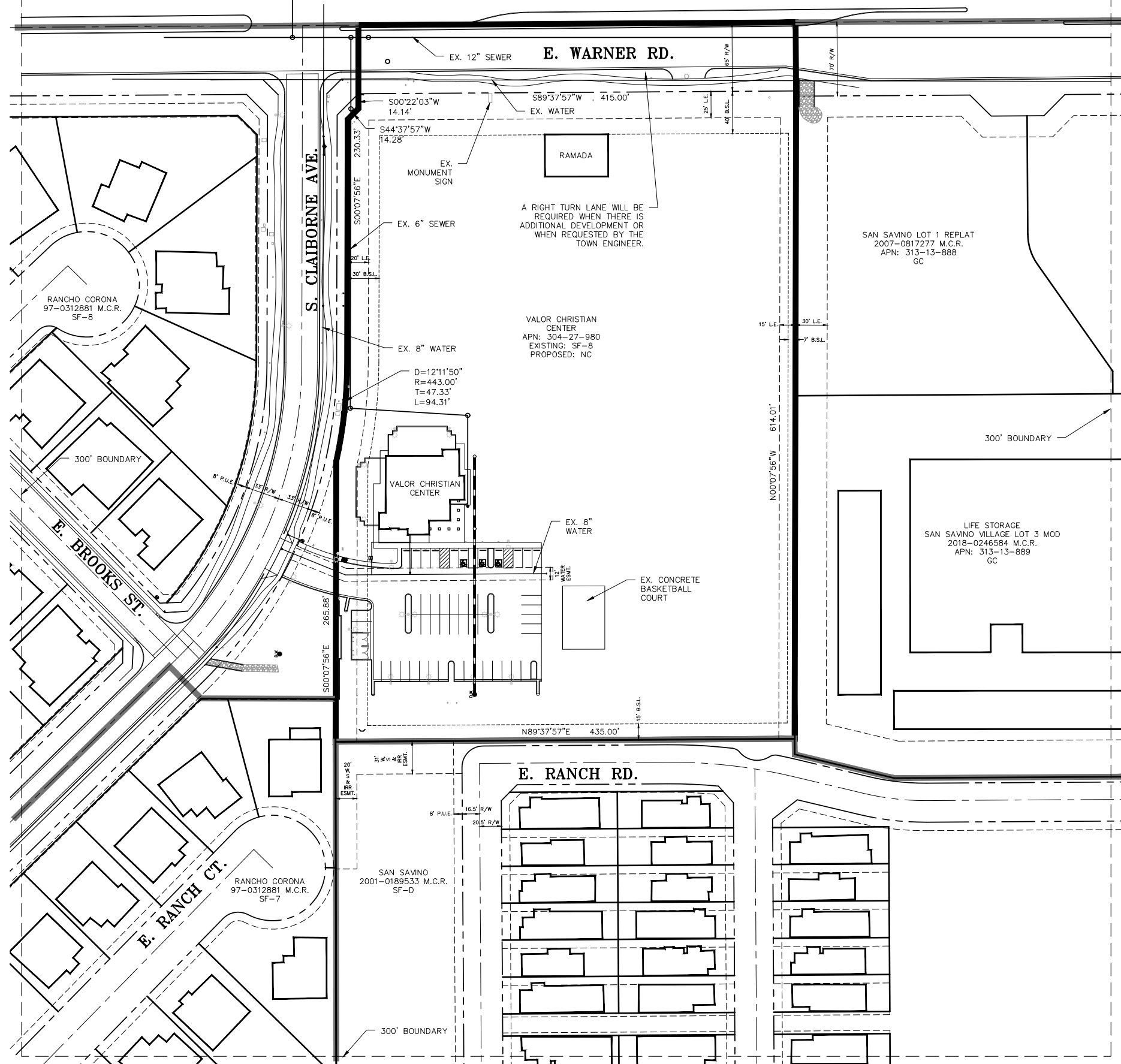
VALOR CHRISTIAN CENTER
GENERAL PLAN AMENDMENT EXHIBIT
3015 E. WARNER RD.
GILBERT, AZ 85296



ZONING EXHIBIT
FOR
VALOR CHRISTIAN CENTER
3015 E. WARNER RD.
GILBERT, AZ 85296



DATE: 12/16/2021
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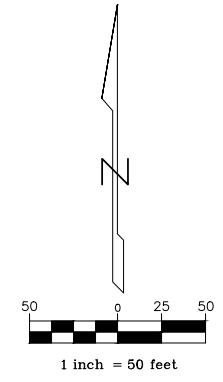
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LEGEND

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- - - EXISTING CENTER LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING SETBACK LINE
- EXISTING PROPERTY LINE
- EXISTING ZONING DISTRICT BOUNDARY
- EXISTING BUILDING
- 300' BOUNDARY
- EXISTING WATER LINE
- EXISTING SEWER LINE



VALOR CHRISTIAN CENTER
ZONING EXHIBIT
3015 E. WARNER RD.
GILBERT, AZ 85296





PROVIDENT LAW

August 16, 2021

PROVIDENT LAW®
14646 N. Kierland Blvd, Suite 230
Scottsdale, Arizona 85254
480-388-3343 (Office)
602-753-1270 (Fax)
www.providentlawyers.com

Erik Stanley
Attorney
erik@providentlawyers.com

**Project Narrative for Valor Christian Center Rezoning
Application**

Valor Christian Center (the “Church”) applies for rezoning for its parcel from its current zoning of SF-8 with a General Plan Land Use Classification of Residential 3.5-5 du/ac to NC (Neighborhood Commercial). The purpose of the rezoning request is so that the Church may obtain approval for a larger electronic sign along Warner Road.

Valor Christian Center’s Property (the “Property”) is a 6.06-acre parcel at the intersection of East Warner Road and South Claiborne Avenue. A church sanctuary building and a parking lot currently exist on the Southwest corner of the Property. The Property is otherwise vacant except for a small outbuilding on the Northern portion of the Property.

The Church earlier attempted to apply for approval to change its current freestanding monument sign to a larger electronic changing message sign along East Warner Road but was unable to gain approval for doing so given that the type of sign and the size of sign the Church wanted was only allowed in commercial zones.

The Church submits this rezoning application to change the Property’s zoning classification to NC (Neighborhood Commercial) so that it may then apply for the type and size sign it wishes to place along Warner Road.

The Church’s request is compatible with adjacent properties. The surrounding properties to the Church are a mixture of commercial and residential zoning. The properties to the East of the Church are zoned GC. The property to the South of the Church is zoned SF-D. The properties to the West are zoned a mixture of SF-8 and SF-7. The property directly across Warner

Road to the North of the Church is zoned SF-6. Rezoning the Church's Property to NC will be compatible with the surrounding properties and will serve as a natural transition from the GC properties to the East to the residentially-zoned properties to the South and West.

The Church's rezoning request conforms to the General Plan in the following ways:

- The rezoning request conforms to Goal CM-1 to "Encourage a Balanced Land Use Framework" and Goal CM-4 to "Promote our Neighborhoods." Policy 6 under those goals supports "appropriate transitions between sites having distinct changes in types or intensities of land use." As stated, the properties to the East of the Church parcel are zoned GC (General Commercial) and are currently being used for general commercial purposes. Changing the Church's zoning to NC, the lowest level of commercial zoning, provides a natural transition between the General Commercial zoned properties to the East and the residentially zoned properties to the South and West of the Church Property.
- The rezoning request conforms to Goal CM-3 to "Foster Vibrant Gathering Places," and specifically Policy 7 to "Preserve and Maintain Gilbert's attractive appearance and quality of development that provide a sense of place." Churches are important gathering places for a Town such as Gilbert and contribute meaningfully to the plethora of vibrant gathering places on the Town. The rezoning request will allow the Church to apply for a larger sign along Warner Road that will better advertise its presence as a part of the Gilbert community.
- The rezoning request conforms to Goal CM-7 to "Bring us Together," and specifically Policy 25 to "Expand and promote opportunities for all residents to connect socially and participate fully in the vitality of Gilbert." The Church is an important part of the way residents of Gilbert connect socially. This rezoning request will, again, allow the Church to apply for a larger sign to advertise its presence as a gathering place for Gilbert's residents to connect and participate in life together.

There are no detrimental impacts to health or safety as a result of the Church's rezoning request. This is especially true because the Church plans no construction or other improvements other than an application for a larger electronic sign along Warner Road.

