

ASA Now
Special Use Permit & Substantial Conformance Improvement
Permit Application for a Community Center
7830 E University Drive



Approximately 3.146 acres
Located west of the northwest corner of 80th Street
and University Drive, Mesa
APNs: 218-08-006C & 218-08-006D

Initial Submittal: May 21, 2018
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Special Use Permit & Substantial Conformance Improvement Permit Narrative Report

A Request for SUP and SCIP Review to Allow
a Community Center

Approximately 3.164 acres located west of the
NWC of 80th Street and University Drive/7830 E University Drive

A. Property Location

The subject property (the “**Property**”) is approximately 3.164 acres located west of the northwest corner of 80th Street and University Drive/7830 E University Drive in Mesa, Arizona. The Property has two parcels, one vacant and one currently occupied by a church. The Property includes the parcels identified as APN 218-08-006C and 218-08-006D. See **Exhibit 1 – Aerial Map**. The vacant parcel is zoned RS-43, and the church parcel is zoned RM-4, with frontage on University Drive.

B. Relationship of Property to Surrounding Area

The Property is located west of the NWC of 80th Street and University Drive at 7830 East University Drive. The zoning in the area is shown on **Exhibit 2 – Zoning Map**. The parcel directly south of the Property between the westernmost area of the church parcel and University Drive is developed as a Fire Station, zoned RS-43; the parcels that surround the Property on the north, east and west sides are developed as single family residential homes, zoned RS-7; and the parcels along the south side of University Drive, across from the proposed community center, are developed as single family residential homes, zoned RS-6.

C. Purpose of Request

The developer of the Property, Woodglen Opportunities, Inc in conjunction with ASA Now (the “Applicant”), requests to place a Special Use Permit (“SUP”) for a Community Center on both parcels and a Substantial Conformance Improvement Permit (“SCIP”) on the RM-4 parcel for a change of use from a church to a community center. This request is reasonable and appropriate given its community benefit nature and direct access onto an arterial street. The site plan was designed to be compatible with the adjacent neighboring parcels and to comply with the required development standards of the Mesa Zoning Ordinance.

D. About ASA Now

ASA Now, a 501(c)(3), was established in 2016 after its founders successfully lobbied the Arizona State Legislature to pass Jacob’s Law which benefits Arizona foster children and families in need of services delivered in a timely manner. Fully staffed by volunteers, ASA Now seeks to provide much needed services to children, youth and families who have been and are involved with child welfare in and around the Mesa and the East Valley.

E. Description of Proposal

The Applicant proposes to use the Property as a community center to be called Jacob's Mission Community Center ("Jacob's Mission"). Improvements are planned for the vacant parcel to provide additional community center services. The services proposed for Jacob's Mission include after school tutoring, life and trade skills training, family support therapy and training, advocacy programs, family gatherings, mentor programs for children, lending library, aquatic therapy, equine therapy, and after school activities including dance, basketball, art, piano, guitar, ballet, and yoga, among others.

The existing 8,240 square foot building and other on-site improvements and landscaping on the southern parcel will remain as-is. Façade and interior remodeling/improvements are planned for the existing building. The interior of the existing building will be remodeled to provide a large community gathering space / theater in the existing sanctuary, multi-purpose/rec room, kitchen/pantry, restrooms, lobby and several small meeting/class rooms to be used for offices, mentorship, tutoring, giving/lending library, and storage.

The community center will not be used for residential purposes, rather, it is a traditional community center facility. See **Exhibit 3 – Site Plan and ALTA Survey**.

F. SUP – Community Center

The first function in this application is a SUP to permit a Community Center on both parcels. As discussed above, the vacant parcel will be improved to provide additional community services. Many of the services on this parcel are for outdoor recreation related activities for children and families using the community center.

The Site Plan for the Property shows the existing development on the south parcel, which was constructed and used by a fraternal lodge and a church since 1992. No changes are proposed to the south parcel other than minor interior remodeling for the activities described above. The proposed improvements on the northern vacant parcel include:

- a) Classroom building
- b) Vegetable and herb garden
- c) Sport court (volleyball, basketball, tennis, and badminton)
- d) Pool for recreation and aquatic therapy (fenced per County and City regulations) with shade ramada and picnic tables
- e) Splash pad and shaded playground
- f) Open lawn/recreation area with bike paths
- g) Restroom facilities and drinking fountains
- h) Ramada/Gazebo with picnic tables and outdoor kitchen/barbeque area
- i) Concrete area for overflow picnic area seating and other occasional recreational needs

- j) Horse corral and stable for equine therapy (permitted in RS-43 zoning district)

Jacob's Mission volunteer staff includes mentors, therapists, art instructors, and foster parents with a variety of training and certifications. ASA Now will not use the Property for residential uses; rather, it is a community center with hours typically from 7:00 a.m. until 9:00 p.m. seven days a week.

Given the Property's history and prior uses, the northern parcel would likely have remained vacant indefinitely if it were not for the proposed use. These two parcels will finally be developed to work cohesively to provide comprehensive community center programming which is needed in the Mesa area. The proposed development/programming for the northern parcel has been designed to be sensitive to the surrounding residential uses, locating structures outside of the required setbacks and providing green open space and other landscape improvements.

Plan of Operation & Good Neighbor Policy

The design for the northern parcel includes required programming elements that limits any impact on adjacent neighbors. As such, the community center will meet all Zoning Ordinance, Building Code and City Code regulations. Specifically, the community center shall be in compliance with the following regulations to mitigate possible light, odor or noise created by the community center.

1. **Lighting** – Project lighting shall be designed to minimize glare and light trespass from the project site to adjacent residential properties. All lighting shall comply with the Mesa Lighting and Electrical Code (Title 4, Chapter 4 of the Mesa City Code). For light spillage, the light level at the boundary of the project, measured 36-inches above ground level, shall be not more than 0.5 foot candles (5 Lux) above ambient light level. All lighting will have house side shields adjacent to the residential uses. Detached lighting shall have a maximum height of 15 feet and attached lighting shall not exceed the peak elevation of the immediately adjacent sloped roof, parapet, or building elevation to which the fixture is attached.
2. **Hours of Operation** – The community center hours of operation will be 7:00 a.m. to 9:00 p.m. seven days a week. Occasionally, events may conclude by 9 p.m. and cleanup will be completed by staff/volunteers by 10 p.m.
3. **Operations & Complaints** – Should there be a concern about compliance with the SUP, Anika Robinson or Susan Woodruff (management for the facility) can be contacted by telephone at 623-428-1592, by email at hope@asanow.org or by mail at 7830 East University Drive, Mesa AZ 85207. Complaints should be provided in writing by email or written correspondence. All complaints received will be thoroughly investigated by the facility manager or his/her designee and addressed promptly, unless there is a building code related issue, which will be corrected with expediency in cooperation with the City of Mesa. ASA Now will acknowledge receipt of the complaint in writing within 30 calendar days of receipt. Once the review is complete, management will respond in writing to the complainant to outline the findings, corrective measures taken, and a plan to avoid such issues in the future, if applicable. Possible resolutions include but are not limited to: No action if no policy or procedures has been violated; or a corrective action plan to ensure compliance with policy and procedures. If the complainant is not satisfied with the resolution of the complaint, the management's decision may

be appeal to the ASA Now Board President. ASA Now will maintain written record of the filing and resolution of all formal complaints for a period of 24 months.

4. **Solid Waste/Litter Control** – All onsite solid waste will be collected daily and deposited into the trash enclosure located on the Property for pick-up by a solid waste hauler. The solid waste hauler shall be contracted to collect solid waste at least once a week from the Property. The Property grounds shall be kept free of litter and at least one trash container shall be provided for each exterior recreation area and adjacent to building entrances, either interior or exterior. All employees and volunteers of the facility will be trained in litter-prevention best practices. Bi-weekly, clean-ups of the entire Property will be completed in addition to the above.
5. **Equine Therapy Area** – Horses shall only be kept within the equine therapy area as designated on the site plan. No more than two horses shall be permitted without obtaining a livestock license as outlined in the Mesa City Code.
 - The quine therapy corral shall be no less than 40 feet and the stall shall be no less than 75 feet from an adjacent residential structure.
 - The Property shall always be sanitary. Manure shall be removed from the equine therapy area on a regular basis, and at a minimum of no less than once a week.
 - Adequate containers approved by the City Manager or designee will be provided for the storage of manure in a manner to prevent the breeding of flies and shall be kept sanitary until it is completely removed from the premises at least twice weekly. All such containers shall be equipped with working lids to minimize water accumulating within the container.
 - Drinking troughs or tanks shall be maintained in a manner to prevent the breeding of flies, mosquitoes or other vectors, and shall be provided with adequate overflow drainage to prevent saturation of the surrounding soil.
 - Feeding shall require adequate containers of feed troughs of size, kind, and number to eliminate scatter and unsanitary surroundings. Such containers shall always be kept sanitary. No horse shall be fed at random upon the surface of the ground.
 - Spillage and leftovers from animal feedings, including grains, hay and vegetable foods, etc. must be either removed or otherwise disposed of in such manner as to prevent fly propagation or the creation of odors.

This application satisfies the standards for issuance of a Special Use Permit, as follows:

1. The community center use is in compliance with the General Plan and is not within any sub-area plans. The proposed use will be compatible with surrounding uses.

The Mesa General Plan designation for the Property is Neighborhood Suburban. Chapter 4 of the General Plan outlines key elements needed for strong neighborhoods, which states “it is important that neighborhoods include well designed places that bring people together and allow people to

congregate and get to know their neighbors. These places can take a variety of forms such as schools or parks, shopping centers or restaurants, or places along streets where people come together.” Further, under General Policies and Strategies, Chapter 4 of the General Plan, Redevelopment Policy 1 states “all new developments will be evaluated for consistency with the character area form standards for their area and with criteria listed above for creating great neighborhoods.” The proposed community center provides a place for the greater community to come together and build relationships and build a sense of community.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and with any other applicable City plan or policies. As demonstrated above, the proposed use is permitted with a SUP in the RM and RS districts with a SUP. The Plan of Operations clearly outlines the Zoning Ordinance and City Code regulations applicable to the use, which the facility will be in conformance with.
3. The proposed project will not be injurious or determinantal to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City. The plan of operations and site design mitigate any impacts the proposed use would otherwise have on the surrounding properties.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project. The community center uses an existing facility, with improvements to the adjacent parcel, all of which have access to existing public facilities and public infrastructure.

G. SCIP – Occupancy Change

The second request under this application is a SCIP for the change in use from a church to a community center on the parcel zoned RM-4. Churches are designed for a specific use and set-back from the arterial street without the typical street presence of a non-residential building. As such, it is difficult to sell or re-tenant the property without removing the building and starting with a new development footprint. Further, finding a new church tenant or buyer is challenging in today's economy. The benefit of this SCIP application is it identifies the one type of user who can utilize the existing church building and doesn't need the street presence and visibility required by other potential buyers.

The proposed community center is the ideal alternative to a church use and similar in nature in that its sole purpose is to support the surrounding community. There are no proposed changes to the southern parcel, just a continued use of the existing building and parking lot as it was previously by the church. While use of the community center will be scattered throughout the week, it is anticipated that the number of vehicle trips per day will be much less than a church use overall with a majority of trips to the site on one day.

We believe this proposal meets the purpose and intent of the SCIP process. The intent of the SCIP process is to encourage improvements and reinvestment into existing developed sites without requiring the demolition of buildings. Satisfying the SCIP criteria generally means the proposed improvements reflect the greatest possible degree of compliance for each specific requirement prescribed in the Zoning Ordinance.

In this case, the existing building and site improvements will continue to be maintained and will continue to comply with City code. Per the Mesa Zoning Ordinance, this change in occupancy type through the SCIP process will not cause or create any of the following conditions:

- 1) The demolition or reconstruction of existing buildings or other significant structures (except signs).
- 2) The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
- 3) The creation of new nonconformities, diminution of the water retention areas to less than the minimum required, constriction in the required vehicular access or fire lanes, or reduction of handicapped accessibility.

H. Location and Accessibility

As noted above, the Property is located at 7830 East University Drive, an arterial street. The only access to the Property is from University Drive, along its southern property line. There is no vehicular access to the Property from the west, north or east sides. The Property will only provide vehicular access to the north parcel when maintenance of the proposed amenity areas is needed.

I. Site Circulation

As noted above, access to the Property is solely from University Drive, as shown on the Site Plan. The Property has an existing masonry wall that separates the two parcels which will remain, and a pedestrian and small vehicular gate will be installed to provide ingress and egress points between the two parcels.

J. Conclusion

The Applicant requests approval of a SUP and SCIP for its 3.146 acre Property to permit the proposed Community Center. The church facility on the southern parcel has operated for over 25 years and has demonstrated compatibility with the adjacent uses and development which have existed since the late 1990's. ASA Now successfully provides these types of services in other areas of the Valley, and with Jacob's Mission, they intend to create a safe and fun environment to provide children and their families the support they desperately need. An approval will allow a reasonable opportunity to use the Property in a manner without impacts on the neighboring parcels or the area and will bring much needed community services to Mesa.

The SCIP and SUP applications are minor yet they are critical to bringing community services to the area and consistent with the purpose and intent of the Zoning Ordinance. The proposed use will improve the site and its current vacancy. The change will have a positive impact on the Property and surrounding area. Furthermore, the improvements fit well within the context of both the existing and surrounding development. The proposed plans for the site are consistent with the previously approved use and we respectfully request your approval of this application.

TAB 1

The map shows a residential area with several streets and lots. A red-outlined area is highlighted, containing two specific lots labeled 'SUP Area' and 'SCIP Area' with yellow arrows pointing to them. The 'SUP Area' is located at lot 216-08-005C, and the 'SCIP Area' is located at lot 216-08-005D. The map also shows other streets and lots, including N Alcala, N Palo Verde, N Greenwood, N Calle Largo, N 80th St, N Piedra, E University Dr, E Camino St, E Contessa Cir, E Caballero Cir, and E Baltimore St. Lot numbers are visible throughout the map.



TAB 2

ZONING MAP



TAB 3

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 1:

EXCEPT THE SOUTH 257 FEET OF THE WEST 210 FEET THEREOF; AND ALSO

EXCEPT THE S

THE NORTH 116 FEET OF THE SOUTH 540 FEET OF THE EAST 375 FEET OF THE EAST HALF OF THE WEST TWO-THIRDS OF THE SOUTHWEST QUARTER OF THE SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

④ AN EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 52 OF MISCELLANEOUS, PAGES 483 AND 485. (AFFECTS ALL PARCELS)
(THIS ITEM IS NOT LOCATED WITHIN OR ABUTTING THE SUBJECT PROPERTY)

1) A PLAT RECORDED AS BOOK 32 OF MAPS, PAGE 57, PURPORTING TO SHOW A COUNTRY ROADWAY.
(AFFECTS PARCEL NO. 1)
(AS SHOWN ON SURVEY)

AN EASEMENT FOR UNDERGROUND POWER AND INCIDENTAL PURPOSES, RECORDED AS 91-073974 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1)
(AS SHOWN ON SURVEY)

WARRANTY NEED FILLED IN DOGIM

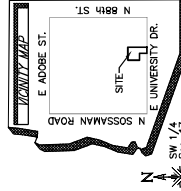
WARRANTY DEED FILED IN DOCUMENT NO. 2007-0980270, M.C.R.
AMENDED PLSS SUBDIVISION RECORD OF SURVEY FILED IN BOOK 932, PAGE 28, M.C.R.


N89°59'34"E ALONG THE MONUMENTED CENTERLINE OF UNIVERSITY DRIVE BETWEEN SOSSAMAN ROAD AND 80TH STREET PER AMENDED PLSS SUBDIVISION RECORD OF SURVEY FILED IN BOOK 932, PAGE 28, M.C.R. AND AS SHOWN HEREON.

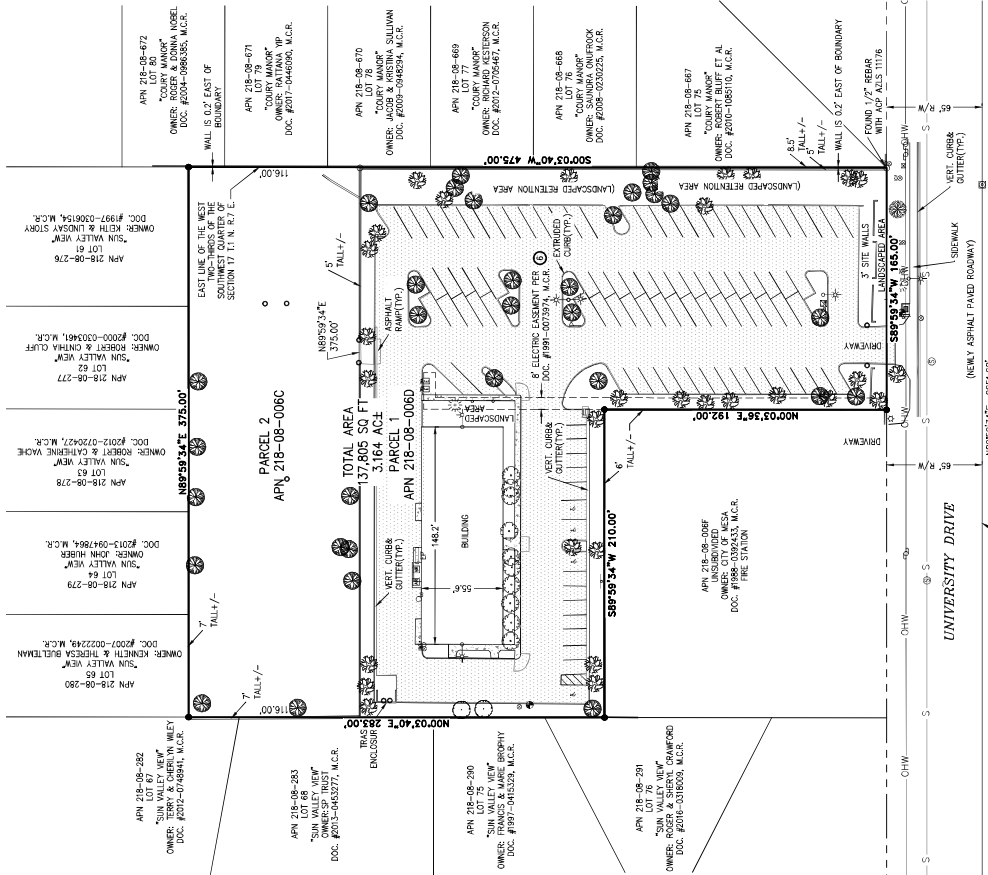
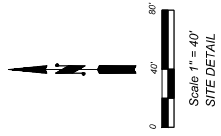
TO:

1) WOODGLEN OPPORTUNITIES INC.
2) STATE ASSOCIATION OF THE CHURCH OF GOD PROPHECY INC., AN ARIZONA CORPORATION
3) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 10(A), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH, 2018.



 Global Land Surveying LLC P.O. BOX 2132 PEORIA, ARIZONA 85380 623 330-6835	DATE: 3/29/18 SCALE: AS SHOWN SHEET 1 OF 1
WOODGLEN INC. 7830 E University Dr. Mesa, AZ 85207	SEC.17 T.1N R.7E JOB#1802018



⑤ CL DESIGNATED COUNTY ROAD
PER BOOK 32, PAGE 57, M.C.R. -
(UNDEFINED WIDTH)

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SET PK W/ TAG, AZLS 59124

T1N R7F

T1NR7F

T1NR7F

V743EC 11
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V74JEC 11
T1NR7F

V74 SEC 11
T1N R7E

T1N R7F

V74 SLC 11
T1N R7FV7 SEC 11
T1N R7EV4 SEC 17
T1N R7EV74 SEC 17
T1N R7E

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SCALE: 1"=30'-0"
If this sheet is 11" x 17" all listed scales are 1/2 of the stated size

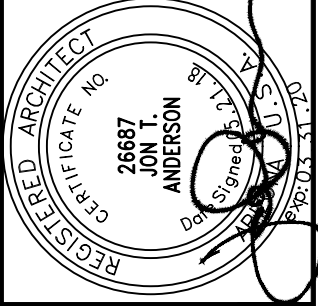


ASA NOW
APN: 218-08-006 C&D
7830 E. UNIVERSITY DR., MESA, AZ 85207

Plan **ASA NOW**
Date May 2018
Drawn J. Anderson
Job 18045
Sheet

1

SITE PLAN



Anderson architects
Relentlessly protecting home builder profits & sales

architecture + engineering + 3d modeling

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