

# ST. JOSEPH COPTIC ORTHODOX CHURCH

5013 E. Broadway Rd, Mesa, AZ 85206

## New Church, and Sunday School-Building

### Project Narrative

The New Church and Sunday-School Building project embarks on a mission to create a dynamic spiritual and educational hub, rooted in the rich heritage of Coptic architecture while embracing modern functionality. Designed to seamlessly integrate with existing structures, the project aims to enhance congregational connectivity and provide a welcoming environment for worship and learning.

**Project Overview:** The proposed project involves the development of a new church facility located at 5013 E. Broadway Rd, Mesa, AZ. Due to site constraints and the need to comply with landscape buffer requirements, we are seeking a Special Use Permit (SUP) to reduce the required number of parking spaces.

**Project Design:** the project is designed to comply with the City of Mesa's design requirements per Section 11-6-3(B)(5) of the Mesa Zoning Ordinance (MZO). We have chosen durable, high-quality materials suitable for the local climate, including stone veneer, stucco, and a storefront system glazing that meets energy requirements. Some of the larger glazing sections will feature decorative aluminum screen panels for design purposes.

To ensure a cohesive design, we will also upgrade the exterior finishes of the existing buildings to comply with city requirements, using the same exterior finishes as the new building.

To reduce the apparent massing and scale of the buildings, the facades incorporate three distinct materials, ensuring that no more than fifty percent (50%) of the total façade is covered with any single material. This approach not only meets city requirements but also enhances the building's aesthetic appeal.

Please refer to the attached renderings and color elevations for a detailed visualization of the exterior design, along with material calculations.

**Purpose of the SUP:** The SUP request is made to accommodate the limitations of the property size while ensuring the parking provided meets the operational needs of the church and does not negatively impact the surrounding area.

#### **Criteria Compliance:**

##### **a. Special conditions exist that will reduce parking at the site:**

- **Limited Property Size:** The property size imposes constraints that limit the number of parking spaces that can be provided on-site. This restriction is further compounded by the requirement to maintain a landscape buffer along the east side of the property, reducing the available space for parking.
- **Operational Parking Needs:** The number of parking spaces required by the church is directly related to the capacity of the main sanctuary. Church services are

conducted sequentially, with the congregation moving from the main church to the fellowship hall after mass. This operational model means that the same congregation occupies both spaces sequentially, not simultaneously, thereby reducing the overall parking demand.

- **Adequate Provided Parking:** The number of parking spaces currently provided is sufficient to meet the needs of the church congregation. An analysis of the church's attendance patterns and parking usage demonstrates that the existing parking facilities are more than adequate for regular and special services.

**b. The use will adequately be served by the proposed parking:**

- **Parking Demand:** The church has conducted a detailed assessment of its parking needs based on congregation size and service schedules. The findings confirm that the existing parking capacity comfortably meets the peak demand, ensuring that attendees have sufficient parking without the need for overflow arrangements.
- **Shared Parking Agreement:** To further support the parking needs, the church has entered into a shared parking agreement with a neighboring property. This agreement provides additional parking spaces as needed, ensuring that there is no strain on on-street parking or surrounding areas.

**c. Parking demand generated by the project will not exceed the capacity or have a detrimental impact on the supply of on-street parking in the surrounding area:**

- **Impact on On-Street Parking:** Given the adequate on-site parking and the shared parking agreement, the demand for on-street parking by the church attendees will be minimal. The church's parking management plan includes monitoring and regulating the use of the shared parking facilities to ensure efficient utilization.

**Conclusion:** The special conditions of limited property size and the need to comply with landscape buffer requirements justify the request for a parking reduction. The provided parking spaces are sufficient for the church's operational needs, and the shared parking agreement ensures that there will be no adverse impact on the surrounding area.

We respectfully request the approval of the Special Use Permit for the parking reduction based on the justifications provided above.