



RECEIVED
DEC 08 2020

NARRATIVE FOR PURPOSE OF REZONING AND SALE OF LAND PARCEL

Ascension Lutheran Church
7100 N. Mockingbird lane
Paradise valley, AZ 85253
480-948-6050
ascensionoffice@aol.com

Throughout the years, Ascension Lutheran Church has gone through the same financial challenges as most mainstream church congregations. Those challenges continue. One of the main reasons given for this societal change is quoted in the Pew Report: "The predominant reason offered for not attending worship services is that people practice their faith in other ways rather than attending church."

Of course, the Covid-19 Virus epidemic which swept over our country has wreaked financial havoc with even the most successful churches across the land. It has eliminated church attendance due to social distancing and therefore greatly lessened all financial giving.

Ascension Lutheran Church is requesting to change Minor General Plan Amendment to change the General Plan designation on an approximate 1.1-acre parcel of land on the Ascension Lutheran Church property located a 7100 N. Mockingbird Lane from "Public/Quasi Public" to "Low Density Residential."

Additionally, Ascension Lutheran Church is requesting rezoning of an approximately 1.1-acre parcel of land on the church property located at 7100 N. Mockingbird Lane from "Special Use Permit – Religious Facility" to "R-43, Single Family Residential District."

Additionally, Ascension Lutheran Church is requesting to amend the Minor Special Uses Permit reflecting the reduced area from the church 6.3 acres to 5.1 acres.

There are no proposed changes to any structures or uses on the remaining church parcel.

This request includes a replat to amend the Meadowlark Acres plat to create a new R-43 residential lot.

There are no other proposed changes.

This request meets the Minor SUP criteria that identifies each of the four criteria and specifically how the criteria are met.

1. There are no proposed changes to any structures or uses on the remaining church parcel.
2. This proposal does not increase the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period. The proposed reduced lot size from 6.329 net acres to 5.353 net acres is within the suggested Special Use Permit Guidelines. The footprint of the existing structures totals 11,691 square feet. (referenced a 2002 site plan) which currently has a lot coverage of 4.2% and will increase to a lot coverage of 5.0% (well below the suggested lot coverage guideline of 25.0%) The reduced lot size with the church at 5.353 acres still exceeds the suggested minimum lot area of 5.0 acres.
3. The church structure/uses are not changing and will not impact adjacent properties. The new residential lot will be closer to the existing church site.
However, the lot owner purchasing the lot will be aware of the adjoining church use. The reduced lot for the church site meets Special Use Permit Guidelines in that the nearest church structure will be 100-foot setback from the new residential lot (60' suggested). However, the proposed residential lot will not meet some Special Use Permit Guidelines (60-foot setback for parking lots, 3-foot berm/landscape to shield parking lot lights, and 40-foot landscape buffer). A 3-foot screen will be mitigated when the new lot constructs their perimeter wall, landscaping the church plans to add adjoining along this new lot.
4. There are no architectural changes as there are no new structures or changes to the existing church buildings.

The Minor Special Uses Permit is met as there is no increase in the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period.

With the infusion of the sale proceeds, the result is that Ascension Lutheran Church would be better suited financially to continue its community outreach programs well into the future. Ascension wishes to continue to be the "good neighbor" it has been for the past 20 years.

EPA-20-01

MINOR GENERAL PLAN AMENDMENT APPLICATION

PARCEL NO.: 174-51-033
(County Tax Assessor Number)

DATE: 5/25/20

NAME OF SUBDIVISION OR PARCEL: Lot 1-Meadowlark Acres

ADDRESS OR LOCATION OF PROPERTY: 7100 N. Mockingbird Ln.
Paradise Valley, AZ 85253

OWNER: Ascension Lutheran Church, Inc., Paradise Valley, AZ
NAME

7100 N. Mockingbird Ln.
ADDRESS Paradise Valley, AZ 85253 (480) 948-6050
PHONE #

EMAIL ascensionoffice@aol.com

X Thomas Mueller
SIGNATURE OF OWNER

AUTHORIZED AGENT:
NAME Thomas Mueller

7100 N. Mockingbird Ln., Paradise Valley, AZ 85253
ADDRESS

(480) 948-6050
PHONE # (480) 368-2682
FAX #

EMAIL ascensionoffice@aol.com

X Thomas Mueller
SIGNATURE OF AUTHORIZED AGENT

MINOR GENERAL PLAN AMENDMENT APPLICATION

(REQUIRED) PLEASE PROVIDE A NARRATIVE/DESCRIPTION OF THE PROPOSAL

(Please Attach Additional Sheets as Necessary):

Narrative follows

OWNER/AGENT SIGNATURE

Thomas Mueller

PRINTED NAME

Thomas Mueller

COMPANY

Ascension Lutheran Church, Paradise Valley, AZ

DATE

5/25/20

EMAIL

ascensionoffice@aol.com

If you have questions regarding the items on this checklist, contact your project planner.

Project Planner

Paul Michaud

Phone 480-368-3574

Email

pmichaud@paradisevalleyaz.gov

Ascension Lutheran Church • 7100 North Mockingbird Lane • Paradise Valley,
AZ 85253 www.ascensionparadisevalley.org

Church Office: (480) 948-6050 Fax: (480) 368-2682

Email: ascensionoffice@aol.com

MINOR GENERAL PLAN AMENDMENT CITIZEN REVIEW PLAN MAY 25, 2020

In accordance with the Minor General Plan Amendment requirements, this Citizen Review Plan is submitted for a 6.6138-acre parcel currently owned by Ascension Lutheran Church Inc., Paradise Valley, AZ. This Plan provides for effective, early and continuous public participation and complies with the following requirements pursuant to Section 2-5-2.F of the Town Code.

The broad dissemination of proposals and alternatives,

- a. Sufficient time to learn the substance of the application
- b. Enough information to determine residents that might be impacted by the application
- c. An opportunity to communicate issues or concerns with respect to the application at an early stage in the process prior to public hearings

An aerial photograph has been submitted to the Town indicating the location of the 6.6138-acre parcel, surrounding areas, and adjacent streets. Also, a narrative has been submitted to facilitate the public's easy access to information concerning this Minor General Plan Amendment. A hard copy of the project submittal will be kept on file at the Town of Paradise Valley Planning Division and an electronic version of the submittal may be posted on the Town's website so that all Town residents will have immediate notice of the application. Information will also be provided for contacting the Applicant's representative for additional information.

^{10 days} A neighborhood meeting will be held at least 28 days prior to the Planning Commission public hearing, All Paradise Valley homeowners within a 1,500-foot radius of the perimeter of the 6.6138-acre site will be invited to attend the neighborhood meeting. Written notice of the proposed Minor General Plan Amendment for the site will be mailed to all residents within the designated notice area at least two weeks prior to the neighborhood meeting. The notice will include (1) a cover letter describing the date, time, and location of the neighborhood meeting, (2) sufficient details about the application, (3) the General Plan Amendment narrative.

At the neighborhood meeting, materials will be provided explaining the application requests. Applicant representatives will provide information about the proposed

residential development. Meeting attendees will be asked to fill out a sign-in sheet and comment cards. There may be follow-up neighborhood meetings and contacts, if necessary.

All required public hearing notices will be provided in coordination with Town staff. This includes early onsite signage posting notification as may be required by the Town. The applicant will submit to the Town's Planning Division a Citizen Review Report following the neighborhood meeting. This Citizen Review Report will incorporate public comments received during the meeting and will provide an explanation as to how public concerns will be addressed. A copy of the neighborhood meeting sign-in sheet and comment cards will be attached to the Citizen Review Report and will be submitted to the Town Planning Division. The Citizen Review Report may be updated as necessary prior to the initial Planning Commission public hearing.

MI-20-03

APPENDIX "F"
TOWN OF PARADISE VALLEY
APPLICATION TO REZONE FROM RAP TO LDR

PARCEL NO.: 174.51.033
(County Tax Assessor Number)

DATE: 5/25/20

NAME OF PROJECT: Re-plat Lot 1 of Meadowlark Acres

LOCATION OF PROPERTY: 7100 N Mockingbird Lane
Paradise Valley, AZ 85253

LOT: 1 SUBDIVISION: Meadowlark Acres

APPLICANT: Ascension Lutheran Church, Inc., Paradise Valley, AZ
7100 N. Mockingbird Ln., Paradise Valley, AZ 85253 480-948-6050
ADDRESS PHONE #

ENGINEER/OTHER: _____
NAME

ADDRESS PHONE #

ARCHITECT: _____
NAME

ADDRESS PHONE #

OWNER: Thomas Mueller Thomas Mueller
PRINTED NAME SIGNATURE
7100 N Mockingbird Ln., Paradise Valley, AZ 85253 480-948-6050
ADDRESS PHONE #

Thomas Mueller
SIGNATURE OF REPRESENTATIVE

APPLICATION TO REZONE FROM RQP TO LDR

BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT: Creation of
residential single-family lot on the
church property

REASONS FOR REQUESTING REZONING FROM R-43 TO _____ (ATTACH ALL
DOCUMENTS): See Narrative

NAME(S), ADDRESS(ES), AND TELEPHONE NUMBER(S) OF OWNER(S) OF AFFECTED
PROPERTY:

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Thomas Mueller	7100 N. Mockingbird Lane Paradise Valley, AZ 85253	480-948-6050



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT APPLICATION GUIDE

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3693

APPLICANT & CONTACT INFORMATION

Please check the appropriate box for the Type(s) of Application(s) you are requesting

Special Use Permit

☐ Managerial Amendment

☐ Intermediate Amendment

☒ Minor Amendment

☐ Major Amendment/New SUP

Project Name: Change the existing "Public/Quasi-Public" designation of the General Plan for the proposed residential lot to "Low Density Residential"

Date: 5/25/20 Existing Zoning: PQP/SUP Proposed Zoning: IA-PQP Net Acres: 1A-5.1946 AC
1B-LDR(243) 1B-1.1192 AC

Property Address: 7100 N. Mockingbird Lane, Paradise Valley, AZ 85253

Assessor's Parcel Number: 174-51-033

Owner: Ascension Lutheran Church

Address: 7100 N. Mockingbird Lane

Phone number: 480-948-6050

E-mail address: ascensionoffice@aol.com

Signature: Thomas Mueller

(Or provide a separate letter of authorization)

Applicant/Representative: Thomas Mueller

Company Name (if Applicable): Ascension Lutheran Church, Inc Paradise

Address: 7100 N. Mockingbird Lane, Paradise Valley, Valley, AZ

Phone number: 480-948-6050

E-mail address: ascensionoffice@aol.com

Signature: Thomas Mueller

THE ABOVE APPLICANT HEREBY APPLIES FOR AN APPLICATION AS INDICATED IN THE SUBMITTED NARRATIVE, PLANS, AND DOCUMENTS IN ACCORDANCE WITH THE TOWN CODE AND TOWN POLICIES.

FOR DEPARTMENTAL USE ONLY

App.#: _____ Submittal Date: _____ Expiration Date: _____

Unofficial
Document

20

20020391063

C1

P2

4/17/02

FIRST AMERICAN TITLE

When recorded, return to:
Gallagher & Kennedy, P.A.
2575 E. Camelback Road, 11th Floor
Phoenix, Arizona 85016-9225
Attn: John E. Lundin

336-1901267

1/2

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, ASCENSION LUTHERAN CHURCH, INC., an Arizona corporation ("Grantor"), hereby conveys to ASCENSION LUTHERAN CHURCH, INC., PARADISE VALLEY, ARIZONA, an Arizona non-profit corporation ("Grantee"), the following real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

Lot 1, of MEADOWLARK ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 194 of Maps, Page 11

SUBJECT to all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, reservations, restrictions, obligations, exceptions and liabilities as may appear of record.

Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

DATED this 9th day of April, 2002.

This Transfer is Exempt
from the Affidavit
and Transfer Tax
under ARS 11-1134

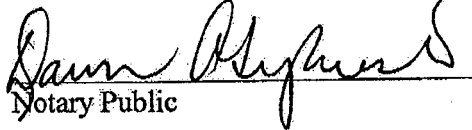
B7

ASCENSION LUTHERAN CHURCH,
INC., an Arizona corporation

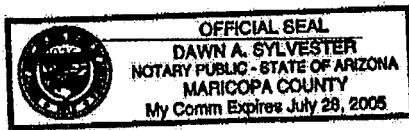
By John E. Lundin
John E. Lundin
Authorized Member
"Grantor"

STATE OF ARIZONA)
) ss.
County of Maricopa)

Acknowledged before me this 9th day of April, 2002, by ASCENSION LUTHERAN CHURCH, INC., an Arizona corporation, by John E. Lundin, its Authorized Member.


Notary Public

My commission expires:



Unofficial Document

RP-20-01

TOWN OF PARADISE VALLEY
APPLICATION FOR LOT LINE ADJUSTMENTS, REPLAT, LOT COMBINATIONS, AND
EXEMPT LOT SPLITS

PARCEL NO.: 174-51-033 DATE: 5/25/20
(County Tax Assessor Number)

NAME OF SUBDIVISION: Meadowlark Acres

If property or properties are not in a subdivision checkbox: ☐

If property or properties are both in and out of a subdivision check box: ☐

ADDRESS OR LOCATION OF PROPERTY: 7100 N. Mockingbird Ln.
Paradise Valley, AZ 85253

OWNER: Thomas Mueller
NAME

7100 N. Mockingbird Ln, Paradise Valley, AZ 85253 480-948-6050
ADDRESS PHONE #

Thomas Mueller
SIGNATURE OF OWNER

All owners of the property or properties must sign the application or submit an original signed letter acknowledging the processing of this application.

REPRESENTATIVE: Thomas Mueller Ascension Lutheran Church
NAME COMPANY

7100 N Mockingbird Lane, Paradise Valley, AZ 85253
ADDRESS

480-948-6050 480-368-2682
PHONE # FAX #

Thomas Mueller
SIGNATURE OF REPRESENTATIVE

If representative is same as owner listed on this application check box ☒

The listed representative will be the primary contact on this application. The Town will send all correspondence on this application to the listed representative, unless otherwise notated.

**APPLICATION FOR LOT LINE ADJUSTMENTS, REPLATS, LOT COMBINATIONS, AND
EXEMPT LOT SPLITS**

(REQUIRED) PLEASE PROVIDE OR ATTACH A NARRATIVE DESCRIPTION OF THE
PROPOSAL: _____

PLAN STATISTICS

NUMBER OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION: 1

PROPOSED NUMBER OF LOT(S) OR PARCEL(S) WITH APPLICATION: 2

SIZE IN NET SQUARE FEET OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 275,027 S.F. 2. _____ 3. _____

SIZE IN NET SQUARE FEET OF PROPOSED LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 226,275 S.F. 2. 48,751 S.F. 3. _____

ZONING: Lot 1 - P Q P Lot 2 - R 43 (LD4)

ARE ANY LOT(S) OR PARCEL(S) WITH APPLICATION DESIGNATED AS HILLSIDE:

YES

X

NO

CONCURRENT APPLICATIONS:

Check if any of the following will be processed in conjunction with this application.

GUARD GATES

(excluding gates on private driveway)

YES

X

NO

ROADWAY ABANDONMENT

YES

X

NO

REZONING

X

YES

NO