



Chandler - Arizona
Where Values Make The Difference

#60
DEC 13 2012



MEMORANDUM Transportation & Development - CC Memo No. 12-151

DATE: NOVEMBER 21, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP12-0027 HARVEST FOR HUMANITY

Request: Use Permit approval to operate a community garden on a vacant lot

Location: Northwest corner of Chicago and Dakota streets

Owner: City of Chandler

Applicant: Denise Phillips; Harvest for Humanity

REQUEST

The request is for Use Permit approval to operate a community garden within a multi-family (MF-2) residential zoned district. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval.

BACKGROUND

The subject site has a long history stemming back to the 1926 Building Zone Plan (zoning map), at which point in time it was designated for single-family residential development. At some point in time between the 20's and 60's the site was rezoned to multi-family. The residential home that is adjacent to the site's western boundary was built in the mid-30's. The area is predominantly residential in nature.

In late 2011, the applicant entered into a lease agreement with the City of Chandler for two years in order to allow the development of a community garden. Prior to entering into the lease

agreement, Staff along with the applicant, held a number of neighborhood meetings to gather input from the community as to whether or not it would be a use that would be utilized, and to encourage participation within the community. Three neighborhood meetings were held with overwhelming support. Staff, along with Neighborhood Resources personnel, canvassed the immediate neighborhood speaking with residents; again support was overwhelming for the request.

The Use Permit is triggered primarily due to the fact that there is not an analogous use listed in the table of permitted uses for multi-family residentially zoned property. Because of this, it was determined that a Use Permit would be required. The garden site will be maintained and operated by Harvest for Humanity, a non-profit organization specializing in providing fresh produce for those in need within the community. A variety of fruits, vegetables, and flowers will be grown. It is anticipated that neighbors from the surrounding neighborhood will participate in the planting, maintenance, and upkeep of the garden. At harvest, the fruits will be shared with participants, members of the community in need, and local food banks. As part of the operations, small communal classes will be held at the site to help individuals become more sufficient in growing their own vegetables, etc. A site plan is included as an attachment; however minor modification may be made based on better layout and planting practices.

DISCUSSION

Planning Commission and Staff support the request citing that the re-use of the property provides a creative opportunity to address an undeveloped site located within a mature area of the downtown. Additionally, the proposed use is not only beneficial to the area, but also provides a test case for the future development of community gardens within the City.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Three neighborhood meetings were held throughout 2010 and 2011 regarding the development of a community garden. Additionally, notifications and surveys in both English and Spanish regarding the development of a community garden were also sent throughout the neighborhood. Based on the various meetings and notifications, a formal neighborhood meeting in regards to this request was not held as the request has not changed. The site has been posted, and the surrounding property owners were notified of the request.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP12-0027 HARVEST FOR HUMANITY, subject to the following conditions:

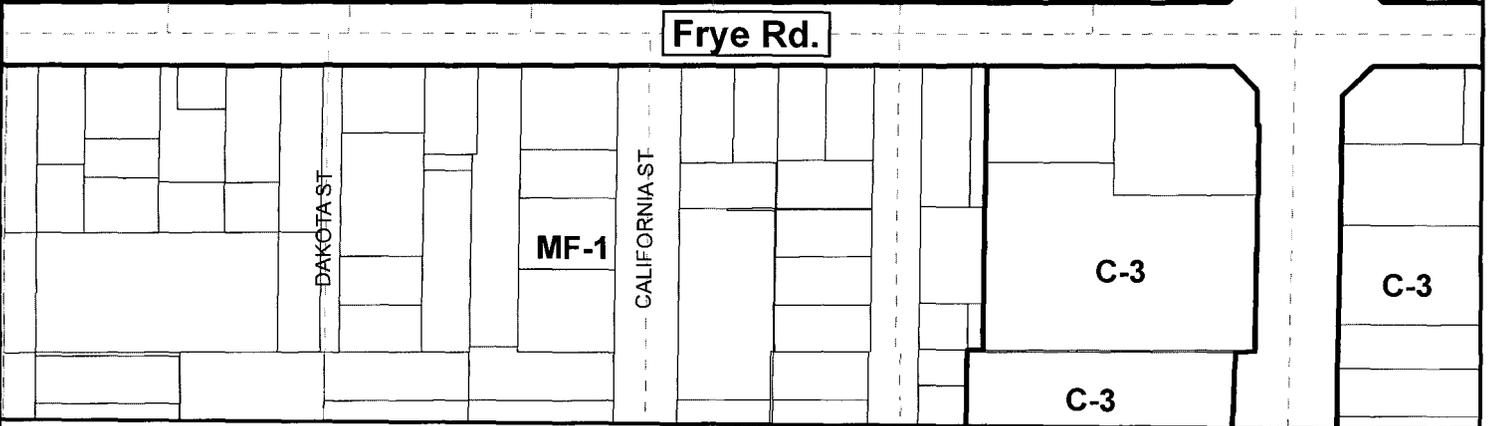
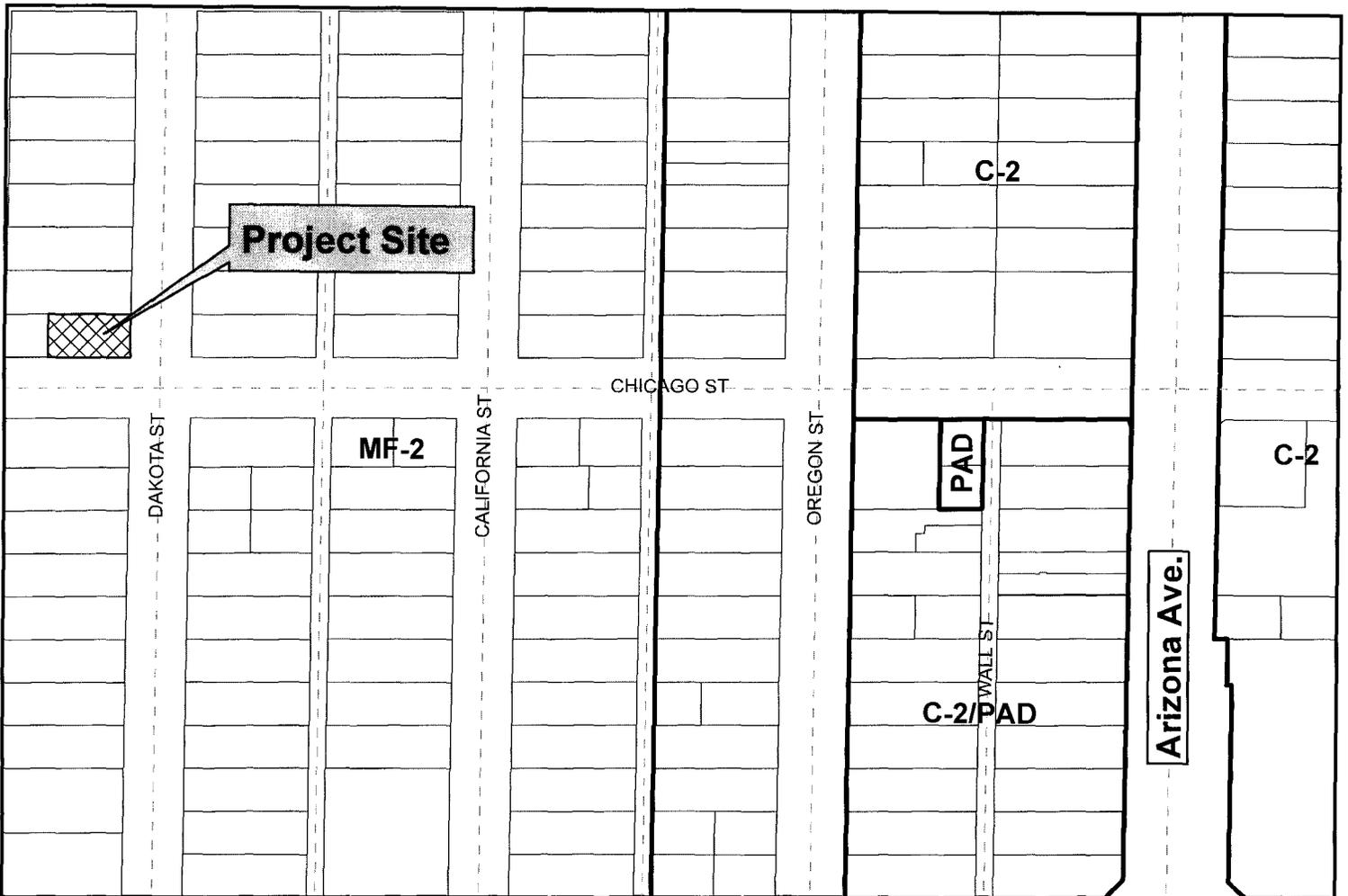
1. Expansion or modification beyond the approved exhibit (Site Plan) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other locations.
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.
5. The Use Permit shall coincide with any terms of the lease agreement between Harvest for Humanity and the City of Chandler.

PROPOSED MOTION

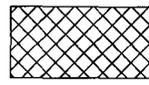
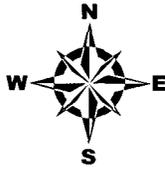
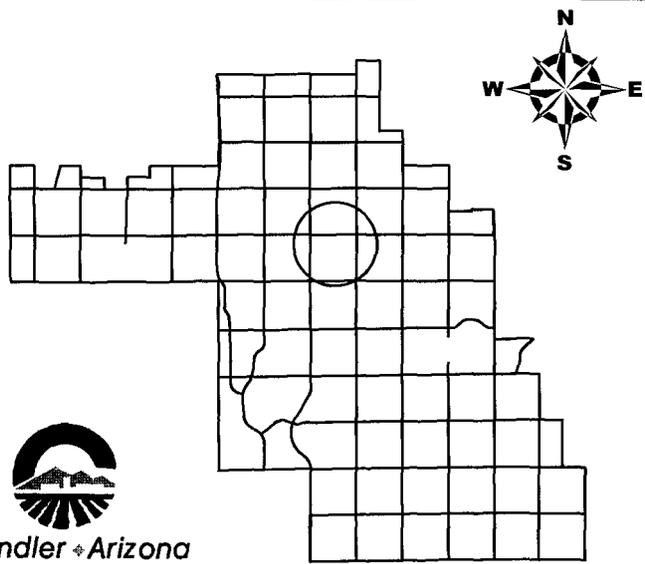
Move to approve ZUP12-0027 HARVEST FOR HUMANITY, Use Permit approval to operate a community garden on a vacant lot, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan

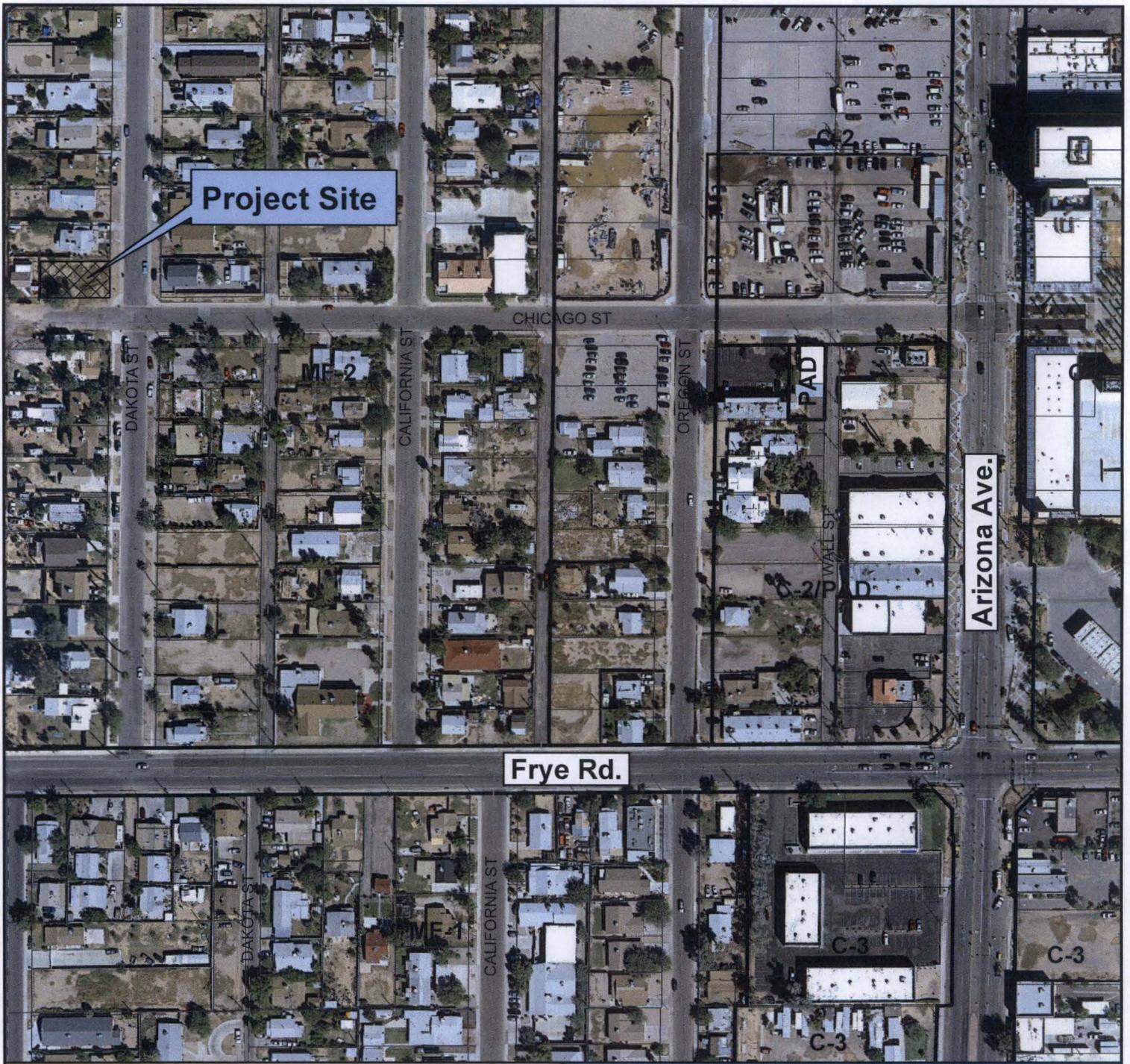


Vicinity Map

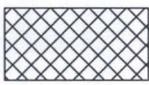


ZUP12-0027

Harvest For Humanity



Vicinity Map

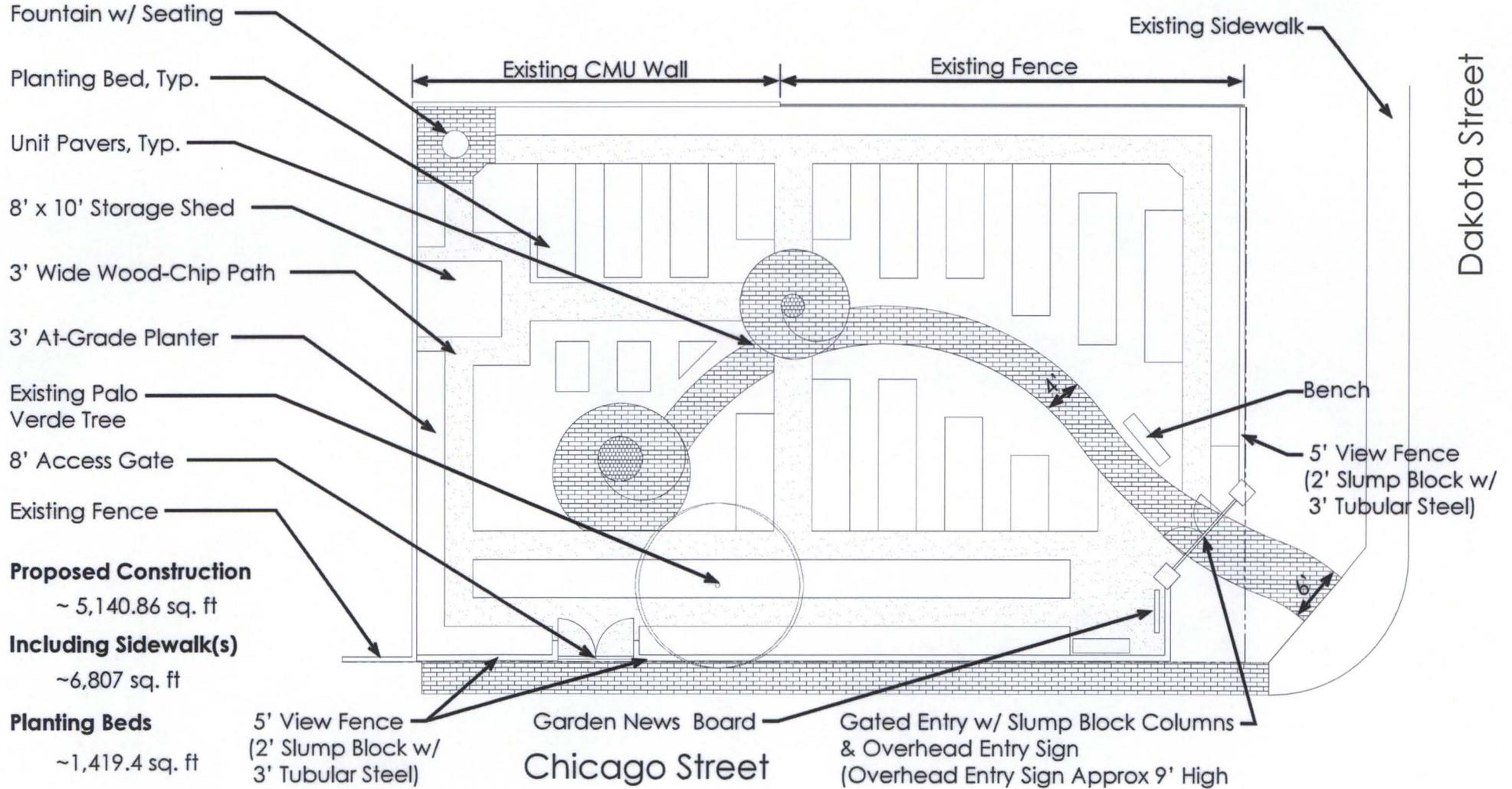
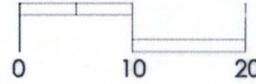


ZUP12-0027

Harvest For Humanity



Neighborhood Garden Site Plan Chandler, Arizona



Fountain w/ Seating

Planting Bed, Typ.

Unit Pavers, Typ.

8' x 10' Storage Shed

3' Wide Wood-Chip Path

3' At-Grade Planter

Existing Palo Verde Tree

8' Access Gate

Existing Fence

Proposed Construction

~ 5,140.86 sq. ft

Including Sidewalk(s)

~6,807 sq. ft

Planting Beds

~1,419.4 sq. ft

5' View Fence
(2' Slump Block w/
3' Tubular Steel)

Garden News Board
Chicago Street

Gated Entry w/ Slump Block Columns
& Overhead Entry Sign
(Overhead Entry Sign Approx 9' High)

Existing Sidewalk

Existing CMU Wall

Existing Fence

Dakota Street

Bench

5' View Fence
(2' Slump Block w/
3' Tubular Steel)