

#32
AUG 11 2016



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MEMORANDUM

Planning Division – CC Memo No. 16-093

DATE: AUGUST 11, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*
FROM: SUSAN FIALA, AICP, CITY PLANNER *SF*
SUBJECT: ZUP16-0006 ICEV PARKING LOT

Request: Use Permit time extension approval to continue to allow a temporary parking lot on two parcels

Location: North of the northeast corner of Alma School Road and Erie Street and at the northwest corner of Erie Street and Pleasant Drive

Applicant: Syed Huda, Finance Director, ICEV

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Use Permit subject to conditions.

BACKGROUND

The request is for Use Permit time extension approval to continue to allow a temporary parking lot on two parcels. The larger parking lot is located north of the northeast corner of Alma School Road and Erie Street and the smaller lot is located at the northwest corner of Erie Street and Pleasant Drive. A church, the Islamic Center of the East Valley (ICEV), and single-family homes are directly north of the subject sites. Single-family homes are located east, across Pleasant Drive. South are a commercial complex and a small apartment complex. St. Matthew's Episcopal Church is south of Erie Street. The ICEV and St. Matthew's Episcopal both utilize the parking lots.

This Use Permit addresses the two-year time condition of the June, 2014 Council approved Use Permit which included both parking lots. The two parking lots were initially approved separately. In 2013, the applicant requested to combine the Use Permits for efficiency. The larger parking lot located adjacent to Alma School Road was initially approved in 2011 and the second parking

lot, at the northwest corner of Erie Street and Pleasant Drive, was approved in early 2012, both Use Permits had a two-year time condition.

The parking lots are primarily used during the Friday services at ICEV and during the holiday season, but also allow for overflow parking of St. Matthew's Episcopal Church on Sundays. The larger parking lot is designed to provide 148 parking stalls with the smaller parking lot provides 54 spaces. Asphalt milling was recently installed on both lots as a dustproofing measure to address dust associated with the decomposed granite overlay. Striping was added to define drive aisles and parking spaces.

Planning Staff is recommending a two-year time condition to allow for continued monitoring of proper dust management.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 25, 2016. Attendees included neighbors and members of ICEV and St. Matthew's Church. Questions related to the life-span of the dust control measure and water drainage. The applicant responded that by proper maintenance the overlay should last five years and the milling is porous which should not change drainage patterns.
- Planning Staff received one email indicating support of the request and several phone calls with general inquiries. There is no known opposition to the request. See attached.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0

At Study Session, Commissioners discussed the number of time extensions and what is a typical time condition for temporary use permits. Two years is the standard for temporary use permits. The time condition for this request is to continue review of dust abatement, ongoing compatibility, and to confirm movement toward development of the lots. Additional questions related to the long-term use of the property, and the status of the rezoning for office in 2011. Subsequent to the 2011 rezoning, the larger parking lot changed to ICEV ownership, with the intention to master plan the properties.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve Use Permit, ZUP16-0006 ICEV PARKING LOT subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.

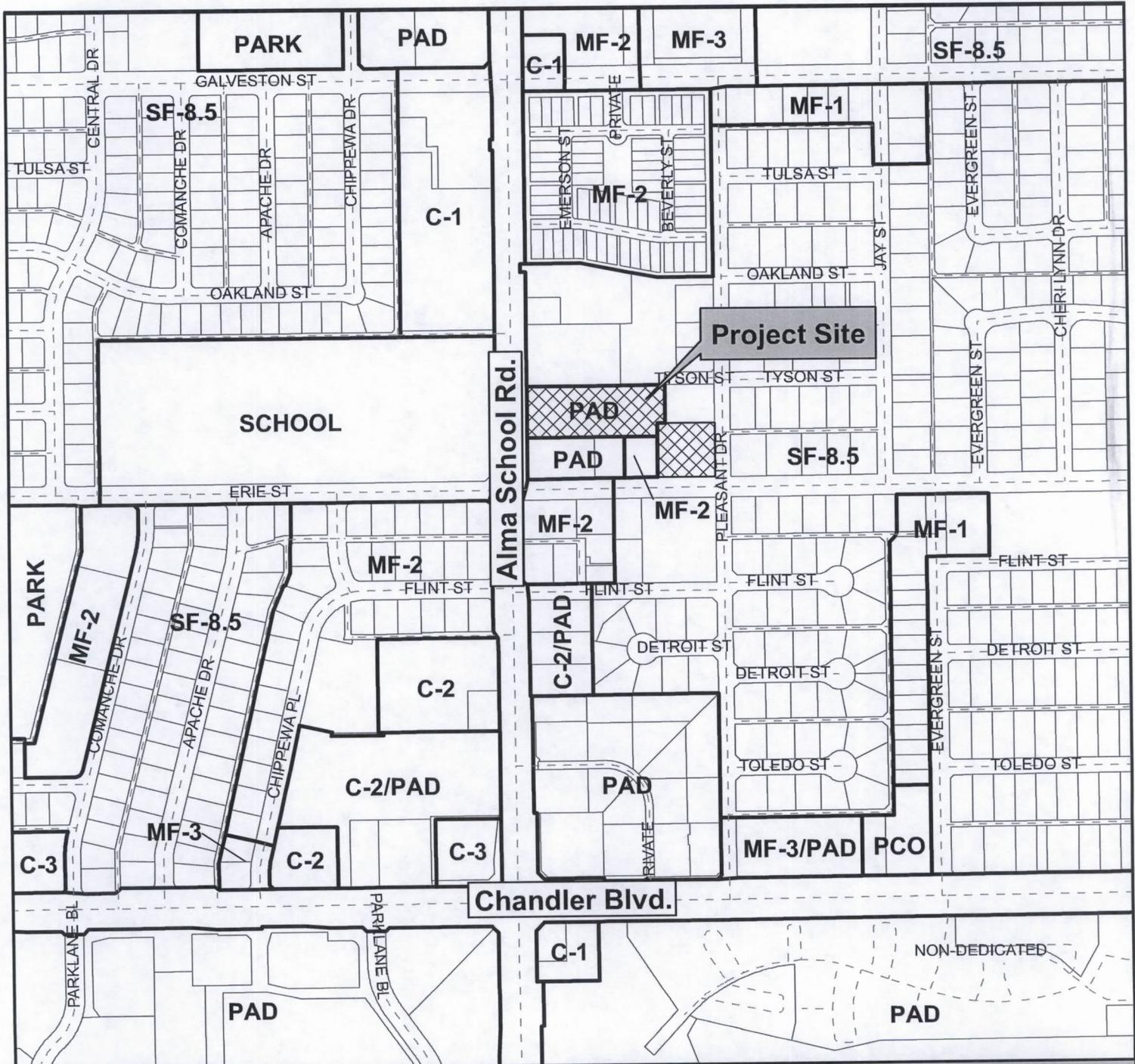
3. The Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

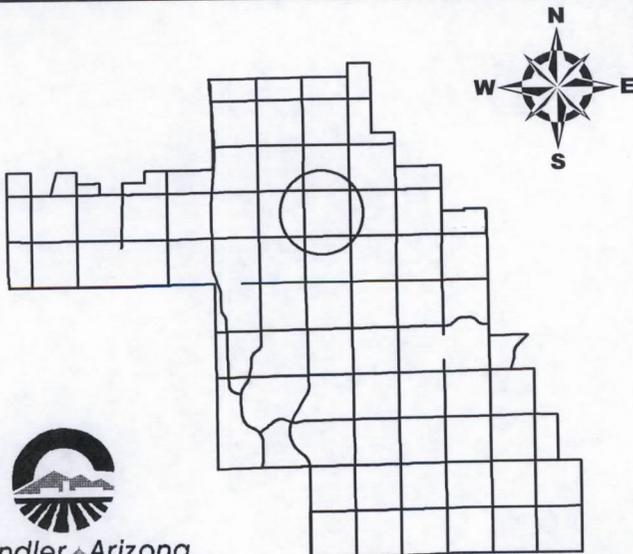
Move City Council approve Use Permit case ZUP16-0006 ICEV PARKING LOT, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Email of support



Vicinity Map



ZUP16-0006

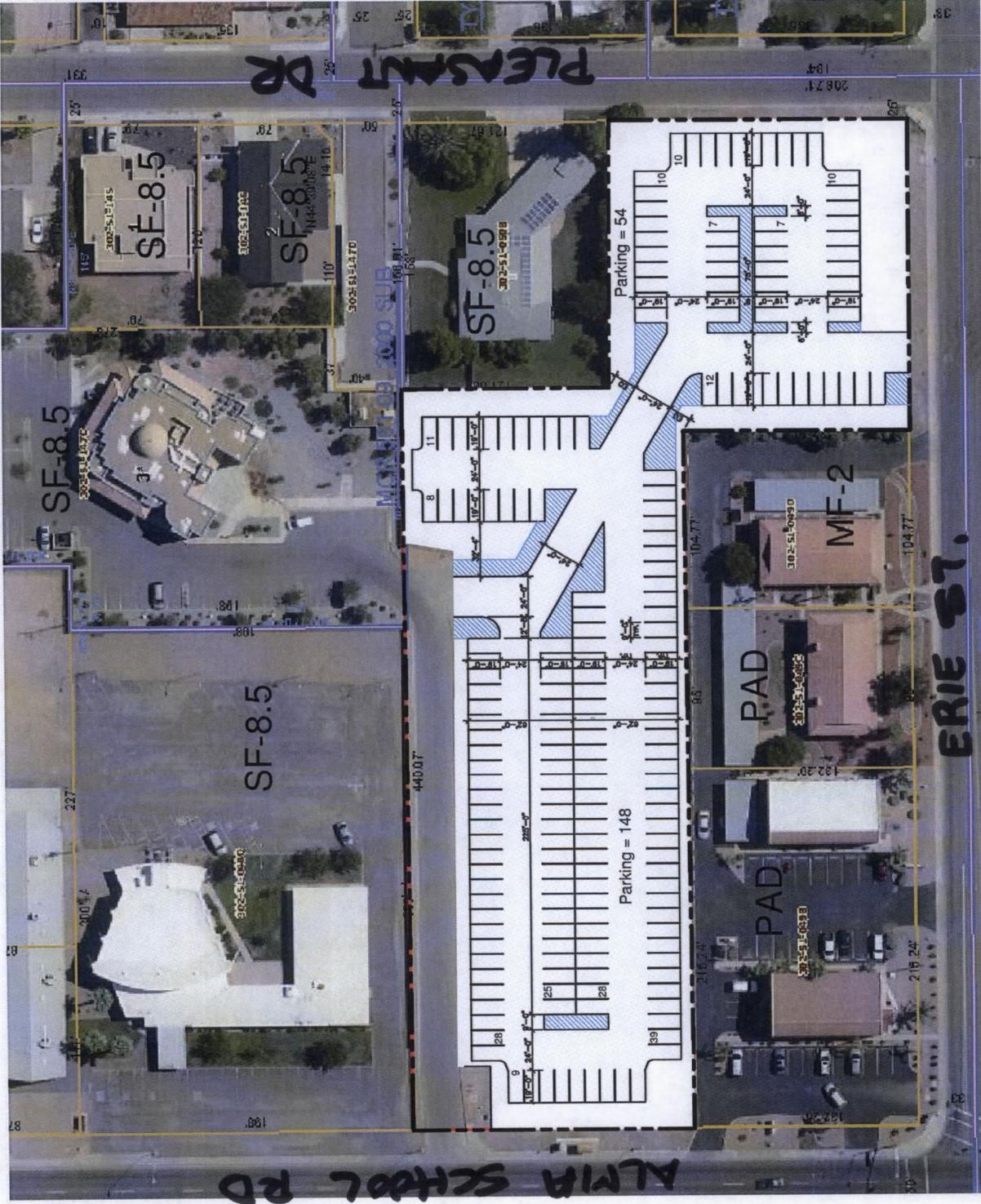
ICEV Parking Lot



SCALE: 1" = 80'-0"



TEMPORARY PARKING LOT STRIPING PLAN



CASE NO: ZUP16-0006 ICEV Parking Lot TEMPORARY PARKING LOT PROJECT OUTLINE

Background

The request is for a time extension of temporary parking lot use permit that includes two parcels that are connected. The subject lots are located north of the northeast corner of Alma School Road and Erie Street, and at the northwest corner of Erie Street and Pleasant Drive, and currently serving as temporary parking lots. Both lots received Use Permit approval on June 2014. This request represents the time extension of use permit for both lots.

Directly north of the subject sites are an existing Mosque, the facility that the parking lot serves and single-family homes. East across Pleasant Drive are single-family homes. South are a commercial complex, small apartment complex, and Erie Street. South of Erie Street is St. Matthew's Episcopal Church that also utilizes the parking lot.

ICEV Board of Directors is undergoing the process of program development for the usage of the subject lots. Considering the future needs of Islamic Center of the East Valley, the proposed usage may include a multi-purpose hall, children's play area, and rental office spaces, along with parking areas. The expectation is to submit a development plan to City of Chandler in next couple of years, and complete the project in next 3 to 5-year subject to availability of funding.

Intended Use

While development plan for the site is undergoing, Islamic Center of the East Valley is requesting to extend the use permit for temporary parking lot for another term. The parking lot will primarily serve as additional parking on Friday afternoons and during month of Ramadan. It will also be used by St. Matthews Episcopal Church parishioners for overflow parking on Sunday mornings.

Temporary Work on site

The site currently has a layer of decomposed granite throughout, and upon time extension of the use permit, Islamic Center of the East Valley will have the site covered with compacted asphalt milling to control dust. As proposed, the surface will be striped to provide 202 parking spaces, meeting requirements for drive aisle width and stall dimensions. As the proposed parking lot is temporary in nature, regular development features like landscaping, screen walls, and lighting will not be provided at this point – those will be provided when development of the site occurs.



ZUP16-0006 ICEV Parking ext.
Anace Aossey to: Susan.Fiala
Cc: info

05/21/2016 05:24 PM

From: Anace Aossey <aceaos@aol.com>
To: Susan.Fiala@chandleraz.gov
Cc: info@ice.org

I am the owner of the Granada Plaza shopping center just west of ICEV.
(Directly across Alma School). I have NO OBJECTION to the parking extension
request by ICEV. I support the request and encourage the City approve the
extension. Ace Aossey 319-431-3755.

Sent from my iPhone