



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Transportation & Development - PZ Memo No. 11-118

DATE: DECEMBER 21, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP11-0036 ICEV PARKING LOT

Request: Use Permit approval to allow for a temporary parking lot on an approximate .75-acre site

Location: Northwest corner of Erie Street and Pleasant Drive

Applicant: David Hadley; Board of Trustees; ICEV

RECOMMENDATION

The request is for Use Permit approval for a temporary parking lot in association with an existing place of worship on an approximate .75-acre site. Staff, upon finding consistency with the General Plan, recommends approval with conditions.

BACKGROUND

The subject site is located at the northwest corner of Erie Street and Pleasant Drive. Directly north of the subject site and east across Pleasant Drive are single-family homes. South, across Erie Street is St. Matthew's church. West is a small apartment complex with a commercial building beyond the apartment complex. The subject site is currently vacant.

The subject site shares its northwest corner with the recently approved Medinah Plaza commercial development, which also recently received a Use Permit for a temporary parking lot. The subject site will primarily be used during the Friday services at the Mosque and during the holiday season, but will also allow for overflow parking of St. Matthew's Episcopal Church on Sundays. The intent of the parking lot is to allow for shared access and parking between the Mosque and the commercial users of the Medinah Plaza commercial building once the commercial center is developed. The ICEV Board of Trustees has indicated that they are in the

process of designing the site for a permanent parking lot to operate in conjunction with the Medinah Plaza development.

As proposed, the parking lot will provide 66 parking spaces; meeting requirements for drive aisle width and stall dimensions. Due to the temporary nature of the parking lot, Staff is not requiring typical development standards such as landscaping, screen walls, and lighting as these will be provided once development of the site occurs. The temporary parking lot will be designed to work in conjunction with the existing temporary parking lot that shares the northwest portion of the site. Combined with the previously approved parking lot, ingress and egress will be provided both along Alma School Road and on Erie Street. A point of access is not provided along Pleasant Drive in an effort to keep traffic entering into the subdivision at a minimum.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Friday, November 25, 2011. Two neighbors attended the meeting, as well as some representatives from St. Matthew's Episcopal Church and the ICEV. The neighbors had general questions and supported the nature of the request.
- At the time of this writing, Staff has not received any telephone calls or correspondence from residents expressing concerns with the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP11-0036 ICEV PARKING LOT, subject to the following conditions:

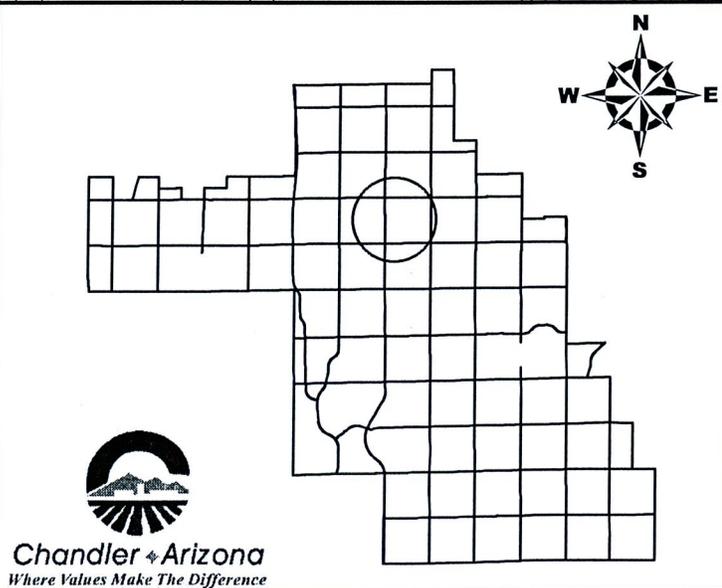
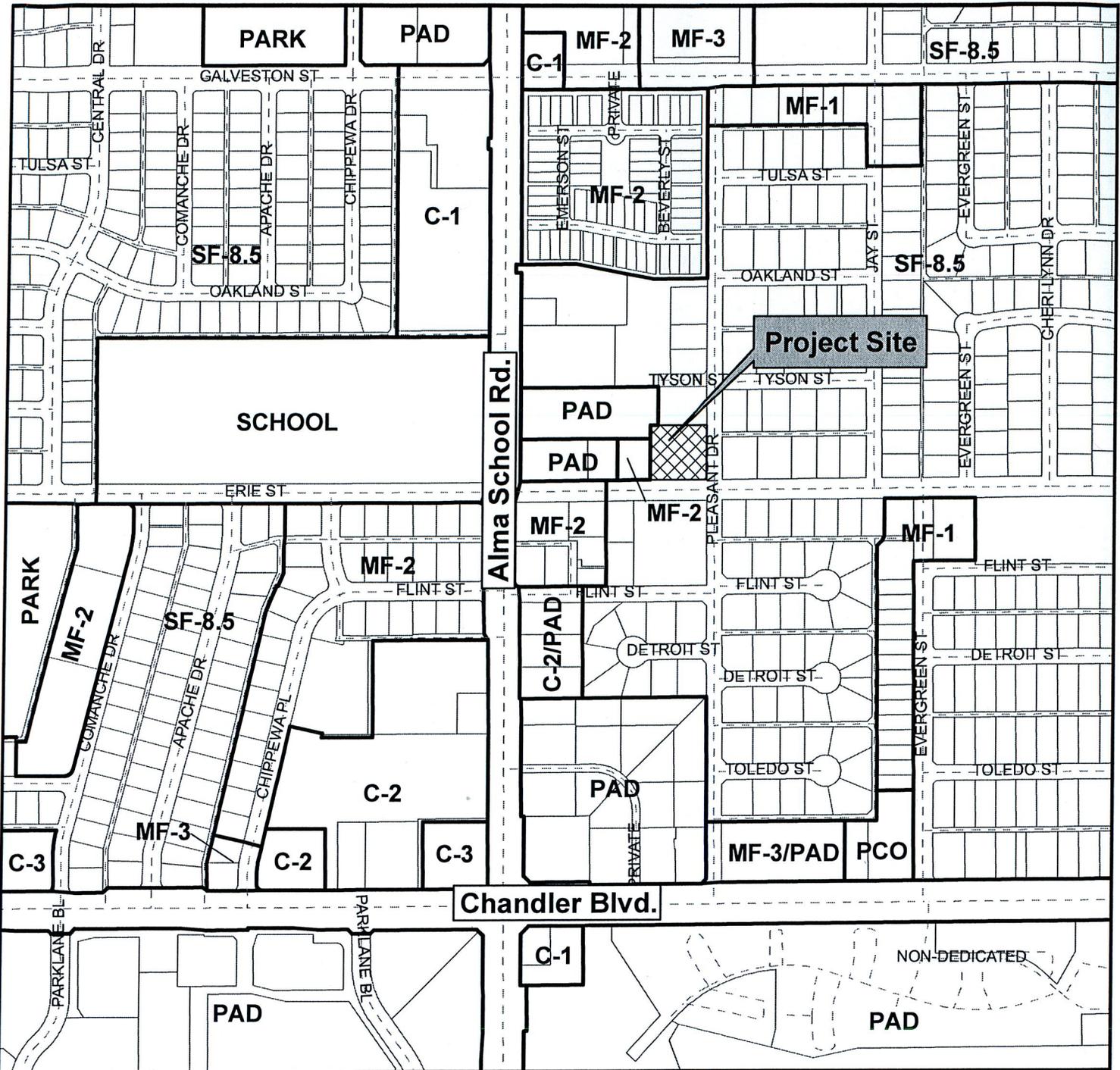
1. The Use Permit shall remain in effect for two (2) years from the effective date of City Council approval. Continuation of the use of such parking lot beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. The temporary parking lot shall be surfaced with gravel or other suitable material and type of dust palliative in accordance with current Maricopa County regulations. The parking lot shall be maintained at all times in a dust-free and weed-free manner.
3. The expansion or modification beyond the approved site plan shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

Motion to recommend approval of ZUP11-0036 ICEV PARKING LOT, Use Permit approval for a temporary parking lot on an approximate .75-acre site; subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan



Vicinity Map



ZUP11-0036

ICEV Parking Lot

