



MEMORANDUM Transportation & Development - PZ Memo No. 13-056

DATE: JULY 17, 2013
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER
FROM: ERIK SWANSON, CITY PLANNER
SUBJECT: ZUP13-0005 CORNERSTONE CHRISTIAN FELLOWSHIP

Request: Use Permit extension approval for the use of a temporary unpaved parking lot
Location: 1595 S. Alma School Road,
 East of the southeast corner of Alma School and Willis roads
Applicant: David Moran; Larson Engineering Inc.

RECOMMENDATION

The request is for Use Permit extension approval for a temporary unpaved parking lot. Planning Staff, upon finding consistency with the General Plan, Planned Area Development (PAD) and Agricultural (AG-1) zoning districts, recommends approval with conditions.

BACKGROUND

The subject site is located east of the southeast corner of Alma School and Willis roads. The entire church campus extends from the southeast corner of Alma School and Willis roads east just beyond ¼ mile. The proposed area is located on the east end of the church campus and is approximately 12.5-acres. Directly north, across Willis Road, is land developed as a medical complex and apartments. East, adjacent to the subject site are five parcels with homes on them. The church owns four of the parcels. The fifth parcel is in the Rezoning process for future residential development. South, across Maplewood Street, are the Eden Estates custom single-family home subdivision and the Maplewood Court single-family residential subdivision. West of the parking lot are the church campus buildings.

July 17, 2013

The initial 7.6 acre church site was zoned in 2000, and was further expanded in 2004 creating the existing campus of 17.15 acres. As part of the 2004 zoning, site layout was approved that indicated the subject site as a future parking area, however, Zoning Code requires that any unimproved surface receive Use Permit approval to be used as a parking lot. The site received Use Permit approval for a temporary parking lot in 2009 for two years, and again in 2011 for an additional two years; the current request is to extend the Use Permit for an additional two years while the permanent parking lot is constructed.

A Rezoning/Preliminary Development Plan (PDP) application is currently in review that will rezone additional areas as part of the church campus to PAD. Upon completion of the Rezoning, the campus will be roughly 23-acres. It is anticipated that upon approval of the Rezoning and PDP, construction of the parking lot will begin by the end of the year.

Although the parking lot area is unimproved it will continue to meet current Maricopa County standards to ensure that dust particulate levels remain at an appropriate level. With the previous Use Permit, concerns were raised by surrounding neighbors about the generation of dust and the ability to prevent dust issues. The County air quality department visited the site a number of times without issuing any citations. In an effort to prevent dust issues, the church routinely waters the parking lot prior to services. Planning Staff is unaware of any outstanding dust issues for the site. A condition was added with the previous approvals addressing dust concerns; the condition remains.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Tuesday, July 2, 2013, at the church. Twelve neighbors attended the meeting and asked general questions. The applicant discussed both application requests (Use Permit extension and Rezoning/PDP) at the meeting to show the future plans of the church and the reason for the extension and zoning.

At the time of this writing, Planning Staff has received two emails from neighbors that live in the subdivision directly south of the church property. The neighbors were interested in what was being proposed and the timeline of the process.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP13-0005 CORNERSTONE CHRISTIAN FELLOWSHIP, 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.

PZ Memo 13-056

Page 3 of 3

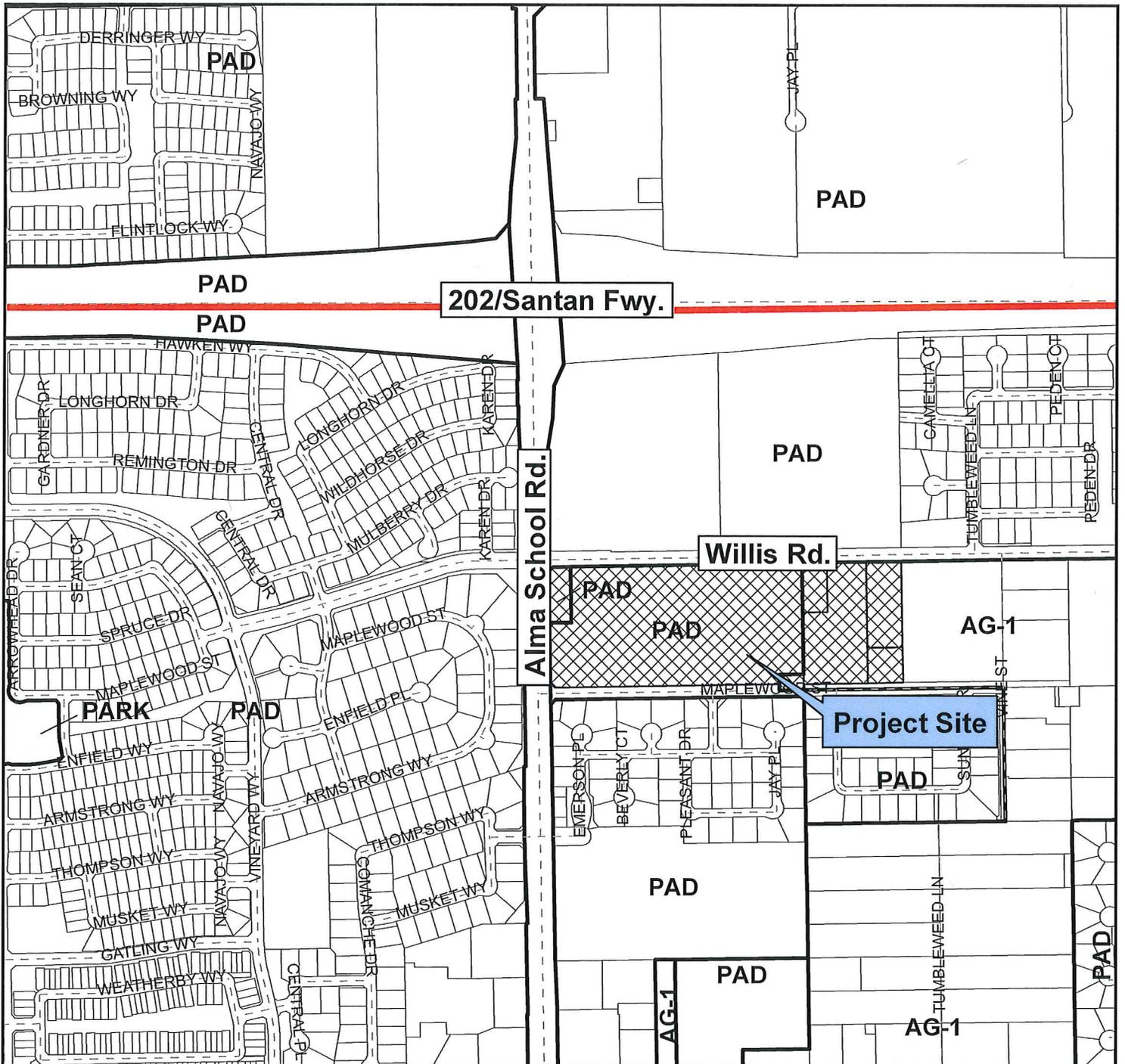
July 17, 2013

PROPOSED MOTION

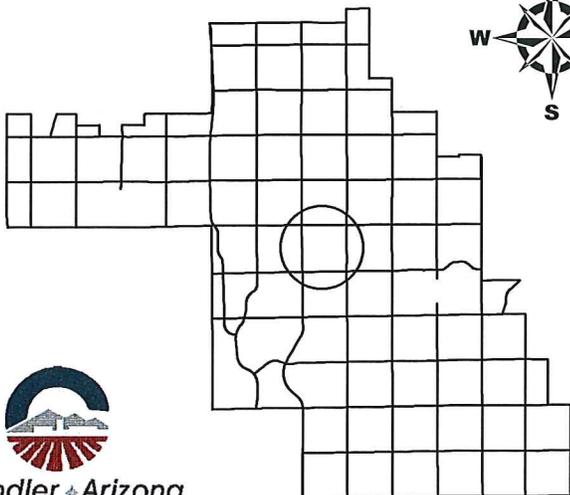
Motion to recommend approval of ZUP13-0005 CORNERSTONE CHRISTIAN FELLOWSHIP, Use Permit extension approval for a temporary parking lot, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Applicant Narrative

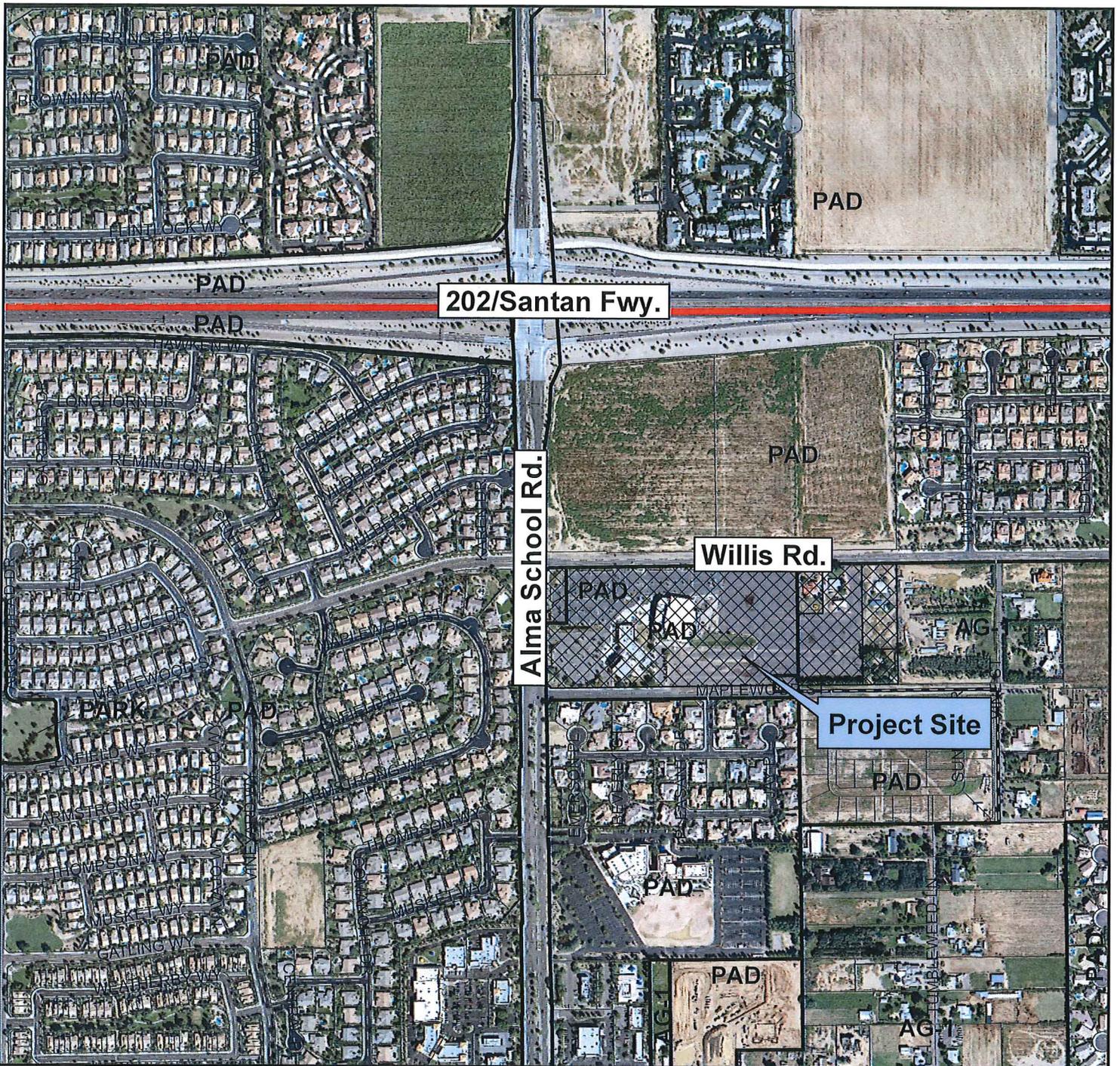


Vicinity Map



ZUP13-0005

Cornerstone Christian Fellowship



202/Santan Fwy.

Alma School Rd.

Willis Rd.

Project Site

Vicinity Map



ZUP13-0005

Cornerstone Christian Fellowship



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**CORNERSTONE CHRISTIAN FELLOWSHIP
Use Permit (ZUP10-0054) for Temporary Parking Lot**

Cornerstone Christian Fellowship is located at the southeast corner of Alma School Road and Willis Road. The existing campus is approximately 23.35 acres, including the recently purchased 1.7 acre parcel at the far eastern end of the campus. This request is for an extension of the existing use permit. The purpose of the use permit is to allow for a temporary parking lot on an unimproved surface covering approximately 8.8 acres at the east end of the church campus. A parking plan showing the existing parking configuration and the new parcel is included as Exhibit 1.

Currently, Larson Engineering Inc., (LEI), working on behalf of Cornerstone Christian Fellowship, has submitted a site plan for Preliminary Technical Review, and has received comments on the plan, dated October 18, 2012. LEI will also be submitting a zone change application to rezone approximately 6.1 acres of recently acquired property contiguous to the east end of the overall project from AG-1 to PAD. In anticipation of a zone change approval, LEI is preparing construction drawings for permanent onsite parking. Cornerstone Christian Fellowship anticipates beginning construction on the project soon after plan approval. This temporary use permit extension would serve to bridge any time gap caused by unforeseen circumstances and to remain in compliance with the existing use permit.

As indicated, the original Use Permit for a temporary unpaved parking lot was approved by Council on August 18, 2011, (Case No. ZUP10-0054). The previous Notice of Council Action is provided as Exhibit 2. The approval was subject to the following conditions:

1. "The Use permit shall remain in effect for two (2) years from the effective date of City 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."

This proposed Use Permit extension is a re-application for the existing Use Permit, which will expire on August 18, 2013. The current request is consistent with the 2011 permit, with the addition of 0.6 acres intended for volunteer parking. Please refer to the site plan for this area.

As with the original application, the temporary parking lot will be used during Special Events (i.e., Easter, Christmas, Friend Day) and for overflow parking on Sundays between the hours of 8:00a.m. and 9:00p.m. The parking lot will be able to accommodate approximately 800 vehicles. In addition, there are attendants in the parking lots to help park the vehicles and direct traffic. Two shuttles operate along a designated shuttle path to transport the church members from and to the parking lot and the Church facilities.

A water truck is designated on site which runs from 6:00a.m. until about 1:00 p.m. every Sunday before, during, and after services, in order to maintain and control any dust concerns. The water truck is also used in the same way during all Special Events.

We look forward to continuing to make this a safe and enjoyable experience for both the church members and the surrounding neighbors.