



MEMORANDUM **Planning Division - PZ Memo No. 14-038**

DATE: MAY 21, 2014
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *JKM*
FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*
SUBJECT: ZUP13-0016 ICEV PARKING LOT

Request: Use Permit extension approval to allow for a temporary parking lot on an approximate 2.10-acre site

Location: 411 N. Alma School Road

Applicant: Wahid Alam; Board of Trustees, ICEV

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan, recommends approval with conditions.

BACKGROUND

The request is for an extension of a parking lot that includes two parcels that are connected that are currently serving as temporary parking lots. 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. Both lots received Use Permit approval for a temporary parking lot at separate times. This request is to join the two Use Permits to allow the parking lots to be approved under a single request. This request represents the first Use Permit extension for both lots.

Directly north of the subject sites are an existing church, the Mosque in which 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.

The larger parking area adjacent to Alma School Road was initially approved in 2011 with a two-year timing condition. The second parking lot located at the northwest corner of Erie Street and Pleasant Drive was approved in early 2012 with a two-year timing condition. Once the application was submitted at the end of 2013, for the larger parking lot, it was realized that the

second parking lot would expire in early 2014. At that time, the applicant requested that both Use Permits be combined into a single Use Permit. The parking lots are primarily used during the Friday services at the Mosque and during the holiday season, but also allow for overflow parking of St. Matthew's Episcopal Church on Sundays.

The larger lot was Rezoned in early 2011 for an office building allowing for shared access and parking with the Mosque. Recently the commercial site was acquired by the Mosque with the intention on improving the site. Construction timelines for complete improvements are currently being reviewed by the Board of Directors.

The larger parking lot is designed to provide 172 parking stalls with the smaller parking lot providing 66 spaces. Ingress and egress is 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 from 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 Thursday, April 3, 2014. 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, Planning Staff has received a few phone calls in support of the request. Planning Staff has not received any correspondence from residents expressing concerns with the request, with the exception that the commercial property owner to the south wanted to make sure that the parking lot would continue to get watered down.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP13-0016 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 Use Permit extension ZUP13-0016 ICEV PARKING LOT, approval for a temporary parking lot on an approximate 2.10-acre site, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan

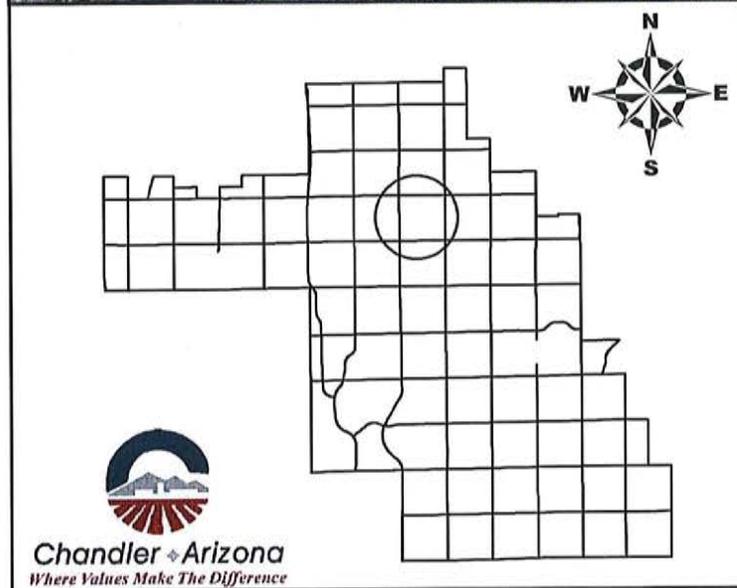
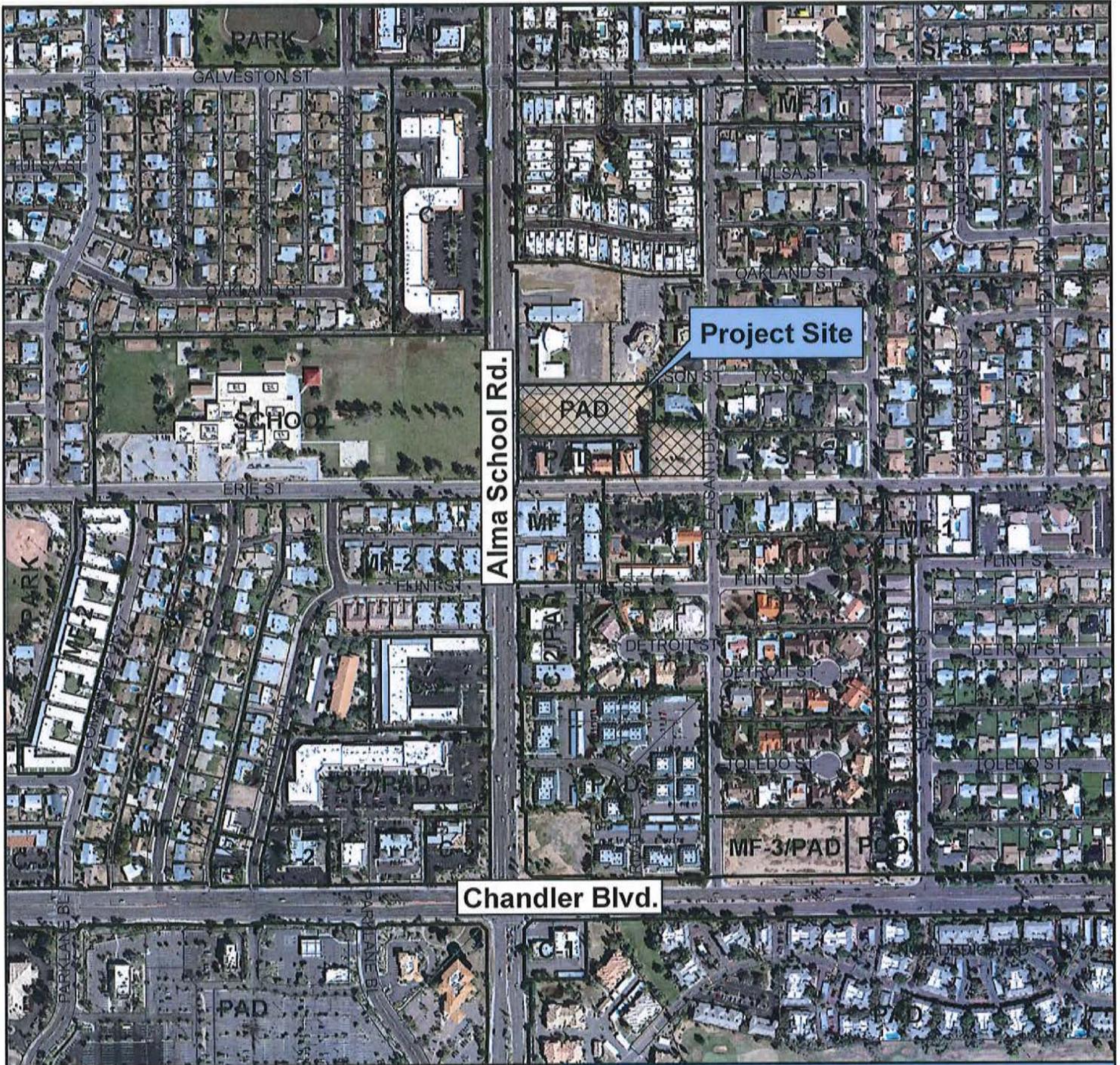


Vicinity Map

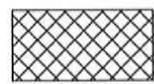


ZUP13-0016

ICEV Parking Lot



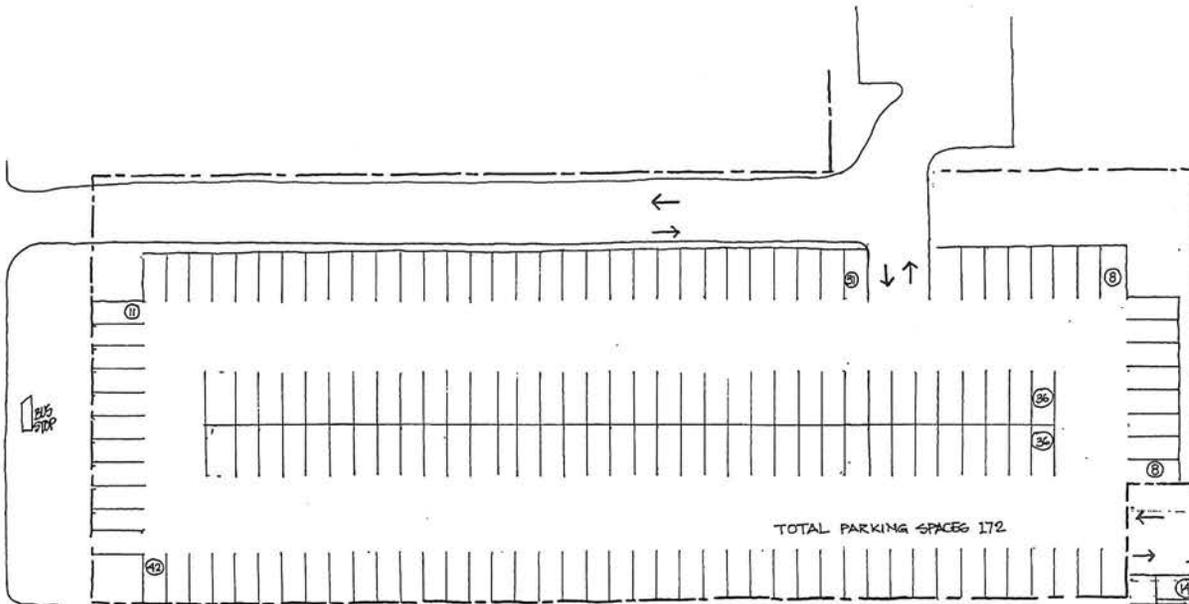
Vicinity Map



ZUP13-0016

ICEV Parking Lot

ALMA SCHOOL ROAD

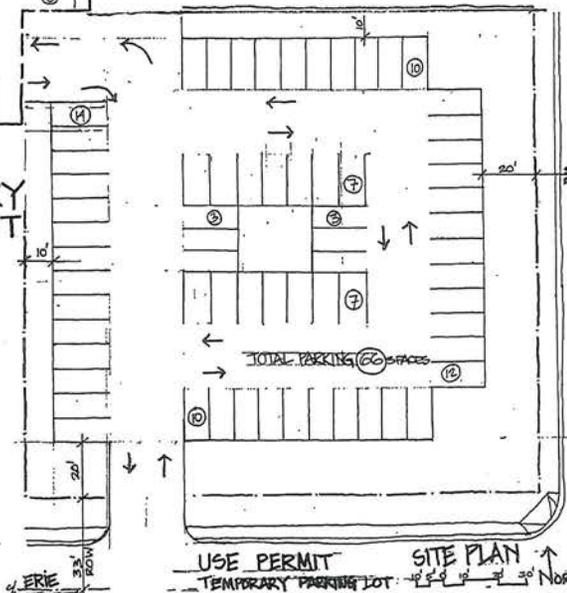


TOTAL PARKING SPACES 172

USE PERMIT

SITE PLAN ↑
SCALE 1"=20'-0" NORTH

TEMPORARY
PARKING LOT



TOTAL PARKING SPACES 60

USE PERMIT
TEMPORARY PARKING LOT

SITE PLAN ↑
SCALE 1"=20'-0" NORTH

PLEASANT DRIVE