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#63
JUN 28 2007

MEMORANDUM

Planning & Development - CC Memo No. 07-136b

DATE: JUNE 15, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP06-0090 REMUDA RANCH

Request: Use Permit extension approval to allow for staff members to park on a gravel parking lot

Location: 111 S. Hearthstone Way
South of the southwest corner of Chandler Boulevard and Chandler Village Drive

Applicant: Bill Jones
Director of Facilities Management, Remuda Ranch

RECOMMENDATION

The request is for a Use Permit extension to allow for staff members to park on a gravel parking lot. Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval with conditions for a one-year period. Staff would not recommend any additional time extensions after this one year time period.

BACKGROUND

The subject site is located south of the southwest corner of Chandler Boulevard and Chandler Village Drive. To the north of the subject site is the recently approved Metropolitan mixed-use development. Directly east is a vacant industrial zoned parcel. South is the Hearthstone Unit II single-family residential neighborhood. Directly west of the subject site is the Aspire gymnastic center.

The subject site is a former model home complex that included seven (7) one- and two-story homes that was rezoned from I-1 (Planned Industrial) to Planned Area Development (PAD) approximately 13 years ago to allow the establishment of an extended care residential treatment center for women with eating disorders.

In 1997, City Council granted approval to construct a one-story office building on the southwest corner of Country Club Way and Los Feliz Drive. Two years later in 1999, Council granted approval for an additional story on the building. Between 1999 and 2001, the owners of Remuda Ranch decided to hold off constructing the office building and applied for a temporary Use Permit to use the gravel lot for parking purposes until such time that the economics of the additional building were evaluated. After the Use Permit was approved, site drawings were submitted to pave the vacant lot for parking, which received approval in 2004. The gravel lot was not paved and in 2004 a request for an additional two-year Use Permit was granted. The intention was to pave the lot, but due to a rise in maintenance costs and the installation of fire sprinklers, the lot was not paved.

The application requests a Use Permit extension for two years, in which the lot will be paved. The applicant is currently reviewing the previously submitted and approved paving plans for the parking lot. Plans to pave this area had previously been approved in 1999 when the proposed office building was approved. Once the paved parking lot between the water detention area and the vacant lot is completed, further Use Permit extensions will not be necessary, as Code requirements regarding parking will be fulfilled

There are currently 12 parking spaces being provided in the driveways of lots one (1) through seven (7). Nineteen (19) additional spaces are provided along the vacated Los Feliz Drive. The lot can accommodate twelve (12) additional parking spaces and bring the total number of parking spaces on site to 43. The parking lot surface is currently well maintained and attractively landscaped. Additionally, between the vacant lot and the water detention area, there is sufficient room to provide eleven (11) more parking spaces.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Monday May 29, 2007 at the Downtown Community Center. No neighbors were in attendance.

To date, Staff has received one phone call from a neighbor in opposition to the Use Permit extension. The neighbor was opposed to the nature of the Remuda Ranch facility.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 4 Opposed: 1 (Cason) Absent: 2 (Irby, Anderson)

At the Planning Commission hearing Commissioners raised questions regarding how many times the Use Permit had been extended, and if Remuda Ranch was actively pursuing the paving of the parking lot. Staff responded that to the applicant would like to have the parking lot done as soon as possible, but that it was difficult to put timing on when the parking lot would be paved

because the applicant is unaware of the review processes. Staff recommends approval of the Use Permit with the intention that Staff will not be in support of an extension of the Use Permit in the future due to air quality measures.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the Use Permit subject to the following conditions:

1. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the use of such gravel 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. The subject parking lot shall be maintained at all times in a dust-free and weed-free manner.
3. The entrance/exit to the temporary gravel parking lot shall be restricted to Los Feliz Drive.
4. Signage to restrict and/or designate appropriate parking areas and pedestrian pathways shall be installed subject to Staff approval.
5. The applicant shall apply additional gravel to the existing parking lot to mitigate dust.

PROPOSED MOTION

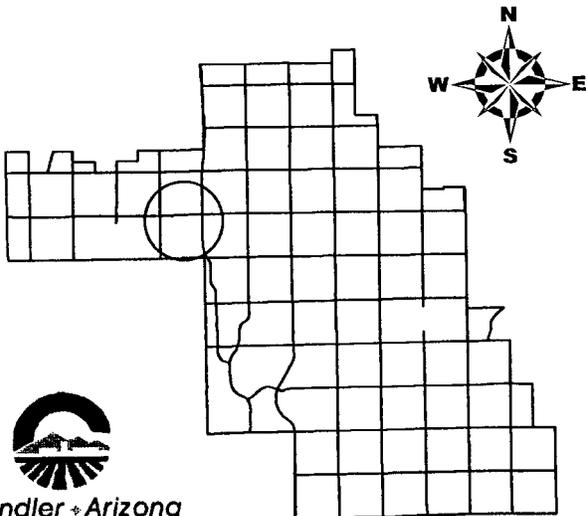
Move to approve UP06-0090 REMUDA RANCH, Use Permit for a temporary gravel parking lot, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Photos of site
4. Applicant Narrative



Vicinity Map



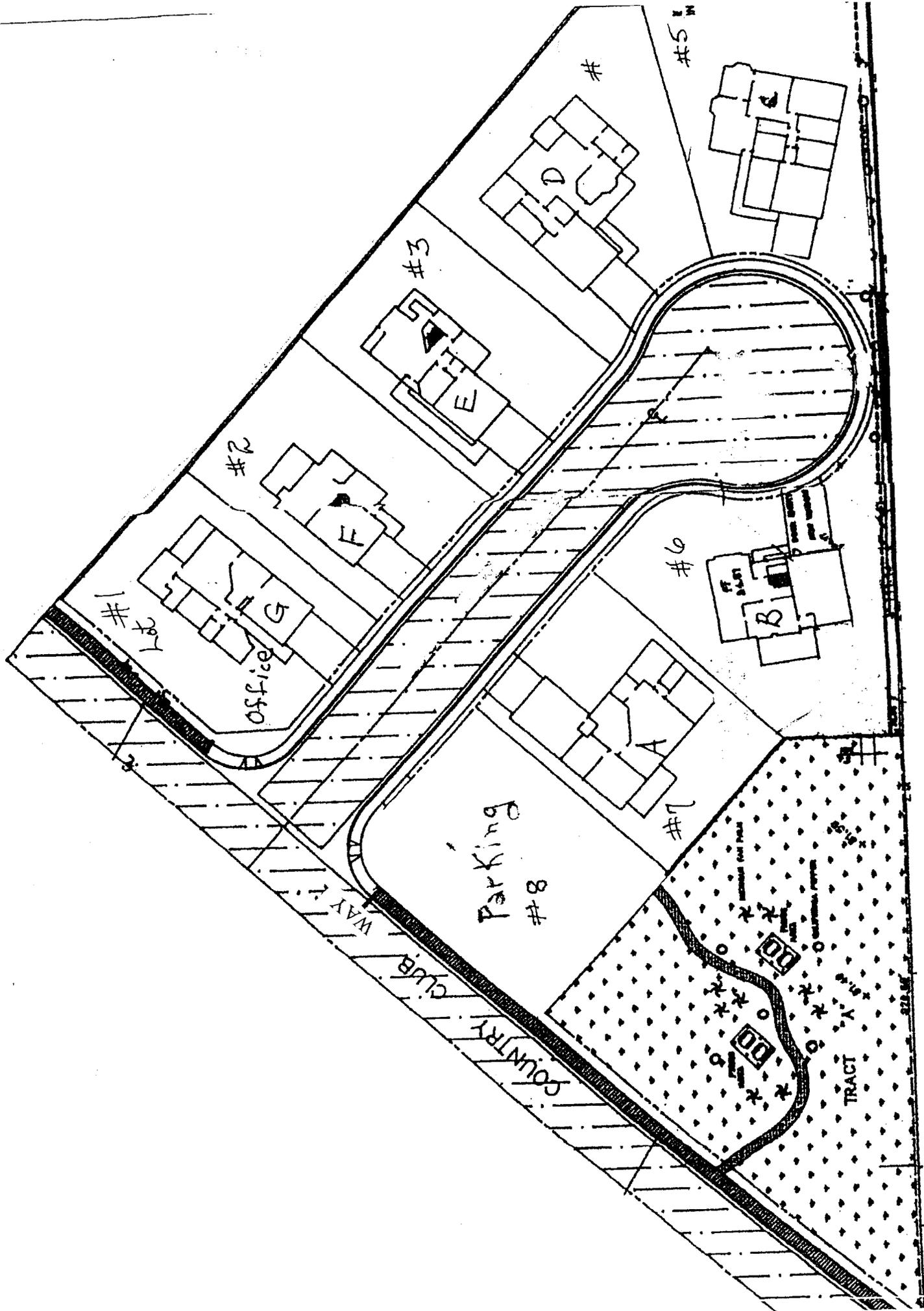
UP06-0090

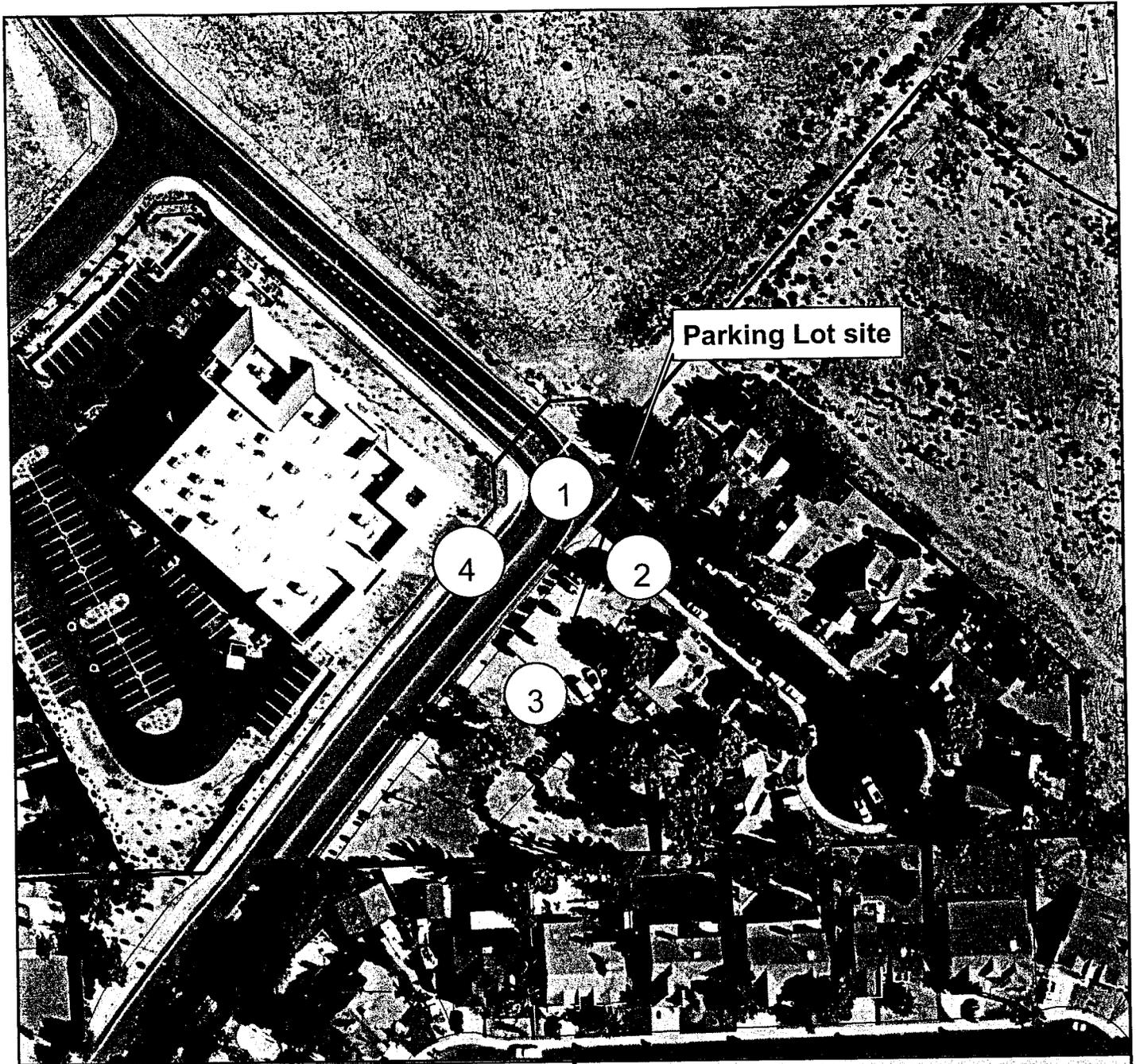
Remuda Ranch



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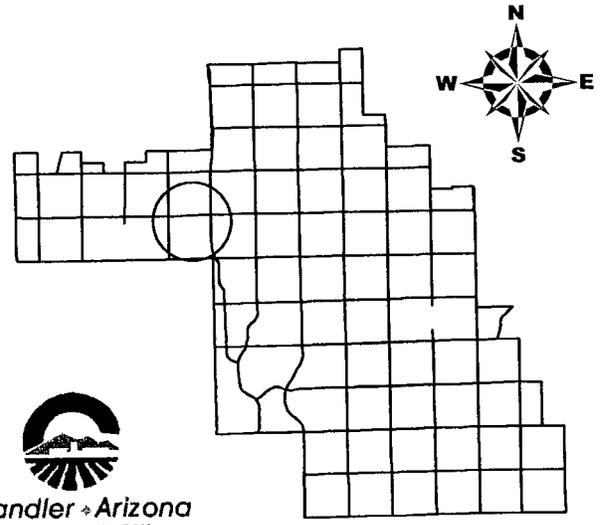
Parking Lot site

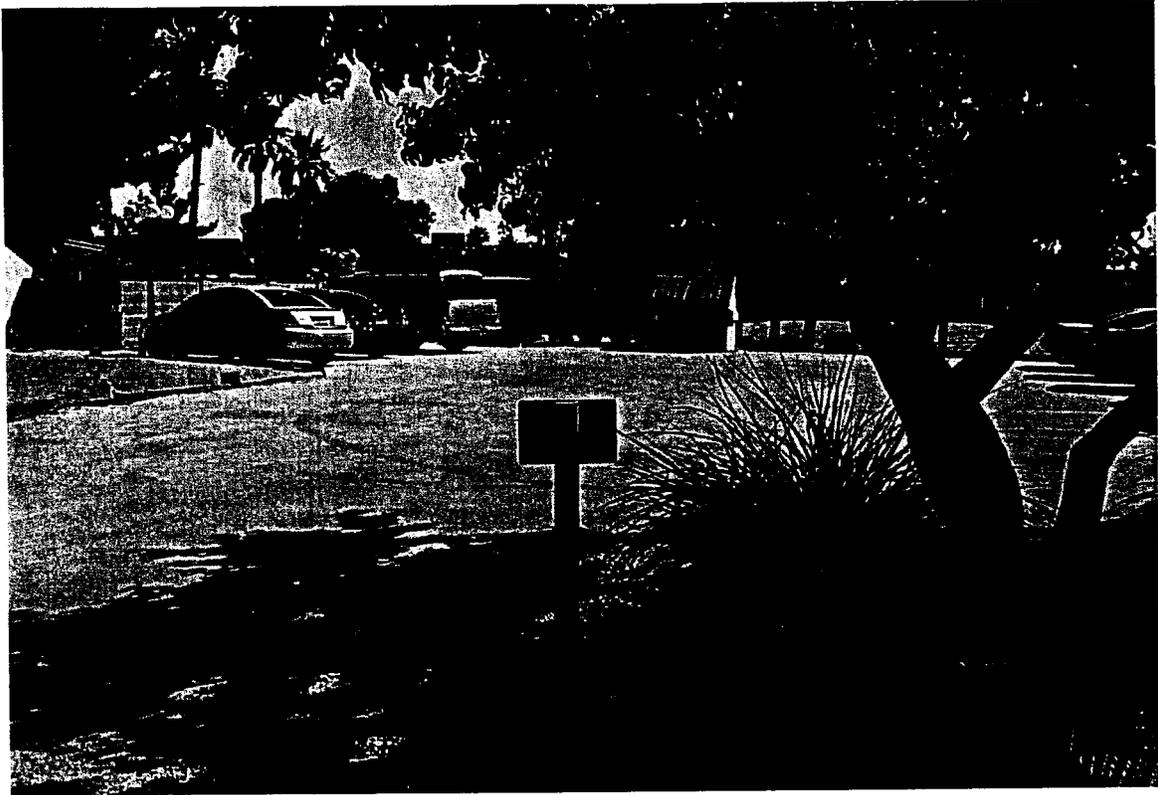
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Vicinity Map

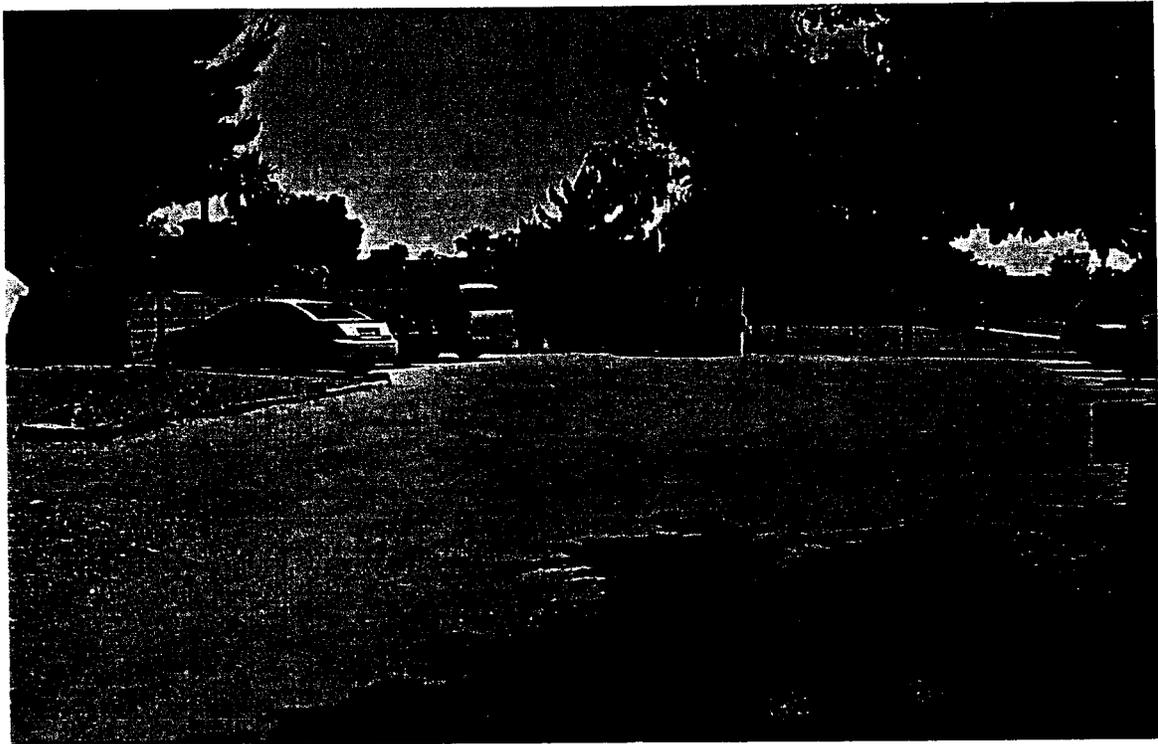
UP06-0090 Remuda Ranch

○ Photograph location

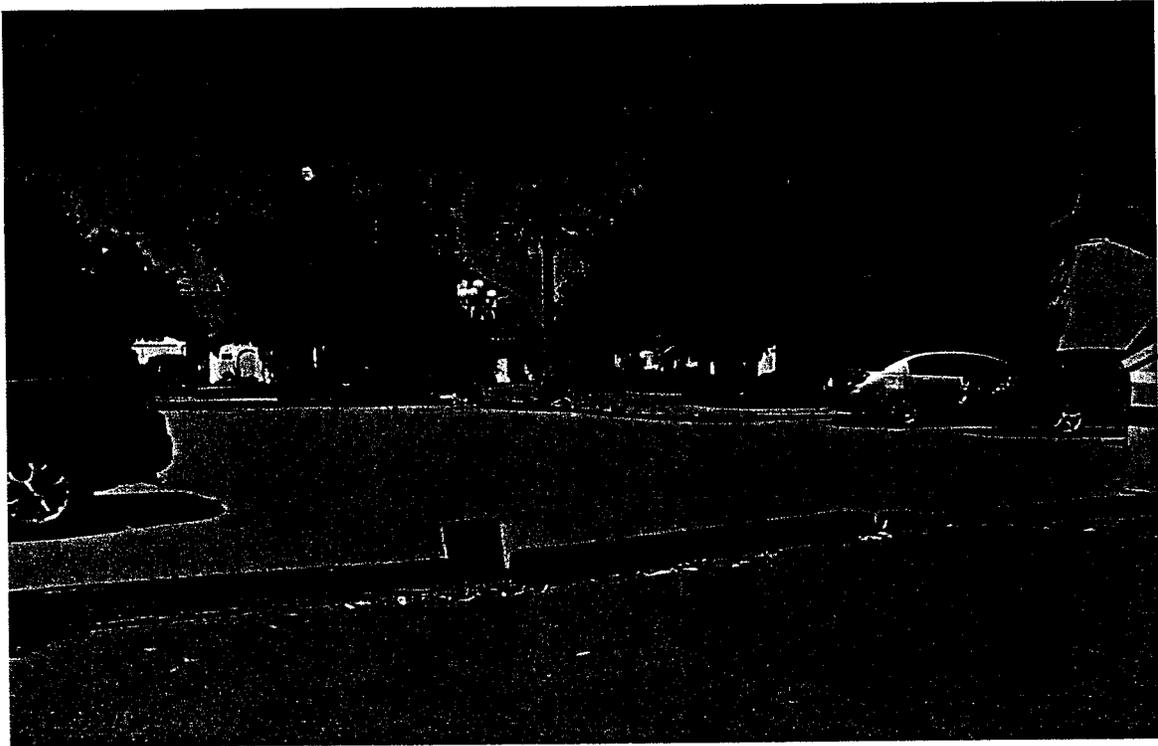




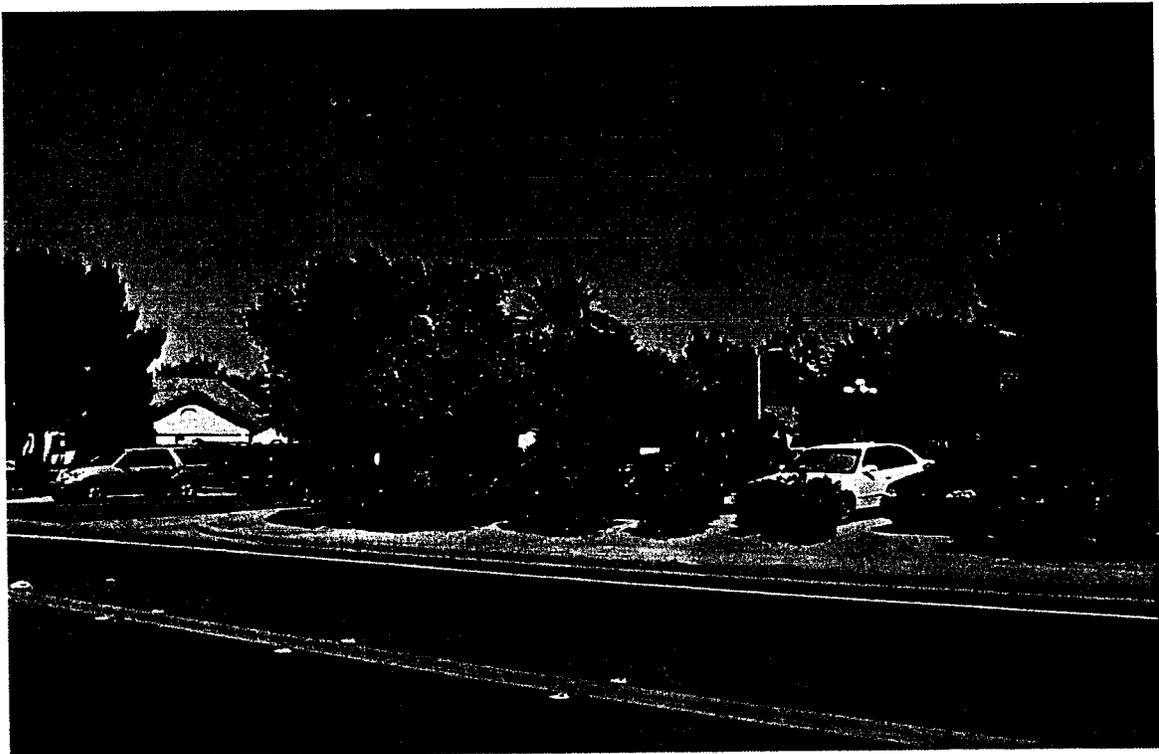
Photograph #1



Photograph #2



Photograph #3



Photograph #4

Remuda Ranch
1 E. Apache
Wickenburg, Arizona 85390

To whom it may concern;

Remuda Ranch Center for Anorexia and Bulimia has occupied the homes in the area addressed as 111 S. Hearthstone for a number of years. We feel as though we have been good neighbors and have had no infractions or concerns with any neighbors in the vicinity. We are in the process of requesting continuance of an existing use permit allowing our staff to utilize the parking lot in the front area of our property. We are requesting the City Council approve our request for continued use of this area as we continue ongoing upgrades to our property. We currently have a staff of between 35 and 45 members including doctors, nursing staff, dieticians, mental health techs, psychologists and support staff to assist in the healing and recovery of women from this illness. It is apparent with this number of staff, although they are rotated in three shifts throughout a 24 hour period, that a large number of parking spaces are required. Given the fact that we reserve the actual parking areas at each individual house for our patient's vehicles, we are in need of every available area for parking possible. We at Remuda are concerned not only for the safety of our patients, but our staff and the surrounding neighborhood. With this in mind we would like to keep from parking on the busy streets surrounding the area, causing increased pedestrian traffic and unnecessary safety concerns for our staff and anyone operating motor vehicles in these areas.

We are continuing to develop our property in all aspects from building to landscape, and have multiple plans for this and the adjoining property. In requesting this extension, we are in the finalizing stages of our proposed plans for the construction of a general parking area, or a residential style structure with a parking facility housing our staff members. One of the highest priority goals with our patients is to provide a safe and structured environment to continue their recovery process, and a safe stable environment plays a vital role in the overall success.

Best regards,



Bill Jones
Director of Facilities Management
Remuda Ranch Center for Anorexia and Bulimia