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FEB 12 2009



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Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 09-003

DATE: JANUARY 22, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
for JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR *DK*
BOB WEWORSKI, PLANNING MANAGER *BW*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: UP08-0024 CORNERSTONE CHRISTIAN FELLOWSHIP

Request: Use Permit approval to allow for a temporary parking lot on an unimproved surface

Location: East of the southeast corner of Alma School and Willis Roads

Applicant: Russ Bishop, Cornerstone Christian Fellowship

RECOMMENDATION

The request is for a Use Permit to allow for a temporary parking lot on an unimproved surface. Planning Commission and Staff, upon finding consistency with the General Plan, and Planned Area Development zoning, recommend 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 approximately ¼ mile. The proposed area is located on the east end of the church campus and is approximately 8.5-acres. Directly north, across Willis Road is vacant land zoned for apartments. East, adjacent to the subject site are five parcels with homes on them. The church owns two of the homes fronting Willis Road. South, across Maplewood Street is the Eden Estates custom single-family home subdivision, and vacant land zoned for single-family residential. West of the parking lot are the church campus buildings.

The church was zoned in 2000 for 7.6 acres south of the southeast corner of Alma School and Willis Roads. The church property was further expanded with another rezoning 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. Currently, the church has the parking lot watered Saturday evenings for Sunday morning use. In addition, the parking lot is approximately 90 percent covered with a crushed asphalt material to further reduce dust.

Although the parking lot area is unimproved it will need to meet current Maricopa County standards to reduce dust particulate levels. A condition has been added addressing this. The church has indicated that they plan on moving forward with the paving of the parking lot within the next two years.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Three orange 11" X 17" placard public hearing signs were posted on the property.
- A neighborhood meeting was held on November 11, 2008. Three neighbors were in attendance, and all supported the request.

At the time of this writing, Staff has received one telephone call in opposition; the resident was concerned with potential dust.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 1 (Irby)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, and Planned Area Development zoning, recommend approval of UP08-0024 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.

PROPOSED MOTION

Move to approve UP08-0024 CORNERSTONE CHRISTIAN FELLOWSHIP, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan



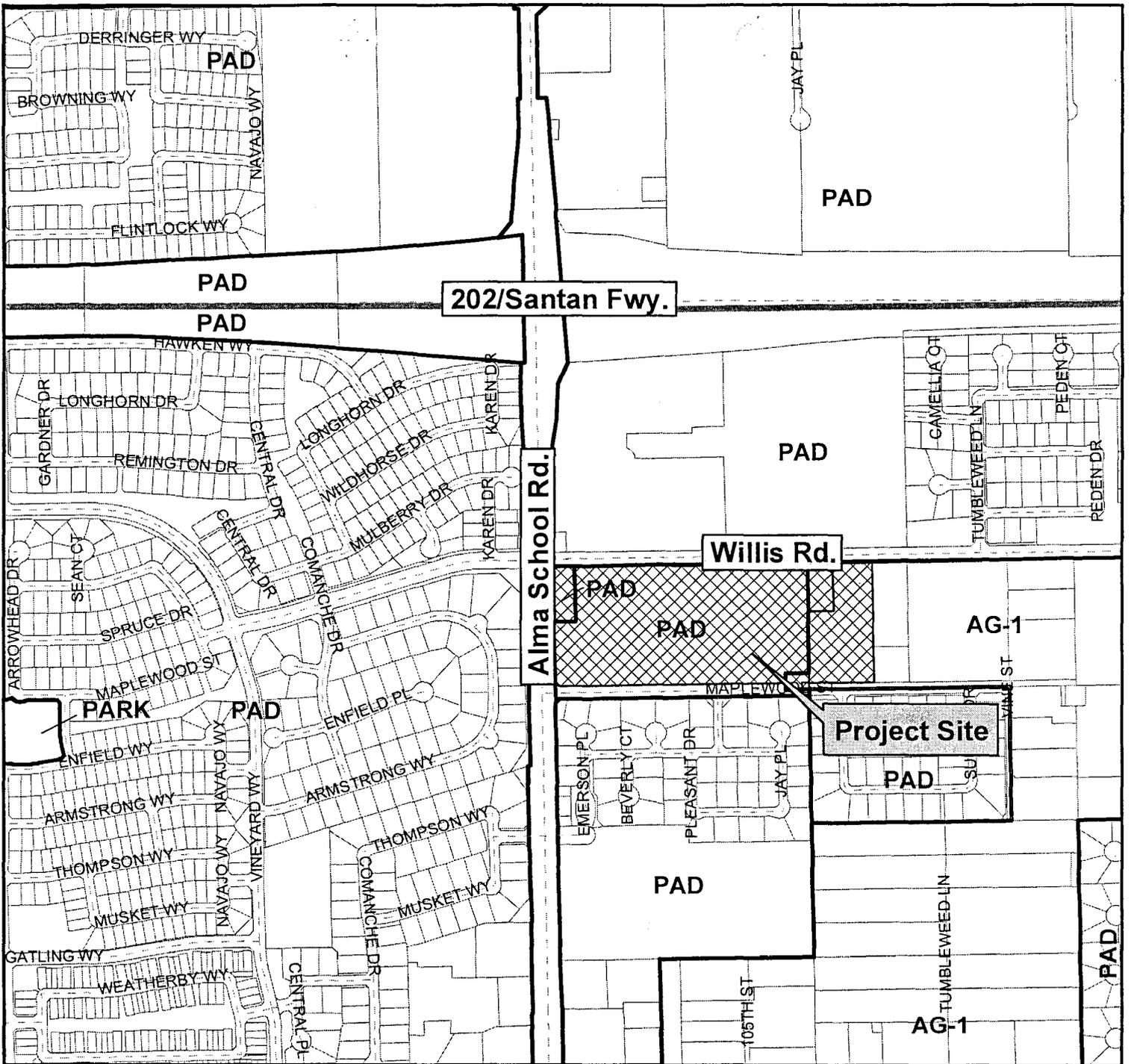
Vicinity Map



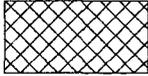
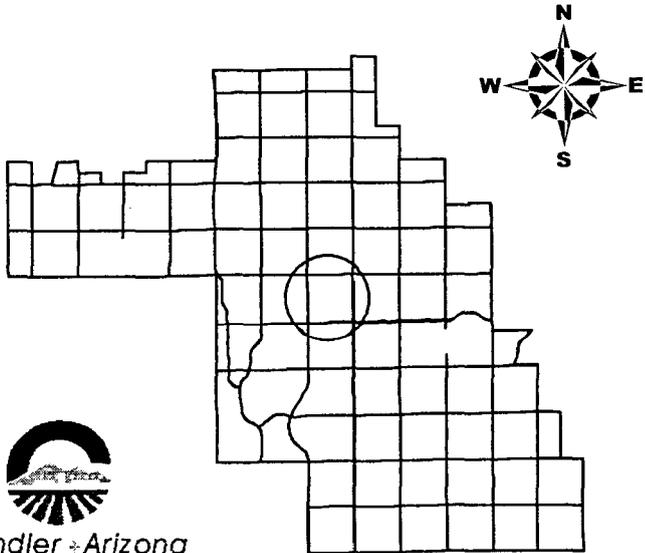
UP08-0024

Cornerstone Christian Fellowship



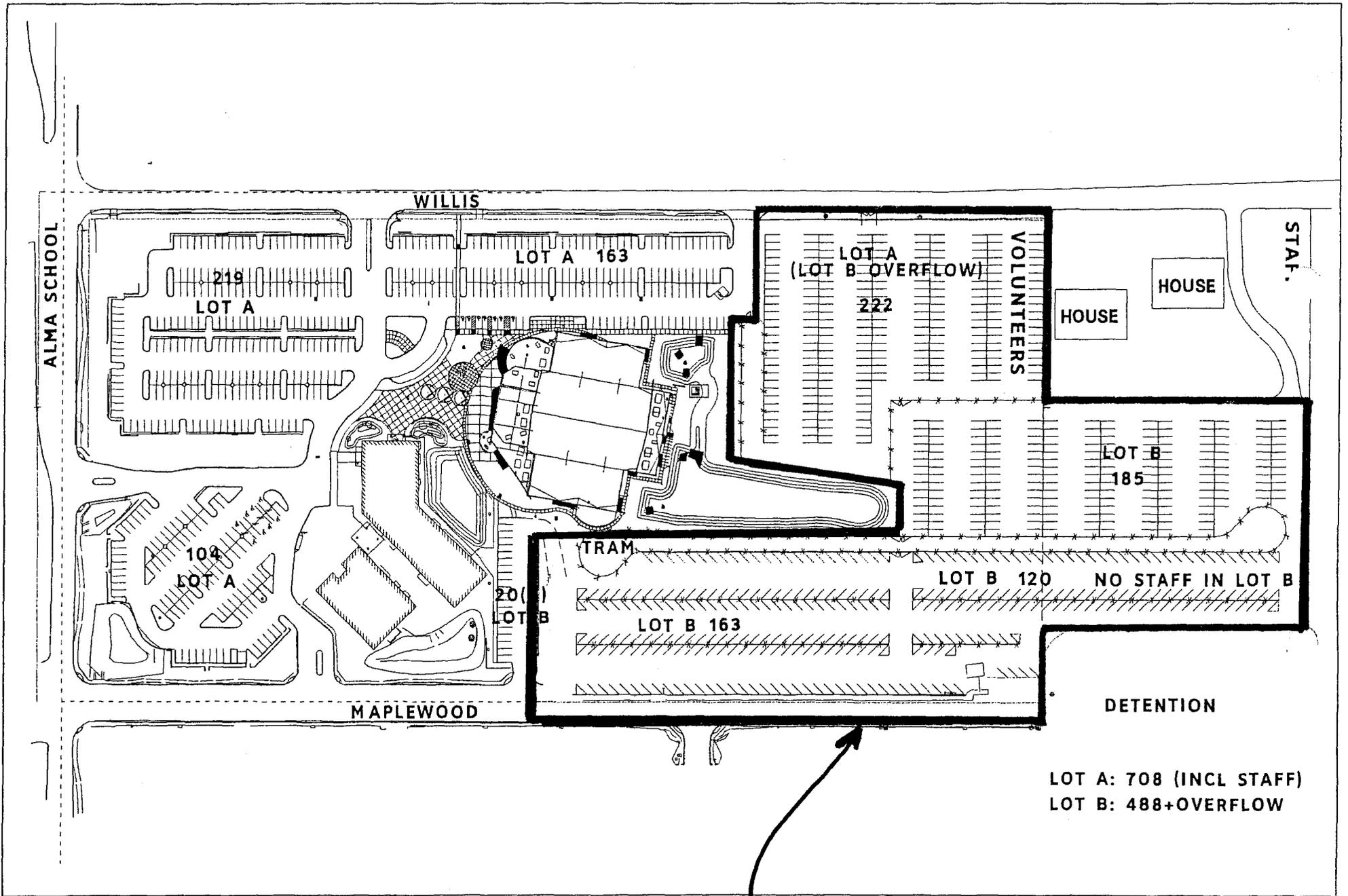


Vicinity Map



UP08-0024

Cornerstone Christian Fellowship



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TEMPORARY PARKING LOT

SITE PLAN

21