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MEMORANDUM **Transportation & Development - PZ Memo No. 11-050**

DATE: MAY 20, 2011

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 ES

SUBJECT: ZUP10-0049 ICEV PARKING LOT

Request: Use Permit approval to allow for a temporary parking lot on an approximate 1.8-acre site

Location: North of the northeast corner of Alma School Road and Erie Street

Applicant: David Hadley, Board of Trustees

RECOMMENDATION

The request is for Use Permit approval for a temporary parking lot in association with an existing place of worship on an approximate 1.8-acre site. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located north of the northeast corner of Alma School Road and Erie Street. Directly north of the subject site are two places of worship, a single-family home and a vacant lot are to the east, a commercial building and apartments are to the south; and to the west is Alma School Road. The subject site is currently vacant.

The site recently went through the Rezoning and Preliminary Development Plan process to allow for the construction of an office building (Medinah Plaza). While the development team is in the process of creating construction documents and preparing the site for development, the adjacent Mosque is requesting the ability to use the vacant lot as a temporary parking lot for parishoners. The parking lot will primarily serve as additional parking on Friday afternoons and during the month of Ramadan.

The site currently has a layer of decomposed granite throughout, and upon approval the Mosque will have a liquid layer of binding agent added to help mitigate dust issues. As proposed, the parking lot will provide 172 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.

DISCUSSION

Staff is recommending approval citing that the request solves a problem with a successful resolution. While parking has been an issue in the past at this site and other sites, the Mosque recently acquired a vacant parcel of land located at the northwest corner of Erie Street and Pleasant Drive (southeast of the site) that they are in the process of designing to serve as a permanent parking lot. Additionally, the Mosque and property owner of the Medinah Plaza project are working on a parking agreement between the two properties. At the point in time at which the permanent parking lot is developed, the temporary parking lot will no longer be used.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Friday, April 15, 2011. No neighbors were in attendance.
- At the time of this writing, Staff has received two telephone calls from residents in the area in support of the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of ZUP10-0049 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.

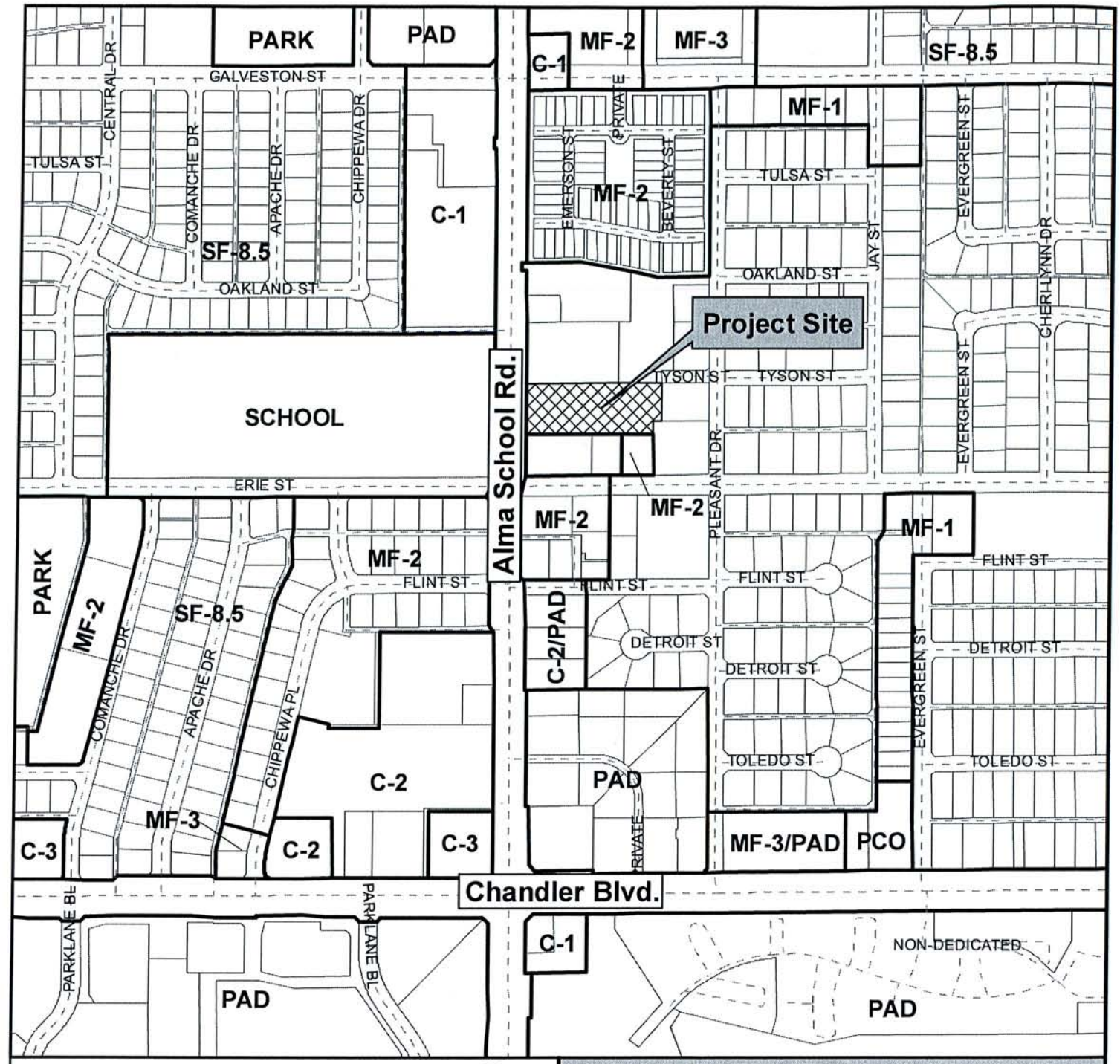
3. The expansion or modification beyond the approved site plan shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

Motion to recommend approval of ZUP10-0049 ICEV PARKING LOT, Use Permit approval for a temporary parking lot on an approximate 1.8-acre site; subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan



Vicinity Map

ZUP10-0049

ICEV Parking Lot

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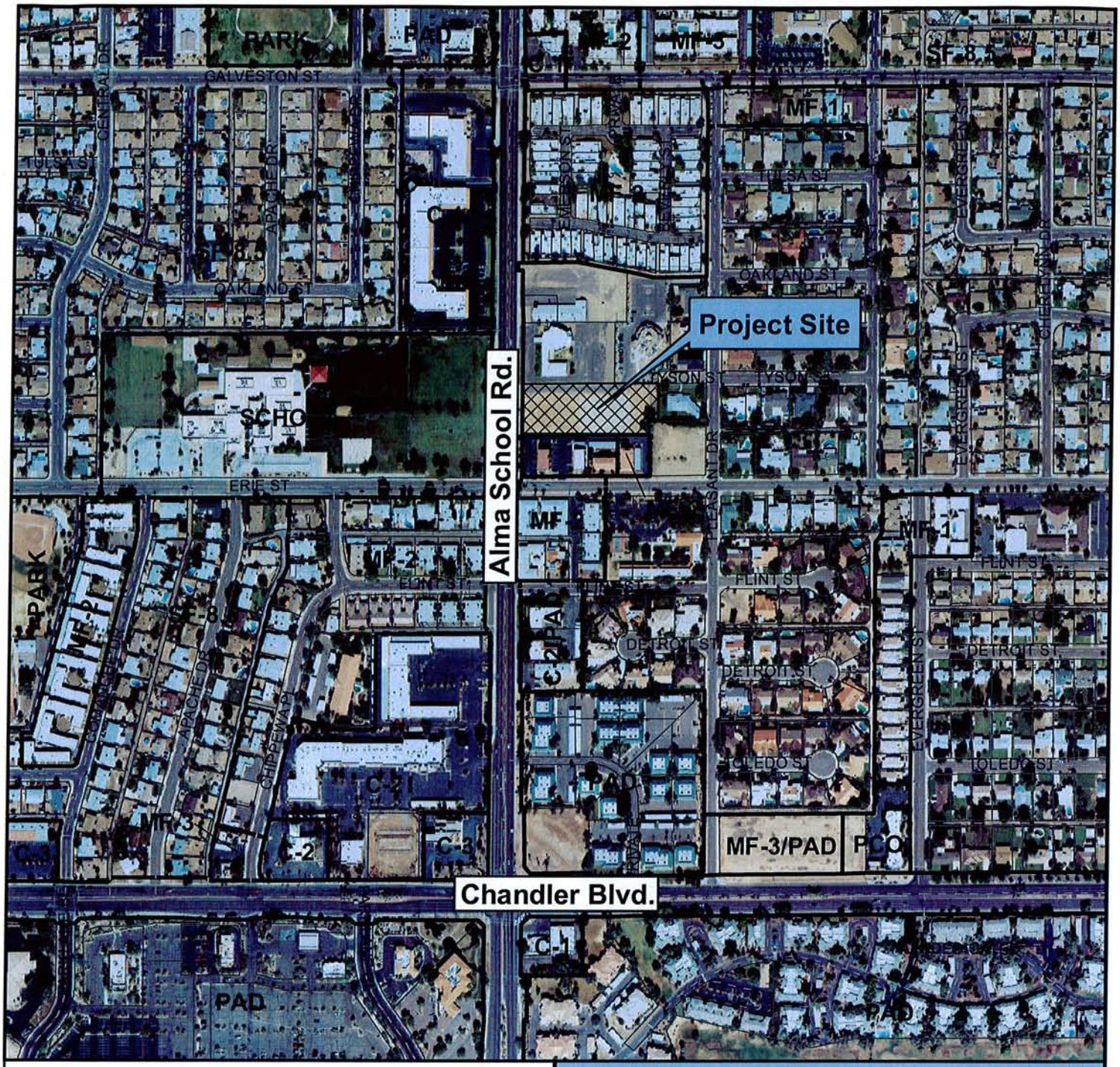

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Vicinity Map

ZUP10-0049

ICEV Parking Lot

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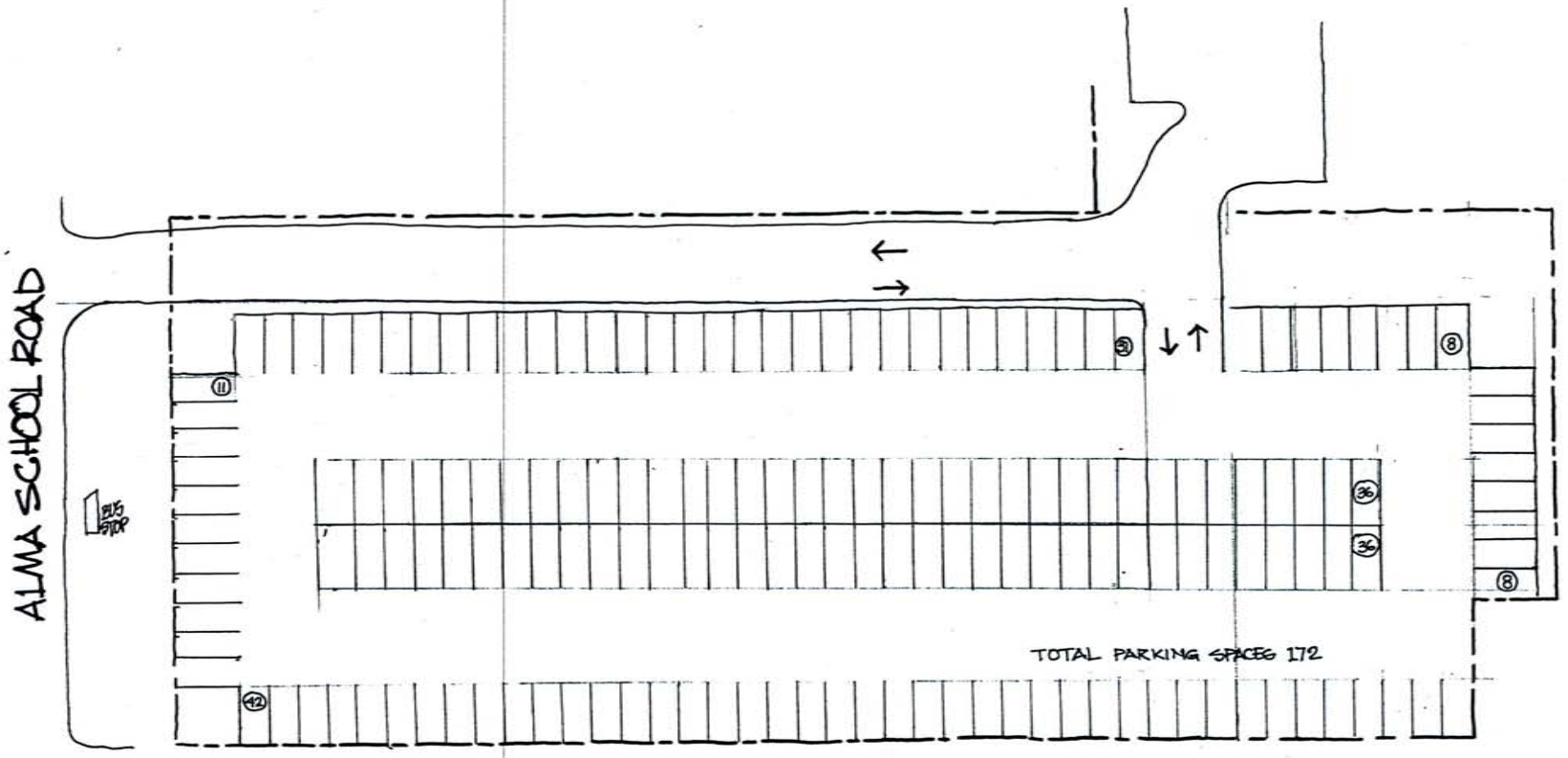

USE PERMIT

SITE PLAN
SCALE 1"=20'-0"

NORTH

TEMPORARY PARKING LOT