

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/10/2019
Agenda Item: 5**

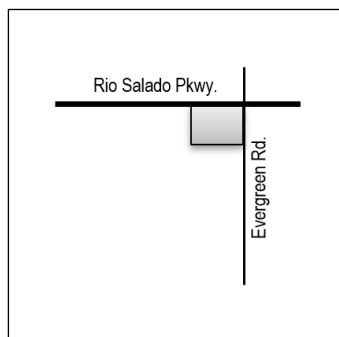
ACTION: Request a Use Permit to allow a commercial parking facility in the CSS zoning district for VLACHOS FAMILY ENTERPRISES, located at 2525 East Rio Salado Parkway. The applicant is Pew & Lake, P.L.C.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: VLACHOS FAMILY ENTERPRISES (PL190274) is a commercial parking lot located on the south side of Rio Salado Parkway, south of Sloan Park, which functions as the Chicago Cubs spring training facility. In 2015, the City Council approved the rezoning of the property from R1-6 (Single Family Residential) to CSS (Commercial Shopping and Services), and the Development Review Commission approved a use permit to allow a commercial parking facility for five (5) years to provide overflow parking for spring training games. In April 2016, the Planning Division approved a one-year time extension for completion of the half-street improvements on Evergreen Road that were required of the rezoning approval. Those improvements have been completed. The applicant is now requesting a use permit to continue using the site for overflow parking during spring training games and additional events at Sloan Park for another five (5) years. If approved as requested, the site could be used as a parking lot through February 2025. The request includes the following:

ZUP190076 Use Permit to allow a commercial parking facility (surface parking lot) in the CSS (Commercial Shopping and Services) district.



Property Owner	Vlachos Enterprises, LLC
Applicant	W. Ralph Pew, Pew & Lake, PLC
Zoning District	CSS
Site Area	1.03 acres
Landscape Coverage	17% (15% min. required)
Vehicle Parking	112 spaces

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

This 1.6-acre site is located at the southwest corner of Evergreen Road and Rio Salado Parkway. To the north, across Rio Salado, is the Chicago Cubs spring training facility within the City of Mesa, known as Sloan Park. To the east, across Evergreen Road, is an apartment complex also within the City of Mesa. To the south and west is the Villagio at Tempe Condominium development, zoned R-4.

In 2015, the applicant applied and received approval to rezone the site from R1-6 to CSS and a use permit to allow a commercial parking facility for five (5) years, to park vehicles during the baseball spring training games. In that application, it was explained that the site was being marketed for development of a single-story office building, and the owner wished to temporarily use the site for event parking until a development was built. Improvements made to the site stemming from the original 2015 approval include:

- Half-street improvements to Evergreen Road, including curb, gutter, and sidewalk.
- Installation of a driveway on Evergreen Road.
- Application of decomposed granite for dust control.
- Trees, 1.5" caliper in size, planted along Rio Salado Parkway.
- Trees, 1.5" caliper in size, placed along the west and south property lines. Trees were spaced 30 feet on-center and remained on the site in boxes (not planted) while the property was used for parking. Once the spring training seasons ended, the trees were removed.
- Bollards and chains along both street frontages to delineate the parking area and prevent unauthorized vehicular access.

The site remains vacant, and the applicant is requesting a Use Permit to continue the use of the property as a surface parking lot for another five (5) years. The conditions for use of the site would change, however, to allow:

- Use of the site as overflow parking for other events, in addition to spring training games. The site would be parked upon for no more than 25 days per year, including 17 spring training games and up to eight (8) additional events.
- Elimination of trees in boxes along the west and south property lines. The applicant claims that maintaining the trees in boxes has been difficult and that they do not provide a significant buffer to the adjacent residential uses.

PUBLIC INPUT

Staff received three phone inquiries. Once the request was explained to the callers, no concerns were expressed.

POLICE / CODE COMPLIANCE / TRANSPORTATION INPUT

The Police Department, Code Compliance Division, and Transportation Division were contacted and reported no operational issues with the site.

USE PERMIT

The proposed use requires a use permit to allow a commercial parking facility in the CSS zoning district. The applicant proposes to operate a 112-space commercial parking lot during the spring training season (17 games) and for other events at Sloan Park. Use of the lot would be limited to 25 days per year for a period of five years. An employee will be present on game and event days to direct traffic, collect parking fees, and monitor the site. Vehicular access to the site is controlled by bollards and chains. Most games and events occur during the daytime; however, temporary lights would be provided for use of the site if after dark. Dust control has been accomplished with decomposed granite, and new application of granite may be required to comply with conditions of approval. Conditions have been included to add permanent landscaping along Evergreen Road, such as that required along Rio Salado Parkway.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic;* The property has been used as a temporary parking lot for the last five (5) years, and event parking is expected to have the same demand as in previous years. No issues related to traffic were reported to the City of Tempe. The property is adjacent to an arterial street and a local street with a traffic signal that can accommodate the traffic.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;* The proposal includes maintaining the existing dustproofing of decomposed granite, and continued operation of the site in the same manner should not create a nuisance from odor, dust, gas, noise vibration, smoke, heat or glare at a level exceeding that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;* Continued use of the site for overflow parking should not contribute to the deterioration of the neighborhood or to the downgrading of property values. The proposed commercial parking facility is permitted in the CSS zoning district, subject to use permit approval.
4. *Compatibility with existing surrounding structures and uses;* the proposed design includes a minimum 20-foot setback between parking spaces and the adjacent residential development for separation of the uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public;* The temporary parking lot is not expected to have issues related to disruptive behavior; however, an employee will be available while the parking lot is open to address any issues that may arise.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff, supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Except as modified by conditions, development shall be in substantial conformance to the Use Permit exhibit received November 12, 2019.
2. The Use Permit is valid for a period of five (5) years from date of expiration for the previous use permit, or February 26, 2025. Additional time may be granted by the decision-making body.
3. This Use Permit is valid to serve the overflow parking for Chicago Cubs spring training games and up to eight (8) additional events occurring at Sloan Park throughout the year. Parking on the property for more than 25 calendar days per year is prohibited. The site shall be posted with No Parking signs at all other times.
4. Parking lot operation shall correspond with spring training games up to eight (8) other events per year, not to exceed 25 calendar days. Parking may be available for up to three hours prior to and one hour following game and event endings. An employee shall remain on the property while parking is accessible.
5. Refuse shall be collected and removed from the site at the close of business each day. Alternatively, if refuse will remain on the property overnight, the property owner shall contact the Municipal Utilities Department Solid Waste Division to develop a strategy for container location and collection.
6. Once the stipulated site improvements are complete, schedule a Final Planning Inspection. Call the City Interactive Voice Response (IVR) Inspection Line at 480-350-8072, option #6, and using the PL number, scheduling the Planning inspection at #699.

Site Plan

7. The parking lot shall be dustproofed with stabilized granite a minimum four (4) inches in depth or asphalt millings. Final dust control measure(s) shall comply with requirements for permit issuance by the Maricopa County Air Quality Department.

Landscape

8. Street trees shall be planted and maintained along Evergreen Road at a ratio of one (1) tree for every thirty feet of lineal street frontage. Tree size shall be a minimum one and one-half inch (1.5") caliper. Tree type(s) shall be approved through a landscape plan submitted to the Community Development Department.
9. Shrubs and ground cover plants shall be planted along Evergreen Road, between the back of sidewalk and parking lot bollards, to achieve a minimum 75 percent vegetative ground cover.
10. A landscape plan that complies with the conditions of approval shall be submitted to the Community Development Department for review and approval prior to plant installation.
11. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Repair existing irrigation system on site and in the adjacent public right-of-way where damaged by work of this project. Provide temporary irrigation to existing landscape for the period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion.
12. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
13. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Lighting

14. Temporary parking approved through this use permit will not require conformance with lighting levels as outlined in Zoning and Development Code Chapter 8 – Lighting.
15. Any use of temporary lighting (lights and generators on wheels) shall comply with Zoning and Development Code. Permanent lighting shall require an electrical permit through the Building Safety Division.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for VLACHOS FAMILY ENTERPRISES and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.

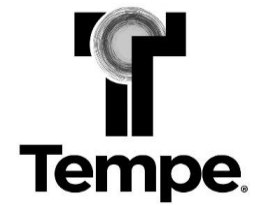
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.

HISTORY & FACTS:

- | | |
|-------------------|--|
| January 13, 2015 | A neighborhood meeting was held at 6:00 p.m. at the Escalante Community Center, 2150 E. Orange Street. |
| January 27, 2015 | Development Review Commission recommended approval of a Zoning Map Amendment from R1-6 (Single-Family Residential) to CSS (Commercial Shopping and Services) and approved a Use Permit for a temporary commercial parking facility for VLACHOS FAMILY ENTERPRISES (PL140393), located at 2525 East Rio Salado Parkway. |
| February 26, 2015 | City Council approved a Zoning Map Amendment from R1-6 (Single-Family Residential) to CSS (Commercial Shopping and Services) for VLACHOS FAMILY ENTERPRISES (PL140393), located at 2525 East Rio Salado Parkway. |
| April 18, 2016 | Planning Division staff approved a one-year time extension, to February 26, 2017, for completion of the half-street improvements on Evergreen Road for VLACHOS FAMILY ENTERPRISES (PL160066), located at 2525 East Rio Salado Parkway. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-308 Use Permit



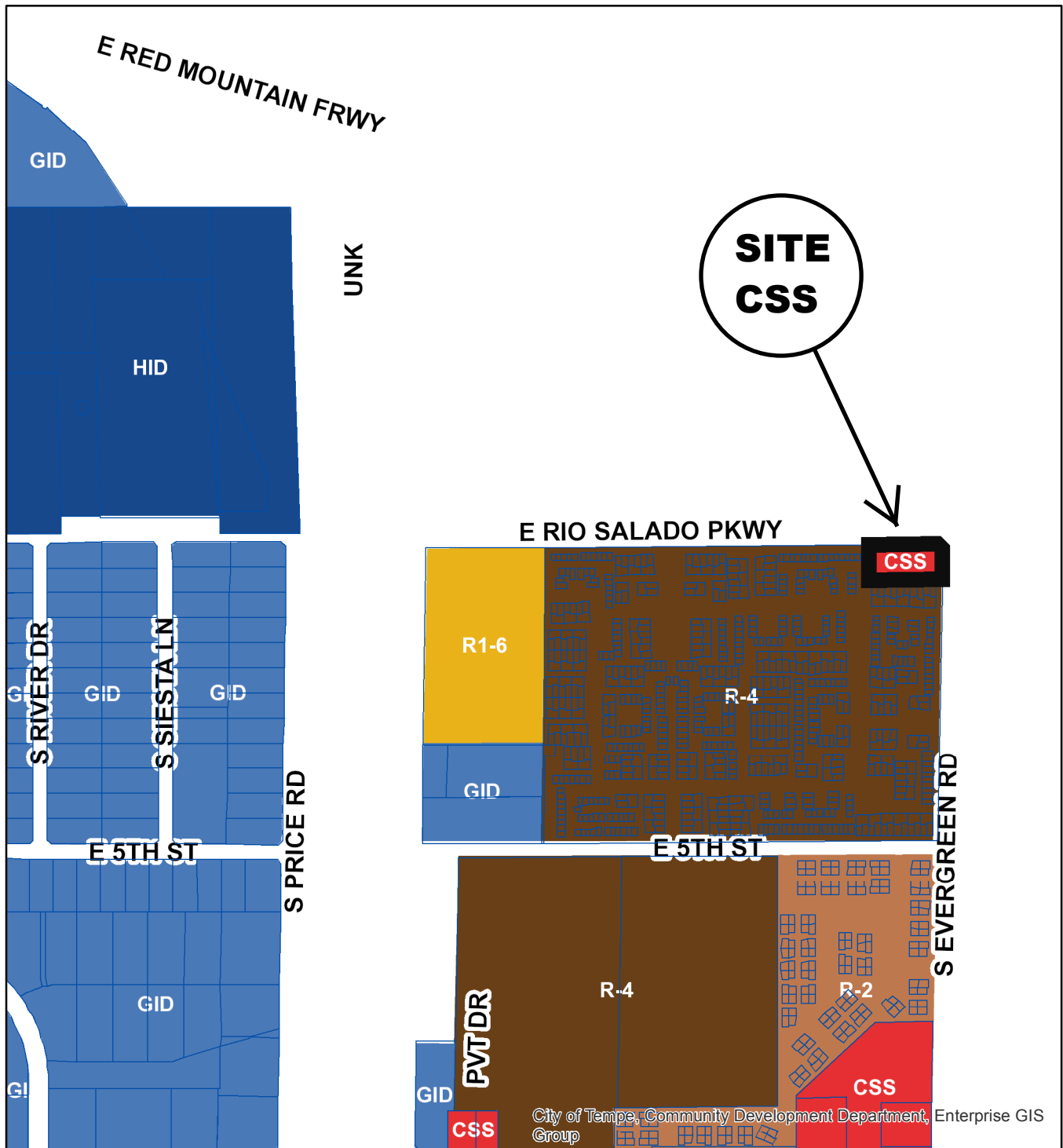
DEVELOPMENT PROJECT FILE
for
VLACHOS FAMILY ENTERPRISES
(PL190274)

ATTACHMENTS:

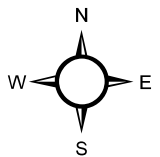
1. Location Map
2. Aerial
- 3-12. Letter of Explanation
13. Site Plan

Vlachos Family Enterprises

PL 190274



- | | | | |
|---|--|---|--|
|  | General Industrial District (GID) |  | Single-Family Residential (R1-6) |
|  | Heavy Industrial District (HID) |  | Multi-Family Residential (R-2) |
|  | Commercial Shopping and Services (CSS) |  | Multi-Family Residential General (R-4) |

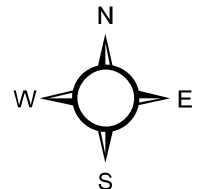


Vlachos Family Enterprises

PL 190274



Aerial Map



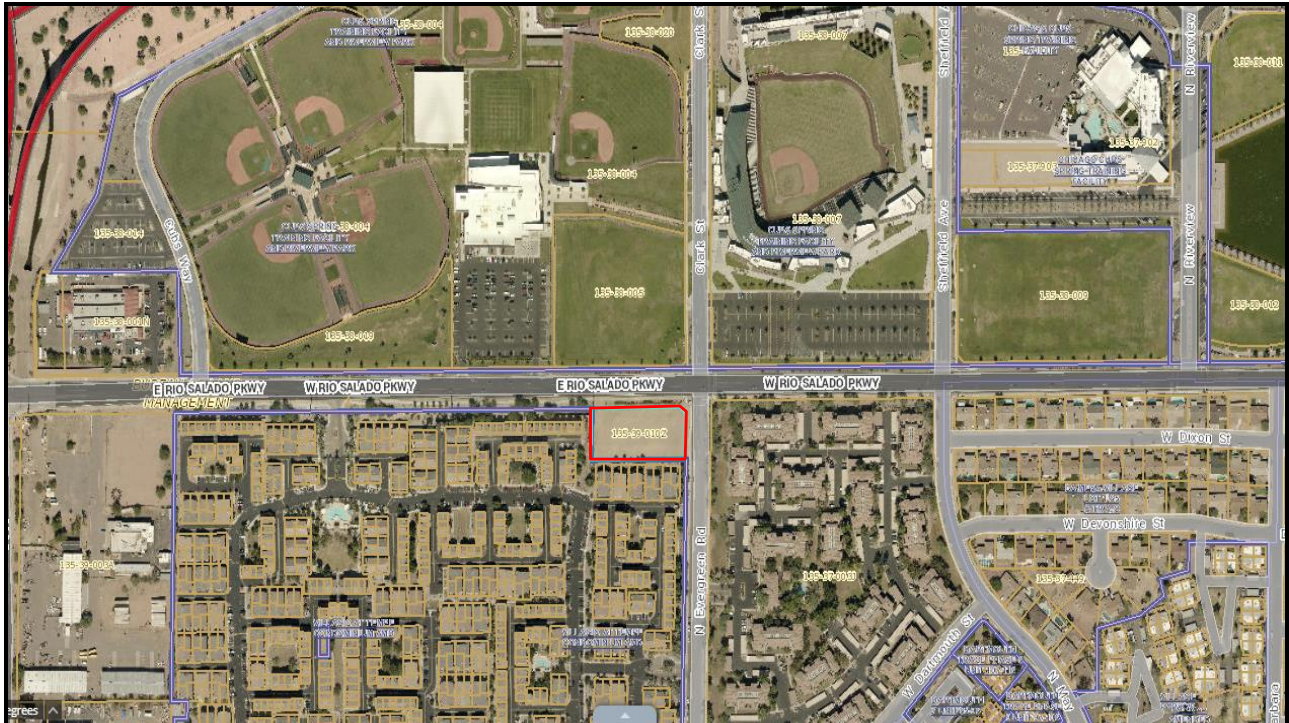
**Vlachos Family Enterprises
2525 East Rio Salado Parkway
Use Permit Letter of Explanation
November 18, 2019**

Project Summary and Request

Pew & Lake, PLC, on behalf of Vlachos Enterprises, LLC, hereby submits this Letter of Explanation and related documents in support of a request to the City of Tempe for the 1.02 acre parcel located at the southwest corner of Rio Salado Parkway and Evergreen Road. We are requesting a five-year extension of the Use Permit that was granted in 2015 to allow for the continued use of the property for surface parking.

Site Description

The site is located at the southwest corner of Rio Salado Parkway and Evergreen Road. It is shown in red in the graphic below and is known as Maricopa County Assessor Parcel Number 135-39-010U.



Also as shown in the graphic, the site is located directly south of the Chicago Cubs Spring Training Facility. The site is currently zoned Commercial Shopping and Services (CSS),

a zoning classification placed on the property at the request of the current property owner in 2015. The property is currently vacant, and the owner wishes to continue to use the site for as a temporary parking lot during the Chicago Cubs Spring Training Season and other events held throughout the year.

Adjacent Zoning Districts and Existing Uses

The site is currently zoned CSS and is designated in the General Plan 2040 as a Commercial land use. The surrounding uses and designations are shown below.

Direction	Current Zoning	General Plan 2040 Designation	Current Use
North	City of Mesa GC	n/a	Hotel, Spring Training Facility
South	City of Tempe R-4	Residential	Condominium
East	City of Mesa RM-4	n/a	Multifamily Residential
West	City of Tempe R-4	Residential	Condominium
Project Site	CSS	Commercial	Vacant

Background

The Vlachos family has owned this property in Tempe for nearly 30 years. When the Chicago Cubs Spring Training Facility opened in early in 2014, this previously unremarkable, remnant parcel quickly became a place in which fans who were attending the games wanted to park. The site provided for quicker and more convenient access to the stadium than the crowded parking lot across the street at the Cubs facility. The owner attempted to manage the parking taking place on this lot, but was informed at the time by City of Tempe officials that parking on the lot was not allowed since it was in a residentially zoned district. In order to allow for parking on the property, the owner rezoned the property from R1-6 to CSS (Ordinance No. 02015.09) and received a five-year Use Permit to allow a commercial parking facility (ZUP14167).

Compliance with Conditions of Approval

There were twenty-two (22) Conditions of Approval attached to the Use Permit granted in 2015. They are listed below in *italics* and the manner in which they have been met is shown in **bold** text.

General

1. *Approval of this Use Permit for a commercial parking facility shall be subject to the City Council approval of companion application Zoning Map Amendment ZON14011.*

The property was rezoned to Commercial Shopping and Services on February 26, 2015 with the approval of Ordinance 02015.09.

2. *Except as modified by conditions, development shall be in substantial conformance to the Use Permit Exhibit dated December 2014. Minor modifications may be reviewed through the plan check process of construction documents.*

Development has taken place in accordance with the Use Permit Exhibit dated December 2015. The bollard-and-chain fencing is in place, the decomposed granite has been applied and parking is striped during the Spring Training season according to the Use Permit Exhibit provided with the submittal documents.

3. *This Use Permit is valid for a period of five (5) years from the date of approval or January 27, 2019. Additional time may be granted by the decision-making body.*

The date of the Use Permit approval is February 26, 2015. Accordingly, the five-year period ends in 2020. Consequently, we are asking for approval of another five-year Use Permit.

4. *This Use Permit is valid during the months of March and April only to serve the overflow parking for Chicago Cubs spring training games. Parking on the property for other uses or events is prohibited. The site shall be posted with No Parking signs at all other times.*

Per the terms of the 2015 Use Permit, the property owner has only provided parking on the site during Spring Training Baseball games. With this application, the property owner is requesting that this condition of approval be removed to allow parking on the site for additional events at Sloan Park. Parking on the site is limited to 25 events in total, which includes all Spring Training games and 8 additional events per year.

5. *Parking lot operation shall correspond with spring training games. Parking may be available for up to three hours prior to and one hour following game endings. An employee shall remain on the property while parking is accessible.*

As noted above, the property owner is seeking to allow parking for other major events at Sloan Park. It is their intention to follow the parameters above for each of the events at which parking is provided.

6. *Refuse shall be collected and removed from the site at the close of business each day. Alternatively, if refuse will remain on the property overnight, the property owner shall contact Public Works Sanitation Division to develop a strategy for location container and collection.*

The property has been maintained in a neat and orderly fashion for the past five years.

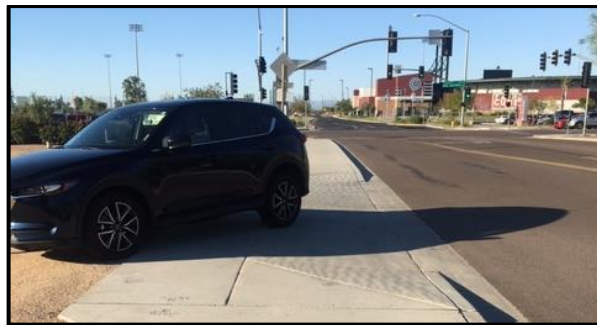
7. *If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in the termination of the Use Permit.*

The applicant has confirmed with the City of Tempe Code Compliance Department that there have been no complaints from neighbors or adjacent property owners regarding the surface parking lot in the last five years.

Site Plan

8. *A maximum of one entrance may be provided on Evergreen Road. This entrance shall be a minimum of 100 feet south of the Rio Salado right-of-way line, unless otherwise authorized by the Public Works, Transportation Division Deputy Director.*

As shown below, the single, permanent entrance on Evergreen Road has been installed per City of Tempe Engineering Standards.



9. *The parking lot shall be dustproofed with stabilized decomposed granite a minimum of four (4) inches in depth or asphalt millings. Provide a pre-emergence weed control application. Final dust control measure(s) shall comply with requirements for permit issuance by the Maricopa County Air Quality Department.*

As required, the entire parking lot has been dustproofed with decomposed granite and weed control has been applied.

10. Perimeter fencing a minimum three feet in height shall be provide along Evergreen Road and Rio Salado Parkway. Fence delineated area using: bollards and chains, wrought iron or tubular steel, or another material as approved by the Planning Division. Chain link fencing is prohibited.

As required, bollard and cable fencing has been provided along the Rio Salado and Evergreen frontages to prohibit parking at times other than those scheduled events at Sloan Park.

11. If provided, utility equipment boxes for this development shall be finished in a neutral color (subject to utility provided approval) that complements the coloring of the perimeter walls.

There are no utility boxes on the site.

12. If provided, exterior freestanding reduced pressure and double check backflow assemblies shall be placed in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

As shown below, the backflow prevention device on the property has been installed in a lockable cage and is nested within the landscaping along Rio Salado Parkway.



Engineering

13. An Improvement Plan is required for any paving/concrete work in the right-of-way.

An improvement Plan was used in the development of this property and all improvements were inspected by the City of Tempe.

Lighting

14. Temporary parking approved through this Use Permit will not require conformance with lighting levels as outlined in Zoning and Development Code Chapter 8- Lighting.

Noted.

15. Any use of temporary lighting (lights and generators on wheels) shall comply with Zoning and Development Code. Permanent lighting shall require an electrical permit through the Development Services Division.

Noted.

Landscape

16. Trees shall be provided with spacing 30' on-center along the west and south property lines. Recommended tree types include: Indian Rosewood (Sissoo), Palo Verde, Chinese Elm, and Arizona Ash. Tree type shall be approved by the Community Development Department.

For the past five years, the applicant has placed the required trees in 36" boxes on the west and south property lines during Spring Training season. Maintenance of the trees has been difficult, and they have provided no meaningful buffer to the adjacent residences. Due to the difficulty in maintaining the trees, coupled with the lack of complaint history on this property, the owner is requesting removal of this condition.

17. Trees shall be planted with minimum spacing of 30' on-center along Rio Salado Parkway. Tree size shall be a minimum 1.5" caliper and minimum 36" box size. Tree type shall be approved by the Community Development Department and consistent with other street frontage trees along Rio Salado.

The required landscaping along Rio Salado has been installed and maintained for the past five years.

18. A revised landscape plan that complies with the conditions of approval shall be submitted to the Community Development Department.

This condition was met prior to the use that commenced in 2015.

19. If providing irrigation:

- a. *Provide dedicated landscape water meter.*
- b. *Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distributions system.*
- c. *Locate valve controller in a vandal resistant housing.*
- d. *Hardwire power source to controller (a receptacle connection is not allowed).*
- e. *Controller valve wire may not be exposed.*

Irrigation provided along Rio Salado has been installed to the above specifications.

20. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

This condition was met prior to the use that commenced in 2015.

21. Top dress planting areas with a rock or decomposed granite application. Provide rock or composed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

This condition was met prior to the use that commenced in 2015.

22. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

This condition was met prior to the use that commenced in 2015.

Additionally, Conditions of Approval were attached to the Zoning Map Amendment (Ordinance No. 02015.09) approval that required:

- 1. *A Building or engineering permit to be made on or before two years from the date of approval.*

The property owner has been unable to attract any purchaser for the development of this property. The size and location of this property make it suitable for an interim commercial use, but preclude many conventional commercial uses that occur in the PCC-1 zoning district. Consequently, the property owner is seeking the extension of the use permit for the surface parking lot.

2. *A signed Prop. 207 Waiver submitted to the Community Development Department no later than 30 days after City Council approval.*

A Prop. 207 Waiver was signed by the Property Owner on January 28, 2015 and has been provided to City staff.

3. *Dedication of additional right-of-way on Rio Salado Parkway to provide for a total of half-street width of 65 feet.*

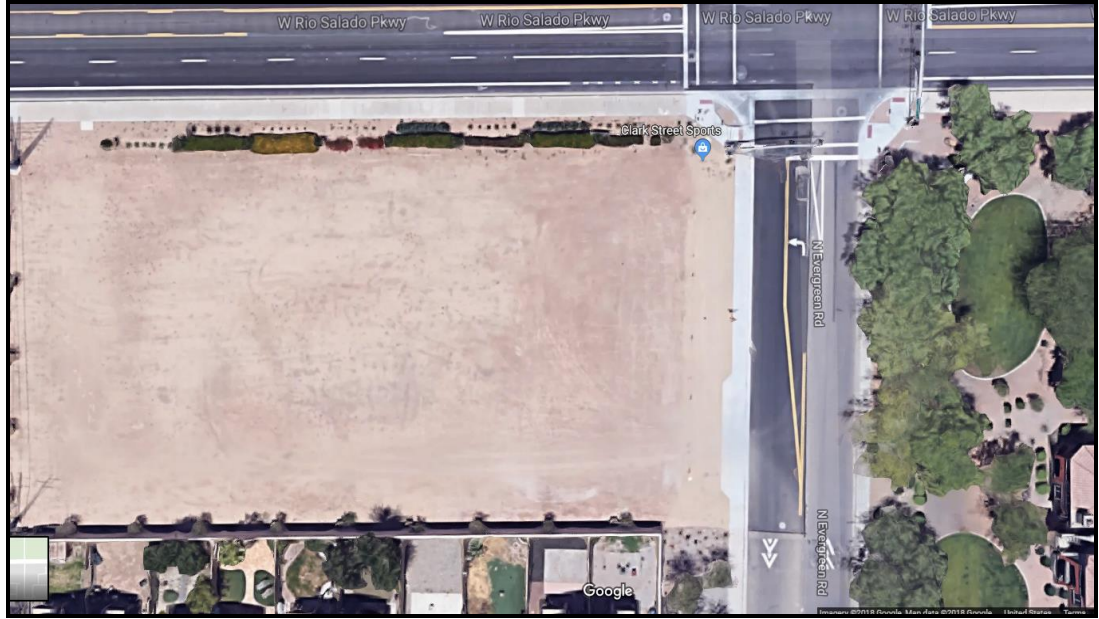
Dedication of the requested right-of-way on Rio Salado Parkway was recorded on June 15, 2015 as instrument 2015-0423527 as found in the Maricopa County Recorder's office.

4. *Dedication of additional right-of-way on Evergreen Road to provide for a total half-street width of 40 feet.*

5. **Dedication of the requested right-of-way on Evergreen Road was recorded on June 15, 2015 as instrument 2015-0423527 as found in the Maricopa County Recorder's Office.**

6. *Installation of half-street improvements including pavement, curb, gutter and sidewalk on Evergreen Road within one year of City Council approval.*

As shown in the graphic below, pavement, curb, gutter and sidewalk have been installed adjacent to the property.



7. *Installation of streetlights and undergrounding of utilities with the future development of the property.*

It is understood by the property owner that upon the commercial development of the property, utilities will be undergrounded or a waiver of such will be obtained.

Evaluation of Use Permit Criteria

The Use Permit Criteria outlined in Section 6-308 of the City of Tempe Zoning and Development Code is shown below in **bold** text, and the manner in which this continued use meets those criteria is shown in *italics*.

1. **The use will not create a significant increase in vehicular or pedestrian traffic in adjacent areas.**

This use has not created a significant increase in vehicular or pedestrian traffic. The traffic in this area, both vehicular and pedestrian, is largely created by the Spring Training facility. This small parking lot does not create additional traffic, but rather provides an opportunity for orderly and supervised parking on the site. Parking on this site has been factored into the traffic control plan implemented by the City of Mesa for each spring training game. Support for this application has been provided by Ms. Sabine Ellis, Traffic Engineer for the City of Mesa.

- 2. The use will not create a nuisance due to odor, dust, gas, noise, vibration, smoke, heat or glare exceeding that of ambient conditions.**

The parking use on this property does not create a nuisance due to any of the above elements. City of Tempe Code Compliance Division has verified that there have been no complaints from adjacent property owners in the last five years.

- 3. The use will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City of Tempe.**

The use of this small property as a temporary parking lot has not contributed to the deterioration of the neighborhood. In fact, during high intensity uses at the Cubs facility, this small parking helps to contribute to the smooth and orderly traffic control in the immediate area

- 4. The use will be compatible with existing surrounding structures and uses.**

Parking at this site complements the activity that takes at the Cubs Spring Training facility. When that facility hosts the Chicago Cubs for home games, the use of this property as a temporary parking allows for the orderly entrance to and exit from this site. For the balance of the year, the improvements to the site provide for a unified streetscape along Rio Salado Parkway.

- 5. The use will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.**

The property owner has demonstrated an ability to closely supervise the behavior of those individuals who choose to park in this location. There has been no nuisance to the public created from this use.

Summary

This request, if approved, will provide for the continuation of an organized use of the vacant parcel while the property owner is pursuing the ultimate development of the property. It will allow the property owner to supervise and manage the parking at this site during no more than 25 events at Sloan Park, while complying with the City of Tempe use and development standards. It will also provide for the continuation of a use which is consistent with the Commercial General Plan designation on this property. The applicant, on behalf of the owner, respectfully requests approval of this Use Permit extension.

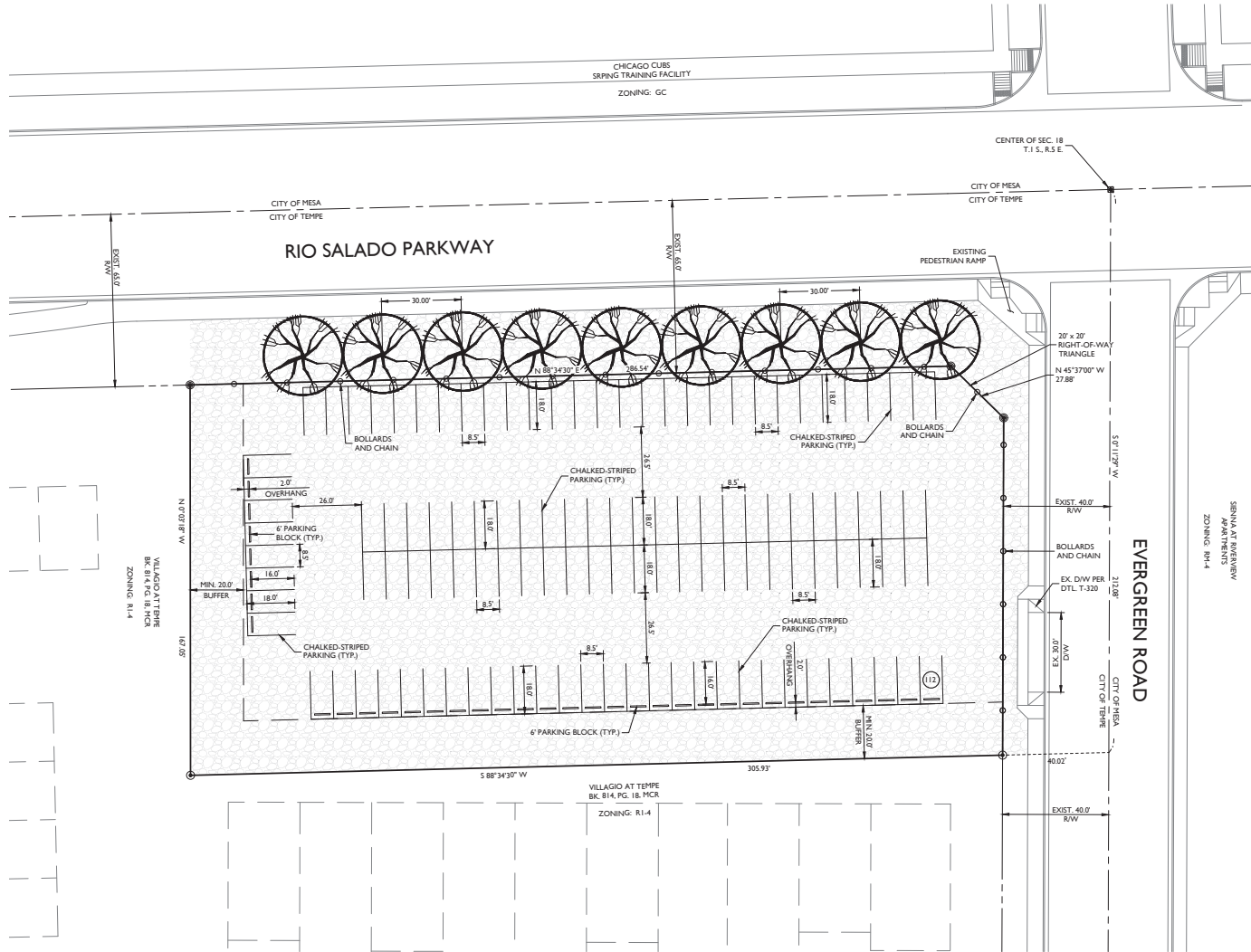
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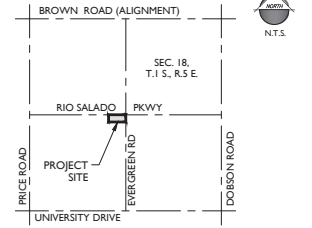
dhughes

USE PERMIT EXHIBIT FOR RIO SALADO & EVERGREEN PARKING LOT

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 18,
T.1 S., R.5 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
VLACHOS FAMILY ENTERPRISES
140 N. CENTER STREET
MESA, AZ 85201

CONSULTANT:
FEW & LAKE, P.C.
1744 S. VILVISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: (480) 461-4670
FAX: (480) 461-4676
CONTACT: W. RALPH FEW

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOSH HANNON /
BRYAN KITCHEN, P.E.

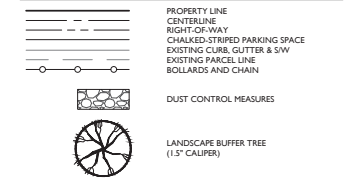
PROJECT DATA

ASSESSOR PARCEL NO.: 135-39-010J
CURRENT LAND USE: VACANT / UNDEVELOPED
PROPOSED LAND USE: VACANT / TEMPORARY PARKING
EXISTING GENERAL PLAN: COMMERCIAL
EXISTING ZONING: CSS (COMMERCIAL SHOPPING AND SERVICES)

NET AREA: +/- 1.03 ACRES
(EXCLUDING RIO SALADO PKWY & EVERGREEN ROAD R/W)

PARKING SPACE DIMENSIONS: 8.5' X 18'
NO. OF SPACES: 112 SPACES

LEGEND



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 F:480.503.2258
www.epsgrp.com



Rio Salado & Evergreen Parking Lot
Use Permit Exhibit

Project

Revisions:

NO.	DATE	DESCRIPTION

Design: DCH
 Drawn by: DCH

Preliminary
 Not For
 Construction
 Or
 Recording

Job No.
15-148

SP01

Sheet No.
1 of 1