Planning Commission
Staff Report
Minor Project Plan Approval
Administrative Hearing
Approval Date: February 18, 2015

ITEM 1
Michael Raymond, agent for The Church of Jesus Christ of Latter-Day Saints, requests Minor Project Plan approval for a parking lot expansion of 0.193 acres for the existing church’s parking lot, located at approximately 135 South 100 East, in the Residential Conservation (RC) Zone. Maeser Neighborhood 14-0019MPPA

Applicant: Michael Raymond
Staff Coordinator: Dustin Wright
Property Owner: LDS Church
Parcel ID#: 50190008, 50190007, 50190020, 50190004, 50190005, 50190011, 50190019
Current Zone: RC
Proposed Zone: N/A
General Plan Designation: Residential
Acreage: 0.193
Number of Properties: 7
Number of Lots: Will combine to one lot
Total Building Square Feet: N/A
Development Agreement Proffered: No
Council Action Required: No

Alternative Actions:
1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is March 4, 2015, 5:00 p.m.*

2. **Deny** the requested Project Plan. *This action would not be consistent with the recommendations of the Staff Report and the hearing officer should state new findings.*

**Current Legal Use:**
Properties are in the RC zone and were used as residential.

**Relevant History:**
Homes have been demolished in preparation for parking lot expansion and will be combined into one parcel with the church property.

**Neighborhood Issues:**
No issues have been made known to staff.

**Summary of Key Issues:**
- Temporary parking on adjacent lot CUP
- Remaining CRC items
- Combining parcels into one parcel for religious assembly

**Staff Recommendation:**
Approve the request for a parking lot expansion for the existing parking lot, with **conditions**. Staff has provided recommended conditions of approval in the event that the hearing officer approves the MPPA.
OVERVIEW

The applicant is seeking approval to expand the existing parking lot of the church by approximately 0.193 acres. There were two properties that have been acquired by the church and they desire to use them to expand the parking lot. The site is located at approximately 135 South 100 East, in the Residential Conservation (RC) Zone.

FINDINGS OF FACT

1. Prior to April 2, 2002 the property was zoned R2 which allowed religious services as a conditional use.
2. This would be an expansion of the same use.
3. Parcels will need to be combined with the church parcel.

STAFF ANALYSIS

1. Remaining CRC items will need to be resolved.
2. Occupancy will not be granted until bonding is paid parcels are combined and plat is recorded.

STAFF RECOMMENDATION

Staff recommends that the proposed project be approved with the conditions outlined below.

RECOMMENDED CONDITIONS OF APPROVAL

1. All remaining CRC items are resolved and they give final approval.
2. The property is not allowed to be used for parking until it has been combined into one parcel with the church and recorded.

ATTACHMENTS

1. Site plan