

AGENDA ITEM: 2.

DATE: 2-17-09

STAFF REPORT

CONDITIONAL USE PERMIT NO. 80-24 Amended-3

DATE: February 17, 2009

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Greek Orthodox Church of St. Constantine

LOCATION: 43404 N. 30th Street West (3.2 acres generally located at the northeast corner of 30th Street West and Avenue K-4).

REQUEST:

1. Review the operation of the Hellenic Center in accordance with Condition No. 20 approved by the Planning Commission on September 17, 2007;
2. Consider the applicant's request to develop an additional parking area of 60 parking spaces to provide a total of 174 off-street parking spaces on the site to serve the church and existing Hellenic Center

RECOMMENDATION: Continue the hearing to the March 16, 2009, regular meeting of the Planning Commission.

BACKGROUND: Since the November 17, 2008, meeting, there has been on-going dialog between the applicant's representatives, area residents, and City staff. These sessions have been productive in providing better lines of communication and have allowed the various parties to state their needs and concerns. However, at this point, staff does not believe there is a shared consensus between the applicant and the neighborhood regarding the operation of the Hellenic Center. In particular, disagreements remain regarding the effects of various events on the area and the proper approach to deal with those concerns. In addition, there remain some physical improvement issues (particularly lighting) to be remedied, although staff believes that there is more of a shared understanding regarding these issues than the operational issues.

PC Staff Report
Conditional Use Permit No. 80-24 Am-3
February 17, 2009
Page 2

Staff has met separately on several occasions with some of the area residents and with the representatives of the applicant. Based on the information obtained from these meetings, staff is in the process of preparing several potential conditions regarding the operation of the facility. However, staff has not yet had time to finalize these conditions or discuss them with any of the affected parties. Continuance of the matter for 30 days would provide this opportunity.

Respectfully submitted,

Brian S. Ludicke, Planning Director

cc: Applicant
Engineer