**ZONING INTERPRETATION RECORD**

Subject of Interpretation:

| Requirements for an Administrative Use Permit |

Zoning Ordinance Section Number:

| 11-32-3(A); 11-32-3(C) |

Title of Section:

| Required Parking Spaces By Use; Maximum Parking Spaces |

Cause for Interpretation:

| The applicant requested an Administrative Use Permit to allow more surface parking than the maximum standard for a proposed church. |

Interpretation:

| Based on Table 11-32-3(A) of the Mesa Zoning Ordinance, the Institute is classified as a “place of worship”, which requires a minimum of 77 standard parking spaces, shall have a maximum 125% of the minimum required, which is 97 spaces. The project is proposed to have a total of 288 parking spaces provided on the site, which is approximately 3-times the maximum.  

Zoning Code Section 11-32-3(C) allows for projects to provide more surface parking than the maximum standard when additional landscaping is installed, subject to final approval of an Administrative Use Permit by the Zoning Administrator. The staff reviewed the project and found that it is in conformance with the intent of the City of Mesa Zoning Ordinance. The proposed project will serve as a multi-use building with classes for students during the week and church services on the weekend. During the week, the parking spaces will serve an estimated 200 or so students that will utilize the Institute not only for classes there, but also attend but also to study and recreate. These same students will leave their cars parked here while they attend classes at the University. On the weekend the additional parking will be utilized to serve between 80-100 families per ward for three separate Wards.  

Staff has reviewed the application for the Administrative Use Permit and approves the proposal with the following conditions:  
1. Compliance with the documents submitted with the Administrative Use Permit request, with the following modifications.  
2. Additional landscape shall be required in compliance with Section 11-33-4 of the City If Mesa Zoning Code to address the number of parking spaces provided in this project that exceed the maximum allowed by City of Mesa Zoning Code. Review and approval of landscape plan shall be required prior to issuance of building permit.  
3. Compliance with all applicable City of Mesa Development Codes and Regulations. |