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MEMORANDUM

MAY 21, 2015

To: City of Grand Prairie
Attn: Development Review Committee
From: Craig Wilson, PE
Cc:

Project: 1814 Egyptian Way
Project No.: S150602

The owner of the subject property desires to expand on-site parking to accommodate patrons attending worship services on a weekly basis. Attendance has grown to a point where existing parking facilities are not capable of handling the amount of traffic encountered during worship times.

The owner wishes to appeal the DRC comment pertaining to the 30-foot parking buffer along SH 161. The specific location and layout of the proposed parking lot adjacent to SH 161 frontage road was chosen as the best place to provide immediate access to the worship area on the campus. Entering the site from Egyptian Way, visitors drive over a hill and down toward the buildings. This topography, in a sense, places a southern boundary for the limits of expanded parking in the desired area. Also, the owner did not want to place concrete parking over the utility lines providing services to the campus, thus creating a northern boundary for proposed parking. Placing parking beyond the service lines to the north was considered undesirable due to the length patrons would have to walk to the building. Designing within the wishes of the owner and for a desired quantity of additional parking, the current layout was developed and submitted to the city for approval.

We ask the city to consider the existing topography along SH 161 frontage road as traveled from Egyptian Way to the north. The frontage road is considerably lower than the subject property and drivers are not able to see into the subject property until a point beyond the proposed parking lot. Given this, a 30-foot buffer would provide no additional aesthetic relief for anyone looking into the subject property. The owner will also install a landscape buffer, following the city's landscape guidelines, to screen view of vehicles parked in the new lot. With all of these items considered, we believe this appeal should be granted.

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Thank you for giving this issue your consideration.

MAY 26 2015

PLANNING DEPARTMENT