



provides a lobby area, an office, two storage areas, and a meeting room. The applicant has occasional agents working at the site; however, not all of the agents will be at the site at any one point in time. The offices are not open to the general public.

Three parking stalls are provided on-site via a carport, with an additional three parking spaces provided on Chicago Street. The hours of the site will vary as the owner and two other employees occasionally visit the site. General hours are between 9 a.m. to 5 p.m., Monday through Friday. Since the initial Use Permit approval a number of enhancements have been made to the site including: the updating of landscaping, a paint job to the structure, and a paver driveway that provides access onto both Dobson Road and Chicago Street.

The RCP was established in 1989 to allow single-family homes the opportunity to allow small offices to operate within a residential zoning district with the approval of a Use Permit. Such homes must have direct frontage or access to an arterial street and propose a business compatible with the existing neighborhood. Within the Policy, criteria were established to accommodate the conversion of homes into professional offices or like businesses. Such criteria include the requirement of an improved parking lot, preservation of front yard landscaping for the aesthetic streetscape setting of the home, and buffering from adjacent residences. The request meets the requirements of the RCP.

#### **DISCUSSION**

When residential homes are converted to businesses, there are a number of improvements that the conversion is to provide. In addition to meeting all applicable building code requirements, site parking and vehicular circulation is reviewed. At the time of the initial Use Permit request, concerns were expressed about how vehicles would exit the site onto Dobson Road; at that time only a single point of ingress/egress was provided. During the permitting process the applicant worked with Staff to have the driveway wrap around to Chicago Street, addressing the circulation concerns.

In addition, the RCP requires that parking be provided for each employee plus one space per 500 square feet of building area, thus requiring six parking stalls. The site is currently providing three on-site parking stalls and the ability to provide an additional three spaces on Chicago Street. During the initial review, concerns were expressed regarding the number of stalls provided and whether or not there were enough. Over the past year Staff has driven past the site a number of times and does not find any issue with the current parking provided. Additionally, Staff has not heard from any residents concerned with the use. Planning Commission and Staff continue to support the request, finding that the office use is in conformance with the RCP.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Thursday, April 21, 2011. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6    Opposed: 0    Absent: 1 (Veitch)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP11-0001 GOLD TRUST REALTY, subject to the following conditions:

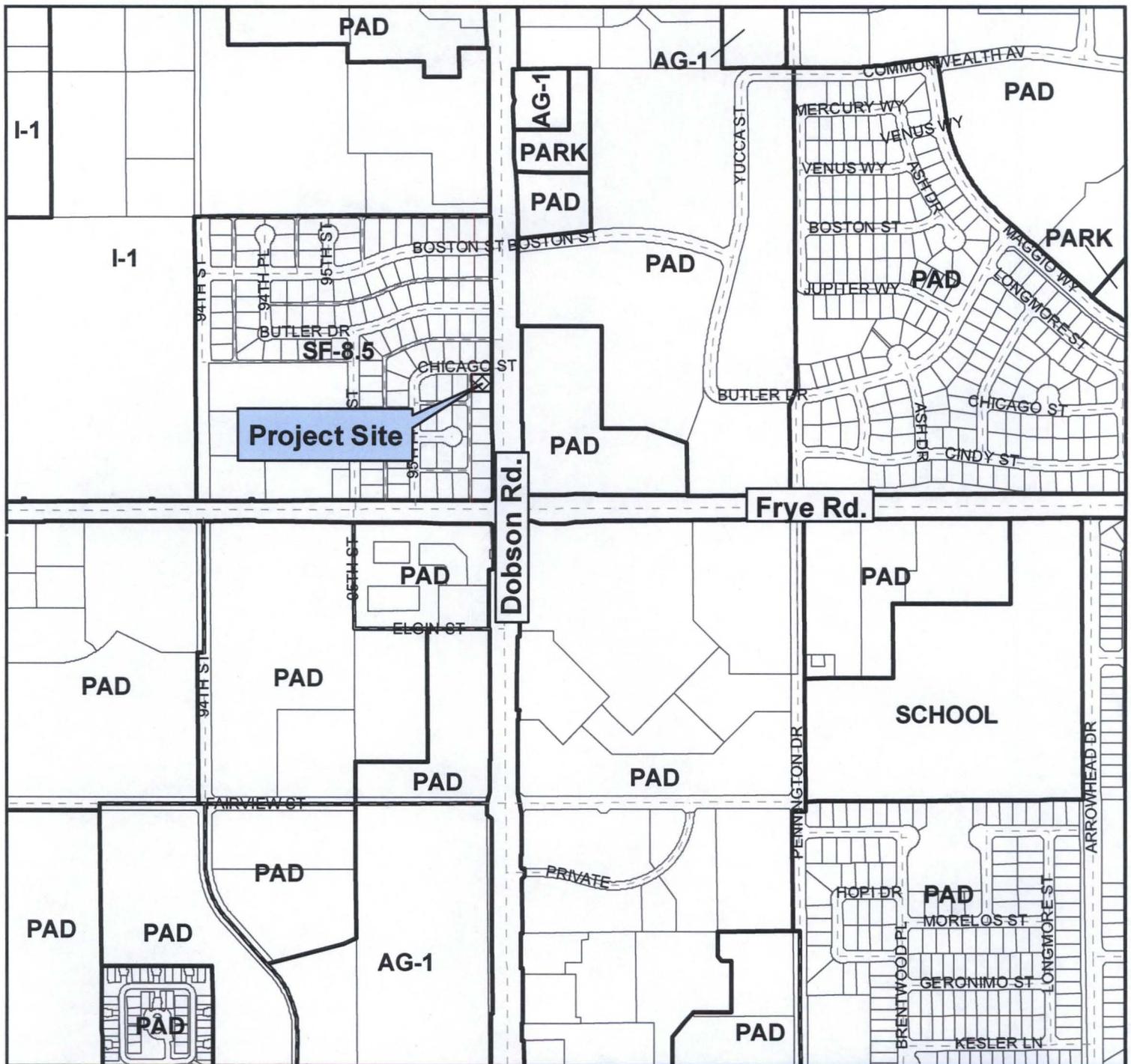
1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Any expansion or modifications beyond the approved exhibits shall void the Use Permit.
3. The Use Permit is non-transferable to any other location.
4. Increases in on-site employment over that represented (3), or the expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.
5. The site shall be maintained in a clean and orderly manner.
6. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

**PROPOSED MOTION**

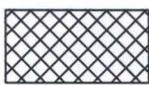
Move to approve ZUP11-0001 GOLD TRUST REALTY, Use Permit extension approval to allow the continued use of a residential home as a commercial business, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan



## Vicinity Map



ZUP11-0001

Gold Trust Realty





## Vicinity Map



ZUP11-0001

Gold Trust Realty

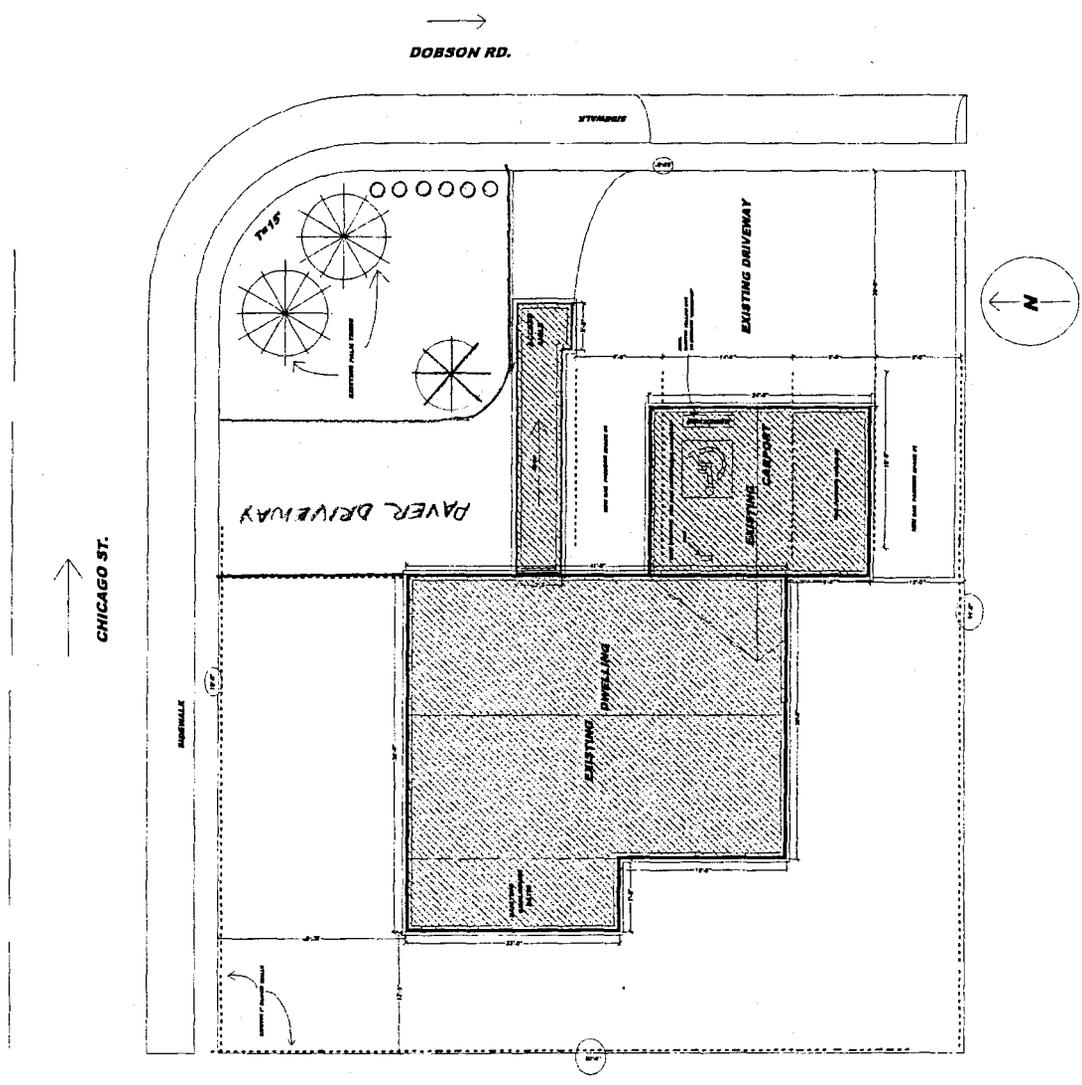


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Where Values Make The Difference

CITY OF CHANDLER 1/14/2011

GOLD TRUST REALTY  
JASON ZHANG  
200 SOUTH DOBSON ROAD  
CHANDLER, AZ 85226  
PARCEL# 303-64-034  
LOT# 7

SITE PLAN  
SCALE 1/8"=1'-0"  
01



SITE PLAN

