

#34

APR 26 2012



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MEMORANDUM

Transportation & Development – CC Memo No. 12-041

DATE: APRIL 6, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *[Signature]*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *[Signature]*
JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*
KEVIN MAYO, PLANNING MANAGER *[Signature]*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

SUBJECT: ZUP12-0001 BORNS OFFICES

Request: Use Permit approval for a time extension on the residential conversion for office use

Location: 348 W. Chandler Blvd.

Applicant: Fred and Margaret Borns

Project Info: Approximately a 1,946 square foot home converted to two-office suites for general office use

RECOMMENDATION

The application request is for a Use Permit time extension approval to allow for a residential conversion for general office use within a single-family residential home. Planning Commission and Planning Staff, finding consistency with the General Plan and the Residential Conversion Policy, recommend approval with conditions.

BACKGROUND

The subject site is located at the northeast corner of Chandler Boulevard and Nebraska Street fronting Chandler Boulevard. The property is adjacent to Chandler High School's parking lot and athletic fields to the east. The property is surrounded by single-family residential homes to the north and west. South, across Chandler Boulevard, is the San Marcos Golf Course. The house immediately west across Nebraska Street has Use Permit approval for an administrative

insurance and financial services office. In addition, along Chandler Boulevard there are several other residential homes that were converted to commercial businesses with Use Permits.

The property has been used as a single-family residence since 1944. The property was a rental home between 1989 and 2007. The property is a double-sized lot approximately 20,551 square feet in size. The 1,946 square foot single-family residence is located on the southern lot fronting Chandler Boulevard. There is a two-car carport east of the home. The northern portion of the property was not improved.

This request is to extend the existing Use Permit for general office uses. A Use Permit for the residential conversion to office use was granted by City Council in February 2009; however, the use never commenced within a one-year period thus the Use Permit expired. This property received re-approval of the Use Permit in 2010 to convert the home into two general offices with a two-year condition of approval and a maximum of seven employees. There are two general office spaces at this time and only one tenant space is occupied. There is a potential audio visual editing conversion company which functions like a general office interested in leasing the other office space.

The Residential Conversion Policy allows for one tenant/company for each 1,000 square feet of floor area with a maximum of three users. Based on the size of the home, only one tenant is permitted. The prior Use Permit approval granted a maximum of two tenants given the home exceeds 1,000 square feet of floor area requirement. Suite One is approximately 826 square feet in size. Suite Two is approximately 989 square feet in size. The entry vestibule is approximately 131 square feet in size. A single tenant can occupy the entire 1,900 square feet of usable floor area. Suite One accommodates a maximum of 4 full-time employees and Suite Two accommodates a maximum of 3 full-time employees. The office hours are 8 a.m. to 6 p.m. Monday through Friday, closed on weekends except by appointment.

Suite One includes three offices spaces, one break room, and one restroom. Suite Two includes one large office space and a break room. There is a second restroom in the entry vestibule available to both office suites. The most western Suite No. 2 is occupied by Pacific Biomedical, a wholesale physicians/surgeons equipment and supplies business. The potential AVE audio video editor company would locate into Suite 1.

The Residential Conversion Policy requires one parking space for each employee plus one parking space for each 500 square feet of floor area. Seven employees and a 1,964 square foot home (4 parking spaces) require a total of 11 parking spaces. The development provides 18 parking spaces including the two-car carport. The Michaels & Associates office immediately west of the site has approval through their Use Permit to utilize parking spaces on the Borns' property for an additional four parking spaces. Dedicating four of the 18 parking spaces for the adjacent residential conversion property does not affect the required parking provided on the Borns' property for the existing offices.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on February 21, 2012. No one attended other than the applicant.
- As of the writing of this memo, Staff has received no calls or letters of opposition to the request. One person contacted the applicant to convey support for the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and the Residential Conversion Policy, recommend approval of the Use Permit subject to the following conditions:

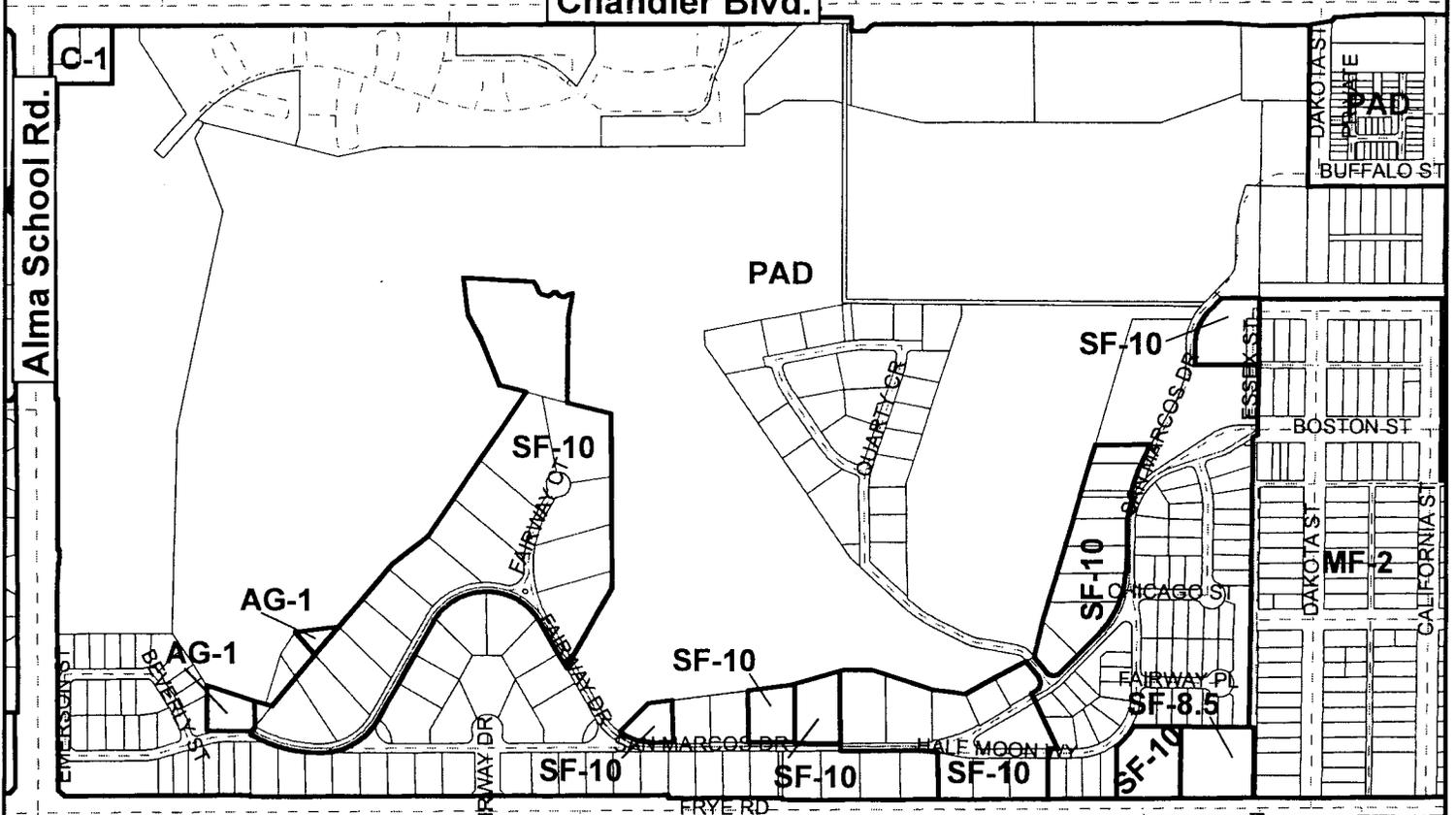
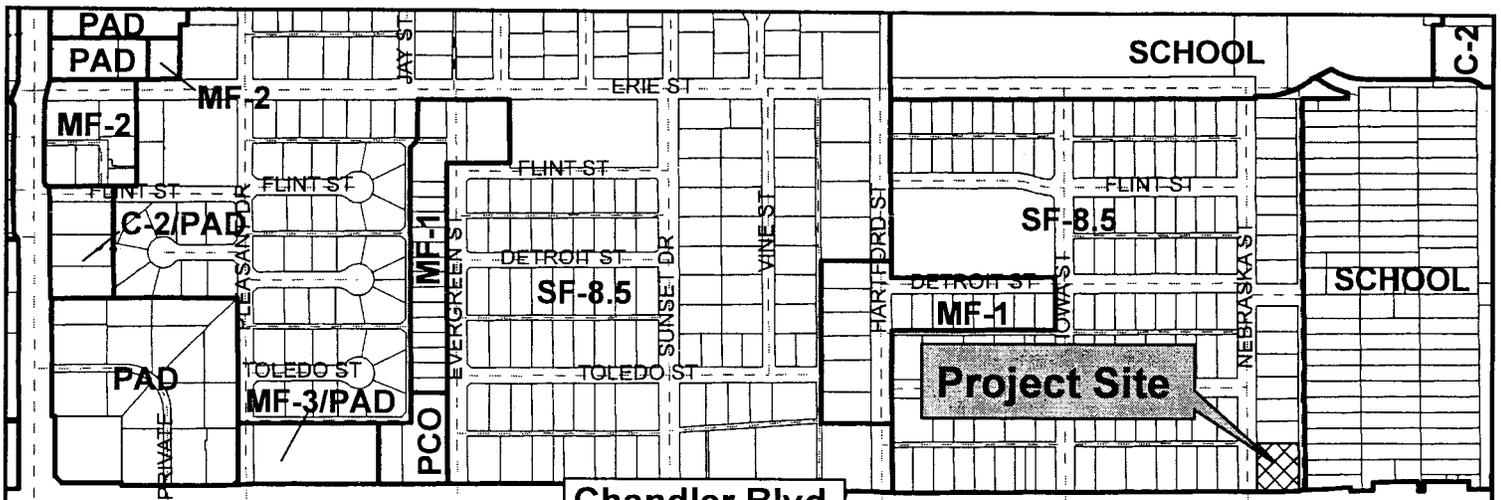
1. The Use Permit shall be effective for three (3) years from the date of Council approval. Use Permit extensions, for similar or greater time periods, shall be subject to re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (site plan, floor plan, building elevations) shall void the Use Permit and require new Use Permit application and approval by the City of Chandler.
3. The Use Permit is non-transferable to any other property.
4. Increases in on-site employment over that represented (7), or the expansion of the home to provide additional office space, shall require a new Use Permit application and approval by the City of Chandler.
5. The property shall be maintained in a clean and orderly manner.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting in accordance with City approved construction plans.

PROPOSED MOTION

Move to approve Use Permit case ZUP12-0001 BORNS OFFICES, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

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



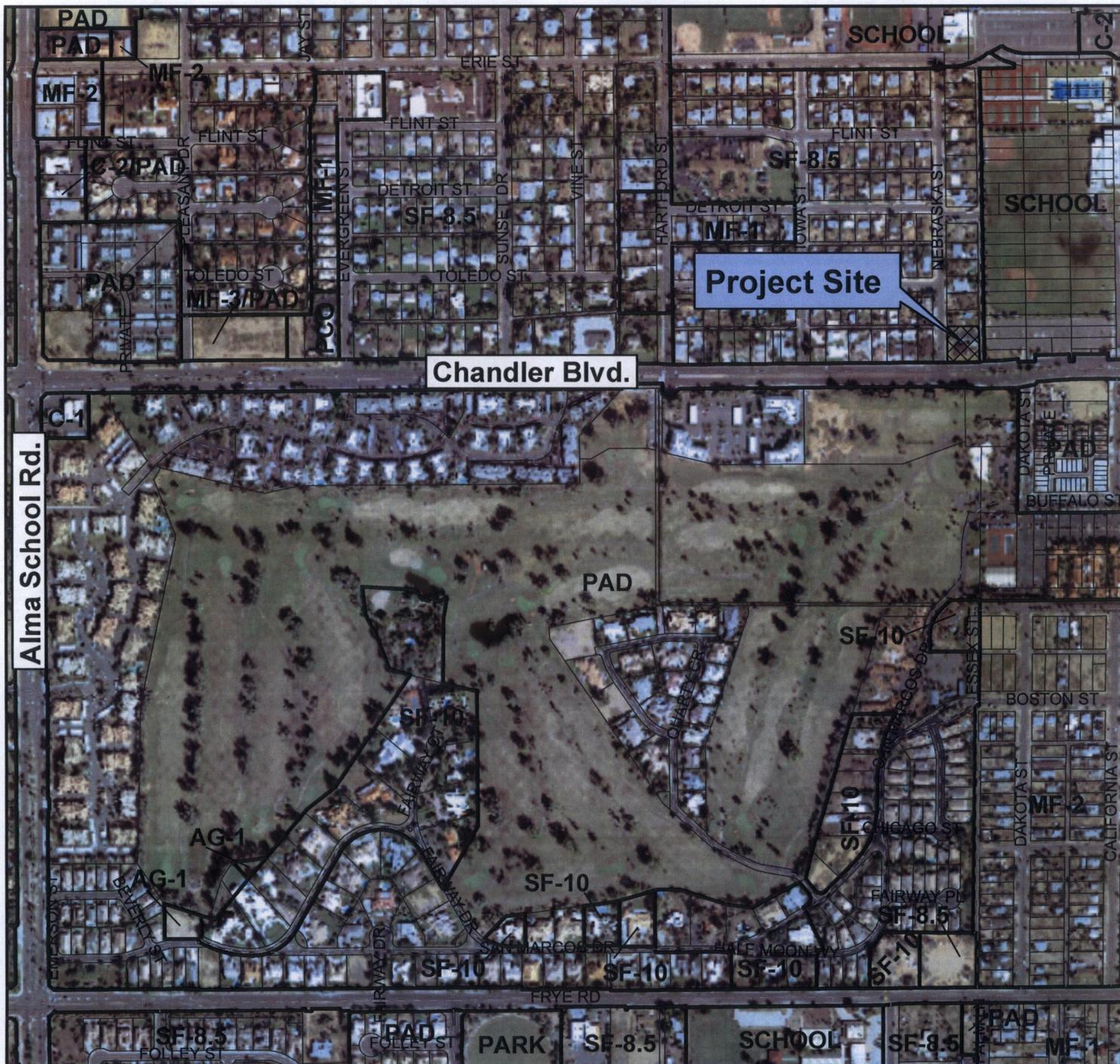
Vicinity Map

ZUP12-0001

Borns Offices

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Vicinity Map



ZUP12-0001

Borns Offices

March 28, 2012

Use Permit Renewal Request (ZUP12-0001)

Borns Offices

Fred and Margaret Borns

348 West Chandler Boulevard

Chandler, AZ 85224

The subject site is located at the northeast corner of Chandler Boulevard and Nebraska Street fronting Chandler Boulevard. The property is adjacent to Chandler High School's parking lot and athletic fields to the east. The property is surrounded by single-family residential homes to the north and west. South, across Chandler Boulevard, is the San Marcos Golf Course. The house immediately west across Nebraska Street has Use Permit approval for an administrative insurance and financial services office. In addition, along Chandler Boulevard there are five other residential homes that were converted to commercial businesses with Use Permits.

Historically, this property had been used as a single-family residence since 1944. The property was utilized as a rental home between 1989 and 2007 with the residence situated on a 20,551 square foot, double-sized lot facing Chandler Boulevard. The single-family residential structure is 1,946 square feet in size with a detached two-car carport positioned east of the home. Originally, the northern-half of the property was unimproved.

In 2010, the property received Use Permit approval for general offices and was conditioned with a one (1) year time limit. The owners are requesting re-approval of the Use Permit to continue allowing general offices on this property. The owners would like approval for at least three (3) years. The owners of the property completed a major building renovation converting the structure into two office suites. This renovation brought the building to ADA compliance. A parking lot was developed on the north lot containing 17 parking spaces, and one handicap parking space. The property was completely re-landscaped.

