



MEMORANDUM **Transportation & Development – CC Memo No. 13-072**

DATE: JUNE 27, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: ZUP12-0035 EVA’S MI AMORE

Request: Use Permit approval to continue the operation a wedding planning and bridal service office in a converted residence in the SF-8.5 Single Family Residence zoning district

Location: 598 W. Chandler Boulevard

Zoning: Single-Family Residential (SF-8.5)

Applicant: Eva Paez

The request was continued from the April 25, 2013, City Council meeting to allow the applicant additional time to address landscaping concerns identified by the Planning Commission such as weeds and a lack of landscape materials. Planning Staff met with the applicant and property owners on-site to discuss options and ongoing maintenance. The site’s flood-irrigation was removed some time ago and no irrigation system exists. All weeds have been removed and a heavy pre-emergent was applied. Six oleander bushes were planted along Hartford that, once mature, will act as a ‘green’ parking screen wall. A single oleander tree was planted along Chandler Boulevard, with a second oleander tree to be planted along Hartford Street at a later date once the City moves forward with the Hartford Street sidewalk project. Finally, annual flowers were planted in the building’s two front planter boxes.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to continue the operation of a wedding planning and bridal service office in a converted residence in the SF-8.5 Single Family Residence Zoning district on Chandler Boulevard for commercial use. Hours of operation are 8 a.m. to 5 p.m. Monday through Friday. Customers are by appointment only as referrals from a related retail business. The subject business involves primarily wedding planning and wedding dress/tuxedo alterations. The business has a total of three (3) employees. Only the business manager may be present every day.

The site is located at the northeast corner of Chandler Boulevard and Hartford Street. There is a brick marquee in the front yard where previous businesses had signage approved. The main 4-space parking lot is accessed via the paved alley off of Hartford Street. There is space for about two vehicles in the driveway accessed directly from Chandler Boulevard.

Previous Use Permits for the site were issued in 1993 to operate an administrative office center, in 1997, 1999, and 2004 to operate a tax and accounting office, in 2006 and 2008 to operate a real estate business, and in 2010 for a manufacturing company's corporate/sales office.

Most recently in October 2011, a Use Permit was approved for one year to operate Eva's Mi Amore with conditions specific to parking and site upkeep. This request is for an extension of that Use Permit for the continued operation of the business. Eva's Mi Amore has been in business since the 2011 approval at this location. Eva's operates the site by appointment only to meet with clients for bridal consulting, dress appointments, and wedding planning, as well as conduct administrative duties for the business.

The Residential Conversion Policy allows for the conversion of residences with frontage on arterial streets to business uses. Planning Staff finds the business to have a negligible effect on the neighborhood if continued to be operated as represented. The subject site has not operated as a single-family residence since 1993 and previous businesses have included both employee and customer traffic.

DISCUSSION

Planning Staff finds the retail/office and personal services business to be compatible with the surrounding neighborhood and serves as a land use transition from the arterial street to the existing residential development. Given that the site is located along Chandler Boulevard and in close proximity to Alma School and Arizona Avenue, this site is suitable for consideration of a Residential Conversion Policy Use Permit so long as it is compatible with the surrounding neighborhood, has minimal traffic, and remains low-intensity. Eva's Mi Amore has minimal traffic and is a quiet use. Eva's has been in business since 2011 and has demonstrated neighborhood compliance through limited hours, low traffic, and maintaining the site as residentially compatible to match the surrounding properties. During the process, Planning Staff has also received no opposition to the application.

Eva's Mi Amore has operated under the previous Use Permit for 1-year and is seeking an extension to continue the operation of the business at this site. Planning Staff recommends the

Use Permit include a three (3) year timing condition to allow for continued monitoring and ensure proper management of the site.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 25, 2013. No citizens attended.
- Staff received a call from the northern neighbor, Patti Serrano, who expressed concerns over the upkeep of the property landscaping.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

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

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of ZUP12-0035 EVA'S MI AMORE Use Permit, subject to the following conditions:

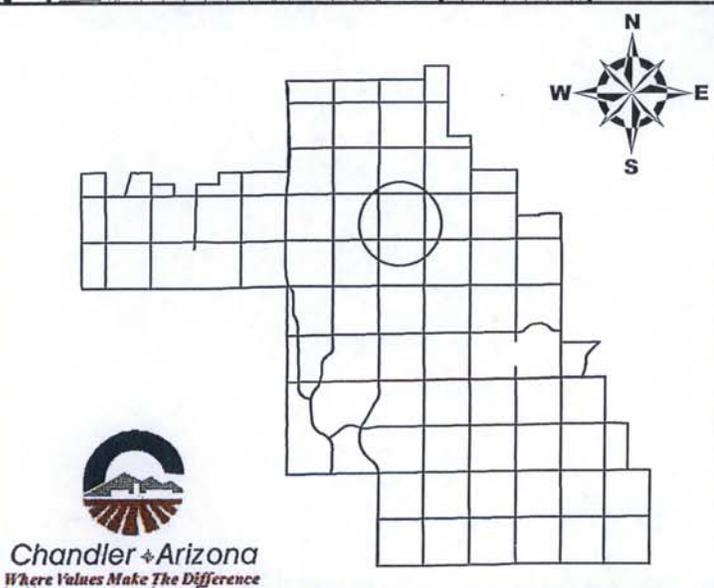
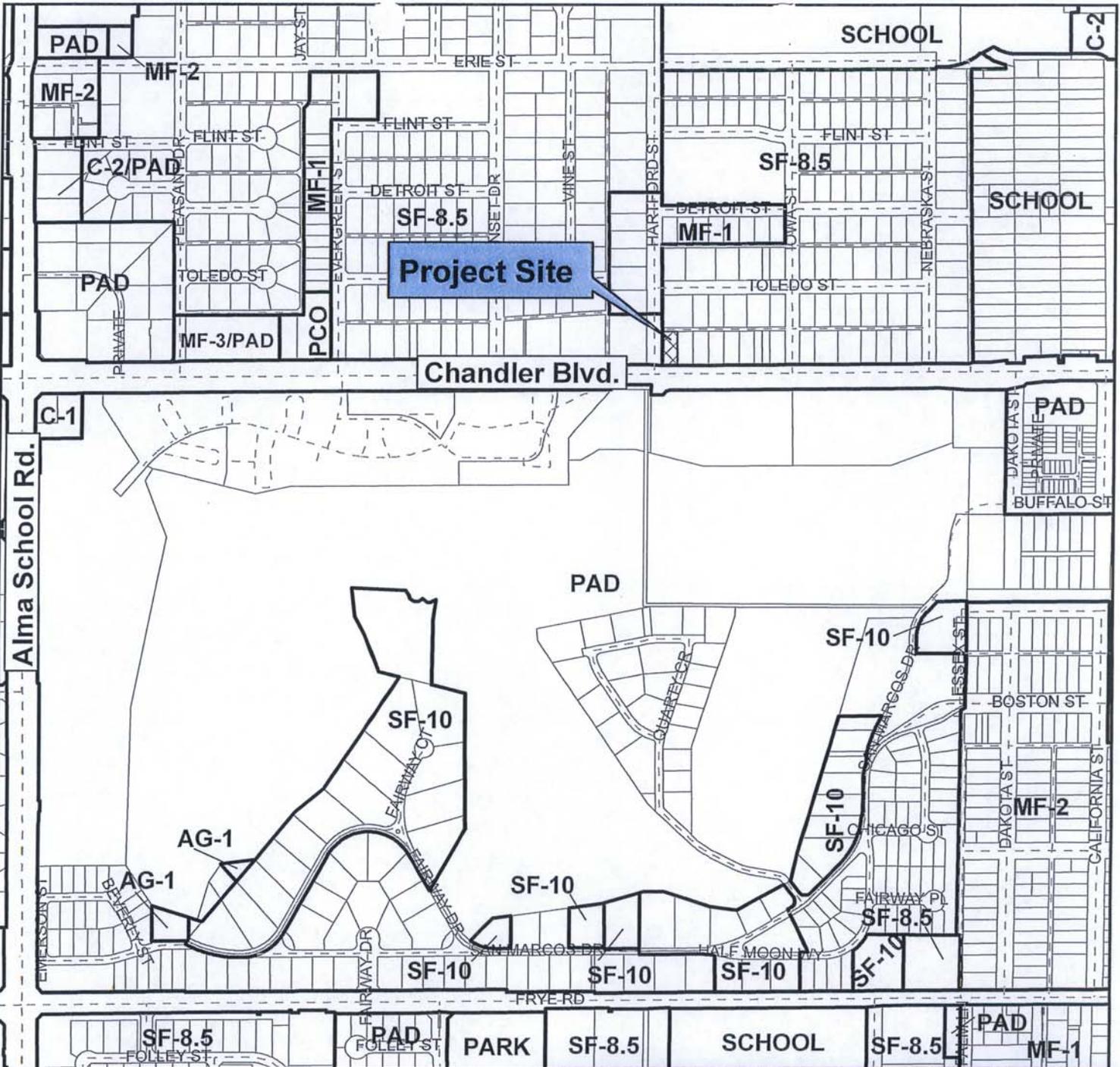
1. Substantial expansion or modification beyond the approved exhibits (Floor Plan, Narrative) shall void the Use Permit and require a new Use Permit application and approval.
2. There shall be no tandem parking in the designated parking spaces at the rear of the property.
3. Parking along Hartford Street is not permitted for either employees or clients.
4. Parking shall not be permitted in the front yard other than on the existing concrete driveway.
5. The site 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.
7. 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.

PROPOSED MOTION

Move to approve Use Permit ZUP12-0035 EVA'S MI AMORE subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

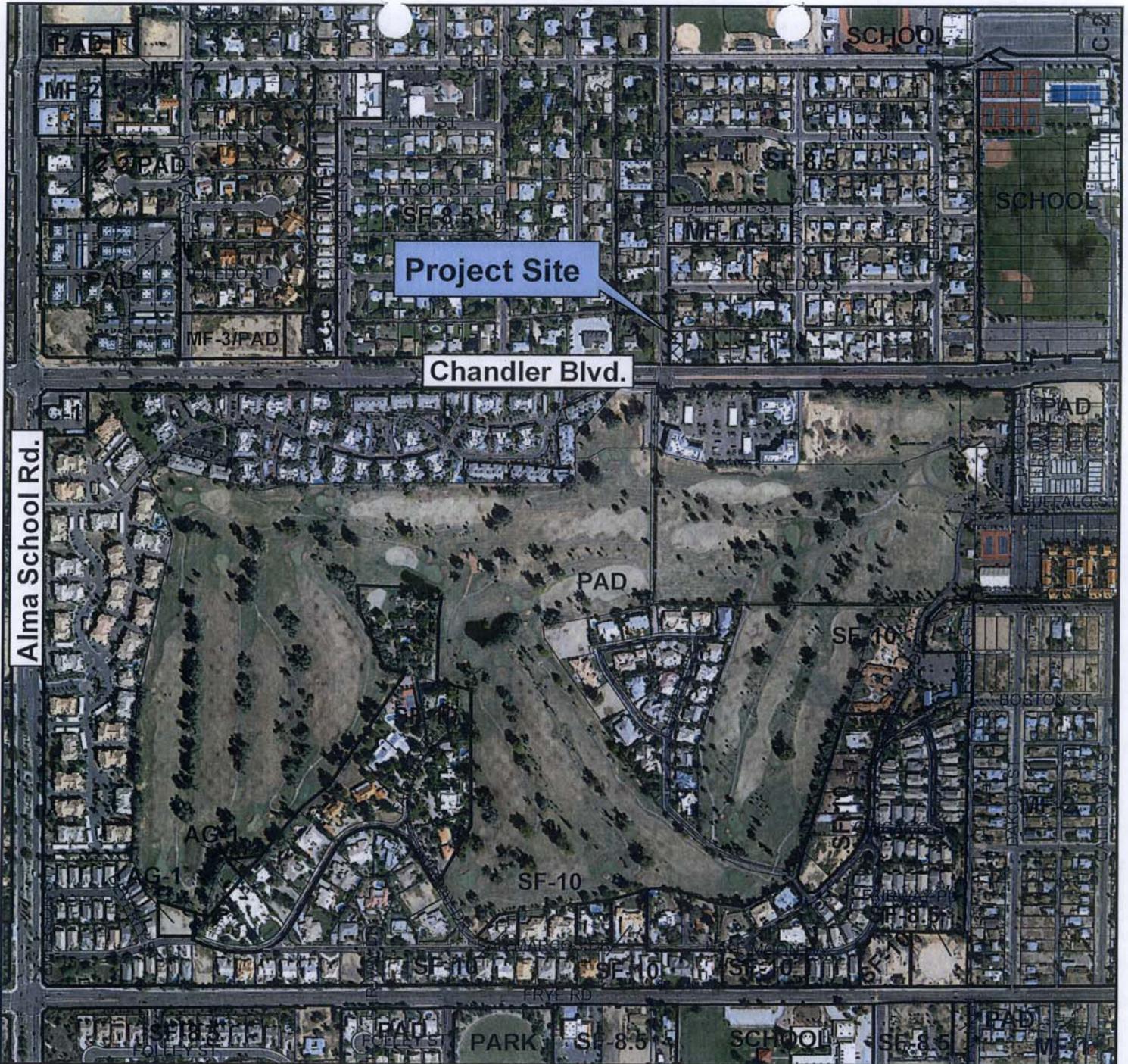
1. Vicinity Maps
2. Narrative
3. Aerial Map
4. Floor Plan
5. Updated site photographs



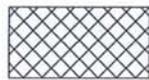
Vicinity Map


ZUP12-0035
Eva's Mi Amore

CITY OF CHANDLER 12/5/2012



Vicinity Map



ZUP12-0035

Eva's Mi Amore

Narrative

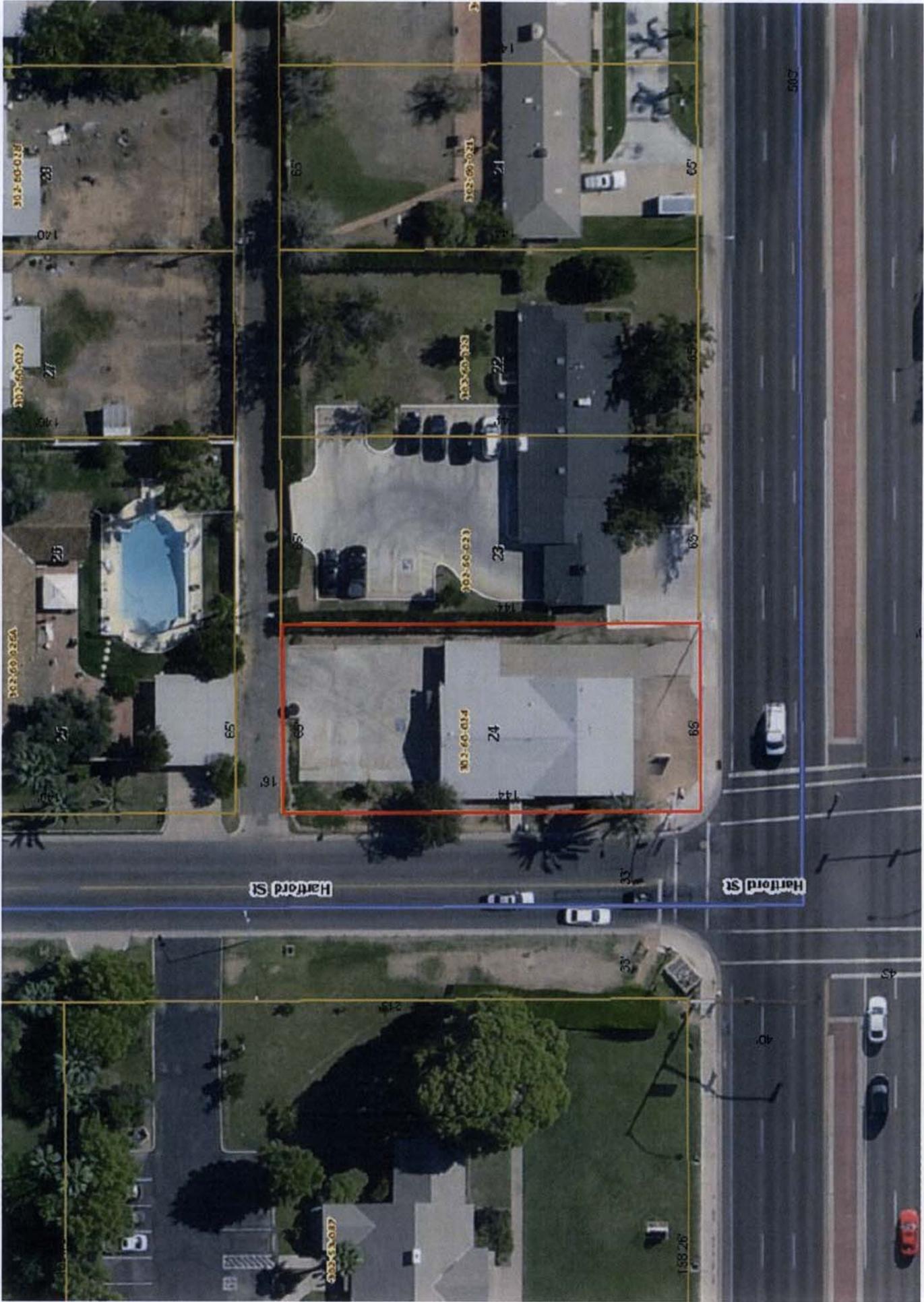
Eva's Mi Amore wishes to occupy the building at 598 W. Chandler Blvd as our Bridal corporate office. We are a full service bridal and wedding company branched from our main retail store on Arizona Ave. The location will be used solely as a meeting and planning office for bridal customers, by appointment only. The owner Eva Paez will be the only individual at the location regularly. Eva's Mi Amore is not a retail establishment. We will not experience regular foot traffic given that it will be used as our corporate office and is regulated by appointment only.

Hours of Operation:

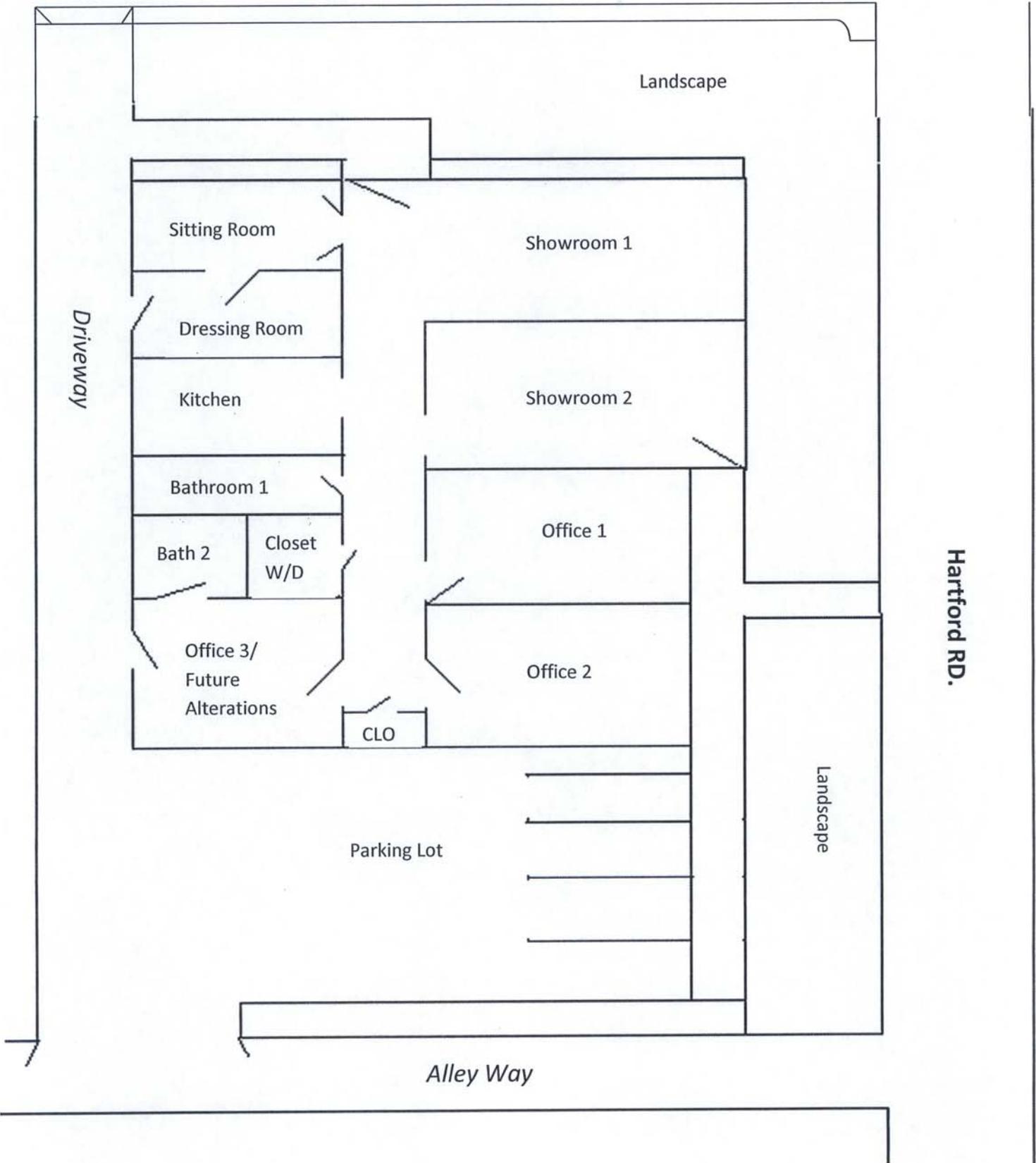
Corporate office hours: Monday through Friday 8:00am – 5:00pm

Customers: By appointment only

ZUP12-0035 AERIAL MAP



Chandler BLVD



Driveway

Sitting Room

Dressing Room

Kitchen

Bathroom 1

Bath 2

Closet
W/D

Office 3/
Future
Alterations

CLO

Showroom 1

Showroom 2

Office 1

Office 2

Parking Lot

Landscape

Landscape

Hartford RD.

Alley Way



