



MEMORANDUM

Planning Division – CC Memo No. 14-054

DATE: MAY 22, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: ZUP14-0003 THE PAMPERED PINKIE

Request: Use Permit approval to allow a beauty salon in a residential conversion property zoned SF-8.5

Location: 498 W. Chandler Blvd.

Applicant: Megan Wilcock

Project Info: Approximate 1,935 square foot home formerly converted to an office with living space; proposed beauty salon for hair, nail, and facial care

RECOMMENDATION

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

BACKGROUND

This property has a history of Use Permits to allow office use in the single-family residence. In May 1995, a Use Permit was approved to convert the home into an insurance office with a one year time limit and condition to allow only one tenant/business. A parking lot on the home's north side was constructed providing for twelve parking spaces. In January 1996, a Use Permit was approved for a second tenant to occupy the home. The zoning approval included conditions limiting the total number of employees and tenants/companies with a 3 year time limit. In February 1996, a Variance application was approved for a covered parking structure to encroach into the rear and side yard building setbacks. The parking structure was planned to extend across

six parking spaces on the north end of the parking lot; however, the structure was built to cover only three parking spaces. In March 2000, a Use Permit time extension was granted for 5 years to continue the office uses.

In January 2006, the insurance office use changed to a counseling office with the business owner residing in the home. The Use Permit was extended for 3 years allowing up to 24 clients per week by appointment only with no full-time employees, only a part-time office assistant. In June 2011, the Use Permit was renewed to allow a marketing office doing outbound sales calls with a 2 year time limit expiring in 2013. The Pampered Pinkie has purchased the property and intends to operate a beauty salon.

The beauty salon has been in business in Chandler for several years, most recently operating in downtown Chandler's "Wall Street" area. The salon offers hair, face, and nail services. Each service will occur in separate rooms with manicures/pedicures in the front living room and bedrooms converting to hair services and facial care. There is a small retail space for beauty related products and an employee lounge and kitchen.

The business will be open Tuesday 9 a.m. – 4 p.m., Wednesday and Thursday 9 a.m. – 7 p.m., Friday and Saturday 9 a.m. – 5 p.m., closed on Sunday and Monday. The business intends to have four employees. Currently, there is one hairstylist (the owner) and two nail technicians. There will be an esthetician or other stylist/technician.

Parking spaces on the site's north side is appropriate parking to accommodate employees and customers. During the week, employee hours and appointment times are staggered while weekends tend to have similar occupancy times.

Signage is not included with this request. Any monument sign or hanging placard sign as allowed for residential conversions is required to comply with residential conversion sign standards.

DISCUSSION

This property is one of several residential home conversions existing along Chandler Boulevard as well as a couple along Dobson Road and Alma School Road. While most conversions are office use, in the past two years there was a wedding planning and boutique business and a beauty salon residential conversion. These retail oriented businesses proved to be compatible uses with surrounding residential. Planning Staff finds the proposed beauty salon business to have a negligible effect on the neighborhood if operated as represented. The subject site has not operated as a single-family residence since 1995 and previous office businesses have included both employee and customer traffic.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 7, 2014. There was one attendee in support. The applicant and Planning Staff received a phone call in support.

- As of the writing of this memo, Planning Staff has received no calls or letters of opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

A resident who lives north of the site conveyed concerns about vehicles that may park along Iowa Street. She conveyed on occasion there are landscape company trucks or other vehicles parking in front of fire hydrants or too close to the Iowa Street and Chandler Boulevard intersection causing visibility problems. These vehicles are not necessarily related to the subject site.

RECOMMENDED ACTION

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

1. The Use Permit shall be effective for two (2) 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, narrative) 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, a maximum of four (4) or the expansion of the home to provide additional tenant/business space shall require Use Permit application and approval by the City of Chandler.
5. The property shall be maintained in a clean and orderly manner.
6. Use Permit approval does not constitute Final Development Plan approval such as building plan review and permits for the residential conversion; 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 Use Permit case ZUP14-0003 THE PAMPERED PINKIE, subject to the conditions recommended Planning Commission and Planning Staff.

Attachments

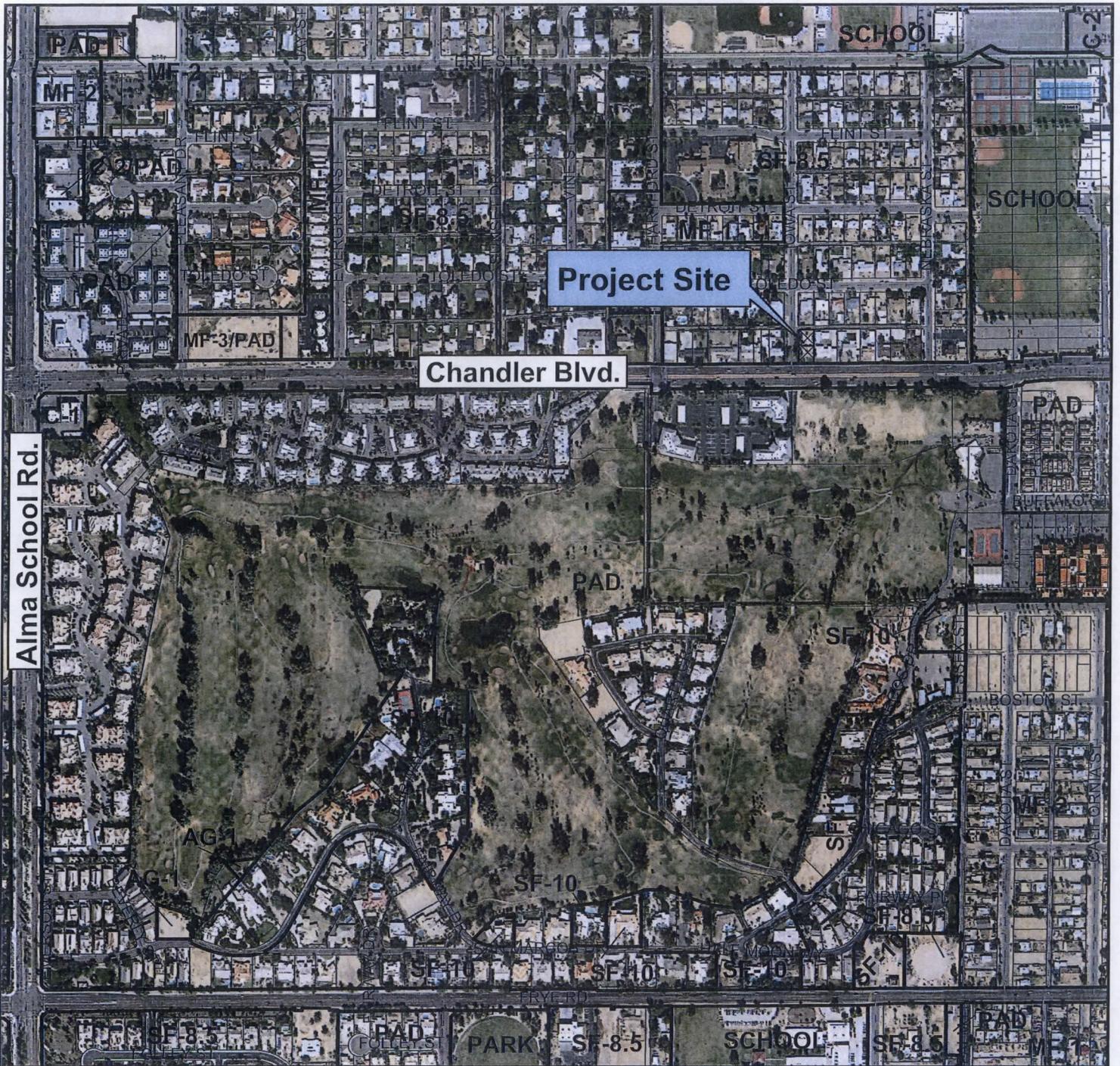
1. Vicinity Maps
2. Narrative

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3. Site Plan
4. Floor Plan
5. Photos



Project Site

Chandler Blvd.

Alma School Rd.

PAD.

SF-10

AG-1

SF-10

SF-10

SF-10

SF-10

SF-10

SF-8.5

PAD

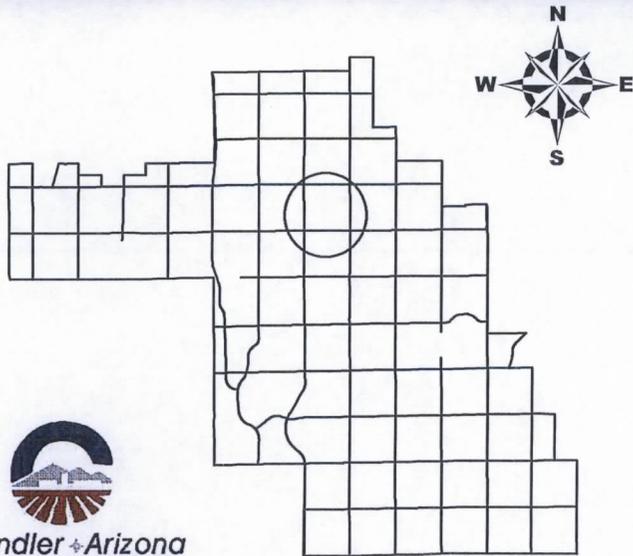
PARK

SF-8.5

SCHOOL

SF-8.5

PAD



Vicinity Map



ZUP14-0003

The Pampered Pinkie



DESIGN NARRATIVE

Date: February 10, 2014

Project Name: The Pampered Pinkie
Project Address: 498 W. Chandler Blvd. Chandler, AZ 85225
Floor Area: 1,936 sq.ft.

Project Objective:

To convert an existing, single story house building (already having been converted to commercial use for other prior use) to accommodate a professional beauty salon.

Office Operations:

To offer customers organic hair, skin, and nail services.

Hair services: 100% organic, ammonia-free haircolor, haircuts, and hair-related services.

Facial Care: Facial Care & related services.

Nail Care: Manicures and pedicures (free from formaldehyde, toluene, and DBP)

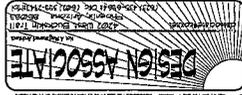
Business History:

The Pampered Pinkie has been in Chandler since 2006/2007. Current mother-daughter team have owned the business since 2009.

- The business owners have leased retail property for the subject services in Chandler for years.
- The subject property is awaiting purchase closure, permit allowing.

Project Concept:

1. Salon Hours - Open Tuesday 9AM-4PM, Wednesday and Thursday 9AM-7PM, and Friday and Saturday 9AM-5PM. Closed Sunday and Monday.
2. Number of Employees – One hairstylist (owner), 2 nail technicians, and one esthetician. (4 employees in total)
3. Space Plan and Uses (see attached plans):
 - Living room in rear entrance to be reception area or lobby
 - Kitchen and attached studio room to be used for employee break room and laundry
 - One restroom to be accessible for customers, with the second restroom for employees
 - One living area to be used for hair services
 - One living area to be used for nail services
 - One living area to be used for skincare services
4. Parking Spaces-Total of provided parkings: 12 existing spaces in rear (North side), including a handicap/wheelchair accessible space.
5. Environment impact- No noise or traffic will be generated on the premises. After 7:00PM, no activity is on the property. Salon activities will not interfere with neighbors' nightlife.
6. Landscaping – All existing landscaping will remain the same. Currently, there are two pine trees on the West side of property, as well as a few cosmetic bushes in front and rear. Front yard will remain grass.



ANOTHER QUALITY PROJECT BY:
T&D
 CHANDLER, ARIZONA 85266
DEVELOPMENT FLOOR PLAN
 455 West CHANDLER BOULEVARD
 CHANDLER, ARIZONA 85266

DATE: 01/16/2007
DESIGNED BY: T&D
CHECKED BY: T&D
REVISIONS:

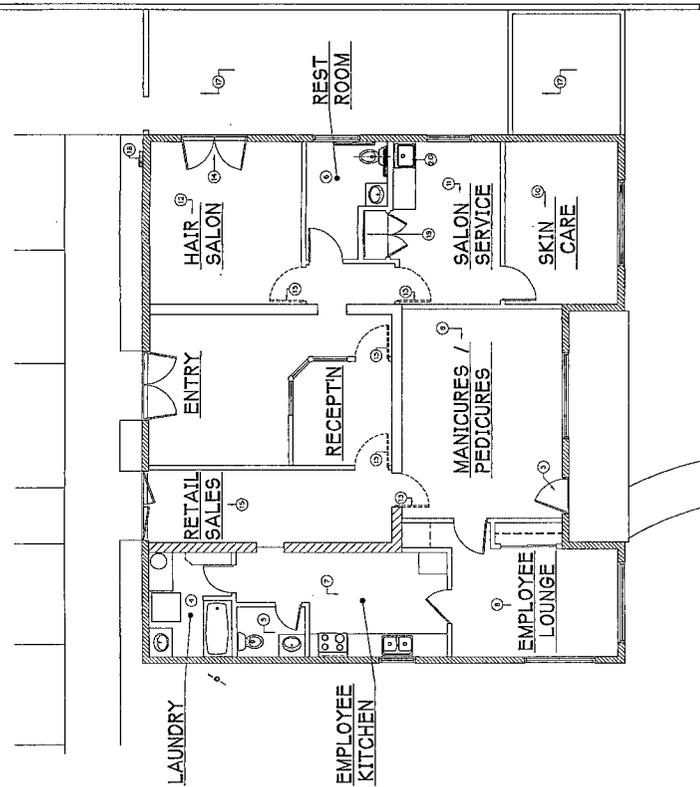
SCALE: 1/4" = 1'-0"
A-2
 OF 2

- KEYNOTES:**
1. EXISTING EXTERIOR WALL TO REMAIN.
 2. EXISTING EXTERIOR WALL TO REMAIN AS IS. NOT TO BE USED AS MAIN ENTRY.
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- WALL LEGEND**
- EXISTING NEW DORMING WALL: SEE DETAIL 1A / A-22
 - EXISTING FRAME WALL, 100" HEIGHT: [Symbol]
 - NEW FRAME WALL W/ BONE ATTENUATION: [Symbol]
 - EXISTING WALL, DEMOLISHED: [Symbol]
 - EXTERIOR STEEL FRAMED / CMU WALL, BUNGP: [Symbol]

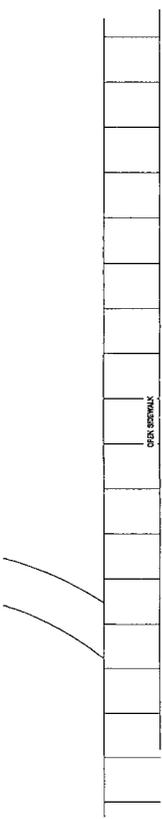
SUITE AREA:

SUITE NO.	SQR.	TOTAL SQ. FT.
A		



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FEBRUARY 06th, 2004





ZUP14-0003 The Pampered Pinkie