



MEMORANDUM Planning Division – CC Memo No. 14-064

DATE: JUNE 12, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RA
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KA

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

SUBJECT: ZUP14-0007 AOK PROPERTY ASSETS, LLC

- Request: Use Permit approval for a time extension on the residential conversion for office use
Location: 542 W. Chandler Blvd., north side of Chandler Boulevard and east of Hartford Street
Applicant: Niels Kreipke, AOK Property Assets, LLC
Project Info: Approximately a 2,613 square foot home converted to four offices, conference rooms, file room, reception area, and lobby for general office use

RECOMMENDATION

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

BACKGROUND

The subject site is located on the north side of Chandler Boulevard east of Hartford Street. The property is surrounded by single-family residential homes to the north, west, and east. South, across Chandler Boulevard, is the Focus Corporate Plaza office development. The house immediately to the west has Use Permit approval for an insurance 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 approximately 1950. The property is 18,720 square feet with the home developed over two lots, which were consolidated into one lot. In 2013, a Use Permit was approved with a one-year time limit allowing the conversion of a 2,613 square foot home to a general office. The office specializes in a full service real estate development firm that focuses on redevelopment, urban infill, construction, brokerage agency, and property management under a single company. The company operates as two separate entities Desert Viking and Venture REI (the real estate agency). The application requests re-approval of the Use Permit for a five-year time limit.

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, 2.6 tenants are permitted. There is one tenant operating as two entities as discussed above. There are four offices, two conference rooms, a file room, reception area, and lobby. There is no residential component. The office includes 7 employees in which some work off-site.

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 2,613 square foot home (5 parking spaces) require a total of 12 parking spaces. The development provides 10 parking spaces including the two-car carport. The prior Use Permit granted a waiver to allow 10 parking spaces since some staff work off-site. Planning Staff supports the waiver understanding that employees may come and go from the office during the workday or not be on-site at all. The new parking area will be located on the north side of the home.

Access to the parking area is provided from a converted garage to an open carport area. The office does not intend to use the alley for vehicular access other than for emergency purposes. There are no proposed changes to existing landscaping or perimeter walls. Trash containment will remain a residential type pickup as currently occurs.

DISCUSSION

Typically, Use Permits are approved on a 1, 3, 5-year and unlimited basis or other time frame based on the nature of a request. The initial application was granted for a one-year time limit; however, construction was occurring and the office use has occurred less than one year. Planning Staff recommends a five-year time limit, finding the office use has been compatible and provides sufficient parking operating similarly to existing residential conversion offices.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 12, 2014. No one attended other than the applicant.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Donaldson, Pridemore)

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:

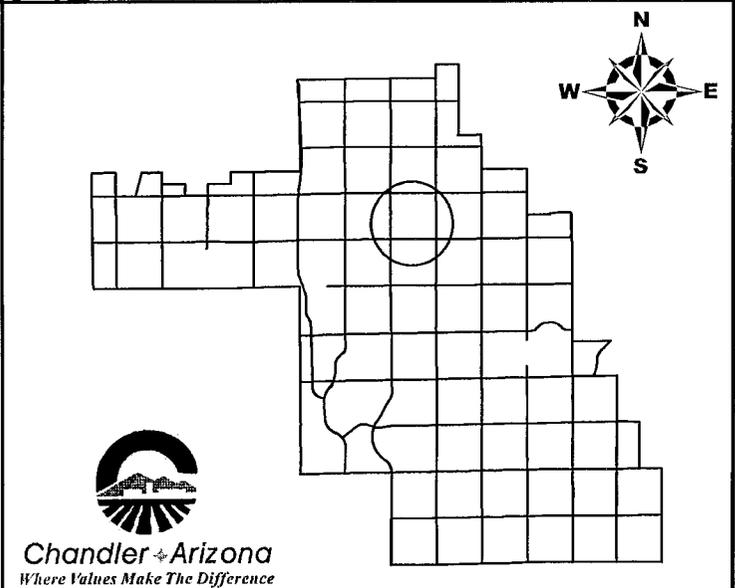
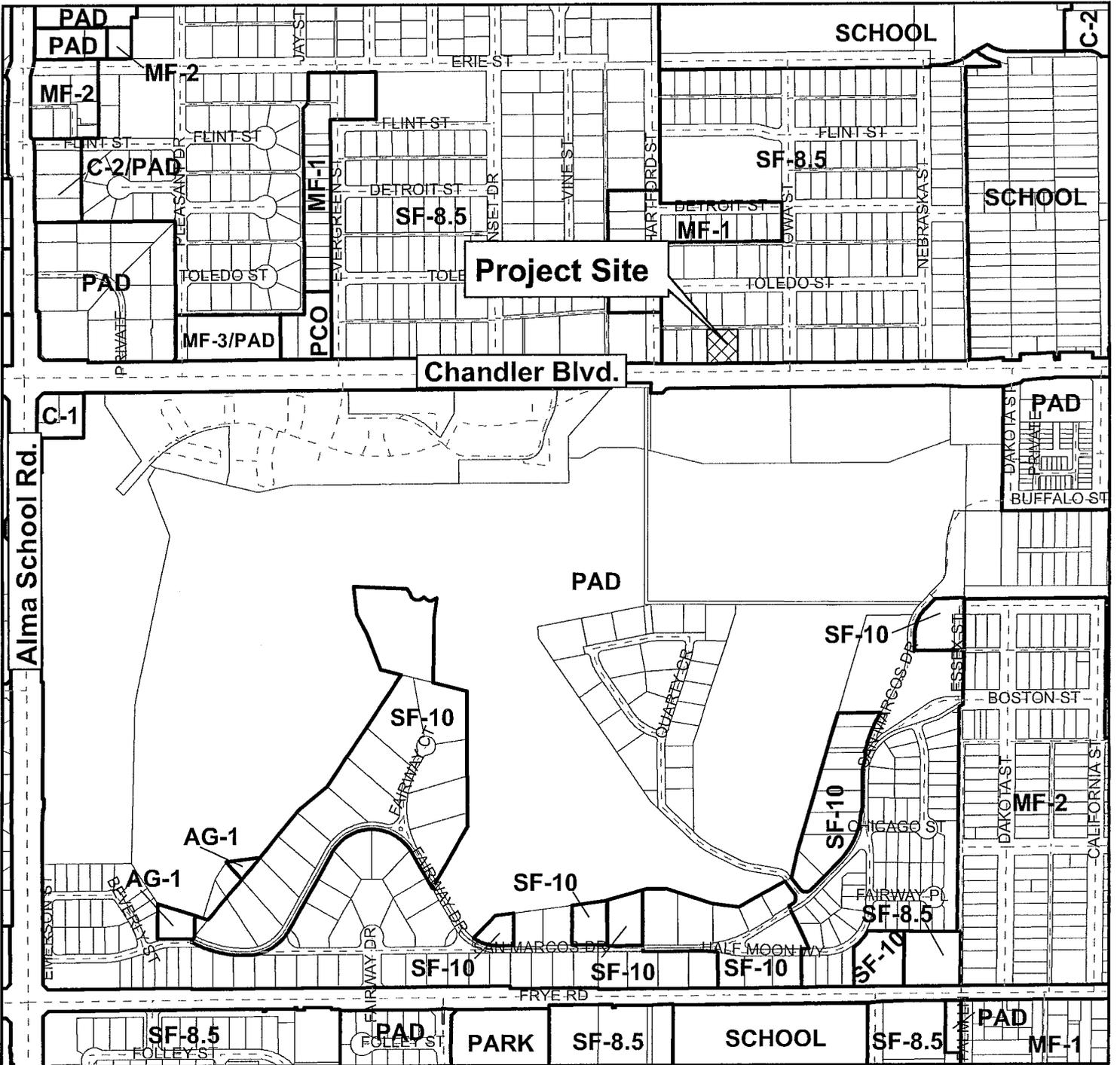
1. The Use Permit shall be effective for five (5) years from the date of Council approval. Use Permit extensions, for similar or greater time periods, shall be subject to re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Narrative, Site Plan, Floor Plan) 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, seven (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

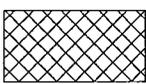
Move to approve Use Permit case ZUP14-0007 AOK PROPERTY ASSETS, LLC, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

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

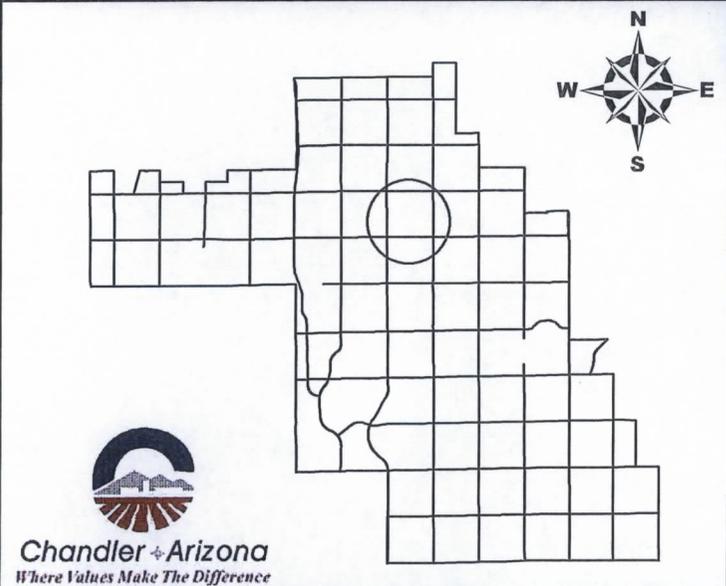
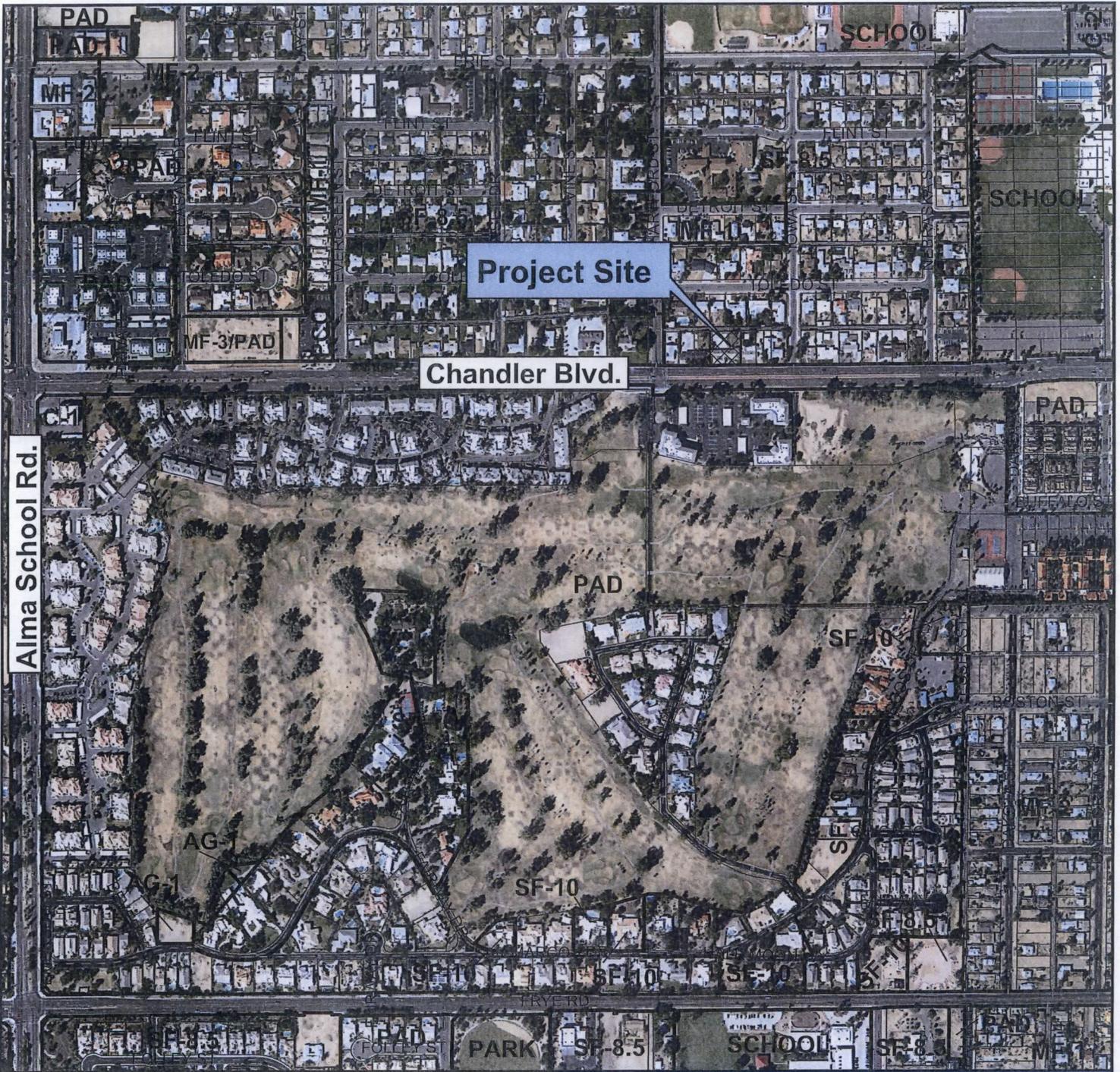


Vicinity Map


ZUP14-0007

AOK Property Assets, LLC

CITY OF CHANDLER 3/25/2014



Vicinity Map



ZUP14-0007

AOK Property Assets, LLC

TO: Jodie Novak
Senior City Planner
City of Chandler, Planning Division
Mail Stop 105
PO Box 4008
Chandler, AZ 85244-4008

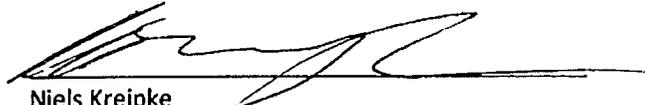
FROM: Niels Kreipke
DV 542, LLC
542 W. Chandler Blvd.
Chandler, AZ 85225

April 15, 2014

Re: Case #ZUP14-0007 AOK Property Assets, LLC, APN302-60-131

We have applied for renewal of our prior Use Permit approved in February 2013 for a one year period and are requesting re-approval to continue allowing an office use in the SF-8.5 zoned residential property for a period of five years.

No changes have occurred since the permit approval in 2013, except that the owner's entity name has changed from AOK Property Assets, LLC to DV 542, LLC.



Niels Kreipke
DV 542, LLC

