#45

JUN 12 2014

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-065**

DATE: JUNE 12, 2014

TO: MAYOR AND COUNCIL

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

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

SUBJECT: ZUP14-0008 AZ REALTY NETWORK

Request: Use Permit approval to allow an office use within a residential conversion

Location: 598 W. Chandler Blvd., northeast corner of Chandler Blvd. and Hartford St.

Applicant: Chuck Redding, property owner

Project Info: Approximately a 2,000 square foot home converted for office uses

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 northeast corner of Chandler Boulevard and 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. Homes immediately to the west and east have Use Permit approval for office. In addition, along Chandler Boulevard there are several other residential homes that were converted to commercial businesses with Use Permits.

The subject property was initially converted and received Use Permit approval in 1993 to allow a travel agency office. There have been several Use Permit approvals for time extensions and new

office uses since 1993. The latest Use Permit approval was in 2013 allowing a wedding planning and bridal service use with a three-year time limit extension. This business no longer occupies this home. The property owners are requesting approval to allow their real estate office to occupy the site. The real estate office is primarily off-site in which the office manage and real estate agents work mostly from their homes. The primary use of the home is office space and a meeting place for agents and clients. The home is approximately 2,000 square feet with three offices which will be used on a part-time basis. There is a real estate broker, office manager, and three real estate agents. The business is mostly a virtual, paperless company thus limiting staff hours at the property.

The Residential Conversion Policy requires one parking space for each employee plus one parking space for each 500 square feet of floor area. The site has four parking spaces, one of which is for people with disabilities. With limited use of the home for employees, four parking spaces are appropriate. In prior Use Permit cases having more than three employees, zoning conditions were included to prohibit tandem parking in the parking lot, no parking along Hartford Street, and no parking in the front yard other than on the concrete driveway. Planning Staff is including these conditions with this request.

There were prior landscape maintenance issues with the last tenant. The property owner, who will be occupying the site, has conveyed they will maintain landscaping.

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 prior Use Permit application for a wedding planning and bridal service was granted for a three-year time limit. Given past Use Permit approvals for office and the recent wedding business, Planning Staff supports a five-year approval for the real estate office given its limited hours on-site for the employees and clients as well as a history of compatibility.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on May 5, 2014. One area resident attended expressing a concern for the site's landscape maintenance. The property owner conveyed he was aware of the prior tenant's lack of site maintenance and conveyed the site will be maintained now that they are occupying it again.

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. There shall be no tandem parking in the designated parking spaces at the rear of the property.

5. Parking along Hartford Street is not permitted for either employees or clients.

6. Parking shall not be permitted in the front yard other than on the existing concrete driveway.

7. The site shall be maintained in a clean and orderly manner.

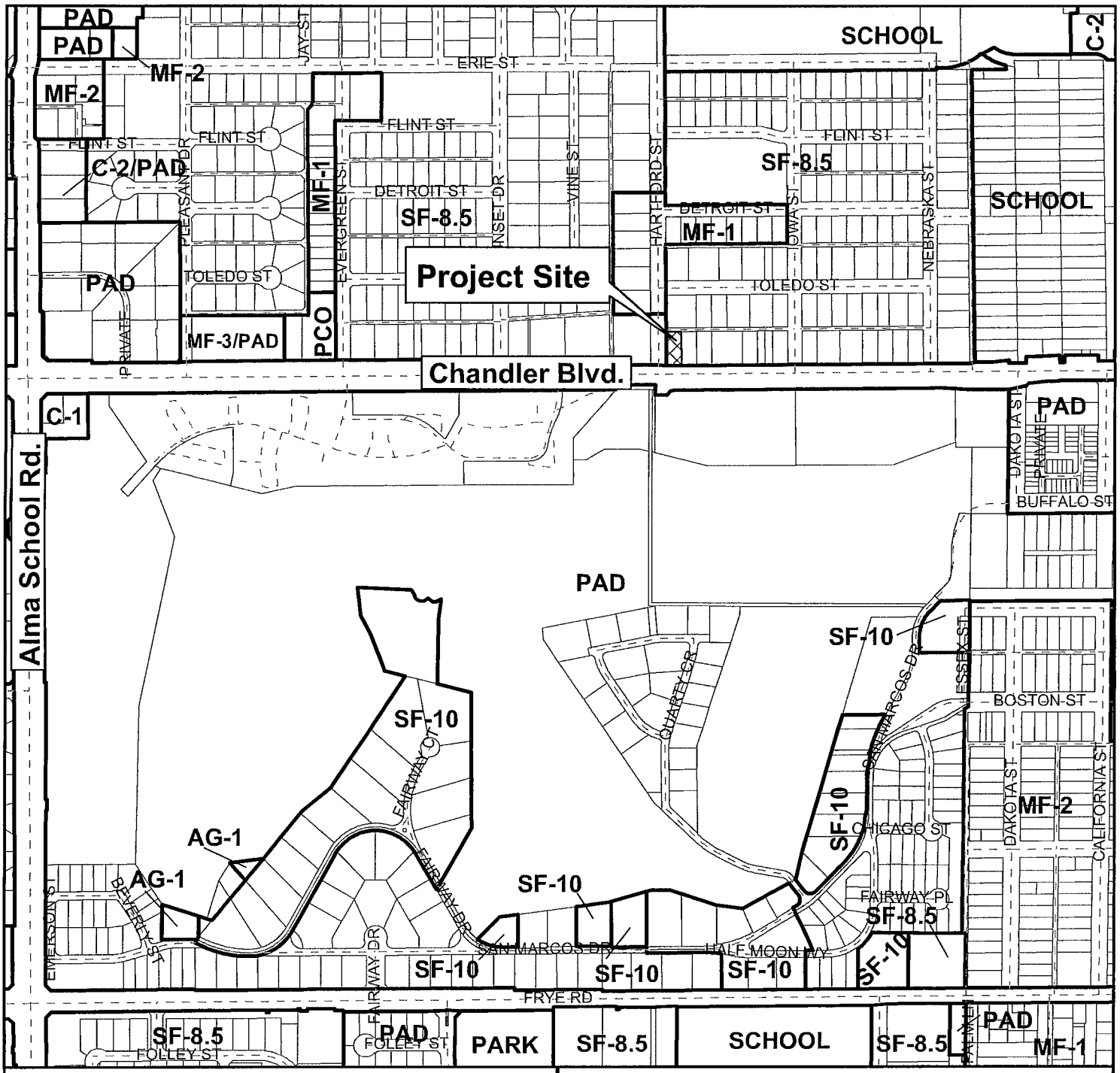
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

PROPOSED MOTION

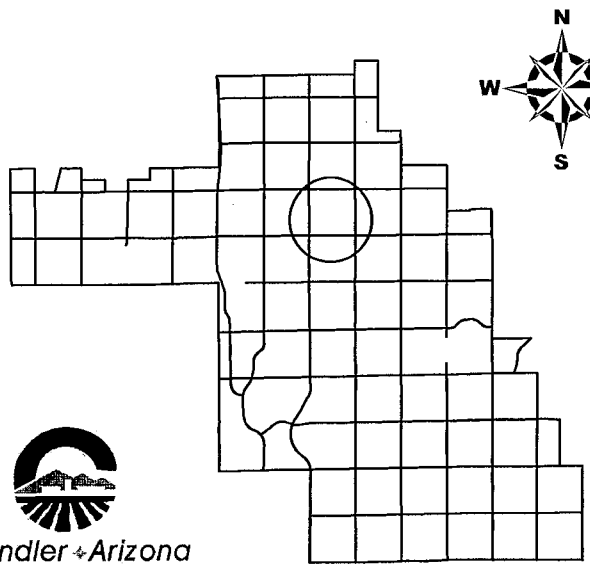
Move to approve Use Permit case ZUP14-0008 AZ REALTY NETWORK, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

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



Vicinity Map

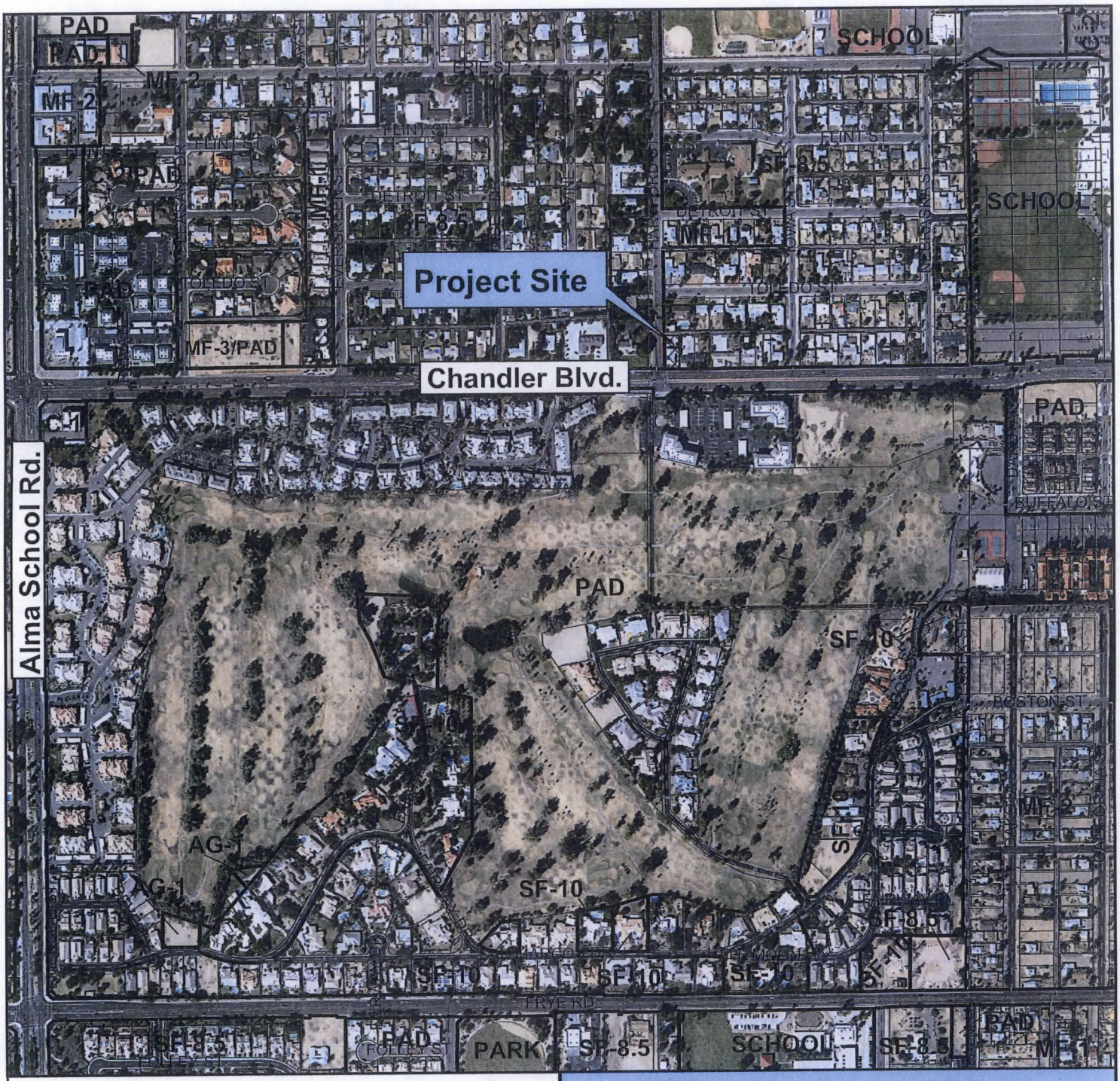


ZUP14-0008

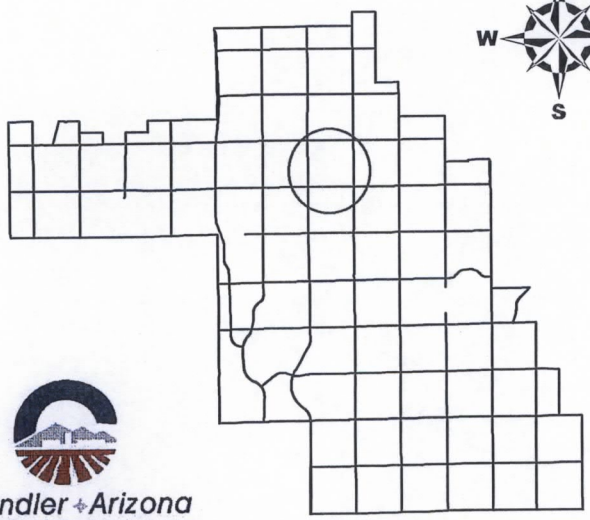
AZ Realty Network

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 4/7/2014



Vicinity Map



ZUP14-0008

AZ Realty Network

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 4/7/2014

Chuck & Jaci Redding
AZ Realty Network

AZ REALTY network

Re: City of Chandler Licensing/Use Permit
598 W. Chandler Blvd., Chandler, AZ 85225

March 31, 2014

We are the owners of this building and our intent is to establish a successful Real Estate brokerage. Chuck has had his Real Estate license since 1985 and Jaci has had her license since 1995. We have always worked in the East Valley and have lived in Chandler for the past 17 years. We are well respected within the Real Estate community.

Our intent is to have a virtual Real Estate business where agents work primarily out of their homes. The Arizona Department of Real Estate requires that all agents work for a broker. The broker is required to have a physical place of business. Jaci is the designated broker and this building will be our office.

The primary use of the building will be a meeting place for agents and clients regarding Real Estate related services. Ours will be a business for seasoned agents. These types of agents generally are accustomed to and prefer a home office situation since most of an agent's business is done virtually (contract writing and signing) and off-site showing or meeting at properties.

We currently have an office manager who works from her home, since our office runs on a paperless platform. There are three private offices in the building. We will occupy one on a very part time basis. The other two offices will each be used by an agent on a part-time basis as well.

We had a use permit in the past for a Real Estate company. We operated the business for a short time then the Real Estate market crashed. We made a business decision to put our efforts into a different area of Real Estate rather than operate a Real Estate brokerage. With the Real Estate market as it is today and the predicted future of upward movement, we would like to focus our efforts back into a brokerage again.

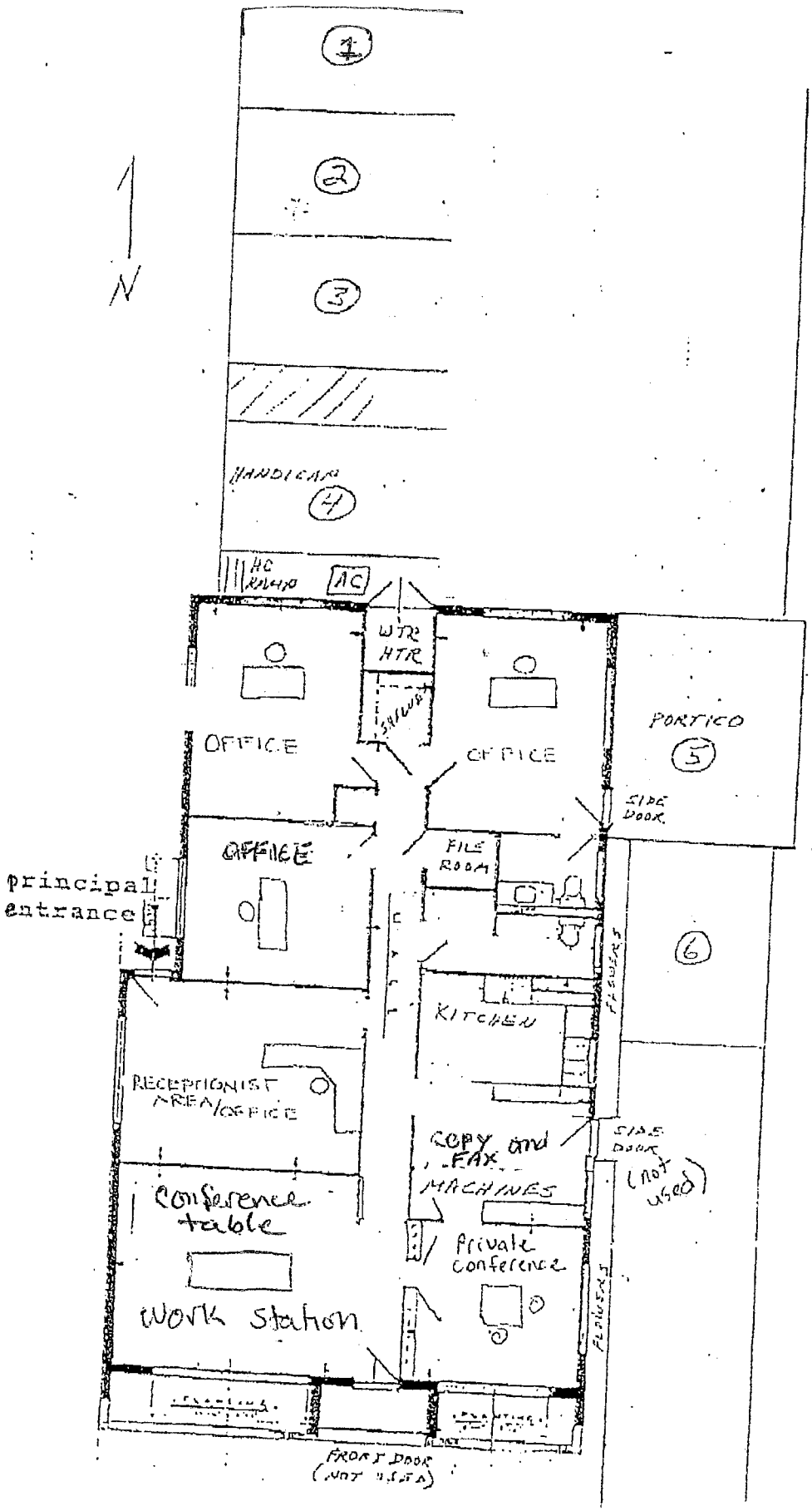
We are aware of the landscaping problems with our past tenants. Since we will be occupying this building, you can rest assured that we will maintain the outside as part of the professional standards we will uphold for our business, our agents and their clients.

Please feel free to contact us with any questions.

Thank You,

Chuck + Jaci Redding

Chuck & Jaci Redding
Designated Broker and Owners
AZ Realty Network
1333 W. Oriole Way,
Chandler, AZ 85286

480-205-8484
Jaci@SellingArizona.com

UPDATED 5-14-14