

#48

OCT 23 2014

Chandler



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Where Values Make The Difference

MEMORANDUM

Planning Division – CC Memo No. 14-113

DATE: OCTOBER 23, 2014

TO: MAYOR AND COUNCIL

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

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

SUBJECT: ZUP14-0023 AASK – AID TO ADOPTION OF SPECIAL KIDS

Request: Use Permit approval to allow a general office use within an existing building on property zoned Planned Area Development (PAD) for Planned Industrial District (I-1) uses

Location: 175 E. Corporate Place

Applicant: Ron Adelson with AASK

RECOMMENDATION

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

BACKGROUND

The property is located within the Westech Corporate Center industrial business park located east of Arizona Avenue and north of Warner Road. In 1985, the property was zoned Planned Area Development (PAD) for light industrial use. A Preliminary Development Plan (PDP) is required for each parcel that develops. In 2003, a PDP was approved for the site and building design of a single light industrial warehouse building with ancillary general office for an electrical wholesale company.

Parcels to the north, west, and east are vacant and planned for light industrial. South of the property is an existing building occupied by Tower Services, a wireless telecommunications contractor.

This application requests approval of a Use Permit to allow a general office use. The property's zoning does not allow 100-percent office use. Recently, AASK purchased this building under the assumption it could be occupied with 100-percent general office. AASK is a nonprofit agency focused on finding families for children in foster care. This site would be AASK's third location in the valley with approximately 20 employees operating Monday through Friday 8 a.m. to 5 p.m. with occasional weekend hours 9 a.m. to 4 p.m. and evening meetings 6:30 p.m. to 9:30 p.m.

The building is approximately 8,980 square feet in size. The building's interior was approved for a warehouse and up to 57 percent support general office. However, at some point, the prior business expanded the office component without City approval. AASK provides administrative offices and other resources for employees, families, and children including a training room, intake rooms, a play area, multi-purpose room, and crafts room.

The site provides 34 of the required 36 parking spaces for general office. A parking demand study was provided and reviewed by Planning Staff finding the site provides adequate parking based on the nature of the proposed office use. See attachment. There is on-street parking available for overflow parking.

DISCUSSION

Planning Commission and Planning Staff find the proposed AASK office is compatible with the mix of commercial, office and light industrial uses in the Westech business park area. The location provides adequate parking and access for the office.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting and notice was waived due to the property not being located near any residential areas.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

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

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. Expansion or modification beyond the approved exhibits (Exhibit A Narrative, Exhibit B Site Plan, Exhibit C Floor Plan) shall void the Use Permit and require new Use Permit application and approval by the City of Chandler.
2. The Use Permit is non-transferable to any other property.

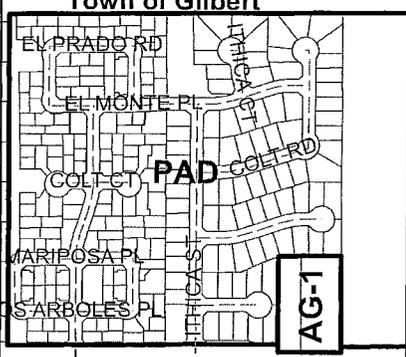
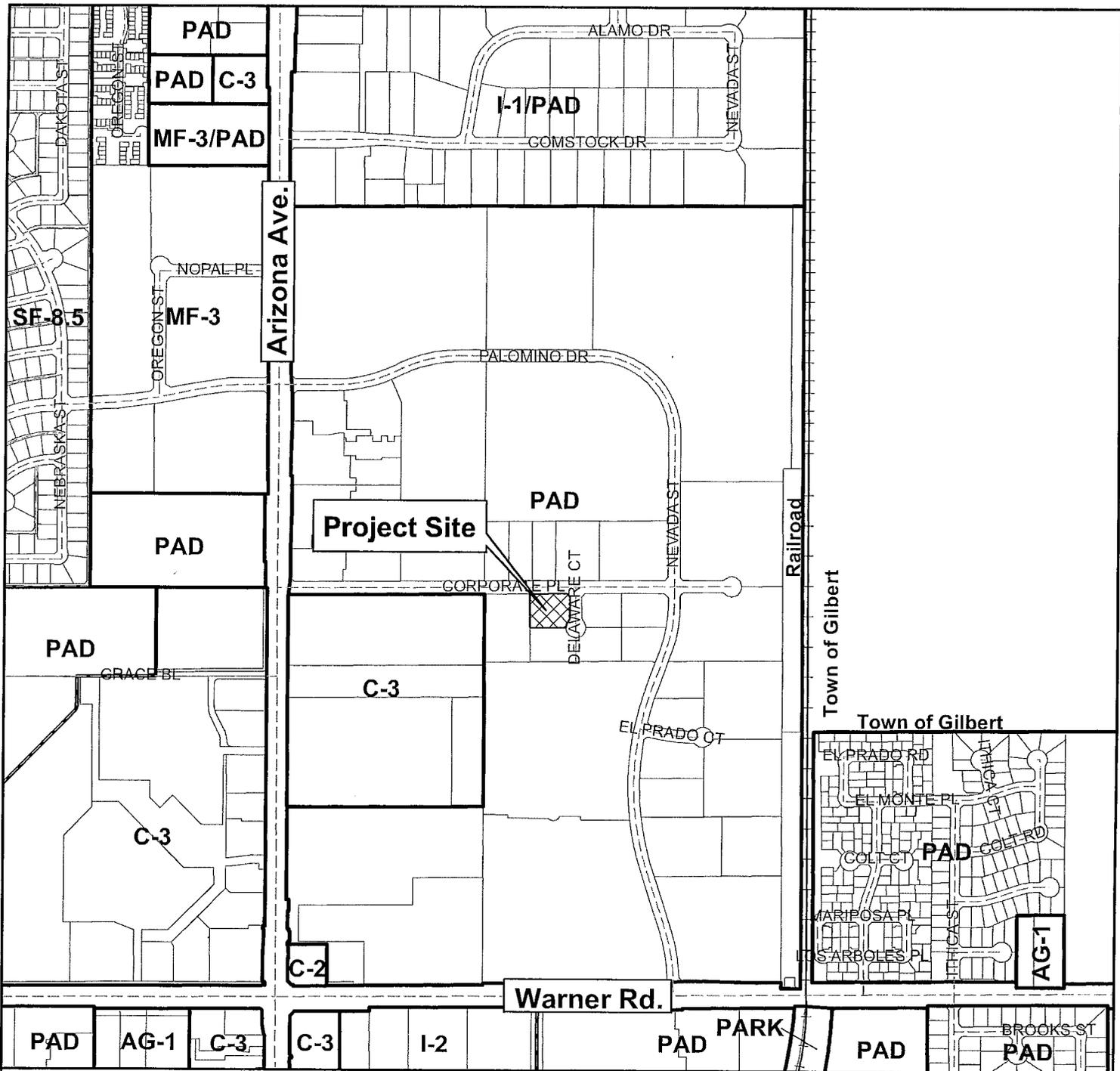
3. The property shall be maintained in a clean and orderly manner.
4. Use Permit approval does not constitute Final Development Plan approval such as building permits and/or Certificate of Occupancy for the general office use; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

PROPOSED MOTION

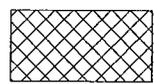
Move to approve Use Permit case ZUP14-0023 AASK – AID TO ADOPTION OF SPECIAL KIDS, subject to the conditions recommended Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Photos
6. Parking Demand Study

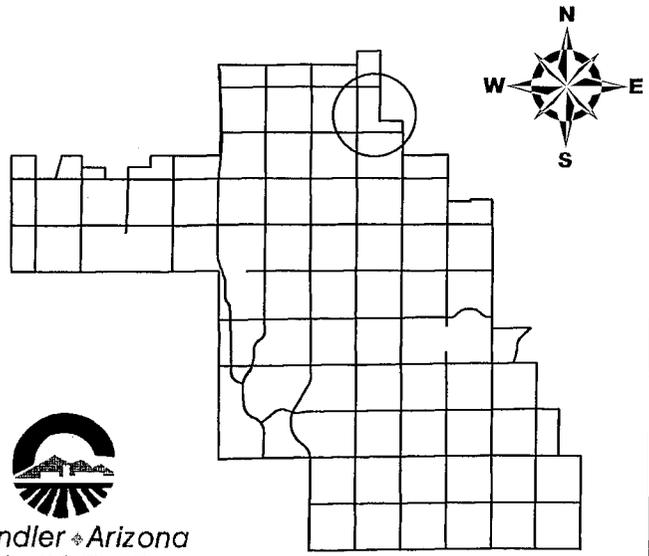


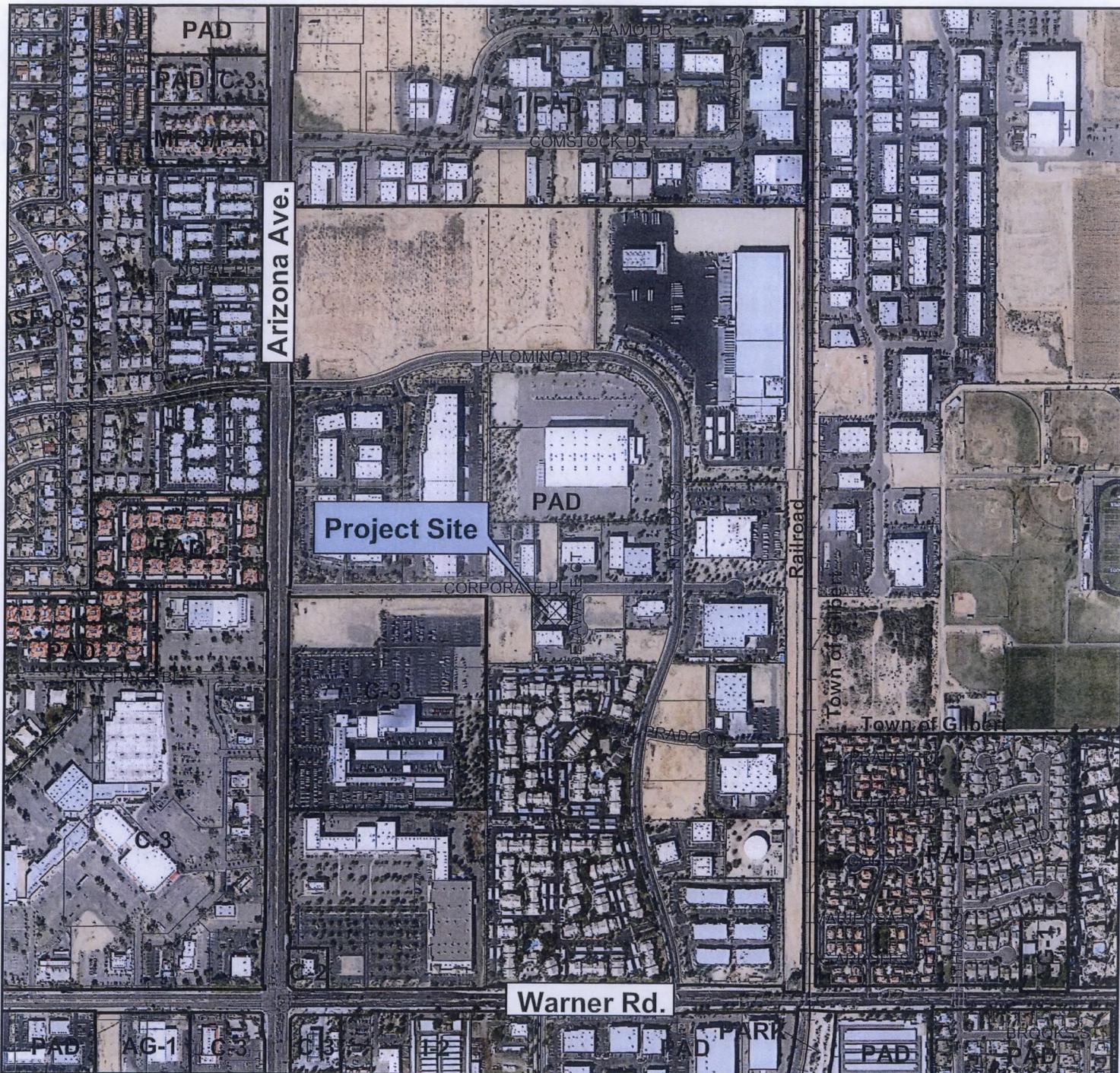
Vicinity Map



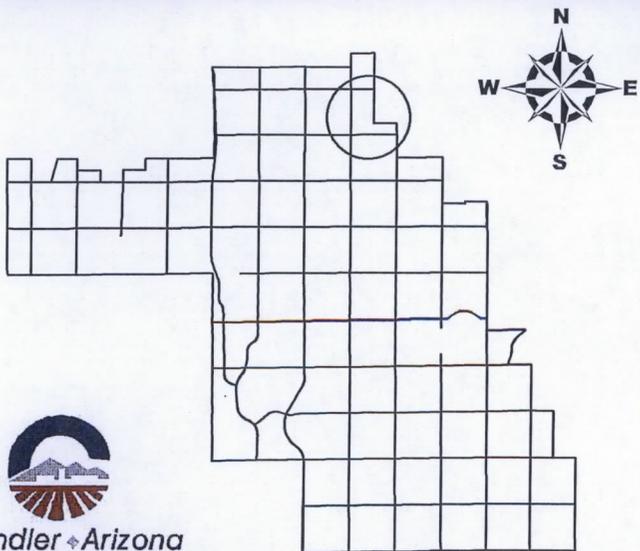
ZUP14-0023

AASK-Aid to Adoption of Special Kids





Vicinity Map



ZUP14-0023

AASK-Aid to Adoption of Special Kids

Use Permit Narrative – AASK East Valley Office

Use Permit Request: Request to allow for 100% General Office Use in PAD –Industrial Zoning

Project Name: AASK East Valley Office

Property Address: 175 E. Corporate Place Chandler, AZ 85225

APN#: 302-29-343

Applicant: Aid to Adoption of Special Kids “AASK”

Owner: AASK Chandler Property LLC -2320 N .20th Street Phoenix, AZ 85006 602-930-4414

Building Details:

AASK purchased 175 E. Corporate Place, an 8,980 square foot free standing building on .766acres in Westech Corporate Center in June of 2014 for their southeast corporate administrative office. The building is currently built-out as 100% office; however, 5,016 sf has been permitted for office per the City of Chandler. It was not disclosed to AASK until recently that 3,964 square feet of the building was not appropriately permitted for an office use. AASK request a use permit to allow for 100% Office Use in PAD –Industrial Zoning.

About the Owner/User:

AASK is a nonprofit and is the largest agency in AZ solely focused on finding families for children in foster care, and creates and supports relationships for children with foster families, adoptive families, kin, siblings, and adult mentors. In the last five years, there was an 18% decrease nationwide in the number of children in foster care (and 41 states saw a decrease); in contrast, Arizona showed a 48% increase in the number of children in care during that same time. Currently, there are well over 15,000 children in foster care. AASK addresses this crisis by recruiting and training families and mentors to care for Arizona’s foster children. AASK’s focus is maximizing the experience of each child through building strong relationships that will last a lifetime. AASK’s adoption program helps children find a permanent home with a family that can best meet their needs; the fostering program serves as a way for children to seek stability with a family while away from their biological parents, with the end goal of reunification; and AASK’s mentoring program pairs committed adults with foster children from nine to 22 years old.

Exh-A Narrative



Use:

This is AASK's 3rd location in the valley and the purpose of having this southeast valley location is to provide easier and more immediate support to the families in the nearby communities. They specifically choose Chandler due to its location and access to the east valley.

AASK will be conducting general office functions to support their initiative and programs. AASK will have approximately 15 – 20 employees. There will also be information sessions held after hours. The information sessions provide individuals with information about foster care, adoption and mentoring through AASK. These informal, brief sessions include a presentation from one of our knowledgeable staff members along with videos about foster kids and an opportunity for questions and answers. AASK will also offer access to AASK staff, training rooms, libraries, and other supportive resources. The use permit for 100% office use will have no detrimental effect to the neighbors and will enhance the community.

Site and floor plan: Current site plan is enclosed, dated 08/20/2008; revised site plan with the additional parking, as noted below, is forthcoming. Proposed floor plan is enclosed, dated 09/12/14.

Normal Business Hours: 8:00 am – 5:00 pm M-F with occasional weekend (9:00 am- 4:00 pm) and evening (6:30 pm – 9:30 pm) meetings.

Parking: There are currently thirty-four (34) spaces on site. With the land use change the building would require two (2) additional parking spaces. AASK has a unique use, in which approximately 50% of the building will be occupied during business hours and approximately 50% will be occupied on a limited basis after hours.

Based on our understanding of the zoning ordinance, the City of Chandler will allow for on-street parking. Therefore, we propose two (2) on-street parking spaces on Delaware Court.

Section 35-1807 of the zoning ordinance states the following; "(4) Credit for On-Street Parking Spaces: (a) on-street parking spaces located immediately adjacent to the frontage of properties may be counted toward the required off-street parking requirement for non-residential uses. This provision applies only where on-street parking is allowed and constructed as part of the development.

Thank you for your consideration.

Ron Adelson

CEO

Exh. A Narrative



BUILDING PHOTOS – 175 E. CORPORATE PLACE CHANDLER, AZ



Front – North Side



West Side



Back – Southside



East Side

9/11/2014

PARKING DEMAND STUDY

Property Address: 175 E. Corporate Place Chandler, AZ

APN#: 302-29-343

Applicant: Aid to Adoption of Special Kids "AASK"

Building Details: AASK purchased 175 E. Corporate Place, an 8,980 square foot free standing building on .766 acres in Westech Corporate Center in June of 2014 for their southeast corporate administrative office. The building is currently built-out as 100% office; however, 5,016 sf has been permitted for office per the City of Chandler. It was not disclosed to AASK until recently that 3,964 square feet of the building was not appropriately permitted for an office use. AASK has filed a use permit to allow for 100% Office Use in PAD –Industrial Zoning. If all 8,980 feet were used as general office, Code requires 36 parking spaces. Currently only 34 spaces exist on the site. AASK is submitting this parking demand study to demonstrate that given the intended usage of the building 34 spaces is more than sufficient.

AASKs' Intended Usage for the Building: Although AASK has filed a use permit to allow for 100% Office Use in PAD –Industrial Zoning, in reality AASK has two distinct usages for the building.

1. The front 5,016 sf will be used to hold training/informational sessions.
2. The back 3,964 sf will be used to house staff.

The training/informational section of the building will be utilized AASK to recruit and train prospective adoptive/foster families and mentors. Because the space is focused on members of the community and not staff, usage of this section of the building will be restricted to when community members are available. Usage will only occur on weekdays after hours (6-9pm) or on weekends. It will not be utilized at all during the working hours. Based upon our experience holding information sessions and trainings throughout the Valley, AASK anticipates on average utilizing 10 parking spaces and will never need more than 20 spaces for this purpose. Those spaces will only be utilized on weekdays after hours (6-9pm) or on weekends. They will not be utilized at all during working hours.

The staff portion of the building will consist of 24 cubicles, two offices, a file room and a server room. Usage of this section of the building will be weekdays from 8 am to 5 pm. Initially, AASK is planning to station 14 staff in the building and will never grow beyond 20 staff. The primary purpose of all staff is to provide services in families' homes. Usually staff will be out in the field. At no time will all staff be in the building at the same time. (Any centralized trainings or meetings will be held at our Phoenix location.) Therefore, usually no more than 13 parking spaces will be utilized at any time and never more than 26 spaces. Those spaces will only be utilized weekdays from 8 am to 5 pm. Staff will not need to utilize those spaces on weekdays after hours (6-9pm) or on weekends.