

MEMORANDUM **Planning Division – CC Memo No. 15-012**

DATE: JANUARY 22, 2015
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
FROM: KEVIN MAYO, PLANNING MANAGER *KM*
SUBJECT: ZUP14-0025 ARIZONA CORPORATE PLAZA

Request: Use Permit approval for the operation of a hair salon within Suite 1-2 of Building 1 at Arizona Corporate Plaza

Location: Southeast corner of Arizona Avenue and Comstock Drive, south of Elliot Road

Applicant: Heather Dill, Shear Organic Hair Studio

RECOMMENDATION

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

BACKGROUND

The subject site is located at the southeast corner of Arizona Avenue and Comstock Drive, just south of Elliot Road in North Chandler. The subject Suite 1-2 is located within Building 1 of the Arizona Corporate Plaza mixed-use business park. The site is surrounded by Arizona Avenue to the west, and vacant land zoned for commercial uses to the north. South is vacant land part of the Westech Corporate Center, and east exist other light industrial buildings/uses as part of the business park.

The business park’s zoning history dates back to 1981, when the property was zoned Planned Industrial District (I-1) with a Planned Area Development (PAD) Overlay. Over the years a series of Use Permits were granted for uses such as a custom motorcycle business, an automotive customization business, a furniture business, an Arizona Children’s Association office, a church, and a daycare. These uses naturally located along the business park’s western end along the Arizona Avenue frontage.

The request is for Use Permit approval for the operation of a hair salon within a portion of Suite 1-2 of Building 1. The balance of Suite 1-2 is occupied by ExtrusionBot, a personal filament extruder device manufacturer, owned and operated by the applicant's husband. Other uses in Building 1 include a car audio business, Chandler Custom Cycles, and an insurance office. Sheer Organic Hair operates on an appointment-only basis, there is no walk-in traffic. The applicant, Heather Dill, is the only employee. Hours of operation are Tuesday, Thursday and Friday 9 a.m. to 6 p.m., and Saturday 9 a.m. to 4:30 p.m. Average number of clients per day is 4-7 persons. Although the proposed hair salon is within a portion of Suite 1-2, the hair salon has its own separate entrance. Sufficient parking is provided directly adjacent to the proposed use.

DISCUSSION

Planning Staff supports the request. While historically service-retail uses such as the proposed hair salon are not supported in Planned Industrial business parks, Building 1 of Arizona Corporate Plaza has proven to command a quasi-retail nature due to the Arizona Avenue exposure, as evidenced by the existing and previous tenant mix. The appointment-only business style of Sheer Organic Hair will maintain a lower intensity that can prove compatible with the balance of Arizona Corporate Plaza. Finally, it is a unique circumstance that the remaining portion of Suite 1-2 is occupied by the applicant's husband. Planning Staff is recommending a 2 year timing condition to provide sufficient time to evaluate the anticipated compatibility.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood notice was sent out in lieu of a neighborhood meeting. Planning Staff has not received any correspondence regarding the Use Permit request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of ZUP14-0025 ARIZONA CORPORATE PLAZA, Use Permit approval for the operation of a hair salon within Suite 1-2 of Building 1 at Arizona Corporate Plaza, subject to the following conditions:

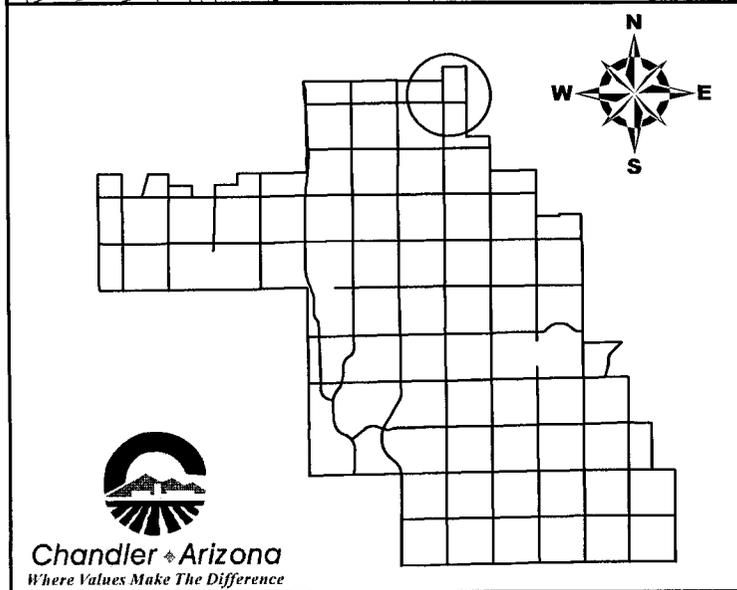
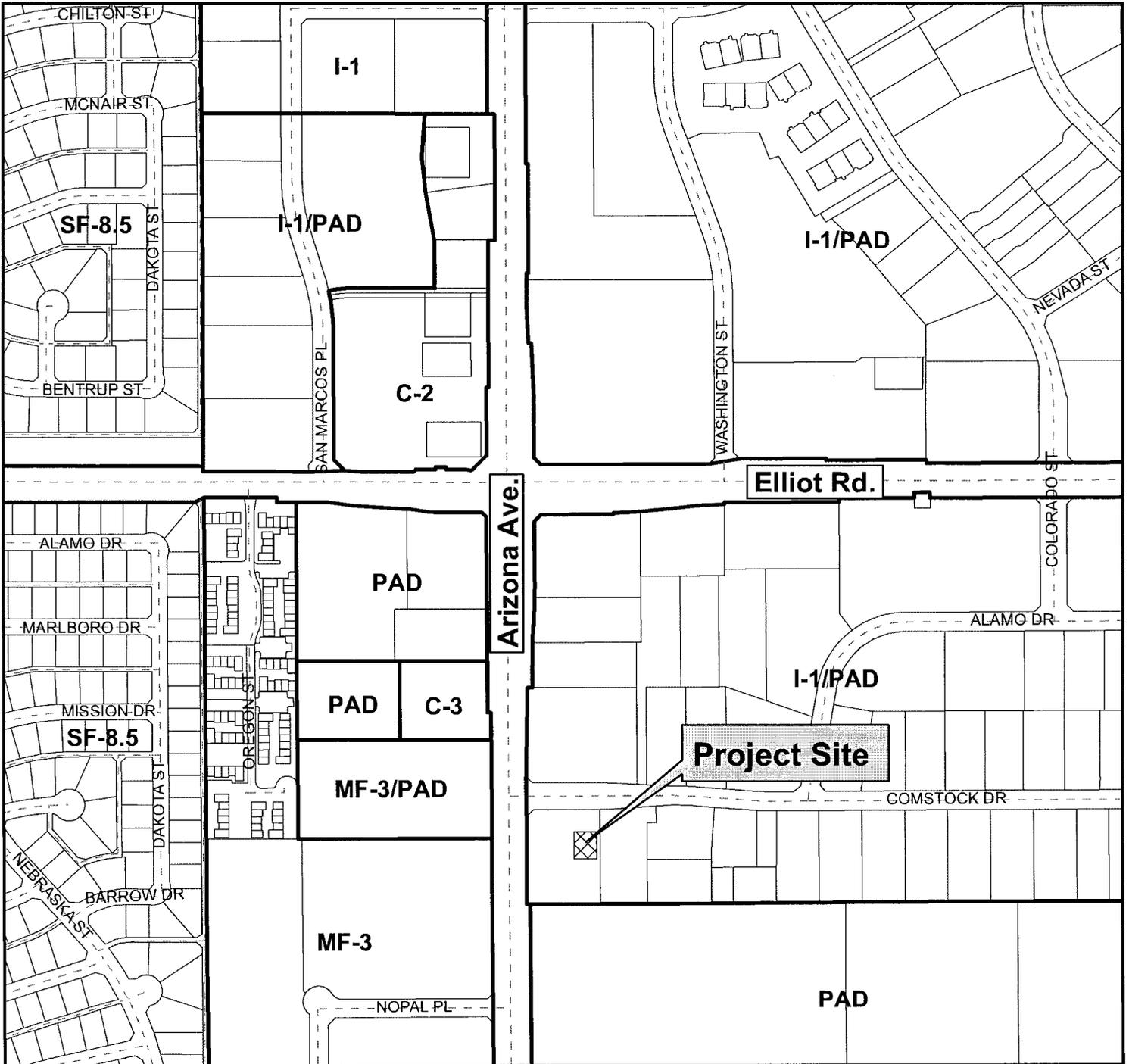
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The Use Permit shall remain in effect for two (2) years from 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

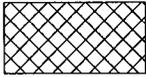
Move to approve Use Permit ZUP14-0025 ARIZONA CORPORATE PLAZA, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Applicant narrative

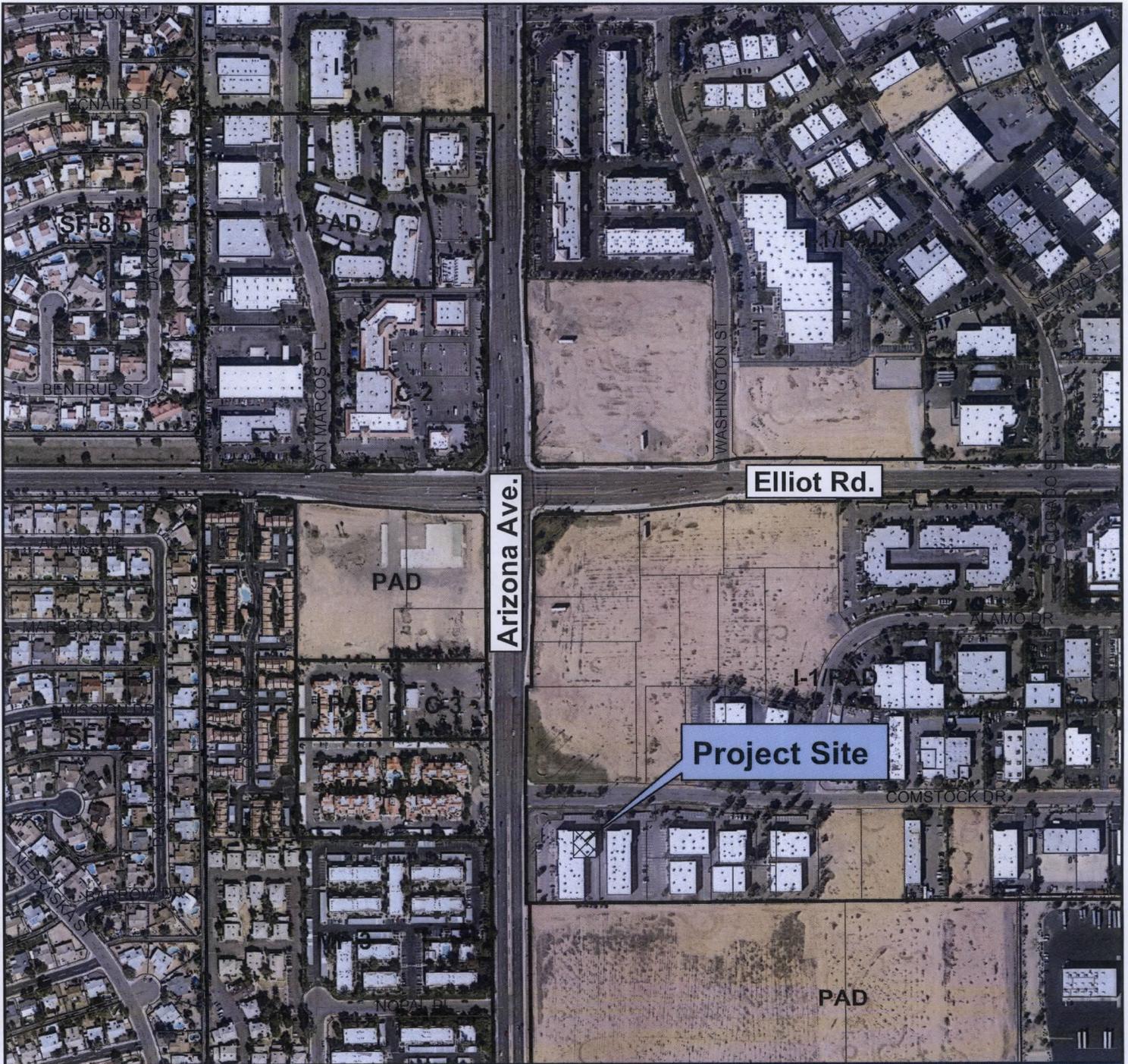


Vicinity Map



ZUP14-0025

Arizona Corporate Plaza



Arizona Ave.

Elliot Rd.

Project Site

Vicinity Map



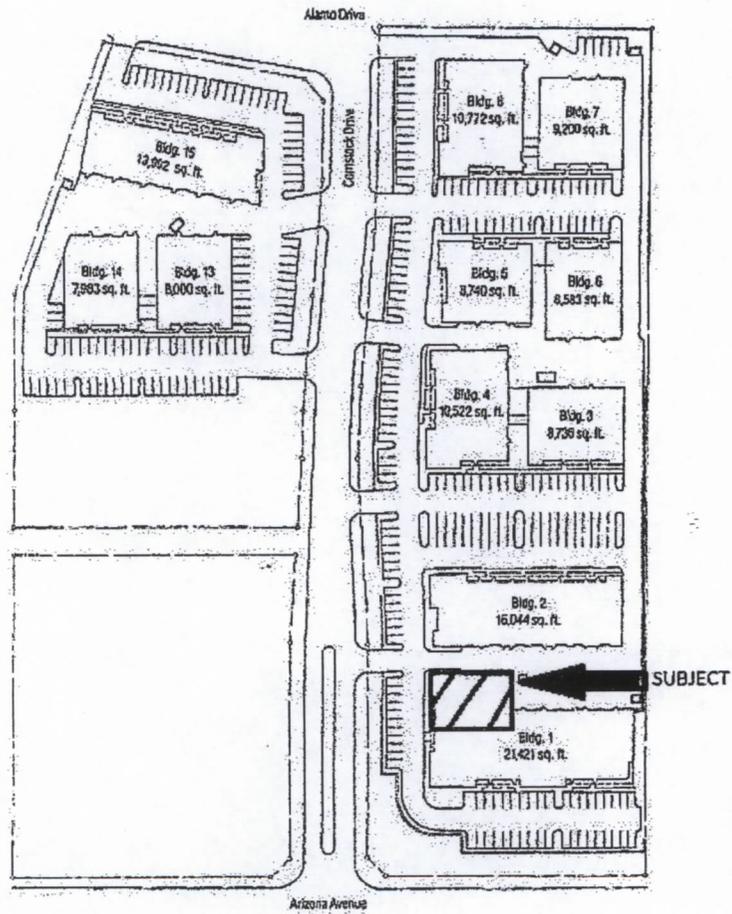
ZUP14-0025

Arizona Corporate Plaza



EXHIBIT "C"

Site Plan of the Complex



OR



0 0.005 0.01 0.02
Inches

The information contained herein was obtained from sources believed reliable; however, Cassidy Turley makes no guarantee, warranty or representation as to the completeness or accuracy of the information and is not to be relied upon. It is subject to errors, omissions, and changes without notice.
HID/B/Beaker Project/Juliper/Project/2775 N Arizona Ave Lmnd T

2775 N Arizona Ave



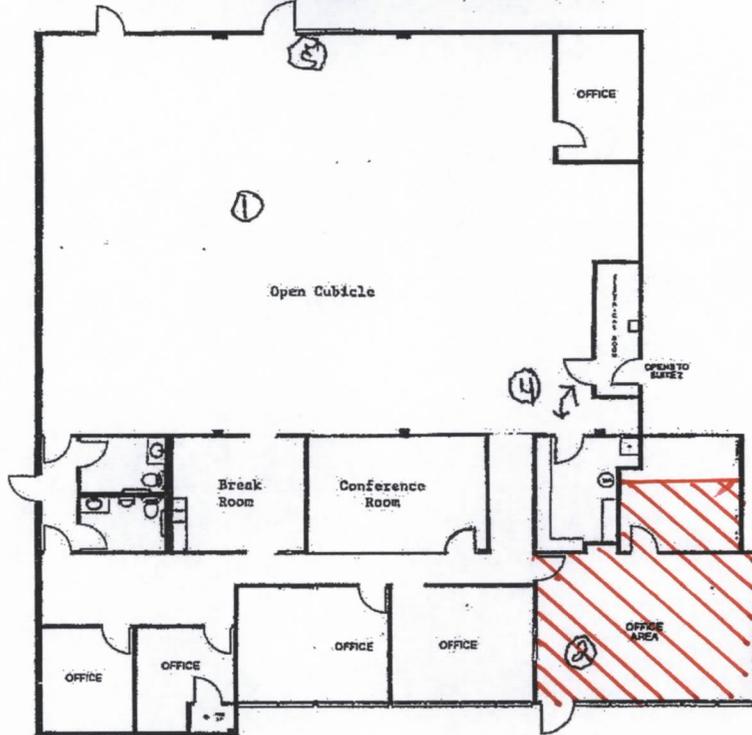
Photo Date: 2014

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EXHIBIT "D"

Floor Plan of the Premises

FLOOR PLAN



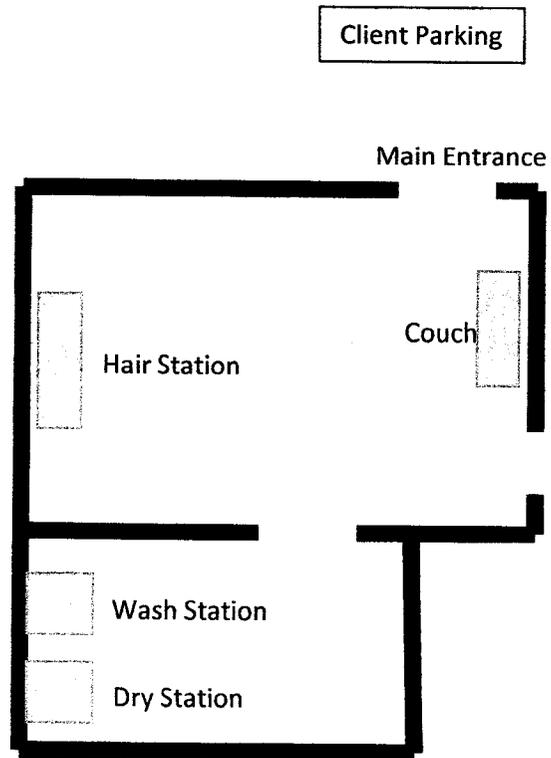
←
**SHEER
ORGANIC
HAIR**

Scale in feet
0 10 20

2775 North Arizona Avenue Suites 1&2		5,908 S.F.
OFFICE SPACE 2,180 S.F.	WAREHOUSE SPACE 3,748 S.F.	WAREHOUSE CEILING HEIGHT 18 FEET
ARIZONA CORPORATE PLAZA		

NOTE: All information represented on this drawing is believed to be accurate. However, tenant should verify all pertinent information prior to committing to a lease.

OR



My studio is an appointment only organic studio. I see only one client at a time to ensure that all my clients receive the personal attention they deserve. Walk-in customers are not allowed; I only take bookings on line and have a waiting list about three months out.

NEIGHBORHOOD NOTICE

December 16, 2014

ZUP 14-0025
Chandler Corporate Plaza
2775 E. Arizona Avenue, #2, Chandler, AZ 85225

Dear Area Property Owner,

This letter is being sent to notify you of a Use Permit filed with the City of Chandler's Planning Division. My Client, Sheer Organic Hair, and I, James Harper, intend to have the above referenced suite as the Business Owners sole place of business.

Arizona Corporate Plaza is a 124,048 +/- SF, light industrial, mixed use development located at the southeast corner of Arizona Avenue and Comstock in Chandler, AZ.

The Use Permit is specifically for Shear Organic Hair to occupy 400 SF area of suites 1 & 2 in the 2775 N. Arizona Avenue building, which consists of approximately 5,908 +/- SF. The balance of the suite is leased to Extrusionbot, a 3D printed ink research and design center. The balance of the development is occupied by a pre-school, a church, custom cycle shop, industrial dry cleaners and a custom stereo shop to name a few.

Shear Organic uses only wholly organic hair coloring which has no irregular smells or emissions. All customers are by appointment only, and there is no walk in traffic. The Use is allowed to operate in Chandler's I-1, light industrial zoning with a Use Permit. The operation hours are normal business hours. The occupant's parking is compliant with the parking ratio of the complex.

If you have questions or comments, please feel free to contact Heather Dill at 480-805-3529 or at AZMOB@yahoo.com or Kevin Mayo Planning Manager with the City of Chandler's Planning Division at (480) 782-3068.

Sincerely,

James Harper
Vice President
Cassidy Turley