



**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM                      Transportation & Development - PZ Memo No. 11-109**

**DATE:**            NOVEMBER 21, 2011

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR  
                          JEFF KURTZ, PLANNING ADMINISTRATOR  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        ZUP11-0001 GOLD TRUST REALTY

Request:            Use Permit extension approval to allow the continued use of a residential home as a commercial business

Location:           200 S. Dobson Road,  
                          North of the northwest corner of Dobson and Frye Roads

Applicant:          Jason Zhang, Owner

**RECOMMENDATION**

The request is for Use Permit extension approval to allow the continued use of a residential home as a commercial business. Staff, upon finding consistency with the General Plan and the Residential Conversion Policy, recommends approval with conditions.

**BACKGROUND**

The subject site is located north of the northwest corner of Dobson and Frye Roads, and is surrounded by single-family homes on the north, west, and south. The subject site is a corner lot, with Chicago Street directly north and Dobson Road directly east. East, across Dobson Road is the Dobson Village medical center.

The home was built in 1975, and was used as a residential home until early 2009 when the applicant purchased the home. A Use Permit was granted in 2010 for the operation of a real estate office. No changes have occurred from an operational standpoint. The home is approximately 1,271 square feet and sits on an approximate 7,500 square foot lot. The home provides a lobby area, an office, two storage areas, and a meeting room. The applicant has

occasional agents working at the site; however, not all of the agents will be at the site at any one point in time. The offices are not open to the general public.

Three parking stalls are provided on-site via a carport, with an additional three parking spaces provided on Chicago Street. The hours of the site will vary as the owner and two other employees occasionally visit the site. General hours are between 9 a.m. to 5 p.m., Monday through Friday. Since the initial Use Permit approval a number of enhancements have been made to the site including: the updating of landscaping, a paint job to the structure, and a paver driveway that provides access onto both Dobson Road and Chicago Street.

The RCP was established in 1989 to allow single-family homes the opportunity to allow small offices to operate within a residential zoning district with the approval of a Use Permit. Such homes must have direct frontage or access to an arterial street and propose a business compatible with the existing neighborhood. Within the Policy, criteria were established to accommodate the conversion of homes into professional offices or like businesses. Such criteria include the requirement of an improved parking lot, preservation of front yard landscaping for the aesthetic streetscape setting of the home, and buffering from adjacent residences. The request meets the requirements of the RCP.

#### **DISCUSSION**

When residential homes are converted to businesses, there are a number of improvements that the conversion is to provide. In addition to meeting all applicable building code requirements, site parking and vehicular circulation is reviewed. At the time of the initial Use Permit request, concerns were expressed about how vehicles would exit the site onto Dobson Road; at that time only a single point of ingress/egress was provided. During the permitting process the applicant worked with Staff to have the driveway wrap around to Chicago Street, addressing the circulation concerns.

In addition, the RCP requires that parking be provided for each employee plus one space per 500 square feet of building area, thus requiring six parking stalls. The site is currently providing three on-site parking stalls and the ability to provide an additional three spaces on Chicago Street. During the initial review, concerns were expressed regarding the number of stalls provided and whether or not there were enough. Over the past year Staff has driven past the site a number of times and does not find any issue with the current parking provided. Additionally, Staff has not heard from any residents concerned with the use. Staff continues to support the request finding that office uses in conformance with the RCP are generally a good fit for established neighborhoods.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Thursday, April 21, 2011. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

**RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of ZUP11-0001 GOLD TRUST REALTY, subject to the following conditions:

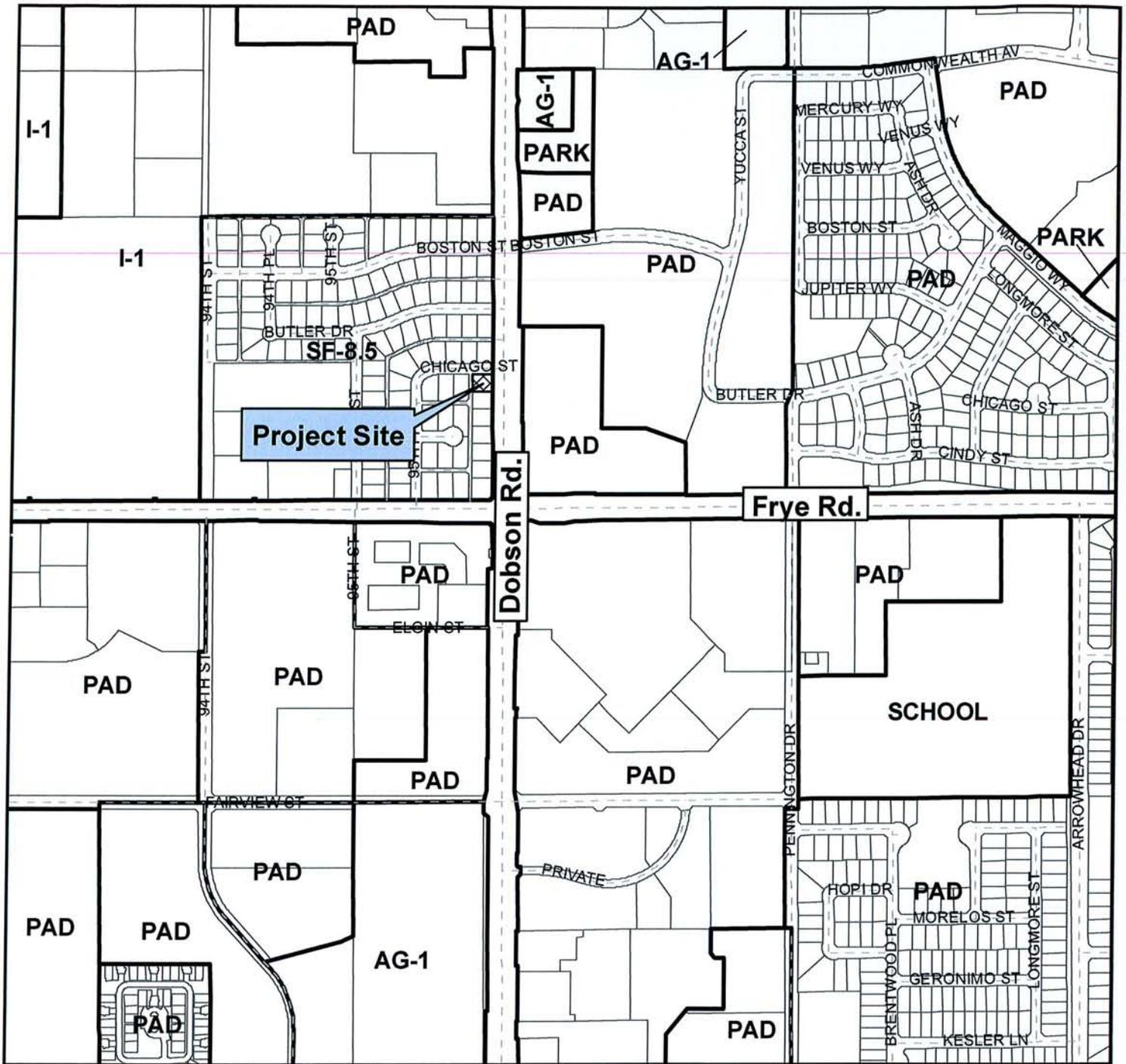
1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Any expansion or modifications beyond the approved exhibits shall void the Use Permit.
3. The Use Permit is non-transferable to any other location.
4. Increases in on-site employment over that represented (3), or the expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.
5. The site shall be maintained in a clean and orderly manner.
6. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

**PROPOSED MOTION**

Motion to recommend approval of ZUP11-0001 GOLD TRUST REALTY, Use Permit extension approval to allow the continued use of a residential home as a commercial business, subject to the conditions recommended by Staff.

**Attachments**

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

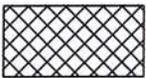


**Project Site**

**Frye Rd.**

**Dobson Rd.**

**Vicinity Map**



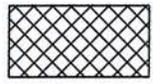
**ZUP11-0001**

**Gold Trust Realty**



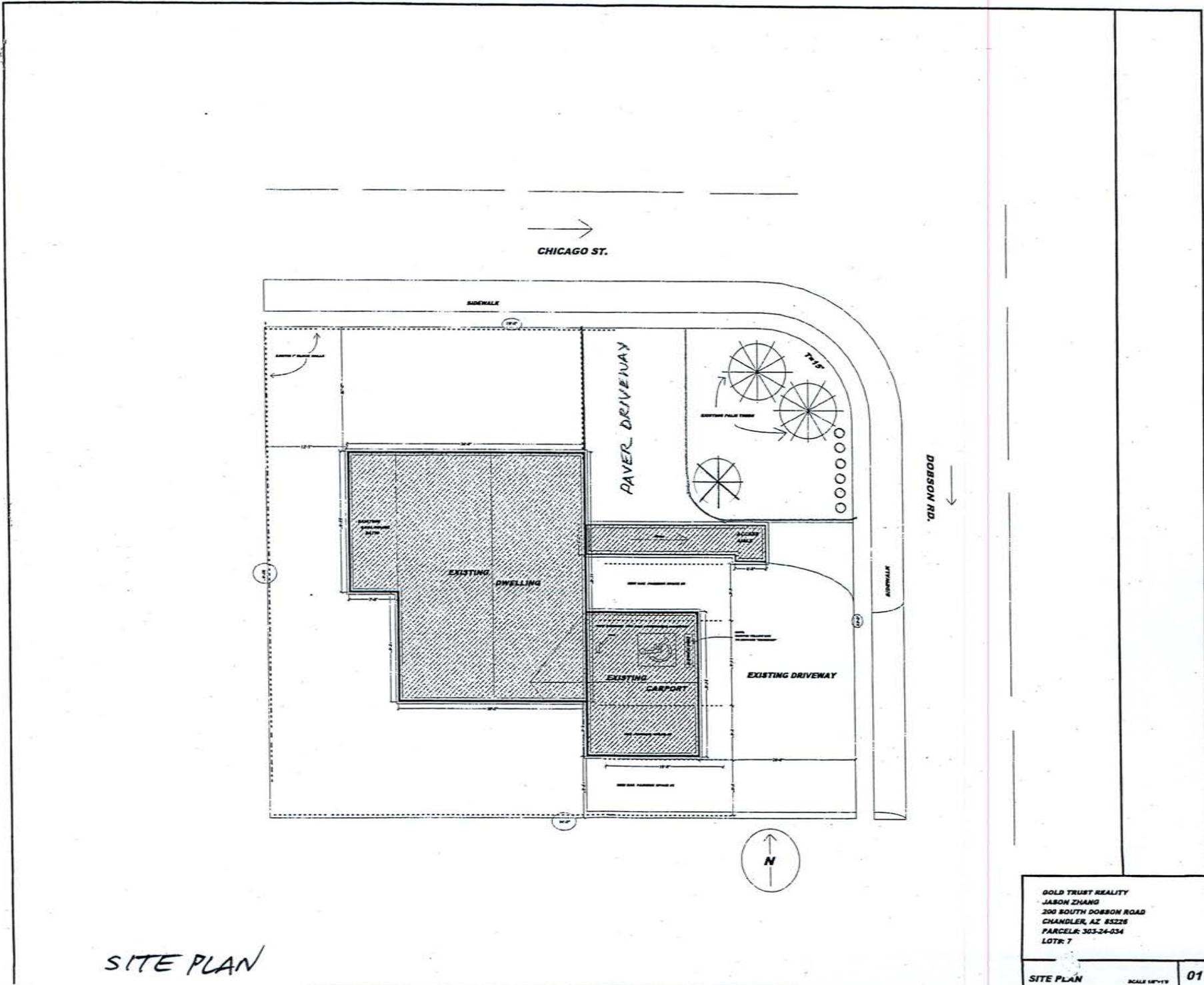


## Vicinity Map



ZUP11-0001

Gold Trust Realty



SITE PLAN

GOLD TRUST REALTY  
 JASON ZHANG  
 200 SOUTH DOBSON ROAD  
 CHANDLER, AZ 85226  
 PARCEL#: 303-24-034  
 LOT#: 7

