



MEMORANDUM Transportation & Development - PZ Memo No. 12-125

DATE: DECEMBER 10, 2012
TO: PLANNING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, ZONING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: ERIK SWANSON, CITY PLANNER *ES*
SUBJECT: ZUP12-0034 MICHAELS & ASSOCIATES

Request: Use Permit extension approval for a commercial business within a single-family residential home

Location: 200 N. Nebraska Street

Applicant: Kevin Michaels; Michaels and Associates, Inc.

RECOMMENDATION

The request is for Use Permit extension approval to allow for a commercial business within a single-family residential home. Staff, upon finding consistency with the General Plan, SF-8.5 zoning, and the Residential Conversion Policy (RCP), recommends approval with conditions.

BACKGROUND

The subject site, located at the northwest corner of Chandler Boulevard and Nebraska Street, is approximately 220 feet west of Chandler High School. The subject site is surrounded by residential homes to the north, east, and west. Directly west, adjacent to the site and along Chandler Boulevard, are five residential homes that have been converted to commercial businesses with Use Permits. South, across Chandler Boulevard is the San Marcos Golf Course.

City Council approved a one-year Use Permit for the subject site in 2007 to allow for the conversion of a single-family residential home into a commercial business utilizing the Residential Conversion Policy. A second Use Permit was granted in 2008 with a one-year timing condition for the office due to a request to increase the number of allowed employees. A third request was approved in 2009 with a three-year timing condition. Due to the businesses successful track record, Staff is recommending approval without a timing condition.

The residential home is approximately 2,500 square feet on a 9,400 square foot lot. The site provides a parking area for four vehicles with an additional two parking spaces in the garage. In addition to the on-site parking, the applicant has arranged for a parking agreement with the property owner directly east across Nebraska Street for an additional four parking spaces. The home provides five offices and has a large conference room.

The hours of operation are generally 8 a.m. to 5 p.m. and closed on weekends. Approximately one to two clients visit the business per day, although the applicant generally visits clients at an off-site location. The business provides insurance, financial, and legal services; customers are by appointment only with the occasional walk-in customer. Since the approval of the last extension, Staff is unaware of any concerns, opposition, or parking related issues. Staff continues to support the Use Permit.

The RCP was established in 1989 to allow single-family homes the opportunity to allow small commercial businesses 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 this 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.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- An 11" by 17" public hearing sign was installed on the property.
- Due to the low-impact nature of the use, a neighborhood meeting was not held; however notifications of the request as well as for the public hearing were mailed.

As of the writing of this memo, Staff has received no calls or letters of opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, SF-8.5 zoning district, and the Residential Conversion Policy, recommends approval of the Use Permit subject to the following conditions:

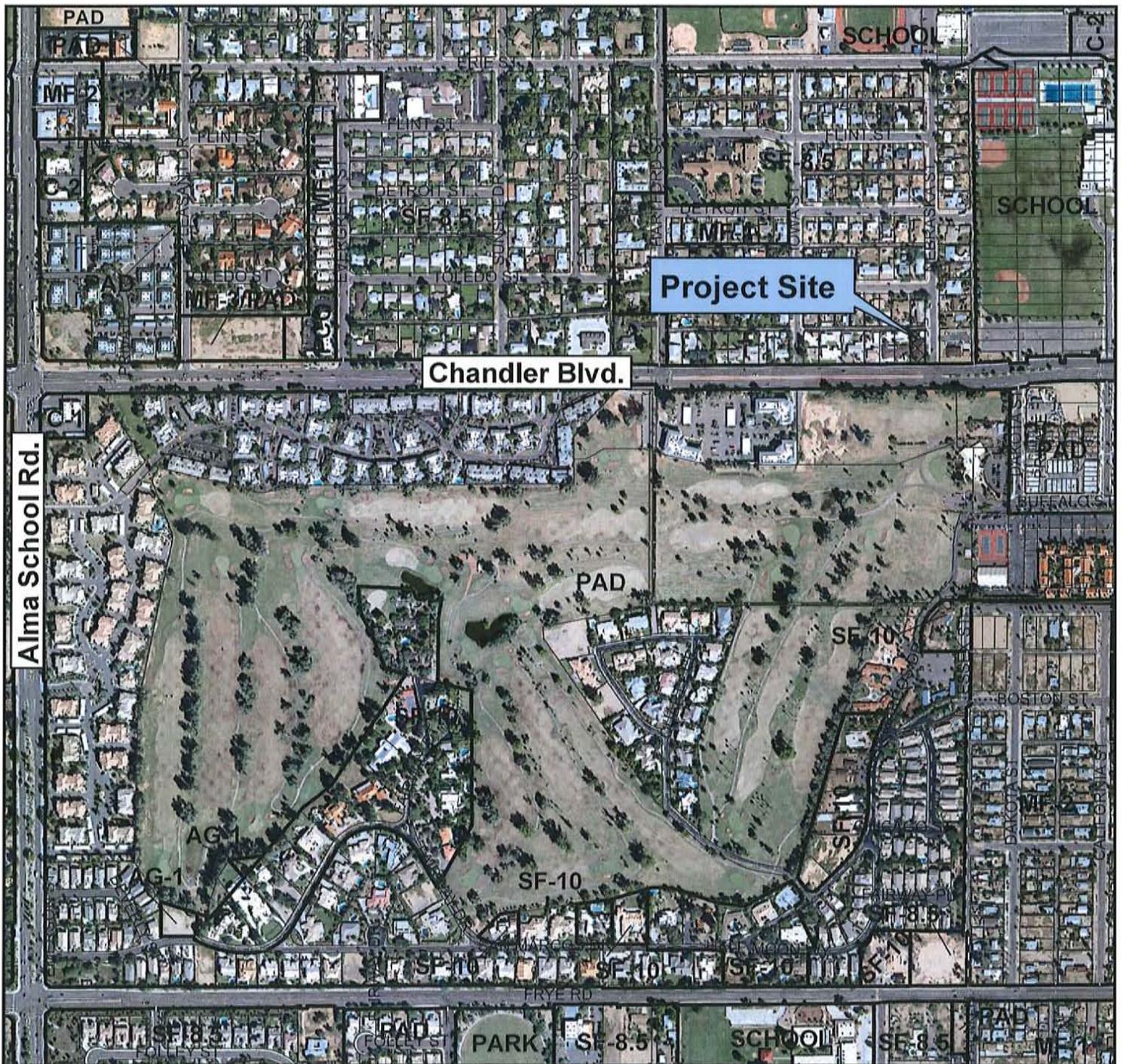
1. Any expansion or modifications beyond the approved exhibits shall void the Use Permit.
2. The Use Permit is non-transferable to any other location.
3. Increases in on-site employment over that represented (6), or the expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.

PROPOSED MOTION

Motion to recommend approval of ZUP12-0034 MICHAELS & ASSOCIATES, request for Use Permit extension approval for the continued operation of a business within a single-family residential home, subject to the conditions recommended by Staff.

Attachments

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



Alma School Rd.

Chandler Blvd.

Project Site

Vicinity Map



ZUP12-0034

Michaels & Associates Inc.





October 16, 2012

City of Chandler
Planning and Development Department
215 E. Buffalo St.
Chandler, AZ 85225

Re: 200 N. Nebraska St, 302-60-009

To whom it may concern:

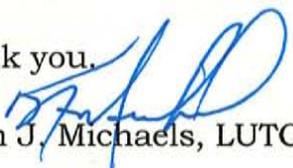
Michaels and Associates and the property at 200 N. Nebraska St. houses offices for insurance, financial and legal services. We are applying for the no time limit extension of our special use permit.

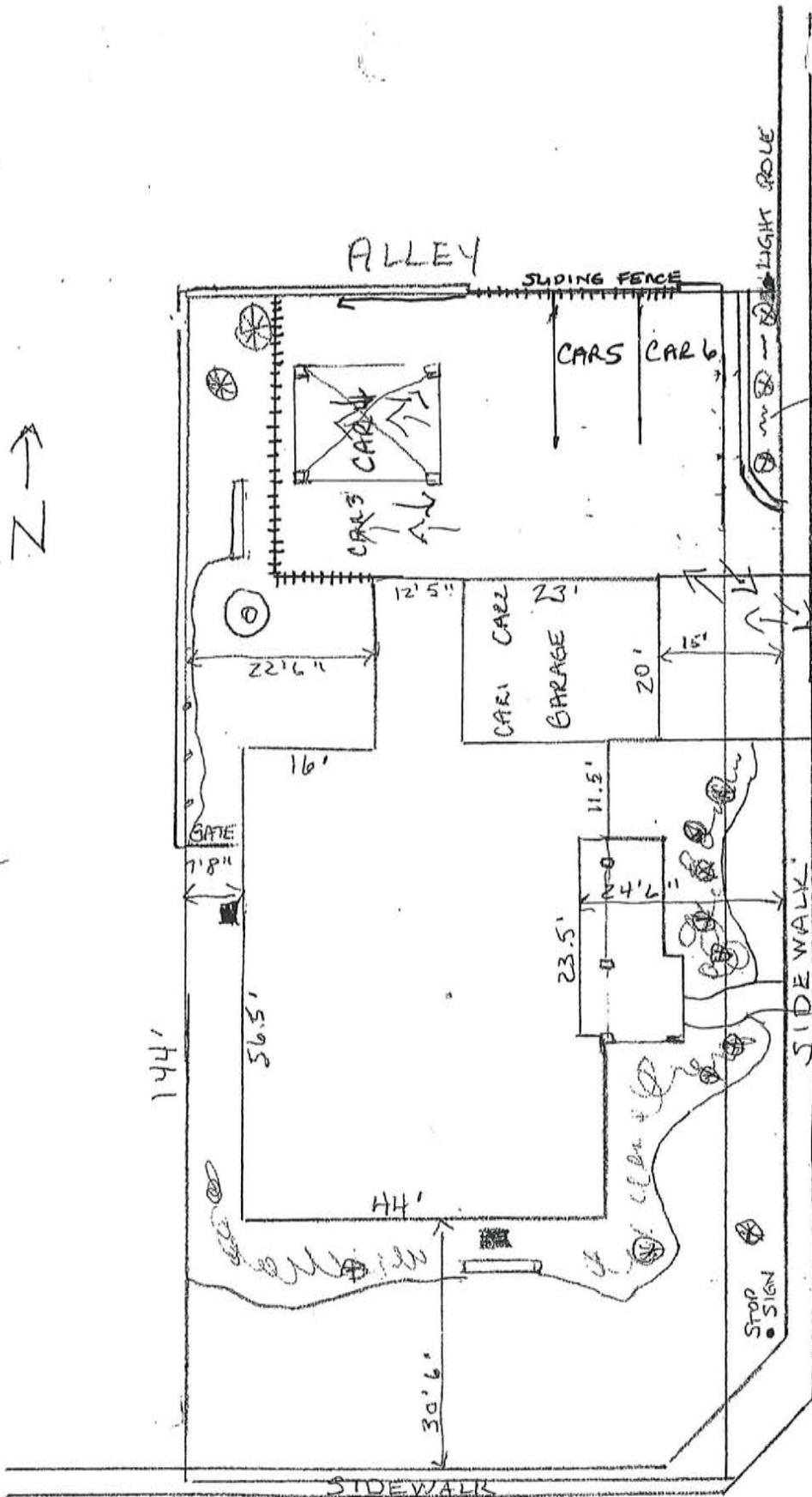
The property is located on the NW corner of Chandler Blvd. and Nebraska St. The "Skousen" home was built of block construction in 1951 and is approximately 2,500 square feet, on a lot approximately 9,400 square feet in size. The home currently has 5 offices and a conference room that can be comfortably used as a "professional service" office.

The number of employees on site remains at 6 and we still have our parking agreement with Fred and Margaret Borns, who own the property at 348 W. Chandler Blvd.

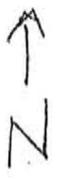
We are asking for the no time limit renewal of the special business use permit for 200 N. Nebraska. Our office hours will generally be from 8:30 – 5:00 Monday through Friday with an average of 2 clients visiting per day. We are closed on weekends.

Thank you.


Kevin J. Michaels, LUTCF



4 add'l parking spots for EE's
348 W Chandler



- AIR
- ⊙ TREE
- ⊕ BUSHES
- ⊙ FIRE PIT

NEBRASKA ST

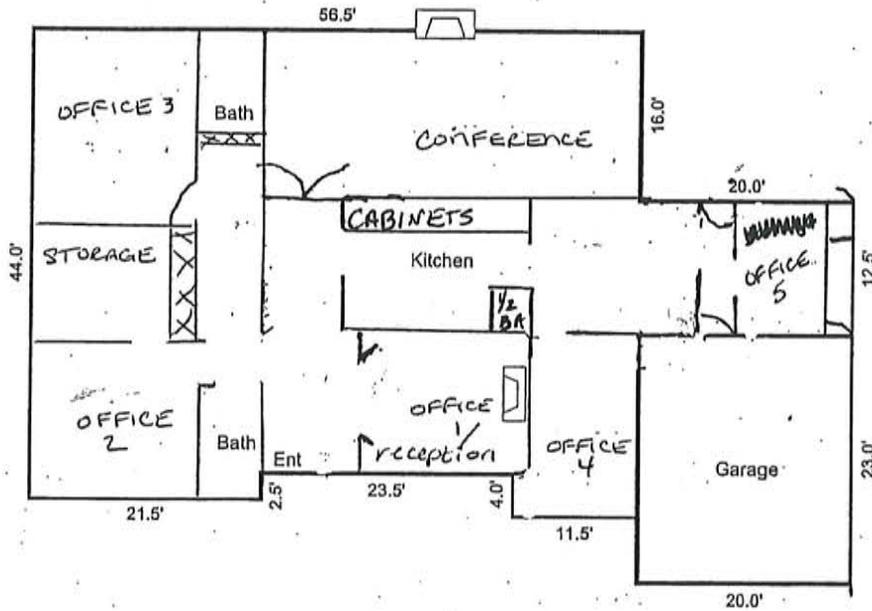
1" = 20ft

SITE PLAN

Building Sketch

Borrower/Client	Kevin & Cynthia Michaels			
Property Address	200 N. Nebraska St.			
City	Chandler	County	Maricopa	State AZ Zip Code 85225
Lender	Freedom Financial & Mortgage Services, LLC			

Building/uses



Sketch by Apex N™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2694.5	2694.5
GAR	Garage	460.0	460.0
Net LIVABLE Area .		(Rounded)	2695

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	12.5 x 20.0	250.0
	41.5 x 56.5	2344.8
	4.0 x 11.5	46.0
	2.5 x 21.5	53.8
4 Items	(Rounded)	2695