



Chandler · Arizona
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MEMORANDUM

Transportation & Development - PZ Memo No. 12-072

DATE: AUGUST 3, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP12-0009 CROOKS CHIROPRACTIC

Request: Use Permit approval for the continued operation of a chiropractic office within a single-family residential home

Location: 100 S. Cooper Road,
South of the southwest corner of Cooper Road and Chandler Boulevard

Applicant: Leland Crooks, Owner

RECOMMENDATION

The request is for Use Permit approval for the continued operation of a chiropractic office within a single-family residential home for an additional three (3) years. Staff, upon finding consistency with the General Plan and the Residential Conversion Policy, recommends approval with conditions.

BACKGROUND

The subject site is located south of the southwest corner of Cooper Road and Chandler Boulevard and is currently zoned Agricultural (AG-1). Directly north and south of the subject site are single-family homes. West, adjacent to the subject site is the Consolidated Canal. Directly east, adjacent to the subject site is Cooper Road.

The subject site received Use Permit approval in 1983 to operate a chiropractic office for two years, with the potential of the Use Permit being extended by Council. The Use Permit was never extended; however remained in operation as a chiropractic office until 1993. In 2006, the property changed ownership and was used as an office. In 2008, a Use Permit was approved to

allow the use of the home as a chiropractic office. The building is approximately 1,350 square feet, and employs approximately five. The office is open Monday thru Saturday, with half days on Tuesdays, Thursdays, and Saturdays.

DISCUSSION

With the 2008 approval, conditions were added requiring the home to meet Commercial Design Standards for landscaping due to the home, at that point in time, providing very little landscaping. Following the approval, the applicant planted a number of shrubs consistent with the design standards along the frontage; however, was unable to plant trees in front of the home due to an underground pipe. Landscaping was also added north of parking area, in an effort to create a buffer, and adjacent to the parking lots west side and along the Consolidated Canal. Additionally, a sidewalk was extended to the front of the house, a parking lot was provided, and a screen wall was located along Cooper Road. However, even with all of the additional landscaping that was added the site does not meet the letter-of-the-law for landscaping. Staff finds the current landscaping to meet the intent of the Commercial Design Standards, as well as with similar properties that operate under the Residential Conversion Policy. Additionally, Staff is supportive of the extension citing the successful operation of the business with a lack of negative impacts to the surrounding area.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held, no neighbors were in attendance.

Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and the Residential Conversion Policy, recommends approval of ZUP12-0009 CROOKS CHIROPRACTIC, subject to the following conditions:

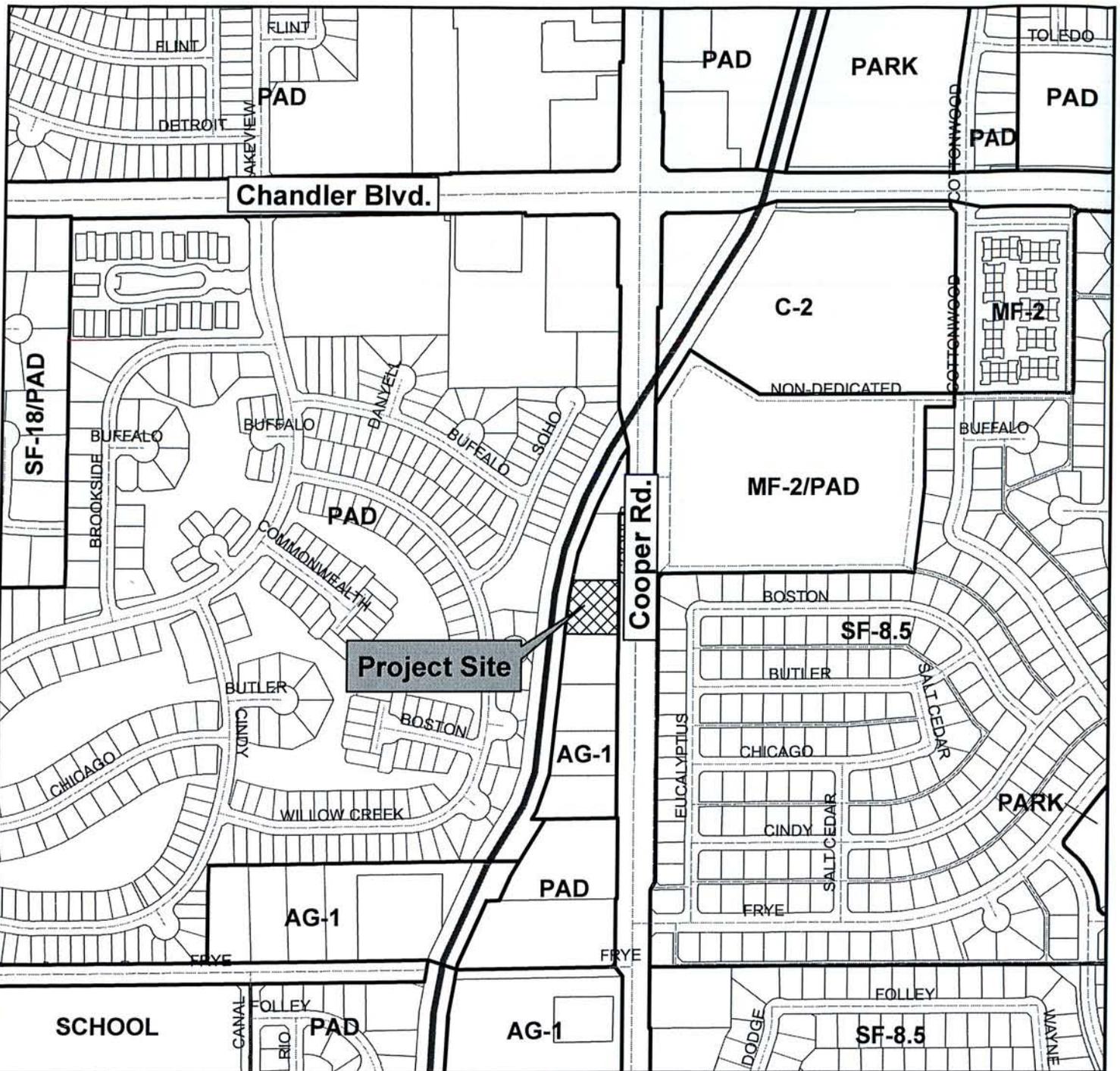
1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

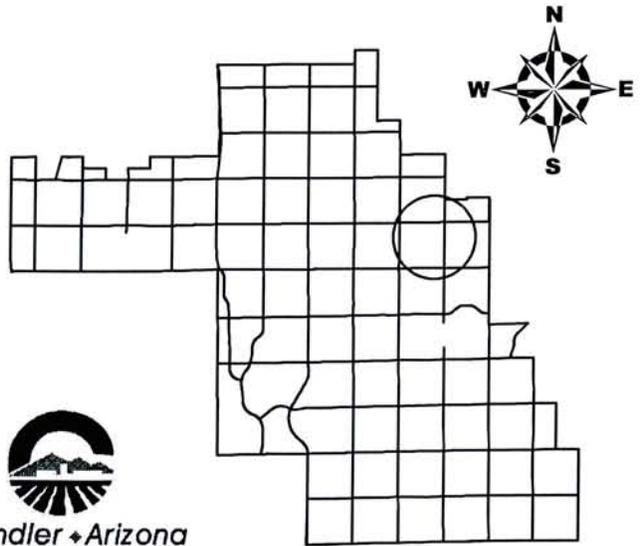
Motion to recommend approval of ZUP12-0009 CROOKS CHIROPRACTIC, Use Permit approval for the continued operation of a chiropractic office within a single-family residential home, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan



Vicinity Map

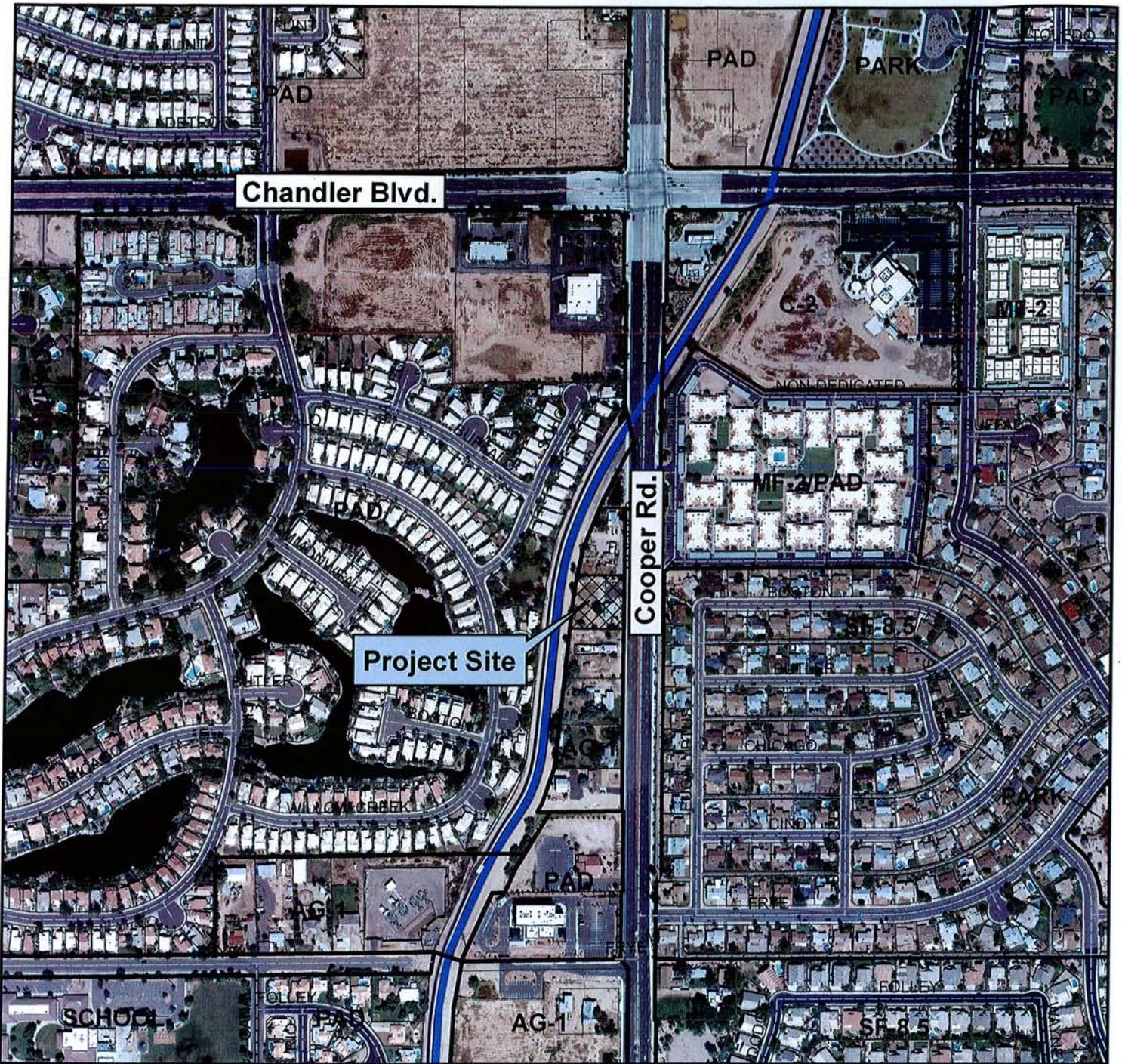


ZUP12-0009

Crooks Chiropractic



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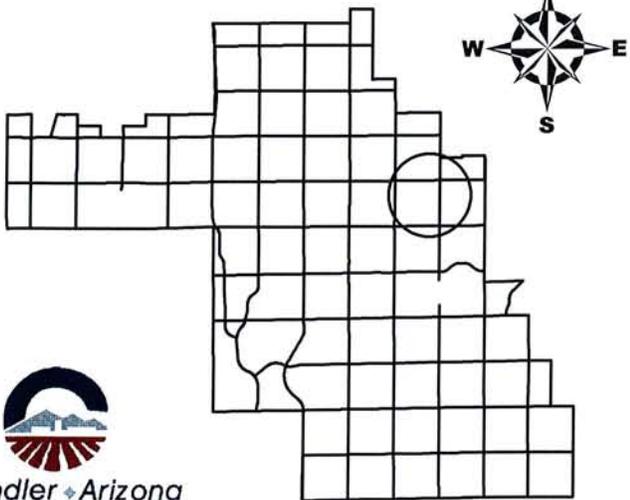


Project Site

Chandler Blvd.

Cooper Rd.

Vicinity Map



ZUP12-0009

Crooks Chiropractic





SITE PLAN



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SITE PLAN