



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – PZ Memo No. 12-076

DATE: AUGUST 23, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: ZUP12-0026 ARIZONA NATURAL MEDICAL CENTER

Request: Use Permit approval to operate a medical office in a converted residence

Location: 821 W. Warner Road, east of the southeast corner of Warner and Alma School Roads

Applicant: Joy Summers, Arizona Natural Medical Center LLC

Owner: Broughton Properties LLC

Zoning: Agricultural District (AG-1)

RECOMMENDATION

Staff, finding consistency with the General Plan and the Residential Conversion Policy (RCP), recommends approval of the request for one (1) year subject to conditions.

BACKGROUND

The request is to allow a residentially zoned property with an existing 4,200 square foot house located on Warner Road to be used for a medical office business. The site has been approved through a series of Use Permits for uses other than single-family residential since 1990. The subject site fronts on Warner Road and backs to an established single-family subdivision that wraps around the subject site and its neighbor to the west, which is a converted house used for an insurance office. The site is located up a hill, with the building and parking lot obscured from street view by a parking lot screen wall and landscaping. Directly across Warner Road is a

shopping center anchored by Walmart and Fry's. The subject site and its western neighbor are the only former or current residences that front on this stretch of Warner Road.

The proposed use is a naturopathic medical practice with a total of five (5) doctors, though it is not anticipated that all of the doctors will be present at all times. Appointments will typically be 8 a.m. to 5 p.m. Monday through Friday. There will also be one (1) or two (2) administrative staff on site.

The subject site was originally converted from a residence to a dormitory through a Use Permit approval in 1990 that was subsequently renewed in 1993, 1996, 1999, and 2005. The dormitory relocated in 2007. An engineering office received Use Permit approval in 2008 to operate from the home for one (1) year. In 2009 it received a Use Permit without time limit. The engineering firm, who has the same ownership as the subject property, will relocate if this Use Permit is approved.

The parking lot currently provides nine (9) spaces. The parking lot will be expanded to 20 spaces if the Use Permit is approved in order to accommodate Zoning Code and RCP requirements for the medical office use. Staff will administratively review this parking expansion and it is anticipated that the parking expansion will be approved based on the representations provided to date. The lot will be re-striped after it is expanded toward the building, which will reduce the size of the existing landscaped area adjacent to the building. The parking lot will not be expanded toward Warner Road. The resulting lot will meet City of Chandler standards

The application requests approval for a new monument sign to be located adjacent to the driveway entrance from Warner Road. The sign is proposed to be approximately 4' tall, constructed of block, finished with stucco painted to match the building, and affixed with simple acrylic lettering that identifies the business. No sign lighting is proposed.

The RCP allows for the conversion of residences with frontage on arterial streets to business uses such as offices. The RCP also calls for parking lots to be designed consistent with a residential scale, designed to preserve the home's streetscape setting, take up less than 25% of gross lot area, and be located at least 6' from the building. All of these RCP standards are met by the request.

The subject site has proven to function well as an office use at this location. The parking lot will not expand toward Warner Road and the building exterior will be unchanged – factors that indicate the existing residential nature will be preserved. Staff recommends a one (1) year time limit in order to allow re-evaluation of the new medical office use's land use compatibility once it has been in operation.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held August 16, 2012 at the Downtown Community Center. No neighbors attended.

- At the time of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and the Residential Conversion Policy, recommends approval of ZUP12-0026 ARIZONA NATURAL MEDICAL CENTER subject to the following conditions:

1. Expansion or modification beyond the approved exhibits and representations shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit shall remain in effect for one (1) 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.
3. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

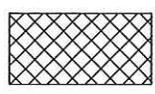
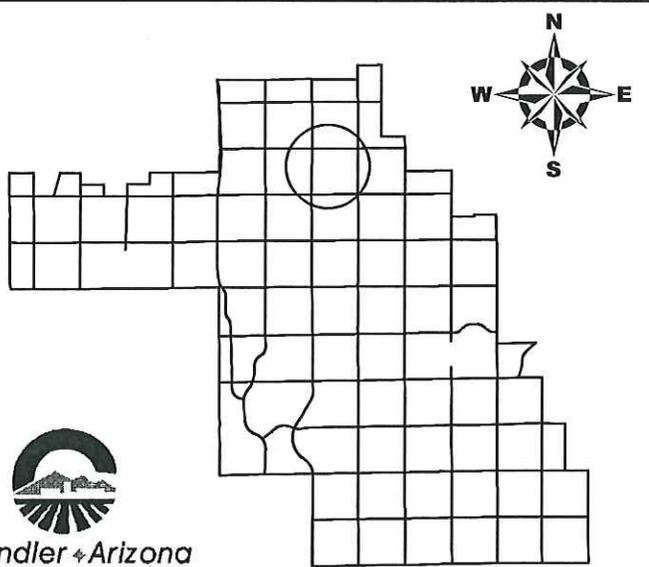
Move to recommend approval of ZUP12-0026 ARIZONA NATURAL MEDICAL CENTER subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Sign Elevation

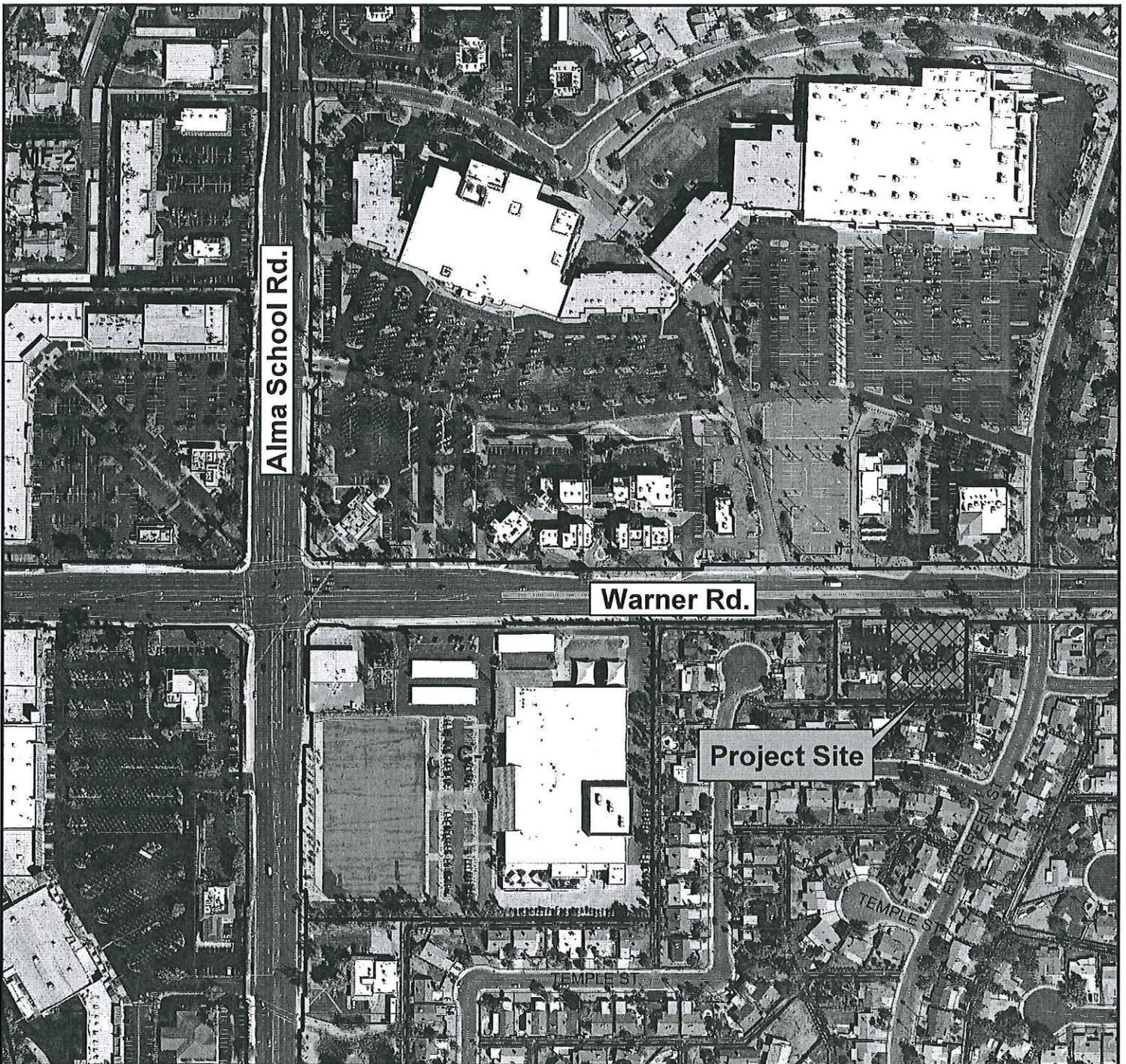


Vicinity Map

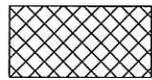
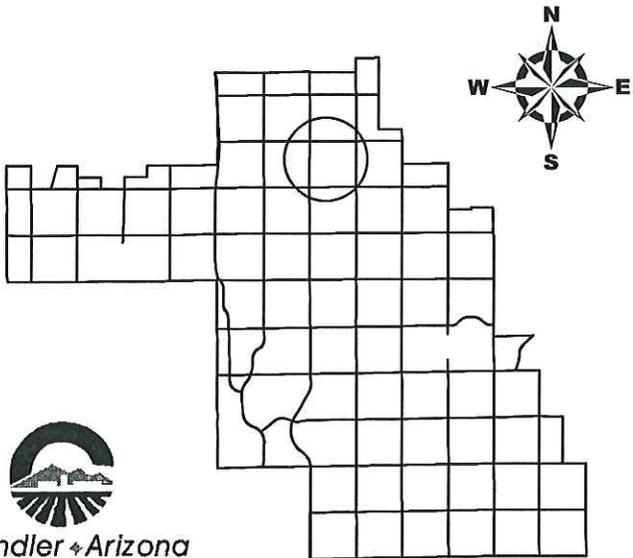


ZUP12-0026

Arizona Natural Medical Center LLC



Vicinity Map



ZUP12-0026

Arizona Natural Medical Center LLC

Arizona Natural Medical Center LLC

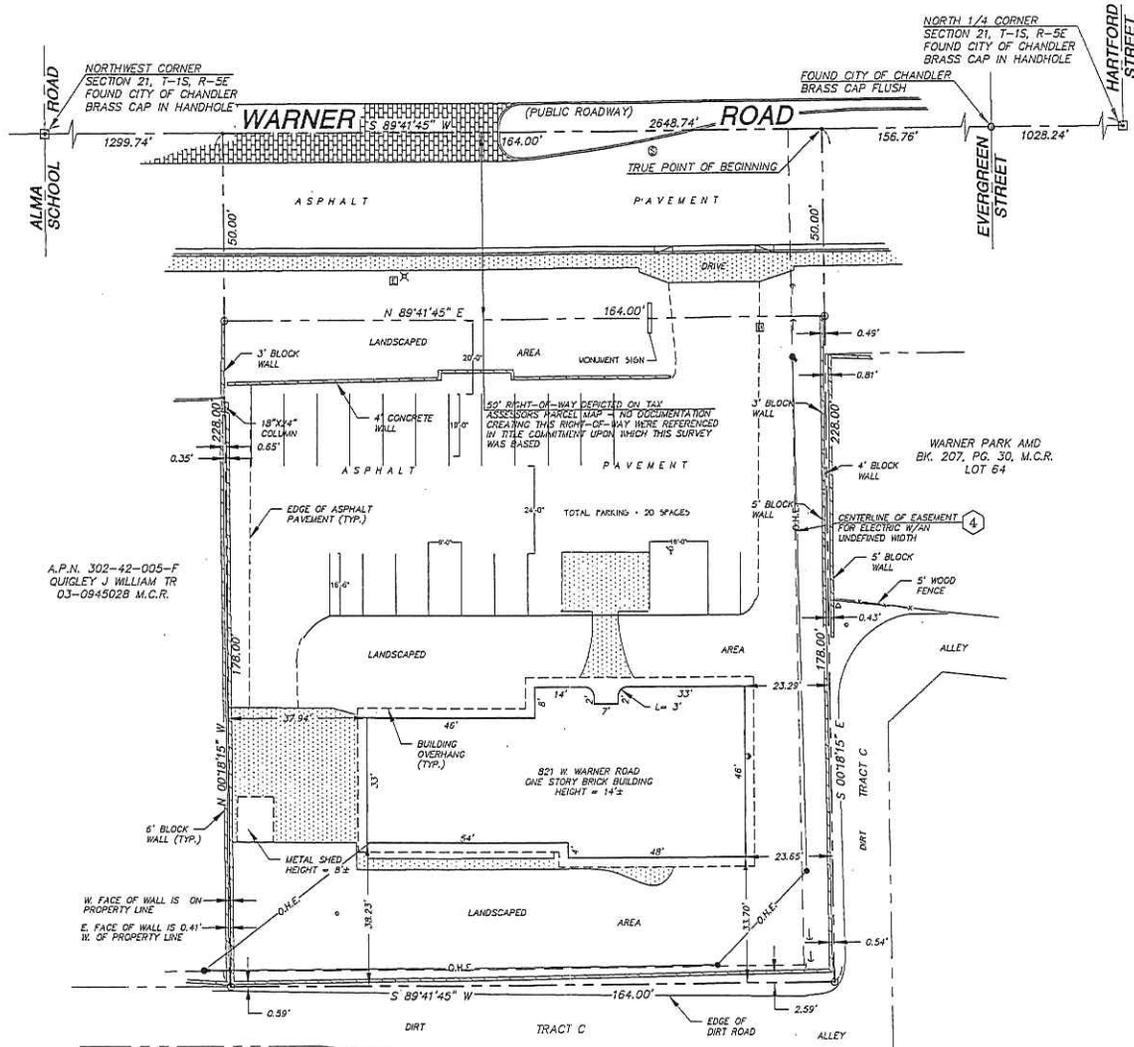
821 West Warner Road
Chandler, AZ 85225

This request for a special use permit is to allow Arizona Natural Medical Center to use the existing professional office space as medical office space.

The existing structure is a 4,201 square-foot ranch style home originally built in 1965 which fronts the south side of Warner Road. The property immediately to the west of this building (825 W. Warner Rd.) is another house which has been used for years as an insurance agent's office through an earlier rezoning/Use Permit. Several commercial retail properties are located directly across the street on the north side of Warner Road including Wal-Mart, Fry's Grocery, PetSmart, and several medical/office buildings and restaurants. The lot size is 29,185 square feet (approximately 0.67 acres). The owner currently has a use permit for use as an office space. The north side of the building has a 10-space parking lot in front along with desert landscaping and trees which substantially restricts any traffic (vehicle or pedestrian) from seeing the building or its parking lot. The exterior of the building is block with a shingle roof. The rear yard landscaping is grass with several pine trees along the property's south wall. It is the intent of Arizona Natural Medical Center to leave the exterior of the building in its existing condition.

Arizona Natural Medical Center is a small naturopathic medical practice focused on general, non-invasive patient care using a variety of natural modalities including acupuncture, botanical medicine, hydrotherapy and homeopathy. The practice was founded by Joy Summers and Roselynde Bryant, graduates of the Southwest College of Naturopathic Medicine in Tempe, AZ. Roselynde has been a resident of Tempe since 2008, and Joy is an Arizona native residing in Chandler for the past 10 years. A total of 5 doctors will practice either full or part-time at the medical center. Appointments are one-on-one sessions conducted during regular business hours, typically 8am to 5pm, Monday through Friday. Any after-hours work will not consist of treating patients and will not consist of the full staff. In addition, our business will not require any on-site entertainment.

The building has been used as office space for a number of years now, and the neighboring property has also been used as commercial space for several years. The large number of commercial businesses across the street and the continuing rise in traffic along Warner Road speak to the continued use of this building as commercial space. We believe medical office space is a great use for this building and a compliment to the commercial properties in the surrounding area.




SITE PLAN
 NTS
AZ NATURAL MEDICINE CENTER
 821 W. WARNER

NOTES:

- 1. SIGN MADE OF BLOCK WITH STUCCO FINISH
- 2. PRIMARY COLOR TO MATCH BUILDING WITH ACCENT PIECES TO BE A LIGHTER SHADE
- 3. LETTERING TO BE $\frac{1}{2}$ " THICK ACRYLIC.

