



MEMORANDUM Transportation and Development – PZ Memo No. 13-037

DATE: JUNE 5, 2013

TO: PLANNING AND ZONING COMMISSION

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

FROM: SUSAN FIALA, CITY PLANNER *SAF*

SUBJECT: ZUP13-0008 WIN BEAUTY SALON

Request: Use Permit time extension for the continued operation of a commercial beauty salon in a converted single-family residence in the SF-8.5 zoning district

Location: 284 S. Dobson Road, northwest corner of Frye and Dobson roads

Applicant: Ming Chen, Chen Architects

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval for a three year timeframe, subject to conditions.

BACKGROUND

In 2011 a Use Permit was approved for the site to allow the conversion of a single-family residence into a commercial beauty salon. The original use permit was approved for a two year timeframe. This request is to approve a Use Permit time extension for an additional three years to continue monitoring use compatibility with the adjacent residential neighborhood. There are no changes proposed to the business's operation, site plan, or floor plan.

The subject site is a corner lot, located at the northwest corner of Dobson and Frye roads. The property is adjacent to single-family residences to the north and west, within the Green Valley Estates subdivision. The uses located at the intersection of Dobson and Frye roads include: a medical office complex on the northeast corner, a hospital and associated medical offices on the southeast corner, and a commercial retail and office development on the southwest corner.

The property is approximately 9,335 square feet. The floor area is approximately 1,446 square feet. The property is zoned Single-Family residential (SF 8.5). The current owners purchased the property in 2010 and made improvements to the site and the building to function as a beauty salon. The converted home has been operating as a professional commercial beauty salon since 2011. The business offers hair styling services and facial care services.

The salon owners are a husband and wife who are two full time employees with two part-time assistants. The original use permit identified one full time assistant and this request is for two part time assistants. The two part-time employees are determined to be equivalent to one full time employee which remains in compliance with the original condition related to on-site employment represented as three. The language of condition number four has been modified to more clearly define employee equivalencies as three full time employees.

The salon's business hours are from 10 a.m. to 6 p.m. daily, except Thursdays, which is by appointment only. The business operation includes an administrative office, a reception area, a facial room, a shampoo area, and hair studio. One bedroom is maintained as an employee break area. The business is designed to accommodate a maximum of two clients at a time for hair services. The facial room accommodates one client at a time. There would be clients coming in for an appointment as others are finishing, thus the parking provided accommodates the overlap.

Parking is based on a parking ratio for personal service uses at 1 space per each 150 square feet of floor area. Based on the home's 1,446 net square feet for the salon use, required parking is ten parking spaces. The property provides nine parking spaces including five spaces in the front, access to Dobson Road, and four spaces in the rear of the lot, access to Frye Road. Planning Staff continues to find that nine parking spaces are sufficient to accommodate this low traffic generating hair salon including the maximum number of employees and clients. The timing overlap of client appointments and employee schedules is negligible.

DISCUSSION

Planning Staff finds the continued operation of a professional commercial beauty salon in a converted single-family residence in the SF 8.5 zoning district is an appropriate use to transition from the commercial and medical office developments located at the corner of Dobson and Frye roads to the adjacent Green Valley Estates single-family subdivision. The professional beauty salon has demonstrated compatibility, especially with regard to noise, traffic, and aesthetics.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 6, 2013. No neighbors attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP13-0008 WIN BEAUTY SALON Use Permit time extension, subject to the following conditions:

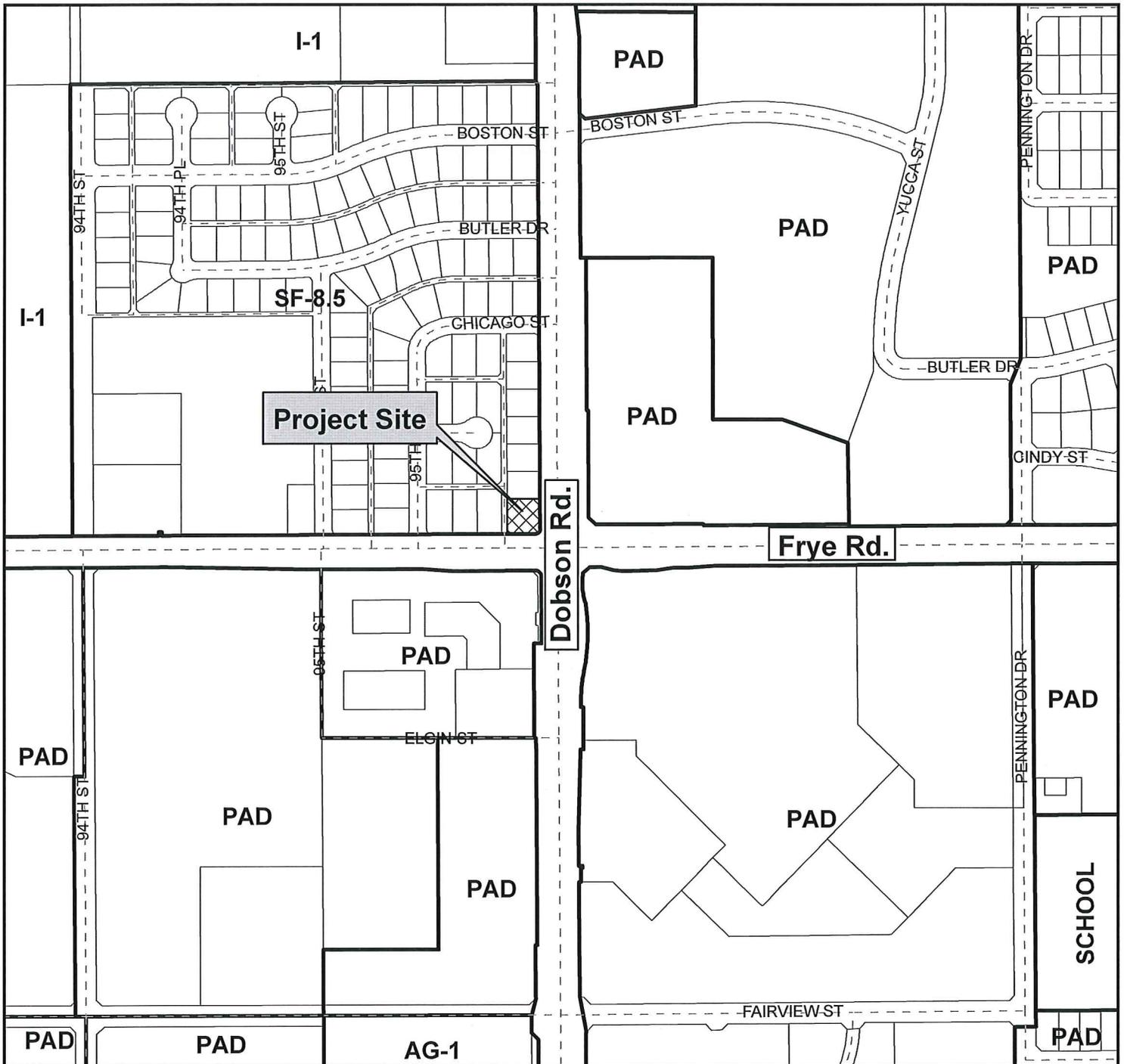
1. The Use Permit shall be extended for a period of three (3) years, at which time re-application shall be required. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (site plan, floor plan, building elevations, narrative) shall void the Use Permit and require new Use Permit application and approval by the City of Chandler.
3. The Use Permit is non-transferable to any other property.
4. Increases in on-site employment over that represented as equivalent to three (3) full time employees shall require new Use Permit application and approval by the City of Chandler.
5. The property shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of ZUP13-0008 WIN BEAUTY SALON Use Permit time extension, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan and Floor Plan
4. Photos

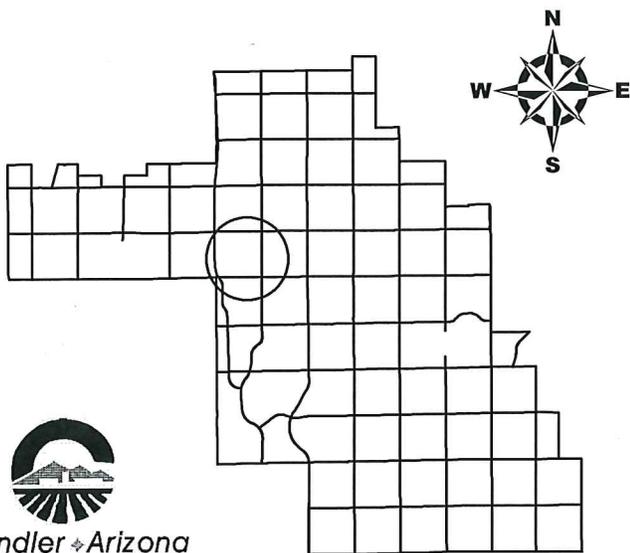


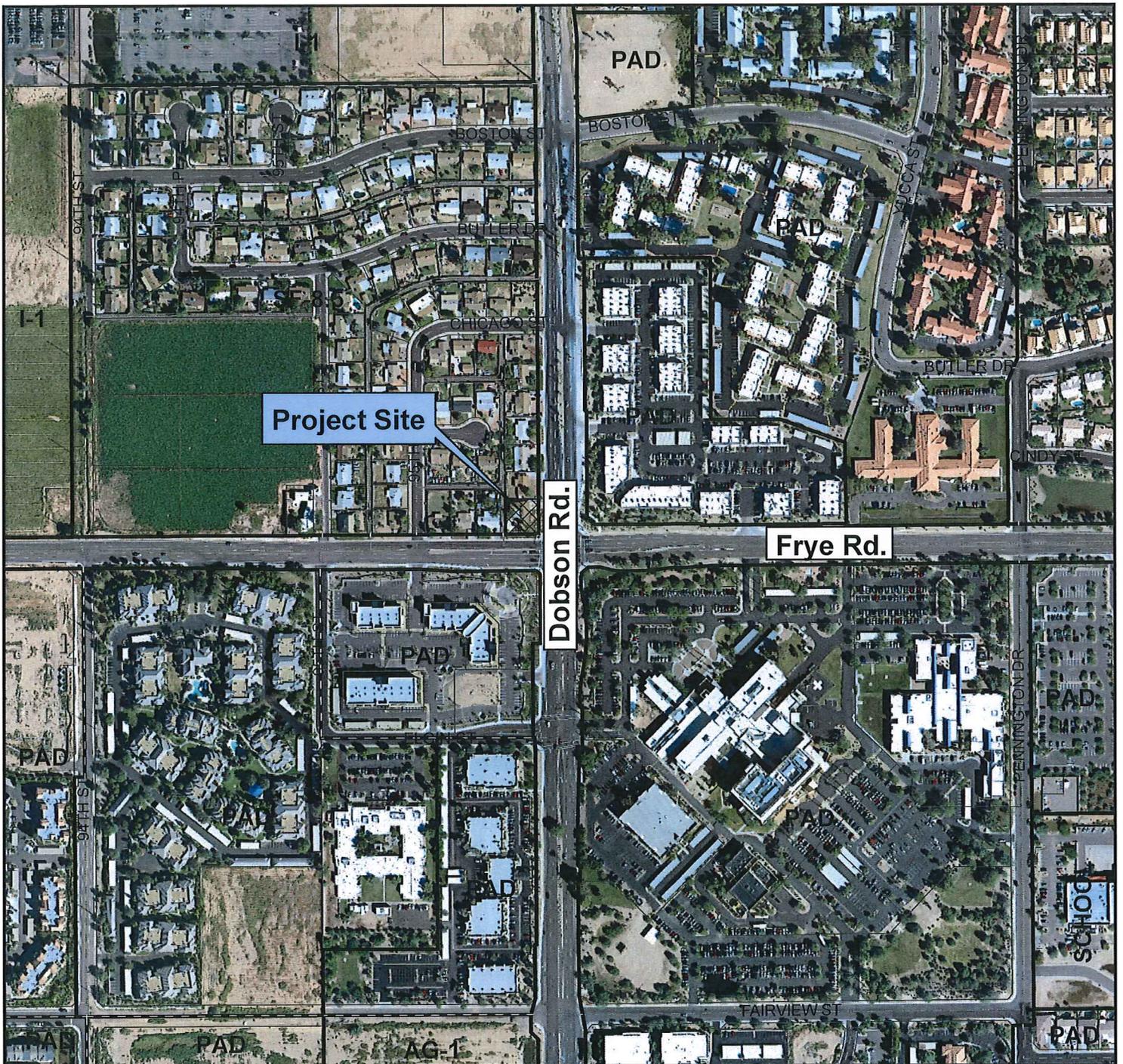
Vicinity Map



ZUP13-0008

Win Beauty Salon



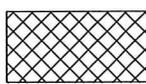
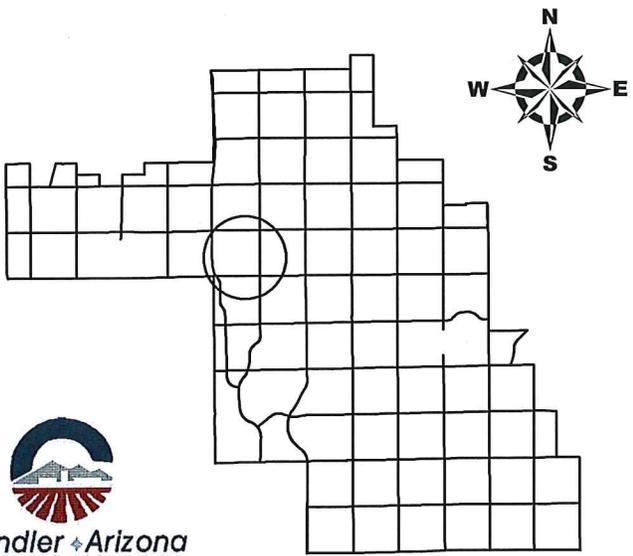


Dobson Rd.

Frye Rd.

Project Site

Vicinity Map



ZUP13-0008

Win Beauty Salon





PROJECT NARRATIVE

Use Permit Number: ZUP13-0008

Date: March 20, 2013

Project Name: WIN Beauty House

Project Address: 284 S. Dobson Rd., Chandler, Arizona 85224

Floor Area: 1,446 s.f. (existing, no addition)

Property Eligibility: The existing single family home has the only frontage to Dobson Road, an arterial road in Chandler.

Project Objectives:

1. The existing single story house building was converted to accommodate a professional beauty salon in 2011.
2. This permit is an extension of an expiring use permit (ZUP10-0043).

Office Operations:

Continue offering customers hair cut & facial care services.
Hair cut services: hair cut & related hair care services.
Facial Care: Facial Care & related services.

Project Concept:

1. Salon Hours – Open 10:00am to 6:00pm daily, except Thursdays, by appointment only.
2. Number of Employee - Two owners & two part-time assistants.
3. Space Plan – See the attached plans.
 - Reception area or lobby;
 - Two open hair studios;
 - A Facial Care room;
 - A shampoo room;
 - One accessible restroom.
4. Parking Spaces –
Total of provided parkings: 9 spaces, including an accessible space in front, 1 in existing carport, 2 in front of house & 4 spaces in rear lot.
Total of required parkings: 10 (1,446 s.f./ 150 s.f.)
5. Environment impact – No noise or traffic will be generated in the premises. After 6:00pm, no activity is in the property. Studio activities will not interfere neighbors' nightlife.
6. Landscaping – Approved canopy trees, shrubs & ground covers were planted to enhance the hard corner of the street intersection in 2011.

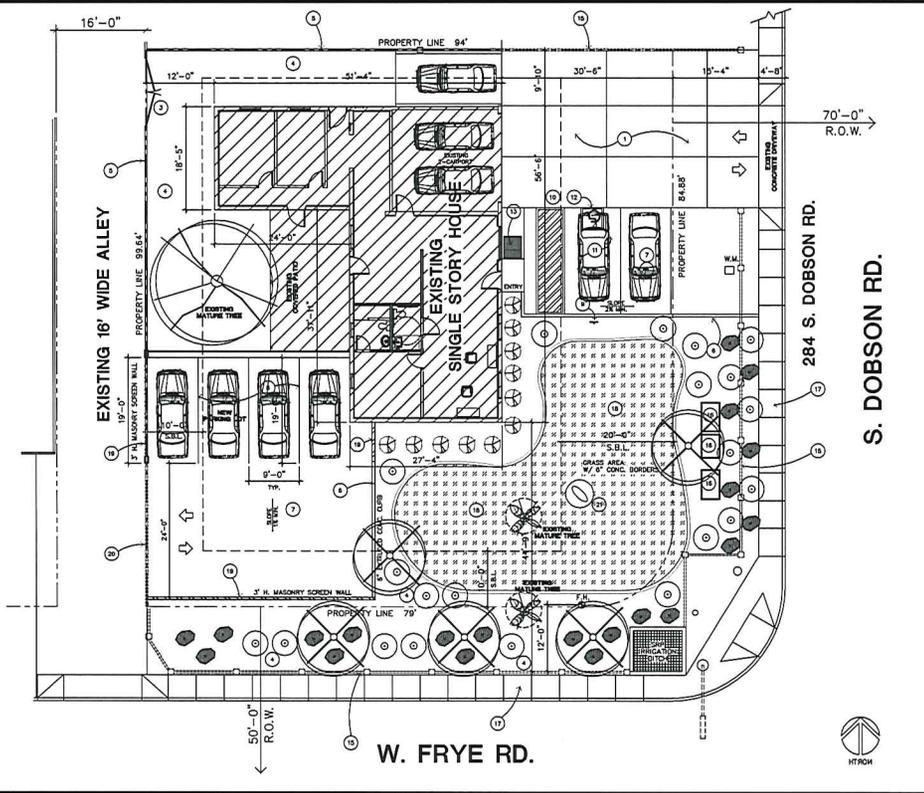
LEGENDS

- EXISTING WALL TO REMAIN.
- KEYNOTE NUMBER
- DIRECTION OF TRAFFIC
- SITE DRAINAGE DIRECTION
- EXISTING FIRE HYDRANT
- EXISTING STREET SIGNAL LIGHTS

LANDSCAPE LEGENDS

- EXISTING TREE TO REMAIN
- EXISTING MEXICAN FAN PALM
- EXISTING SISOO CANOPY TREE
- EXISTING SHRUB
- EXISTING SHRUB
- LANTANA MONTEVIDENSIS PURPLE & GOLD (HALF & HALF) 1 GALLON

NOTE: GROUND TOPPING 2" DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS



EXISTING SITE PLAN SCALE: 1"=10'-0"

- ### KEYNOTES
- EXISTING CONCRETE DRIVEWAY TO REMAIN.
 - DESERT PLANTING AREA WITH SPRINKLER DRIP SYSTEM.
 - EXISTING 10" W. WROUGHT IRON GATES TO REMAIN.
 - DECOMPOSED GRANITE GRAVEL ON GROUND.
 - EXISTING 6" H. MASONRY FENCE TO REMAIN.
 - EXISTING 6" EXTRUDED CONCRETE CURB.
 - EXISTING CONCRETE DRIVEWAY/ PARKING LOT.
 - WHITE PARKING STRIPING.
 - ACCESSIBLE PARKING SIGN WITH METAL POST.
 - 6" WIDE ACCESSIBLE ISLE WITH YELLOW STRIPES ON PAVING.
 - 10'X10' ACCESSIBLE PARKING SPACE.
 - 4'X4' HANDICAP SYMBOL PAINTED ON PAVING IN YELLOW COLOR.
 - 1:12 ACCESSIBLE CONC. RAMP WITH BLIND LINES.
 -
 - EXIST. 3' H. MASONRY SCREEN WALL TO BE REMOVED.
 - EXISTING UNDERGROUND STREET LIGHT BOXES TO REMAIN.
 - EXISTING CONC. STREET SIDEWALK TO REMAIN.
 - GRASS AREA WITH AUTO IRRIGATION SPRAY.
 - EXIST. 3' H. MASONRY FENCE, SEE ELEVATION BELOW.
 - EXIST. 6' H. MASONRY SCREEN WALL TO BE REMOVED.
 - FOR NEW 24" WIDE DRIVEWAY.
 - EXIST. 4" H. E.L.F.S. ART PIECE SCULPTURE ON 60" DIA. CONC. BASE.

PROJECT DATA

ZONING: SF-8.5 (EXISTING)
 PARCEL: 303-24-028
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY: B (PROPOSED BEAUTY STUDIO)

GROSS LOT AREA: 19,211 SQ. FT. (0.44 AC.)
 NET LOT AREA: 9,319 SQ. FT. (0.21 AC.)
 GROSS FLOOR AREA: 1,446 SQ. FT. (EXISTING HOUSE)
 COVERED PATIO AREA: 356 SQ. FT. (EXISTING)
 GROSS PARKING REQUIRED: 10 (1,446 S.F. / 150 = 10)
 PARKING PROVIDED: 9 (1 ACCESS. + 8 STANDARD)

CODES: 2006 I.B.C. WITH CHANDLER'S AMENDMENTS
 2008 I.N.C.
 2008 I.B.C. WITH CHANDLER'S AMENDMENTS
 2005 N.E.C.
 2006 I.F.C., I.F.G.C.

GENERAL NOTES

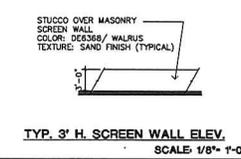
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITIONS NOT COVERED IN DRAWINGS IS ENCOUNTERED THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER BEFORE COMMENCING THAT PORTION OF THE WORK.
- THE OWNER TO SELECT FINAL FINISHES, COLORS AND SIZES OF INTERIOR BUILDING MATERIALS.
- ALL DIMENSIONS MEASUREMENTS ARE TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.

DRAWING INDEX

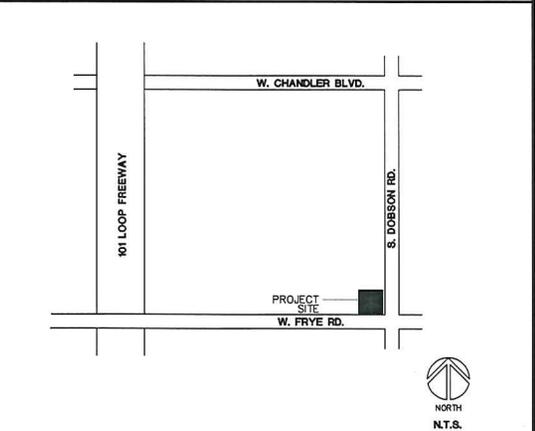
A-1 SITE PLAN/FLOOR PLANS, PROJECT DATA AND NOTES

OWNERSHIP

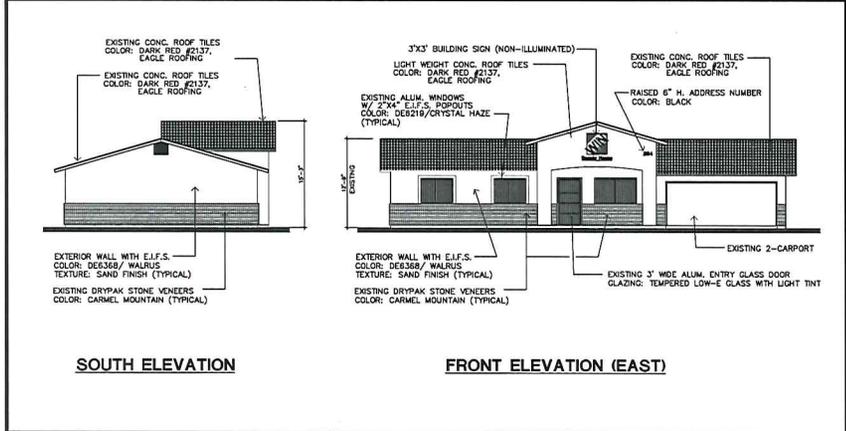
WIN SALON, LLC
 2682 E. VERMONT CT.
 GILBERT, AZ 85295
 TEL: 480-962-2233



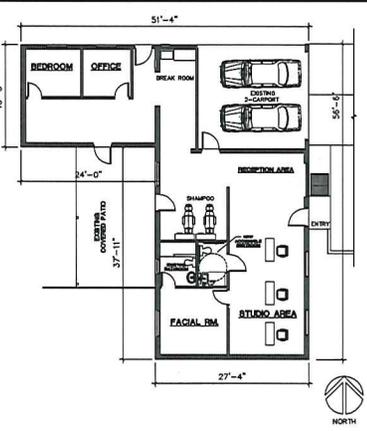
SCALE: 1/8"= 1'-0"



SCALE: N.T.S.



SCALE: 1/8"= 1'-0"



SCALE: 1"=10'-0"

USE PERMIT EXTENSION FOR:
WIN Beauty Salon
 PROFESSIONAL HAIR & FACIAL CARES
 284 S. Dobson Rd.
 Chandler, Arizona

FINAL
 Date: 9-14-13

No.	Revision	Date

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