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APR 15 2015



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



**MEMORANDUM**                      **Planning Division – PZ Memo No. 15-040**

**DATE:**            APRIL 15, 2015

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*

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

**SUBJECT:**        ZUP14-0035 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**

Planning Staff, upon finding consistency with the General Plan and the Residential Conversion Policy (RCP), 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 one-year to allow the operation of a real estate office. The Use Permit was extended in late 2011, for an additional three years. 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**

Planning Staff continues to support the request and recommends an extension of the Use Permit for an additional five years. Planning Staff recommends the additional time finding that office uses in conformance with the RCP, and this one in particular, have been a good fit for established neighborhoods. Furthermore, this particular site has operated successfully without incident for a number of years.

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

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Tuesday, March 31, 2015. No neighbors were in attendance.
- At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

#### **RECOMMENDED ACTION**

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP14-0035 GOLD TRUST REALTY, subject to the following conditions:

1. The Use Permit shall remain in effect for five (5) 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 ZUP14-0035 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 Planning Staff.

**Attachments**

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

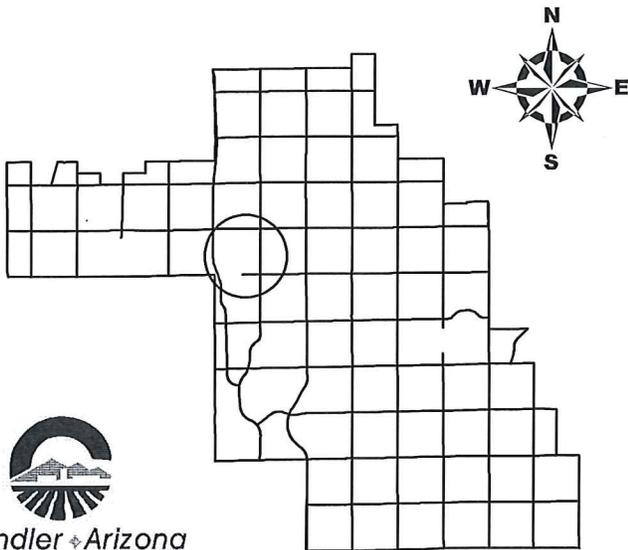


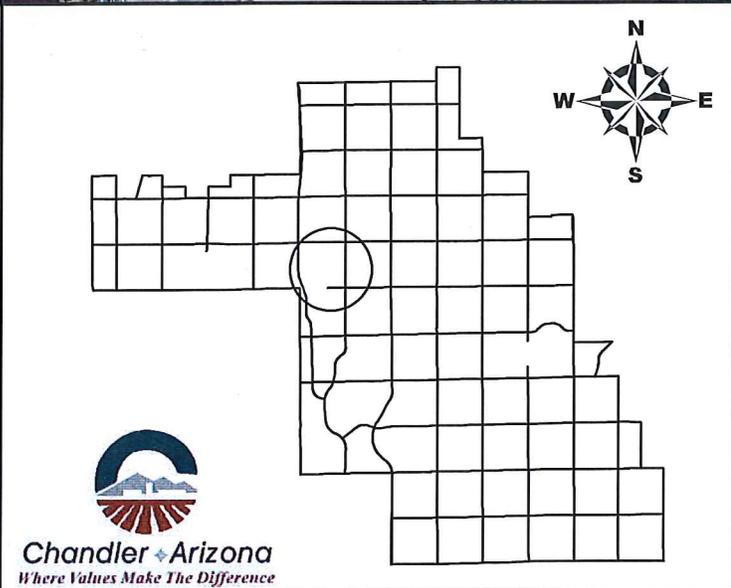
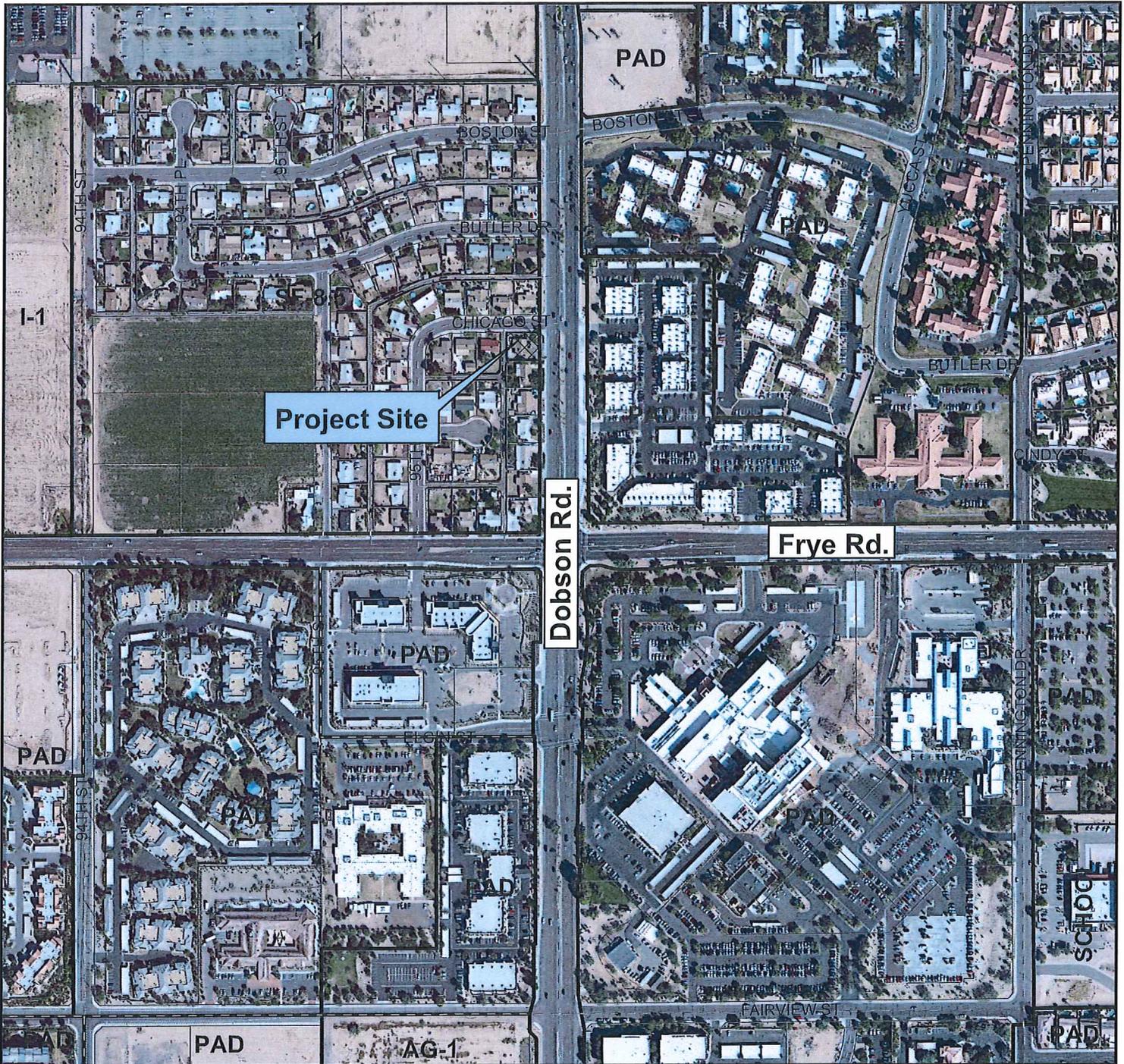
## Vicinity Map



ZUP14-0035

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## Vicinity Map

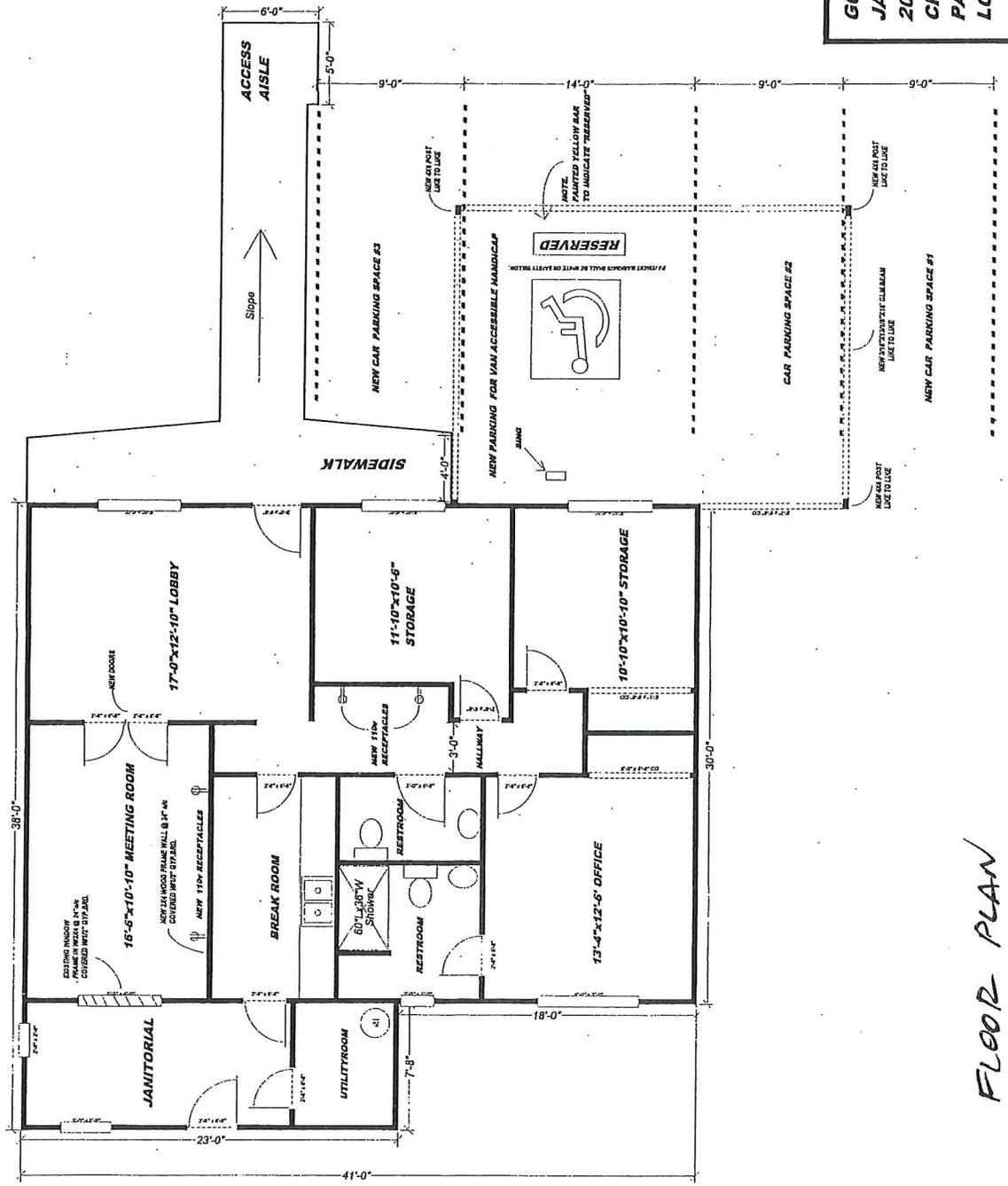


ZUP14-0035

Gold Trust Realty



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



*FLOOR PLAN*



**Gold Trust Realty**  
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Gold Trust Realty is a small real estate company that servers in east valley. We have one full time assistant who works at this location Monday through Friday between 9 am to 4:30 pm; and we also have a couple of part time realtors who comes in occasionally. Office hours are Monday through Friday, 9:00 am to 4:30 pm.