

#48
MAY 10 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-094

DATE: MAY 2, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0009 MICHAELS & ASSOCIATES

Request: Use Permit approval for the conversion of a residential home into a commercial office.

Location: 200 N. Nebraska Street

Applicant: Kevin Michaels

RECOMMENDATION

The request is for a Use Permit to allow for the conversion of a residential home into a business within a Single-family Residential (SF8-5) Zoning district. Planning Commission and Staff, finding consistency with the General Plan, SF8-5 zoning, and the Residential Conversion Policy (RCP), recommend approval with conditions.

BACKGROUND

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

Currently, there are six residential homes along Chandler Boulevard as part of this residential block. Five of the six homes have been approved with Use Permits for conversion. The home is approximately 2,500 square feet on a 9,400 square foot lot, and will provide a parking area for

three vehicles, with an additional two parking spaces in the garage. The home is constructed of masonry block and was built in 1952. The subject site is the last remaining residential home to undergo a residential conversion for commercial purposes.

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 was 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 office is going to be used as an administrative office for an insurance agency. The insurance agency specializes in life insurance. The business currently has a total of three employees. The hours of operation are generally 8 a.m. to 4:30 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 applicant has operated his business for approximately 20 years in Chandler, and would like to move his current operation from the northwest corner of Alma School Road and Chandler Boulevard to this location. A monument sign perpendicular to Chandler Boulevard is proposed. The monument sign meets the standards provided in the RCP. Attached is a sign plan.

DISCUSSION

When residential homes are converted to businesses, there are a number of improvements that the conversion is to provide. Ingress/egress in a forward motion from the site is required under general commercial circumstances (i.e. offices, commercial centers, etc.). With this particular site due to the site layout and size of home, there is no possible way to create an access point along Chandler Boulevard. Without direct access into a parking lot from Chandler Boulevard, the site is not able to provide an area large enough for a turnaround to allow for ingress and egress in a forward motion, as the existing businesses on this block are able to provide. In addition, to allow for ingress/egress use of the alleyway, it is required that the alleyway be a minimum of 20' wide and paved. The alleyway is approximately 16' wide. Paving of the alleyway is required if the alleyway is to be utilized as an access point. The applicant is requesting not to pave the alleyway.

Staff supports the application, but is not in support for the request for relief of paving the alleyway. Due to site layout it was determined that to keep consistent with the residential character of the neighborhood, access to parking from the alleyway would provide the best alternative. Staff reviewed various layouts for parking of the site and felt that all other alternatives created a character that was not consistent with the neighborhood. The second concern of using the alleyway as a means of ingress/egress is supportable due to the location of the site. Since the site is a corner lot, it was determined that the use of the alleyway would not create a negative impact to the surrounding neighborhood.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Monday April 2, 2007 at the Downtown Community Center. No neighbors were in attendance.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 5 Opposed: 0 Absent: 2 (Creedon, Anderson)

Planning Commission discussed how parking would be affected by business expansion. It was determined that if the business were to add additional employees, a new Use Permit would need to be obtained.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, SF8-5 zoning district, and the Residential Conversion Policy, recommend approval of the Use Permit subject to the following conditions:

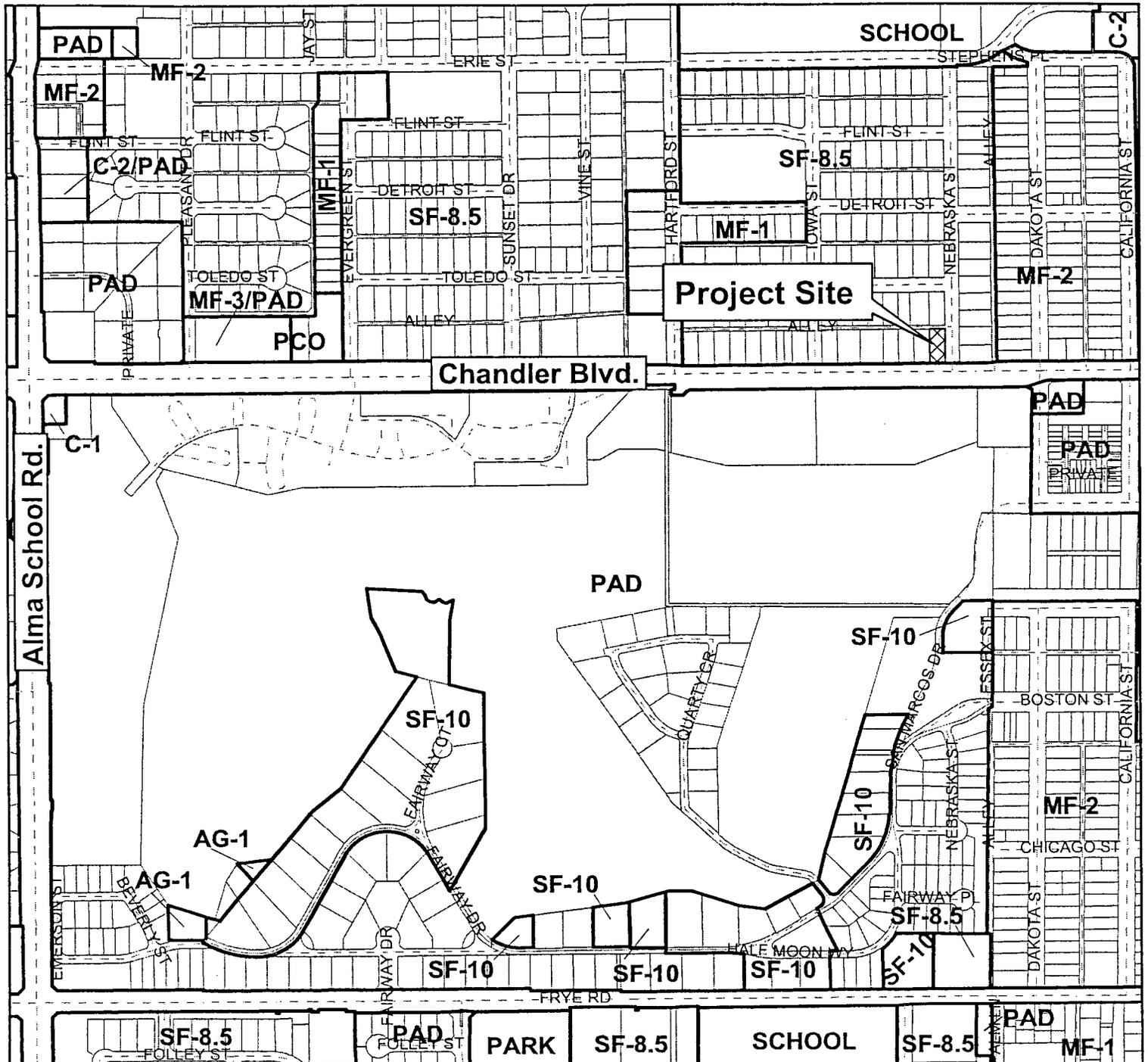
1. The Use Permit shall be effective for one (1) year from the date of Council approval. Use Permit extensions, for similar or greater time periods, shall be subject to re-application to and approval by the City of Chandler.
2. Any expansion or modifications beyond the approved exhibits shall void the 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 applicant shall be required to pave the existing alleyway for the width of the parking lot area.

PROPOSED MOTION

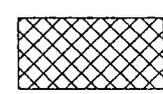
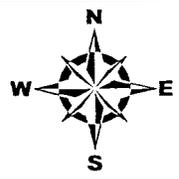
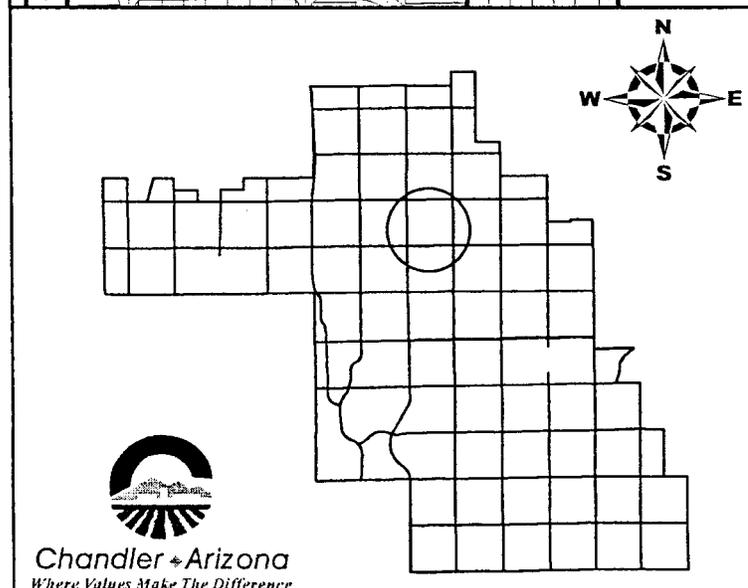
Move to approve UP07-0009 MICHAELS & ASSOCIATES, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Signage
5. Applicant Narrative



Vicinity Map

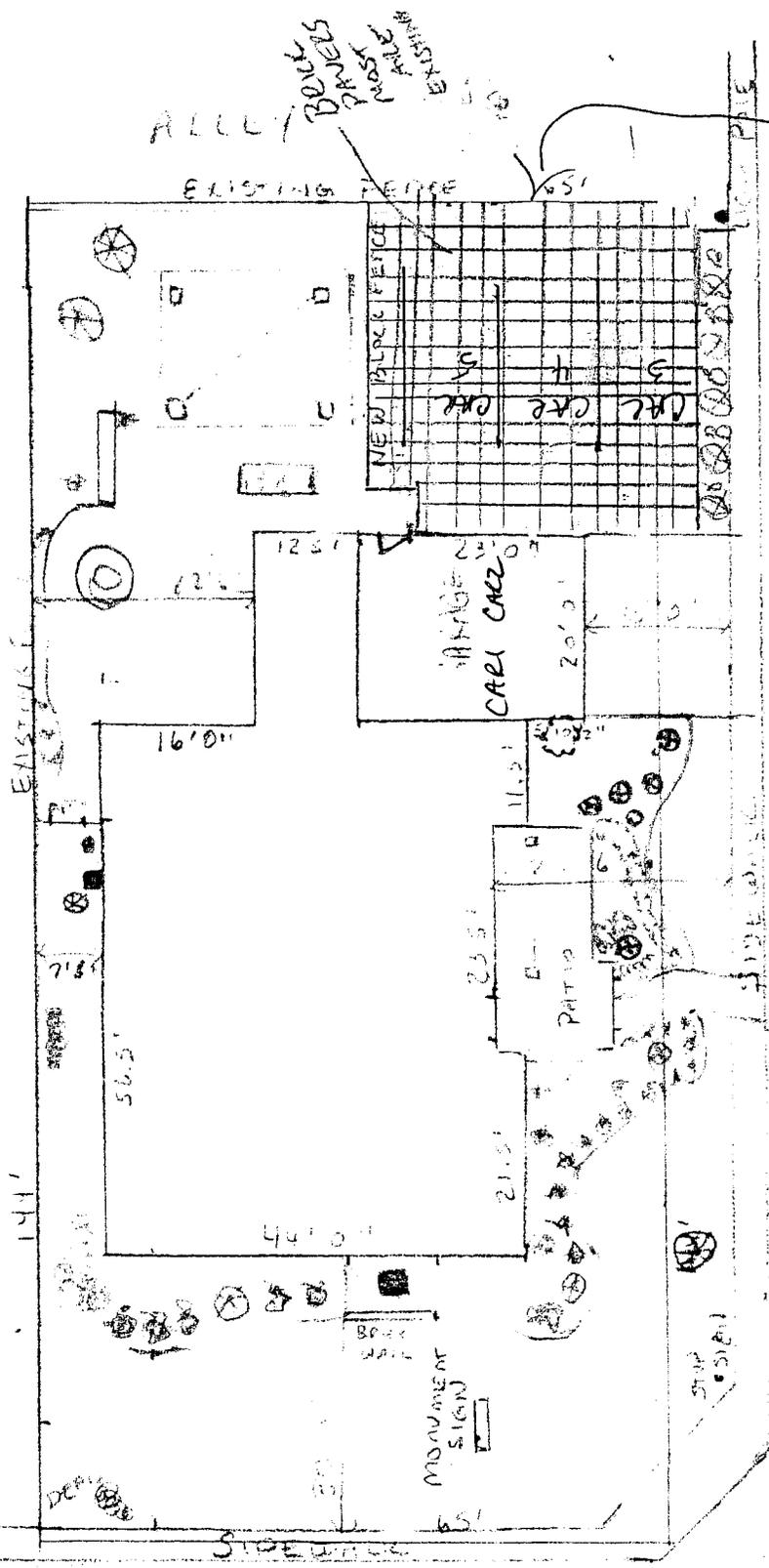


UP07-009

Michaels and Associates, Inc.

UP37-0009

Z →



RAISED PLANTER BOX
WITH BUSHES, PLANTS
2' DEEP

N L K H S L A S C

ENTER
THROUGH
ALLEY

RED. PROPERTY
LINE
144' x 65'

CHANDLER BLVD

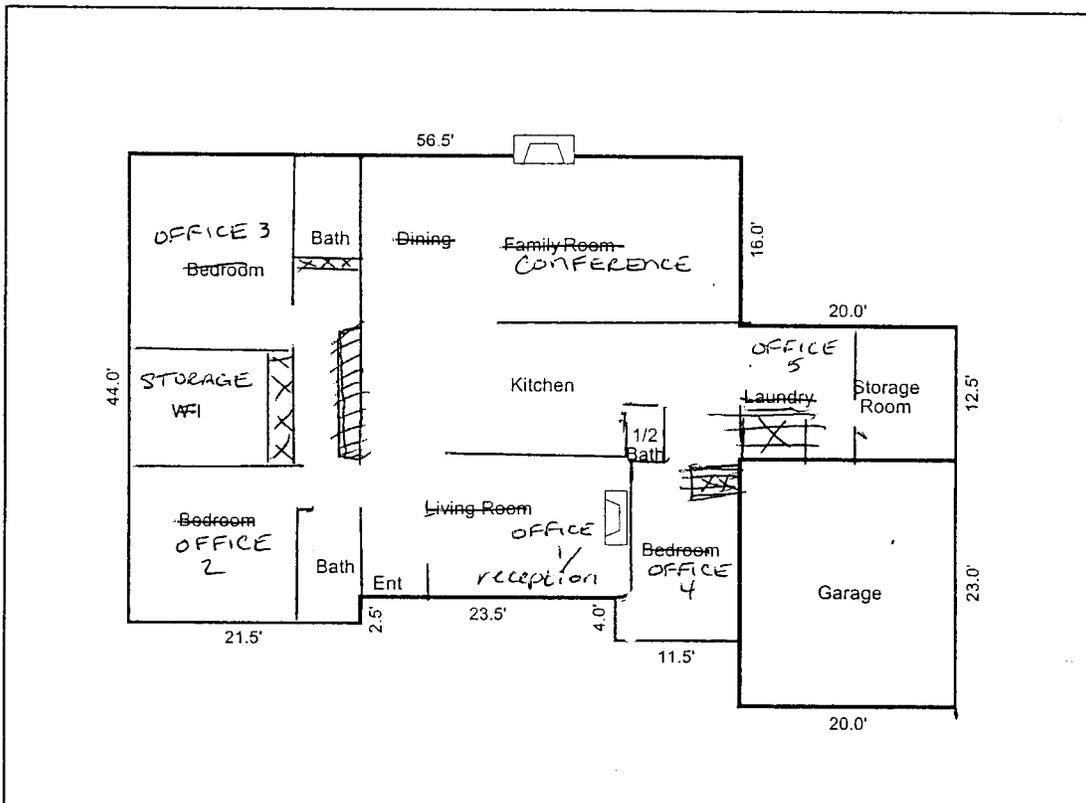
1" = 20ft

- AIR
- ⊗ tree
- ⊗ bushes
- ⊙ FIRE PIT

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*

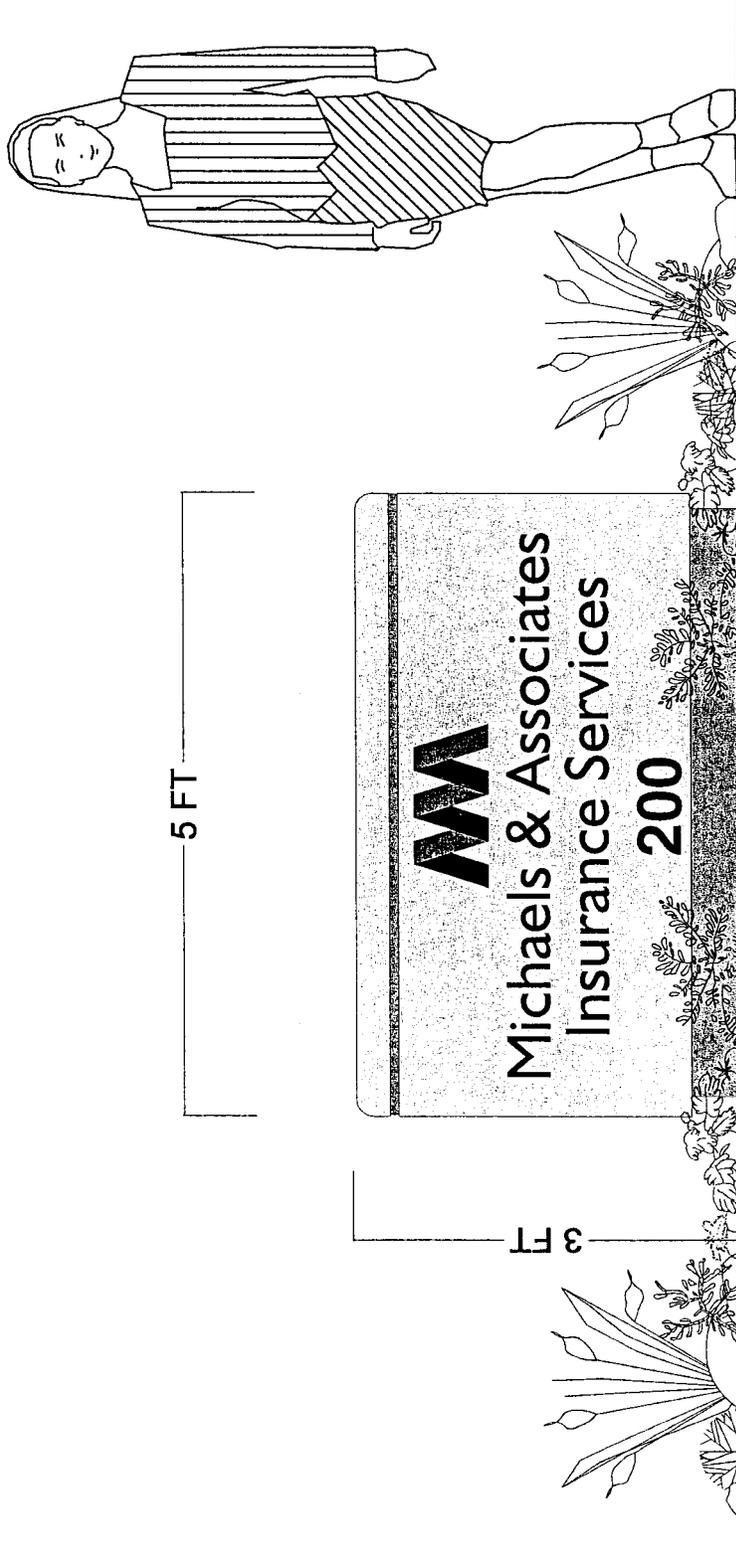


Sketch by Apex N™

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



3400 N. Arizona Ave. Suite 117/118 Chandler, Arizona 85225 Ph: 480.821.1100 Fx: 480.821.0700 www.signaramachandler.com		Date: 4.18.07 Scale: NTS Drawn: 4.18.07 Sales: BE		Project Name: MICHAELS & ASSOCIATES Address: 200 N NEBRASKA City / State: CHANDLER		No. Designer Date 1 EPS 4.18.07 2 3 4 5 6		DESIGN DRAWING 1 of 1 Request Number: 1 File Location: 4.07	
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February 5, 2007

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

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

To Whom It May Concern:

Michaels and Associates is a small, 3 person insurance agency that has been in business for over 20 years. We specialize in life, health and disability insurance as well as mutual funds, and retirement plans as well. We recently purchased the above listed property with the intent of using it as our offices.

The property is located on the NW corner of Chandler Blvd. and Nebraska St. It is currently zoned residential, but is along Chandler Boulevard in an area where many homes have been converted into businesses and are operating with special business use permits.

The home is approximately 2,500 square feet, on a lot approximately 9,400 square feet in size. It is block construction, built in 1952 with a wood roof.

We have 3 employees, including my wife and me. There is a two-car garage for parking, as well as two additional spaces in the driveway and three spaces on Nebraska Street. We would eventually like to move the fence back, which would allow for six additional parking spaces, but these are not necessary based on our client traffic. We generally have 1-2 clients that come to our office on any given day. Our regular business hours are generally from 8:00 – 4:30, Monday through Friday. We are closed on Saturday and Sunday.

Thank you.

A handwritten signature in black ink, appearing to read 'Kevin J. Michaels', with a long horizontal stroke extending to the right.

Kevin J. Michaels, LUTCF

KJM/tln