

#31
MAR 27 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-059**

DATE: MARCH 6, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR *DB*
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*
 BOB WEWORSKI, PLANNING MANAGER *KM BW*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: UP08-0008 ENGINEERING RESOURCE GROUP

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

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

Applicant: Engineering Resource Group, Daniel Gill

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan and Residential Conversion Policy, recommend approval subject to conditions.

BACKGROUND

The request is to allow a residentially zoned property with an existing house located on Warner Road to be used for a commercial business. The proposed business is an engineering firm with six employees that will relocate from their current office park location in West Chandler. Clients will not regularly visit the subject site and there will be no equipment or product storage—the business provides design services only and does not perform construction. Hours of operation will generally be 8 a.m. to 5 p.m. Monday through Friday, with limited weekday evening and Saturday hours only as needed. The site has 10 parking spaces and no signage.

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. Directly across Warner Road is a shopping center anchored by Wal-Mart

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 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. The existing Use Permit was specific to the dormitory use—therefore, the requested office use requires a new Use Permit.

The Residential Conversion Policy allows for the conversion of residences with frontage on arterial streets to business uses. The floor plan and site plan submitted have not changed from what was in place with the previous occupant, except that some rooms will not be used. It is the opinion of Planning Commission and Staff that the business will have a negligible effect on the neighborhood if operated as represented by the applicant. A one-year time stipulation has been added to allow monitoring of the business and ensure conformance with represented descriptions, including especially the number of employees and level of client traffic.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 20, 2008 at the subject site. No citizens attended.
- Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Absent: 1 (Flanders)

Planning Commission amended Condition No. 4 to specifically address the building exterior's maintenance in addition to the site in general. Commission commented that the landscaping is currently a little overgrown, but that it is in the process of being trimmed and cleaned up. Staff has found the building's exterior to be in good condition.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and Residential Conversion Policy recommend approval of UP08-0008 ENGINEERING RESOURCE GROUP subject to the following conditions:

1. The Use Permit shall be granted for a period of one (1) year, at which time re-application shall be required. The one-year time period shall begin from the date of City Council approval.
2. Substantial expansion or modification beyond the approved exhibits shall void the Use Permit and require a new Use Permit application and approval.
3. The business shall be limited to a maximum of eight (8) employees.
4. The site and building exterior shall be maintained in a clean and orderly manner.

CC MEMO 08-059

March 6, 2008

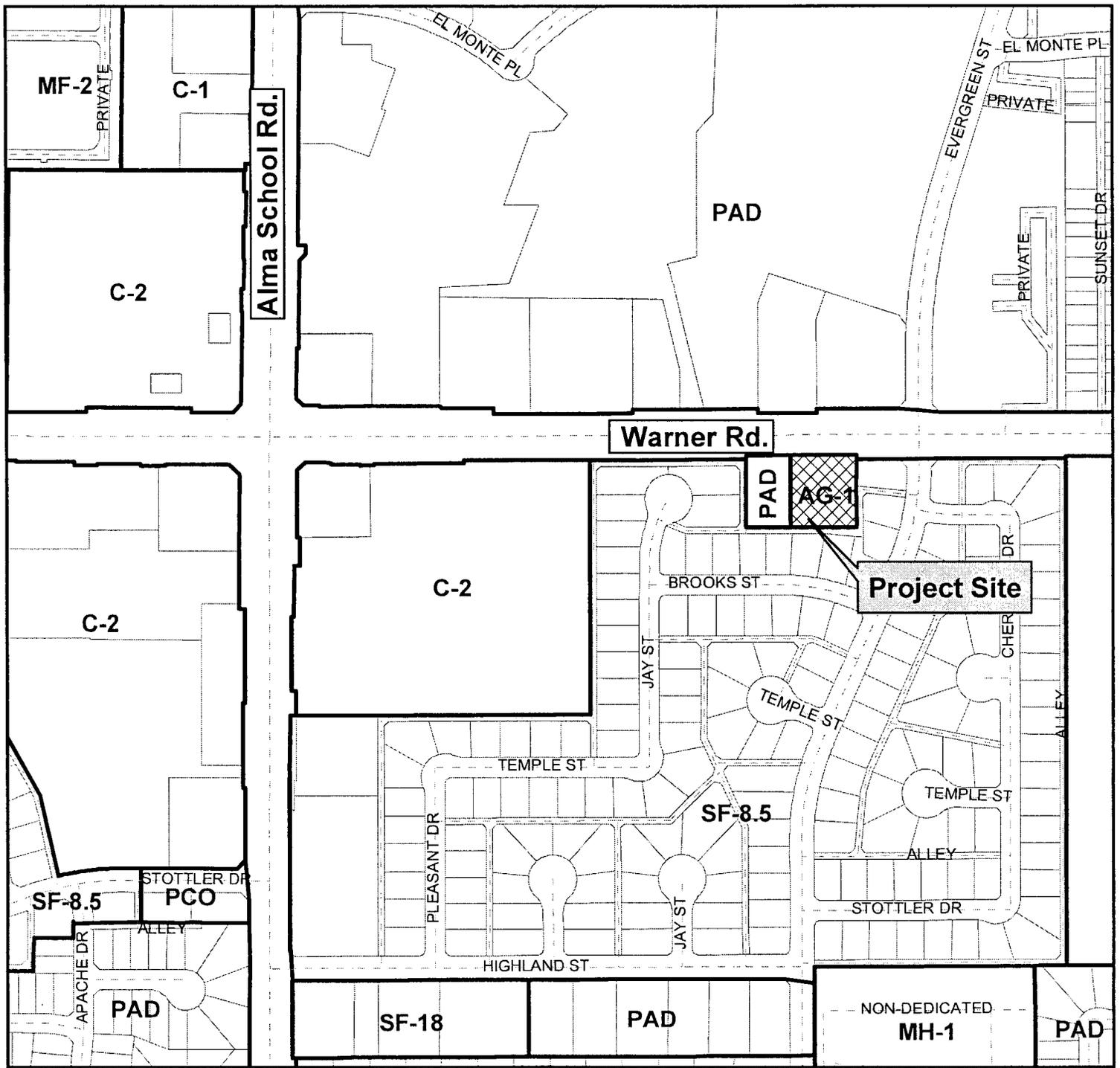
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PROPOSED MOTION

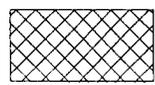
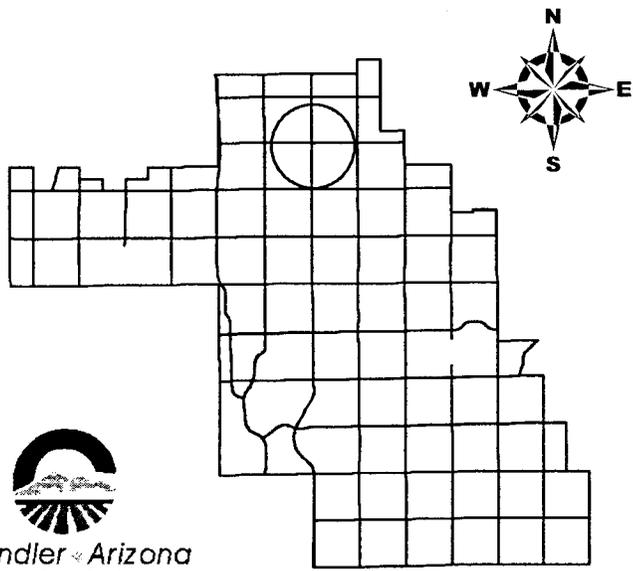
Move to approve UP08-0008 ENGINEERING RESOURCE GROUP Use Permit for an engineering office within an Agricultural (AG-1) Zoning District, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map

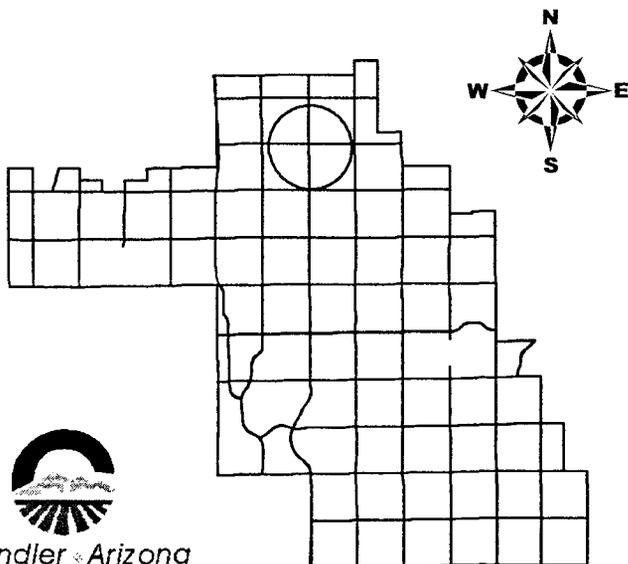


UP08-0008

Engineering Resource Group



Vicinity Map



UP08-0008

Engineering Resource Group



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/30/2008

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF
A PORTION OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.

NOTES

- 1) The basis of bearing is the monument line of Warner Road, also being the North line of the Northwest quarter of Section 21, using a bearing of South 89 degrees 41 minutes 45 seconds West.
- 2) All title information and the description shown is based on an Amended Commitment for Title Insurance issued by Capital Title Agency Inc., Commitment Number 23060639, dated April 23, 2007.
- 3) The number of striped parking spaces on the subject property are as follows:
Proposed: 9
Existing: 0
Total: 9
- 4) The building lines and dimensions shown depict the exterior building footprint of ground level based on field measurements. This information is intended to depict the general configuration of the building and ground area and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leaseable area of any building. The building offset distances shown are to actual building corners.
- 5) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the exact location, depth or condition of any such utilities or facilities. It is the responsibility of the owner to locate and mark any such utilities or facilities prior to any excavation or construction.
- 6) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed right of way, easements, or dedications that any municipality, individual or governmental agency may require.
- 7) This A.L.T.A./A.C.S.M. Land Title Survey was prepared specifically for the use of the parties named in its certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

SCHEDULE 'B' ITEMS

- 2) All matters as discussed in Agreement recorded in Book 18 of Agreements Page 26, for discharge into drainage ditch.
(AFFECTS AN UNLIMITED PORTION OF THE WEST 1/2 OF TOWNSHIP 1 SOUTH, RANGE 5 EAST)
- 3) Any affect of Agreement recorded in Docket 14304, page 231.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

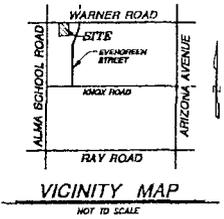
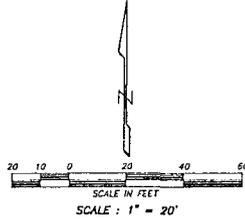
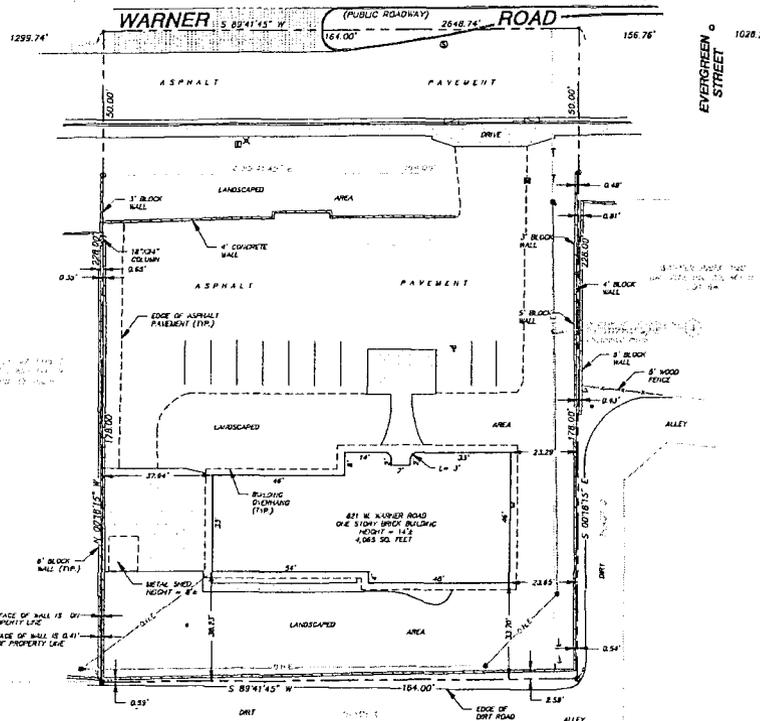
REFERENCES

SUBDIVISION OF 'WARNER PASS AMENDED' RECORDED IN BOOK 207 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS
WARRANTY DEED IN SO-037158, MARICOPA COUNTY RECORDS
DEED IN 03-084528, MARICOPA COUNTY RECORDS

LEGEND

	SET 1/2" REBAR CAPPED 4217 (UNLESS OTHERWISE NOTED)
	PROPERTY LINE
	CONCRETE SURFACE
	2x4 INCH VERTICAL CURB & OUTLET
	8 INCH CONCRETE CURB
	INDICATES DRIVEWAY (MEANS OF ACCESS)
	WALL
	FENCE
	OVERHEAD ELECTRIC LINE
	SCHEDULE B VIEW
	DOWN OUT
	ELECTRIC BOX
	GAS METER
	LANDSCAPED SPACE
	LIGHT POLE
	MAIL BOX
	POWER POLE
	UNDERGROUND ELECTRIC
	SEWER CLEAN OUT
	SEWER MANHOLE
	TELEPHONE RISER
	ASSESSOR'S PARCEL NUMBER
	MARICOPA COUNTY RECORDS
	RIGHT OF WAY
	BOOK
	PAGE

ALMA SCHOOL ROAD



DESCRIPTION

That part of the Northwest quarter of Section Twenty-one (21), Township One (1), South, Range Five (5) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
COMMENCING at the North quarter corner of said Section 21;
run thence South 89 degrees 41 minutes 45 seconds West along the North line of said Section 21, a distance of 1185 feet to the true point of beginning, which is the Northeast corner of the 1/4th Parcel;
run thence South 0 degrees 10 minutes 15 seconds East 228 feet;
run thence South 89 degrees 41 minutes 15 seconds West 184 feet;
run thence North 0 degrees 18 minutes 15 seconds West 228 feet to a point on said North line of said Section 21;
thence North 89 degrees 41 minutes 45 seconds East 164 feet to said true Point of Beginning.

AREA = 0.858 ACRES
37,392 SQ. FT.

CERTIFICATION

I, DAVID S. KLEIN, Surveyor, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

June 4, 2007
David S. Klein
R.L.S. 42137



Superior Surveying Services, Inc. Professional Land Surveying 2141 W. Warner Road, Chandler, AZ 85225 Phone (602) 559-0223 Fax (602) 559-0705	
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY 821 W. WARNER ROAD, CHANDLER, AZ 85225	
DATE: _____	DATE: 6/4/07
BY: _____	BY: _____
FOR NO.: 270519	

Engineering Resource Group

111 South Weber Drive
Chandler, Arizona 85226
480.831.7114 voice 480.831.7508 fax

This request for a special use permit is to allow Engineering Resource Group (ERG) to use the existing residential structure as a professional office.

The existing structure is a 3,296 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 West Warner Road) is a house which has been used for years as an insurance agent's office through an earlier rezoning/Use Permit. Directly across the street on the north side of Warner Road is a Wal-Mart, Fry's Grocery, PetSmart, and several restaurants and office buildings. The lot size is 29,185 square feet (approximately 0.66 acres). The previous owner had a use permit in order to use the building as a girl's dormitory. During that use, a 10-space parking lot was added to the front of the house. The exterior of the home is block with a shingle roof. The front yard landscaping is a desert theme with several large cacti and bushes along the north side of the property which substantially restricts any traffic (vehicle or pedestrian) from seeing the building or its parking lot. The rear yard landscaping is grass with several pine trees along the property's south wall. It is ERG's intent to leave the exterior of the house (including landscaping) in its existing condition.

ERG is a small engineering firm which specializes in designing HVAC and plumbing systems for commercial and residential buildings. (ERG is not a contractor and does not engage in construction.) The firm was founded in 2000 by Daniel Gill, PE, a Chandler resident since 1998.

ERG has a total of six employees and receives no regular visitors. If meetings are required for our work, we typically go to the client's office. On rare occasions, the client will come to us. In addition, our business does not require any on-site entertainment.

ERG's office hours are typically 8am until 5pm, Monday through Friday with some limited work after hours and on weekends. The after-hours work is typically by only one or two employees and not the full staff.

We believe our business would be a great use for this building. As traffic has built along Warner Road, this building's desirability as a residence is most likely substantially reduced when compared to several years ago. With the residence to the west already converted to a commercial use and the substantial amount of commercial use across the street, this building's best use is as a professional office.