

# 55

APR 24 2008



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*Where Values Make The Difference*

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-078**

**DATE:** APRIL 4, 2008

**TO:** MAYOR AND CITY COUNCIL

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

**FROM:** ERIK SWANSON, CITY PLANNER

**SUBJECT:** UP08-0001 CROOK'S CHIROPRACTIC

**Request:** Use Permit approval to operate a Chiropractic office in a single-family home within an Agricultural (AG-1) zoned district

**Location:** 100 S. Cooper Road  
South of the southwest corner of Cooper Road and Chandler Boulevard

**Applicant:** Blaine Randall, property owner

**RECOMMENDATION**

Planning Commission and Staff, upon finding consistency with the General Plan, AG-1 zoning district, and the Residential Conversion Policy, recommend approval with conditions.

**BACKGROUND**

The subject site is located south of the southwest corner of Cooper Road and Chandler Boulevard. Directly north and south of the subject site are single-family homes owned by the applicant. West, adjacent to the subject site is the Consolidated Canal. Directly east, adjacent to the subject site is Cooper Road.

The subject site received Use Permit approval in 1983 to operate a chiropractic office for two years, with the potential of the Use Permit being extended by Council. The Use Permit was never extended, and remained in operation as a chiropractic office until 1993. In 2006, the property changed ownership to the current property owner, and was used as an office. The Use

Permit request is to allow the use of the home as a chiropractic office. The chiropractic office, if approved, will then be sold to the Chiropractor.

Currently, the site retains its residential atmosphere, and the use is considerable under the Residential Conversion Policy (RCP). The RCP does not require conversions to meet the Commercial Design Standards for landscaping, based on the assumption that landscaping is inherently a part of the residential use. Unfortunately, the existing home does not provide any landscaping. In order to provide landscaping the request will need to meet the Commercial Design Standards for landscaping along the Cooper Road frontage. In order to meet the standards the chiropractic office will be required to install approximately seven trees plus 42 shrubs within the 20-foot landscape setback along the 184-foot Cooper Road frontage. Of the seven trees, four would need to be 24" box, two-36"-box, and two-48" box trees. The site is open on all property lines. A ten-foot landscape buffer would be required on the north and south property lines. Landscaping, solid screening, and/or berms are required to screen parking areas from the surrounding residential property boundaries.

The building is approximately 1,350 square feet, and will employ approximately 5. The office will be open Monday thru Friday from 8 a.m. to 6 p.m., respectively, and potentially half-day on Saturdays. Based on the square footage of the building, and the use, nine parking spaces are required.

### **DISCUSSION**

In order to provide screening of the parking areas, while maintaining the residential atmosphere Staff is adding a condition to require a three-foot screen wall along the north property line, and along the frontage of Cooper Road in a length to screen the parking spaces. Additional trees will be required 20-foot on center along the parking screen wall. The parking screen wall will require a 20-foot setback from the Cooper Road right-of-way.

In addition, the original Use Permit was approved with seven total conditions. Condition No. 3 addressed parking surface materials, and allowed the use of decomposed granite as a driveway and parking surface. Under the current request, the use would require asphalt, or concrete for the drives and parking stalls.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Tuesday, February 26, 2008. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7      Opposed: 0

Planning Commission had some concerns regarding the overall site conditions, the proximity to the Paseo, and the site meeting the Commercial Design Standards. Planning Commission added conditions addressing the concerns.

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, AG-1 zoning, and the Residential Conversion Policy, recommend approval of UP08-0001 CROOK'S CHIROPRACTIC, subject to the following conditions:

1. Landscaping shall be in compliance with current Commercial Design Standards.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The site shall be maintained in a clean and orderly manner.
4. The Use Permit shall remain in effect for one (1) year 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.
5. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
6. The driveway and parking surfaces shall be asphalt or concrete.
7. The applicant shall work with Staff to provide a parking screen wall.
8. The applicant shall work with Staff to provide enhancements along the Paseo canal to meet the intent of the Paseo Trail Plan.
9. The applicant shall work with Staff to ensure proper ADA requirements for the building and site are applied.

**PROPOSED MOTION**

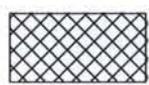
Move to approve UP08-0001 CROOK'S CHIROPRACTIC, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Photo Map
3. Photos of Site
4. Site Plan from 1983
5. Applicant Narrative



## Vicinity Map



UP08-0001

**Crooks Chiropractic**





## Photo Map



 UP08-0001

**Crooks Chiropractic  
100 S. Cooper Rd.**





Photo No. 1 – Looking south towards the subject building.



Photo No. 2 – Looking northwest from the front of the subject building.



Photo No. 3 – Looking south along Cooper Road.

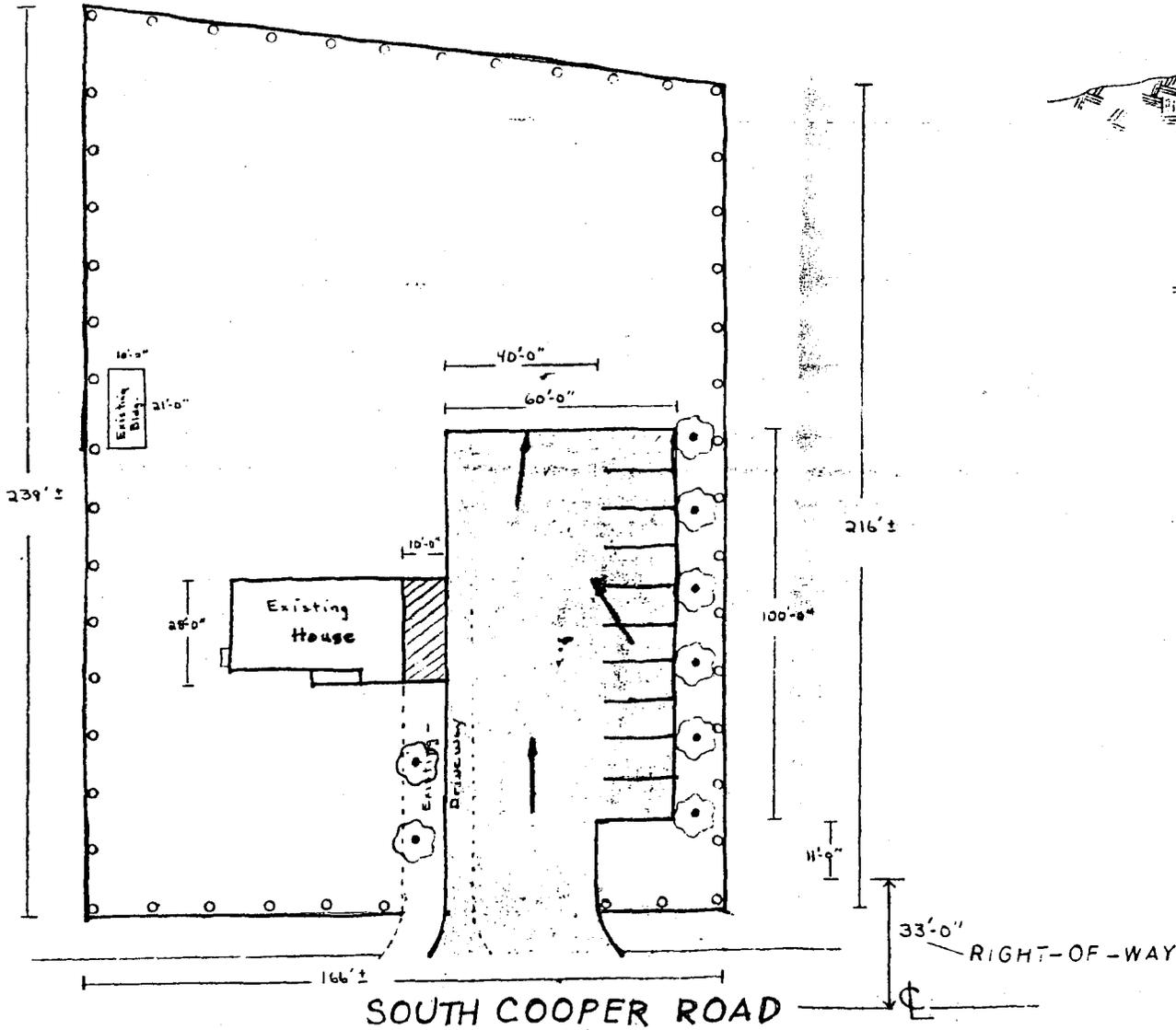


Photo No. 4 – Looking west at the subject building.

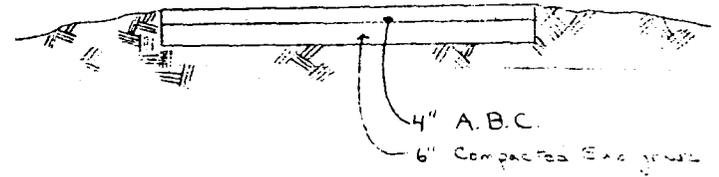


SCALE 30' = 1"

Consolidated Canal



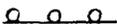
ZONING A-15-1  
Including lots to the  
North of South Cooper



Typical Parking Lot Section

N.T.S.

### LEGEND

-  4" Concrete Slab 2500 P.S.I.
-  Existing Work Foundation
-  Center Line
-  Eucalyptus Trees (8)
-  Surface Drainage Direction
-  Parking Lot

Site Development Plan  
Temporary Parking

Owner: Dr. Wayne Nickel  
 Property Address: 100 South Cooper  
 Chandler, Arizona  
 Legal Description: The North 1 Ac. of  
 North 4 AC, SE 1/4, Sec. 08, T15, R5E,  
 lying East of Consolidated Canal.

Drawing Date: 07 April 1983  
 Drawn By: LEWIS MCLEISH

SITE PLAN FROM 1983

## NARRATIVE

This property is zoned AG. Property had been used as a Chiropractic Office since 1993. The property changed ownership in 2006 and the property was used as an office. An offer to purchase has been made by the Crooks Chiropractic Office's and their desire is to have the office function as a Chiropractic Office once again.

The building structure/architecture would not be changed. Landscape would be spruced up and the property would be even more accessible due to the new seven (7) lane road, fencing and driveway being put in as a result of the road improvement project by the city of Chandler.

Employees: no more than four (4).

Days open would be Monday through Friday and sometimes a half day on Saturday. Hours would 8 or 9A.M. to 5 or 6 P.M. each day.

There would be no entertainment or music on the property.