

#44

FEB 12 2009



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MEMORANDUM Planning & Development - CC Memo No. 09-004

DATE: JANUARY 23, 2009

TO: MAYOR AND CITY COUNCIL

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

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: UP08-0018 BORNES RESIDENTIAL CONVERSION

Request: Use Permit extension approval for a commercial business within a single-family residential home

Location: 348 W. Chandler Blvd.

Applicant: Fred and Margaret Borns

Project Info: 1,946 square foot home, two-office suites for general offices

RECOMMENDATION

The application request is for a Use Permit to allow for a commercial business within a single-family residential home. Planning Commission and Staff, finding consistency with the General Plan and the Residential Conversion Policy, recommend approval with conditions.

BACKGROUND

The subject site is located at the northeast corner of Chandler Boulevard and Nebraska Street fronting Chandler Boulevard. The property is adjacent to Chandler High School's parking lot and athletic fields to the east. The property is surrounded by single-family residential homes to the north and west. South, across Chandler Boulevard, is the San Marcos Golf Course. The house immediately west across Nebraska Street has Use Permit approval for an administrative insurance and financial services office. In addition, along Chandler Boulevard there are five other residential homes that were converted to commercial businesses with Use Permits.

The property has been used as a single-family residence since 1944. The property was a rental home between 1989 and 2007. The property is a double-sized lot approximately 20,551 square feet in size. The southern lot is approximately 10,245 square feet and the northern lot is 10,306 square feet in size. The single-family residence is located on the southern lot fronting Chandler

Boulevard and is approximately 1,946 square feet in size. There is a two-car carport east of the home. The northern portion of the property is currently vacant and unimproved.

This application requests approval to convert this residence into a two-suite general office. Office uses would include, for example, accountants, attorneys, insurance agencies, architects, engineers, and the like. Uses such as medical and dental offices, daycare, private schools, studios for fine arts, dance, music, photography, and the like are not permitted. These uses would require review and approval of a new Use Permit. These uses are considered more intense and may generate additional traffic and on-site parking. The Residential Conversion Policy allows for one tenant/company for each 1,000 square feet of floor area with a maximum of three users. Based on the size of the home, only one tenant is permitted.

The application requests approval to allow a maximum of two tenants given the home exceeds 1,000 square feet of floor area requirement. Suite One is approximately 826 square feet in size. Suite Two is approximately 989 square feet in size. The entry vestibule is approximately 131 square feet in size. A single tenant can occupy the entire 1,900 square foot of usable floor area. Suite One accommodates a maximum of 4 full-time employees and Suite Two accommodates a maximum of 3 full-time employees. The office hours are 8 a.m. to 6 p.m. Monday through Friday, closed on weekends except by appointment.

Suite One includes three office spaces, one break room, and one restroom. Suite Two includes one large office space and a break room. There is a second restroom in the entry vestibule available to both office suites. In addition to interior renovations to convert the home to an office use, minor exterior changes are proposed including new asphalt roofing, new thermal pane windows, new paint, and new landscape material. In addition, a new gable covered porch and new thermal pane French doors are proposed for the front entrance, north elevation. The existing low roof overhang on the south elevation will be extended to the west providing for more shade. The property previously had several shrubs, which have been removed. The application proposes to install new Velvet Mesquite and Foothills Palo Verde trees along with shrubs. A 10-foot wide perimeter landscape tract is provided along the north and east property lines.

A new 3-foot high accent wall will be built along Nebraska Street, which will step down to connect with the existing 2 feet 6 inch high wall. The existing low wall along Chandler Boulevard at 2 feet 6 inches needs to be reduced in height no more than 2 feet in order to meet traffic visibility requirements measured from the intersection of Nebraska Street and Chandler Boulevard.

There are two existing rolling gates on the site's east side along the existing 20-foot wide alley. The most northern gate will be removed and replaced with a solid, masonry block wall to match the existing wall. The southern gate will remain for emergency access or rolling out trash bins to the alley only. The northern property line has an existing 3-foot 4-inch high masonry block wall that increases in height going eastward to 6-feet tall.

The Residential Conversion Policy requires one parking space for each employee plus one parking space for each 500 square feet of floor area. Seven employees and a 1,964 square foot home (4 parking spaces) require a total of 11 parking spaces. The development provides 18 parking spaces including the two-car carport. The Michaels & Associates office immediately west of the site has approval through their Use Permit to utilize parking spaces on the Borns' property for an additional four parking spaces upon Use Permit approval for the Borns'. A condition of the Michaels & Associates approval was a one-year time period to allow a review of the use and necessity of the additional parking. Dedicating four of the 18 parking spaces for the adjacent residential conversion property does not affect the required parking provided on the Borns' property.

One monument sign is proposed along Chandler Boulevard in accordance with the Residential Conversion Policy. The sign is a maximum of 3 feet high, 5 feet wide, and setback from the right-of-way 10 feet. The sign is architecturally designed to reflect rooflines on the home. The sign includes the project identification name, Borns Offices, and the home's address number.

The Residential Conversion Policy 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 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 Residential Conversion Policy.

DISCUSSION

The application is requesting approval for one additional tenant/company beyond what is permitted by the Residential Conversion Policy based on the size of the home. The addition of one tenant does not affect meeting requirements for on-site parking given the site is two traditional residential lots combined into one lot allowing for more parking spaces. The proposed general office uses are compatible with the adjacent parking lot for Chandler High School, a 20-foot wide alley, Chandler Boulevard frontage, Nebraska Street frontage, and across the street from another residential conversion for offices. There is one home to the north, which is a rental home. Staff is of the opinion that this residential conversion request is in accordance with the spirit of the Residential Conversion Policy. The home is subject to meeting all applicable City codes including building codes.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Wednesday, December 10, 2008 at the Downtown Community Center. One neighbor attended, the owner of Michaels & Associates residential conversion across the street. The owner came by to see the plans and had no opposition.

- 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: 6 Opposed: 0 Absent: 1 (Irby)

RECOMMENDED ACTION

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

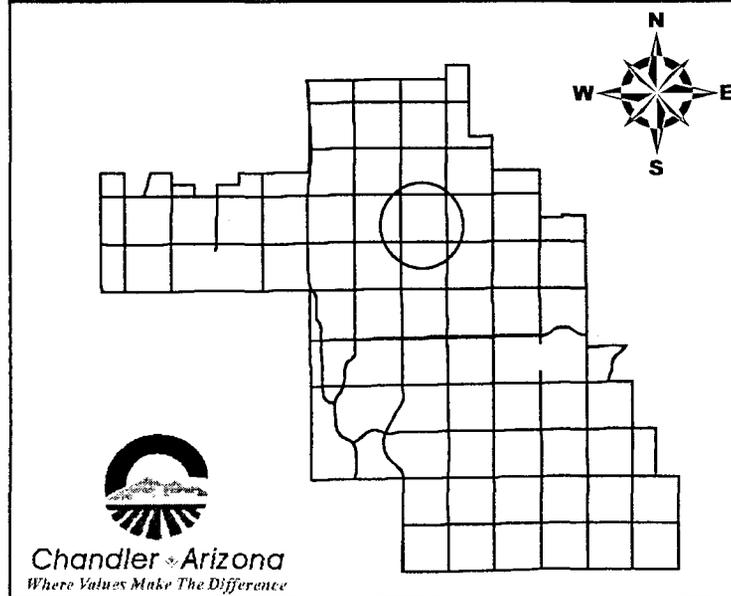
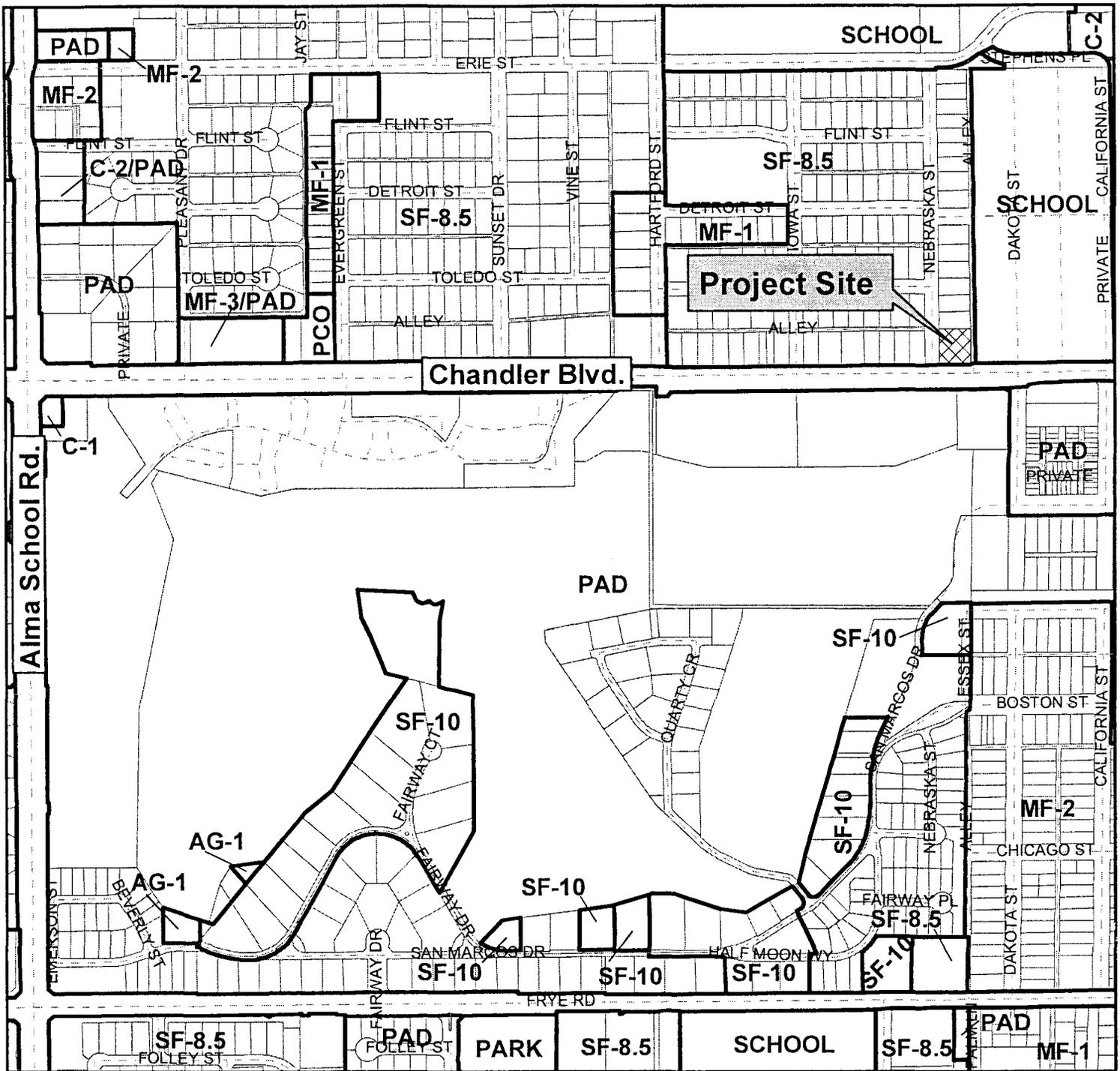
1. The Use Permit shall be effective for one (1) year from the date of Council approval. Use Permit extensions, for similar or greater time periods, shall be subject to re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits in the Development Booklet, Exhibit A, shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to any other location.
4. Increases in on-site employment over that represented (7), 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 property shall be maintained in a clean and orderly manner.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. Use Permit approval does not constitute Final Development Plan approval such as building plan review and permits for the residential conversion; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

PROPOSED MOTION

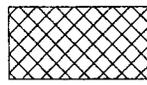
Move to approve case UP08-0018 BORNES RESIDENTIAL CONVERSION, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Building Elevations
5. Photos
6. Development Booklet, Exhibit A



Vicinity Map



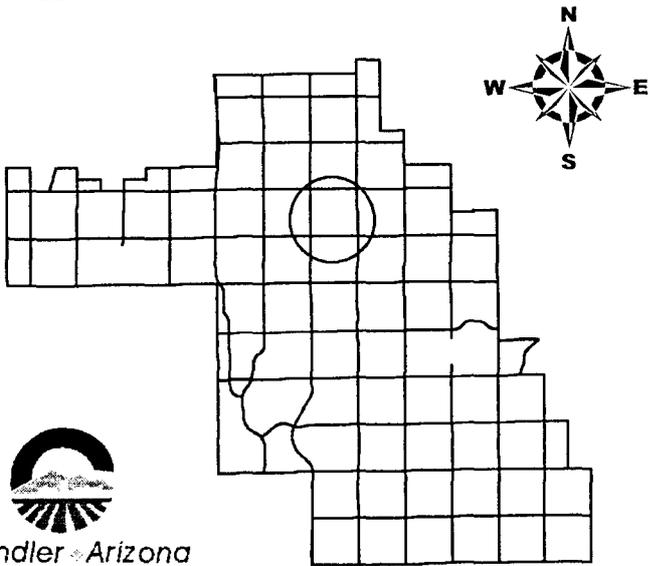
UP08-0018

The Borns Offices

CITY OF CHANDLER 3/25/2008



Vicinity Map

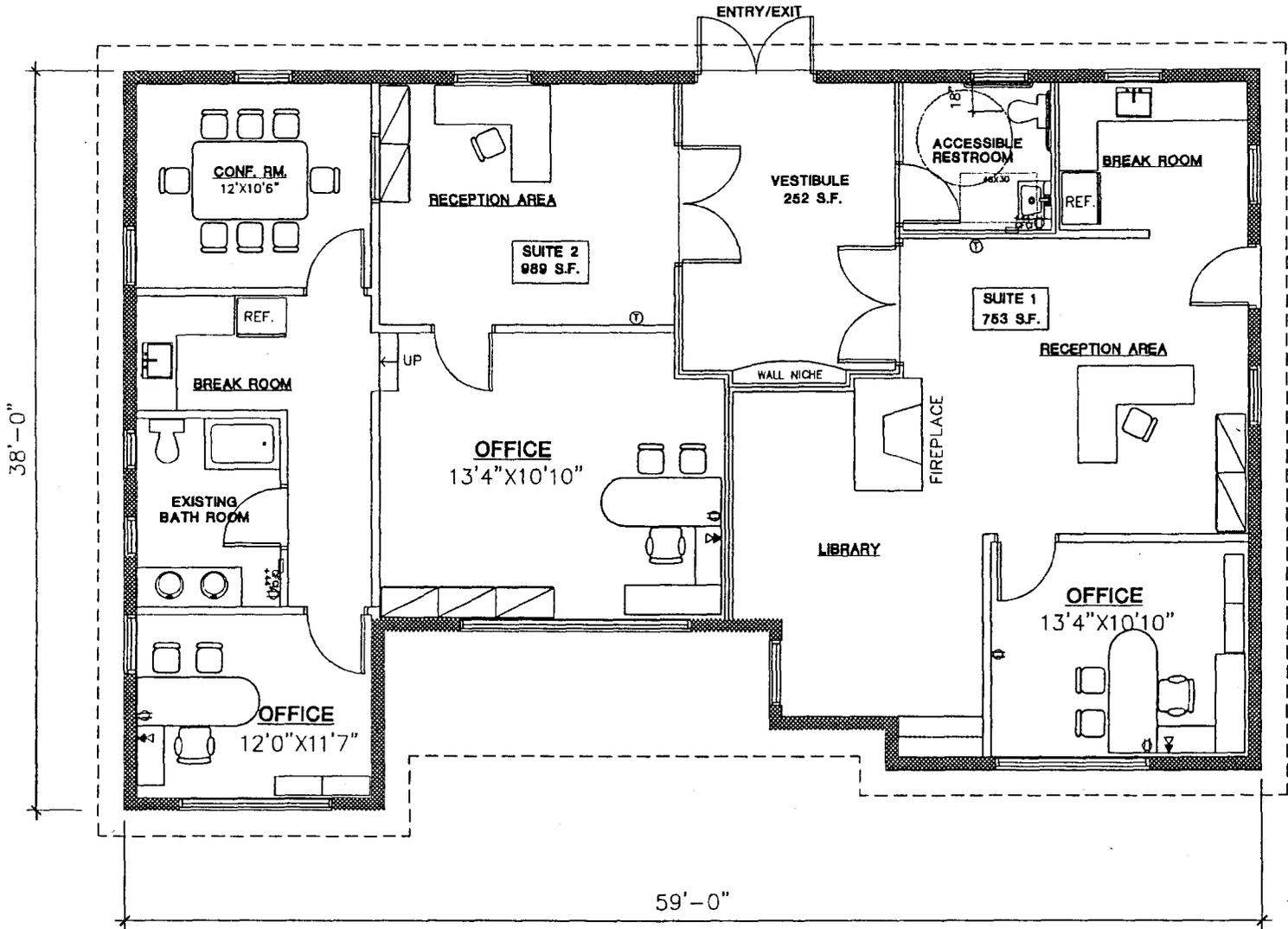


UP08-0018

The Borns Offices

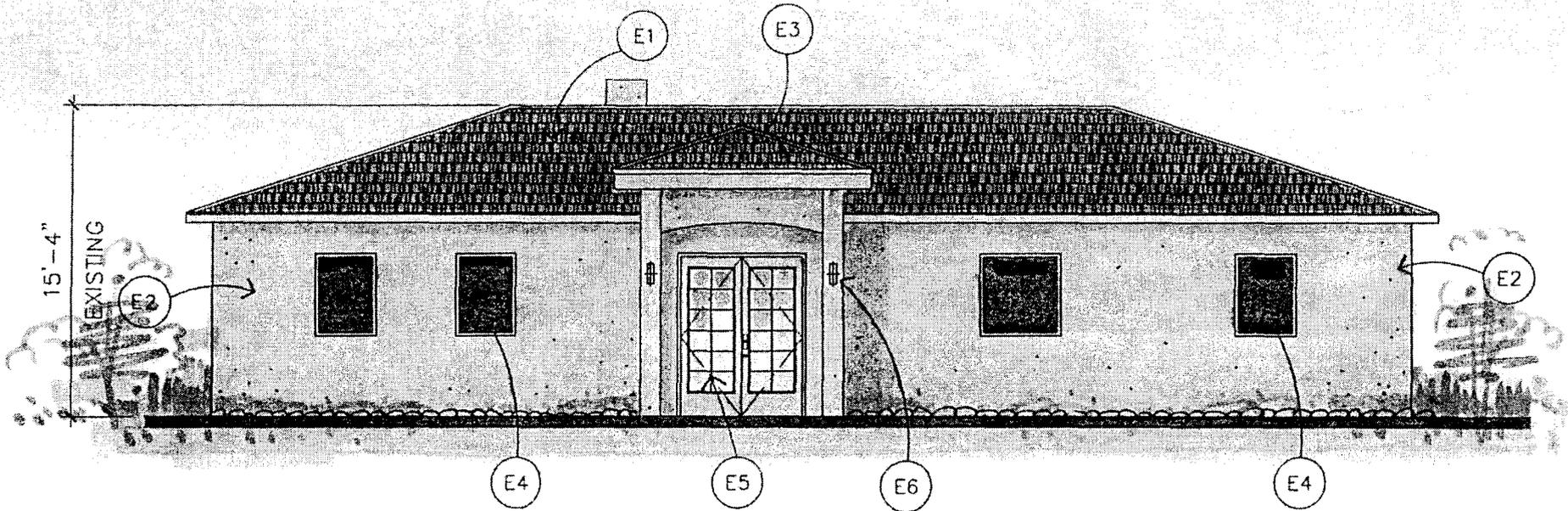


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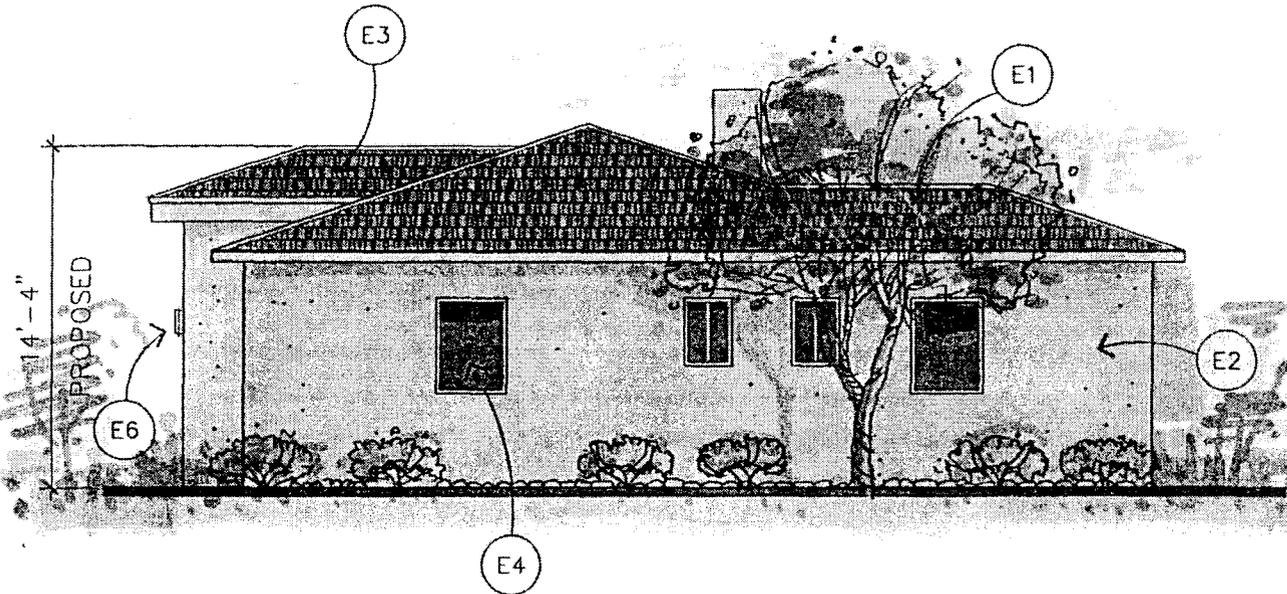


PROPOSED FLOOR PLAN

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



NORTH ELEVATION

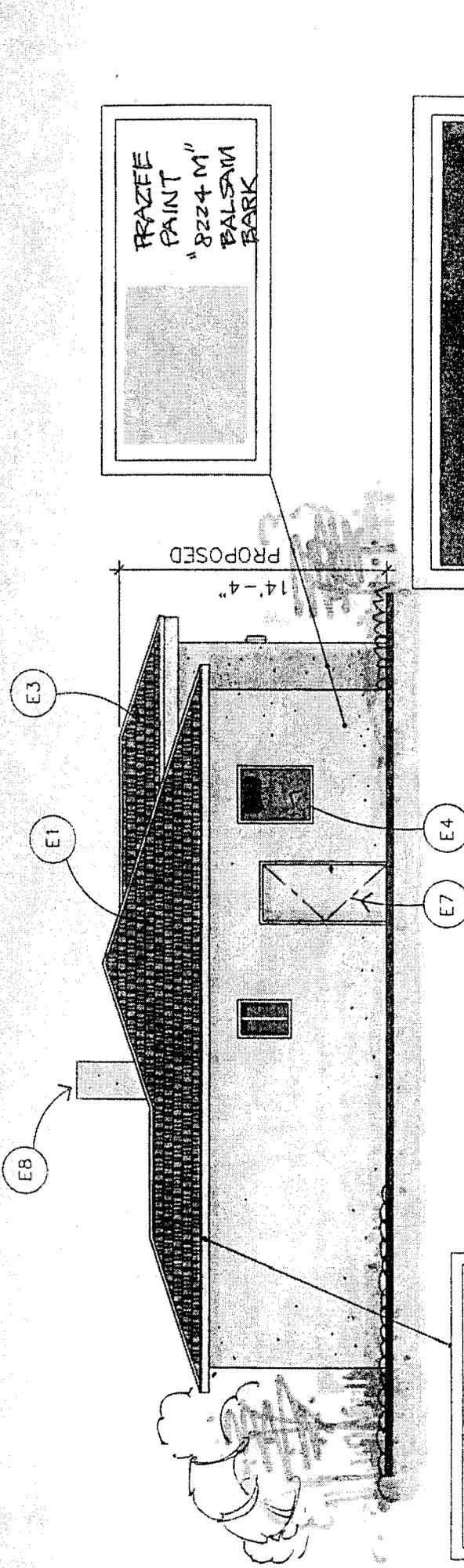


WEST ELEVATION

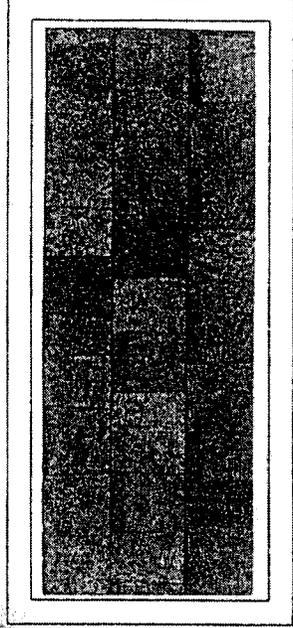
X	KEYNOTES
E1.	NEW ASPHALT COMPOSITE ROOF TO REPLACE EXISTING.
E2.	EXTERIOR INSULATED FINISH SYSTEM WALL - WITH LIGHT EARTH TONE COLOR.
E3.	NEW CABLE COVERED PORCH, MATCH WITH EXISTING ARCHITECTURAL STYLE.
E4.	EXISTING WINDOW TO BE REPLACED WITH NEW DUAL PAN WINDOW, TYPICAL.
E5.	EXISTING FRENCH DOORS TO BE REPLACED WITH NEW DUAL PAN GALSS FRENCH DOOR, PAINT TO MATCH BUILDING.
E6.	NEW WALL MOUNTED PORCH LIGHT (2).
E7.	EXISTING SIDE DOOR TO BE REPAINTED TO MATCH BUILDING.
E8.	EXISTING MASONRY CHIMNY TO BE PAINTED TO MATCH BUILDING.
E9.	EXISTING LOW ROOF OVERHANG TO BE EXTENDED TO WEST SIDE FULLY.

SHEET EL-1

CASE # UP08-0018



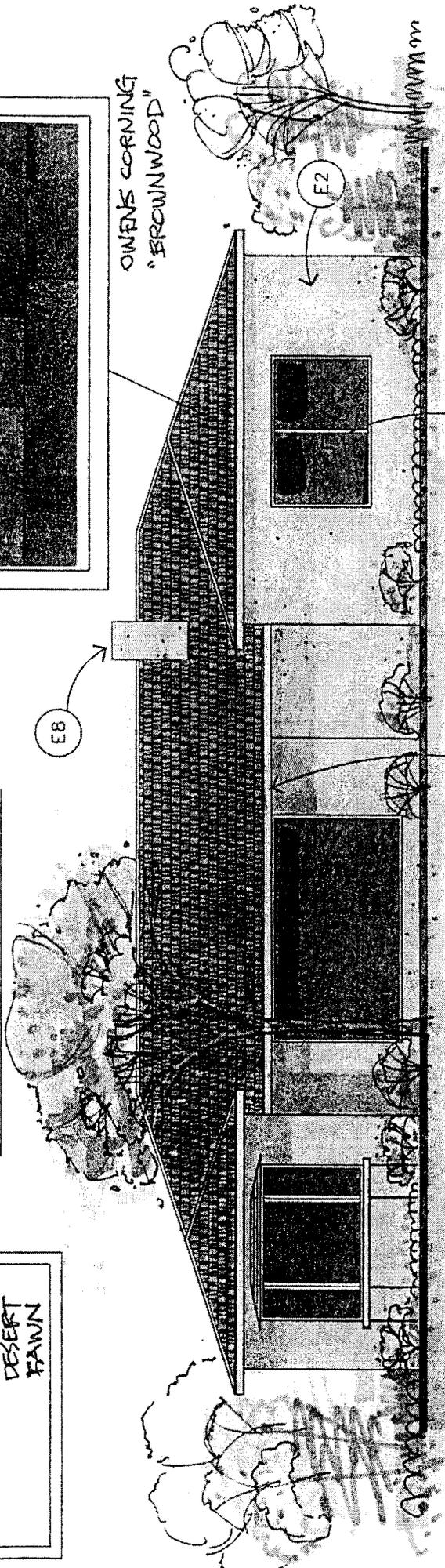
FRAZEE
 PAINT
 "8224 M"
 BALSAM
 BARK



OWENS CORNING
 "BROWNWOOD"

FRAZEE
 '8222 W"
 DESERT
 FAWN

EAST ELEVATION

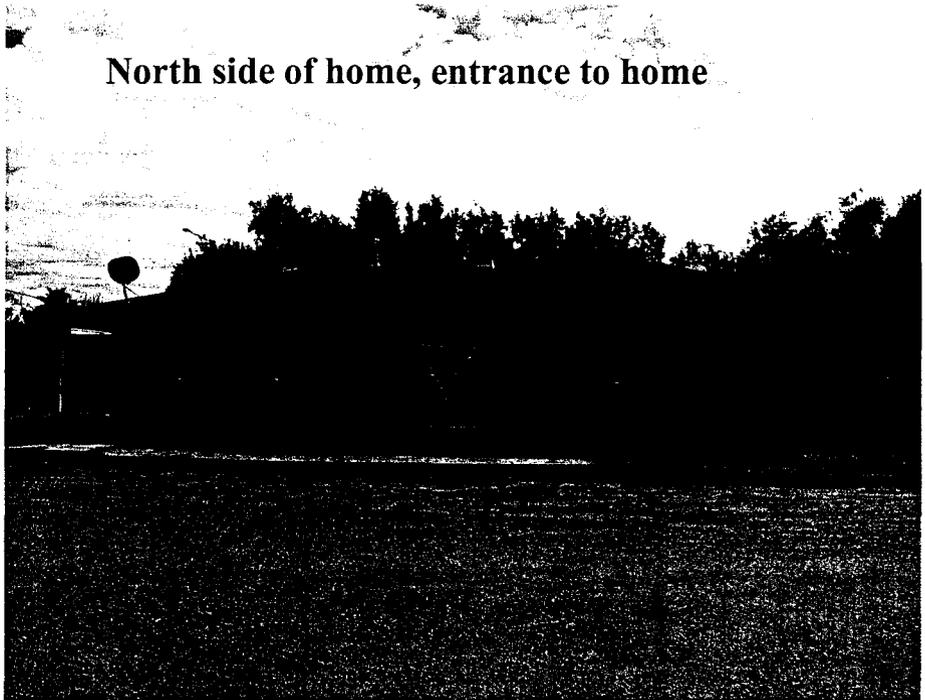
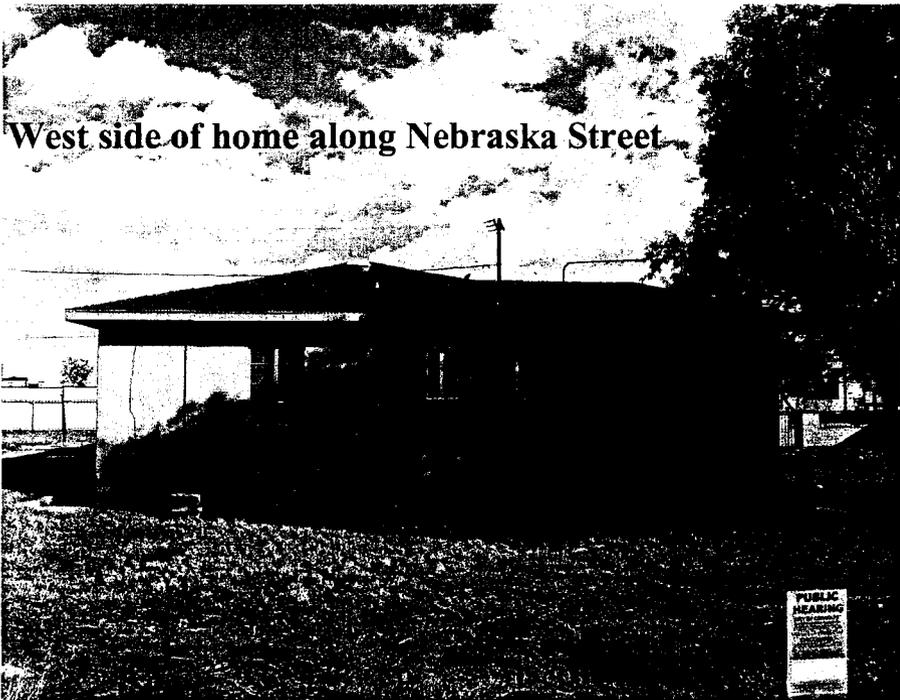
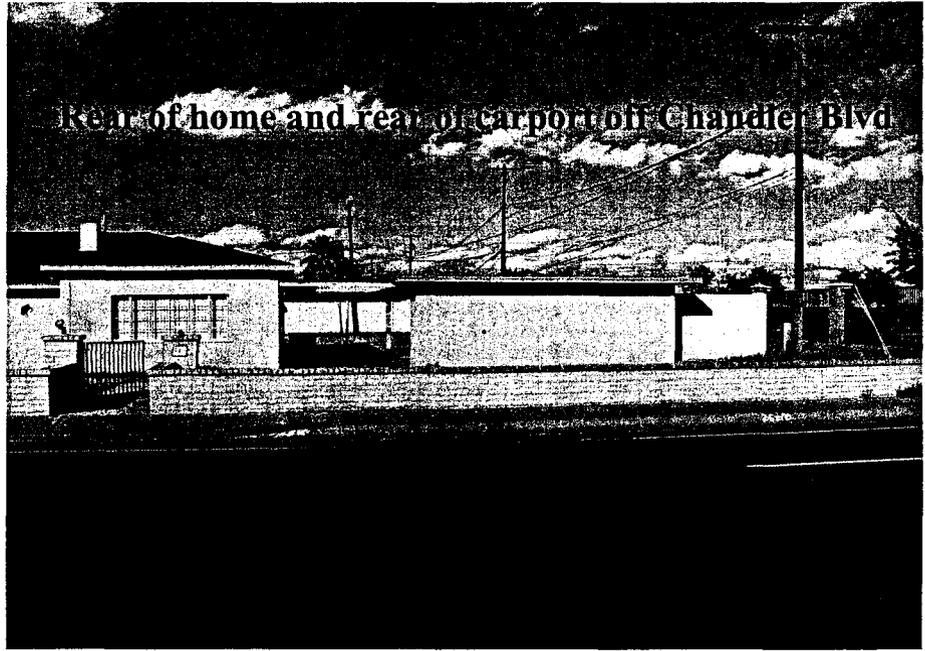


SEE SHEET EL-1, FOR KEYNOTES.

SOUTH ELEVATION

SHEET EL-2

CASE # UP08-0018



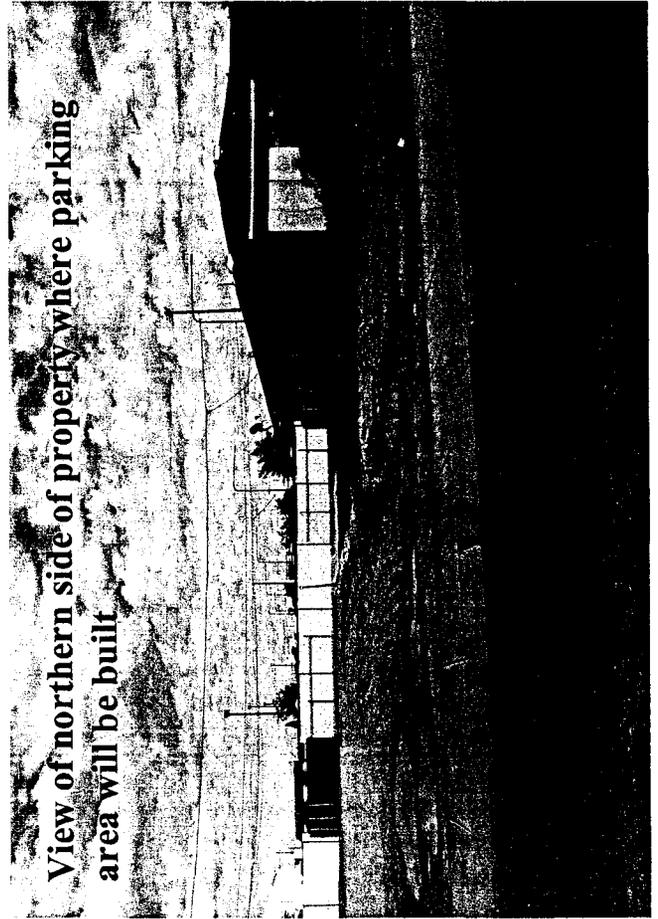
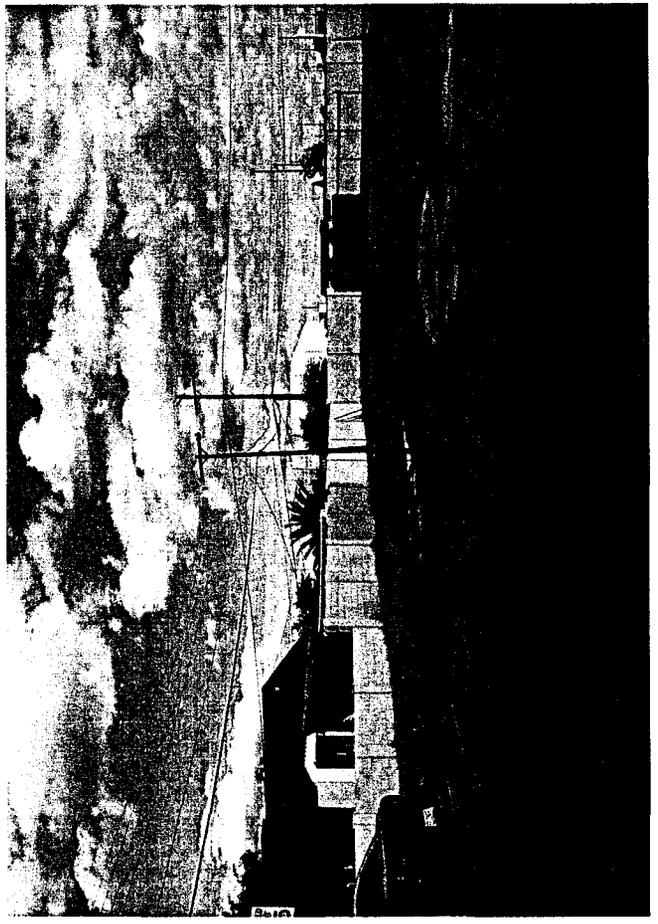
North side carport view



North side view



View of northern side of property where parking area will be built





West side of lot looking north along Nebraska Street

Front yard, looking east along Chandler Boulevard

