



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – PZ Memo No. 10-091

DATE: AUGUST 26, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: ZUP10-0036 BMI BERGNER MANUFACTURING

Request: Use Permit approval to operate a 5-employee office in a converted residence

Location: 598 W. Chandler Boulevard, the northeast corner of Hartford Street and Chandler Boulevard

Applicant: BMI Bergner Manufacturing, Inc.

Owner: Chandler 1954, LLC

Zoning: Single-Family Residential (SF-8.5)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval.

BACKGROUND

The request is to allow conversion of a residentially zoned property on Chandler Boulevard to commercial uses. The proposed business is a 5-employee office that is associated with a manufacturing facility located in Nogales, Mexico. On most days, not all of the employees will be in the office because they will often be in the Nogales facility. Hours of operation are 8 a.m. to 5 p.m. Monday through Friday. No customers or clients are anticipated to visit the site.

The site is located at the northeast corner of the intersection of Chandler Boulevard with Hartford Street. There is a brick marquee in the front yard where previous businesses had signage approved; however, the subject application does not request any signage due to the lack

of customer traffic. The main 4-space parking lot is accessed via the paved alley off of Hartford Street. There is space for about two vehicles in the driveway accessed directly from Chandler Boulevard. The property owner is planning some landscaping improvements, including adding decomposed granite and a few shrubs.

In 1993, this single-family residence, located across Hartford Street from the White House residential conversion, was granted a Use Permit for one year to establish and operate an administrative office center for World of Travel. The travel agency made site improvements that included a paved parking lot area behind the house (with access to the alley), additional landscaping, and the construction of a masonry wall along the eastern property line. The Use Permit expired in 1994 and was not renewed by the travel agency.

A Use Permit was approved in 1997 to operate a tax and accounting office, was renewed in 1999 for one additional year, and was renewed again in 2004 for three additional years. The tax and accounting office was limited by Use Permit conditions to three employees, except during tax season when it was allowed seven employees. During this office's tenure an unapproved brick parking surface was laid in the front yard.

In 2003, a Use Permit request for an insurance and real estate office at this location was withdrawn after a recommendation of denial by the Planning Commission. That request was for a business with five full-time employees, one part-time employee, and 10 to 12 client visits per day, in contrast to the previously existing business that had only three employees and minimal client visits outside of tax season.

In 2006, a Use Permit was approved for one year to operate a real estate business with up to three employees. In 2008, a Use Permit was approved for one year for a different real estate business with up to five employees, but a maximum of three employee vehicles at any given time. The business approved in 2008 never occupied the property and it has now been vacant for 4+ years.

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. It is Staff's opinion that the business will have a negligible effect on the neighborhood if operated as represented. The subject site has not operated as a single-family residence since 1993 and previous businesses have included both employee and customer traffic. Though Staff has often recommended a one-year time limit on residential conversion Use Permits, a longer time period is appropriate in this case with zero client/customer visits, which is the main reason for periodic re-evaluation of other sites. A three-year time limit is appropriate to allow re-evaluation in case the business' model evolves.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 25, 2010 at the Downtown Community Center. One neighbor attended to express concerns about site maintenance and request that there be no parking on Hartford Street. The neighbor is generally supportive of the request.
- As of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0036 BMI BERGNER MANUFACTURING subject to the following conditions:

1. The Use Permit shall be granted for a period of three (3) years, at which time re-application shall be required. The three-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. There shall be no tandem parking in the designated parking spaces at the rear of the property.
4. Parking along Hartford Street is not permitted for either employees or clients.
5. Parking shall not be permitted in the front yard other than on the existing concrete driveway.
6. The business shall be limited to five (5) employees at all times.
7. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to recommend approval of ZUP10-0036 BMI BERGNER MANUFACTURING Use Permit for a residential conversion to the conditions recommended by Staff.

Attachments

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

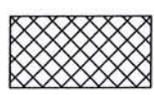


Alma School Rd.

Chandler Blvd.

Project Site

Vicinity Map



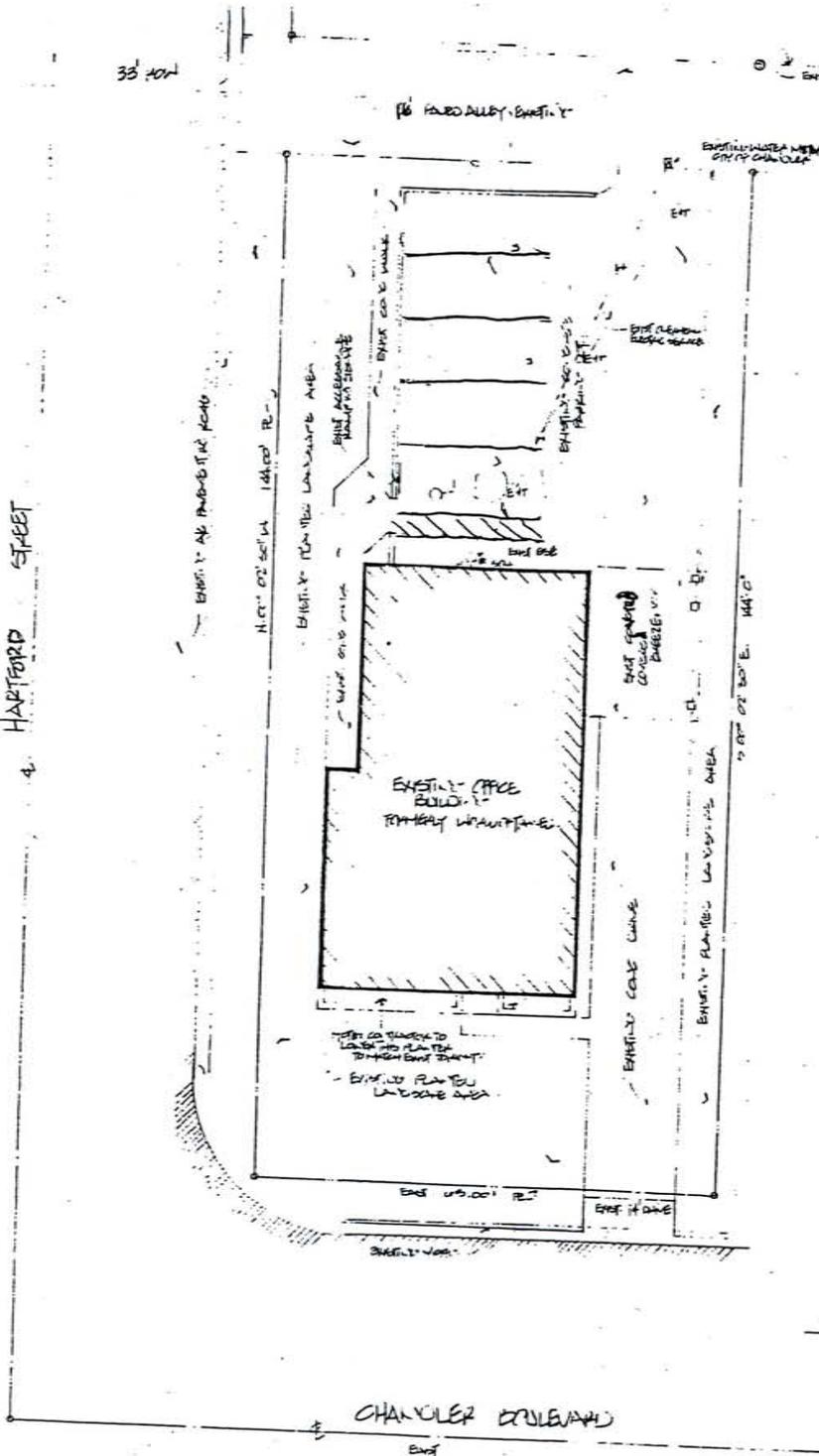
ZUP10-0036

BMI Bergner Manufacturing Inc.

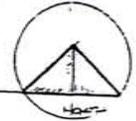


33' 40"

HARTFORD STREET



SITE PLAN
1" = 10'



TAX AND ACCIDENT OFFICE
 TENANT IMPROVEMENT
 TO THE EXISTING OFFICE
 FORMERLY THE WARD OF TRAVEL
 5705 WEST CHANDLER BOULEVARD
 CHANDLER, AZ 84902

SITE DATA:

- OWNER: TOR COOPER
5705 W CHANDLER BOULEVARD
CHANDLER, ARIZONA
- INTERIOR USE: TAX AND ACCOUNTING OFFICE
- ARCHITECT: JIM BLAKESLEE
10001 N. 53RD STREET
SCOTTSDALE, AZ
602-972-1201
- DESIGNER: J.C. CROSBY
401 - 114TH AVENUE
CHANDLER, AZ
602-975-4500
- CONTRACTOR: THE LITE BUILDING
CONSTRUCTION & CONTRACT
1000 E. TULLY AVENUE
CHANDLER, AZ
602-975-3000

ZONING: SF-7
 OFFICE USE THROUGH USE PERMIT

LEGAL DESCRIPTION:
 LOT 24 PARK HILLS - 200' STRIPES MAP
 CHANDLER, AZ
 MANICATA CO. APPROVED NUMBER
 DECK 302 HARTFORD PARCEL 74

TYPE OF CONSTRUCTION: VIN
 OCCUPANCY: B
 OCCUPANT LOAD: 200/100 = 21
 NOTE: PERMIT REQUIREMENTS 10' 4" MIN. C.C.



SEAL
 PRELIMINARY
 BRACKEN
 CONSTRUCTION
 REVISIONS: 8.5.2004 - 12
 THIS DRAWING IS THE PROPERTY OF
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James
 Robert
 Blakestee
 architect
 10001 N. 53RD STREET
 SCOTTSDALE, ARIZONA 85254
 1.602.972.1201

APPROVED
 12/28/12
 MAINTAIN ON JOB SITE
 DATE 01/04/13
 SHEET 1 OF 3
 TITLE SITE PLAN

PROJECT NUMBER 973-1025
 DATE 01/04/13
 SHEET 1 OF 3
 TITLE SITE PLAN

1. TYPE BUILDING
 2. DATE - 12/28/12
 3. CHANGING I.I.
 4. PROJECT NUMBER

NARRATIVE

BMI Bergner wishes to occupy the building at 598 W. Chandler Blvd. for use as our corporate office. We are a five person office that remotely manages a small factory in Nogales, Sonora, Mexico. All five people are rarely in the office at the same time as they are often at the plant in Mexico. We are not a retail establishment nor do we have regular foot traffic.

Our hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m.