

March 29, 2023

PROJECT NARRATIVE

Project Name:	Rezamp Office #2 and #3
Project Address:	484 W Chandler Blvd and 456 W Chandler Blvd Chandler AZ 85225
Land Uses:	Request rezoning approval to operate professional offices within a Single Family (SF 8.5) District.
Property Eligibility:	The existing single-family homes have only frontage to Chandler Blvd an arterial road in Chandler. The properties include parcels APN 302-60-014, at approximately 0.322 acres (14,044 sq ft) and APN 302-60-013, at approximately 0.323 acres (14,057 sq ft). The properties are part of the Park Manors plat.
Building Size:	The main building at 484 W Chandler Blvd is approximately 2,250 square feet, there is a detached two-car garage building (approximately 616 square feet), and a metal covered parking structure on the west side of the garage (this structure is 158 inches tall). The building at 456 W Chandler Blvd is 1,596 sq ft.
Project Objectives:	The subject properties were purchased by Rezamp with the intent to rent out the buildings to professional businesses such as law offices, insurance offices, real estate offices, or similar type businesses. We will not lease to a medical office.
Architecture:	The building at 484 W Chandler, built in 1950, is a painted brick home with a shingle roof, and the exterior is white/light gray. The building at 456 W Chandler Blvd, built in 1946, is a painted brick home with a shingle roof, and the exterior is gray.
Landscape:	The front and back yard landscape is mostly rock, with plants and trees throughout.
Parking:	The properties include concrete parking slabs on the north side of the buildings, adjacent to the back alley. There is also easy access for each property to Chandler Blvd.

Total of provided parking spaces: 18 spaces, including two ADA compliant space (spaces 15 and 18). See attached parking plan. Total parking--4462 sq ft

Operations:

1. Office Hours – Proposed hours of operation will be 8:00 am to 6:00 pm, Monday through Friday, closed all major holidays and weekends.
2. Number of Employee – No more than six (6) during normal hours of operation.
3. Environmental Impact – No noise, nuisance or traffic in the premises. On weekends and after 6:00 PM on weekdays, there will be no activity in the property. Office activities are not to interfere with the neighbors' environment.

Included Documents: Also included on the provided thumb drive are the following requested documents:

1. Parking Plans
2. Site Plans
3. Floor Plans
4. Grading Plans
5. Photographs of building and tenant space

Sincerely,

Justin Schnettler, Owner and Manager