



PROJECT NARRATIVE

Rezoning PLH23-0029 Alma Office
Building Rezoning

Date: June 15, 2023 Revision

Project Name: Alma Office Building

Project Address: 877 N. Alma School Rd., Chandler, Arizona 85224

Zoning/APN: SF-8.5 / 302-49-202

Lot Size: 11,042 SF (0.25 AC)

Floor Area: 2,007 SF with 180 SF of Wood Shed

Property Description: The existing Residential Converted Office Building has frontage to Alma School Road, an arterial road in west; a 16' wide alley in the east as a buffer to the 51-year-old old subdivision; an old house on the north; and a City's owned rental house for longer than 20 years in the south.

Project Objectives: Apply for P.A.D. Zoning.

Proposed Permitted Usages: Admin. Offices, Legal Counseling, Accounting, Professional Offices, Limited Counseling Services, and like uses.

Project Data:

1. Period of Use Permits - 19 years, or since 2004
2. Maximum number of occupants: 20 (2,007 SF/ 100 SF = 20)
3. Number of Parking Spaces Required: 7 (1,742 SF/ 250 SF = 6.97)
4. Number of Parking Spaces Provided: 7 (1 Accessible+ 6 Standard)
5. Space Plan – See the attached plans.
 - a. Suite 101 – 428 SF
 - b. Suite 102 – 1,579 SF
6. Business Hours – 8am~5pm, Mon. to Fri., by appointments on weekends.
7. Certificate of Occupancy for Offices (Occupancy B) – in 2021