

10/11/2024

CITY OF CHANDLER
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

RE: Narrative
General Office use-permit renewal – 542 W. Chandler Blvd.
PLH24-0037 ZJMKR LLC – UP

Attn: Taylor Manemann

ZJMKR, LLC is applying to renew the use permit for the property allowing a general office use. The use permit application has been approved twice before and is consistent with neighboring properties that face Chandler Boulevard that were converted from residential to general office use. A large office complex faces the property on the south side of Chandler Blvd, just East of Hartford.

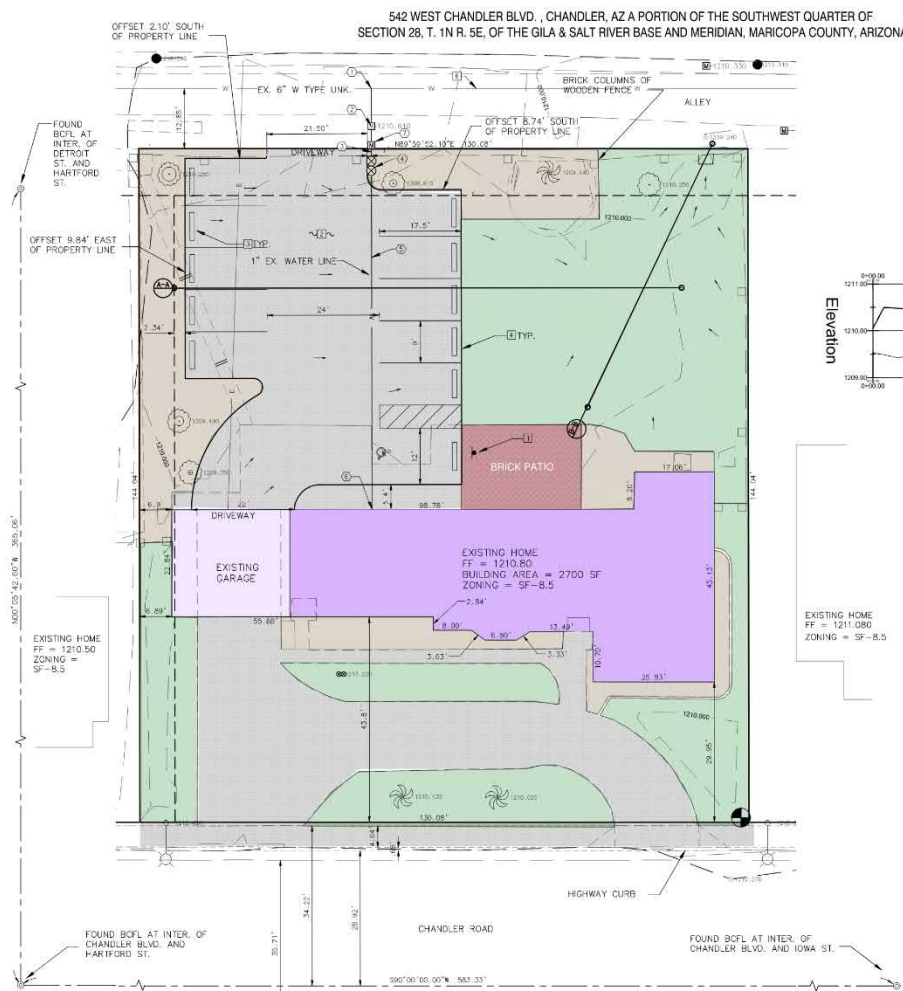
ZJMKR leases the property to a professional services company, TTG Healthcare Advisors. TTG has occupied the building since 2017, and their lease is currently in process. long-time tenant and we anticipate their lease will continue. *Note that they are not a patient care provider, they are a business consultant for healthcare providers.* They provide business and strategic support to their private practice, and small group practice, physician clients. On most days, TTG has 3 – 5 employees at the office. Some days, there are 9 employees at the office.

The building has an area of approximately 2,700 sqft. Refer to the submitted floor plan showing how the spaces are currently utilized. This configuration supports a maximum of 11 staff workstations (3 private offices and 2 shared work areas). The company has a hybrid work policy allowing employees to work from home 2 days per week which reduces the occupant load on any given day. Regular business hours are Monday-Friday, 8am – 5pm. TTG does not typically have client visitors. Occasionally, less than once a quarter, a client will come by the office for a meeting.

Since the last use permit application, the property has undergone normal maintenance and in-kind replacement (roof, interior finishes, HVAC, windows). In the back yard, the wooden fence was replaced last year, with an integral color, concrete block fence, to improve aesthetics and reduce maintenance requirements.



Floor Plan – Furniture Layout (not to scale)



Civil Site Plan – 2014
(not to scale)

The site plan has not changed since the parking was added previously. A copy of the 2012 civil site plan used to add parking has been included in the application for reference. It provides parking for 11, including 1 ADA sized space, in the rear of the property. The parking is accessed through the carport from the front entrance off W. Chandler Blvd. A gate also provides access to the alley, but this is only used for maintenance when needed.

If you have questions or need additional information, you may call me directly to discuss and we will expedite any necessary submissions. Thank you for your assistance.

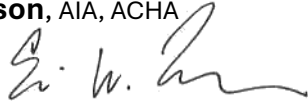
Sincerely,

Eric W. Thomson, AIA, ACHA

ZJMKR, LLC

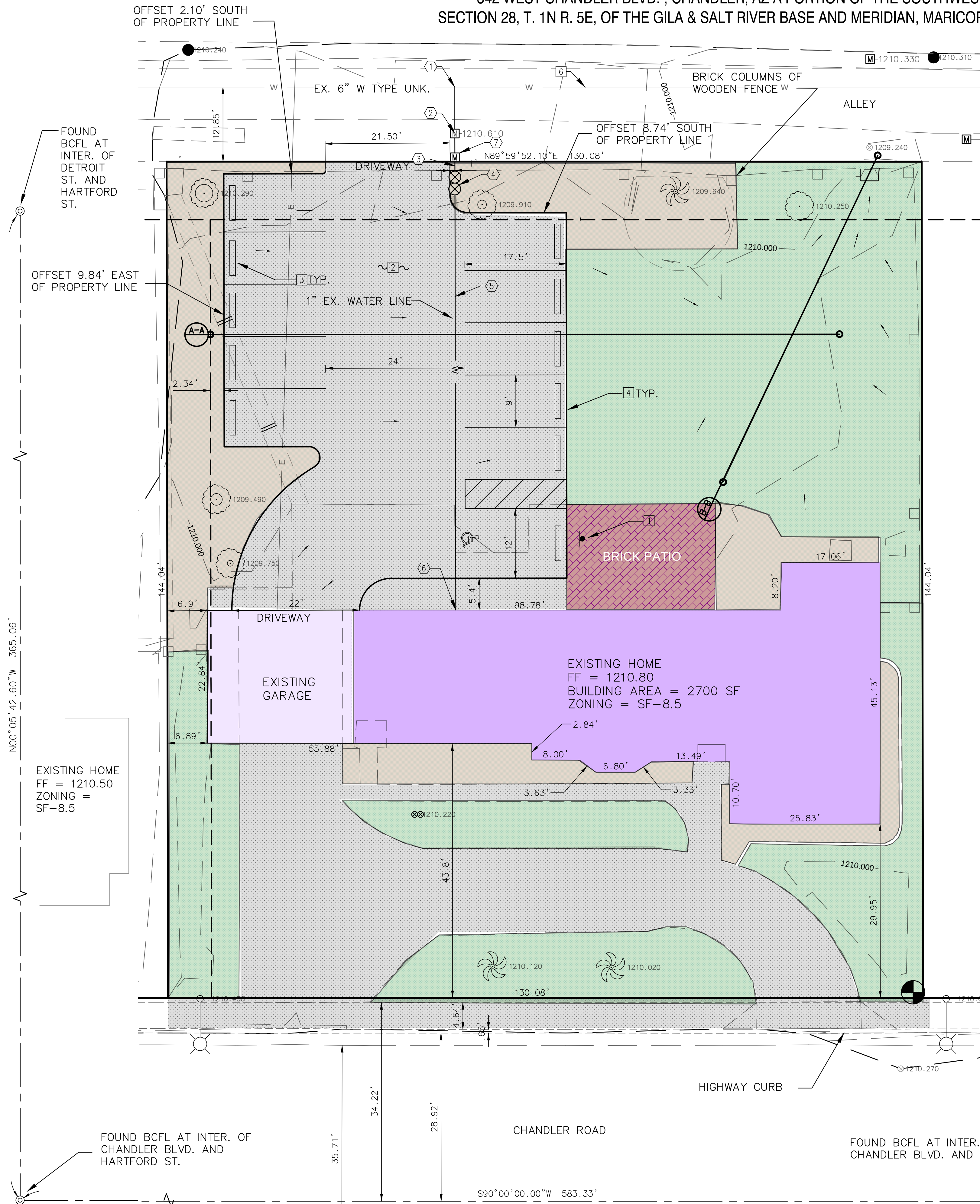
480-467-7037

Ericwt2018@icloud.com

A handwritten signature in black ink, appearing to read "E. W. Thomson", written over the printed name and company information.

542 WEST CHANDLER BLVD.

542 WEST CHANDLER BLVD., CHANDLER, AZ A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, T. 1N R. 5E, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

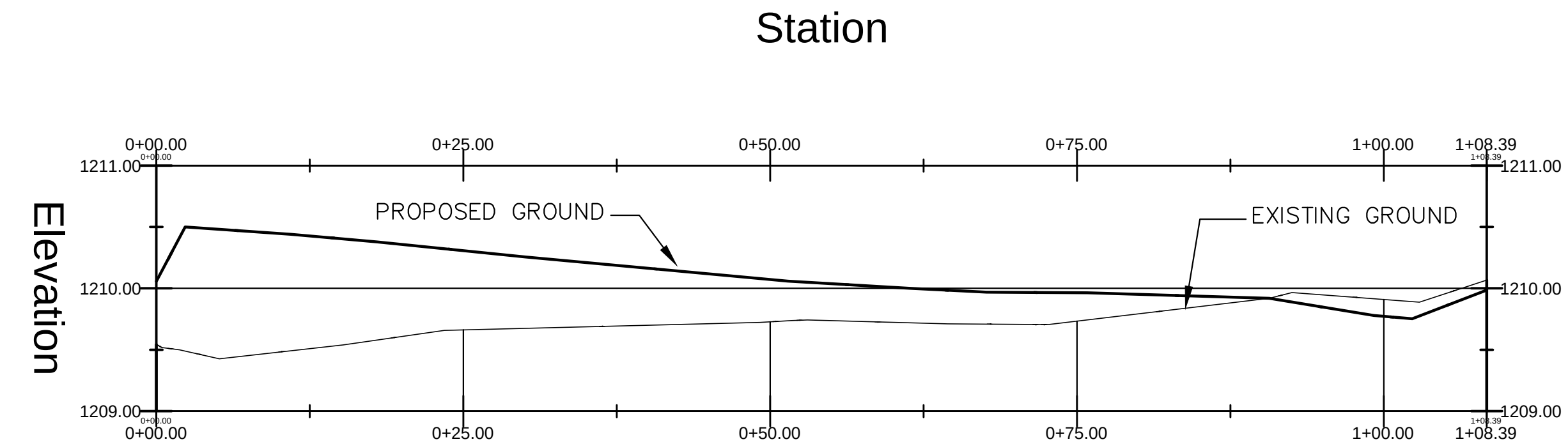


GRADING AND DRAINAGE NOTES:

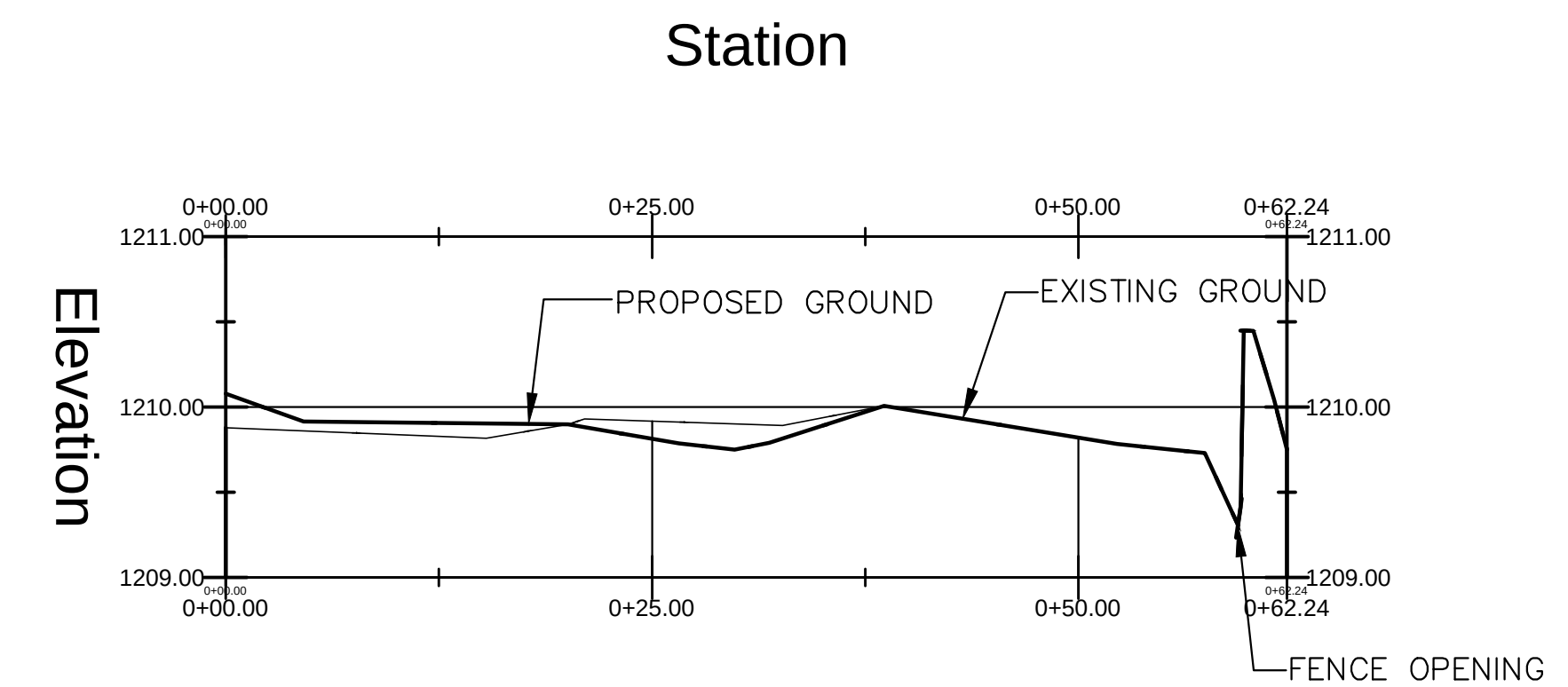
- HANDICAPPED PARKING SIGN INSTALLED PER CITY OF CHANDLER STANDARD DTL. C-611
- CONSTRUCT PAVEMENT 2.5" AC OVER 6" ABC.
- INSTALL 6' X 1' PARKING STOPS FOR EACH PARKING SPACE.
- SEE DTL 1.1 BELOW FOR THICKENED EDGE OF PAVEMENT.
- SERVICE LINES FROM METER TO MAIN MUST BE UPSIZED PER CITY OF CHANDLER DTL C-301.
- EXISTING 6" WATERLINE PER AS BUILT 1-1787 DATED APRIL, 26TH 1984, CONTRACTOR TO FIELD VERIFY BEFORE START OF CONSTRUCTION.

WATER NOTES:

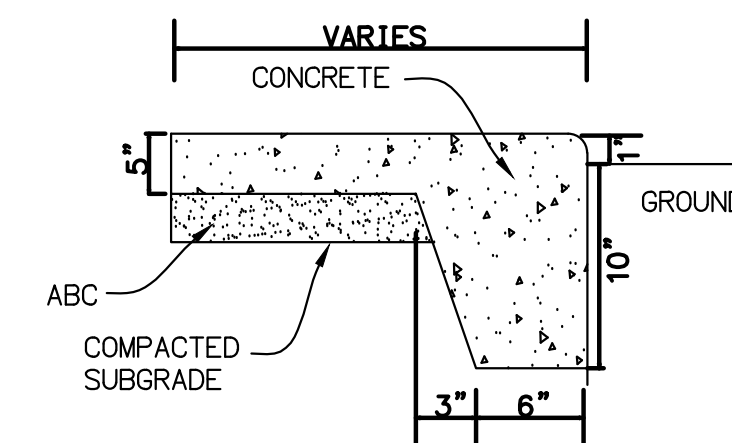
- INSTALL 1" LINE PER COC STD DTL C-301. CONTRACTOR TO REMOVE EX. 5/8" SERVICE AND CAP AT EX. 6" WATER MAIN. CONTRACTOR TO RETURN EXISTING 5/8" METER TO COC WATER DEPT.
- EXISTING METER BOX TO BE RELOCATED TO THE BACK OF R.O.W. AND REUSED.
- INSTALL 4 LF OF 1" COPPER DOMESTIC WATER LINE (TYPE K SOFT) COMPLETE WITH FITTINGS.
- INSTALL 1" DOUBLE CHECK VALVE BACKFLOW PREVENTER PER COC STD DTL C-311.
- INSTALL 72 LF OF SCHEDULE 40 PVC.
- SEE BUILDING PLUMBING PLANS FOR CONTINUATION.
- LOCATION OF RELOCATED WATER METER BOX.



SECTION A-A



SECTION B-B



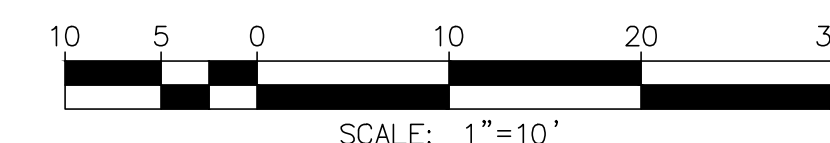
THICKENED EDGE PAVEMENT

AREA

PROPERTY AREA = 18737 SF
TOTAL NET ACREAGE = .43 ACRES

PARKING SPACE CALC.

BUILDING AREA = 2700 SF
1 SPOT NEEDED PER 250 SF.
2700/250 = 10.8 ~ 11 SPOTS



REVISIONS	
DATE	DESCRIPTION

542 WEST CHANDLER BLVD

542 W. CHANDLER BLVD.
CHANDLER, AZ

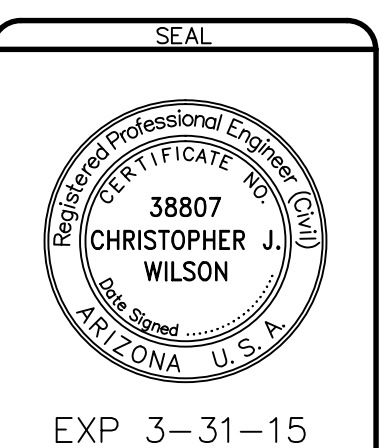
Metro/Land Consultants, LLC

1850 N. CENTRAL AVE., SUITE 625 PHOENIX, AZ 85004 PH. 602-393-2030 FAX 602-393-2031

GRADING AND
DRAINAGE PLAN

DESIGN: CJW
CHECKED: CJW

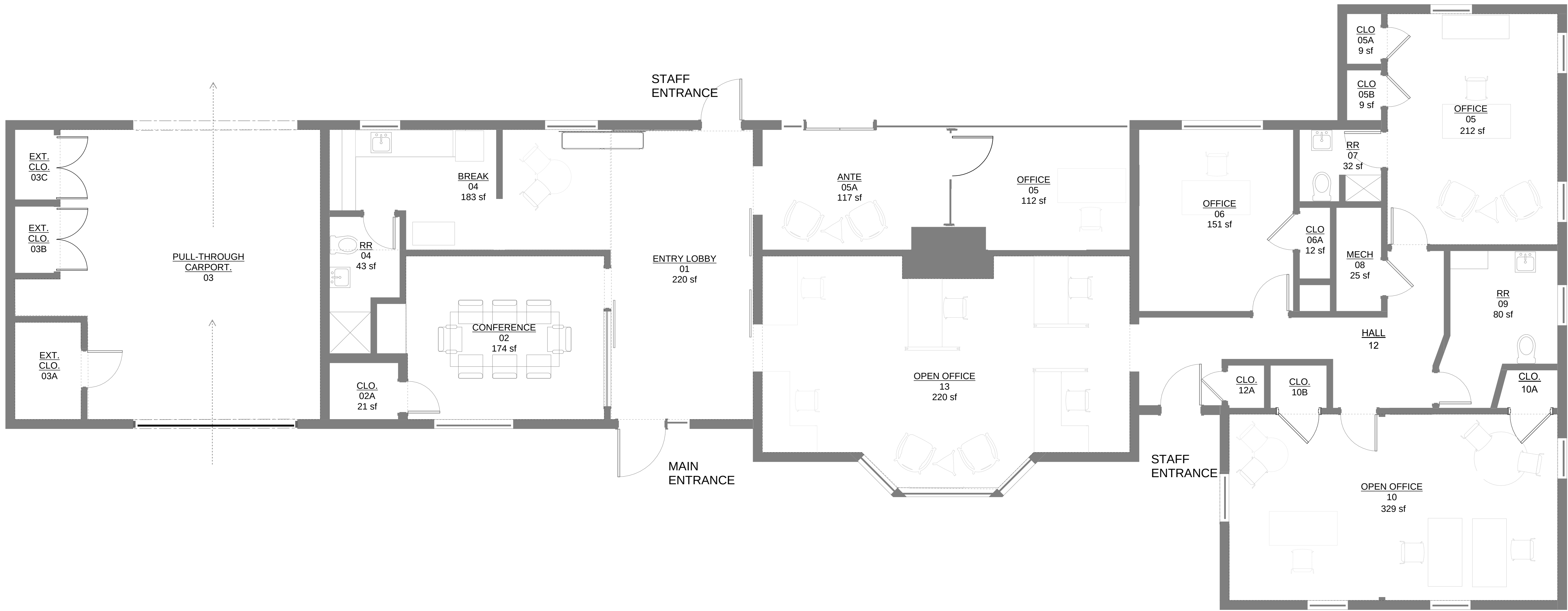
DRAFTING: TTT
DATE: 06/01/2012



Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
Blue Stake Center
CALL COLLECT

JOB NO. 12-020

C-2



FLOOR PLAN

SCALE 1/4" = 1'-0"

ISSUES	
1	
2	
3	
4	
5	
REVISIONS	

ZJMKR
GENERAL OFFICE USE
PERMIT RENEWAL
PLH24-0037
542 W Chandler Blvd,
Chandler AZ 85225

EXTERIOR
PHOTOS

JOB PLH24-0037
DATE 10-14-24
SHEET



WEST ELEVATION - SIDE



SOUTH ELEVATION - FRONT



NORTH ELEVATION - EAST END



NORTH ELEVATION - WEST END



EAST ELEVATION - SIDE



CMU FENCE - REAR YARD



AERIAL VIEW

ISSUES	
1	
2	
3	
4	
5	
REVISIONS	

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EXTERIOR
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