

February 19, 2025

PROJECT NARRATIVE

Project Name: Rezamp Office #2 & #3 Rezoning/PDP

Project Address: 456 & 484 W Chandler Blvd, Chandler AZ 85225

Land Uses: Request Rezoning approval to operate an Adult Day Care within a SF-8.5/PAD 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 building at 456 W Chandler Blvd is 1,596 sq ft. 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).

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. **In addition to the existing permitted uses, Rezamp is requesting a rezoning to also allow for Adult Daycare use.**

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

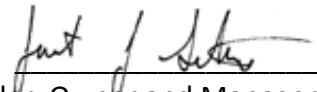
Operations:

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. Number of People (maximum) in the building on a given day at 456 W Chandler Blvd—A total of seven (7) to fifteen (15)
4. 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 provided in separate documents are the following:

1. Ariel Map in color (*Ariel Map– 456 & 484 W Chandler Blvd*)
2. Site Plan (*Site Plan – 456 & 484 W Chandler Blvd*)
3. Building Elevations (*Building Elevations – 456 W Chandler Blvd, Building Elevations – 484 W Chandler Blvd*)
4. Legal Description of Property (*Legal Description – 456 & 484 W Chandler Blvd*)
5. Perspective View in color (*Perspective View – 456 W Chandler Blvd, Perspective View - 484 W Chandler Blvd*)
6. Additional Requested Narrative (*Additional Requested Narrative*)

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Schnettler", written over a horizontal line.

Justin Schnettler, Owner and Manager