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MEMORANDUM **Planning and Development – PZ Memo No. 09-147**

DATE: DECEMBER 22, 2009

TO: PLANNING AND ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: ZUP09-1019 ROADRUNNER GOLF CARS LLC

Request: Use Permit approval to allow a golf car company within the Planned Industrial District (I-1) zoning district

Location: 4043 W. Kitty Hawk, Suite 7, which is west of McClintock Drive and north of the Loop 202 Santan Freeway

Applicant: Bryan Lill

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the Use Permit for a 1-year time period subject to conditions.

BACKGROUND

This property was developed in 2005 with a light industrial warehouse and office building called Santan Development IV within Stellar Industrial Airpark. The property's zoning is I-1 (Planned Industrial District) allowing light industrial based uses. The property is approximately 1.75 acres in size with an approximately 25,526 square foot building.

The application requests approval to allow a golf car company in Suite 7, which is approximately 6,450 square feet in building area. Roadrunner Golf Cars is not an industrial use but a commercial use specializing in golf car sales, inventory, and minor repair. The business specializes in electric golf cars and is the regional sales outlet in Arizona for Aluma-Car Electric Golf Cars. Inventory of golf cars will be stored and maintained inside the building. It is estimated that a minimum of 15 golf cars will be stored on-site. The tenant space includes a showroom,

sales department, services are for minor repairs such as tires and computer/controller service, and inventory. Golf car detailing will be done indoors only. Maintenance such as engine repairs or fluid services is done off-site.

The business currently includes 6 employees including the owners with an expectation to double their staff in the first year. Hours of operation are Monday through Friday 8 a.m. to 5 p.m., and Saturday and Sunday by appointment only.

Adjacent tenants include Midland Precision Machining in Suite 1 and Stifflers Surplus in Suite 5. Midland Precision Machining is a manufacturing and development company serving high technology industries that specialize in the manufacture of highly precise tools, gages, and instruments. Stifflers Surplus sells industrial surplus assets such as industrial bearings, cylinders, motors, sensors and switches, restaurant equipment, traffic light equipment, medical equipment, and computer equipment.

The application requests a one (1) year approval for the golf car business. Planning Staff recommends a one-year time period for this request finding the use to be compatible with adjacent businesses and other automotive related Use Permits granted in the Stellar Airpark Area such as automotive customization, repair, sales, and leasing.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held December 7, 2009. No one attended other than the applicant.
- At the time of this writing, Staff has received no telephone calls or letters from adjacent tenants or area property owners regarding this Use Permit.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval of the Use Permit to operate a golf car company with showroom, inventory, and minor repair within an I-1 zoning district subject to the following conditions:

1. The Use Permit is effective for a period of one (1) year from the date of City Council approval. Operation of the business beyond the one-year time period shall require re-application to and approval by the City of a new Use Permit.

2. All inventory, minor repair, and detailing shall occur only within the building. No storage or maintenance of vehicles to be performed outdoors.

3. There shall be no repair involving engines.

4. The Use Permit is non-transferable to other suites/tenant spaces on this property.

5. Any substantial change in the floor plan, including but not limited to expansion, addition of uses, and the like, shall require re-application and approval of a Use Permit.

6. The site shall be maintained in a clean and orderly manner.

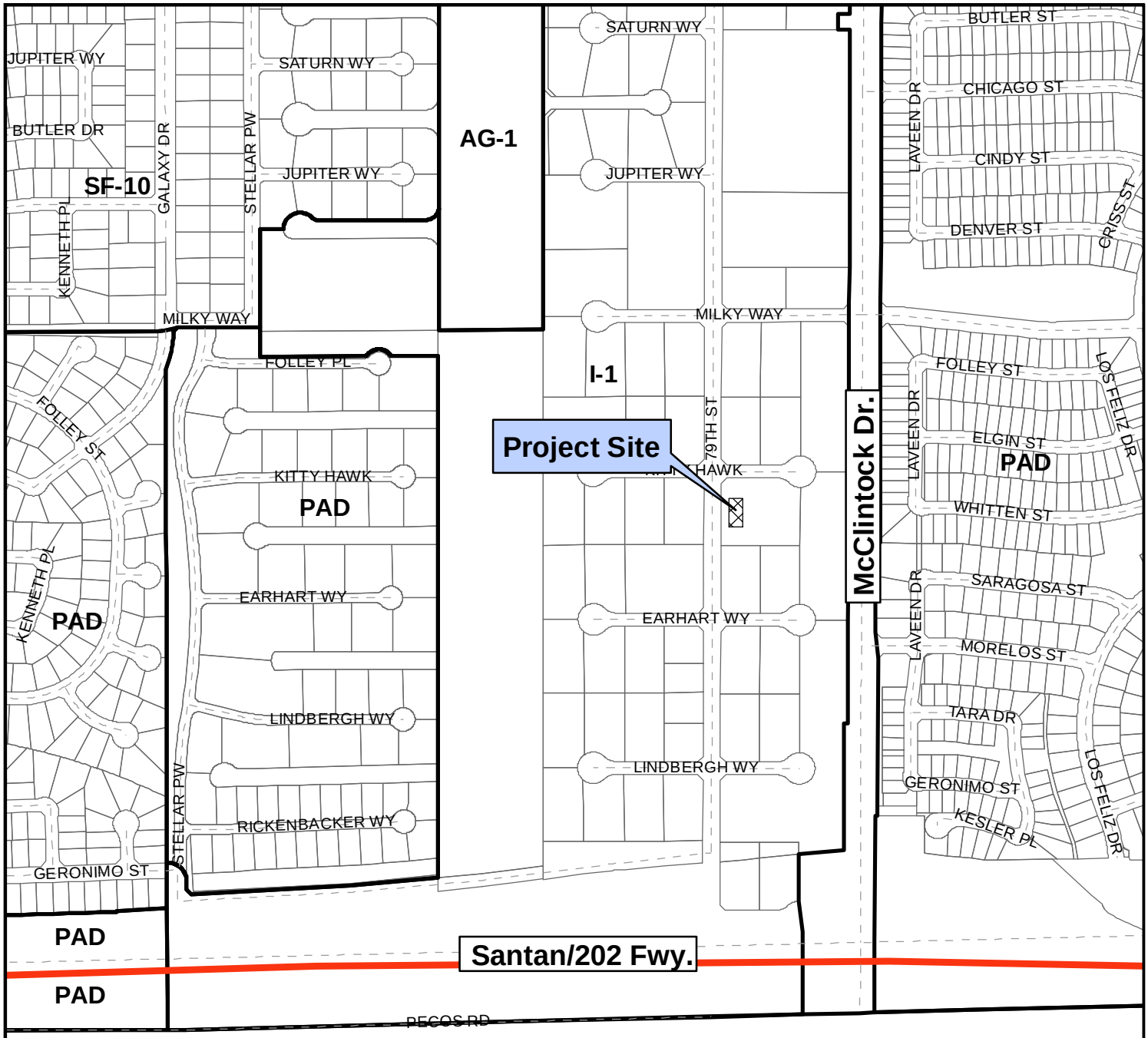
7. All building signage, whose text shall be limited to business name identification only, shall be in conformance with the Chandler Sign Code and be issued a City Sign Permit.

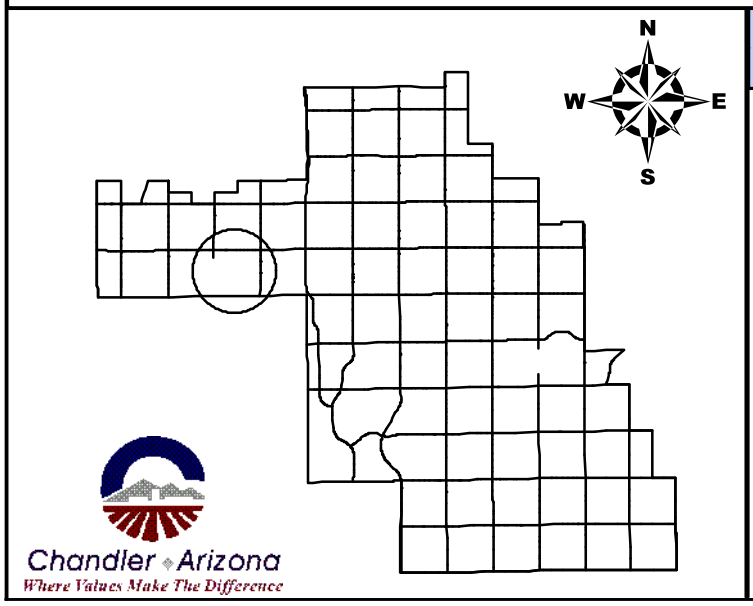
PROPOSED MOTION

Motion to recommend approval of Use Permit case ZUP09-1019 ROADRUNNER GOLF CARS LLC, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative Statement
3. Site Plan
4. Floor Plan
5. Photo



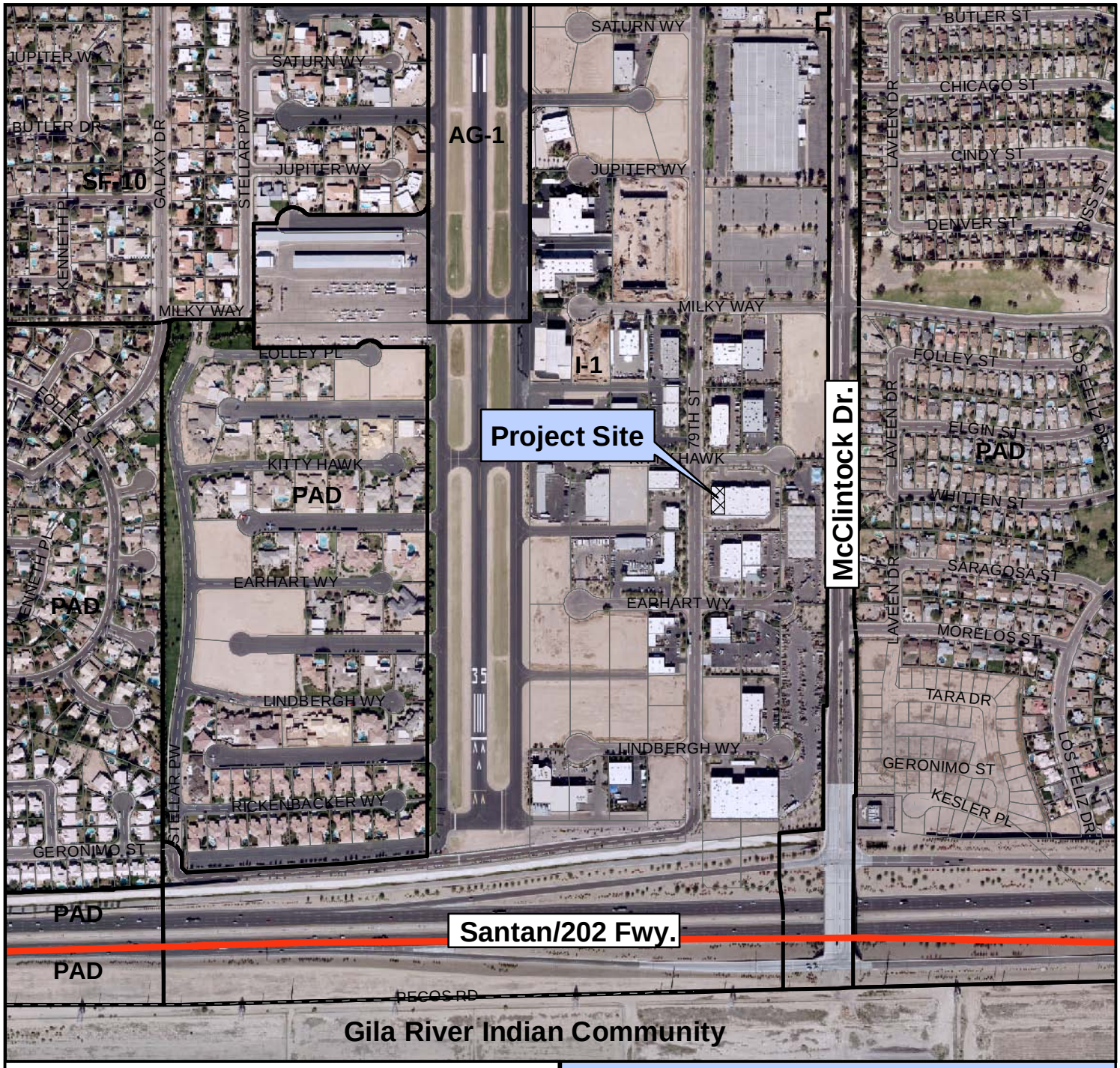


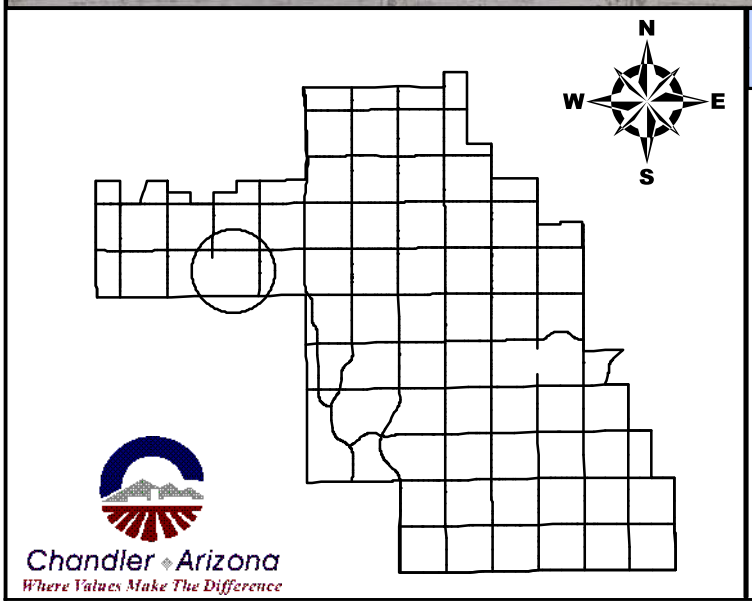
Vicinity Map

ZUP09-1019

Roadrunner Golf Cars, LLC.

CITY OF CHANDLER 11/16/2009





Vicinity Map

ZUP09-1019

Roadrunner Golf Cars, LLC.

CITY OF CHANDLER 11/16/2009

To: Planning and Zoning - City of Chandler

From: Roadrunner Golf Cars, LLC

Subject: Use Permit

Date: November 19 2009

Business Narrative

Roadrunner Golf Cars LLC is a golf car company that was started in September of 2009 to provide high-end service for electric golf car owners and future buyers for the East Valley. Specific geographic focus is on Sun Lakes and the East Valley serving local Corporations including Intel, General Dynamics, as well as Chandler Unified School District, Gilbert High School, hotels, apartments and other local residents and wholesale clients. Recently, Roadrunners focus has changed from service and repair of golf cars to new and used golf car sales. Roadrunner has signed a dealer agreement with Aluma-Car Electric Golf Cars to be the regional sales outlet for Arizona. Our goal is to provide an enclosed golf car buying experience for current and future clients. Our strategy provides full advertisement online, outside sales to corporations, apartments, hotels, credit unions as well as a dynamic marketing campaign within the local golf community.

All of our vehicles will be fully serviced and inspected. Our inventory will consist of a majority Neighborhood Electric Vehicles (NEV) and Electric Utility Low Speed Vehicles (LSV) and other specialty Electric golf vehicles. Our inventory will be stored and maintained inside and will maintain a clean detail. We anticipate being a destination type dealership. We do not anticipate being a traditional dealership with drive by customers, as our location is not conducive to this type of experience. The majority of our customers will be by wholesale, appointment, and referral or find our location through dynamic marketing outside of our location.

The building that we have chosen resides in the Stellar Industrial Park. The proposed site address is 4043 W. Kitty Hawk Suite #7 Chandler, AZ 85226, Parcel # 30189958. We are currently located in an industrial building on a Maricopa County Island and feel that a new golf car dealer will be much more successful at the new Stellar location. The proposed building features a 6,450 square foot Suite. The floor plan features an ample mix of office space warehouse space. The building will meet the needs of our showroom, sales department, minor electric car service (tires, computer/controller, etc), and detail area. We have a 6 person staff including owners, sales and service personnel and anticipate doubling our growth in the first year. Our hours of operation will be Monday-Friday 8 a.m. - 5p.m. and Saturday and Sunday by appointment only. We will maintain an inventory of a min 15 NEV and/or LSV vehicles that will be stored in our indoor showroom. The north entry man door will begin the client experience to the front reception area, showroom and sales offices. The building has a large rolling gate off of 79th Street near the rear entry roll up doors which will remain closed unless needed to bring cars in an out. Major service of cars including customizing, and any service of gas cars will performed by vendors off site.

Roadrunner Golf Cars is applying for a 1 year Use Permit approval for this location. We have agreed to a 3 year lease with the property owner Ed Kendler with San Tan Development LLC who has been working closely with us to obtain the Use Permit.

We are including, along with our application packet, the necessary forms for our Use Permit including vicinity map, floor plan, building elevations and landscape information. The building has been unchanged since the original construction.

We are excited to be accepted for our Use Permit and are encouraged and excited that Roadrunner Golf Cars will remain in Chandler and the East Valley for several years. Thank you for your time and consideration in this process.

Sincerely,

Bryan Lill
Partner
Roadrunner Golf Cars, LLC
(480) 225-6738

VICINITY MAP

PROJECT DATA

ZONING: I-1

ADDRESS: [illegible] 79th Street

GROSS SITE AREA: [illegible] (2.16 Acres)

NET SITE AREA: [illegible] (1.79 Acres)

BUILDING USE: Rapid transit office/warehouse

BUILDING AREA: Office (Assumed 30%) [illegible] S.F.
Warehouse [illegible] S.F.
Total [illegible] S.F.

LOT COVERAGE: [illegible]%

OCCUPANCY: B = Offices
S1 = Warehouse

CONSTRUCTION TYPE: V, sprinkled

LEGAL DESCRIPTION: Lots 9A & 9B, Bailey Industrial Airport Unit Two

PARKING REQUIRED: [illegible] = [illegible]
[illegible] = [illegible]
Total = [illegible] Spaces

PARKING PROVIDED: [illegible] Spaces

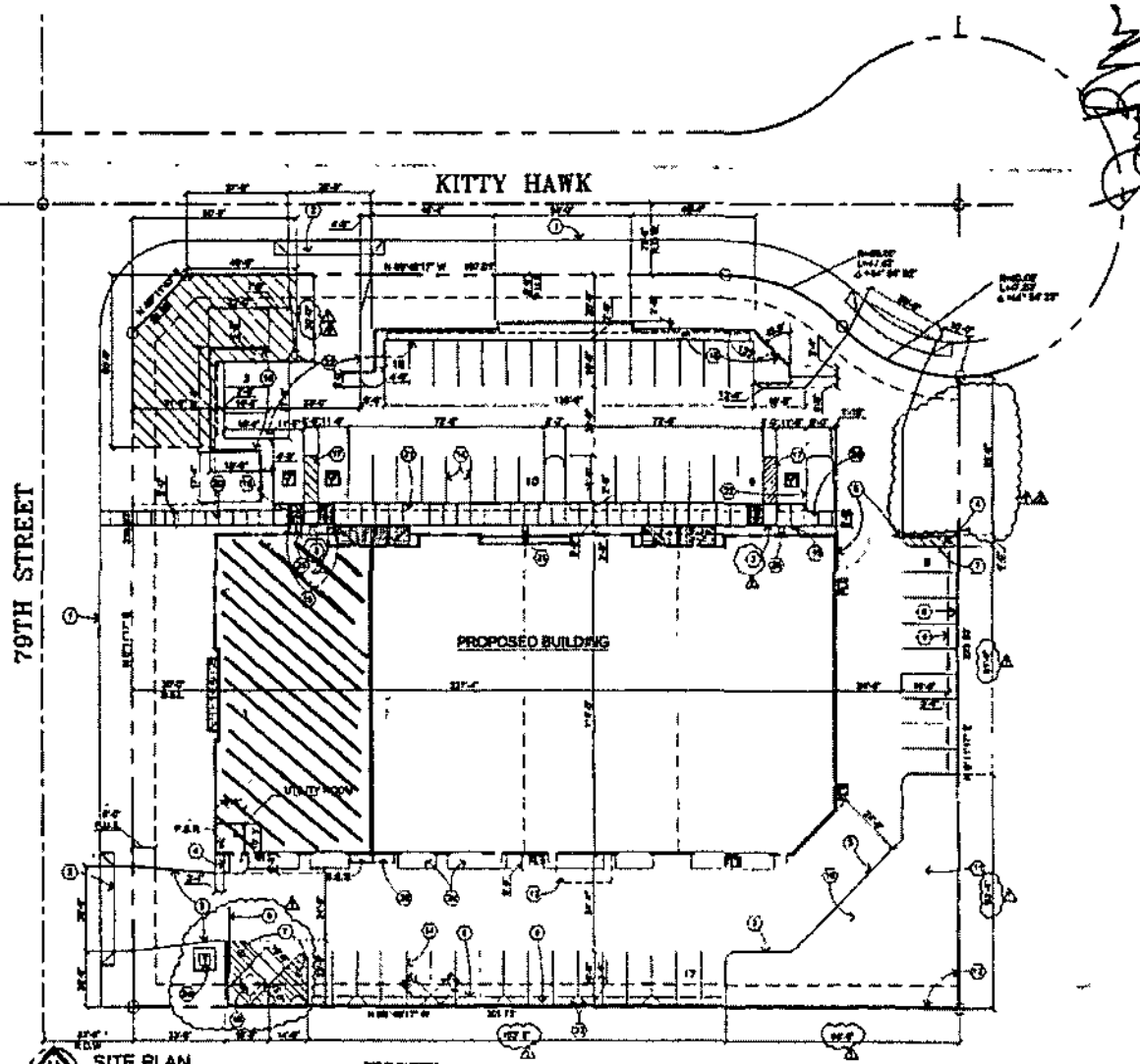
ACCESSIBLE PKG REQ'D: 5 Spaces

ACCESSIBLE PKG PROV'D: 5 Spaces

OWNER: San Tan Development, LLC

SITE PLAN KEYNOTES

1. Existing vehicle obstruction sign and gates.
2. New concrete walk see per Civil drawings.
3. 6" poured in place concrete curbing.
4. 6'-0" high, 6" multicolored CMU wall see Sheet SP-2.
5. Type "C-2" x 6'-0" swing gate. Gate to be 2" x 2" tube steel frame with metal sheet infill. Provide hose bibs for Fire Department access. See door GS2, Door Schedule.
6. 6'-0" x 6'-0" sliding gate. Gate to be per Keystone 40 material. See door GS1, Door Schedule.
7. 6" wide white painted diagonal striping on the pavement at 24" o.c.
8. 6'-0" high "Dumpster" masonry wall.
9. 6'-0" long precast concrete bumpers.
10. Single trash pad per Chandler standards.
11. Automatic gate per Civil drawings.
12. 6" CMU screening wall and 6'-0" "Dumpster" with doors.
13. 10' x 20' loading area.
14. 6" wide white painted parking stripes.
15. Accessible signage on pole to wall per City of Chandler Standards. See Sheet SP-2.
16. Accessible symbol painted on pavement per City of Chandler Standards. See Sheet SP-2.
17. 6" wide yellow painted diagonal striping at 24" o.c. and on pavement.
18. 6'-0" high, 6" multicolored CMU screen walls see details, Sheet SP-2.
19. Ramp up maximum 1:12 per ADA Standards and provide truncated domes per details, sheet SP-2.
20. 6'-0" wide, 4" concrete sidewalk with score joints at 5'-0" max. o.c. and expansion joints 20'-0" max. o.c. Provide salt finish.
21. 4" concrete sidewalk to match Keystone 40D, stained with a monolithic sandblast, or pavement edge.
22. 6" detached concrete curbing.
23. Thickened edge of sidewalk.
24. 6'-0" accessible ramp (Slope max. 1" inch, finish with textured finish.
25. Electronic sensor for door opener. Wave to hook into alarm.
26. Paint to match building.



SITE PLAN
SCALE 1"=20'-0"

* Indicates Fire lane sign per City of Chandler detail PC 111

NOTES:

1. Signs require separate permit.
2. There shall be no obstruction of site signage by landscape plant material and tree trash shall be removed/pruned before the field inspection will commence the sign in the field or issue a Certificate of Occupancy for a project.
3. All transformer pads, meter panels and electric equipment, trash/fire devices and any other utility equipment, not and to be screened by landscaping or walls shall be painted to match the building.
4. All external lighting, shall be vandal and designed to prevent rays from being directed on or into adjacent open areas. See lighting in standards.
5. All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.

SITE PLAN NOTES

1. Building is on site partition is not property line.
2. See Grading and Drainage Plan for pavement conditions, inclusions, etc.
3. At all roof areas, where mechanical equipment, provide stairs for positive drainage to roof drains / roof leaders and downspouts. Any roof leading not shown on plans shall be verified with a certified structural engineer.
4. All roof drains to be NTB, with leads to roof drains/downspouts within roof drains. See Plumbing Plan.
5. Painting stripes shall be 6" wide and painted white (U.N.O.).
6. 1" polyurethane foam roof cover equipment screening with 45 installation grounds. Roofing shall have ten (10) year no-leak warranty and be inspected by manufacturer's representative prior to installation to spot deck integrity and during roofing installation for compliance with manufacturer's specifications.
7. Soil investigation report date Prepared by G.E.C., is part of these documents. RECOMMENDATIONS CONTAINED IN THIS REPORT SHOULD BE FOLLOWED.
8. Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.
9. Home owner is responsible to have signage by "Homeowner Association" and shall [illegible] Certificate of Occupancy for a project.
10. Signs require a separate permit.

winton architects, inc.
4222 N. 12th Street, Suite 102, Phoenix, Arizona 85014
(602) 230-9778 FAX (602) 265-9739

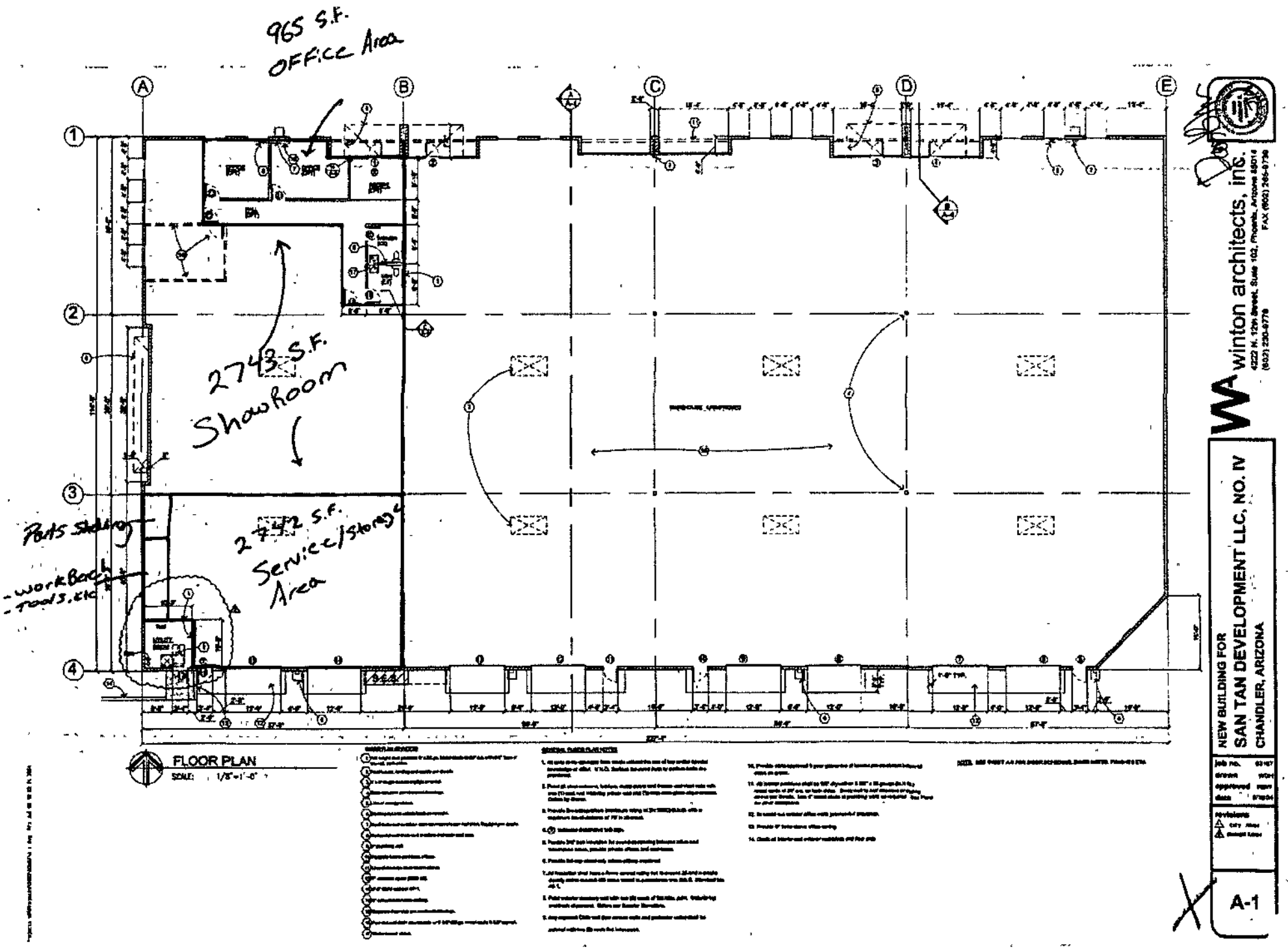
NEW BUILDING FOR
SAN TAN DEVELOPMENT LLC, NO. IV
CHANDLER, ARIZONA

job no	03147
drawn	[illegible]
approved	[illegible]
date	9/18/03

revisions
1 CITY 1/7/04
2 CITY 9/28/04

SP-1

WWD 12/2/09


965 S.F.
Office Area
2743 S.F.
Showroom
2742 S.F.
Service/Storage
Area
Parts Shelving
- workBench
- Tools, etc
FLOOR PLAN
SCALE: 1/8"=1'-0"
winton architects, inc.
NEW BUILDING FOR
SAN TAN DEVELOPMENT LLC, NO. IV
CHANDLER, ARIZONA
A-1

r.a.D 12/2/09