



**MEMORANDUM                      Transportation & Development – CC Memo No. 11-085**

**DATE:**            AUGUST 2, 2011

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                         PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                         R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                         JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                         KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:**        ZUP11-0011 LEADING EDGE AUTO FINISHES

- Request:            Use Permit approval to operate an auto body repair business in the Planned Industrial (I-1) Zoning District
- Location:           7021 W. Oakland Street, north and west of Chandler Boulevard and 56<sup>th</sup> Street
- Applicant:           Pew & Lake, PLC
- Owner:              West Dublin Resources, LLC

**RECOMMENDATION**

Planning Commission and Staff, finding consistency with the General Plan, recommend approval subject to conditions.

**BACKGROUND**

The request is for Use Permit approval to operate an auto body repair business on an existing industrial property within the Planned Industrial (I-1) Zoning District. The business will occupy the entire building and property at 7021 W. Oakland Street, west of 56<sup>th</sup> Street. Northeast of the site is a multi-tenant industrial building that has received numerous Use Permits for non-industrial uses such as a swim school and a theater. Southeast of the site is an industrial building that received Use Permit approval for a volleyball center. In all other directions the site is surrounded by light industrial uses allowed by right in the zoning district.

The existing 13,136 square foot building includes 2,740 square feet of offices and 10,396 square feet of warehouse space. The subject business will leave the office area intact and convert much of the warehouse area to vehicle repair bays and a painting booth. There are two overhead doors leading to the gated parking area in the back portion of the property. There is sufficient parking for the use, with 13 spaces outside the gated area and 30 spaces behind the gate, plus the potential for a few more spaces to be striped if demand warrants.

The business will generally be open 8 a.m. to 5:30 p.m. Mondays through Fridays and 9 a.m. to 1 p.m. on Saturdays. They will employ approximately 13 to 14 employees.

### **DISCUSSION**

Planning Commission and Staff find the business compatible with the surrounding land uses given that all work is conducted indoors and vehicles are always stored in the gated area behind the block fence. The site provides sufficient parking. No negative land use impacts are anticipated.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on July 12, 2011 at the Hampton Inn at 7333 W. Detroit Street. The neighboring business owner to the east attended to ask about the painting portion of the business and request that it be conducted indoors (it will be).
- At the time of this writing, Staff is not aware of any opposition.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 6    Opposed: 0    Absent: 1 (Cunningham)

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP11-0011 LEADING EDGE AUTO FINISHES subject to the following conditions:

1. Expansion or modification beyond the approved exhibits and representations shall void the Use Permit and require new Use Permit application and approval.
2. The subject business will abide by all building, fire, and other applicable city regulations including those that pertain to auto repair as a condition of occupancy.
3. The site shall be maintained in a clean and orderly manner.
4. All vehicle storage shall occur inside the gated area.
5. All vehicle work shall occur inside the building.

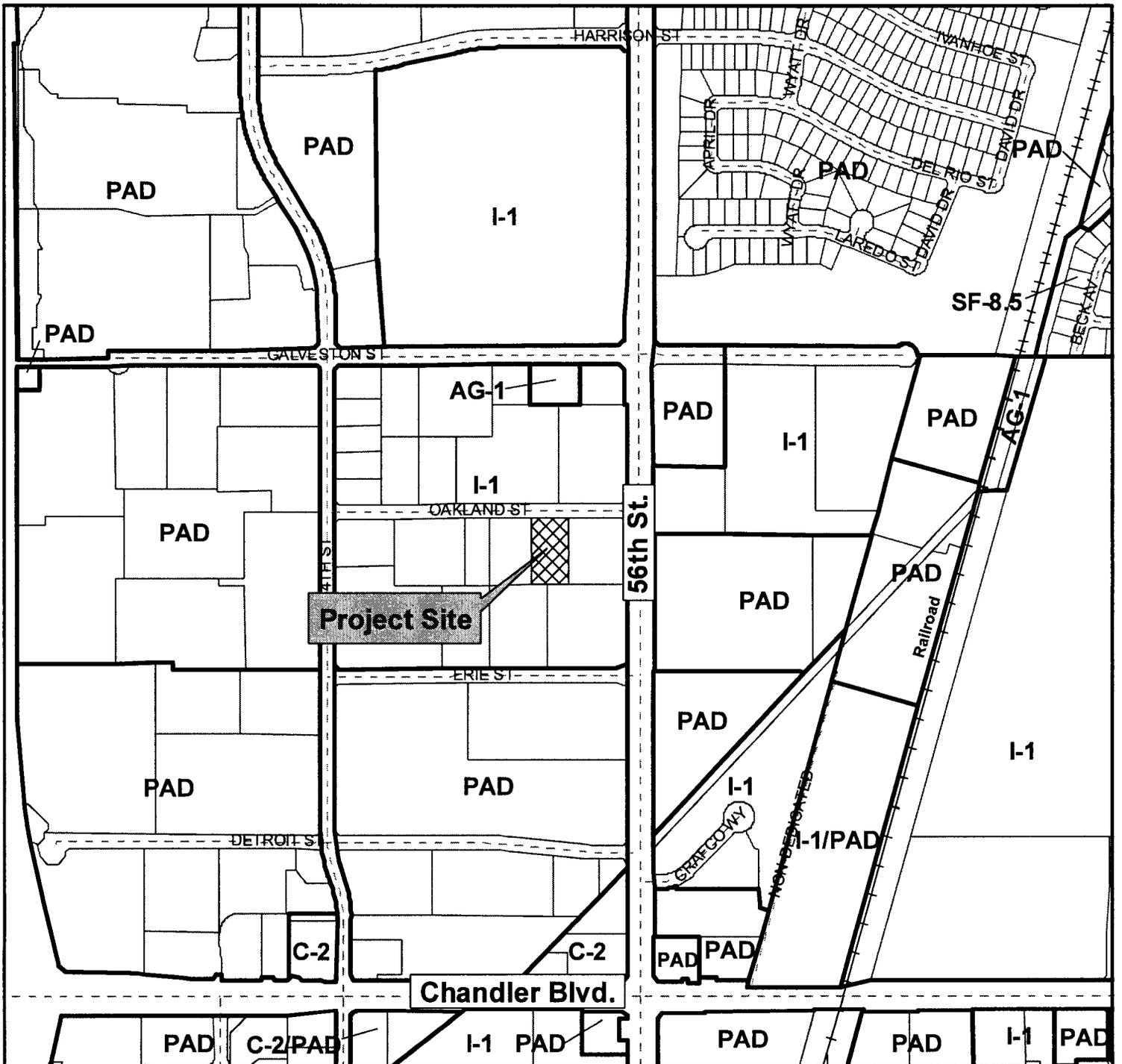
6. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

**PROPOSED MOTION**

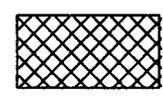
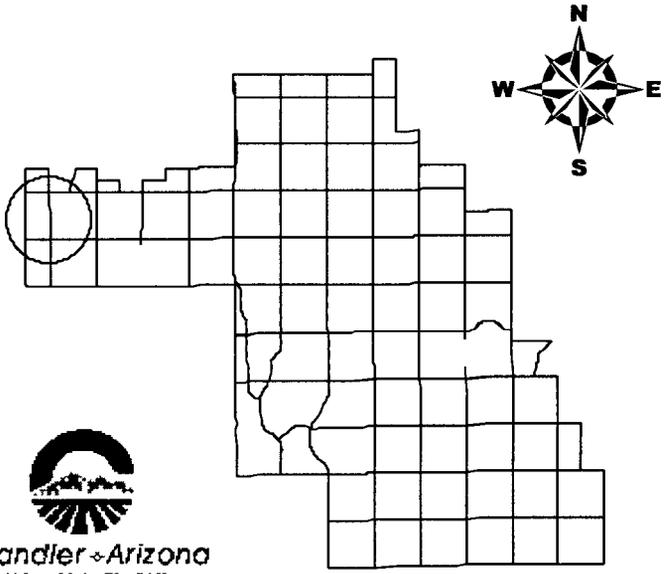
Move to approve ZUP11-0011 LEADING EDGE AUTO FINISHES Use Permit for an auto body repair business, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative

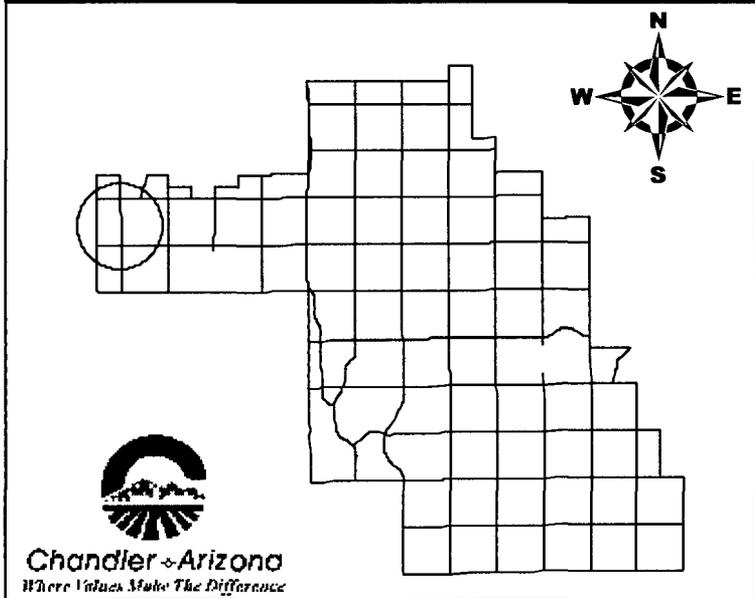
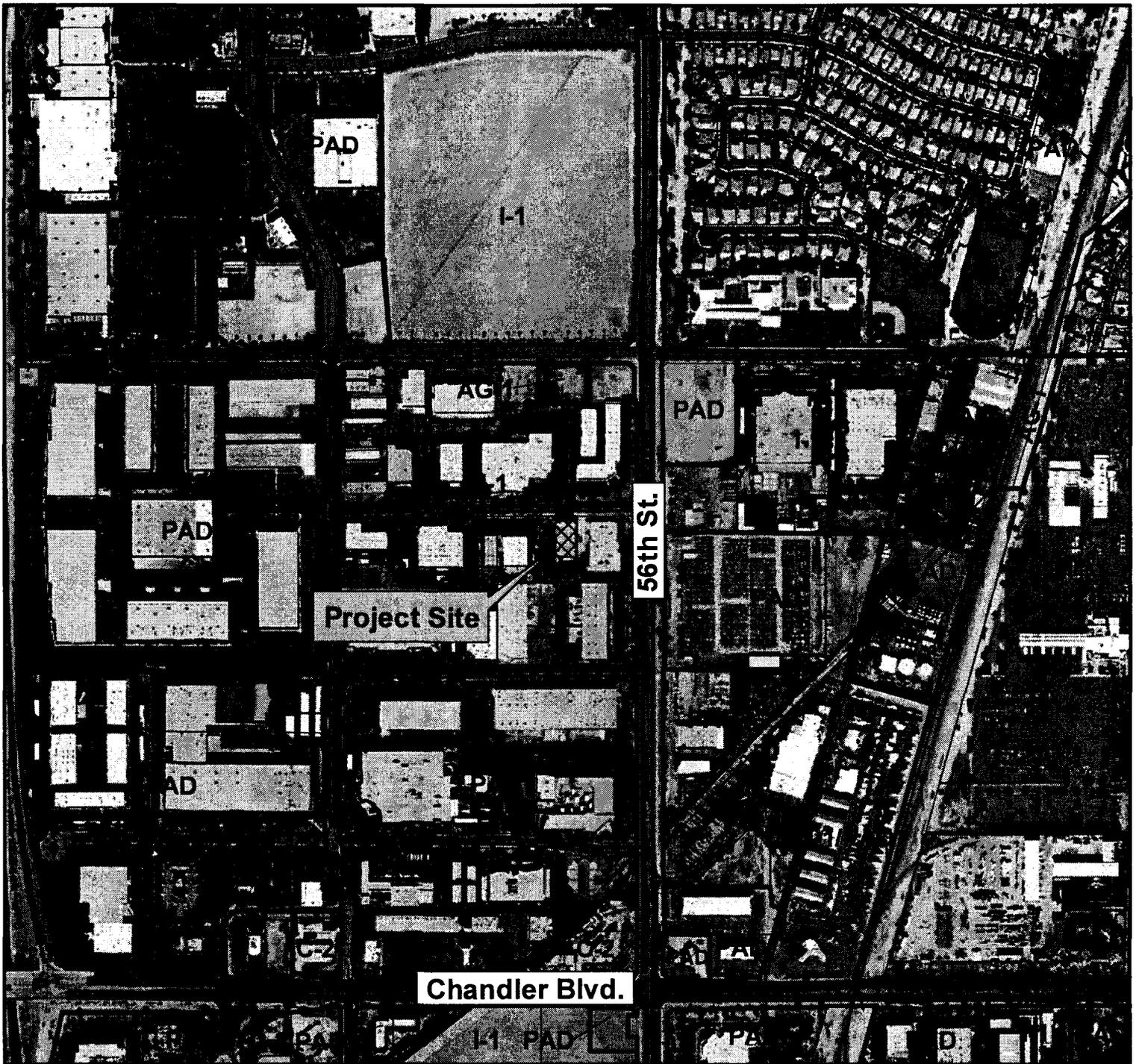


## Vicinity Map

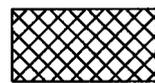


ZUP11-0011

Leading Edge Auto Finishes



## Vicinity Map



ZUP11-0011

Leading Edge Auto Finishes

**OWNER / DEVELOPER**

CMC GROUP, INC.  
 2600 SOUTH COLORADO BLVD  
 SUITE 1000  
 DENVER, COLORADO 80222  
 (303) 741-4500  
 CONTACT: GRAHAM BONES

**OBJECT TEAM**

MECH: MOCALL & ASSOCIATES  
 4307 N. CHANDLER CENTER PLAZA  
 SCOTTSDALE, ARIZONA 85251  
 (480) 946-0066  
 (480) 946-5432  
 CONTACT: JEFF MOCALL (#29137)

CTURAL: CFC STRUCTURAL ENGINEERS  
 6320 EAST THOMAS ROAD  
 SUITE 100  
 PHOENIX, ARIZONA 85018  
 (602) 941-2367  
 FAX (602) 941-0646

CTURAL: CFC STRUCTURAL ENGINEERS  
 6320 EAST THOMAS ROAD  
 SUITE 100  
 PHOENIX, ARIZONA 85018  
 (602) 941-2367  
 FAX (602) 941-0646

MECH/ELECTRICAL: ARI-ZONA SYSTEMS  
 5333 NORTH 18TH STREET  
 SUITE 114  
 PHOENIX, AZ 85016  
 (602) 287-0300  
 FAX (602) 287-0300

SCAPE: RYAN AND ASSOCIATES  
 1343 NORTH ALUM SCHOOL ROAD  
 SUITE 125  
 CHANDLER, ARIZONA 85224  
 (480) 899-5813  
 (480) 842-0583  
 CONTACT: PHIL RYAN (#14891)

MOREA-HALL ENGINEERING  
 1520 WEST MARICOPA FREEWAY  
 PHOENIX, AZ 85007  
 (602) 238-4428  
 FAX (602) 340-8063  
 CONTACT: CLAUDIA MOREA-HALL  
 (#12472)

**GENERAL SITE NOTES**

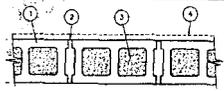
1. ALL ROOF TOP MECHANICAL UNITS/EQUIPMENT TO BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. ALL SITE AND SCREEN WALLS TO MATCH MAIN BUILDING COLORS.
3. ALL TRASH ENCLOSURES TO MEET CITY OF CHANDLER ORDINANCE REQUIREMENTS.
4. ALL LANDSCAPING TO MEET CITY OF CHANDLER ORDINANCE REQUIREMENTS.
5. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UNLESS THE LIGHTING IS LOCATED.
6. AND EXTERIOR SITE STORAGE PERMITTED.
7. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
8. ALL BUILDING AND SITE SIGNAGE UNDER SEPARATE PERMIT.
9. ALL SITE AND BUILDING UTILITY CABINETS- PAINT TO MATCH SITE WALLS AND BUILDING COLOR.
10. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
11. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

**SHEET INDEX**

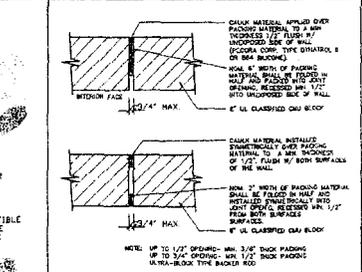
ARCHITECTURAL:	PLUMBING:
A1.1 SITE PLAN	P2.1 PLUMBING SPECIFICATIONS
A1.2 ENLARGED PAVING PLANS	P1.1 PROJECT PLAN
A2.0 FLOOR PLAN	P2.1 PLUMBING NOTES/SCHEDULES
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A2.2 ENLARGED CEILING PLAN	ELECTRICAL:
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A2.3 ENLARGED RESTROOM PLANS	E1.1 ELECTRICAL SITE PLAN
A3.1 INTERIOR ROOM ELEVATIONS	E2.1 ELECTRICAL LIGHTING PLAN
A3.1 BUILDING ELEVATIONS	E3.1 ELECTRICAL POWER PLAN
A4.1 BUILDING SECTION	E4.1 PANEL SCHEDULES
A4.1 WALL SECTIONS	E4.1 ONE-LINE DIAGRAMS
A4.2 DOOR/WINDOW SCHEDULES	LANDSCAPE:
A4.2 ROOM FINISH SCHEDULE	L1. LANDSCAPE PLAN
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	L3. LANDSCAPE/IRRIGATION DETAILS
	L4. LANDSCAPE/IRRIGATION DETAILS
	L5. SPECIFICATIONS
	L6. SPECIFICATIONS
STRUCTURAL:	CIVIL:
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S1.1 FOUNDATION PLAN	C2. GENERAL NOTES AND DETAILS
S2.1 ROOF FRAMING PLAN	C3. GROUND AND DRAINAGE PLAN
S3.1 STRUCTURAL DETAILS	C4. SITE UTILITY PLAN
S3.2 STRUCTURAL DETAILS	C5. DETAILS AND CROSS SECTIONS
S3.3 STRUCTURAL DETAILS	
S3.5 STRUCTURAL DETAILS	FIRE:
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	FP-2 FIRE PROTECTION PLANS
	FP-3 FIRE PROTECTION DETAILS
	MECHANICAL:
	M0.1 MECHANICAL SPECIFICATIONS
	M1.1 MECHANICAL PLAN
	M2.1 MECHANICAL SCHEDULES/DETAILS

**GENERAL FIRE DEPARTMENT NOTES**

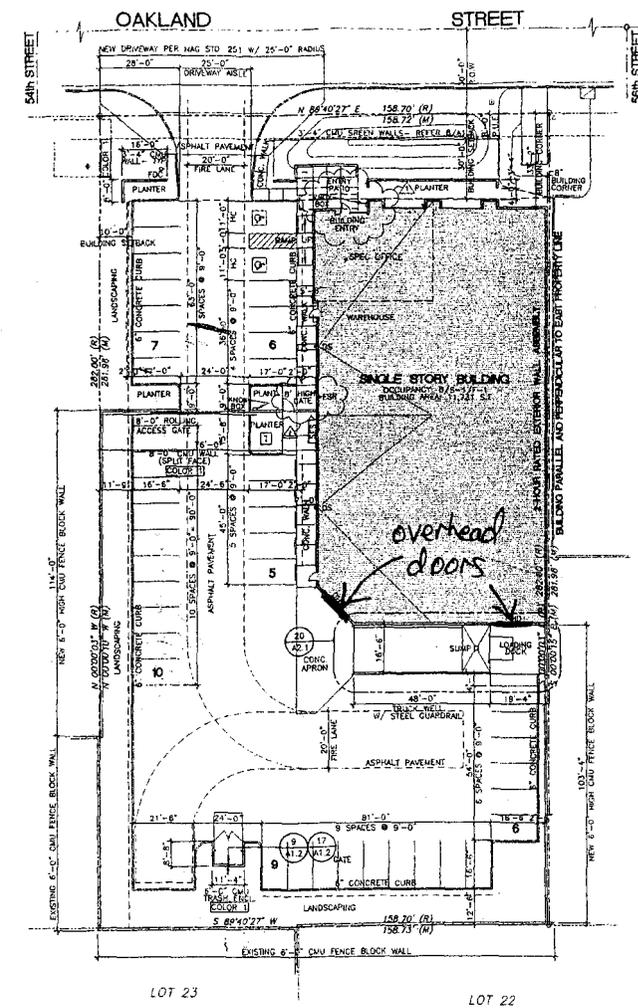
**GENERAL NOTES TO THE CONTRACTOR**  
 All buildings (except Group R, Division 3 and Group U occupancies) shall be provided with an approved automatic fire sprinkler system installed in accordance with Fire Code, NFPA 13, and City of Chandler Fire Code amendments.  
 Fire protection systems shall be installed or modified by a contractor licensed to perform such work by the State of Arizona, and who also holds a valid permit from the Chandler Fire Department to conduct such work within the City of Chandler.  
 Fire Department Connections (FDC's) for Fire Code, Building Code and NFPA 13 fire sprinkler systems shall be 2" and 1/2" female swarms with National Standard threads. FDC's for NFPA 130 and 13R sprinkler systems shall be single female swarms with 1" and 1/2" National Standard threads.  
 All Fire Department Hose Stations and Standpipe hose discharge for Fire Department use shall be 2" and 1/2" National Standard threads. No hose shall be attached to the Fire Department Hose Stations.  
 Automatic sprinkler systems shall be supervised by an approved central, proprietary or remote signal station services; or an outside signal shall sound at a constantly attended location when the number of sprinkler heads is 20 or more in Group 1, Division 1 occupancies or 100 or more sprinkler heads in all other occupancies.  
 Fire Department vehicle access roadways shall be provided and maintained throughout construction. Temporary access roads shall be a minimum 14'-0" clear width with 8" connected AB or gravel. No branching across. Fire access roads: Required water flow shall be provided and maintained throughout construction. Prior to any construction being brought on site, all hydrants shall be approved and functioning. Permanent fire vehicle access roadways shall be 20'-0" clear width, all weather surface. One set of stamped, approved drawings shall be maintained on-site and made available to City inspectors on demand.  
 The contractor shall provide the City Inspector with copy of the "Contractor's Material and Test Certificate for Above-ground Piping" in accordance with NFPA 13, and the "Contractor's Material and Test Certificate for Underground Piping" in accordance with NFPA 24; and the "Certificate of Completion" for fire alarm systems in accordance with NFPA 72, upon successful completion of the system test and prior to City occupancy of the system.



1 BLOCK- CLASSIFICATION 0-2 (2 HR.)  
 1 BED MORTAR, NOM. 3/8" THICK OF NOT LESS THAN 3/4" AND NOT MORE THAN 3 1/2" PARTS OF CLEAN PORTLAND CEMENT AND NOT MORE THAN 60% HYDRATED LIME. VERT. JOINTS STAGGERED.  
 ALL CORE SPACES ARE FILLED WITH LOOSE DRY EXPADED 2, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS). WATER UREAN VERMICULITE MASONRY FILL INSULATION, OR SILICONE UREO PERLITE LOOSE FILL INSULATION ADD 2 HOURS TO SEPARATION.  
 1/2 HOUR TO CLASSIFICATION IF USED. WHERE COMBUSTIBLE BEAMS ARE FRAMED IN WALL, PLASTER OR STUCCO MUST BE LAPPED ON THE FACE, OPPOSITE FRAMING TO ACHIEVE A MAX SEPARATION OF 1 1/2 HOURS.  
 SEE DETAIL #16 FOR RATED JOINT REQUIREMENTS  
 #U905



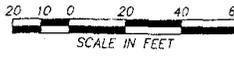
2 HOUR RATED MASONRY JOINT



**FIRE DEPARTMENT 'KNOX BOX'**

1. KEY BOX IS REQUIRED WHEN FIRE SPRINKLER RISER CONTROL AND/OR A FIRE ALARM SYSTEM IS LOCATED INSIDE THE BUILDING.
2. KEY BOX TO BE LOCATED AT THE FRONT ENTRANCE OF THE FACILITY.
3. THE TOP OF THE KEY BOX SHALL BE LOCATED NO MORE THAN 6 FEET UP THE WALL.
4. KEY BOX IS TO BE LOCATED ON THE DOOR THAT KEY RIS.
5. RED STICHER TO BE LOCATED ON THE DOOR THAT KEY RIS.
6. ALTERNATE LOCATION SHALL BE APPROVED BY FIRE MARSHAL. SIGN SHALL BE POSTED AT FRONT DOOR STATING WHERE KEY BOX IS LOCATED NOT AT FRONT ENTRANCE.
7. APPLICATION FOR KEY BOX MAY BE OBTAINED AT 221 E. BOSTON STREET OR BY CALLING 480-792-2121

REFER 8/A12 FOR ENLARGED PAVING PLAN.



**SITE PLAN** SCALE: 1"=20'-0"

**PROJECT DATA**

PROJECT NAME: LOT 21B- CHANDLER-FREWAY BUSINESS PARK  
 PROJECT LOCATION: 7021 WEST LAMAR STREET  
 15811 STREET AND OAKLAND STREET  
 ASSESSORS PARCEL #: LOT 21B 303-84-005A  
 ZONING: M-10  
 SITE AREA (NET): 44,257 S.F. 1.03 ACRES  
 SITE AREA (GROSS): 49,579 S.F. 1.14 ACRES  
 LOT COVERAGE: 11,731 S.F./44,757 S.F. = 26%  
 CONSTRUCTION TYPE: V-B (SPRINKLERED)  
 PROPOSED OCCUPANCY: 0/2-1/2-1 (OFFICE/WAREHOUSE)  
 BUILDING AREA: 1,135 S.F.  
 OFFICE: 1,135 S.F.  
 WAREHOUSE: 10,396 S.F.  
 TOTAL FIRST FLOOR: 11,531 S.F.  
 MEZZANINE (STORAGE): 1,405 S.F.  
 ALLOWABLE BUILDING AREA PER FLOOR (2003 IBC, TABLE 503):  
 1-1 BASE AREA: 8,000 S.F.  
 1-1 BASE AREA: 8,500 + (8,500 - 8,000) / 100 + (8,500 - 8,000) / 100 = 8,500 S.F.  
 FRONTAGE INCREASE: 100 (300 LF / 452 LF - 25) X 30/30 = 100%  
 SPINKLER INCREASE: 100%  
 ALLOWABLE BUILDING AREA:  
 A = 8,500 + (8,500 - 8,000) / 100 + (8,500 - 8,000) / 100 = 8,500 S.F.  
 A = 8,500 + 3,664 + 17,000 = 29,164 S.F.  
 A = 29,164 SQ. FT.  
 NO OCCUPANCY SEPARATION REQUIRED BASED ON MOST RESTRICTIVE (7-1) PER IBC 302.3.1, NON-SEPARATED USES  
 BUILDING HEIGHT: 35'-6"  
 PARKING CALCULATIONS: 1,135 S.F./200 = 6.67 SPACES  
 OFFICE: 1,135 S.F./200 = 6.67 SPACES  
 WAREHOUSE: 10,396 S.F./500 = 20.79 SPACES  
 MEZZANINE (STORAGE): 1,405 S.F./200 = 2.81 SPACES  
 TOTAL SPACES REQUIRED: 31 SPACES  
 TOTAL SPACES PROVIDED: 36 SPACES  
 ACCESSIBLE SPACES REQUIRED/PROVIDED: 2 SPACES

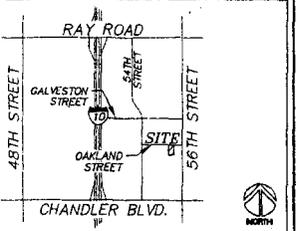
**BUILDING CODES**  
 2003 INTERNATIONAL BUILDING CODE  
 2003 INTERNATIONAL MECHANICAL CODE  
 2003 INTERNATIONAL PLUMBING CODE  
 2002 NATIONAL ELECTRICAL CODE  
 2003 INTERNATIONAL FIRE CODE  
 ARIZONA WITH DISABILITIES ACT/ADAG

**LEGAL DESCRIPTION**  
 LOT 21B, CHANDLER-FREWAY BUSINESS PARK AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 242 OF MAPS, PAGE 3.

**PROJECT DESCRIPTION**  
 DEVELOPMENT OF A TWO-STORY CONCRETE MASONRY SHELL BUILDING WITH SPEC TENANT IMPROVEMENT AND STORAGE MEZZANINE.  
 BUILDING DESCRIPTION:  
 NEW SHELL BUILDING (NO TENANT) - A SPEC TI BUILD-OUT WILL ALSO BE INCLUDED UNDER THIS PERMIT.  
 CONCRETE MASONRY UNIT CONSTRUCTION WITH PANEL-DOOR ROOF SYSTEM ALUMINUM STOREFRONT SYSTEM AT BUILDING ENTRY AND OFFICE AREA. PROPOSED GRADE AND DOCK HIGH LOADING.

A TENANT HAS NOT BEEN SELECTED- THIS SUBMITTAL TO OBTAIN 'CERTIFICATE OF COMPLETION' ONLY. MAKE SURE OCCUPANCY TO BE DETERMINED AT THE TIME OF 'CERTIFICATE OF OCCUPANCY' ISSUANCE.

SRP 602-236-6832



**VICINITY MAP** NOT TO SCALE



McCALL & Associates, Inc.  
 4307 N. CHANDLER PLAZA  
 SCOTTSDALE, AZ 85251  
 Tel: (480) 946-0066  
 Fax: (480) 946-5432

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THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND SAFETY. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

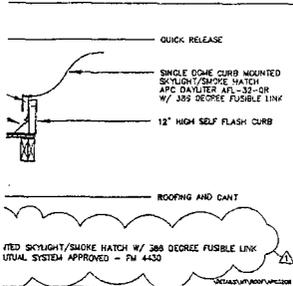
THIS IS THE SITE PLAN PROJECT DATA

PROJECT: CMC GROUP  
 SHELL BUILDING 56TH STREET AND OAKLAND STREET CHANDLER, ARIZONA

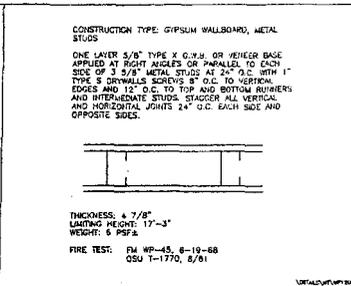
DATE: 07/16/2006  
 JOB NO: 2508  
 REVISION: 1/17/2006  
 CITY COMMISSIONERS



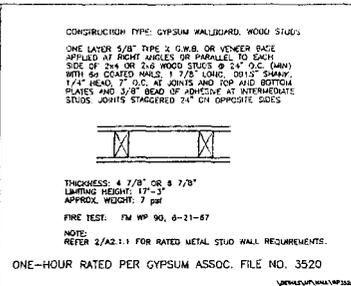
**A11**



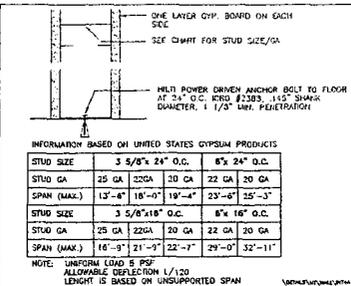
TYPICAL SKYLIGHT/SMOKE HATCH



ONE HOUR RATED WALL (MTL. STUD)



ONE HOUR PARTITION WALL (WOOD)



PARTITION WALL STUD SIZE/GA.

**KEYNOTES**

1. SHUT DRAIN LINE - REFER CIVIL DRAWINGS.
2. MANUAL DOOR PE LEVELER.
3. STEEL SPRINKLER RISER.
4. PAINTED METAL ROOF/SCUPPER - TYPICAL FOR (C) TWO.
5. ELECTRICAL SERVICE CHIMNEY - REFER ELECTRICAL DRAWINGS FOR REQUIREMENTS.
6. LINE OF METAL BELLS ABOVE.
7. 4" DIA. CONCRETE FILLED STEEL BOLLARD - PAINT SAFETY YELLOW.
8. LINE OF SPIFF/WALL FACE ABOVE.
9. CURB-OUT AND INSULATION AT ALL PERIMETER CONCRETE FLT PANEL WALLS.
10. NOTE NOT USED.
11. NOTE NOT USED.
12. ONE HOUR RATED STAIR CONSTRUCTION - REFER STRUCTURAL DRAWINGS FOR REQUIREMENTS.
13. NOTE NOT USED.
14. 4" DIA. CONCRETE FILLED STEEL PIPE BOLLARD - PAINT COLOR 1 TYPICAL FOR (B) SIX.

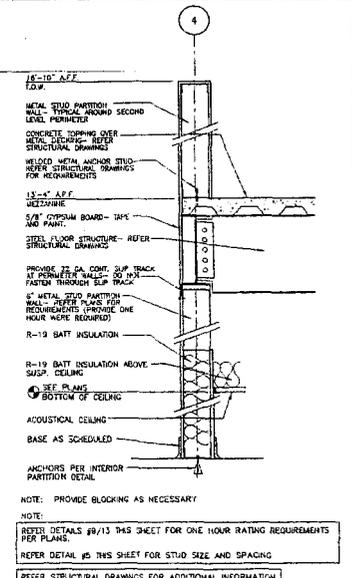
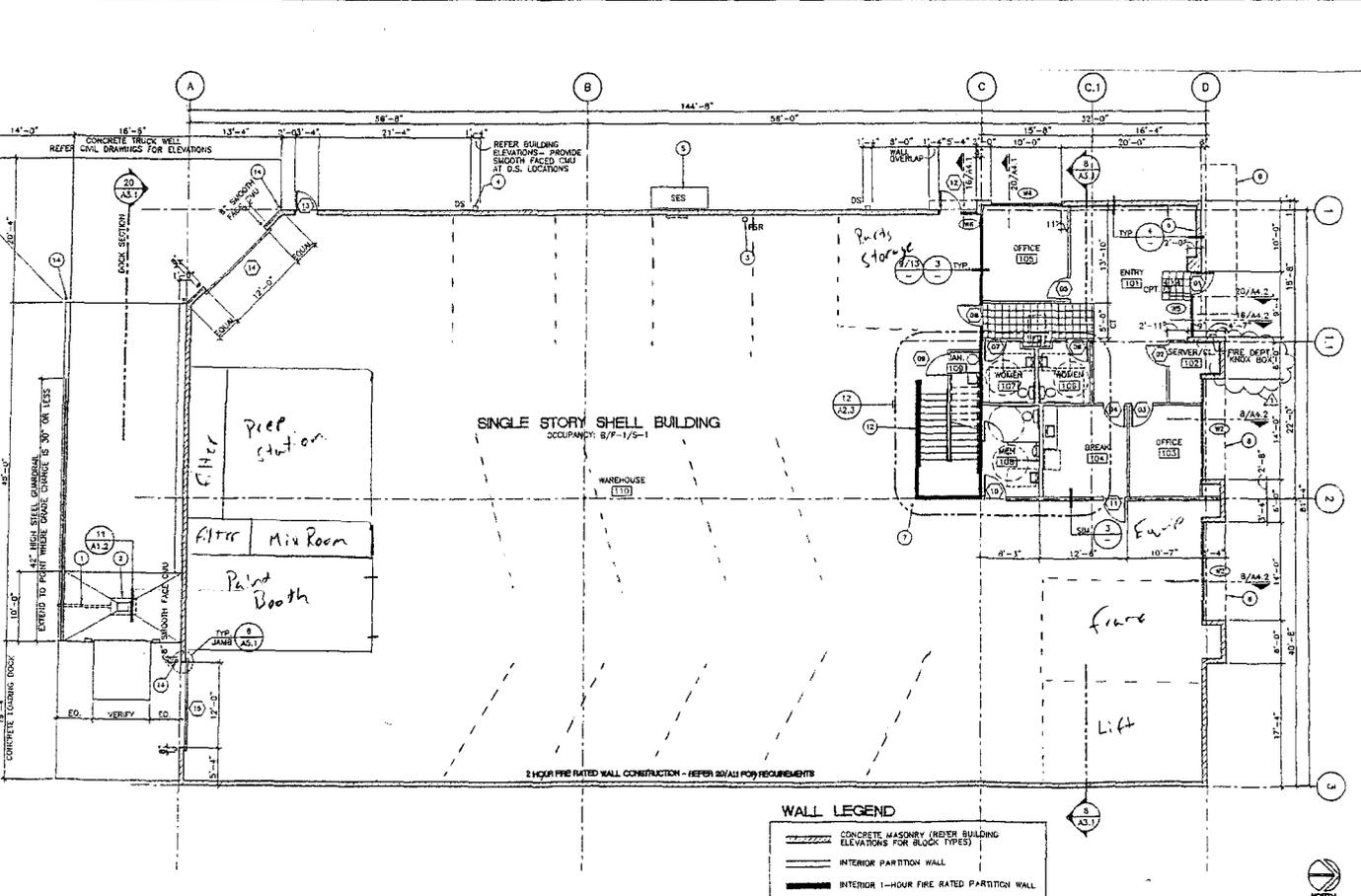
**GENERAL NOTES**

- A. REFER WINDOW SCHEDULE FOR REQUIREMENTS.
- B. REFER DOOR SCHEDULE FOR REQUIREMENTS.
- C. REFER ROOM FINISH SCHEDULE FOR REQUIREMENTS.

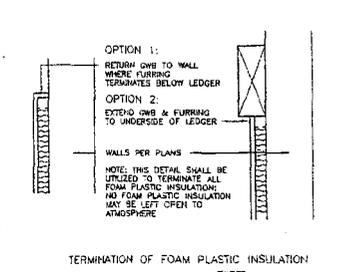


McCALL & associates, inc.  
4307 a civic center plaza  
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tel:(480) 946-0066  
fax:(480) 946-5432

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PERIMETER PARTITION WALL



WALL FURRING TERMINATION

**WALL LEGEND**

	CONCRETE MASONRY (REFER BUILDING ELEVATIONS FOR BLOCK TYPES)
	INTERIOR PARTITION WALL
	INTERIOR 1-HOUR FIRE RATED PARTITION WALL

FLOOR PLAN

SCALE: 1/8"=1'-0"

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THIS DRAWING SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Sheet Title: FLOOR PLAN

Project: CMIC GROUP  
SHELL BUILDING AND OAKLAND STREET  
56TH STREET  
CHANDLER, ARIZONA

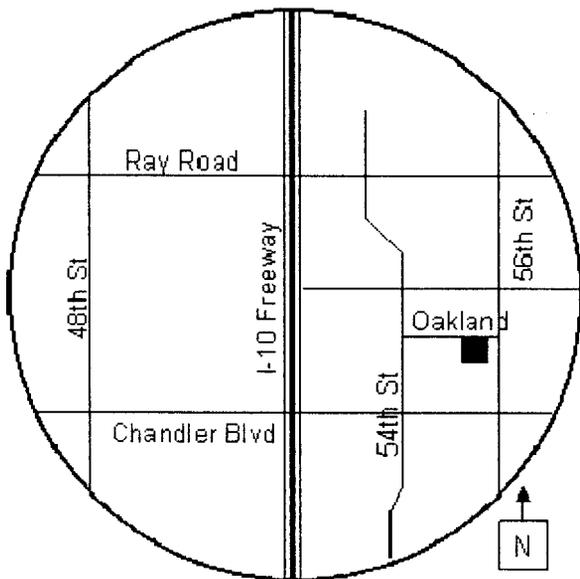
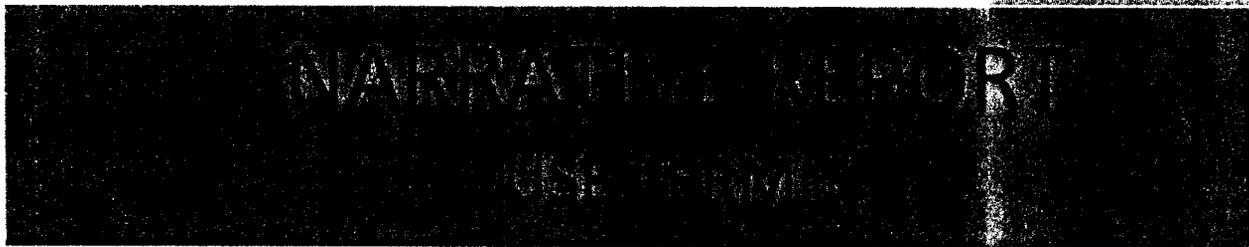
Date: 02/18/2008  
Job No.: 050205  
Revision: 1/17/2008  
REV COMMENTS



A21

# Leading Edge

Auto Refinishes, Inc.



**7021 W. OAKLAND ST.**

SUBMITTED: 06/17/11

## **Introduction**

Pew & Lake, PLC (“Applicant”) on behalf of West Dublin Resources, LLC and Leading Edge Auto Refinishing, Inc. (“Owner”) requests approval of a Use Permit in the Planned Industrial District (“I-1”) for the operation of an auto body collision and repair facility. The subject property is located north of Chandler Boulevard and west of 56<sup>th</sup> Street at 7021 W. Oakland Street in Chandler, Arizona (APN: 301-84-085A).

## **Purpose of Request**

This is a request for a Use Permit to allow the property to be used for an auto body collision and repair facility in the I-1 zoning district. The City of Chandler Unified Development Manual allows motor vehicle repairs, including full body spray painting, body and fender work in the I-1 zoning district with a Use Permit.

## **Description of Proposal**

1. **Proposed Uses.** The existing building is approximately 13,136 square feet (gross), which includes approximately 2,740 square feet of office space and 10,396 square feet of warehouse/bays for the repair of vehicles. There are two separate office spaces within the building. On the first floor, the office area includes approximately 1,335 square feet and the second floor is a mezzanine office area of approximately 1,405 square feet. The warehouse/bay area is used for the repair of motor vehicles, including spray painting and body and fender work. All repairs and painting will occur within the building in the bays, as identified on the Site Plan/Floor Plan included with this application.
2. **Hours / Days of Operation.** The business will operate Monday through Friday from 8:00 AM to 5:30 PM; Saturday from 9:00 AM to 1:00 PM; and will be closed on Sunday.
3. **Number of Employees.** It is anticipated that the facility will employ approximately 13 to 14 employees.
4. **Description of Building.** The existing building is a concrete masonry building with a panelized wood roof system and an aluminum storefront system at the building entry and office area.
5. **Screening and Fencing.** There is an existing 8’ CMU wall with an 8’ rolling gate that separates the customer parking/arrival area from the parking area where disabled vehicles are stored while they await to be repaired. In addition to the solid walls and fencing, there is also a significant amount of mature landscaping that provides additional screening and buffering to the adjacent properties on the west and south sides of the property. All repairs of vehicles, including

painting and other body and fender work will occur indoors in a fully enclosed and screened area. The Floor Plan included with this Use Permit application identifies the various bays, preparation station, paint booth and parts storage areas within the building.

6. Landscaping. The property has been developed for many years and is located in a fully developed industrial/business park. As such, the landscaping is mature and provides shade and screening for the subject property.
7. Parking. Sufficient parking has been provided, per the City of Chandler Code requirements, as identified on the Parking Data Table on the Site Plan/Floor Plan included with this Use Permit application.

### **Conclusion**

The proposed use is consistent with the existing uses in the surrounding business park and those allowed in the I-1 zoning district, as well as the requirements for a Use Permit in the City of Chandler.