

# 32

FEB 23 2012



**Chandler - Arizona**  
*Where Values Make The Difference*



**MEMORANDUM                      Transportation & Development – CC Memo No. 12-018**

**DATE:**            FEBRUARY 7, 2012

**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:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:**        ZUP11-0028 PRO EDGE PERFORMANCE TRAINING LLC

**Request:**        Use Permit approval to operate a personal training fitness business within the I-1 (Planned Industrial District) zoning.

**Location:**       500 N. 56<sup>th</sup> Street, Suites 1 & 2; north of Chandler Boulevard and west of 56<sup>th</sup> Street

**Applicant:**       Derek Kennard, owner

**Project Info:**    Approximately a 3,000 square foot tenant space including a reception area, offices, and gym training area

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval for five (5) years with conditions.

**BACKGROUND**

This application requests Use Permit approval to allow a personal training fitness business within the I-1 (Planned Industrial District) zoning. The subject site is located at 500 N. 56<sup>th</sup> Street, Suites 1 & 2, which is north of Chandler Boulevard and west of 56<sup>th</sup> Street. The industrial development consists of two, multi-tenant one-story light industrial warehouse buildings which include an ancillary office space and warehouse area.

The I-1 zoning district allows a variety of storage, wholesale, warehousing, manufacturing, assembly type uses, and accessory/incidental office and retail sales. Since the late 1980s, there have been several Use Permits granted for commercial uses within this industrial development including a wholesale auto dealership, an auto detail shop, an equipment rental store, a

lawnmower sales and repair store, a swim school, and an auto sales broker. At this time there is one auto related business, a window tinting company that received Use Permit approval in January 2012. Businesses within the development include Oracle Forensics, Audio Recording Studio, Magic Touch Carpet Cleaning, Global Electronics, Pest Tube System, One Stop Signs, Choice Health Care, Energy 1<sup>st</sup>, Fastenal, Scion Gypsy Trading, and Apex Tint. There are several vacant tenant spaces.

Pro Edge has been in business at this location since September 2007 without Use Permit approval. Staff was made aware of this business upon a site visit for another fitness center in violation. There are approximately 75 to 100 clients and three personal trainers and the business owner on staff. The business is open Monday through Saturday from 5 a.m. to 9 p.m. with the majority of clients exercising there between 5 a.m. to 9 a.m. and 5 p.m. to 9 p.m. Clients are scheduled by appointment only. Pro Edge offers one-on-one personal training, small group personal training, exercise classes, and athletic training.

The business is located at the building's most northern tenant space fronting 56<sup>th</sup> Street and is adjacent to Fastenal, which is a parts supplier. There are four parking spaces at the north end of the parking lot next and parking spaces east of the building that front 56<sup>th</sup> Street. The adjacent business has four employees and is open from 7 a.m. to 5 p.m. A parking analysis of other businesses parking needs was submitted to Staff for review. Parking needed for the personal training business does not conflict with parking needed for adjacent businesses. Upon site visits, Staff did not observe parking issues.

### **DISCUSSION**

The proposed personal training business is compatible with existing businesses in the development. It has been at this location for four years and Staff is not aware of any concerns or opposition from adjacent tenants. The business does not generate much traffic and tends to have peak traffic prior to other businesses being open or after they are closed. Planning Commission and Planning Staff recommend a five (5) year approval with conditions given this business has operated since 2007 at this location without issue.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 16, 2012. No one attended other than the applicant.
- At the time of this memo, Planning Staff is not aware of any opposition or concern with this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

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

Commission recommended a 5-year timing condition instead of 3-years stating the business has been at this location since 2007 without issue.

**RECOMMENDATION**

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of Use Permit ZUP11-0028 PRO EDGE PERFORMANCE TRAINING LLC, subject to the following conditions:

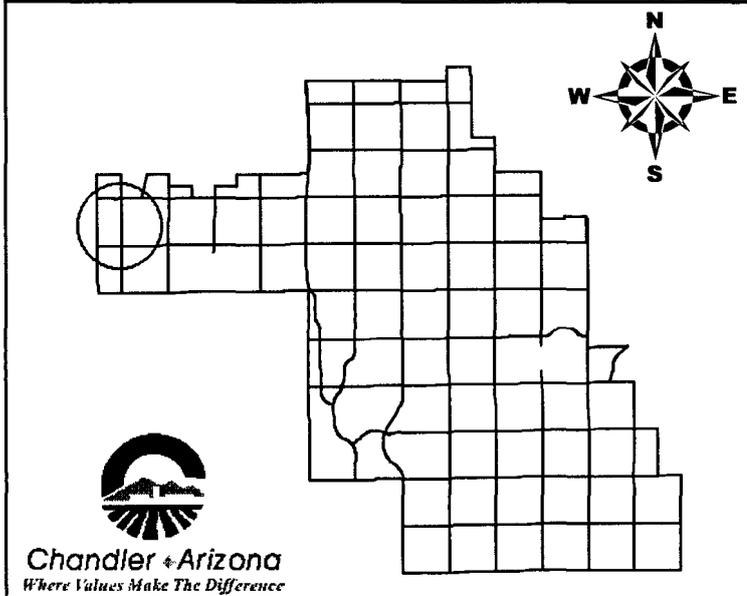
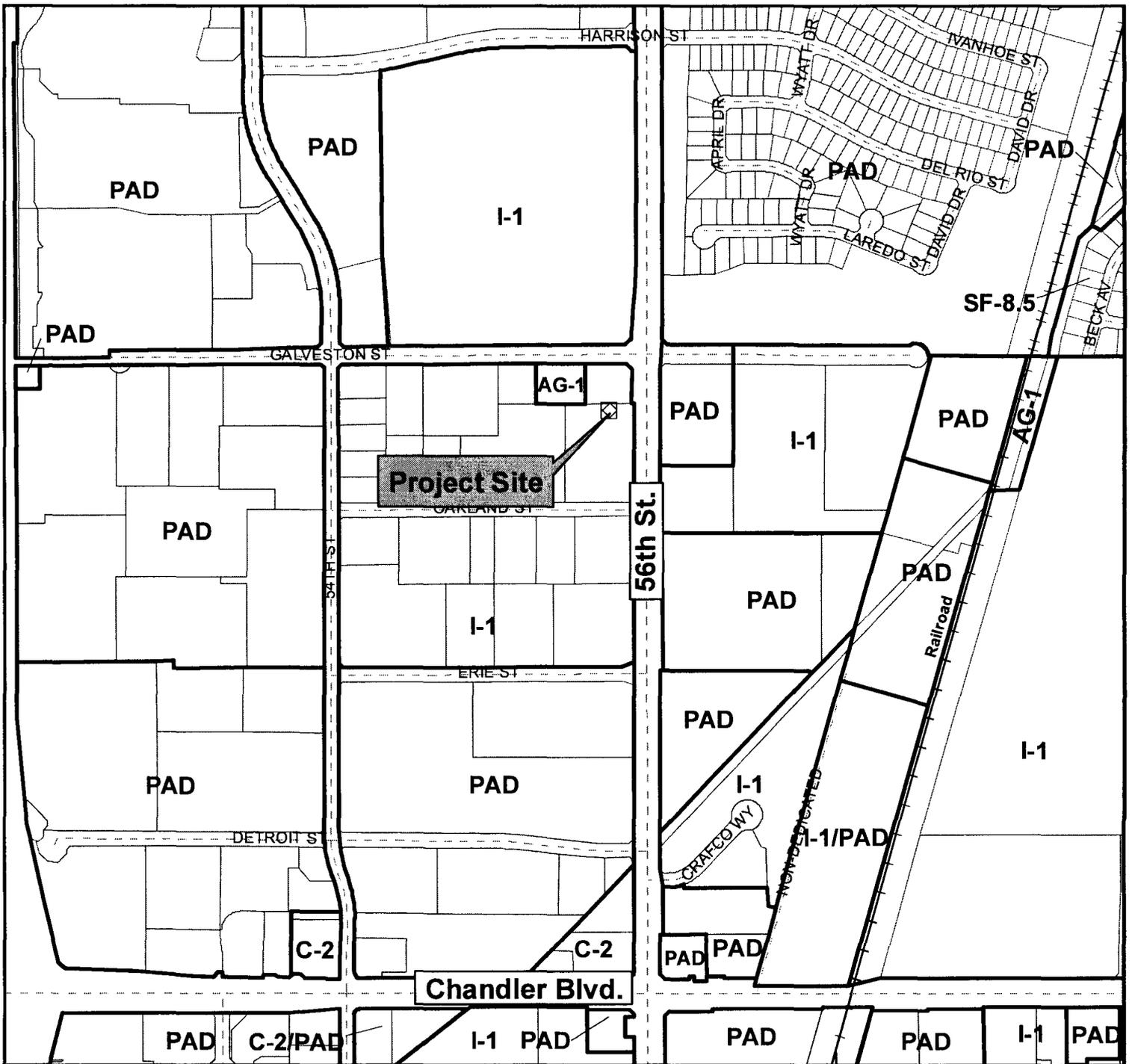
1. Expansion or modification beyond the approved exhibits (site plan, floor plan, narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit shall remain in effect for five (5) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The use shall be in substantial conformance with exhibits and representations.
4. The property shall be maintained in a clean and orderly manner.
5. All personal training and classes shall occur indoors only.

**PROPOSED MOTION**

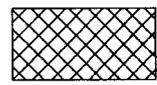
Move to approve Use Permit case ZUP11-0028 PRO EDGE PERFORMANCE TRAINING LLC, subject to the conditions recommended by Planning Commission and Planning Staff.

**Attachments**

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



**Vicinity Map**



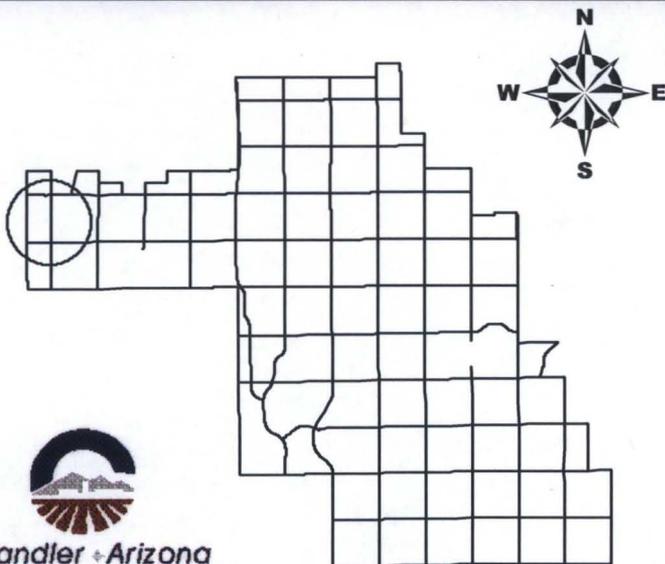
**ZUP11-0028**

**Pro Edge Performance Training**





## Vicinity Map



ZUP11-0028

**Pro Edge Performance Training**

Pro Edge Performance Training is a personal training studio which focuses and specializes in overall health and wellness for people of all ages. Our objective is to train both athletes and non-athletes, from youth to professionals, to lead better lifestyles by tapping into their potential and attaining their fitness goals. Personal training, sport-specific training, and/or group fitness workouts are designed to get the clients' heart-rate up, while also increasing their strength, balance and cardiovascular fitness. The goal is not only to break a sweat, but to improve all facets of functional ability and overall health and wellness. Pro Edge works with a number of local club teams and high schools within the Chandler/Phoenix area. We provide outside field and court trainings with students at various school and park locations around the valley. Pro Edge Performance Training has created a very warm, welcoming and family-oriented atmosphere for its clientele. We are actively involved within the community and graciously donate to other various local organizations. Pro Edge hosts fundraisers throughout the year to raise money for a number of annual scholarships to provide to less fortunate youth. The 3,008 square foot facility, located at 500 North 56<sup>th</sup> Street, Suites 1 and 2, opened in September of 2007 by Derek Kennard Jr. We currently have approximately 75-100 clients and three certified personal trainers on staff. The hours of operation for Pro Edge are from 5:00 am until 9:00 pm, however, the bulk of our clientele come before and after traditional work hours; 5:00 am to 9:00 am and 5:00 pm to 9:00 pm. Clients are scheduled on an appointment-only basis from 9:00 am until 4:00 pm; consequently, mid-day hours often fluctuate.

NARRATIVE

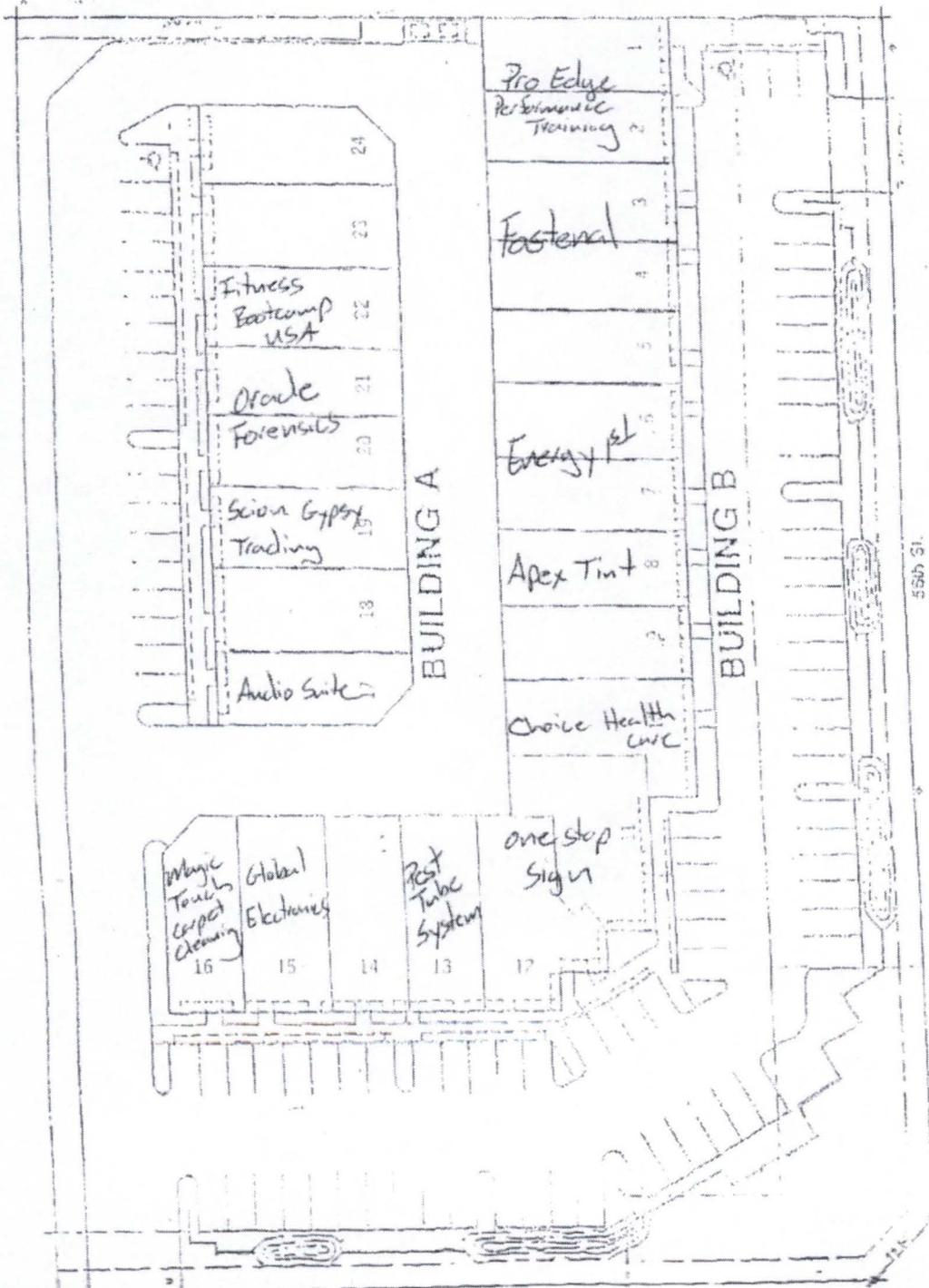
Exhibit "B"

ATTACHED TO AND FORMING A PART OF  
LEASE AGREEMENT  
DATED AS OF JUNE 8, 2011  
BETWEEN

PRESSON ADVISORY L.L.C., AN ARIZONA  
LIMITED LIABILITY COMPANY, AS LESSOR,  
AND

APEX TINT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS LESSEE

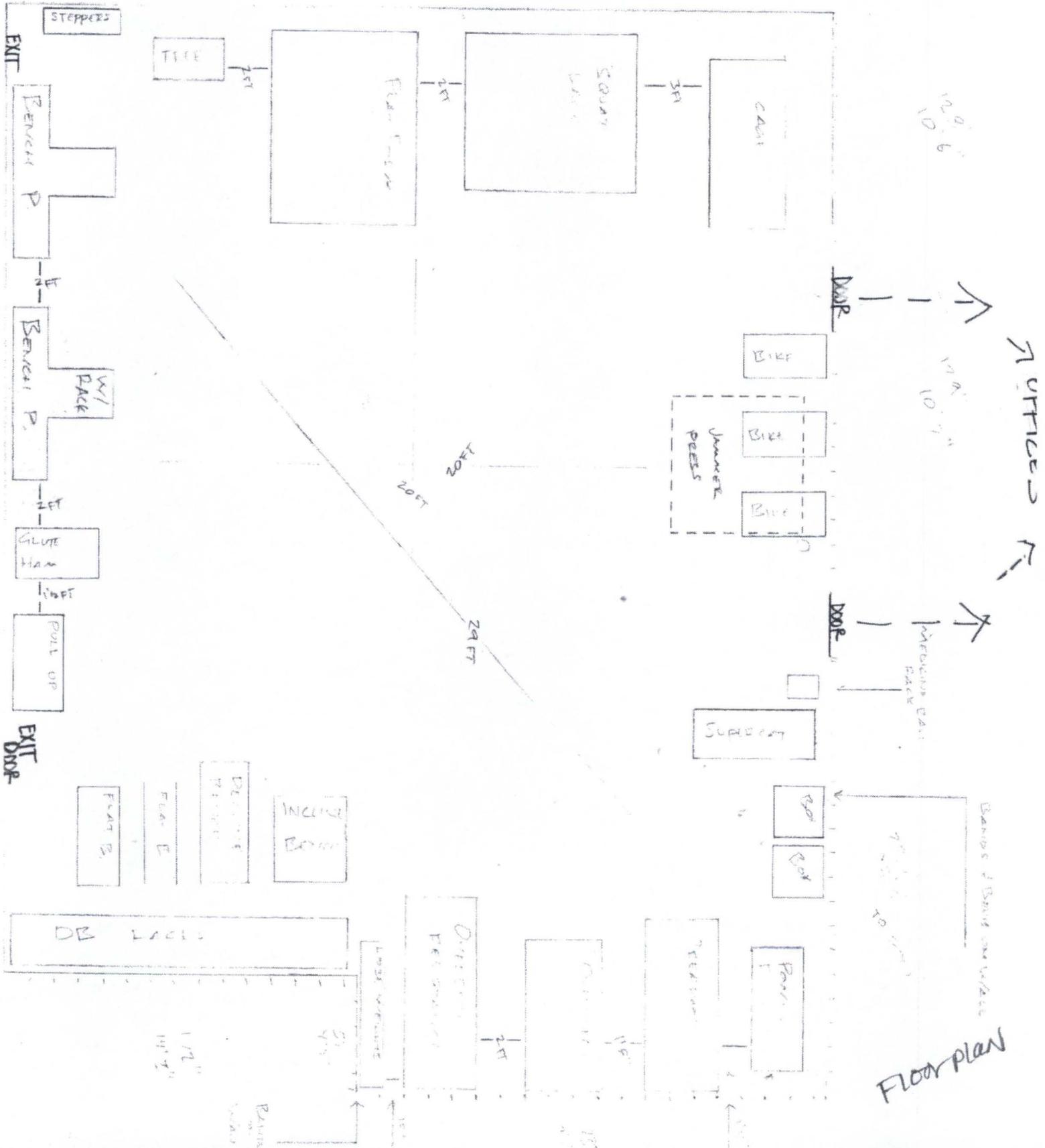
SITE PLAN OF THE PREMISES



site plan

-MAIN GYM ROOM-

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Floor plan

TAP INTO YOUR POTENTIAL

