



Chandler - Arizona
Where Values Make The Difference

#38

AUG 16 2012

Chandler



2010

MEMORANDUM

Transportation & Development – CC Memo No. 12-088

DATE: JULY 27, 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: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: ZUP12-0013 CHAMBERLAIN DEVELOPMENT

Request: Use Permit approval to allow automobile sales

Location: 6948 W. Chandler Boulevard, north of the northeast corner of Chandler Boulevard and 56th Street

**Applicant/
Owner:** Chamberlain Development LLC

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval of the request for one (1) year subject to conditions.

BACKGROUND

The application requests Use Permit approval to allow automobile sales in an existing development that allows uses including light industrial, warehouse, showroom, automotive repair, and automotive accessory sales. The mix of uses is limited by parking provision. Current tenants are all auto-related, including one that would specifically like to take advantage of the auto sales use, though the Use Permit is requested for the entire building. The multi-tenant building has customer entrances on its south side and overhead doors on the north. To the site's south are a fuel station and an automotive repair business. To the north and east are industrial uses.

The site has had its allowed uses adjusted several times in the last few years. Until 2007, the site was zoned Planned Industrial District (I-1), which allowed manufacturing/warehouse uses with up to 20% office and 10% showroom. In 2007, automotive repair and automotive accessory sales were allowed through a Use Permit. In 2008, the site was rezoned Planned Area Development (PAD) to allow for monument signage that exceeded Sign Code regulations. In 2009, the maximum percentage of floor area dedicated to showroom uses was lifted by Use Permit, instead allowing the showroom allotment to be limited only by parking availability.

The requested Use Permit is intended to allow for online and by-appointment auto sales, rather than a conventional auto dealership. Accordingly, the application represents that vehicles will not be marked with “for sale” stickers and the like. Additionally, vehicles will be stored indoors or counted against the parking provision if stored outdoors – there is no large sales lot proposed, and no parking waiver is requested.

The site provides sufficient parking to accommodate the requested auto sales use with 85 spaces, which is 3.7 spaces per 1000 square feet. The existing mix of uses – mostly storage and auto service bays, with some showroom and office – would allow for several of the excess parking spaces to be used for vehicle display. Almost the entire development could be used for non-storage uses and still be in compliance with parking regulations.

DISCUSSION

Planning Commission and Staff find the requested use to be compatible and complementary with the existing uses, so long as the parking provision continues to meet Zoning Code requirements. The adjacency to an arterial street and long distance from any neighborhoods allows for test drives that are unlikely to disturb residents. The requested automobile sales are a logical step in the customization of uses for this site that has evolved into an auto service hub.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held June 28, 2012 at the subject site. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 4 Opposed: 0 Absent: 3 (Baron, Cunningham, Donaldson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP12-0013 CHAMBERLAIN DEVELOPMENT 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.

CC MEMO 12-088

July 27, 2012

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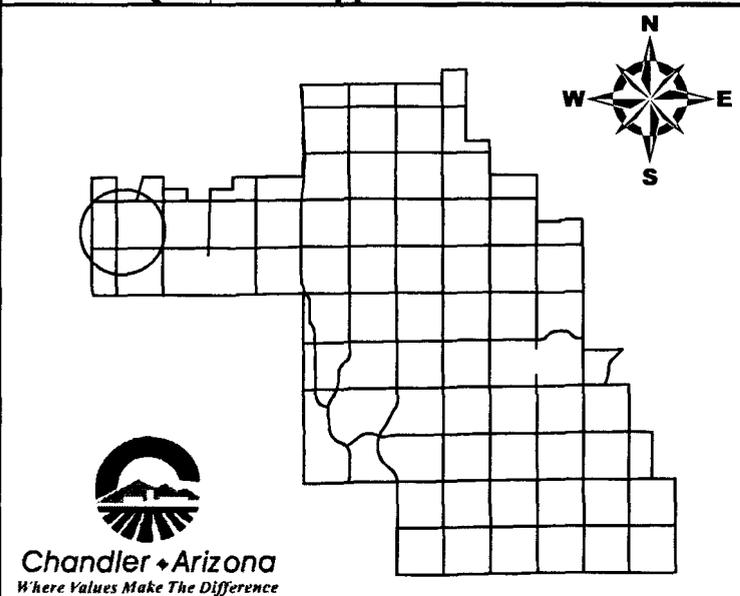
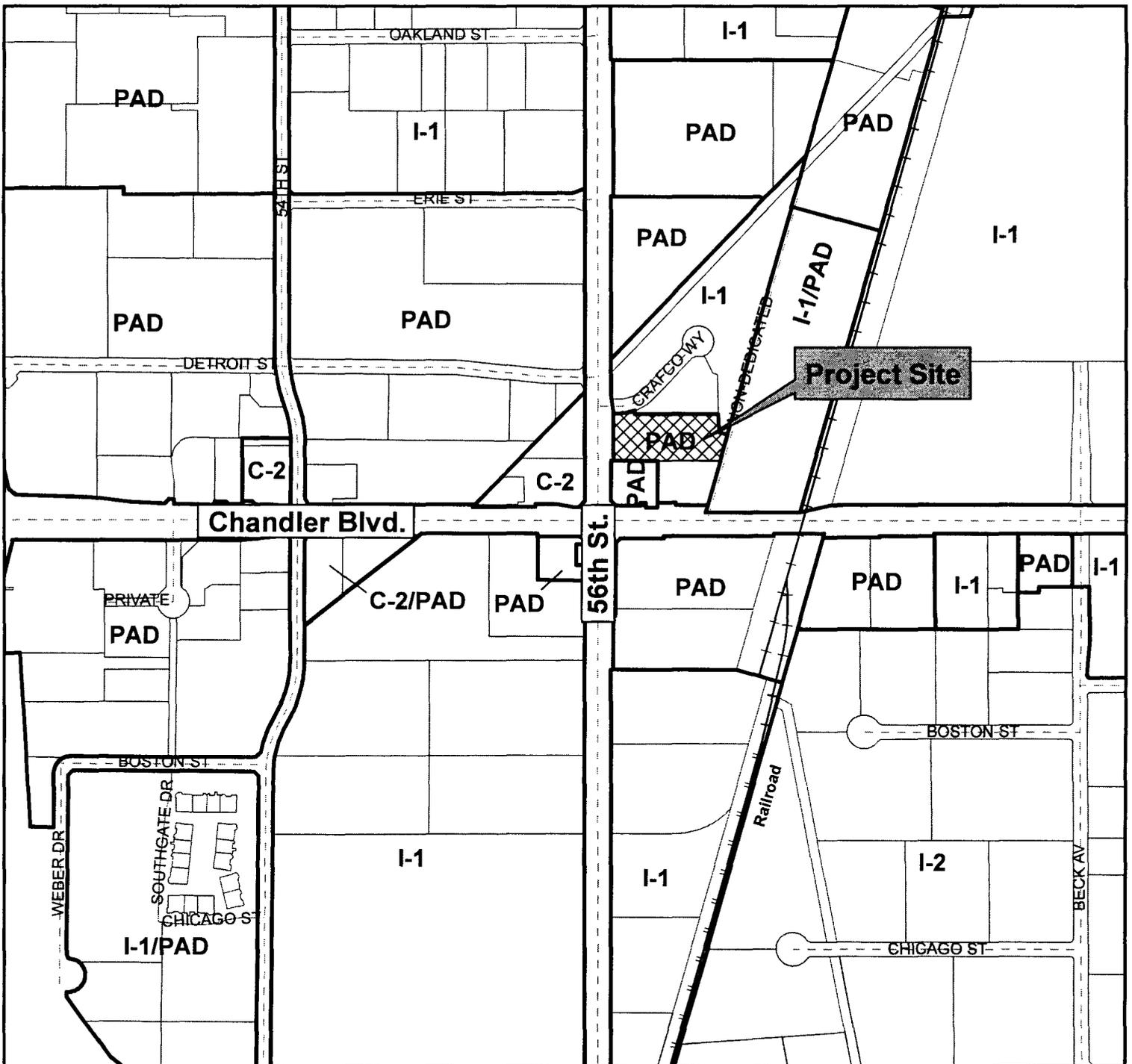
2. Signage for advertising shall be in conformance with City of Chandler's Zoning and Sign Codes except as specifically modified through case DVR08-0006 AAMCO PLAZA.

PROPOSED MOTION

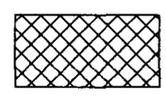
Move to approve ZUP12-0013 CHAMBERLAIN DEVELOPMENT subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Narrative



Vicinity Map



ZUP12-0013

Chamberlain Development, LLC

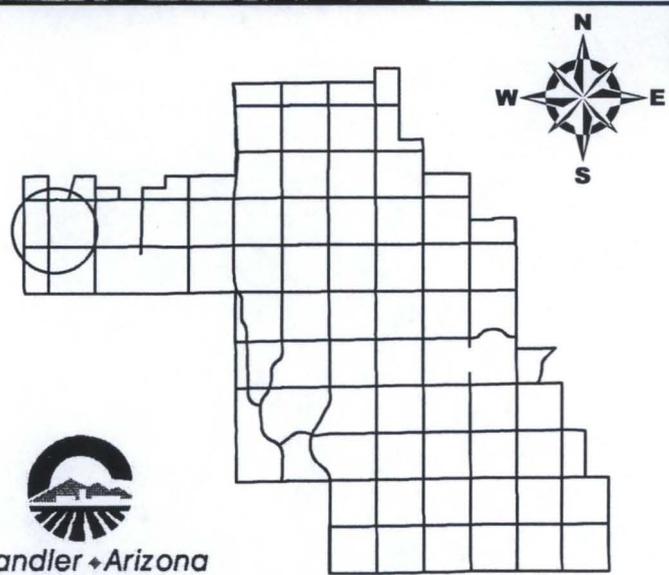


Chandler Blvd.

56th St.

Project Site

Vicinity Map

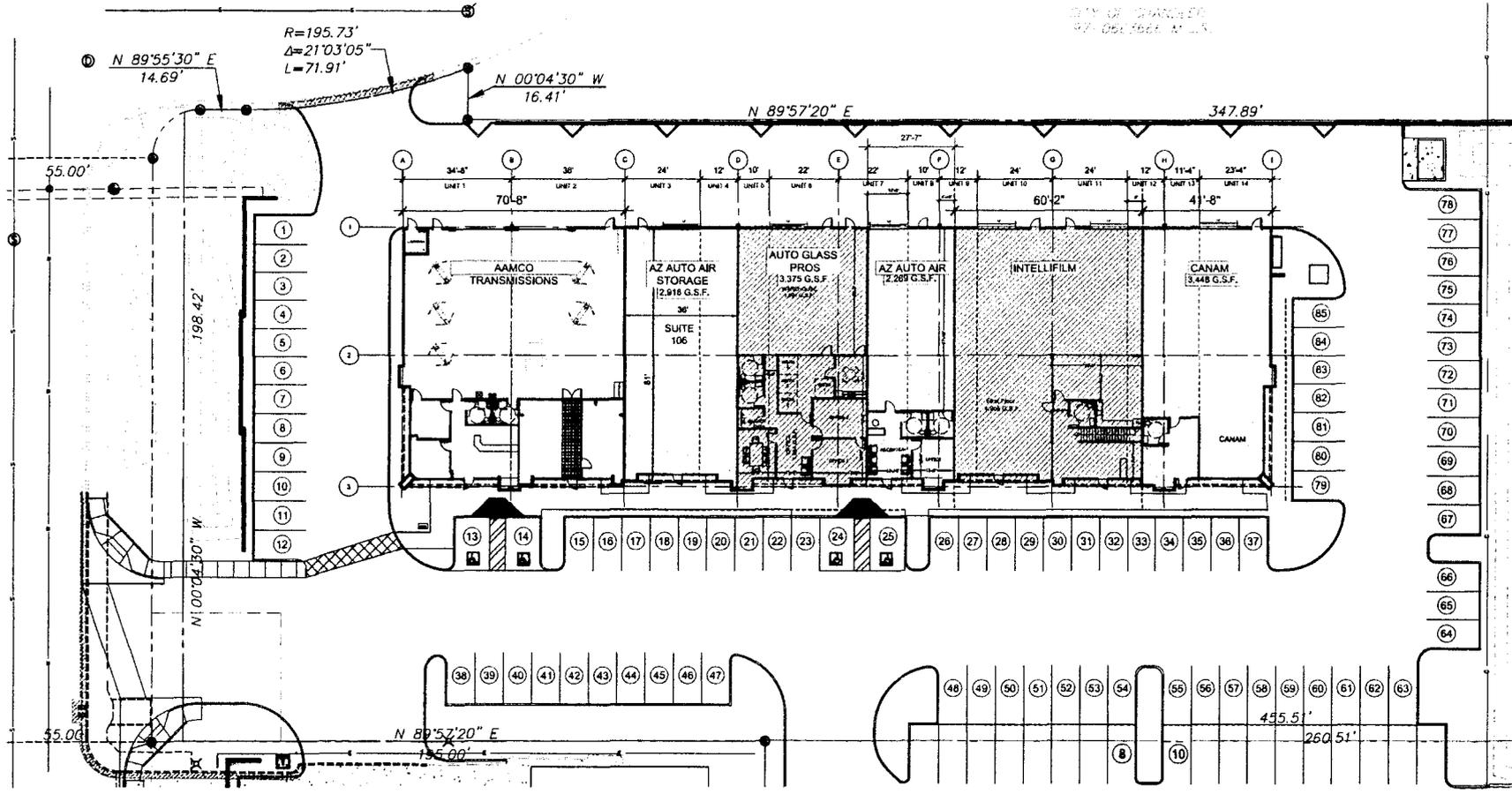


ZUP12-0013

Chamberlain Development, LLC



Chandler + Arizona
Where Values Make The Difference



CONCEPTUAL MASTER PLAN

SCALE 1/16"=1'-0"



SUN STATE BUILDERS
 STATE OF AZ AZ GENERAL COMMERCIAL CONTRACTOR LICENSE #C-10770
 1010 W. WASHINGTON ST. SUITE 100, PHOENIX, ARIZONA, 85001-1200
 PHOENIX, ARIZONA, 480.944.1100



68th Street & Chandler
 WWW.SUNSTATEBUILDERS.COM

JOB NO: MARKETING
 DRAWN BY: BIL
 APPROVED BY: MP
 DATE: 04.18.12
 SHEET NO.

M1

DOCUMENT PREPARED BY: SUN STATE BUILDERS, 1010 W. WASHINGTON ST., PHOENIX, ARIZONA, 85001-1200

CHAMBERLAIN DEVELOPMENT, L.L.C.

1050 W. Washington Street, Suite 214

Tempe, Arizona 85281-1494

(480) 894-1286 Fax (480) 968-4826

May 15, 2012

CITY OF CHANDLER PLANNING AND DEVELOPMENT DEPARTMENT

215 E. Buffalo Street

Chandler, AZ 85244

**Re: Use Permit Application to allow the Auto Broker/Dealer use as an allowed use
AAMCO Plaza, 6948 W. Chandler Blvd**

Dear Staff:

The above referenced building is 22,714 square feet and was completed in November 2008 by Sun State Builders/Chamberlain Development. The property is zoned I-1 with a Use Permit in place for auto repair and accessory sales (UP07-0032). A subsequent Use Permit was granted in 2009 to increase the allowed showroom percentage from 10% allowed in I-1 zoning to the maximum the property will support with its parking ratio (UP09-0015). This was done to better reflect reasonable showroom expectations for an auto repair and accessory sales plaza. Ownership processed a condominium plat in 2009 (Maricopa County Rec 2009-0210073) to allow flexibility in unit sizes and to be able to offer them for sale.

This Use Permit Application requests the added use of an Auto Broker/Dealer who buys and sells wholesale vehicles. This use is already in the park in Canam Imports. Canam was permitted in 2010 and staff allowed the use under the existing zoning. When another tenant submitted a sign package for the same use, staff commented that the use is not technically approved under the previous auto use permit and requested that we process a new use permit.

This Use Permit would cover the entire building so it would bring Canam into compliance along with covering any tenant expansions. This use would not be a conventional retail "dealer" with a large sales lot and cars with stickers and window paint for sale. Sales for these users will be primarily online. Cars parked in the lot will be limited to the parking spaces already allocated to a tenant's suite, and the vehicles will appear like any other vehicle, without "for sale" types of markings on them. If a user does have a showroom for vehicles (like Canam), then vehicles will be kept out of the elements inside of the building.

Thank you for your consideration.

Cordially,

CHAMBERLAIN DEVELOPMENT



Mike Forst