



MEMORANDUM **Transportation & Development - CC Memo No. 12-099**

DATE: AUGUST 2, 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: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP12-0018 STELLAR AUTOPLEX SALES AND LEASING, LLC

Request: Use Permit extension approval for automotive sales within an I-1
 Planned Industrial zoning district

Location: 4041 W. Milky Way,
 Southeast corner of Milky Way and 79th Street

Applicant: Justin Umbs, Owner

RECOMMENDATION

The request is for Use Permit extension approval for the continued operation of automotive sales within an I-1, Planned Industrial zoning district. Planning Commission and Staff, upon finding consistency with the General Plan and the I-1 zoning district, recommend approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Milky Way and 79th Street. The subject site is surrounded by I-1 zoned properties. In 2004, the property received Use Permit approval for three years to operate an automotive sales and customization business that ultimately closed before the end of the three years. In 2009, a new Use Permit was granted for three years for automotive sales for the above-mentioned business. The current request is for an extension of the Use Permit.

Overall, the facility continues to maintain an inventory of approximately 15-20 vehicles, which are housed either under roof, in the rear warehouse area, or in the rear storage yard. Stellar Autoplex sells late model highline vehicles, specialized boats, classic cars, and other specialty vehicles. All maintenance is performed off-site, with only minor detailing occurring on site. The building is approximately 10,181 square feet and provides 3,579 square feet of showroom space and 6,602 square feet of warehouse space. Stellar Autoplex employs approximately 4-8, and is open Monday through Friday 9 a.m. to 6 p.m., and Saturday's 11 a.m. to 3 p.m.

DISCUSSION

Planning Commission and Staff continue to support the request citing the continued, successful operation of the business, the positive feedback from the surrounding property owners, and consistency with the Zoning Code. Planning Commission and Staff are recommending a five year timing condition.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- Due to the business location and the request, a neighborhood meeting was not held; however, mailers were sent out indicating the request and dates for the public hearings.

At the time of this writing, Staff has received two telephone calls from adjacent business/property owners supporting the request. Staff is unaware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Pridemore, Veitch)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and the I-1 zoning district, recommends approval of ZUP12-0018 STELLAR AUTOPLEX SALES AND LEASING, LLC, subject to the following conditions:

1. The Use Permit shall be extended for a period of five (5) years, at which time re-application shall be required. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. On street parking is prohibited. All vehicles must be parked within designated parking spaces inside the paved parking lot, fenced yard, or inside the building.
4. The site shall be maintained in a clean and orderly manner.

CC Memo 12-099

August 2, 2012

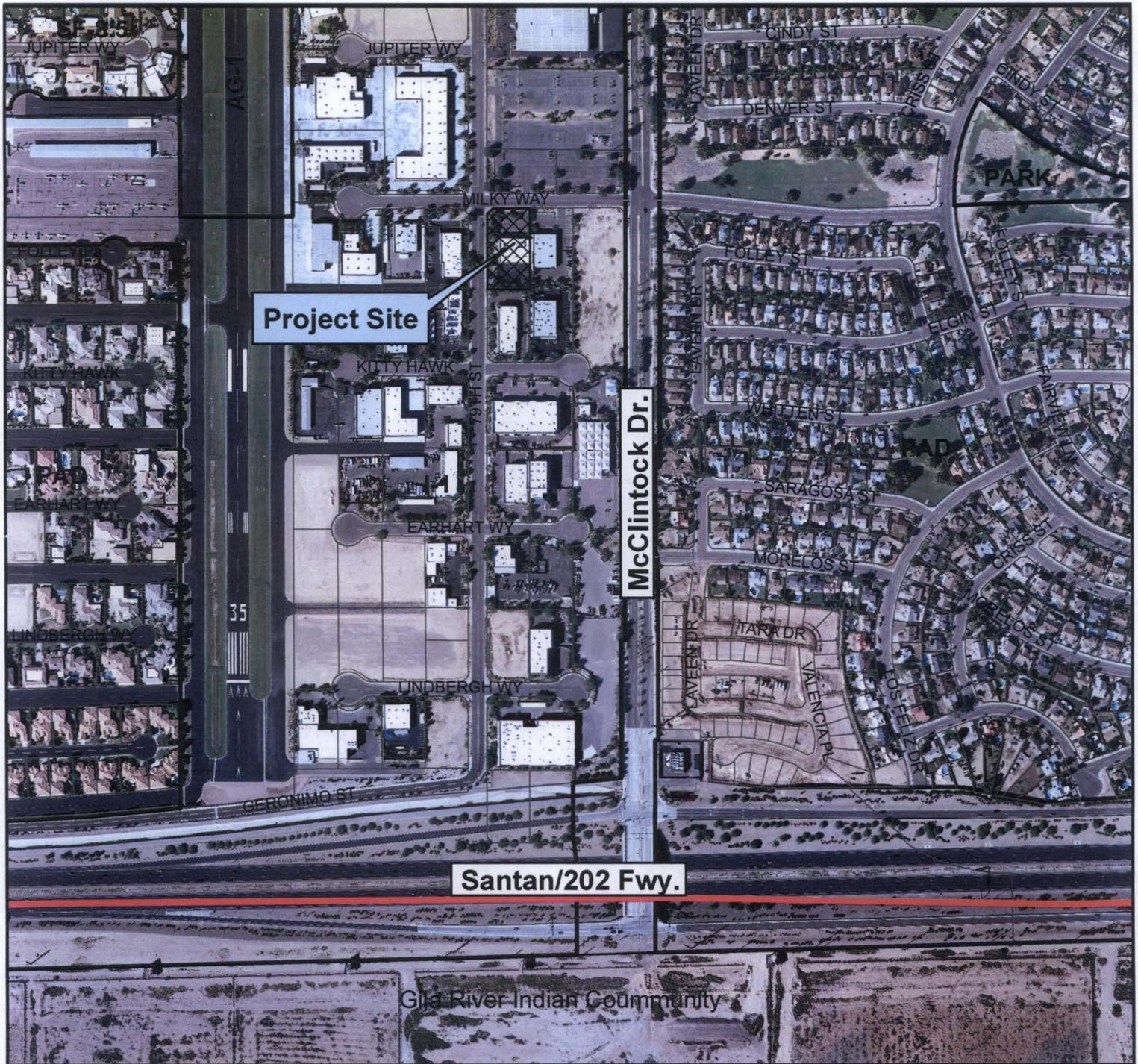
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PROPOSED MOTION

Move to approve ZUP12-0018 STELLAR AUTOPLEX SALES AND LEASING, LLC, Use Permit extension approval for automotive sales within an I-1 zoning district, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



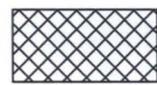
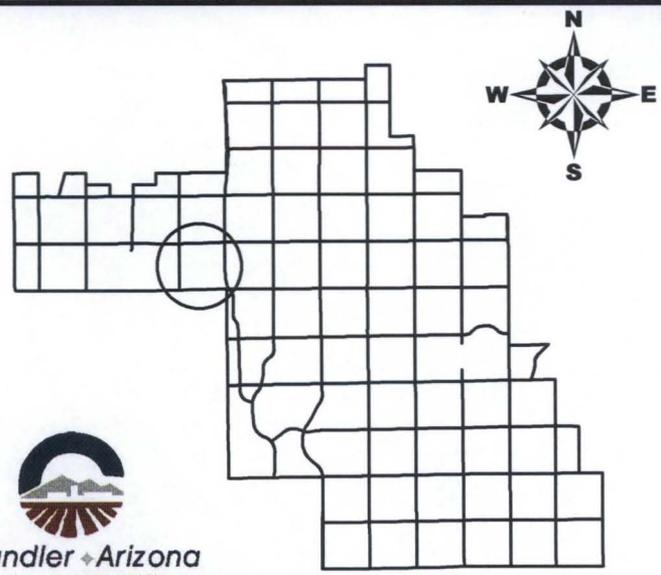
Project Site

McClintock Dr.

Santan/202 Fwy.

Gila River Indian Community

Vicinity Map



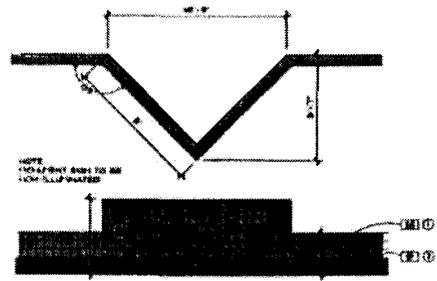
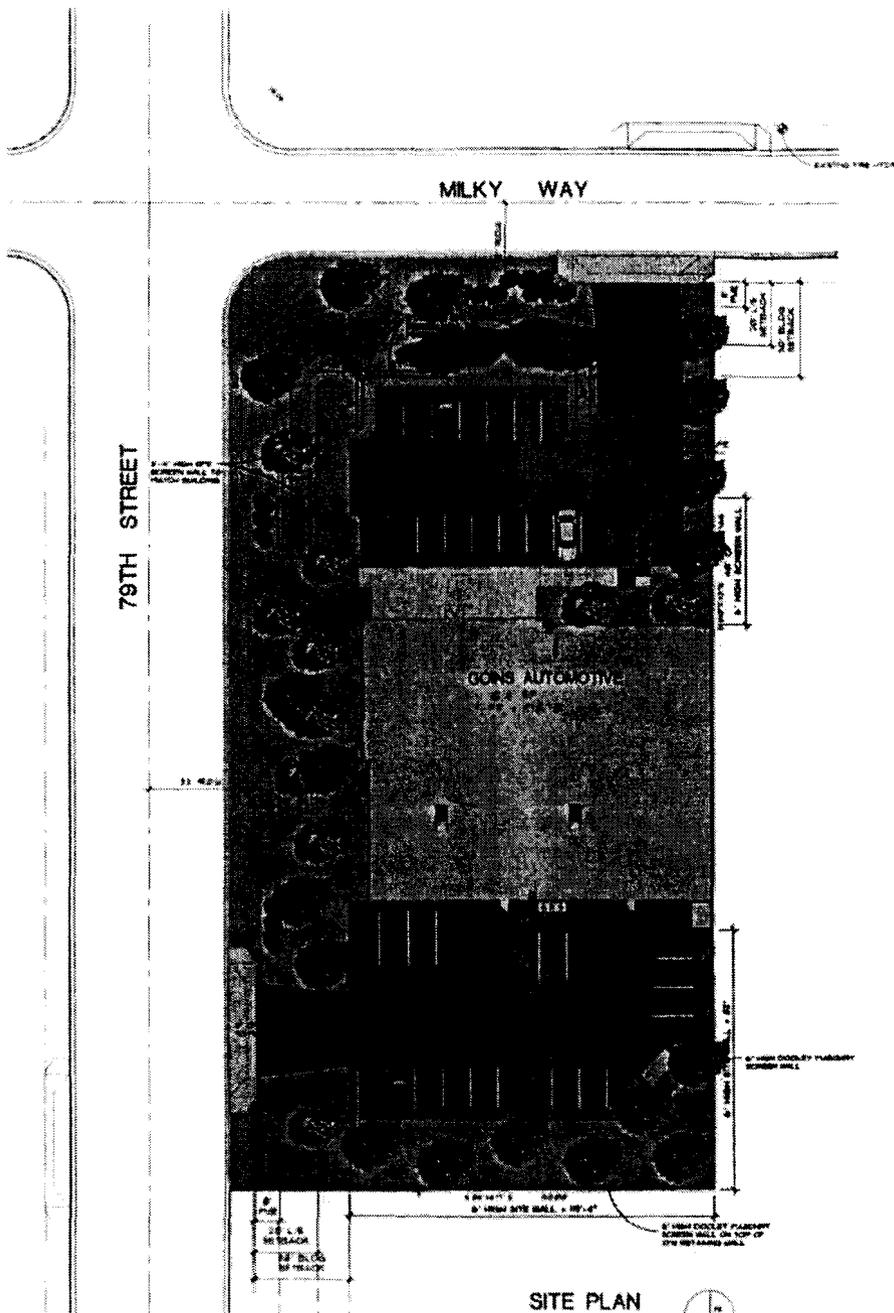
ZUP12-0018

Stellar Autoplex Sales and Leasing LLC



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/20/2012



A NEW BUILDING PROJECT BY

LGE

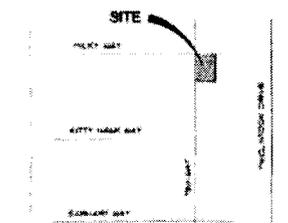
GOINS AUTOMOTIVE PROJECT DATA

PROJECT: AUTOMOTIVE ACCESSORIES
 ADDRESS: 4041 WEST MILKY WAY CHANDLER, ARIZONA
 DEVELOPER: LGE CORPORATION CHANDLER, ARIZONA
 COMMERCIAL PARCEL #: 98-19-042
 MOORE: 2.16 ACRES (SEE MAP TO BUY BUILDING)
 LEGAL DESCRIPTION: LOT 10 OF 17 FOLLOWING INDUSTRIAL ZONING MAP 11-11-70
 ZONING: I-1
 SITE AREA: 6.00 AC (264,000 SQ. FT.)
 BUILDING AREA: 13,575 SQ. FT. (AUTOMOTIVE) 3,640 SQ. FT. (TOTAL)
 LOT COVERAGE: 22.6%
 TAX: 98-19-042-001-001-001
 OCCUPANCY: I-1
 CONSTRUCTION TYPE: 1.5 IN. (SEE SPEC.)
 ALLOWABLE AREA: 2,600 + 1 = 2,600 SQ. FT.
 CLEAR HEIGHT: 12 FT.
 BUILDING HEIGHT: 24 FT.

AREA CALC.	1ST FLOOR	2ND FLOOR	TOTAL
FOUNDATION	3,375 SF		3,375 SF
AUTOMOTIVE	3,640 SF		3,640 SF
ROOF	25 SF		25 SF
TOTAL	7,040 SF		7,040 SF

OCCUPANCY	MINIMUM	MAXIMUM	REQUIREMENT
FOUNDATION	1,575 SF	100	5
AUTOMOTIVE	3,640 SF	10	7
TOTAL			12

PARKING PROVIDED	
TOTAL ACCESSIBLE SPACES	1
TOTAL COVERED SPACES	12
TOTAL SPACES ON SITE	13
SEE SPEC. FOR DETAILS	1,000 SF



VICINITY MAP
NOT TO SCALE

Cawley Architects

1724 West 4th Street
 Tempe, Arizona
 85281
 (480) 237-3700



GOINS
AUTOMOTIVE

4041 WEST
MILKY WAY

CHANDLER
AZ

LGE
 DESIGN BUILD
 740 N. 82ND ST. #200
 PHOENIX, ARIZONA
 (480) 966-4001

SITE PLAN
 1" = 30'

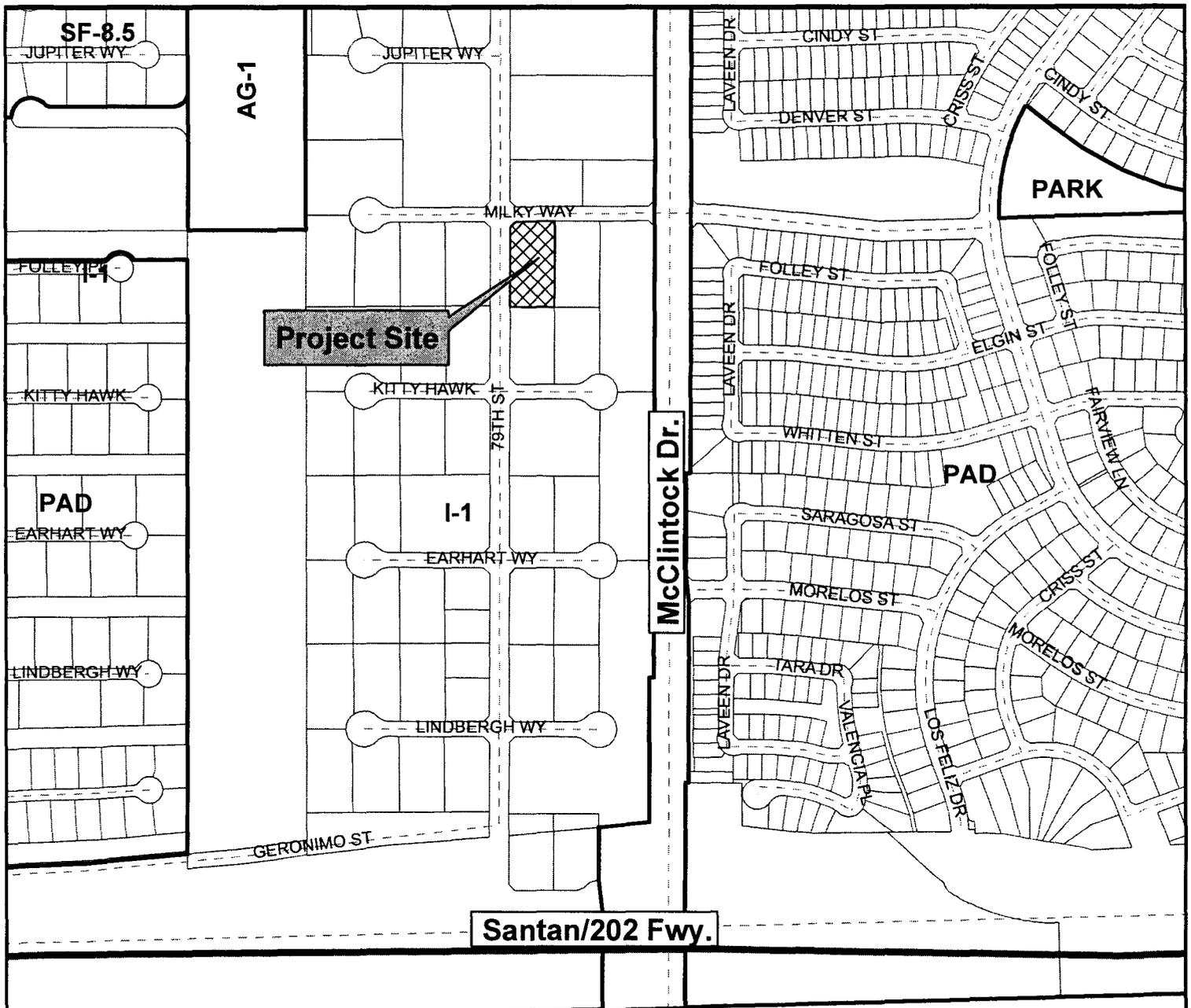
THE ARCHITECTURAL, ENGINEERING AND DATA PREPARED HEREIN REPRESENTS AN AGREEMENT OF SERVICE PROVIDED IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT. NO OTHER AGREEMENT FOR THE EXCLUSIVE USE OF THE INFORMATION AND OTHER DATA OR RESULTS OF THESE SERVICES SHALL BE BINDING.

GENERAL NOTES

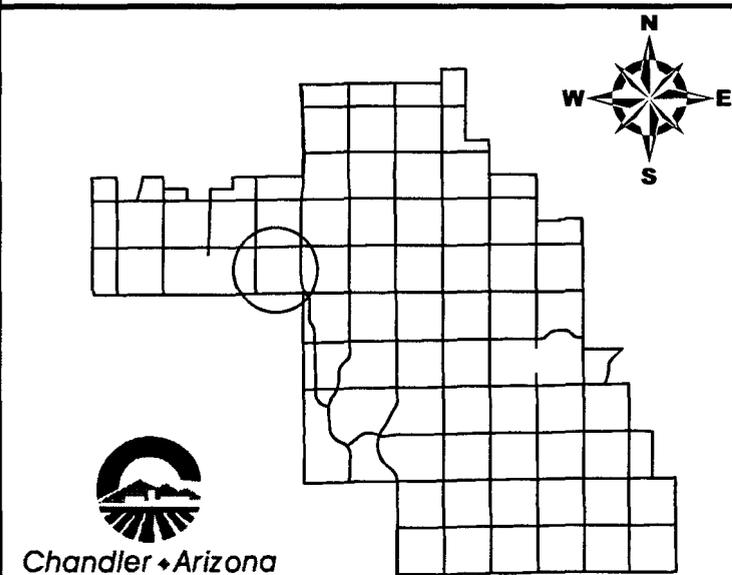
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND HEATING CODES (IPC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES (IFSC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES (IECC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES (ISAC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS (IAS) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY STANDARDS (ISS) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY STANDARDS (IHSS) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL STANDARDS (IES) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

DRAWING LEGEND

1	1/4" = 1'-0" SCALE
2	1/8" = 1'-0" SCALE
3	1/16" = 1'-0" SCALE
4	1/32" = 1'-0" SCALE
5	1/64" = 1'-0" SCALE
6	1/128" = 1'-0" SCALE
7	1/256" = 1'-0" SCALE
8	1/512" = 1'-0" SCALE
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191	1/62771017353226807638357896066634375648504713297342222208" = 1'-0" SCALE
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193	1/251084069212907230553431584266537502594018853189368888832" = 1'-0" SCALE
194	1/50216813842581



Gila River Indian Community



Vicinity Map



ZUP12-0018

**Stellar Autoplex Sales and
Leasing LLC**



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/20/2012