



MEMORANDUM Transportation & Development - CC Memo No. 13-012

DATE: JANUARY 17, 2013
TO: MAYOR AND CITY COUNCIL
THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *[Signature]*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *[Signature]*
 JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*
FROM: KEVIN MAYO, PLANNING MANAGER *KM*
SUBJECT: ZUP12-0038 REACT DEFENSE

Request: Use Permit approval to allow adult education and physical fitness/training type uses within Building 4 of Westech Corporate Center

Location: Southeast corner of Arizona Avenue and Palomino Drive, north of Warner Road

Applicant: CC Prop LLC, Sun State Builders – Mike Forst

Project Info: Westech Lot 34 with 10 single-story buildings totaling approx. 137,000 sq. ft. of building area; Building 4 (14,250 total square-footage), subject 5,730 square-foot suite

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to allow adult education and physical fitness/training type uses within Building 4 of Lot 34 of Westech Corporate Center. Westech Lot 34 is developed with industrial and office land uses including certain allowed commercial uses. Building 4 is approximately 14,250 square-feet in size and located at the northeast side of the development.

Building 4 is surrounded by similar buildings on the south and west. South of Westech Lot 34 is an existing auto dealership. Immediately east of the subject site is an industrial building with approximately 135,000 square feet of light industrial warehouse space. Arizona Avenue abuts the property's west side with multi-family residential uses zoned High Density Residential (MF-3) located west of Arizona Avenue.

Permitted uses include light-industrial by right in the Planned Industrial District (I-1), as well as Office and Office/Warehouse uses, in addition to limited commercial uses such as showroom/warehouse uses (e.g. flooring company), and auto related accessory sales and installation. General retail uses are not permitted. Sufficient parking is provided to allow 100% office uses within Buildings 1-4, 9 and 10. Parking is provided to accommodate a 20% office build-out for Buildings 5-8.

The request seeks to allow adult education and physical fitness/training type uses within Building 4, most specifically for REACT Defense to occupy approximately 5,730 square-feet of Building 4. REACT Defense educates men, women, military and police personnel on self-defense tactics, fitness and fighting instructional tactics. The company utilizes reality-based training that simulates real life encounters and situations. The company will have 4 to 6 employees at this location. On average, 3 employees will be on site at any one time with class sizes ranging from 10 people or less. The suite will include approximately 1,273 square-feet of office and showroom space, with the balance occupied by 2 fitness/training rooms. The building is parked at a 5/1000 square-foot ratio that provides more than sufficient parking.

DISCUSSION

Staff supports the request finding the proposed uses to represent a compatible addition to this business park. The adult education and physical fitness/training uses have proven compatible in hybrid business parks such as the subject site that include office, light industrial and limited commercial uses. These types of uses typically park at a lower rate than office uses as well typically operate during hours off-peak of the neighboring business park tenants. Staff is not recommending a time condition with this request. As mentioned, these uses have proven compatible throughout the City in similar situations.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- In lieu of a neighborhood meeting, a neighborhood notice was sent out. A neighboring business requested the management company provide parking signs for the concerned adjacent business. The management company has agreed to provide such signage.
- As of the time of this memo, Staff is not aware of any opposition or concern with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Use Permit to allow adult education and physical fitness/training type uses within Building 4 of Westech Corporate Center, subject to the following conditions:

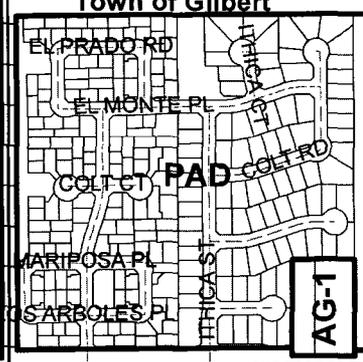
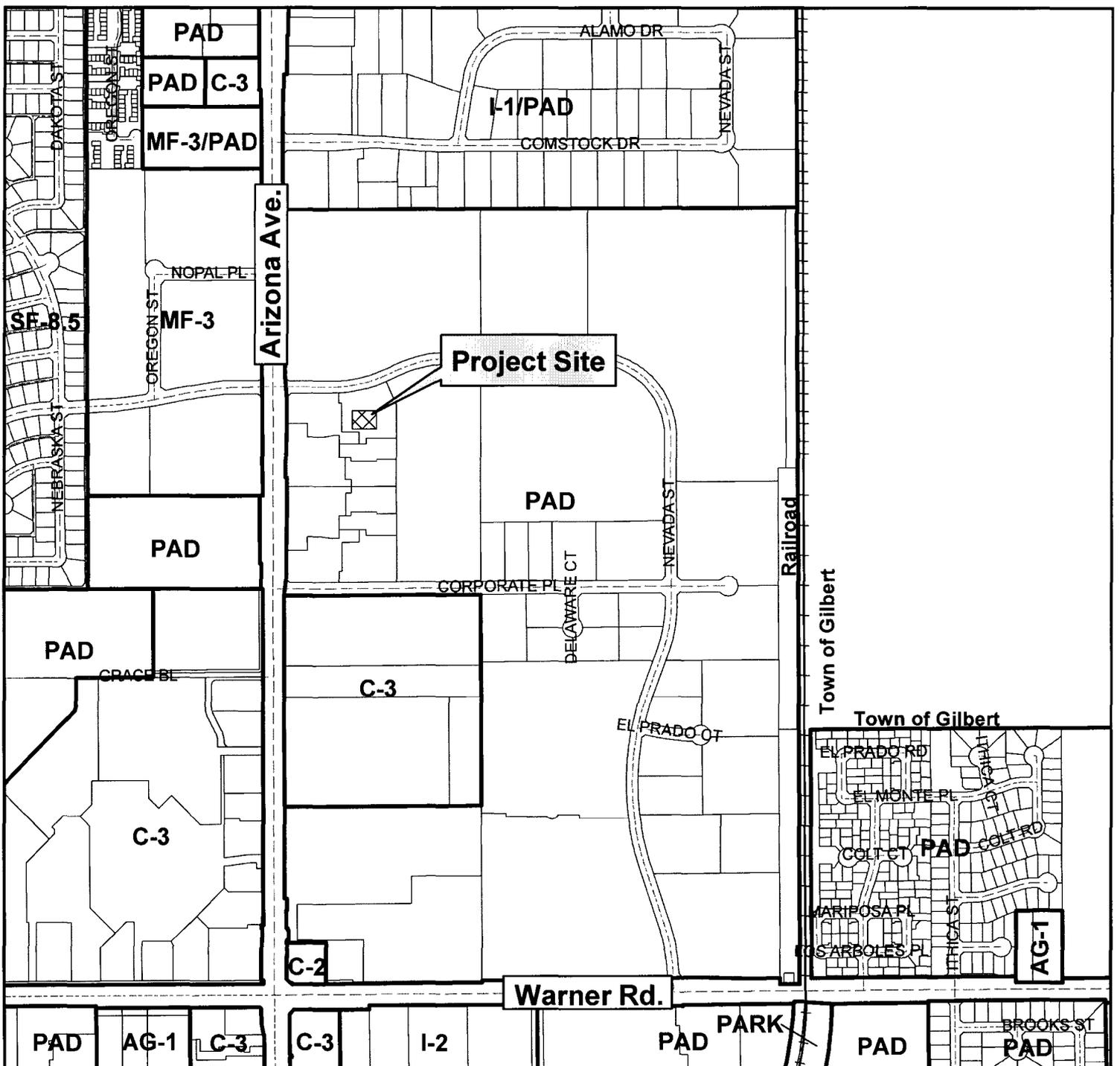
1. Development shall be in substantial conformance with the exhibits and representations contained within this memo and in the Use Permit case, entitled "REACT DEFENSE" kept on file in the City of Chandler Current Planning Division, in file number ZUP12-0038 except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3812 in case DVR06-0005, except as modified by condition herein.
3. Adult education and physical fitness/training uses are permitted in Building 4 only.

PROPOSED MOTION

Move to approve case ZUP12-0038 REACT DEFENSE, Use Permit approval to allow adult education and physical fitness/training type uses within Building 4 of Westech Corporate Center, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Floor Plan
5. Project Narrative

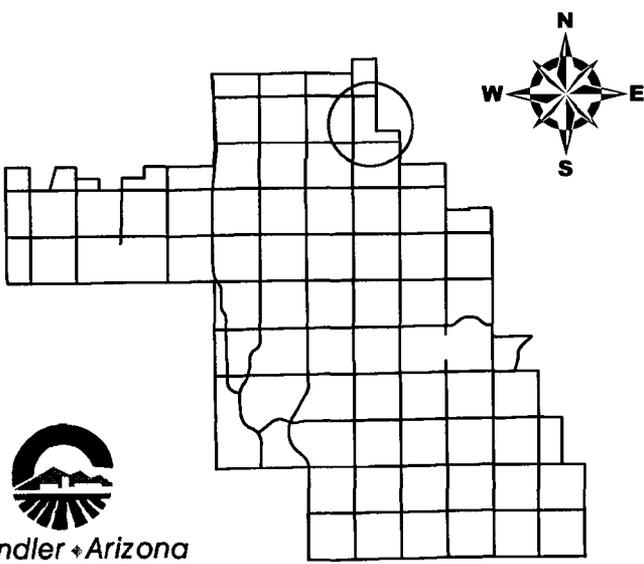


Vicinity Map

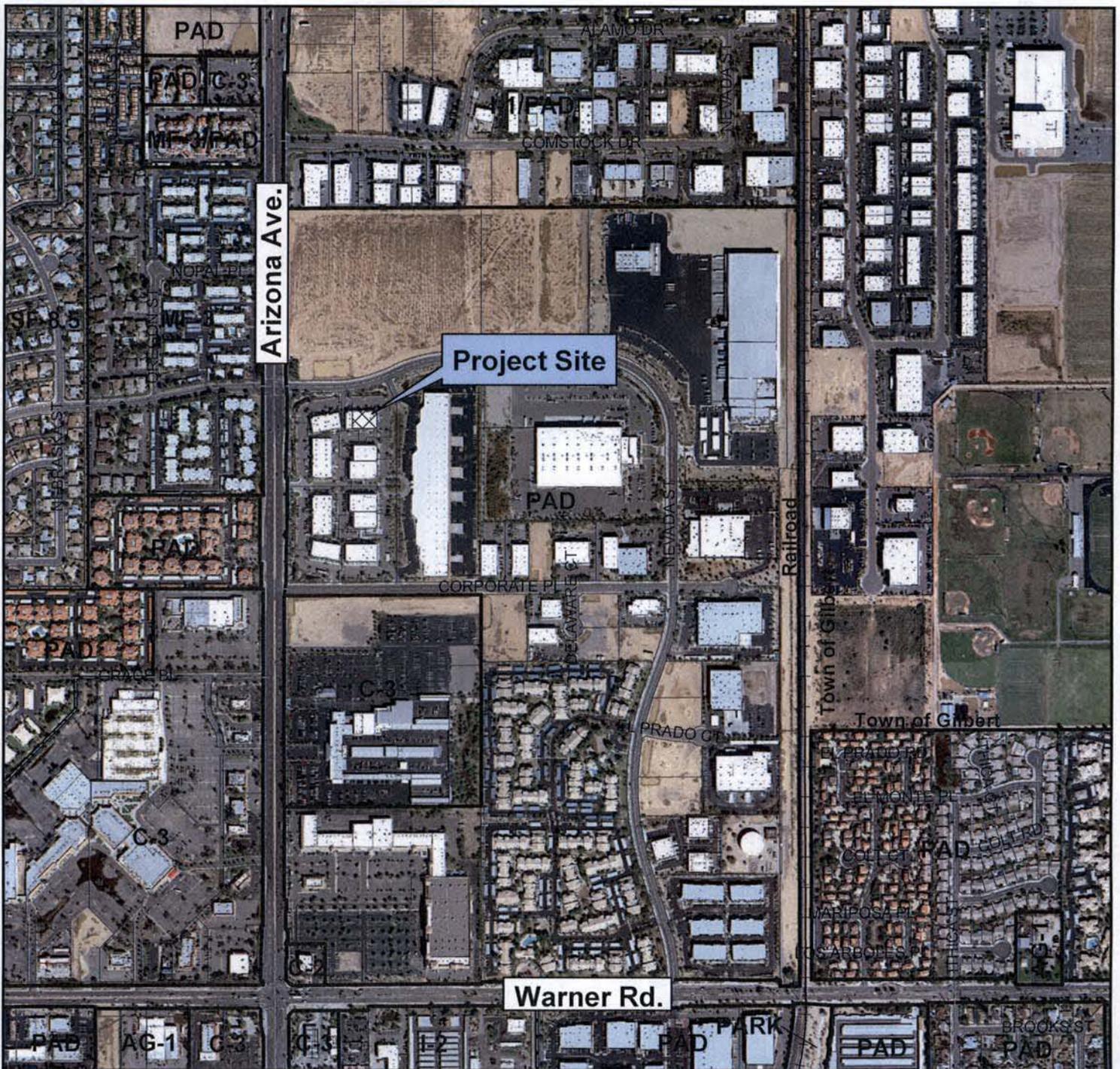


ZUP12-0038

React Defense



Chandler Arizona
Where Values Make The Difference



Vicinity Map



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React Defense



MATCHLINE L-2

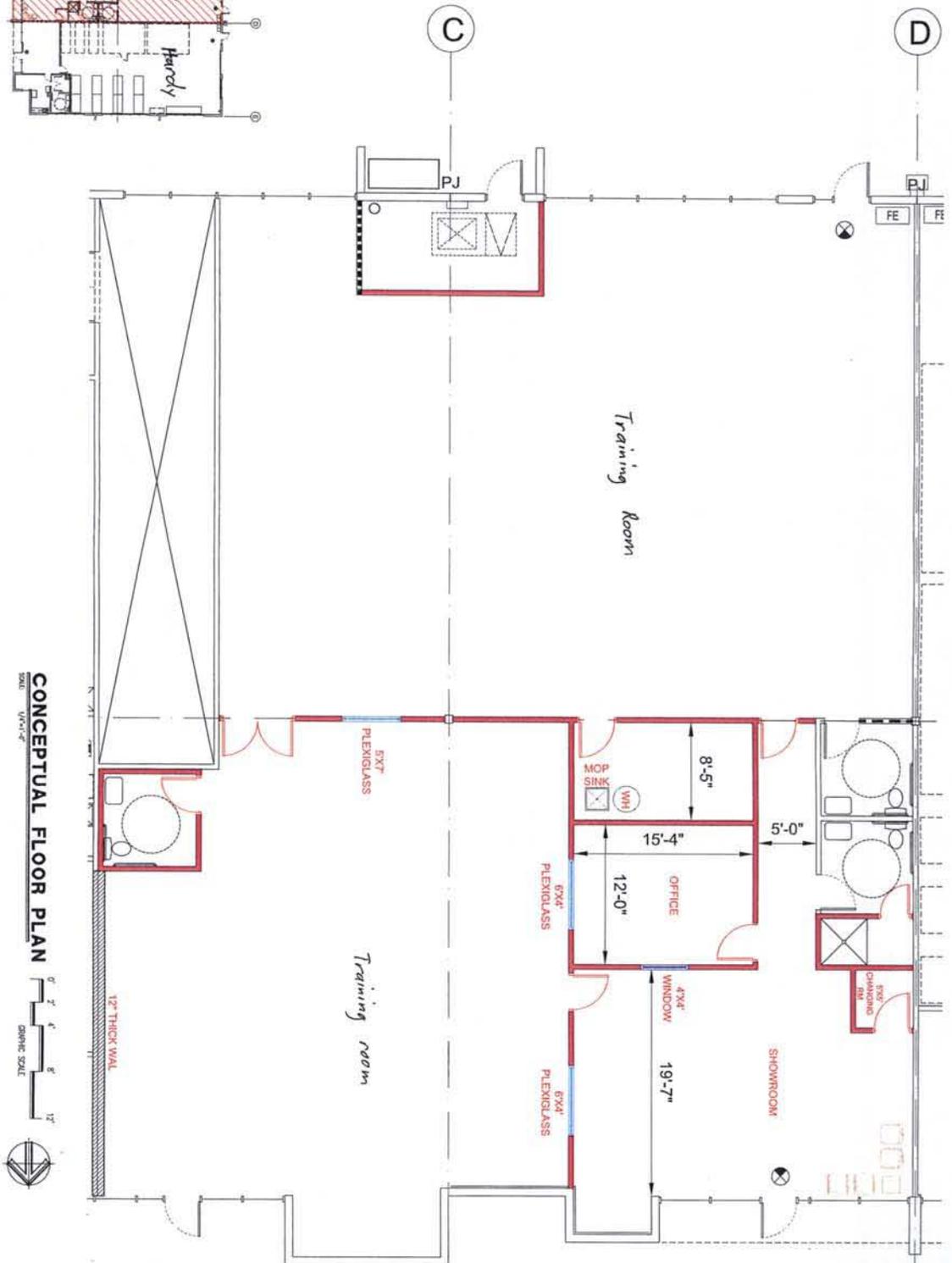
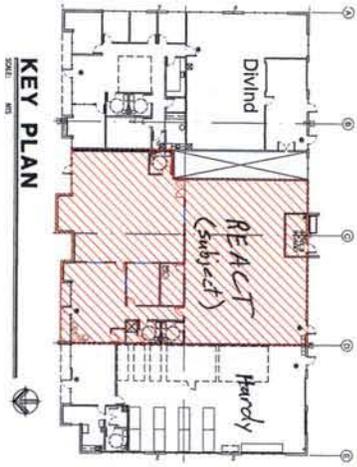
PLANTING PLAN
1" = 30'

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
1121 East Main Street
Phoenix, Arizona 85013
(602) 258-0100

ORBITAL DESIGN
SITE PLANNING
1121 East Main Street
Phoenix, Arizona 85013
(602) 258-0100

L-3	revisions	date	by	checked
	approved	date	by	checked
WESTECH CHANDLER, ARIZONA SUN STATE BUILDERS				

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



F2	SHEET NO.	TI @ Westech - Building 4 SUN STATE BUILDERS WWW.SUNSTATEBUILDERS.COM	 SUNSTATE BUILDERS <small>PROPERTY OF STATE OF AZ 8-01 GENERAL COMMERCIAL CONTRACTOR LICENSE NO. 87089 300 S. MCDOWY DR., TEMPE, ARIZONA, 85281-7913 PH: 480-844-1104 FAX: 480-844-6101</small>	
	DRAWN BY: MEL APPROVED BY: MS DATE: 12.8.12			

ZUP12-0038 REACT DEFENSE

Use Permit Narrative

Building 4 at Westech Corporate Center is 14,250 square feet. The western bay of the building is 3,600 square feet and occupied by Hardy Diagnostics, an industrial user that distributes a complete selection of laboratory and microbiology supplies for the clinical, industrial, and molecular biology research laboratory. View more about the company and its main manufacturing headquarters in California at www.hardydiagnostics.com. The eastern bay of Building 4 is 4,906 sf and is occupied by Divind, LLC (<http://divindtech.com/>). Divind is an industrial user who offers a wide array of technical consulting and process engineering services related to liquid processing equipment.

The remaining space is appx 5,730 sf in the middle of the building is the subject of this Use Permit for REACT Defense. REACT (www.reactdefense.com) educates men, women, police and military personnel on self-defense tactics. The website states that the company is dedicated to providing the finest self-defense, fighting and fitness instruction in the world today. The company prides itself on having the best reality based training that simulates real life confrontations. REACT Defense will have 4 to 6 employees at this location. It would be rare for all of them to be at the facility at one time, but common for 3 to be there at one time. A typical class size is 10 people or less. The space has approximately 1,273 sf of office/showroom/support area, with the remaining space being the two open fitness rooms. The building is parked 5 spaces per thousand square feet, so REACT will be assigned 28 parking spaces.

Mike Forst



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