



#25
NOV 07 2013
Chandler
All-America City
2010

MEMORANDUM **Transportation & Development - CC Memo No. 13-140**

DATE: NOVEMBER 7, 2013
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *J*
FROM: KEVIN MAYO, PLANNING MANAGER *KM*
SUBJECT: ZUP13-0012 FREDRIK'S AUTO

Request: Use Permit approval for the operation of an automotive sales and associated service business within an existing converted home
Location: 870 E. Chandler Boulevard
Applicant: Fredrik Darbrodi

RECOMMENDATION

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

BACKGROUND

The subject site is located at 870 E. Chandler Boulevard, approximately 1/8 mile west of the northwest corner of Chandler Boulevard and McQueen Road. The site is bordered to the south by Chandler Boulevard and to the north by Detroit Street. Adjacent to the west is an existing apartment complex zoned Medium Density Residential (MF-1). An existing home (owned by the applicant) is located along the site's northeast side, with vacant property zoned Regional Commercial (C-3), also owned by the applicant, located along the site's southeast side. Further east is an existing Auto Body business.

The subject site is approximately 90-feet wide, and 600-feet deep, with the northern half zoned MF-1, and the southern half zoned C-3. As represented in the attached exhibits, the site contains an existing centrally-located vacant home that partially straddles the C-3/MF-1 zoning interface. The 1,200 square-foot home's northern majority is within the MF-1 zoning with a small portion located within the C-3 zoning designation. The home is oriented towards the south facing Chandler Boulevard. The site contained a former illegal moving company including truck fleet storage.

November 7, 2013

The applicant received Use Permit approval in 2008, to utilize a modular office building in conjunction with a planned automotive sales business upon 880 E. Chandler Boulevard. Shortly thereafter the applicant purchased the subject 870 E. Chandler Boulevard, directly adjacent to the west. A modular office building was never sited since the subject site contained an existing structure. Basic site and building improvements were started without permits, and the applicant commenced the business. The business ceased upon notice order from the City of the structure's non-compliant zoning, non-permitted building improvements, and deficient site improvements.

The request is for Use Permit approval to utilize the existing vacant home as an interim sales office for Fredrik's Auto, a used car business. Additionally, the request includes approval to utilize the attached single-car garage for minor vehicle maintenance and detailing. The applicant identifies the long-term goal of securing sufficient financing to construct a permanent sales and maintenance facility further south within the property, closer to Chandler Boulevard. From a zoning standpoint, Automotive Sales and Service is a permitted use within the C-3 district, however the site's northern MF-1 designation does not allow the use by right. The majority of the business will be conducted on the subject site's southern half that will include vehicle parking and display. The attached exhibits identify a point just north of the existing structures where the proposed business activities are prohibited, in an effort to maintain compatibility with the existing residential neighborhood to the north.

The attached site plan and landscape plan conceptually represent the improvements that will be completed upon Use Permit approval. Although the improvements are seen as temporary, the site will need to be brought into compliance with the Commercial Design Standards as well as all applicable Building Codes. Appropriate landscaping, parking, pedestrian accessibility, and paving/dust control measures will be implemented. All site improvements, building improvements and business signage will be subject separate future permits.

The vacant home will include a waiting area, 2 office areas, and restrooms for the public activities of the sales portion of Fredrik's Auto. The single-car garage will be utilized for minor vehicle maintenance such as oil changes, brake jobs, and vehicle detailing. All major motor vehicle repairs such as engine rebuilding will occur off-site. All vehicle maintenance and repair will occur indoors within the garage only. The applicant represents the hours of operation as Monday through Friday from 10 a.m. to 6 p.m., Saturday from 10 a.m. to 4 p.m., and closed on Sundays. Sales volume is anticipated to be 10 vehicles or more per month with a sales display inventory of 18 or more vehicles.

DISCUSSION

Staff supports the request finding consistency with the Chandler Redevelopment Element, which supports elimination of substandard property conditions and the enhancement of streetscape appearances in this stretch of Chandler Boulevard. The site improvements will further both objectives. The site's irregular split-zoning and existing structure present a unique challenge. Staff finds the proposed Use Permit, as an interim solution, to represent an appropriate phased approach to the long-term development solution for the subject site. As represented, the applicant intends to construct a permanent structure as soon as financially feasible. The applicant requests and subsequently Planning Staff recommends a three (3) year time limit to allow sufficient time to finalize the permit review process, complete the improvements, and ultimately re-commence the business.

PUBLIC / NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on July 3, 2013. No one other than the applicant attended the meeting.
- As of the date of this memo, Planning Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of ZUP13-0012 FREDRIK'S AUTO, subject to the following conditions:

1. Development shall be in substantial conformance with narrative, site plan, and associated conditions of approval.
2. The Use Permit shall remain in effect for three (3) 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. All site and building improvements shall be subject to separate permit application, review and approval.
4. All site improvement shall be consistent with the Commercial Design Standards.
5. Motor vehicle repair and maintenance shall occur within the garage only.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

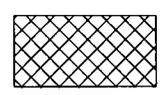
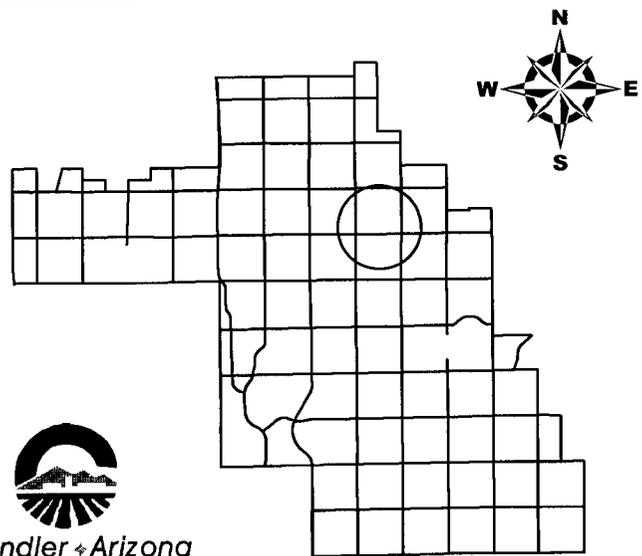
Move to approve the Use Permit, ZUP13-0012 FREDRIK'S AUTO, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

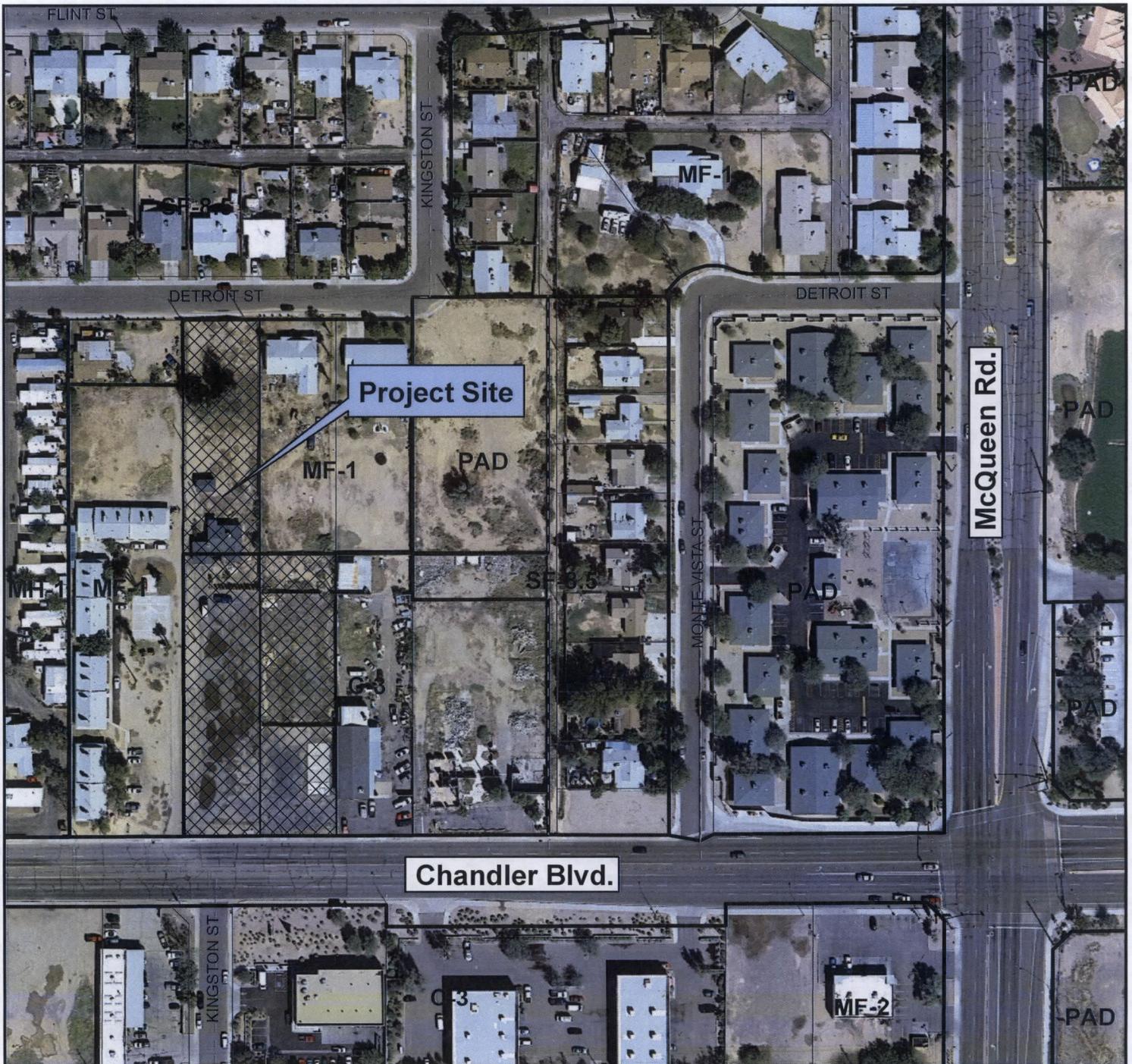
1. Vicinity Maps
2. Narrative/Neighborhood Notice Letter
3. Site Plan
4. Landscape Plan
5. Floor Plan



Vicinity Map



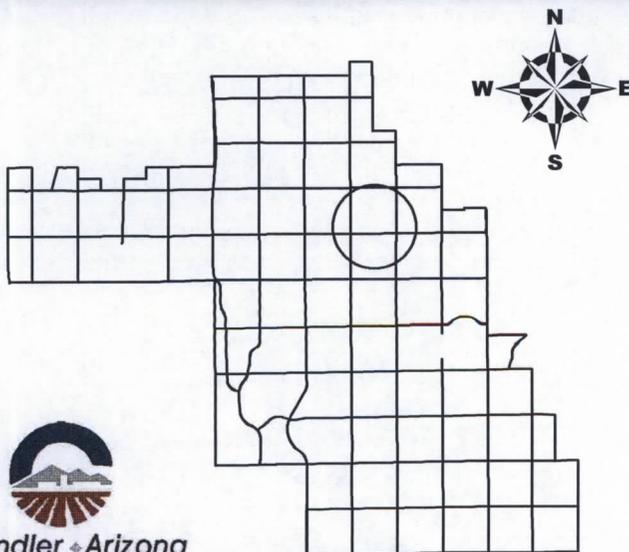
ZUP13-0012
Fredrik's Auto



Chandler Blvd.

McQueen Rd.

Vicinity Map



ZUP13-0012

Fredrik's Auto



Chandler • Arizona
Where Values Make The Difference

NEIGHBORHOOD MEETING NOTICE

Date: June 17, 2013

Dear Area Neighbor:

I invite you to a neighborhood meeting regarding an Application for Use Permit request filed with the city of Chandler. The Property is located at 870 E Chandler Blvd Chandler AZ 85225.

I, Fredrik Darbrodi, am currently the president of my company Fredrik's Auto. I have been running a successful business for over 14 years. I purchased this perfect C3 zoned land in Chandler AZ to build a Used Car Dealership. There is a one car garage house located approximately in the center of the oddly zoned C3 and partially MF1 land.

The Use Permit Request is to use this house as the Sales Office for Fredrik's Auto. The structure has two office areas, two bathrooms and a waiting area. The Southern half of the lot will be used to display 18 or more cars for sale. The Northern half of the lot, north of the shed, would not be used for business purposes. The property will have proper parking, handicap access, landscaping, and other necessary items required by the City of Chandler. I need the use of this office to continue operating Fredrik's Auto. Once I generate more funds I plan to develop the property further to improve and beautify my property, our neighborhood and the City of Chandler.

When the Use Permit is approved I plan on making the proper improvements to operate Fredrik's Auto. My hours of operation would be Monday to Friday from 10:00 am to 6:00 pm. Saturday from 10:00 am to 4:00 pm and Sundays ...Closed. I anticipate the vehicle sales volume to be 10 vehicles & more per month. I will do minor vehicle maintenance such as oil changes, belt replacements, and brake jobs in the garage on the property. I will need a minimum of three years for the Use permit. The land is currently located between Mike's Auto Body Shop and a mobile home park. God willing, I plan on building a permanent structure on the property as soon as the financial institution improves and I am qualified for the funds needed to build this structure.

The neighborhood meeting is an opportunity for property owners to express concerns or support for the request, and to ask any questions that they may have.

The Neighborhood Meeting will be held at the below listed time and place:

DATE: JULY 3, 2013

TIME: 6:00 PM

**LOCATION: FREDRIK'S AUTO
870 E. Chandler Blvd.
Chandler AZ 85225**

If you are unable to attend, or need additional information, please feel free to contact me, Fredrik Darbrodi, for information at 602-418-4298.

Sincerely,

Fredrik Darbrodi



LANDSCAPE PLAN

FREDRIK'S AUTO

870 E. CHANDLER BLVD. CHANDLER, ARIZONA 85225

ENGINEER
SAF ENGINEERING, LLC
2600 N. 44TH STREET
SUITE 108
PHOENIX, AZ 85008
TEL (602) 954-2161
FAX (602) 445-6210
CONTACT: RAAD SALIH, P.E.

LANDSCAPE PLAN
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS."

PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT. INDICATE HYDRANT LOCATIONS AND PROVIDE ENTIRE NOTE ON THE LANDSCAPE PLANS.

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS SITUATED CLOSER THAN 6' TO THE FACE OF PUBLIC STREET CURB.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

TEXTURED PAVING TREATMENTS SHALL BE PROVIDED AT ALL CROSSWALKS, DRIVEWAY ENTRANCES, AND ON-SITE PEDESTRIAN CROSSWALKS.

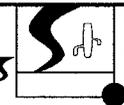
LANDSCAPE NOTES:

- 1. NEW LANDSCAPE AREA
- 2. (1) TREE (3) SHRUBS EACH
- 3. NEW 10' LANDSCAPE AREA
- 4. (1) TREE & (6) SHRUBS SHALL BE PLANTED WITHIN 10' SETBACK FROM EASTERN PROPERTY LINE WITHIN 10' SETBACK.
- 5. NEW 10' LANDSCAPE AREA
- 6. (1) TREE & (6) SHRUBS PER 10' SETBACK (2" D.G.)
- 7. FRONTAGE LANDSCAPING OF (1) TREE & (6) SHRUBS PER 30' LAND & 5' SIDE LINE GROUND COVERAGE WITHIN 20' SETBACK.

REVISION	DATE	BY

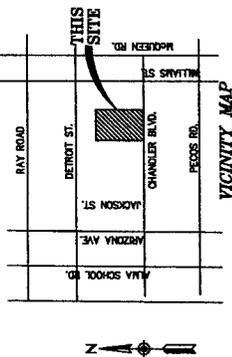
DATE: 6/13/2013
DESIGNED BY: M.S.
CHECKED BY: M.S.
PROJECT NUMBER:
DESIGN BY: M.S.

SAF ENGINEERING, LLC
2600 N. 44TH STREET
SUITE 108
PHOENIX, AZ 85008
TEL: (602) 954-2161
FAX: (602) 445-6210
WWW.SAFENGINEERING.COM



LANDSCAPE PLAN
FREDRIK'S AUTO
870 E. CHANDLER BLVD.
CHANDLER, ARIZONA 85225

SECTIONS	27
DRAWINGS	15
DATE	06/13/13
SCALE	1" = 40'
SHEET NO.	4
TOTAL SHEETS	4



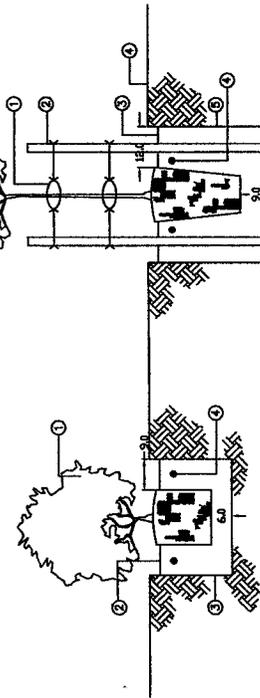
STREET FRONTAGE AREAS MUST BE GRADED TO "NATURAL AND PLEASING" GROUND FORMS.

- A MAXIMUM OF 50% OF STREET FRONTAGE LANDSCAPE AREA MAY BE USED FOR STORM WATER RETENTION (EXCLUDING RIGHT-OF-WAY).
- SOIL EXCAVATED FOR RETENTION BASINS MUST BE USED TO CREATE COMPLEMENTARY EARTH MOUNDS. HEIGHT OF EARTH BERMS SHALL BE MEASURED FROM ADJACENT STREET CURB ELEVATION.
- EARTH MOUNDS, NATURAL AND PLEASING IN SIZE AND SHAPE, WITH A MAXIMUM SLOPE OF 4:1 SHALL BE LOCATED AND DESIGNED TO MINIMIZE STREET VIEWS INTO RETENTION BASINS. FUTURE BUILD-OUT OF STREET IMPROVEMENTS DO NOT RESULT IN REMOVAL OF REQUIRED BERMS.
- STORM WATER RETENTION IS PROHIBITED AGAINST RETAINING WALLS WHERE ADJACENT TO A STREET/RIGHT OF WAY. RETENTION BASINS SHALL BE DESIGNED TO APPEAR NATURAL AND PLEASING, AVOIDING RECTANGULAR SHAPES OR STRAIGHT SIDE SLOPES. SEE SECTION 1903(a)(9), ZONING CODE.

- 20 EACH AGACIA BERLANDIERI GUAYALLO
- 47 EACH CAESALPINA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON-24
- 86 EACH CAESALPINA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON-24

LANDSCAPE LEGEND

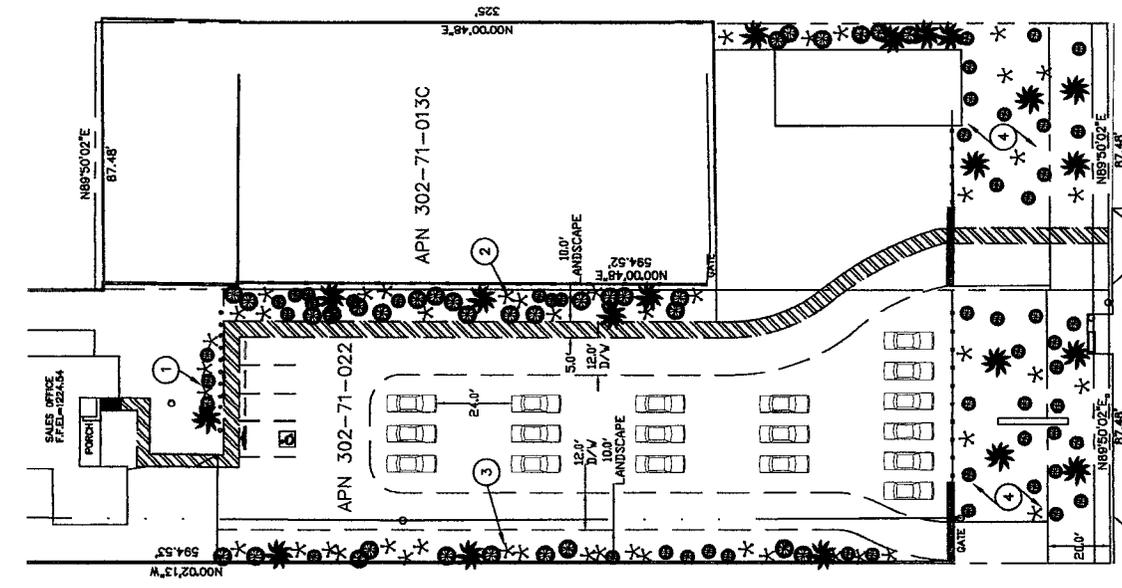
- AGACIA BERLANDIERI GUAYALLO
- CAESALPINA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON-24
- CAESALPINA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON-24



DOUBLE STAKING DETAIL

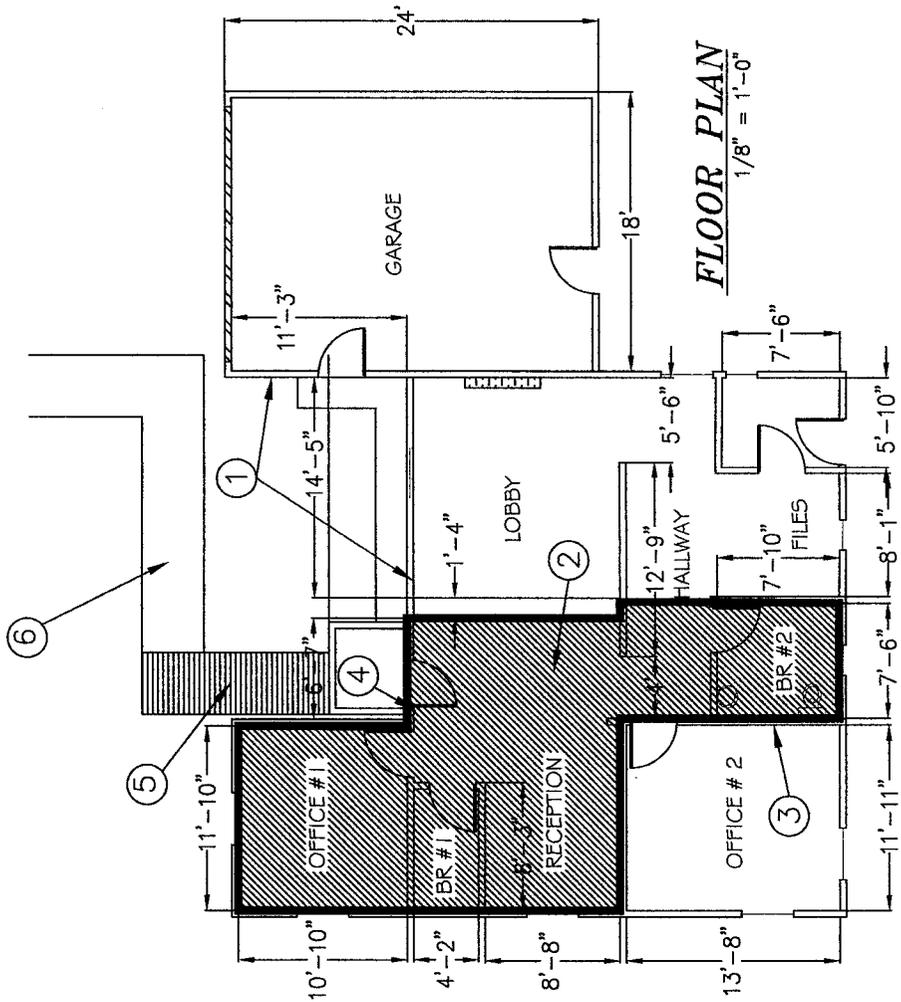
SHRUB PLANTING DETAIL

- DOUBLE STAKING DETAIL**
1. 2" X 4" BRACKET
 2. 2" X 4" BRACKET
 3. 2" X 4" BRACKET
 4. 2" X 4" BRACKET
 5. 2" X 4" BRACKET
 6. 2" X 4" BRACKET
- SHRUB PLANTING DETAIL**
1. 1" MINIMUM DEPTH FOR 8" SOIL PLANTER
 2. 1" MINIMUM DEPTH FOR 12" SOIL PLANTER
 3. 1" MINIMUM DEPTH FOR 18" SOIL PLANTER
 4. 1" MINIMUM DEPTH FOR 24" SOIL PLANTER
- BACKFILL PLANT PIT WITH SOIL. SEE NOTED IN SPEC.



CHANDLER BLVD

FLOOR PLAN
FREDRIK'S AUTO
 870 E. CHANDLER BLVD.
 CHANDLER, ARIZONA 85225

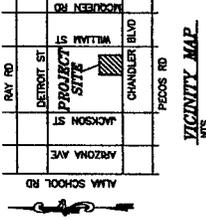


FLOOR PLAN
 1/8" = 1'-0"

OWNER
 FREDRICK DARBRODI
 7132 S. FOREST AVE.
 GILBERT, AZ 85297
 APN 302-71-013C

ENGINEER
 SAIF ENGINEERING LLC
 2600 N. 44TH STREET, SUITE 106
 PHOENIX, AZ 85008
 TEL (602) 954-2161
 CONTACT: RAAD M. SALIH, P.E.

- ① EXISTING BUILDING TO REMAIN.
- ② SHADED AREA IS FOR PUBLIC ACCESS & USE.
- ③ EXISTING RESTROOM TO MEET ADA REQUIREMENTS.
- ④ INSTALL "EXIT" SIGN ABOVE EXISTING 3' DOOR.
- ⑤ NEW HANDICAP RAMP 1/12 SLOPE WITH HAND RAIL.
- ⑥ EXISTING SIDEWALK TO PARKING LOT.



DATE: 6/23/2013	PROJECT: PROJECT STATE	PROJECT MANAGER:
CHECKED BY: R.M.S.	DESIGN BY: R.M.S.	REVISION:
SAIF ENGINEERING LLC 2600 N. 44TH STREET SUITE 106 PHOENIX, ARIZONA 85008		REVISION:
		SHEET 4 3 02/20/2013 JOB NO.: TRANSF. FROM: 15 SECTION: 27 SHEETS NOTED:
FLOOR PLAN 870 E. CHANDLER BLVD CHANDLER, AZ 85225		