

#45

AUG 14 2014



MEMORANDUM **Planning Division – CC Memo No. 14-079**

DATE: AUGUST 14, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KA*

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

SUBJECT: ZUP14-0010 FAST & FURIOUS MOTORSPORTS LLC

Request: Use Permit approval to allow a used motor vehicle dealer in
 Planned Industrial District (I-1) zoning

Location: 4043 W. Kitty Hawk Way, Suite 5

Applicant: Tim Zarbock

RECOMMENDATION

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

BACKGROUND

The subject site is located within the Stellar Air Park industrial park west of McClintock Drive and south of Chandler Boulevard. The site's zoning of Planned Industrial District (I-1) allows a variety of storage, wholesale, warehousing, manufacturing, assembly type uses, and accessory/incidental office and retail sales. Use Permits have been approved in this same industrial park for automotive sales, vehicle repair, and customization businesses. In the same building, Suite 7 is occupied by a golf cart dealer and repair business which received Use Permit approval in 2010. There is a machine shop in Suite 1.

The application requests Use Permit approval to allow a used motor vehicle dealer in Planned Industrial District (I-1) zoning. The dealer sells pre-owned vehicles in which approximately 20

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are stored and displayed in the warehouse. The State Motor Vehicle Division requires used motor vehicle dealers to maintain at least two vehicles on-site. The tenant space is approximately 6,000 square feet and is within a multi-tenant one-story light industrial warehouse building.

The business will be open Monday through Saturday from 9 a.m. to 5 p.m. by appointment only. There is no on-site washing, detailing, or repair of vehicles.

DISCUSSION

The proposed automotive use is compatible with existing tenants and businesses in the industrial park. The applicant represents a business with limited hours of operation and stores vehicles within a warehouse not affecting on-site parking.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held June 19, 2014. 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: 5 Opposed: 0 Absent: 2 (Baron, Cunningham)

RECOMMENDATION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of Use Permit ZUP14-0010 FAST & FURIOUS MOTORSPORTS LLC, subject to the following conditions:

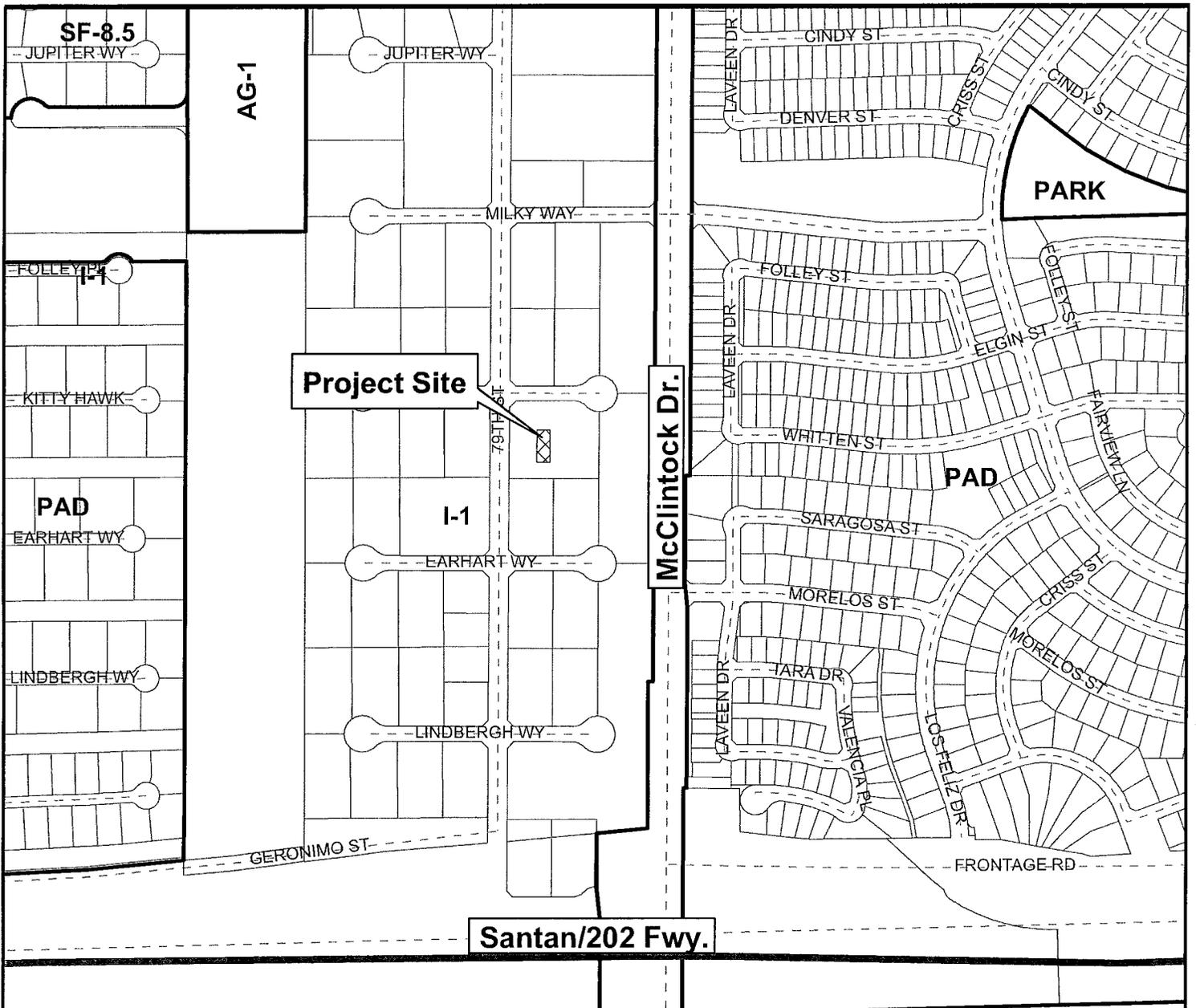
1. Expansion or modification beyond the approved exhibits (Narrative, Site Plan/Floor Plan) shall void the Use Permit and require new Use Permit application and approval.
2. The property shall be maintained in a clean and orderly manner.
3. There shall be no auto mechanical work, auto body, auto detailing, or washing of vehicles.
4. On-site advertising of vehicles for-sale is prohibited.

PROPOSED MOTION

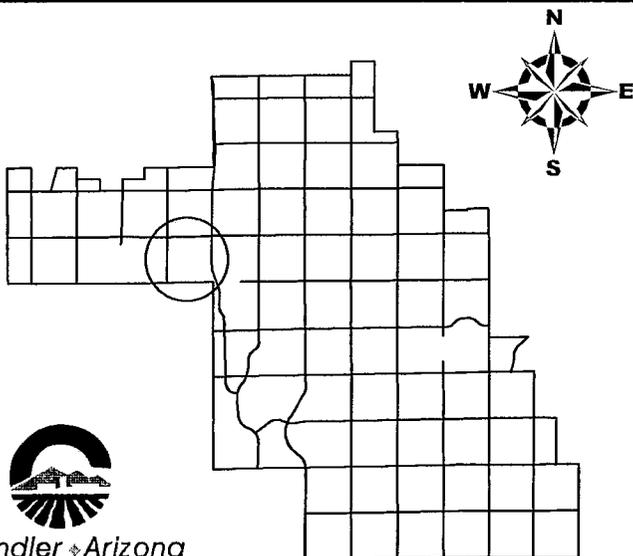
Move to approve Use Permit case ZUP14-0010 FAST & FURIOUS MOTORSPORTS LLC, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

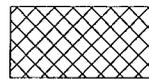
1. Vicinity Maps
2. Narrative
3. Site Plan/Floor Plan



Gila River Indian Community



Vicinity Map

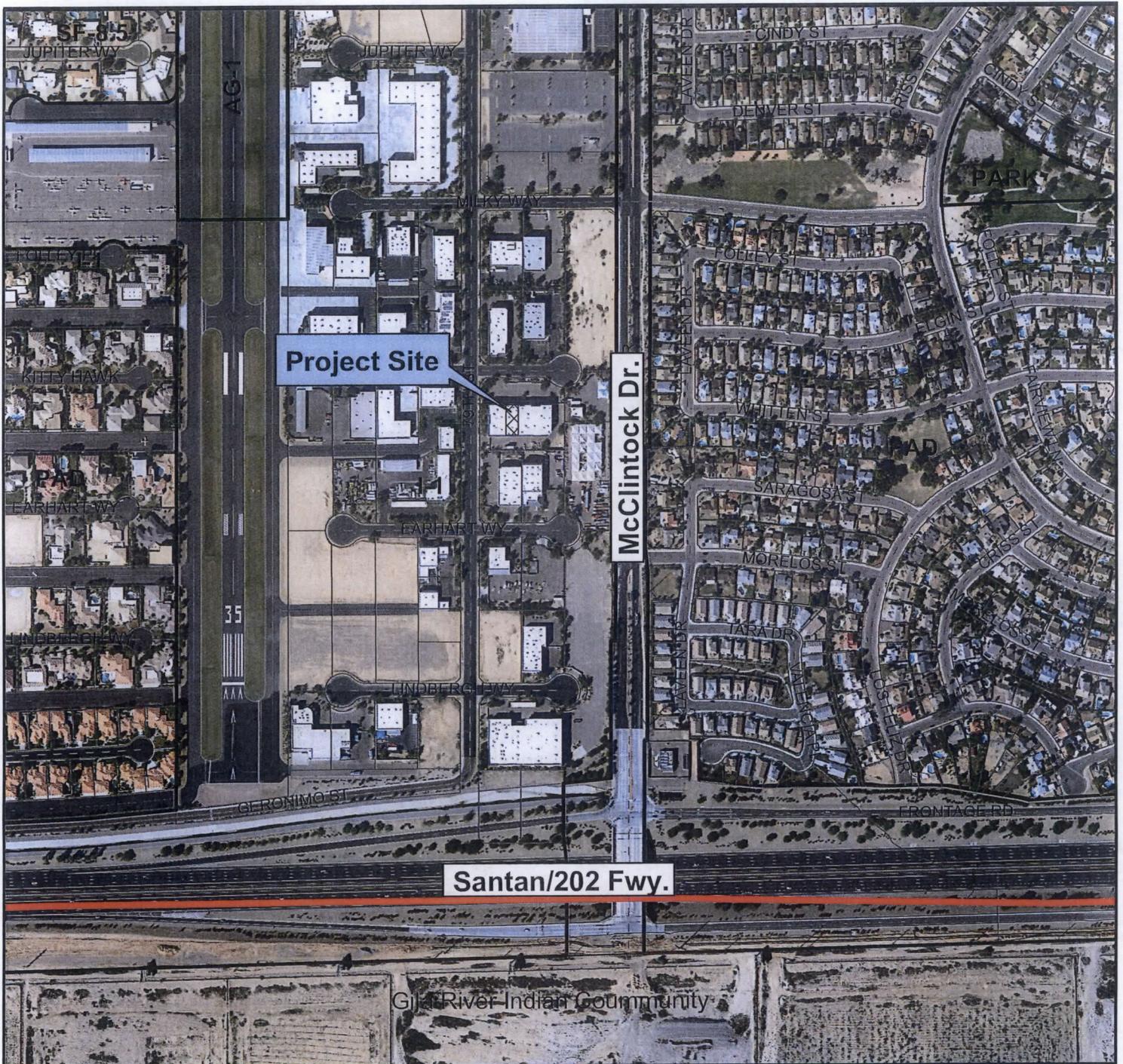


ZUP14-0010

Fast and Furious Motorsports LLC



Chandler Arizona
Where Values Make The Difference

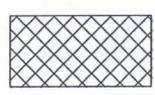
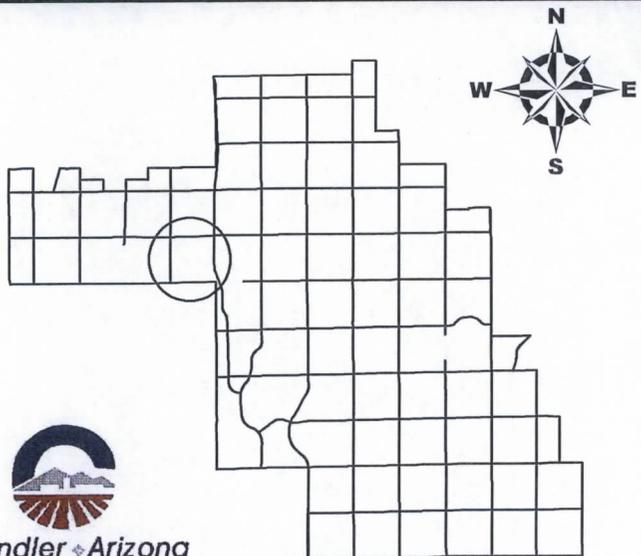


Santan/202 Fwy.

McClintock Dr.

Project Site

Vicinity Map



ZUP14-0010

Fast and Furious Motorsports LLC



Narrative Statement

Fast & Furious Motorsports LLC
1161 West Honeysuckle Lane
Chandler Arizona 85248
480-772-9598

5-16-2014

The purpose of this narrative statement is that we are requesting a "special use permit", to allow automotive sales in an I-1 zoning district.

Fast and Furious Mototsport LLC is a small private auto broker. At the current time we only have two full time employees, the owner Sam Lutrin and Vice President Tim Zarbock. We will use the proposed site to sell pre-owned automobiles by appointment only. All vehicles will be stored in our warehouse and shown in our warehouse. Any test drives that may occur will be conducted on the 202 Santan Freeway. The offices will be used to sign contracts to purchase, collect funds, store files, and deliver vehicle titles. There will be no onsite washing or detailing of vehicles, we use a shop on Chandler Blvd for that, and mechanical work will be conducted off site at various mechanics shops around the valley. Vehicles will be simple stored and shown here.

We generally only have 1-3 appointments in an entire day so the amount of traffic to the site will be minimal. The only vehicles parked in front of the establishment will that of the two employees, and an occasional customer.

Thanks for your consideration. Sincerely, Tim Zarbock

A handwritten signature in black ink, appearing to read 'Tim Zarbock', written in a cursive style with a long horizontal stroke extending to the right.

Fast and Furious Motorsports
4043 West Kitty Hawk Way Suite 5
Chandler, Arizona 85226
Phone: 480-772-9598
Contact Tim Zarbock
Phone: 480-694-5883
Contact: Sam Lutrin

Fast and Furious Motor Sports is requesting a special use permit for 4043 West Kitty Hawk Way Suite 5, Chandler Arizona 85248. The special use permit will be to allow Fast and Furious Motors Sports LLC., to use this site for the purpose of "Used retail automobile dealer. Fast and Furious Motorsports at this time has only full time employee's. All vehicles shown at the site will be by appointment only. We are a very small specialty dealership. We will be open Monday thru Saturday, from 9 a.m. to 5 p.m.

There are several other automotive dealers in the area, such as Stellar Automotive, Pratt Motors, and buyer motor works. So zoning should not present a problem.

The building is block construction, with approximately 6500 sq. ft. total. This is an existing building. Landscaping is minimal and all ready existing.



Winton architects, inc.
 4222 N. 12th Street, Suite 102, Phoenix, Arizona 85014
 (602) 230-9778

W

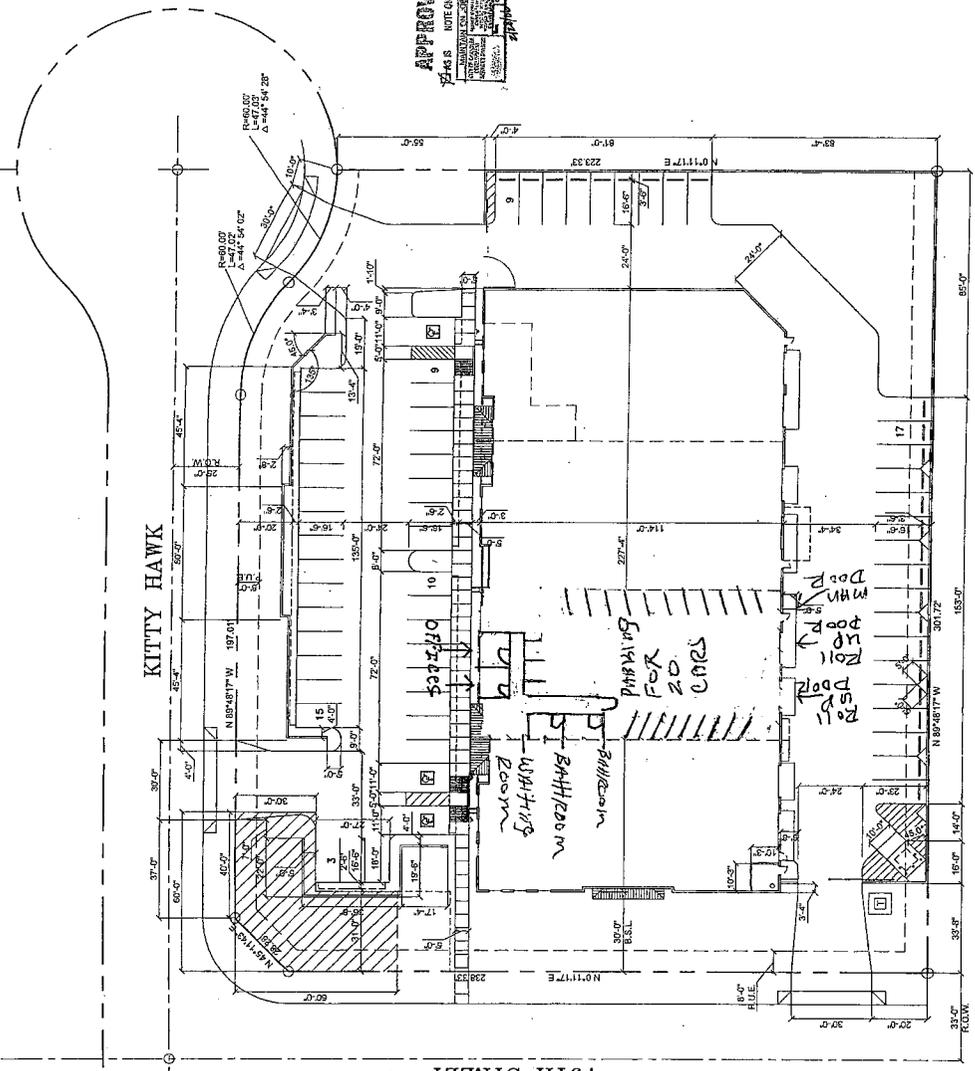
4043 W. KITTY HAWK STE #5

PERMITTED PLANS

TENANT IMPROVEMENT FOR
 SAN TAN DEVELOPMENT LLC, NO. III
 CHANDLER, ARIZONA
 85726

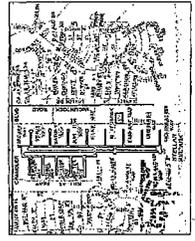
job no.	05180
drawn	WDH
approved	REV
date	1/17/06
revisions	
PERMITTED PLANS	

SF
 Site Plans



APPROVED
 BASIS NOTE CHANGES

SITE PLAN
 SCALE: 1"=20'-0"
 1/2" indicates Fire lane sign per City of Chandler detail FC 111.



VICINITY MAP
 SCALE NONE

4043 W. KITTY HAWK STE #5

PROJECT DATA

ZONING:	SR-1
ADDRESS:	4043 W. KITTY HAWK STE #5
SUBDIVISION:	CHANDLER B.C. (1.18 Acres)
APPROX. AREA:	70,206 S.F. (1.78 Acres)
NET SITE AREA:	70,206 S.F. (1.78 Acres)
IMPROVEMENTS:	Multi tenant office/warehouse
BLDG. AREA:	Office (Approx. 20K) = 5,100 S.F. Warehouse = 20,000 S.F. Total = 25,100 S.F.
LANDS:	Other Warehouse = 15,000 S.F. Warehouse = 10,100 S.F. Total = 25,100 S.F.
LOT COVERAGE:	31.5%
SOILS:	SR-1 (Cotton)
COMPANY:	W.D.H.
CONTRACTOR:	W.D.H. P.E.S.
LOCAL JURISDICTION:	City of Chandler
PROJECT NUMBER:	25100
DATE:	1/17/06
PROJECT TYPE:	Office
ACCESSIBLE PARKING PROVIDED:	3 Spaces
OWNER:	San Tan Development LLC

Sheplan/Floor Plan