#46
AUG 14 2014

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Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 14-082**

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 KM

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

SUBJECT: ZUP14-0014 OAKLAND BUSINESS PARK

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

Location: 500 N. 56th Street, Suite 8

Applicant: James Hollins, Appearance Motorsports

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 north of Chandler Boulevard on the west side of 56th Street just south of Galveston Street. The industrial development, Oakland Business Park, consists of two, multi-tenant one-story light industrial warehouse buildings which include an ancillary office space and warehouse area for each tenant space. The Planned Industrial District (I-1) zoning allows a variety of storage, wholesale, warehousing, manufacturing, assembly type uses, and accessory/incidental office and retail sales. Since the late 1980s, there have been several Use Permits granted for commercial uses within this industrial development including a wholesale auto dealership, an auto detail shop, an equipment rental store, a lawnmower sales and repair store, a swim school, and an auto sales broker.

In 2012, a Use Permit was approved for this tenant space to operate a window tinting business with on-site automotive tinting, paint protection film application, automotive glass repair and replacement, and automotive detailing for vehicles. This business has closed.

The application requests Use Permit approval to allow a used motor vehicle dealer in Planned Industrial District (I-1) zoning. Vehicle accessories will be sold but are not installed on-site. The State Motor Vehicle Division requires used motor vehicle dealers to maintain at least two vehicles on-site. The tenant space is approximately 1,500 square feet including a warehouse to store vehicles.

The business will not have washing or servicing of vehicles. The business opens at 10 a.m. and closes Monday through Thursday at 6 p.m., Friday at 4 p.m., and Saturday at 2 p.m. The tenant space is allocated eight parking spaces by the landlord. Two spaces are for employee parking and two spaces are for customer parking. There are approximately 92 parking spaces throughout the development.

DISCUSSION

The proposed automotive use is compatible with existing businesses in the development. The applicant represents a business with limited hours of operation and a need for a few parking spaces.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed in lieu of a meeting due to no residential within the notification area.
- 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 ZUP14-0014 OAKLAND BUSINESS PARK, 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.

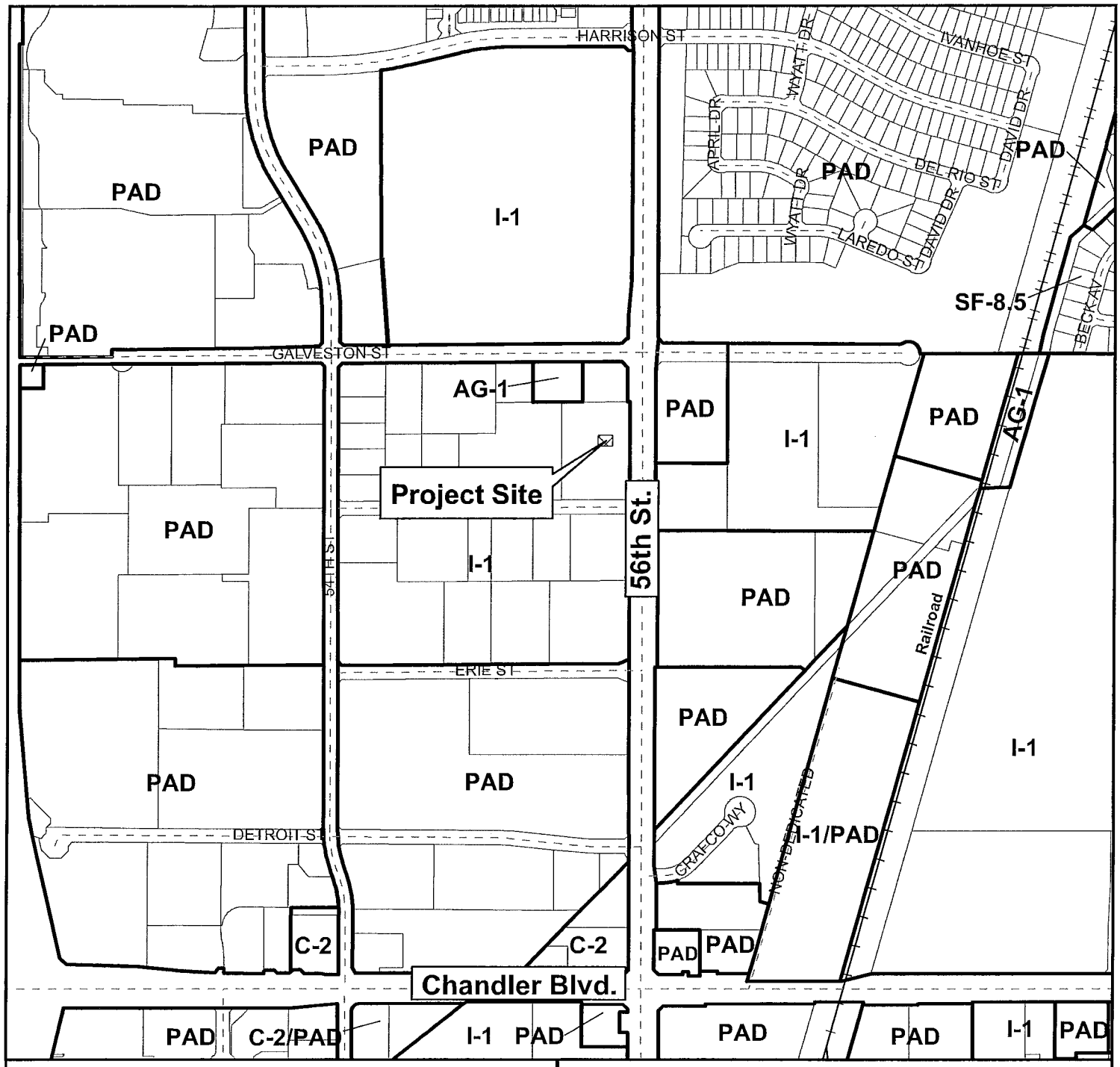
4. On-site advertising of vehicles for-sale is prohibited.

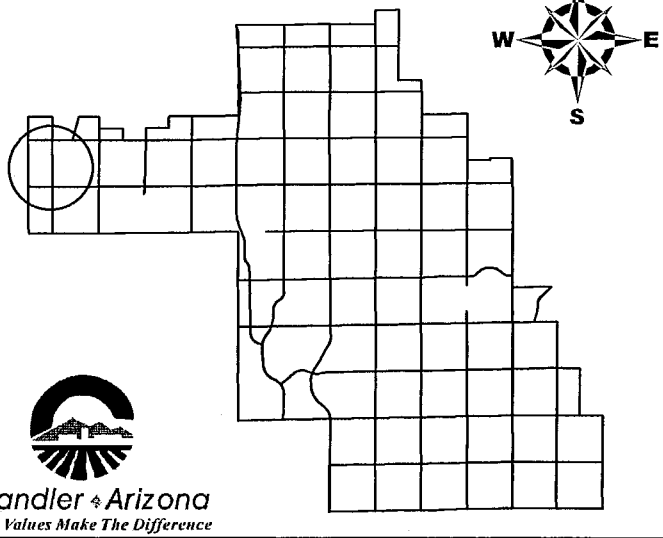
PROPOSED MOTION

Move to approve Use Permit case ZUP14-0014 OAKLAND BUSINESS PARK, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

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





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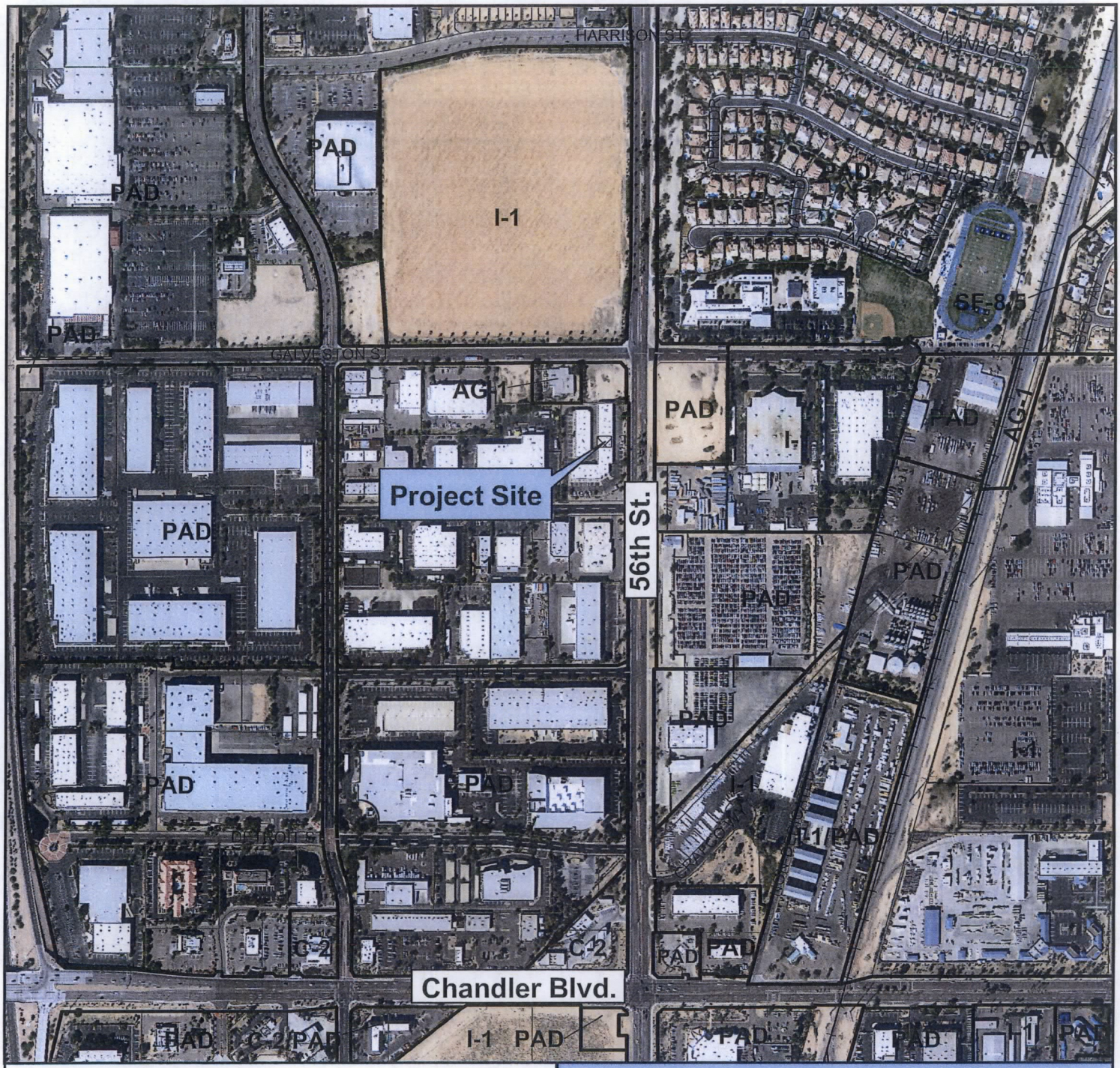
Vicinity Map

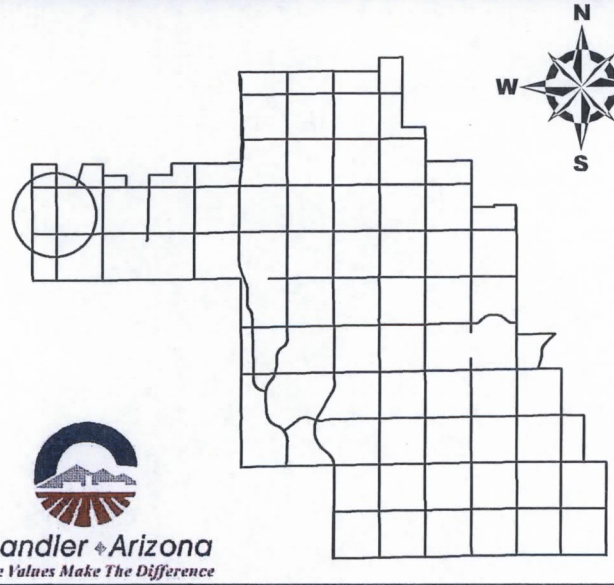
ZUP14-0014

Oakland Business Park

CITY OF CHANDLER 5/28/2014



Vicinity Map



ZUP14-0014

Oakland Business Park

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CITY OF CHANDLER 5/28/2014

City Of Chandler Use Permit Narrative

Appearance Motorsports

Appearance Motorsports submits for approval a use permit from the City Of Chandler for use of the property located in Oakland Business Park (500 N. 56th Street Suite #8 Chandler,Az.85226) for Used Automotive Sales.

Appearance Motorsports will be primarily selling used vehicles no later than 2001. I will also be serving as a Value Added Reseller (VAR) for customers who wants custom rims and accessories for their vehicles. None of the installations will occur on the premises, they will occur on the premises of the original equipment manufacturer (OEM) destinations.

The suite is approximately 1,504 net rentable square feet. The suite is already built out, as submitted in the building floor plans and will not require any other major construction.

Oakland Business Park is owned by Presson Advisory LLC (2122 E. Highland, Suite 400, Phoenix,Az.85016)

As submitted in the site floor plan, the front lobby area (approximate 273 sq. ft) will be used for customer service purposes including signing documents and warranties on vehicles. The "shop" (garage area, approximately 715 sq. ft) will be used for staging of no more than 3 vehicles for customer pick-up. There is an owners office (approximately 187 sq, ft) will be used for storing records, warranties, etc.

Appearance Motorsports hours of operation are as follows:

Monday through Thursday from: 10 a.m. to 6 p.m.
Friday: 10 a.m. to 4 p.m.
Saturday: 10 a.m. to 2 p.m.
Sunday: Closed

Appearance Motorsports employees include 1 owner, James P. Hollins and 1 Receptionist – Heidi D. Steuber.

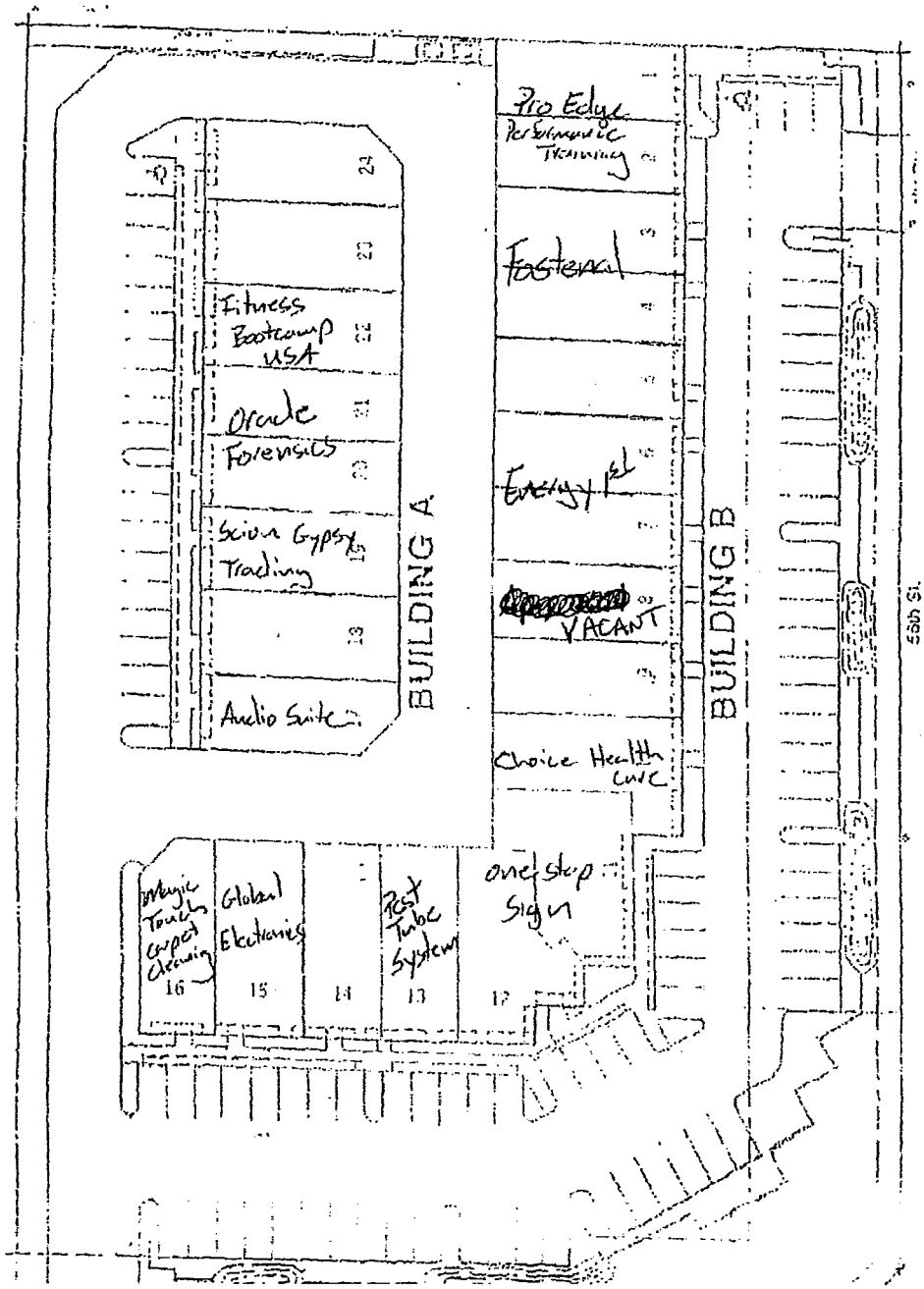
Thank you for your consideration of Appearance Motorsports use permit . We are excited to be a part of the City Of Chandler Community.

ZUP14-0014 Narrative

Exhibit "B"

ATTACHED TO AND FORMING A PART OF
LEASE AGREEMENT
DATED AS OF JUNE 8, 2011
BETWEEN
PRESSON ADVISORY L.L.C., AN ARIZONA
LIMITED LIABILITY COMPANY, AS LESSOR,
AND
APEX TINT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS LESSEE

SITE PLAN OF THE PREMISES

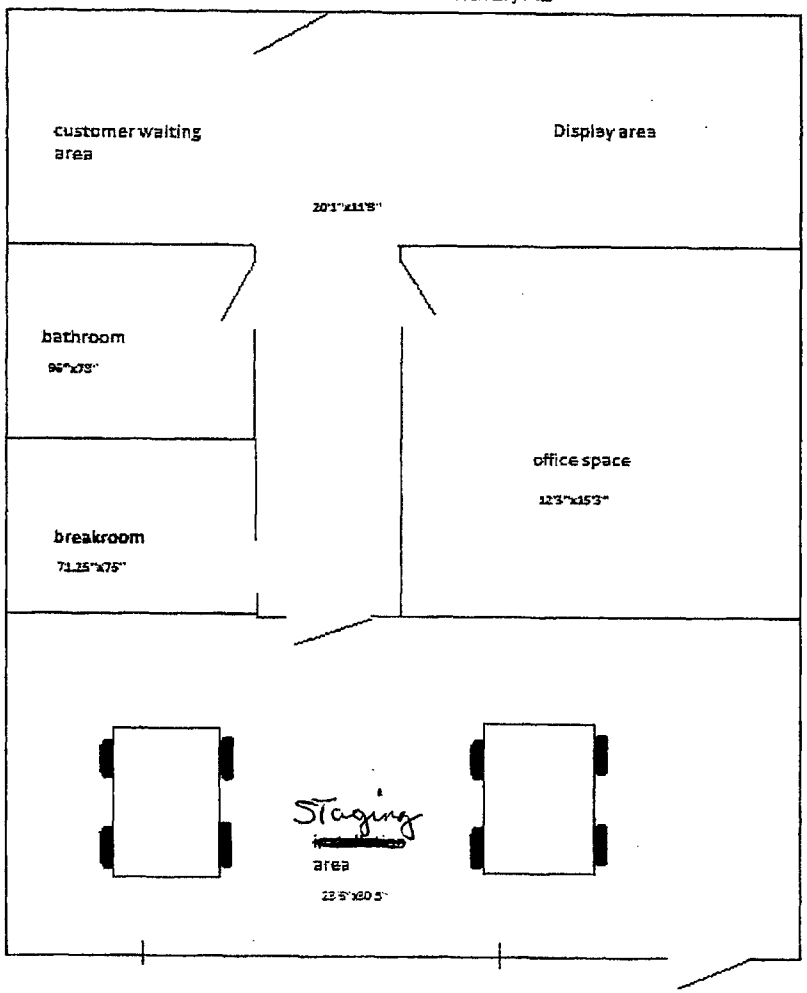


Site Plan

ZUP14-0014

Building Floor Plan

500 n. 56th St # 8 Chandler, AZ



Floor Plan

2004-0014