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AUG 17 2011

Chandler

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2010

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MEMORANDUM **Transportation & Development – PZ Memo No. 11-075**

DATE: AUGUST 8, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

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

SUBJECT: ZUP11-0007 ALL J'S DETAIL

Request: Use Permit approval of a time extension to allow an automotive detailing business within Planned Industrial District (I-1) zoning

Location: 6532 West Flint Street, Suite 2, north of Chandler Boulevard and west of Kyrene Road

Applicant: Javier Olivas, business owner

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval with conditions.

BACKGROUND

This application requests Use Permit approval of a time extension to allow an automotive detailing business within Planned Industrial District (I-1) zoning district. The subject site was developed with one industrial warehouse building with ancillary office space. The approximately 16,182 square foot building is divided into two tenant spaces. The property is located within the Southpark Business Center industrial business park. All J's Detail received Use Permit approval in June 2010 with a one year time limit which expired in June 2011. Currently the business has a lease through the January 2012; however, the tenant is looking to move to a new, larger location. In the meantime, the request is to maintain a Use Permit for the automotive detailing business for a one year period. This would allow time for All J's Detail to relocate and/or the property owner to lease to another automotive detailing business.

West of the site is a vehicle storage lot for the ADESA Auto Auction and the auction sites northeast entrance/exit off of Flint Street. East of the site is another industrial warehouse building occupied by Sound Packaging, which is a manufacturer and distributor or various kinds of packaging such as corrugated packaging, folding cartons, air mailers, and flexible packaging. North of the site is ATCi, which is an uplink system provider for television channels and has several satellite dishes abutting the subject site. South of the site is an industrial building occupied by Glynlyon, which is a computer programming company that is a leading provider of online-based curriculum and e-learning solutions for charter, public, and virtual schools.

The auto detailing business occupies Suite 2, the east half of the building, occupying approximately 7,400 square feet. There is a light industrial tenant in Suite 1, Arizona Wire and Tool. All J's Detail specializes in complete auto detailing including exterior vehicle buffing, waxing, detailing wheels and tires, and interior shampooing and detailing. All J's Detail's clients are primarily related to corporate accounts such as Enterprise Rental Car, DRC Leasing, International Leasing, and businesses that utilize the adjacent auto auction as well as independent vehicle wholesalers who bring vehicles to the site for detailing. The business is not open to the general public for personal auto detailing, only corporate accounts. There are approximately 8 to 15 vehicles per day. All washing or detailing of vehicles occurs within the warehouse or in the rear yard of the property behind the chain link fence security gates. When vehicles are complete, they are parked in front of the building awaiting pickup. If there is a need for overnight parking of vehicles, this will occur behind the building in the gated area only.

The application does not represent any use of this property for vehicle maintenance and repair, auto body or mechanical engine work, tire and/or wheel shop, vehicle customization and accessories, sales, leasing, vehicle related retail sales, or the like. The property owner does not permit automotive repair or like uses, and the repair shop vacated the property. The property owner only has a lease for the auto detailing business to operate on this site in Suite 2 only specifically for an automotive detailing business.

The business operates Monday through Friday from 8 a.m. to 5 p.m. There are approximately 4 to 6 employees. There are 30 existing parking spaces on the property for use by both suites. There are 10 parking spaces in front, 20 parking spaces in the back of the building. Staff is of the opinion there is enough parking for both suites occupancy.

DISCUSSION

The I-1 zoning district does not permit automotive related uses such as sales, leasing, repair, customization, detailing, and the like without approval of a Use Permit since these are considered commercial not industrial uses. It is not unusual to have automotive uses granted a Use Permit in the I-1 zoning. There are several auto businesses west of the subject site off of 54th Street and some south of Chandler Boulevard that have been successful and compatible at their location within an industrial business park.

Planning Staff is of the opinion that the proposed automotive detailing business is compatible with the other businesses in the immediate area and the mix of uses in the industrial park area. The location provides adequate parking for the business too. The applicant understands and

agrees to conditions limiting the business to what is represented as an automotive detailing use only. Planning Staff recommends several conditions below including a one (1) year time limit.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 21, 2011. No one attended other than the applicant.
- As of the date of this memo, Planning Staff is not aware of any opposition or concern with this request.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval of the Use Permit case ZUP11-0007 ALL J'S DETAIL, subject to the following conditions:

1. The Use Permit shall remain in effect for one (1) year 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.

2. Expansion or modification beyond the approved exhibits (Floor Plan, Site Plan, Narrative) shall require reapplication and approval of a Use Permit.

3. The Use Permit is non-transferable to other store location.

4. There shall be no vehicle maintenance and repair, auto body or mechanical engine work, tire and/or wheel shop, vehicle customization and accessories, sales, leasing, vehicle related retail sales, or the like.

5. The site shall be maintained in a clean and orderly manner.

6. Any proposed business name signage, temporary banners, or the like shall require City permits in conformance with adopted City codes.

7. There shall be no vehicle parking, storing, detailing, or the like on City streets. All vehicles shall be maintained on-site.

8. There shall be no working on vehicles in front of the building; all detailing shall occur in the rear of the property.

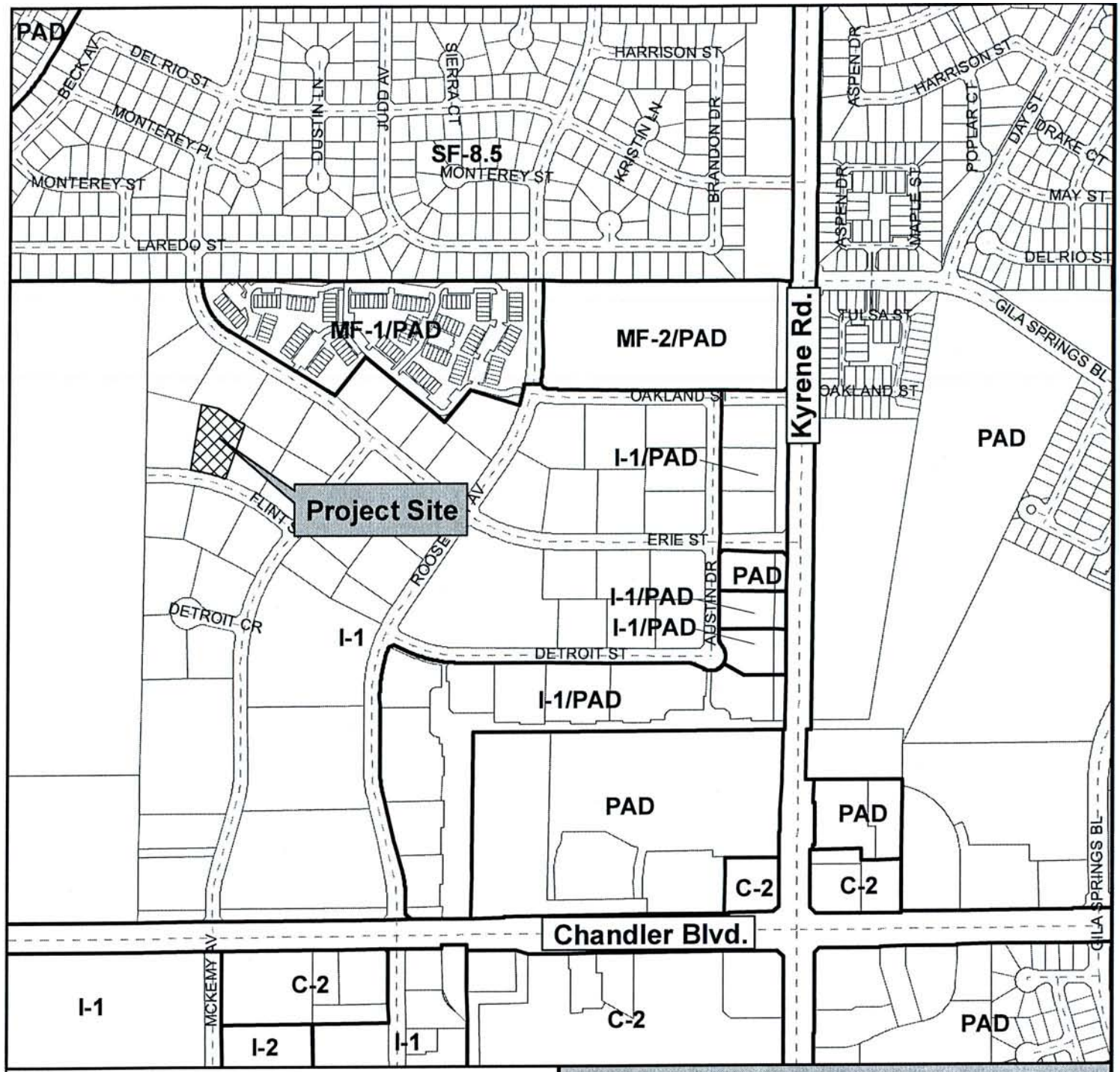
9. As represented by the applicant, clients are restricted to corporate accounts only; no individual, general public clients are permitted.

PROPOSED MOTION

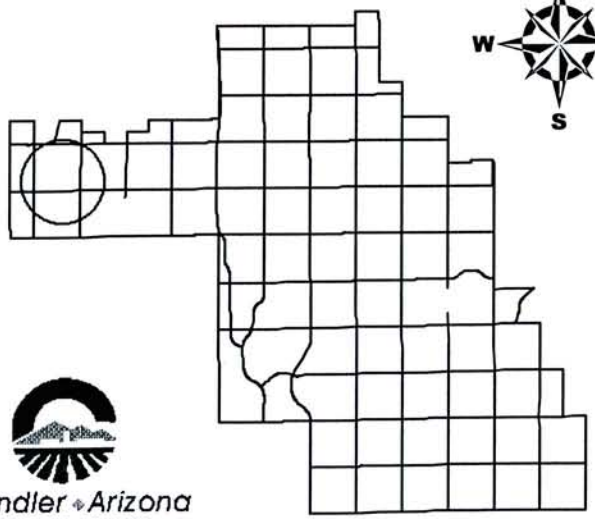
Motion to recommend approval of Use Permit case ZUP11-0007 ALL J'S DETAIL, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map



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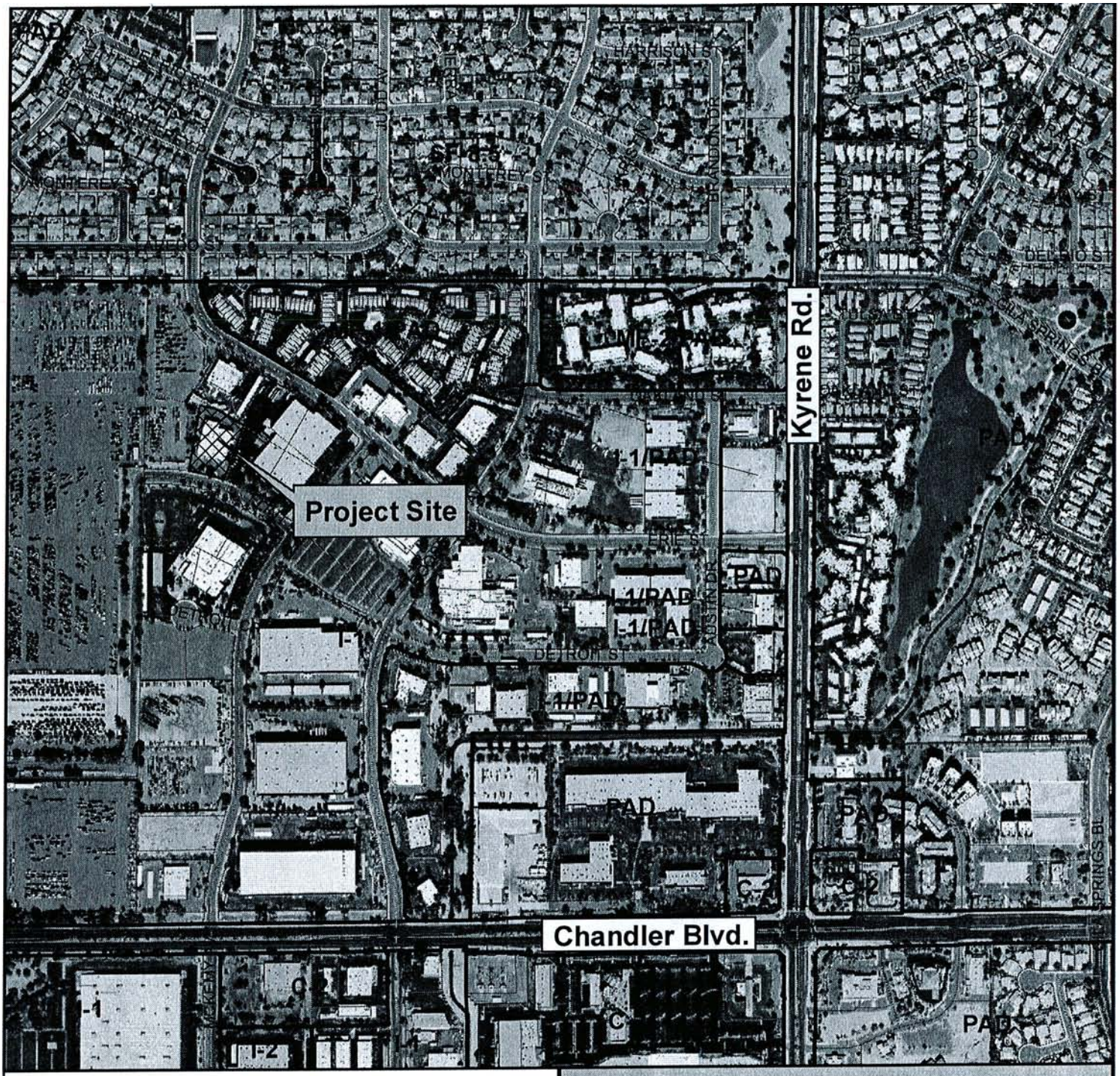
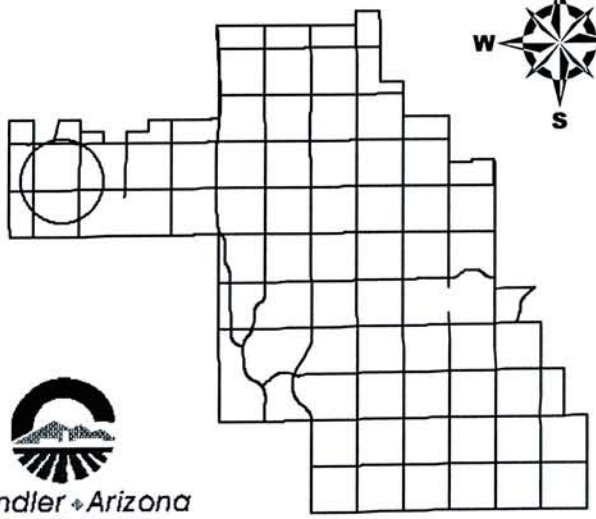
ZUP11-0007

All J's Detail

CITY OF CHANDLER 5/2/2011



Vicinity Map



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ZUP11-0007

All J's Detail

CITY OF CHANDLER 5/2/2011

Javier Olivas
All J's Detail
Contact: 602-751-8200
6532 W. Flint St. Suite 2
Chandler, AZ 85226

June 2, 2011

City of Chandler
Planning and Development Department
215 E Buffalo Street
Chandler, AZ 85225

To Whom It May Concern:

I am writing this letter to obtain a use permit for our current location listed above. We are requesting a one-year approval to operate and continue doing business at this location.

All J's Detail is a family owned business that was established at our current location in 2010. We specialize in complete auto detailing including buffing, waxing and interior shampooing and service fifteen to twenty cars per day. All J's Detail has grown in business and clientele since opening. All of our work is conducted inside our premises or behind gated and secure walls.

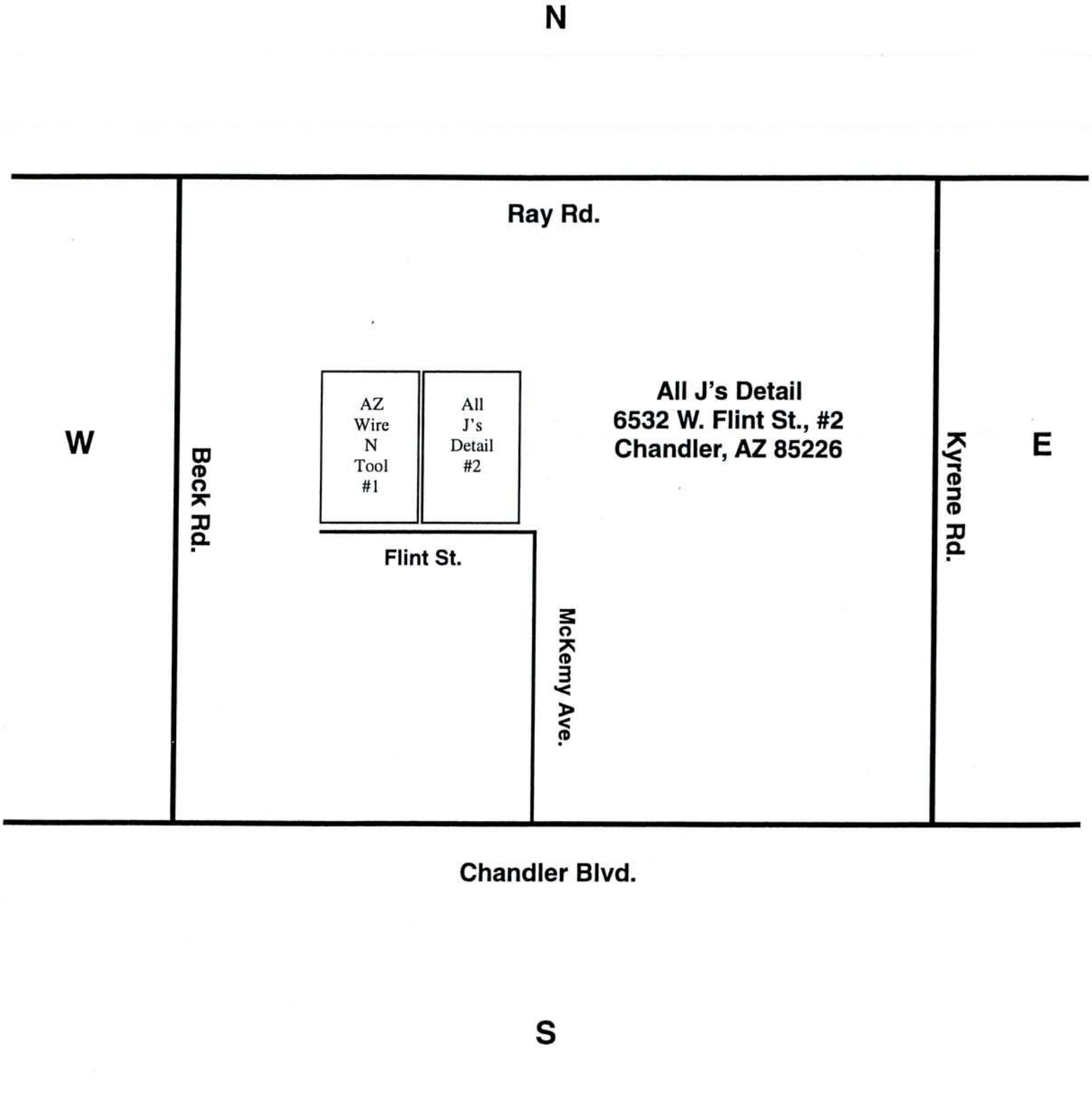
Our main customer base consists of cooperate accounts such as Enterprise Rental Cars, DRC Leasing, ATR Leasing, and International Leasing. We also provide services for independent wholesalers who drop their vehicles off for service at our location to be detailed.

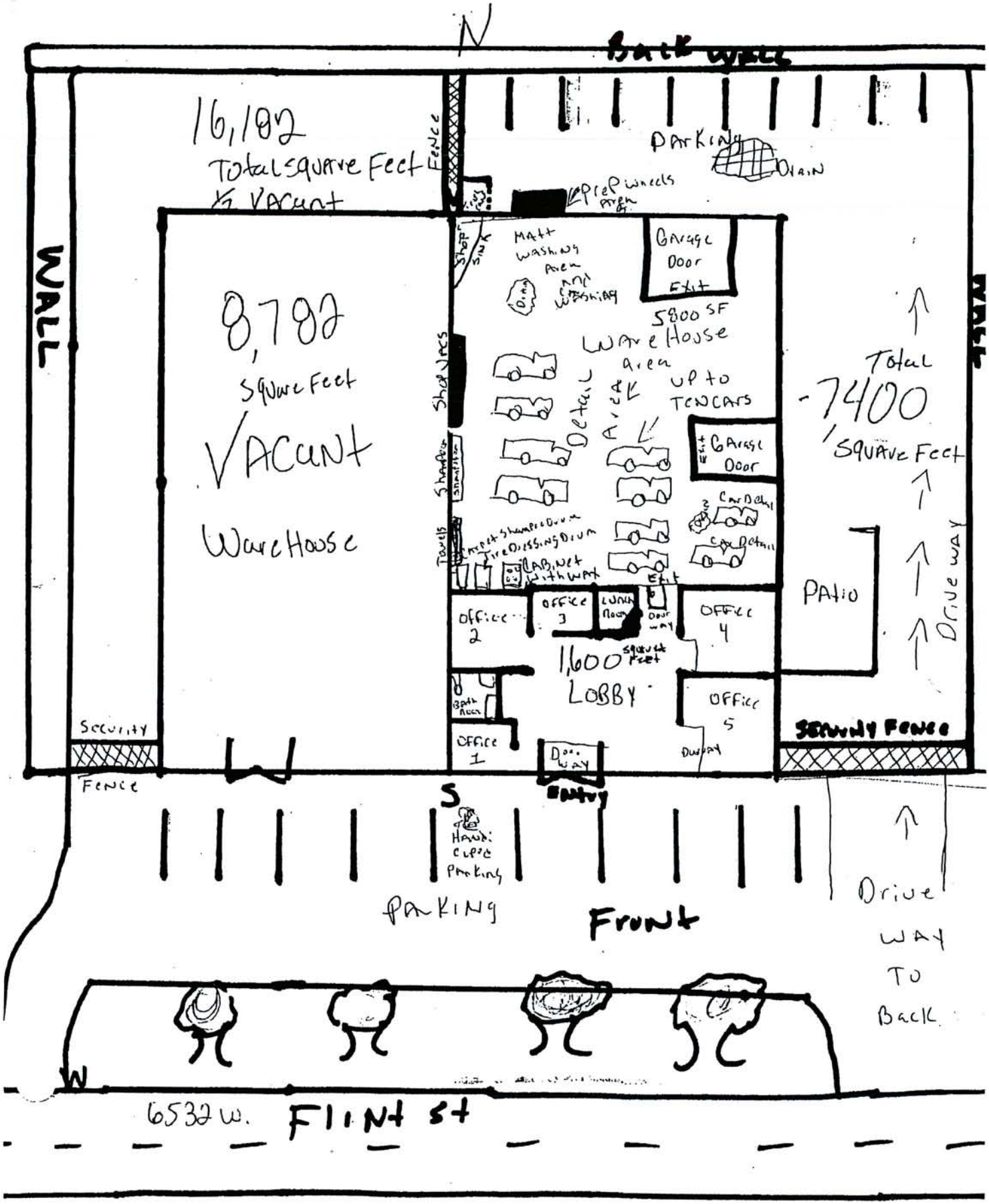
Our facility is approximately half an acre with two separate units located within it. The complex is 16,182 square feet, is a freestanding office and warehouse building. There are 34 parking spots, including Handicapped spaces. We occupy 7,400 square feet of office and warehouse space and share the parking with Arizona Wire and Tool.

Our hours of operation are 8:00 AM to 5:00 PM, Monday through Friday. Our staff includes four to seven employees who work full-time or part-time.

Sincerely,

Javier Olivas
President/Owner


N
Ray Rd.
W
Beck Rd.
AZ Wire N Tool #1
All J's Detail #2
All J's Detail
6532 W. Flint St., #2
Chandler, AZ 85226
Flint St.
McKemy Ave.
Kyrene Rd.
E
Chandler Blvd.
S


N
Back Wall
16,182
Total Square Feet
½ Vacant
Fence
Parking
Drain
Prep wheels area
Shop Sink
Matt washing area and car washing
Garage Door Exit
5800 SF
Ware House area
up to Ten Cars
Detail Area
Garage Door
Exit
Car Detail
Car Detail
Shop Vacs
Shampoo
Towels
Carpet Shampoo Drum
Tire Dressing Drum
Cabinet with wax
Exit
Office 2
Office 3
Lunch Room
Door way
Office 4
1,600 Square Feet
LOBBY
Bath Room
Office 5
Office 1
Door way
Entry
Security Fence
Security Fence
Wall
Wall
Total
7400
Square Feet
Patio
Drive way
Handicaped Parking
Parking
Front
Drive way to Back
W
6532 W. Flint St