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MEMORANDUM Transportation & Development – PZ Memo No. 11-113

DATE: NOVEMBER 21, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: ZUP11-0008 KWIK MART / U-HAUL

Request: Use Permit approval to allow motor vehicle and trailer rentals

Location: 600 W. Galveston Street, the northwest corner of Galveston and Hartford Streets

Applicant: Nawal Aranki

Owner: Sun Garden LLC

Zoning: Neighborhood Commercial District (C-1)

RECOMMENDATION

Staff, finding inconsistency with the General Plan and C-1 zoning, recommends denial.

BACKGROUND

The application requests Use Permit approval to allow motor vehicle and trailer rentals at the northwest corner of Galveston and Hartford Streets. The site contains a small neighborhood retail center with a convenience store, a laundromat, and a beauty salon on a 33,384 square foot parcel near the corner. Northwest of the neighborhood retail center is a larger, 102,068 square foot vacant parcel that is bordered by a residential alley. The subject business would occur on both parcels, which have the same ownership. Residential uses surround the site in all directions, including mostly single-family homes, but apartments on the intersection's northeast and southwest corners. Galveston and Hartford Streets are residential collector streets.

The requested business is already operating at the site and the applicant has been working with staff on the Use Permit application since May 2011. According to the applicant, the maximum

number of trucks and trailers that would be on the site at any given time is 20. So far in 2011, the business has averaged 10 vehicles on site. The vehicles are currently parked on the west side of the retail center in the access drive that goes around the back of the center. The rental business transactions are conducted from the convenience store's service counter.

In order to conform to the Zoning Code's site development standards, 10 new parking spaces will be constructed west of the convenience store, complete with landscaping, if the Use Permit is approved. The new spaces will be 10' x 30' in order to accommodate either customer traffic or the rental equipment (trucks and trailers). There will also be a 2'-6" high parking screen wall surrounding the spaces on the north, west, and south sides. Currently, most of the site is not landscaped, excepting only two small clusters of Palo Verde trees. The site currently has approximately 27 parking spaces, including five (5) behind the buildings.

Motor vehicle and trailer rentals are allowed in the Community Commercial (C-2) and Regional Commercial (C-3) zoning districts. Though the C-1 zoning district does not specify that this use can be requested through a Use Permit, C-1 does allow a Use Permit to be considered for "any other use the City Council determines is compatible and in the best interest of the community." The purpose of the C-1 zoning district is described as follows:

The uses permitted in this district are intended to primarily serve the needs of the surrounding residential neighborhood by providing goods and services that are day-to-day needs generally classed by merchants as "convenience goods and services." Businesses which tend to be a nuisance to the immediately surrounding residential area are excluded even though the goods and services offered might be in the convenience classification.

DISCUSSION

Staff recommends denial of the request, finding the proposed use to be a neighborhood nuisance that is more appropriate in a C-2 or C-3 zoning district than in a C-1 district in such close adjacency to residences. Though the proposed landscaping would significantly upgrade the site's aesthetic appearance, it would not completely screen the rental trucks and trailers from off-site view. Such vehicle storage is not appropriate or expected in the middle of a residential neighborhood. Staff also notes that, though traffic generation has been low so far at this site, it is typically much higher for this type of use.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held August 29, 2011 at the Downtown Community Center. No neighbors attended.
- One neighbor contacted Staff in opposition to the request, stating that the use belongs in an industrial area and not a neighborhood where it will be an eyesore.

RECOMMENDED ACTION

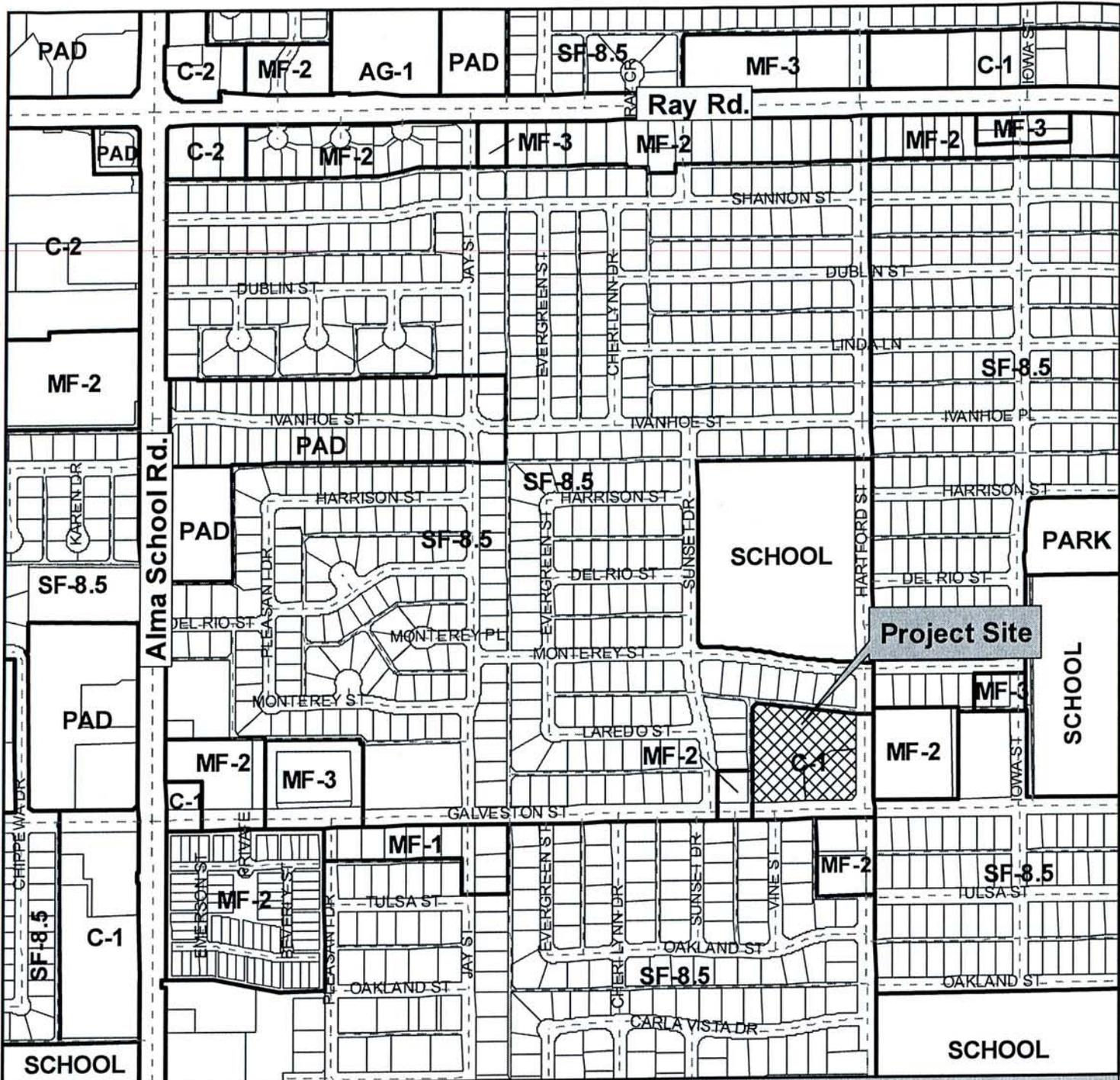
Staff, upon finding inconsistency with the General Plan and C-1 zoning, recommends denial of ZUP11-0008 KWIK MART / U-HAUL.

PROPOSED MOTION

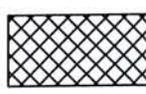
Move to recommend denial of ZUP11-0008 KWIK MART / U-HAUL Use Permit for motor vehicle and trailer rentals, as recommended by Staff.

Attachments

1. Vicinity Maps
2. Aerial Photo Close-up
3. Site Plan
4. Narrative



Vicinity Map



ZUP11-0008

Kwik Mart/Uhaul

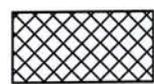


Ray Rd.

Alma School Rd.

Project Site

Vicinity Map



ZUP11-0008

Kwik Mart/Uhaul





Google earth



X = subject site

OWNER

SUN GARDEN LLC
14235 N. 69TH PLACE
SCOTTSDALE AZ 85254

PHONE # 480-227-0403

PROJECT DESCRIPTION

ADD 10 PARKING STALLS
AND LANDSCAPE TO PARCELS
302-50-098 AND 302-50-099

CONSTRUCTION NOTES

- ① EXISTING CONCRETE CURB TO BE REMOVED
- ② NEW 18" VERTICAL CURB
- ③ NEW CURB AND GUTTER
- ④ NEW LANDSCAPE

IRRIGATION; WATER SOURCE FROM HOSE BIB LOCATED NORTH OF EXISTING BLD, PROVIDE 1/2" BACKFLOW PREVENTER, AND TWO STATIONS AUTOMATIC CONTROLLER.

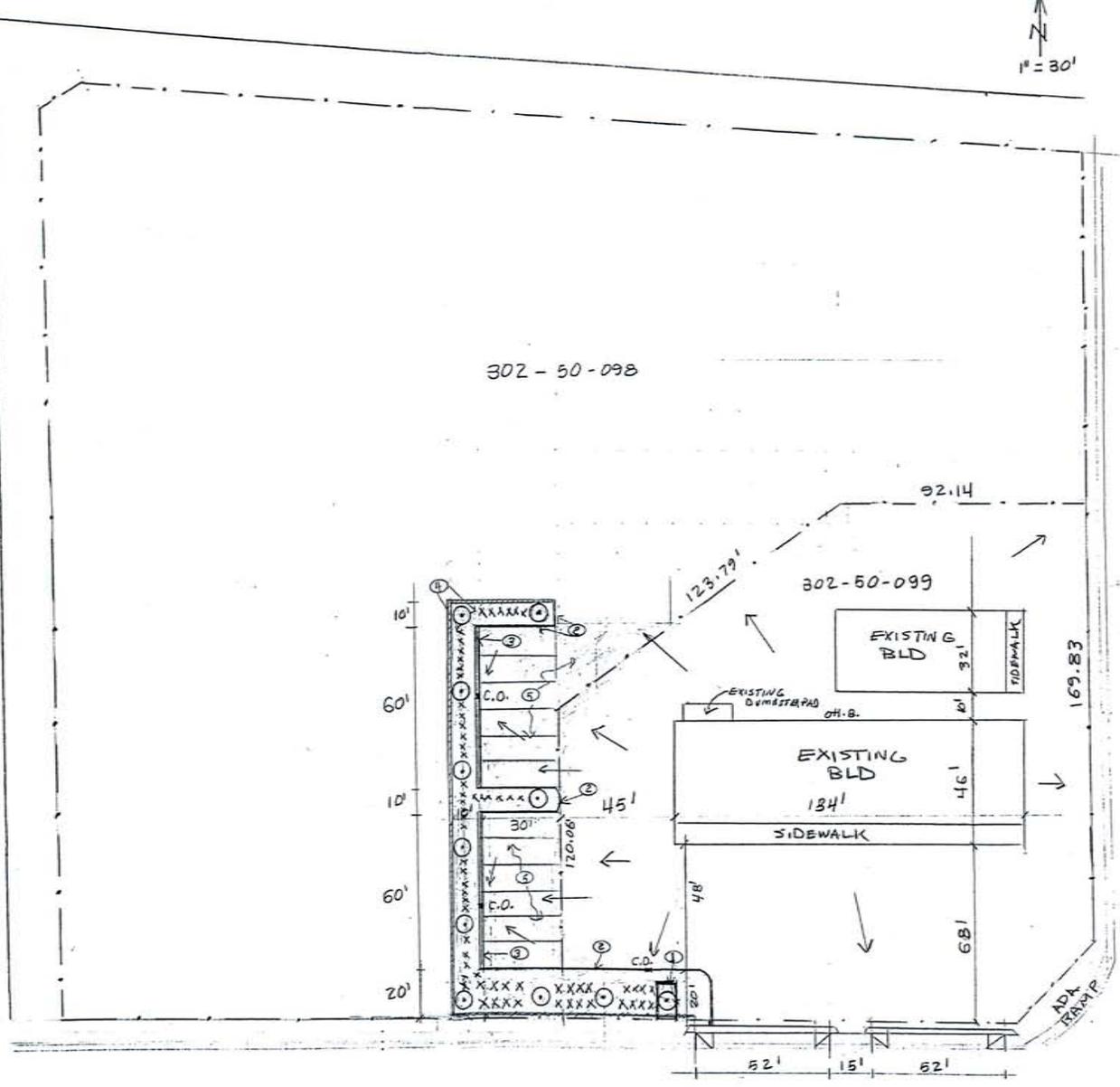
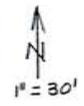
- ⑤ NEW PARKING AREA WILL BE TO CITY STANDARDS, ALSO GRADING AND DRAINAGE PLAN SIGNED BY AN ENGINEER UP ON THE APPROVAL FOR UHAUL RENTAL USE.

→ EXISTING AND NEW DIRECTION OF WATER FLOW
oHB EXISTING HOSE BIB

▭ PROPOSED WORK

○ NEW 3' HIGH OLEANDERS
C.O. CURB OPENING
- - - PROPERTY LINE

- ⊙ EXISTING FIRE HYDRANT
- ▬ 2'-6" PARKING SCREEN WALL
- 15 GALLON CHILEAN MESQUITE TREE, TOTAL 11.
- X 5 GALLON LANTANA BUSH, TOTAL 66.



SITE PLAN

GALVESTON ST.

HARTFORD ST.

May 17, 2011

Re: Use Permit
600 W Galveston St
Chandler AZ 85225
Parcel# 302-50-098

We are proposing to rent Uhaul trucks and trailers from the existing business Kwik Mart located at 600 W Galveston St Chandler AZ 85225. The business is located in a three tenant strip center. The Uhaul rental business is an addition to the convenience store, the building, landscape, and site design do not change.

The hours of operation are Monday-Sunday from 9am to 10pm. There are always two employees or more on site. The only difference will be the parking of the vehicles. There will now be Uhaul trucks and trailers located in the empty milled asphalt lot, adjacent to the strip center. Properties are family owned and operated.