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MEMORANDUM **Transportation & Development – PZ Memo No. 11-102a**

DATE: NOVEMBER 6, 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: ZUP11-0022 ALL J'S DETAIL

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

Location: 7045 W. Galveston Street, Suite 11; north of Chandler Boulevard and east of 54th Street

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 to allow an automotive detailing business within a Planned Industrial District (I-1) zoning district. The subject site is developed with one light industrial warehouse building which is approximately 32,800 square feet in size. Larsen Supply Company, a plumbing and heating equipment and supplies business, occupies approximately 20,800 square feet. All J's detail will occupy the remaining 12,000 square feet. All J's Detail is currently located a couple miles to the east with Use Permit approval and is relocating to the Galveston Street property. The business remains unchanged; the new site is a larger location allowing for more detailing of vehicles.

Surrounding buildings to the west, east, and south are zoned I-1 light industrial. Property to the north is undeveloped land zoned I-1, which is adjacent to existing developed commercial property. There are automotive repair businesses under a Use Permit in the area off of 54th Street and an auto body paint and repair shop west of the subject site.

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 main customers are Enterprise Rental Car, DRC Leasing, International Leasing, ATR Leasing, and 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. All washing or detailing of vehicles occurs within the warehouse or in the rear yard of the property behind the 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. There are approximately 10 to 20 vehicles per day.

The request 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 business operates Monday through Friday from 8 a.m. to 5 p.m. There are approximately 6 to 8 employees. There are approximately 60 parking spaces on the property for use by both tenants. However, the front parking lot's parking space stripes have faded. Planning Staff has advised the applicant that the site's parking spaces including the A.D.A. parking spaces need to be stripped and to coordinate with the property owner.

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, in the building next to this site, 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 two (2) year time limit since this business has been in operation at another location over one year and has had no issues or concerns.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 13, 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 ZUP11-0022 ALL J'S DETAIL, subject to the following conditions:

1. The Use Permit shall remain in effect for two (2) 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.

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

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

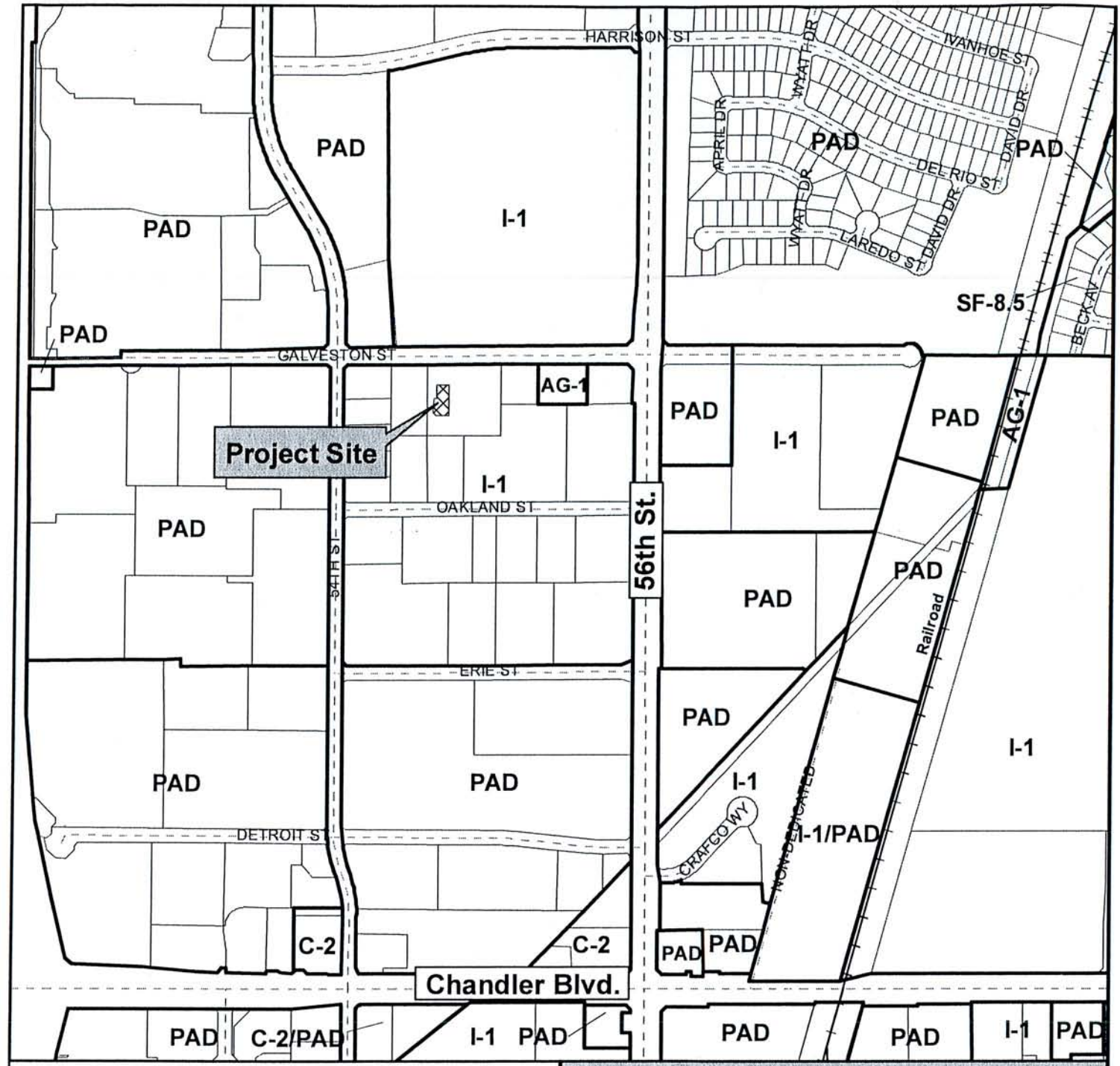
8. As represented by the applicant, clients are restricted to corporate accounts only; no individual, general public clients are permitted.

PROPOSED MOTION

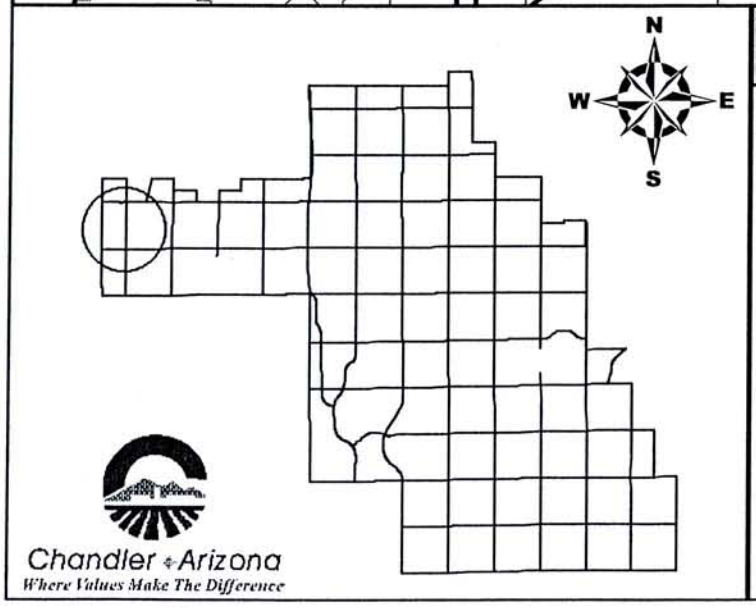
Motion to recommend approval of Use Permit case ZUP11-0022 ALL J'S DETAIL, subject to the conditions recommended by Planning Staff.

Attachments

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



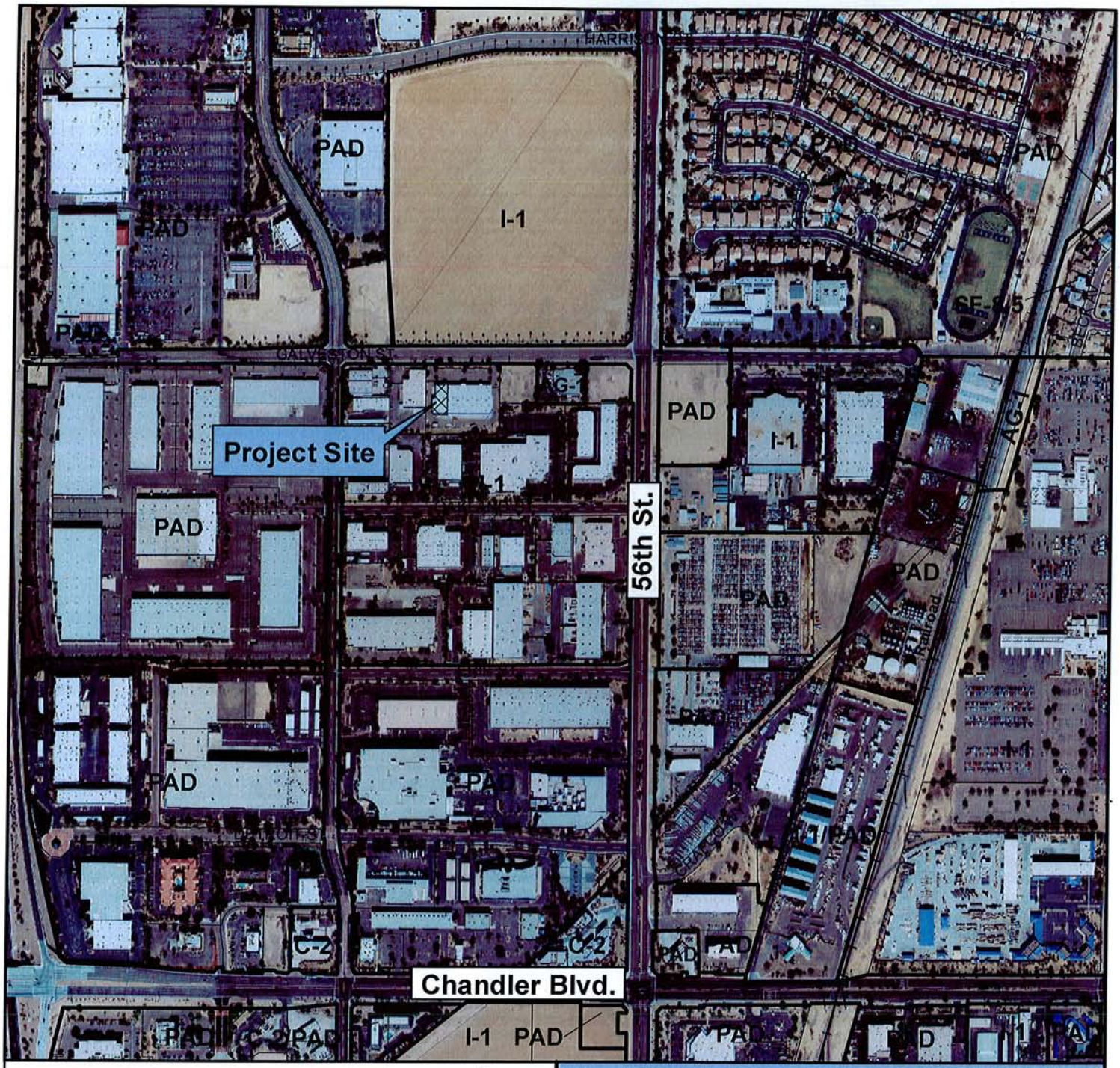
Vicinity Map

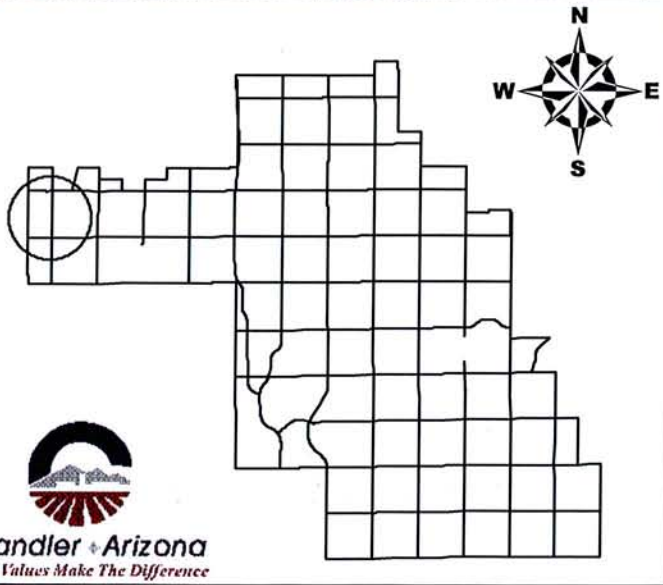


ZUP11-0022

All J's Detail

CITY OF CHANDLER 8/25/2011





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Vicinity Map

ZUP11-0022

All J's Detail

CITY OF CHANDLER 8/25/2011

Javier Olivas
All J's Detail
7045 W Galveston St. Suite ~~#2~~ 11
Chandler, AZ 85226

Date: 8/17/11

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

To Whom It May Concern:

I am writing this letter to obtain a use permit for our new location listed above.

All J's Detail specializes in complete auto detailing, included buffing, waxing and interior shampooing. All J's details between 10 to 20 cars per day and all our washing/detailing work is conducted either inside our premises or behind our gate and security walls.

Our hours of operation are from 8:00 am to 5:00 pm Monday through Friday. Our staff includes approximately 6-8 people.

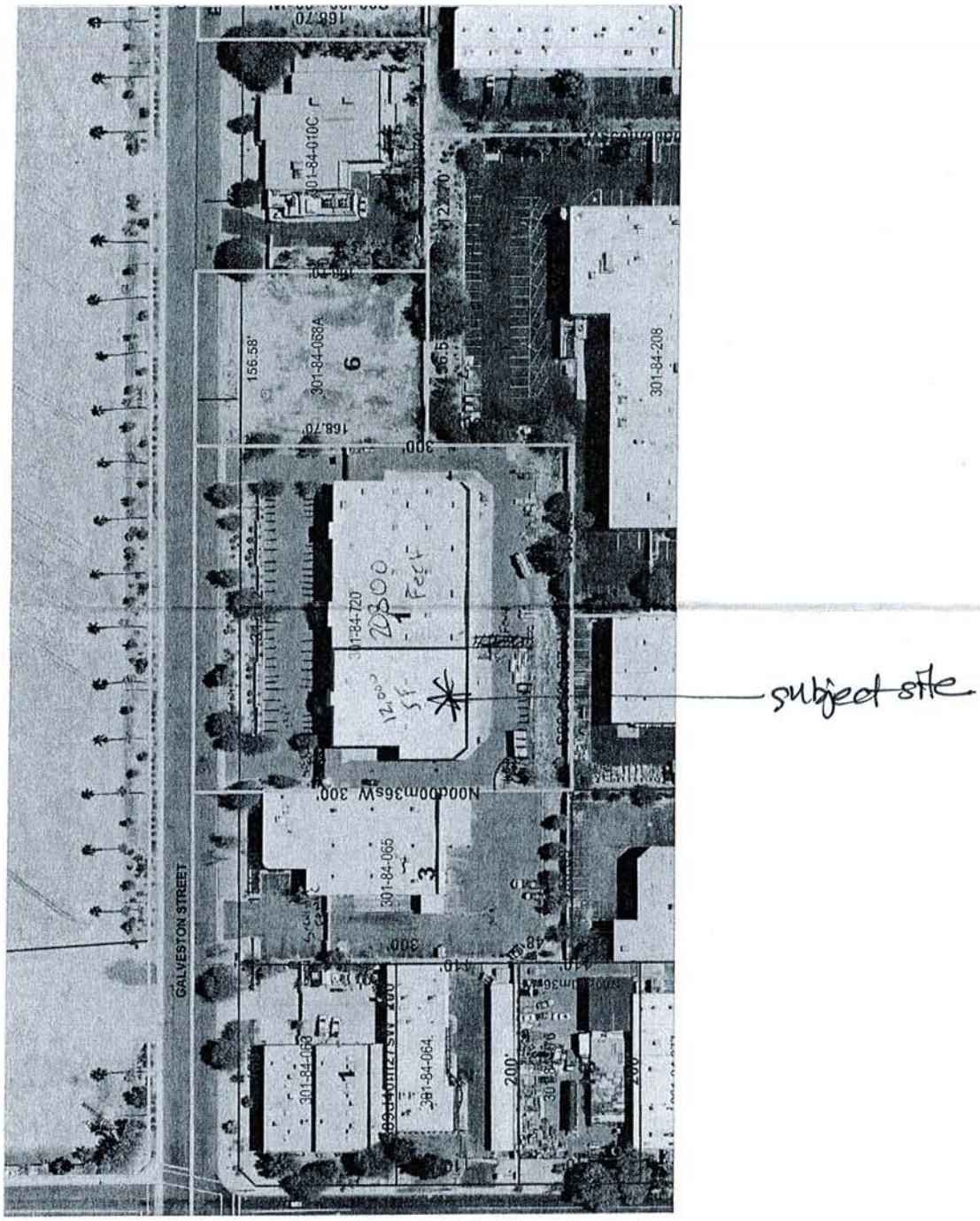
Our main customer base consists of corporate accounts such as Enterprise Rental Car, DRC leasing, International leasing, ATR Leasing and independent wholesalers, who drop their cars off at our location.

Our facility is approximately 1 acre, with two separate tenants located in it. The complex is a 32,800 square foot freestanding office and warehouse building. The complex has approximately 60 parking slots.

We will occupy approximately 12,000 square feet of office and warehouse space and share the parking.

Sincerely,

Javier Olivas
President

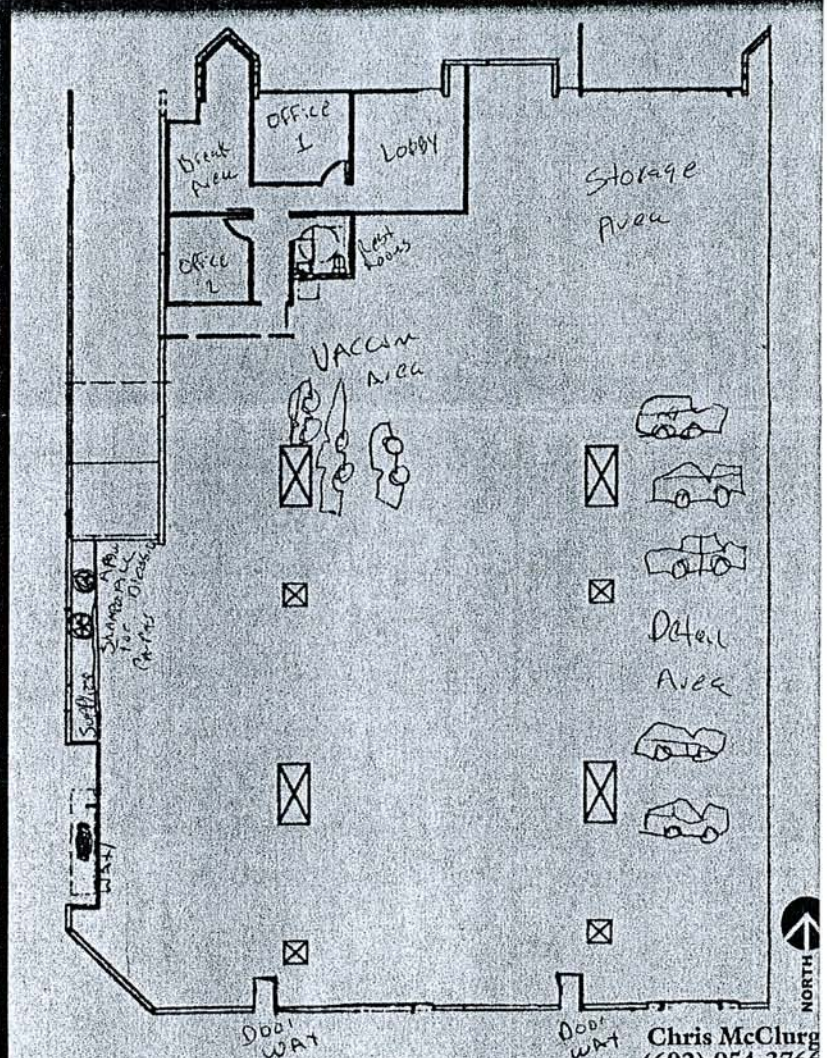

GALVESTON STREET
301-84-010C
301-84-068A
301-84-208
301-84-720
301-84-065
301-84-064
156.58'
168.70'
300'
200'
20800 Feet
subject site

N

site plan

±12,000 SQUARE

7045 West Galveston S



For further information, contact:

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ALL J's Auto Detail
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Floor Plan