



Chandler · Arizona
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MEMORANDUM

Transportation & Development - PZ Memo No. 12-068

DATE: JULY 24, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: ZUP12-0018 STELLAR AUTOPLEX SALES AND LEASING, LLC

Request: Use Permit extension approval for automotive sales within an I-1 Planned Industrial zoning district

Location: 4041 W. Milky Way,
Southeast corner of Milky Way and 79th Street

Applicant: Justin Umbs, Owner

RECOMMENDATION

The request is for Use Permit extension approval for the continued operation of automotive sales within an I-1, Planned Industrial zoning district. Staff, upon finding consistency with the General Plan and the I-1 zoning district, recommends approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Milky Way and 79th Street. The subject site is surrounded by I-1 zoned properties. In 2004, the property received Use Permit approval for three years to operate an automotive sales and customization business that ultimately closed before the end of the three years. In 2009, a new Use Permit was granted for three years for automotive sales for the above-mentioned business. The current request is for an extension of the Use Permit.

Overall, the facility continues to maintain an inventory of approximately 15-20 vehicles, which are housed either under roof, in the rear warehouse area, or in the rear storage yard. Stellar Autoplex sells late model highline vehicles, specialized boats, classic cars, and other specialty vehicles. All maintenance is performed off-site, with only minor detailing occurring on site.

The building is approximately 10,181 square feet and provides 3,579 square feet of showroom space and 6,602 square feet of warehouse space. Stellar Autoplex employs approximately 4-8, and is open Monday through Friday 9 a.m. to 6 p.m., and Saturday's 11 a.m. to 3 p.m.

DISCUSSION

Staff continues to support the request citing the continued, successful operation of the business, the positive feedback from the surrounding property owners, and consistency with the Zoning Code.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- Due to the business location and the request, a neighborhood meeting was not held; however, mailers were sent out indicating the request and dates for the public hearings.

At the time of this writing, Staff has received two telephone calls from adjacent business/property owners supporting the request. Staff is unaware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and the I-1 zoning district, recommends approval of ZUP12-0018 STELLAR AUTOPLEX SALES AND LEASING, LLC, subject to the following conditions:

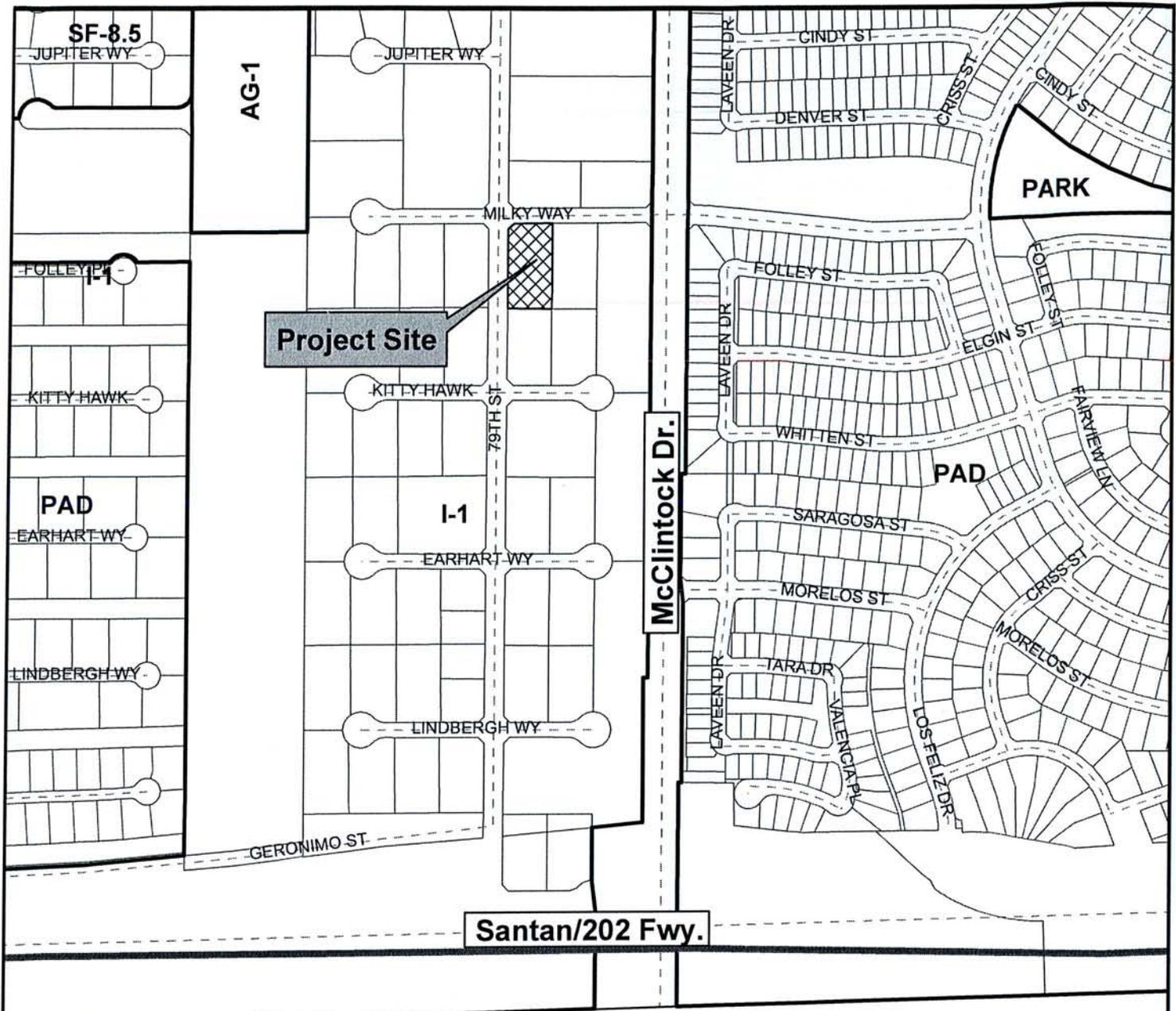
1. The Use Permit shall be extended for a period of five (5) years, at which time re-application shall be required. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. On street parking is prohibited. All vehicles must be parked within designated parking spaces inside the paved parking lot, fenced yard, or inside the building.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

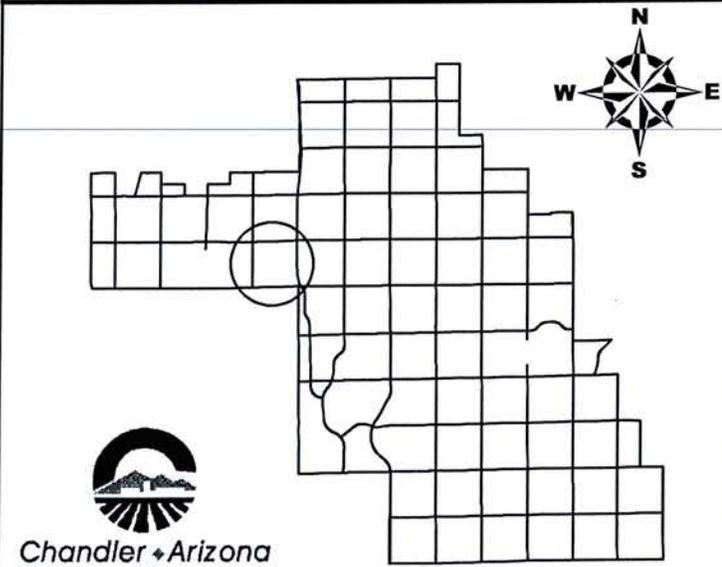
Motion to recommend approval of ZUP12-0018 STELLAR AUTOPLEX SALES AND LEASING, LLC, Use Permit extension approval for automotive sales within an I-1 zoning district, subject to the conditions recommended by Staff.

Attachments

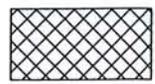
1. Vicinity Map
2. Site Plan
3. Floor Plan



Gila River Indian Community

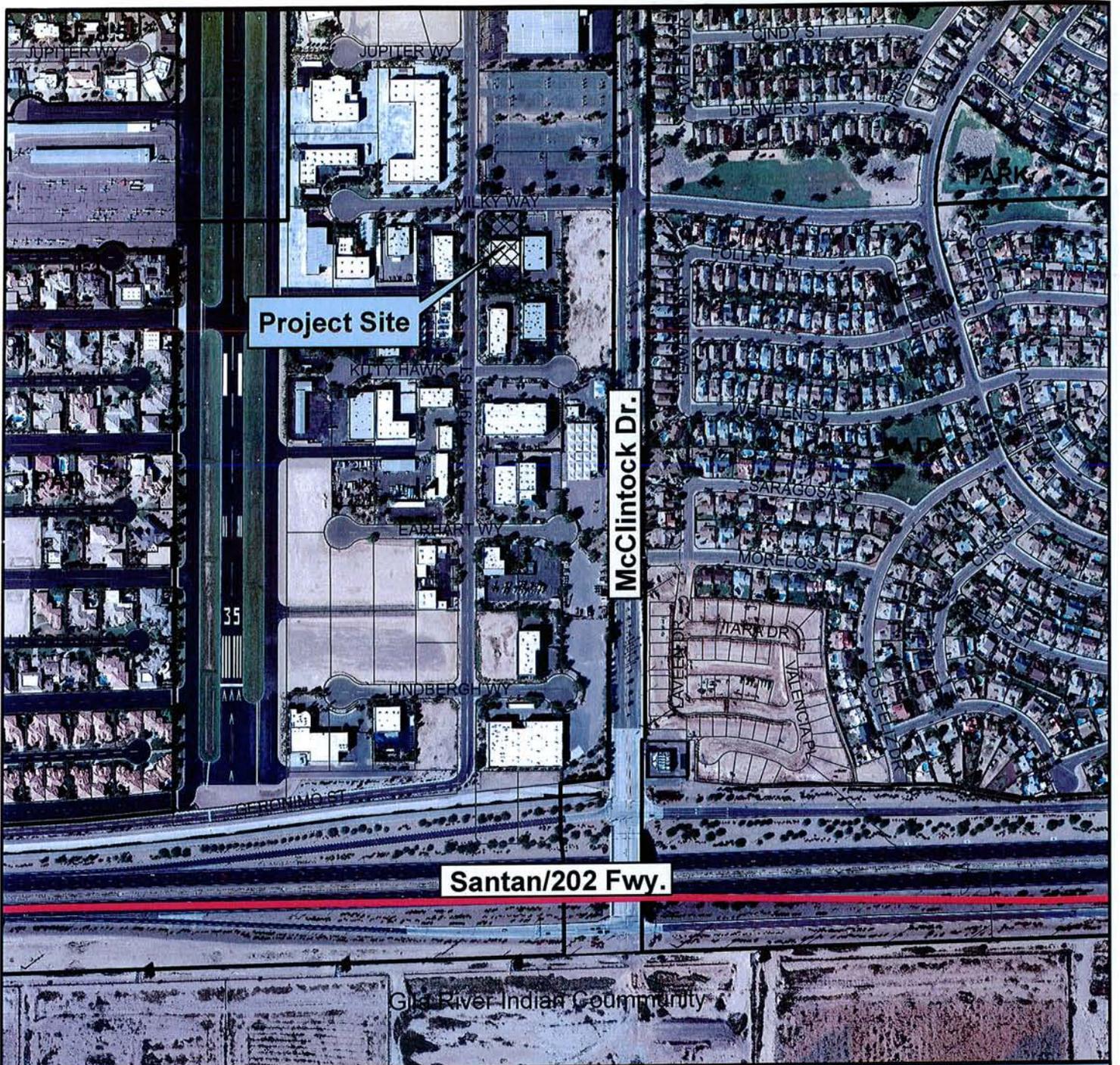


Vicinity Map



ZUP12-0018

Stellar Autoplex Sales and Leasing LLC

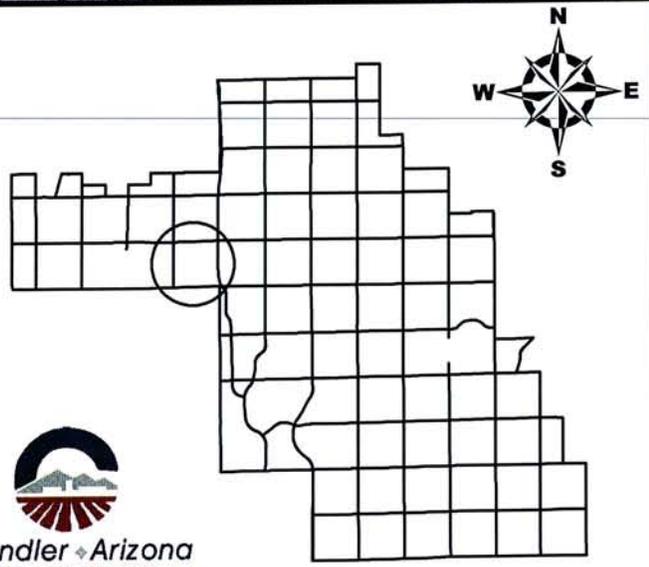


Santan/202 Fwy.

McClintock Dr.

Project Site

Vicinity Map



 ZUP12-0018

Stellar Autoplex Sales and Leasing LLC



