



occur in both suites. The industrial development 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 I-1 zoning district 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.

Apex Tint is a window tinting company specializing in commercial and industrial buildings with tinting performed off-site and automotive tinting performed on-site. The business has been at this location since June 2011. The business includes a front lobby, an installation area, and an administrative office. In addition to window tinting, the business has expanded services to include vehicle glass repair and in the future will do glass replacement. Most glass repair occurs at the same appointment when completing auto window tinting. Apex now offers an automotive detailing service, Apex Detail, not including boats and recreational vehicles which are done off-site only. The detailing includes interior and exterior cleaning of vehicles.

Both the window tinting and auto detailing need to occur inside the building only, no outside washing or working on vehicles. Water usage for both window tinting and auto detailing is provided by a 5-gallon pressurized container with soapy water and a mister nozzle. In some circumstances a pressure washer for additional power is used, but there is not continuous running water on the property indoors or outdoors.

The automotive tinting, glass repair, and detailing businesses are open by appointments only and closed on Mondays, Tuesday through Thursday 8 a.m. to 5 p.m., Friday and Saturday 8 a.m. to 3 p.m. (on occasion upon until 5 p.m.), and closed Sunday. There are two main business operators and two installation technicians on-site. The business primarily serves the general public not corporate accounts at this time. The business will occupy approximately 8 parking spaces.

Apex Tint 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. Automotive window tinting appointments are staggered throughout the day to avoid overlap. Each installation process takes approximately 2 hours. There is always a parking space or two available. The business also works with dealerships and will bring vehicles from the dealership to the site one at a time for tinting service. Vehicles are brought to the rear of the tenant space where the warehouse area is located.

### **DISCUSSION**

The proposed automotive uses are compatible with existing businesses in the development. The applicant represents a business with limited hours of operation and a need for only 8 parking spaces. Planning Staff recommends a one year approval with conditions.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 20, 2012. No one attended other than the applicant.
- At the time of this memo, Planning Staff is not aware of any opposition or concern with this request.

**RECOMMENDATION**

Upon finding consistency with the General Plan, Planning Staff recommends approval of Use Permit ZUP12-0019 APEX TINT LLC, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (site plan, floor plan, narrative, parking plan) shall void the Use Permit and require new Use Permit application and approval.
2. 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.
3. The use shall be in substantial conformance with exhibits and representations.
4. The property shall be maintained in a clean and orderly manner.
5. All vehicle work shall occur indoors only.
6. There shall be no washing of vehicles outside or indoors creating running water on the property.

**PROPOSED MOTION**

Motion to recommend approval of Use Permit case ZUP12-0019 APEX TINT LLC, subject to the conditions recommended by Planning Staff.

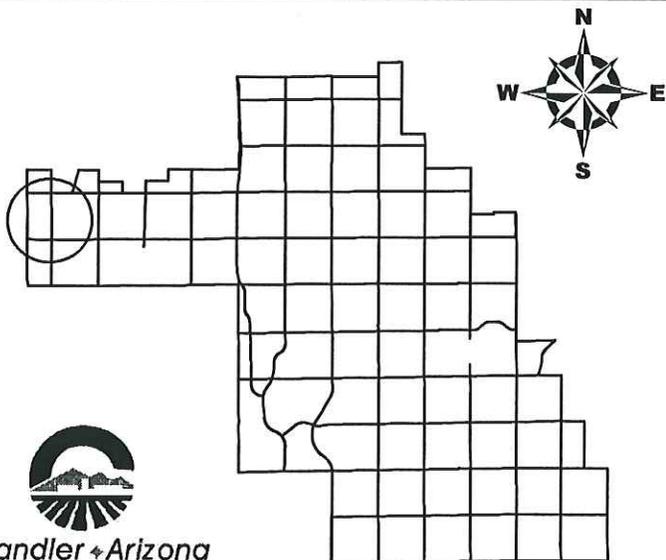
**Attachments**

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





# Vicinity Map



ZUP12-0019

Apex Tint LLC

## City of Chandler Use Permit Narrative

### APEX TINT LLC

Apex Tint LLC submits for approval a use permit from the City of Chandler for use of the property located in Oakland Business Park (500 N 56<sup>th</sup> St Suite 8 & 19, Chandler AZ 85226) for Automotive Window Tinting, Paint Protection Film, Automotive Detailing (Boats and RVs to be detailed off site due to size of vehicles) and Automotive Glass repair and Replacement. Suite 8 is approximately 1,504 net rentable square feet and Suite 19 is approximately 1,600 net rentable square feet. Both suites were already built out, as submitted in the Building floor plans, prior to our lease signed on June 10, 2011 and May 1, 2012 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) and managed by Reliance Management (property manager Laura Szoltysik).

As submitted in the site pictures, the front lobby area in suite 8 (approximately 273 Sq Ft) is used for customer service purposes including product demonstration displays, checking in customers and customer waiting area. The "shop" or installation area, approximately 715 sq ft. in suite 8 and 1000 sq ft. in suite 19, is used for installation and is an employee only area (there will be no public in suite 19, used only for installation/detail and storage. There is an owners' office (approximately 187 sq ft.) and the balance is hallway, small break room, and restroom.

Apex Tint hours of operation are as follows:

Monday	closed
Tuesday to Thursday	8am to 5pm
Friday & Saturday	8am to 3pm (on occasion open until 5pm)
Sunday	closed

Apex Tint employees includes owner, Ronald Ruddick, 1 detail specialist and 2 installation technicians.

As outlined in our lease agreement, Apex Tint uses a total of 8 parking spaces. Scheduling for our retail services are staggered throughout the day. Typically we have customers drop off in 2 hour increments starting at 8am. The installation process takes approximately 2 hours, so a second vehicle is typically scheduled at 10am. The same process as above is applied. We continue throughout the day with a noon time drop off and a 2pm drop off. Scheduling may vary due to customer availability and services rendered. Most customers do not wait on site for their vehicle. I would also like to add that at no time will customer vehicles be stored overnight in the parking lot areas.

We are currently not servicing any Dealer accounts, but may again in the future.

Auto Detailing and Glass Repair/replacement are new elements to our existing business due to demand from our customers. As a related business, customers asked Apex Tint to extend our services to include glass repair enabling us to apply film to previously damaged glass. At this point and time glass replacement will not be offered, but may be added to our services in the future as training and demand allows. We are asking that both glass repair and replacement be granted under the use permit. Apex Tint is asking the City of Chandler to extend our Use Permit to encompass all of these services. As with window tinting installations, water usage on the detail side is minimal. Apex Tint uses a 5 gallon air

pressurized container that contains soapy water with a quarter inch hose and mister nozzle for application of window film and paint protection films. These containers are also used in our detailing services to minimize water use. When needed, a pressure washer is used when more power is needed. At no time is there any continuous running water. All chemicals used in window tinting and detailing are safe for human contact and biodegradable. OSHA standards are strictly observed.

Thank you for your consideration of Apex Tint LLC Use Permit. We are excited to be a part of the City of Chandler Community and are proud members of the Chandler Chamber of Commerce.

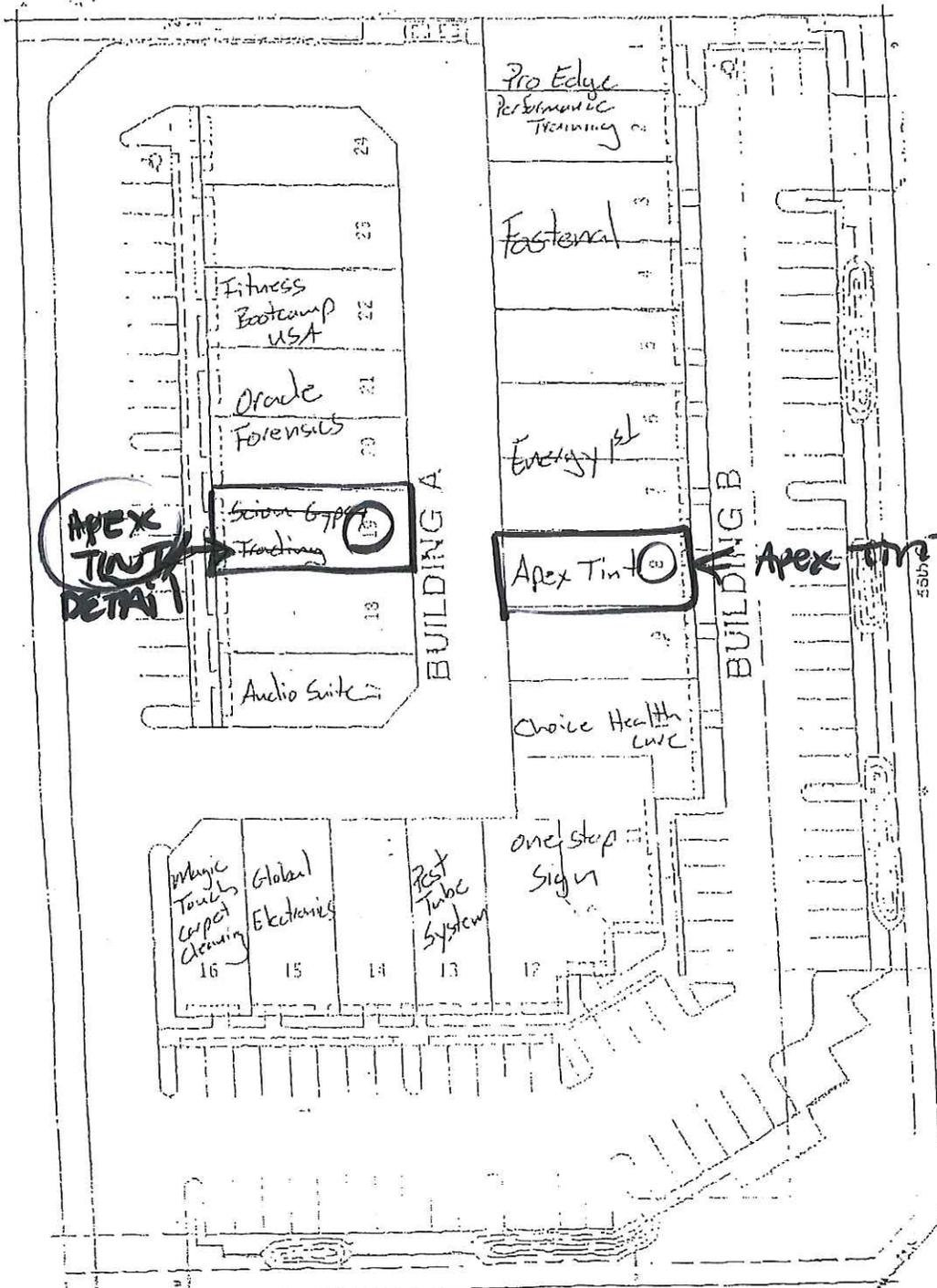
Exhibit "B"

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



**APEX TINT DETAIL**

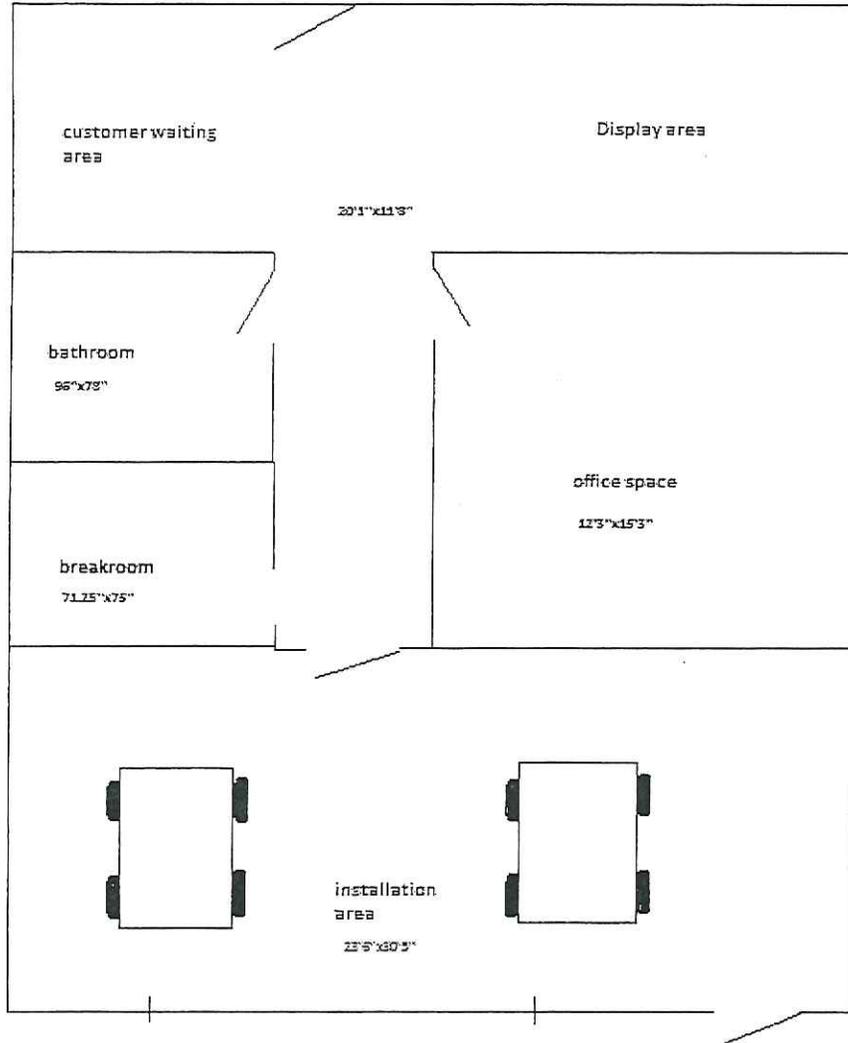
**APEX TINT/DETAIL**

**SUITES 8 & 19**

Site Plan

AS OF 11-8-11

500 n. 56th St # 8 Chandler, AZ



Building Floor Plan SUITE #8  
(SEE REVERSE SIDE FOR  
FLOOR PLAN SUITE #19.)

Floor-Plan

Roll up door

WAREHOUSE / SHOP  
Approx 1000 sq ft

RESTROOM  
9'0" x 8'0"

OFFICE / STORAGE  
11' x 15'

LOBBY  
12' x 14'

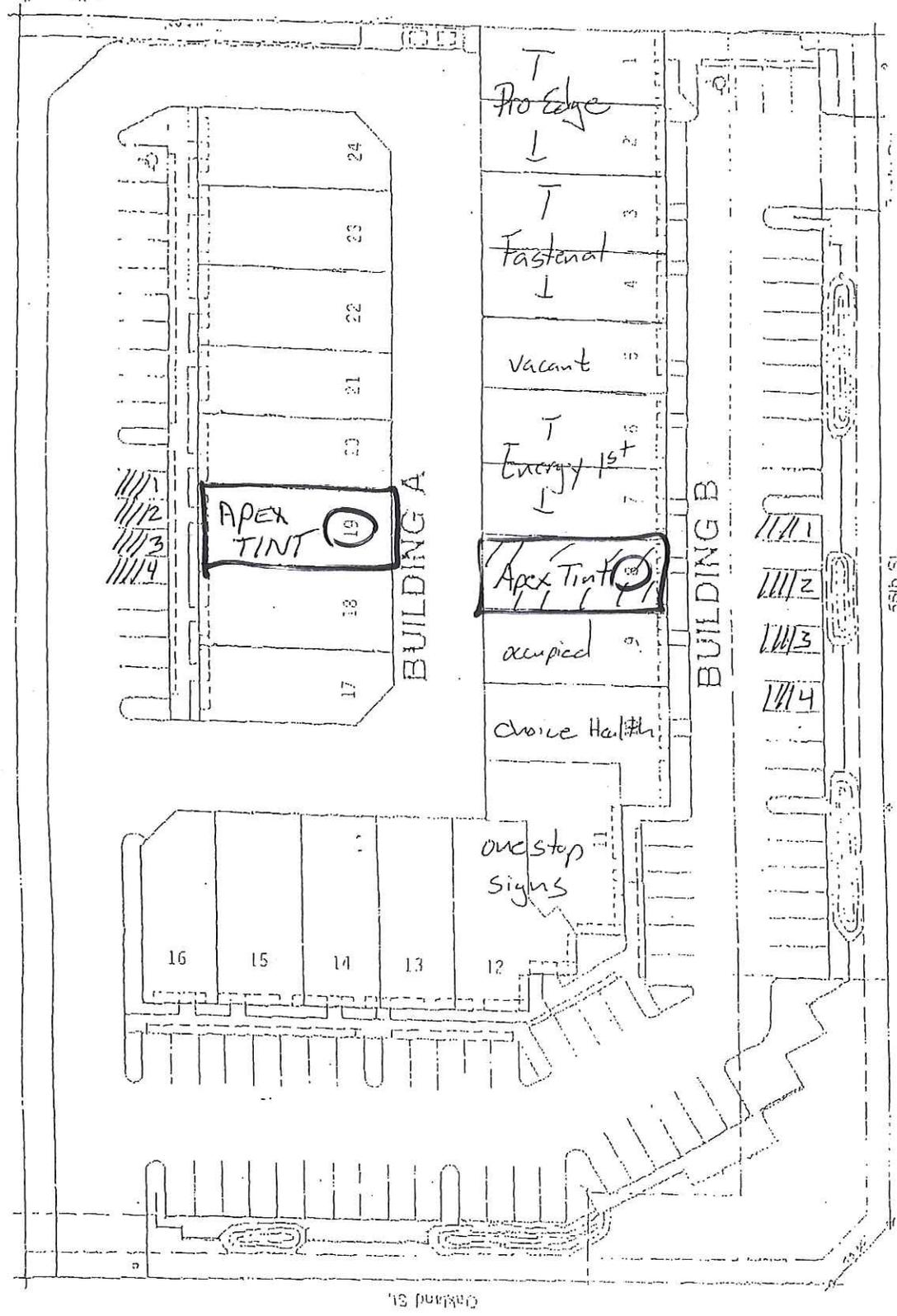
OFFICE / STORAGE  
11' x 15"

SUITE # 19

# Parking Analysis

500 N 56<sup>th</sup> St St  
Chandler AZ 852  
#8 & #19

24 Suites  
92 parking spaces  
Avg. 3.83/suite



Parking Plan

