



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – PZ Memo No. 12-075

DATE: AUGUST 23, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: ZUP12-0023 LEADING EDGE AUTO FINISHES

Request: Extension of Use Permit approval to operate an auto body repair business in the Planned Industrial (I-1) Zoning District

Location: 7021 W. Oakland Street, north and west of Chandler Boulevard and 56th Street

Applicant: Pew & Lake, PLC

Owner: West Dublin Resources, LLC

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval for three (3) years subject to conditions.

BACKGROUND

The request is for extension of Use Permit approval to operate an auto body repair business on an existing industrial property within the Planned Industrial (I-1) Zoning District. A Use Permit was approved in August 2011 for the subject use, with a one (1) year time limit to allow evaluation of compliance and ongoing compatibility. The business occupies the entire building and property at 7021 W. Oakland Street, west of 56th Street. Northeast of the site is a multi-tenant industrial building that has received numerous Use Permits for non-industrial uses such as a swim school and a theater. Southeast of the site is an industrial building that received Use Permit approval for a volleyball center. In all other directions the site is surrounded by light industrial uses allowed by right in the zoning district.

The 13,136 square foot building includes 2,740 square feet of offices and 10,396 square feet of warehouse/repair space. There are two overhead doors leading to the gated parking area in the back portion of the property. There is sufficient parking for the use, with 13 spaces outside the gated area and 30 spaces behind the gate, plus the potential for a few more spaces to be striped if demand warrants.

The business is open 8 a.m. to 5:30 p.m. Mondays through Fridays and 9 a.m. to 1 p.m. on Saturdays. They employ approximately 15 employees.

DISCUSSION

Staff finds the business compatible with the surrounding land uses given that all work is conducted indoors and vehicles are always stored in the gated area behind the block fence. The site provides sufficient parking. The business has demonstrated compatibility over the past year, especially with regard to noise, traffic, and aesthetics.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on August 20, 2012 at the Hampton Inn at 7333 W. Detroit Street. No neighbors attended.
- At the time of this writing, Staff is not aware of any opposition.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP12-0023 LEADING EDGE AUTO FINISHES subject to the following conditions:

1. Expansion or modification beyond the approved exhibits and representations shall void the Use Permit and require new Use Permit application and approval.
2. The subject business will abide by all building, fire, and other applicable city regulations including those that pertain to auto repair as a condition of occupancy.
3. The site shall be maintained in a clean and orderly manner.
4. All vehicle storage shall occur inside the gated area.
5. All vehicle work shall occur inside the building.
6. The Use Permit shall remain in effect for three (3) 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.

PROPOSED MOTION

Move to recommend approval of ZUP12-0023 LEADING EDGE AUTO FINISHES Use Permit for an auto body repair business, subject to the conditions recommended by Staff.

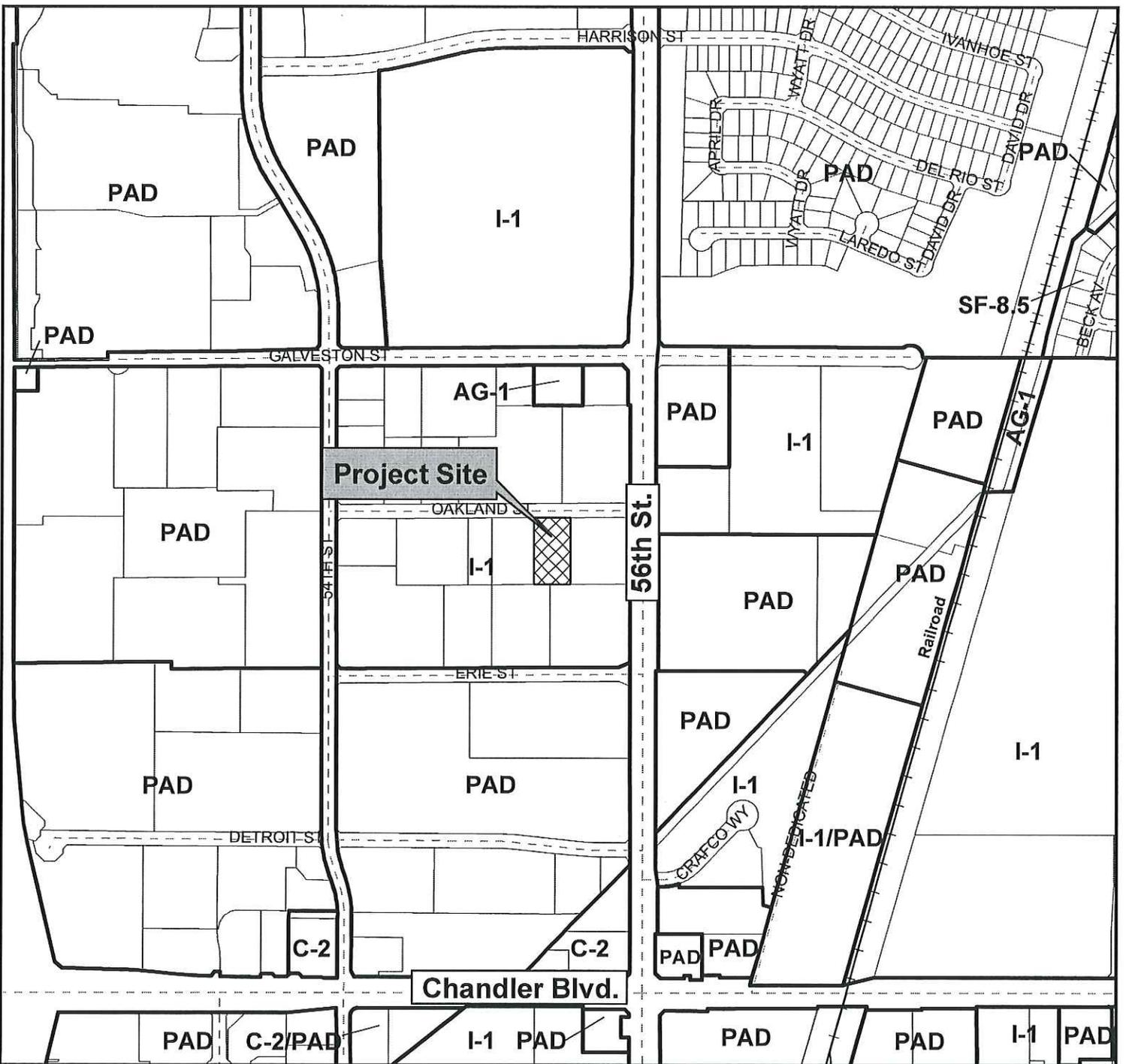
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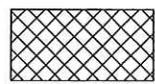
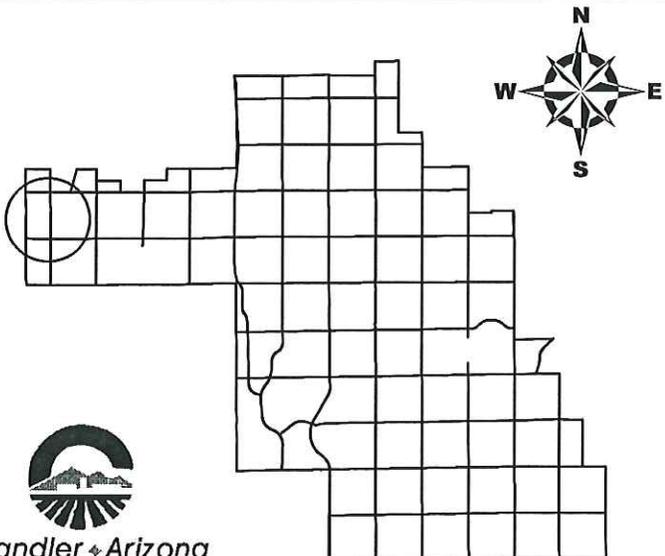
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Attachments

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

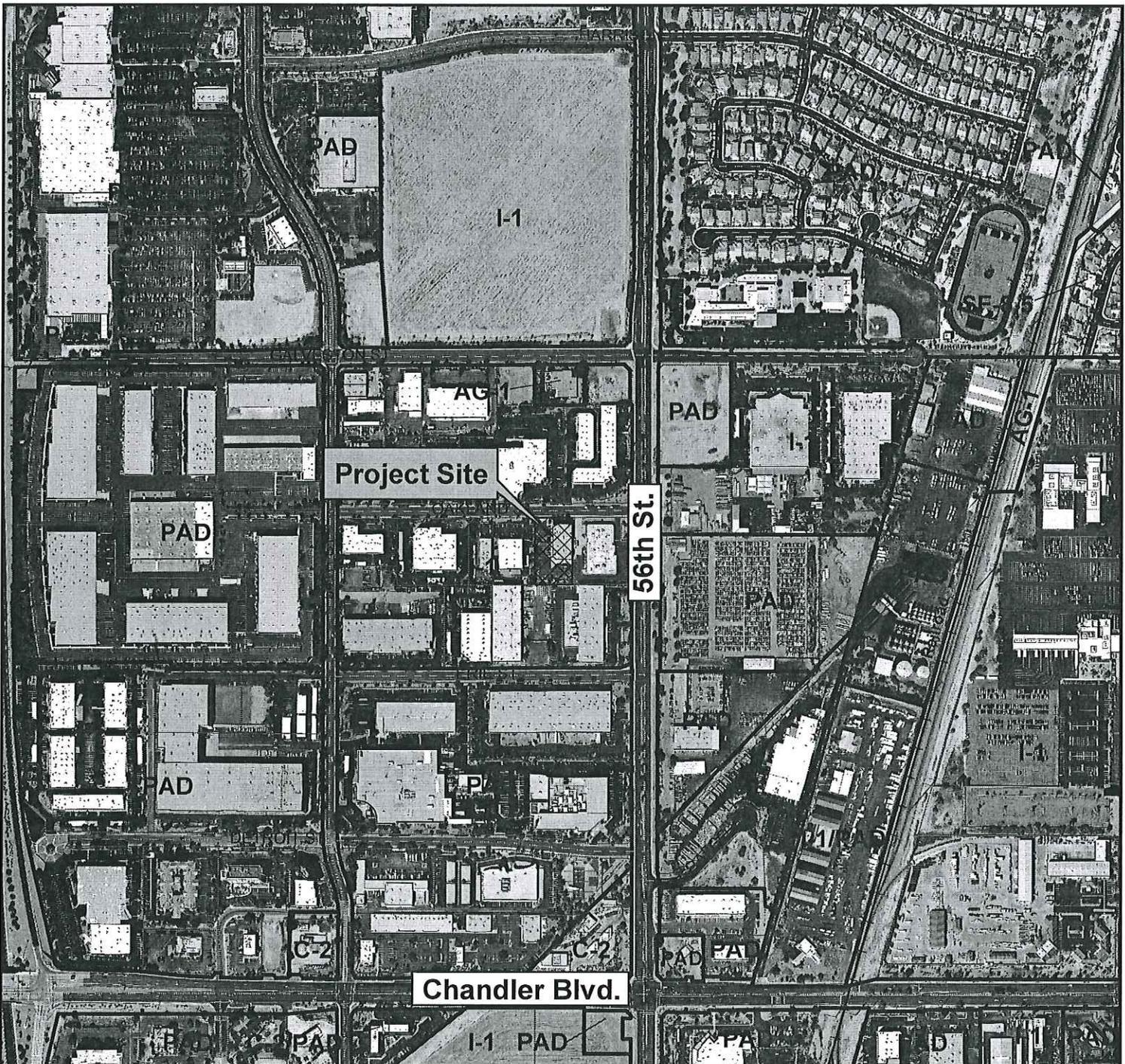


Vicinity Map



ZUP12-0023

Leading Edge Auto Finishes

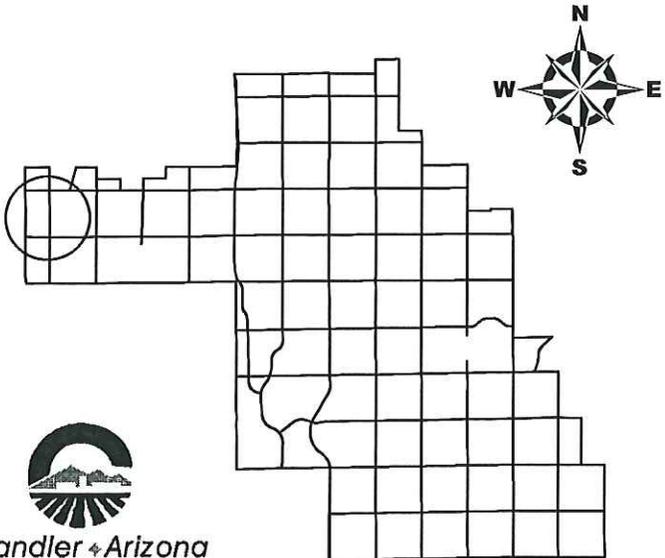


Project Site

56th St.

Chandler Blvd.

Vicinity Map



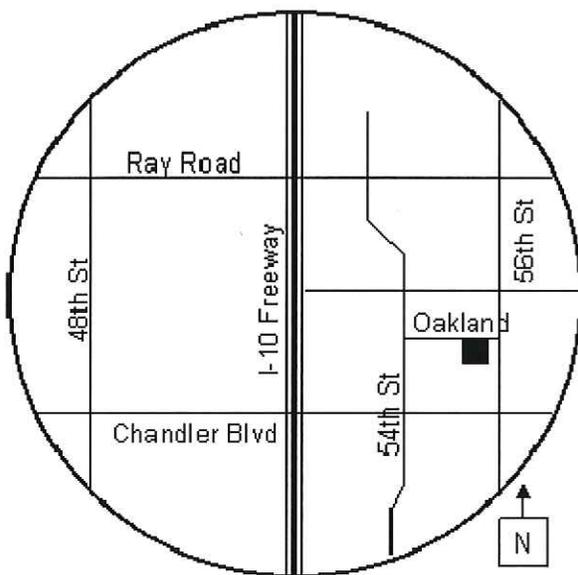
ZUP12-0023

Leading Edge Auto Finishes

Leading Edge
Auto Refinishes, Inc.



NARRATIVE REPORT USE PERMIT



7021 W. OAKLAND ST.

SUBMITTED: 7/18/12

Introduction

Pew & Lake, PLC ("Applicant") on behalf of Chandler Oakland Street, LLC ("Owner") requests approval of for the extension of an existing Use Permit for Leading Edge Auto Finishes (Invision Auto Body) in the Planned Industrial District ("I-1") for the operation of an auto body collision and repair facility. The subject property is located north of Chandler Boulevard and west of 56th Street at 7021 W. Oakland Street in Chandler, Arizona (APN: 301-84-085A).

Purpose of Request

This is a request for an extension of a Use Permit that was approved by the Chandler City Council in August 2011 (ZUP11-0011) to allow the property to be used for an auto body collision and repair facility in the I-1 zoning district. The City of Chandler Unified Development Manual allows motor vehicle repairs, including full body spray painting, body and fender work in the I-1 zoning district with a Use Permit.

When ZUP11-0011 was approved in August 2011, it was subject to various conditions. Condition No. 6 states, *"The Use Permit shall remain in effect for one (1) year from the 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."*

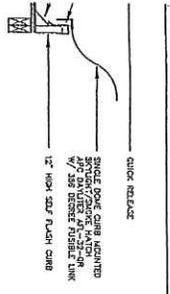
Description of Proposal

1. **Uses.** The existing building is approximately 13,136 square feet (gross), which includes approximately 2,740 square feet of office space and 10,396 square feet of warehouse/bays for the repair of vehicles. There are two separate office spaces within the building. On the first floor, the office area includes approximately 1,335 square feet and the second floor is a mezzanine office area of approximately 1,405 square feet. The warehouse/bay area is used for the repair of motor vehicles, including spray painting and body and fender work. All repairs and painting occur within the building in the bays, as identified on the Site Plan/Floor Plan included with this application.
2. **Hours / Days of Operation.** The business operates Monday through Friday from 8:00 AM to 5:30 PM; Saturday from 9:00 AM to 1:00 PM; and is closed on Sunday.
3. **Number of Employees.** The facility employs approximately 15 employees.
4. **Description of Building.** The existing building is a concrete masonry building with a panelized wood roof system and an aluminum storefront system at the building entry and office area.

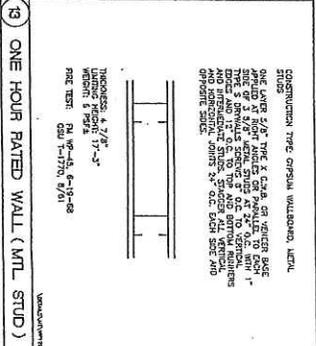
5. Screening and Fencing. There is an existing 8' CMU wall with an 8' rolling gate that separates the customer parking/arrival area from the parking area where disabled vehicles are stored while they await to be repaired. In addition to the solid walls and fencing, there is also a significant amount of mature landscaping that provides additional screening and buffering to the adjacent properties on the west and south sides of the property. All repairs of vehicles, including painting and other body and fender work will occur indoors in a fully enclosed and screened area. The Floor Plan included with this Use Permit application identifies the various bays, preparation station, paint booth and parts storage areas within the building.
6. Landscaping. The property has been developed for many years and is located in a fully developed industrial/business park. As such, the landscaping is mature and provides shade and screening for the subject property.
7. Parking. Sufficient parking has been provided, per the City of Chandler Code requirements, as identified on the Parking Data Table on the Site Plan/Floor Plan included with this Use Permit application.

Conclusion

The use is consistent with the existing uses in the surrounding business park and those allowed in the I-1 zoning district, as well as the requirements for a Use Permit in the City of Chandler. Invision Auto Body has operated at this location with the approved Use Permit since last year and has demonstrated compatibility with the surrounding neighborhood. The Owner requests this Use Permit be approved, without a condition of expiration, so long as the Owner operates and complies with Conditions 1 through 5 of the existing Use Permit (ZUP11-0011).



CONSTRUCTION TYPE: Gypsum wallboard, wood studs
 ONE HOUR RATED WALL (MPL STUD)



CONSTRUCTION TYPE: Gypsum wallboard, wood studs
 ONE-HOUR RATED PARTITION WALL (WOOD)

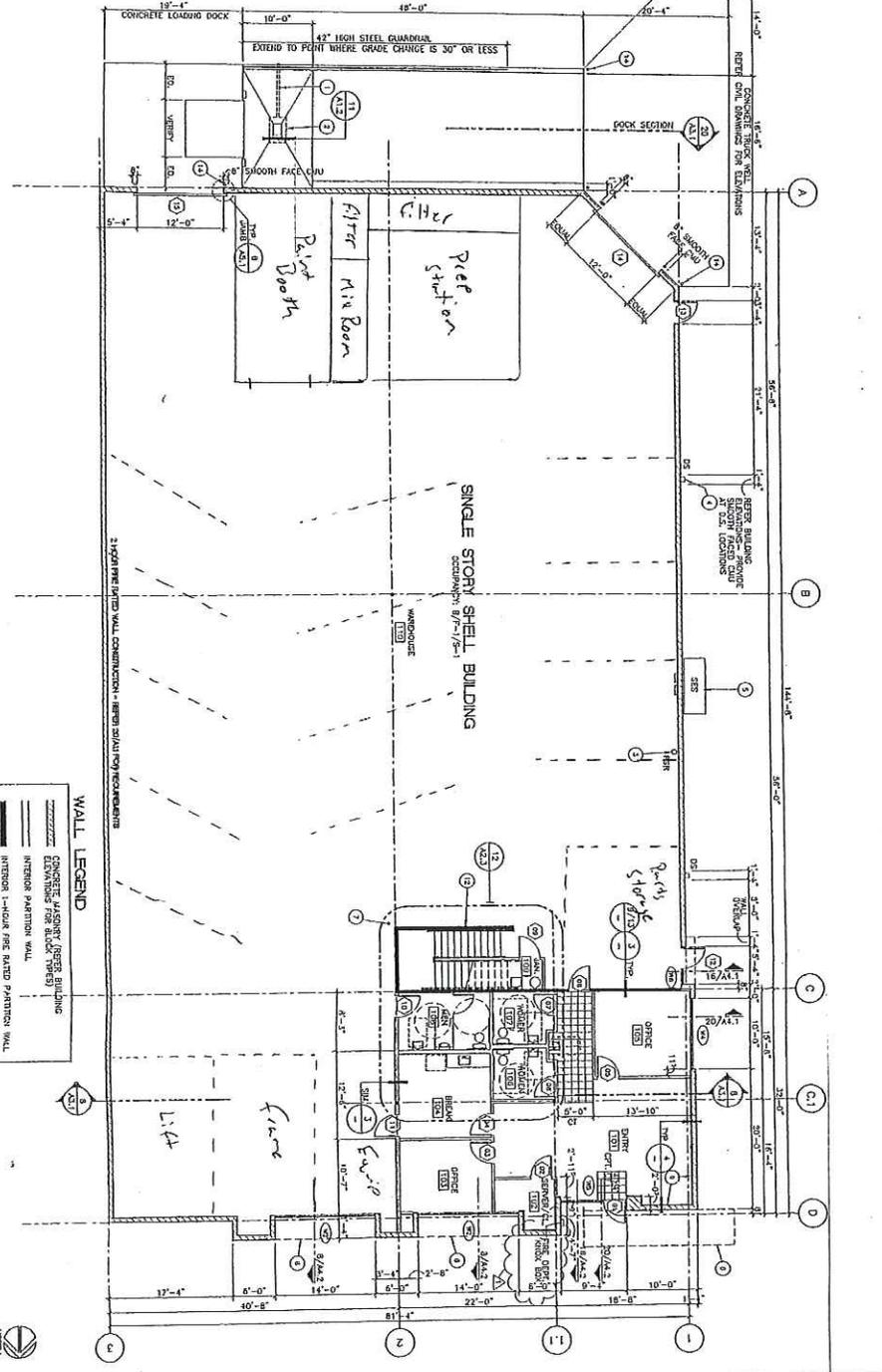
STUD SIZE	3 5/8" x 24" O.C.	5 1/2" x 24" O.C.
STUD GA	25 GA 225A 20 GA 22 GA 20 GA	22 GA 20 GA
STUD GA	13" x 17" 18" x 17" 19" x 17"	20" x 17" 22" x 17"
STUD GA	3 5/8" x 18" O.C.	6 1/2" x 18" O.C.
STUD GA	25 GA 225A 20 GA 22 GA 20 GA	22 GA 20 GA
STUD GA	16" x 17" 21" x 17" 22" x 17"	22" x 17" 22" x 17"

KEYNOTES

1. SHOWN DIMENSIONS ARE FROM FACE UNLESS OTHERWISE NOTED.
2. FINISH SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES.
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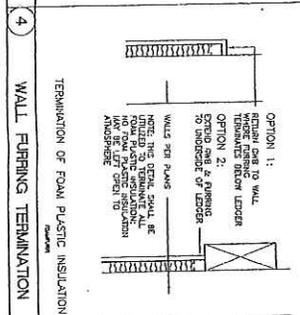
GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES.
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FLOOR PLAN

SCALE: 1/8"=1'-0"



PERIMETER PARTITION WALL

OPTION 1:
 FINISH TO WALL
 TERMINATE INSULATION
 OPTION 2:
 FINISH TO WALL
 TERMINATE INSULATION
 TO INSIDE OF LEADER

WALL FINISHES

TERMINATION OF FOAM PLASTIC INSULATION

WALL LEGEND

- CONCRETE TRUCK WALL (SEE SHEET 1)
- INTERIOR PARTITION WALL
- INTERIOR 1-HOUR FIRE RATED PARTITION WALL

PROJECT: CMC GROUP
CLIENT: SHELL BUILDING
 56TH STREET AND OAKLAND STREET
 CHANDLER, ARIZONA

DATE: 10/27/2008
DESIGNER: J. J. JONES
REVISIONS: 1. 10/27/2008
 2. 10/27/2008

McCALLI & ASSOCIATES, INC.
 4307 N. DATE CENTER BLVD
 CHANDLER, AZ 85226
 TEL: (480) 946-0055
 FAX: (480) 946-5432