



MEMORANDUM Planning and Development – PZ Memo No. 13-018

DATE: MARCH 12, 2013
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER
FROM: JESSICA SARKISSIAN, AICP, CITY PLANNER
SUBJECT: ZUP12-0036 PERFORMANCE AUTO SALES

Request: Use Permit approval to allow an automotive repair and performance modification business in I-1 (Planned Industrial District) zoning
Location: 4122 West Venus Way, Suite B; Stellar Airpark
Applicant: Mike Koch, Owner of Performance Auto Sales (a.k.a. Arizona Automasters)
Project Info: Approximately a 7,500 square foot building with two suites

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Staff recommends approval for a 3-year time period subject to conditions.

BACKGROUND

The subject site is zoned I-1 (Planned Industrial District) as part of the Stellar Airpark industrial area. The property is located within a cul-de-sac with several other light industrial type buildings. The proposed automotive repair and performance modification business has been operating in Chandler since 2002 with Use Permit approval and since 2010 at this site, when a Use Permit was approved for the site to allow automotive repair and performance modification within the I-1 zoning district with a 1-year time period.

The existing building is approximately 7,500 square feet in size and owned by Hirani Oil Arizona. Hirani Oil, a property management company, occupies Suite A, which is an office space of approximately 1,000 square feet. Performance Auto Sales/Arizona Auto masters leases

Suite B, which includes an office space and the building's warehouse totaling approximately 6,500 square feet. Suite A has a screened storage lot on the building's west side. The remainder of the rear service yard is for Suite B's use.

The primary business use is an automotive repair and performance modification business. Examples of service work performed include alignments, brakes, timing belts, brake fluid flush, transmission work, engine repair and rebuilding, and computer diagnostics. Most service work is performed by appointment with up to 4 full-time employees. An average of four to five vehicles per day arrive and depart. Hours of operation are from 8 a.m. to 7 p.m. Monday through Friday, 9 a.m. to 3 p.m. on Saturday, and closed on Sunday. The site maintains appropriate customer and employee parking spaces without interfering with parking for Suite A's office. No service work is performed outdoors. The business includes two bay doors for service work.

This business is located within the Stellar Airpark area, where other automotive businesses have been granted Use Permits and operate in conjunction with light industrial businesses. The use and location is compatible with the adjacent properties and surrounding area. The business will not be accessing the airport taxiway; all traffic will be off of Venus Way. Staff is recommending a three (3) year approval for the automotive business at this new location to allow for further Staff review.

#### **DISCUSSION**

Staff supports the requested Use Permit extension from the subject business due to demonstrating compatibility over the past 3 years at this location.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 4, 2013. No citizens attended.
- As of the date of this memo, Staff is not aware of any opposition to this request.

#### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of ZUP12-0036 PERFORMANCE AUTO SALES Use Permit, subject to the following conditions:

1. The Use Permit is effective for a period of three (3) years from the date of City Council approval. Operation of the business beyond the three-year time period shall require re-application to and approval by the City of a new Use Permit.
2. All vehicle repair/servicing/upgrades shall occur only within the building. Overnight storage of vehicles waiting for servicing shall occur only in the gated rear yard service area. No work or storage of vehicles to be performed outside of the gated rear yard area.
3. The Use Permit is non-transferable to any other property or other suites/tenant spaces on the subject property.
4. Any substantial change in the floor plan, including but not limited to expansion, additional of uses, and the like, shall require re-application and approval of a Use Permit.

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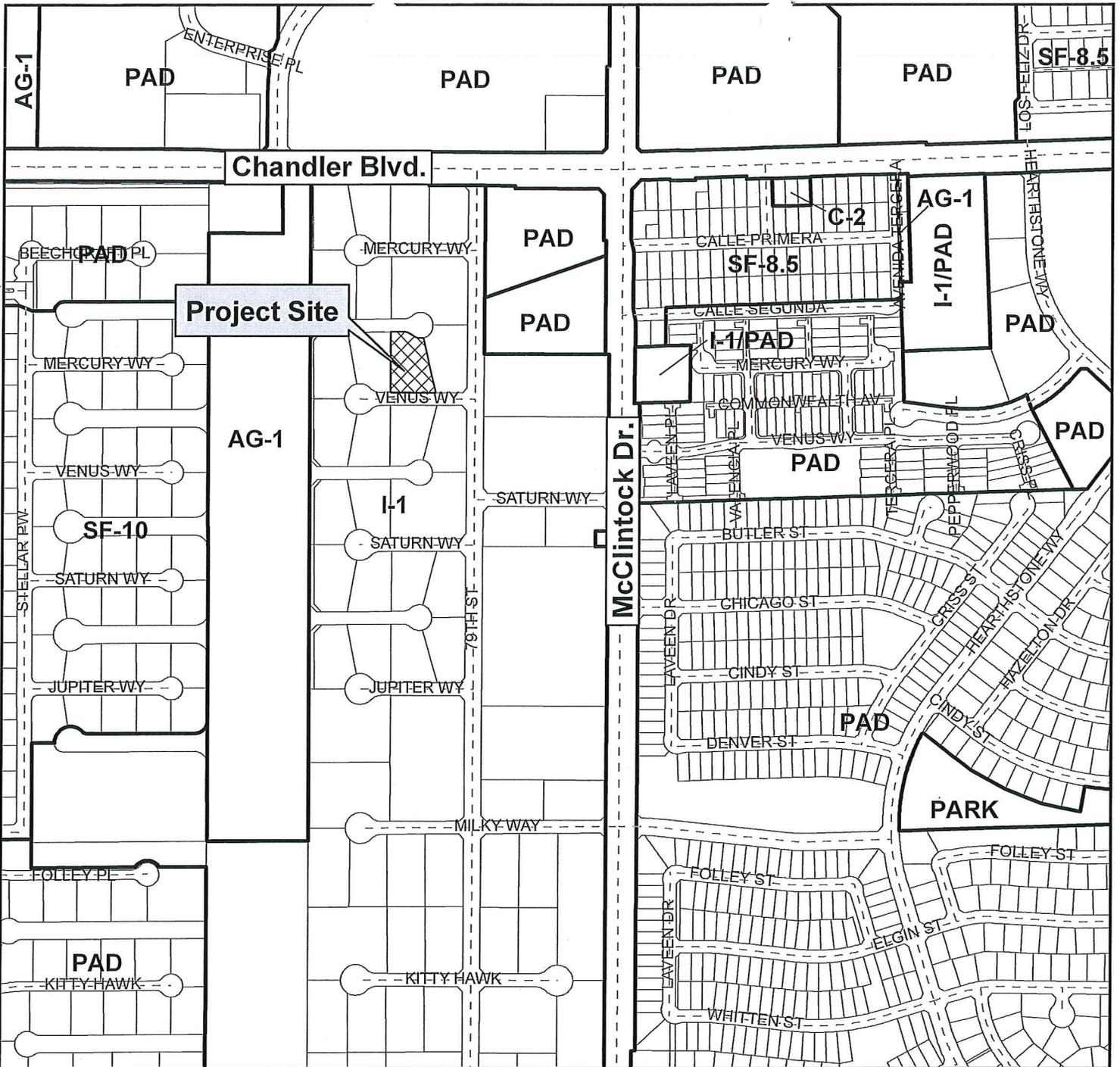
5. The site shall be maintained in a clean and orderly manner.
6. All building signage or freestanding signage shall be in conformance with the Chandler Sign Code and be issued a City Sign Permit.

**PROPOSED MOTION**

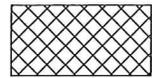
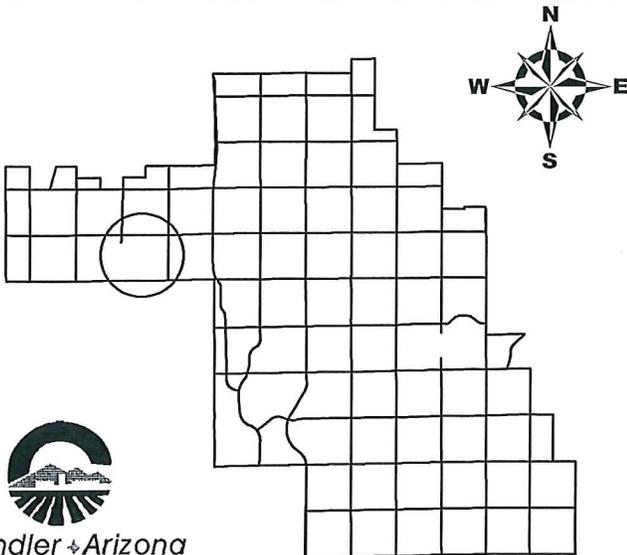
Motion to recommend approval of Use Permit ZUP12-0036 PERFORMANCE AUTO SALES subject to the conditions recommended by Staff.

**Attachments**

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



## Vicinity Map

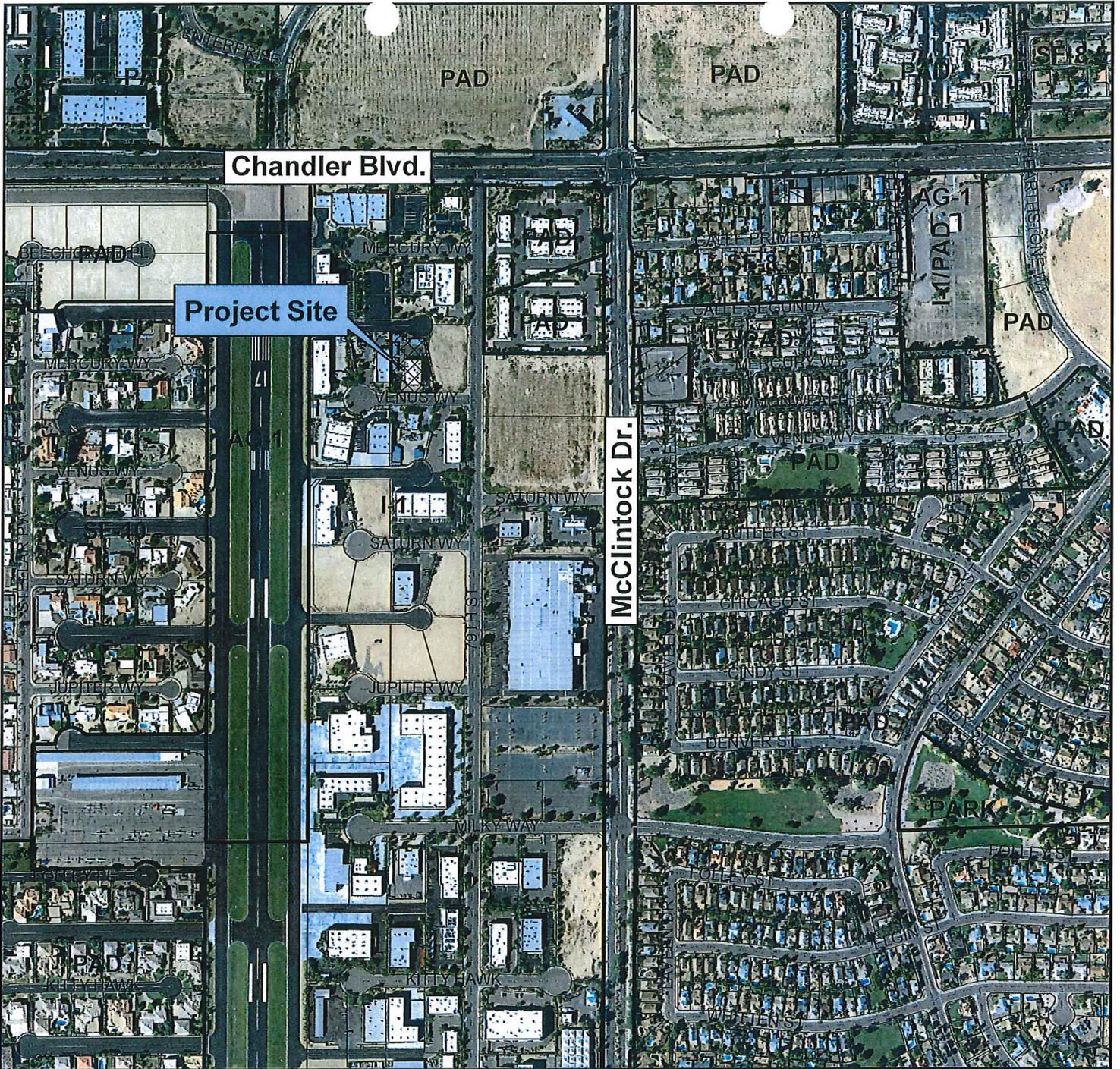


ZUP12-0036

Performance Auto Sales



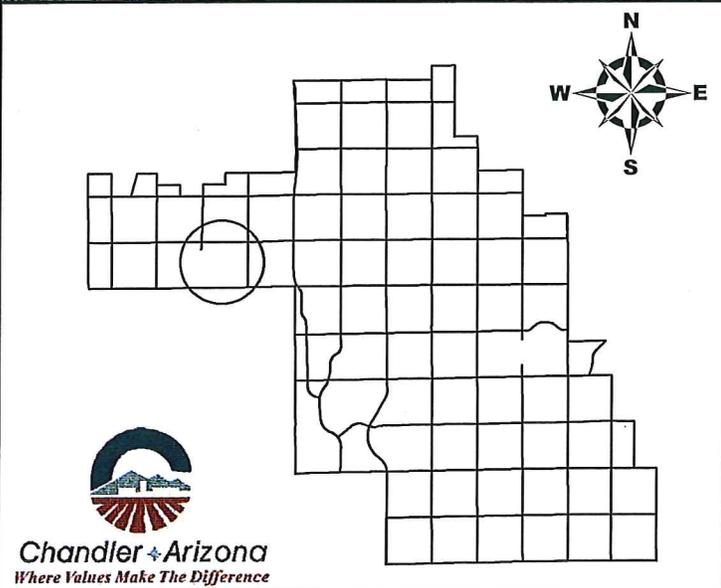
Chandler Arizona  
Where Values Make The Difference



**Chandler Blvd.**

**Project Site**

**McClintock Dr.**



**Chandler Arizona**  
Where Values Make The Difference

**Vicinity Map**



**ZUP12-0036**

**Performance Auto Sales**

Nov 7, 2012

USE PERMIT NARRATIVE  
Performance auto sales, dba Az Automasters

Our use is the same as when we were issued our first use permit for this location, and have been here since Sep of 2010. We have been in business in Chandler since 1998, and had the same use for our prior address on Chicago street. We perform basic auto related repairs, and do some performance related upgrades as well as assemble and sell a couple of niche market performance parts thru our website. We are open from 7:30 am to 6:00 pm Monday thru Friday, and from 9am to 3 pm on Sat., closed Sunday. We employ 5 full time employees, and have regular inspections from the city of Chandler fire department, and continue to pass all of our inspections, with respect to the terms and criteria set forth when obtaining the original use permit for this location in 2010. To my knowledge, we have never had any complaints of any kind, from any of our neighbors, either at our current location or our prior one. I would be happy to answer any questions, sincerely,

Mike Koch  
Az Automasters  
602 616 2963

5/29/10

USE PERMIT NARRATIVE

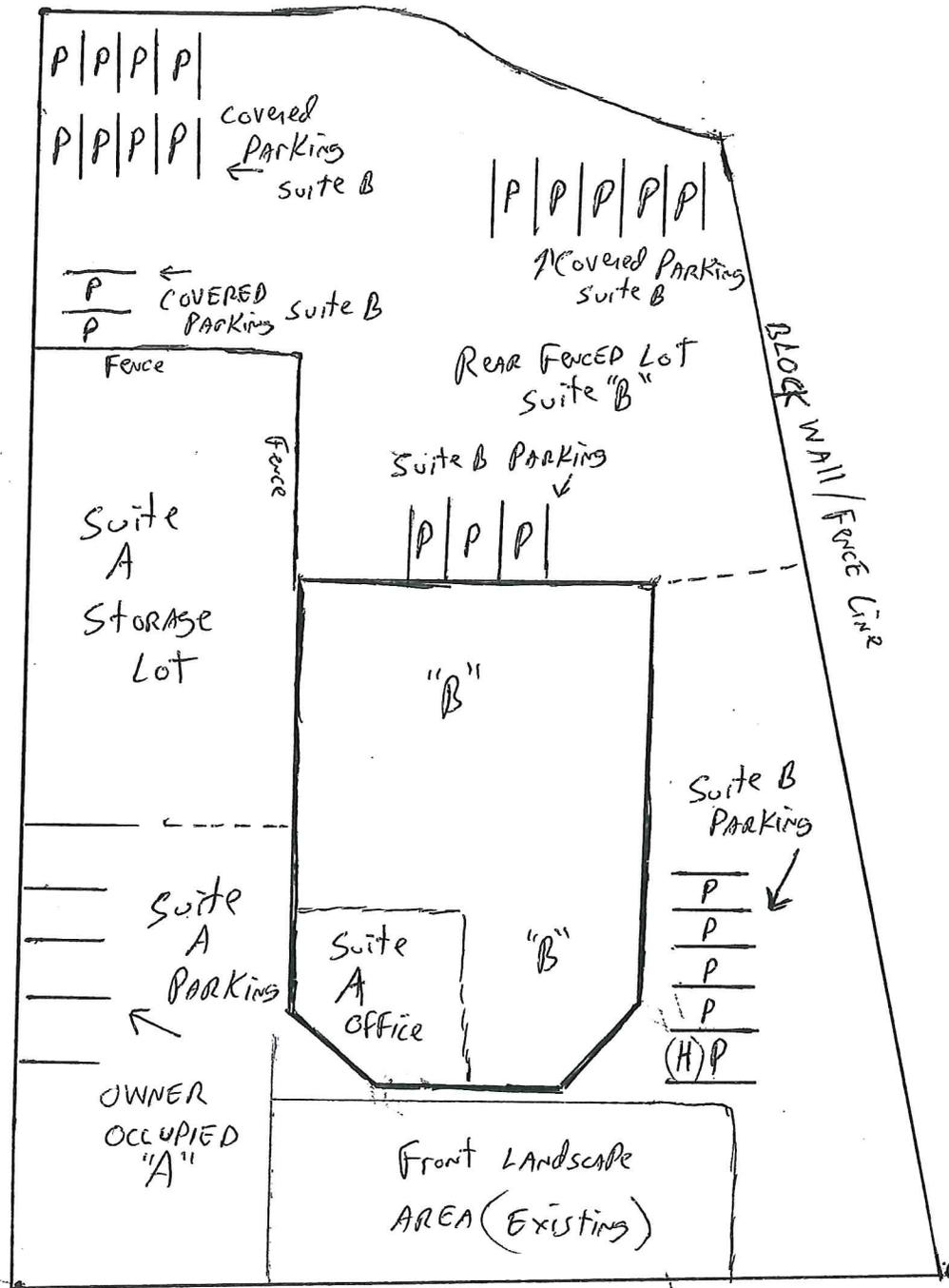
Performance Auto sales DBA Arizona Automasters  
6700 W Chicago St # 7, Chandler, Az 85226

Since our inception in June of 1998, we have been located in the same location, listed above, in a business park setting. We perform high performance auto related upgrades to a primary target market of Corvettes, Camaros, & Mustangs. We also perform general auto repair to a variety of makes and models. In the 12 years we have been there, we have had no issues with the Use permit renewals, and were recently granted a 5 year use permit to continue our operation. We wish to relocate our business to a freestanding structure located at 4122 W Venus way, Chandler, 85226. It is in Stellar Air Park. We would be leasing a large portion of the existing structure (suite B), which includes the entire warehouse area and a completely separate office area and entrance from the current business owner, who will still occupy suite A. Of the approximate 7500 sq. ft. building, suite B is 6500 sq. ft., and suite A is 1000 sq. ft. The owner of the building will continue to occupy suite A, with no access to the warehouse area or Suite B office area what so ever. The building owner runs "Hirani oil Arizona" from suite A, office area only. This is a property management company, and has no pedestrian traffic into the suite. The owner has one employee that occupies the location besides herself. There are 4 parking spaces available on the west side ( suite A ) parking lot. Their hrs. of operation are Mon.-Fri. 8:45 am to 5:15pm. Closed on the weekend. The business owner has a segregated storage area on the west side of the property, it has a screened fence completely surrounding it, and is used to store a couple personal vehicles, and occasionally a pressure washer. SUITES A & B have completely separate office areas, restrooms, entrances and parking lots.

I am aware of two other auto related businesses in the Airpark, "The Thing Shop" & "Beyer Motor Works, both of which run much larger operations than mine. The proposed location (suite B) has 4 parking spaces in front + 1 handicap space and secured fenced parking in the rear lot that could store at least 18 cars. We would prefer to store vehicles Securely indoors as much as possible. As in our current location no vehicle would ever be worked on outside, or stored outdoors in a dismantled condition. We pride ourselves on running a very clean, tight operation. Most work is performed on an appointment basis, with an average of 4-5 vehicles arriving / departing a day. Other than myself, I have 3 Fulltime employees. Our hours of operation are 8am - 7pm Mon - Fri., 9am - 3pm on Sat., closed Sunday. The open bay doors, viewing the inside of the shop area are not visible to any roadways or other business locations. We have never had a complaint in our current business park location, so I would anticipate no such issues in the new proposed location, which is much more secluded from any public view. Thank you for consideration in this matter, and I would be happy to answer any questions or concerns.

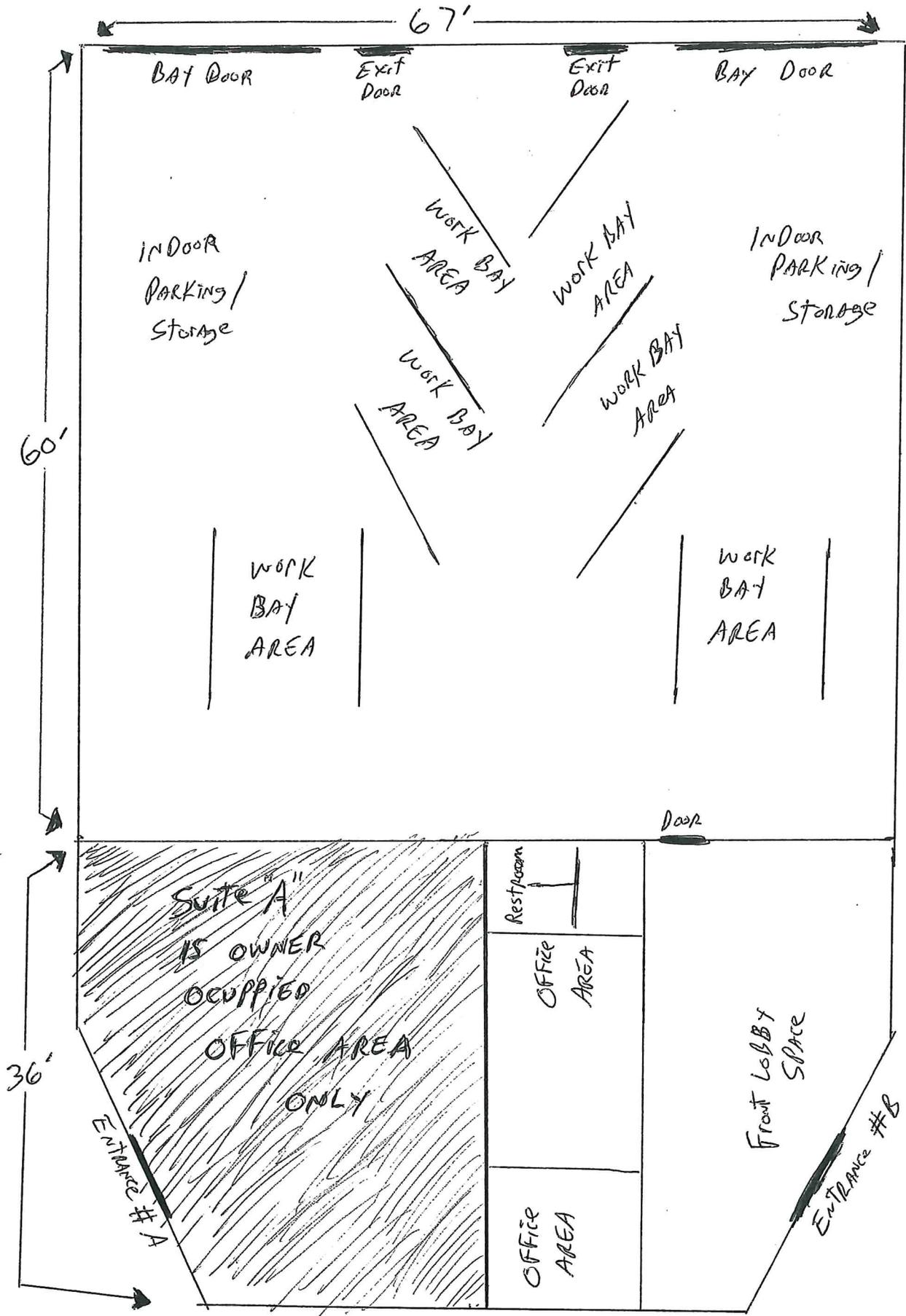
Mike Koch,  
Owner, Arizona Automasters  
602 616 2963 Cell

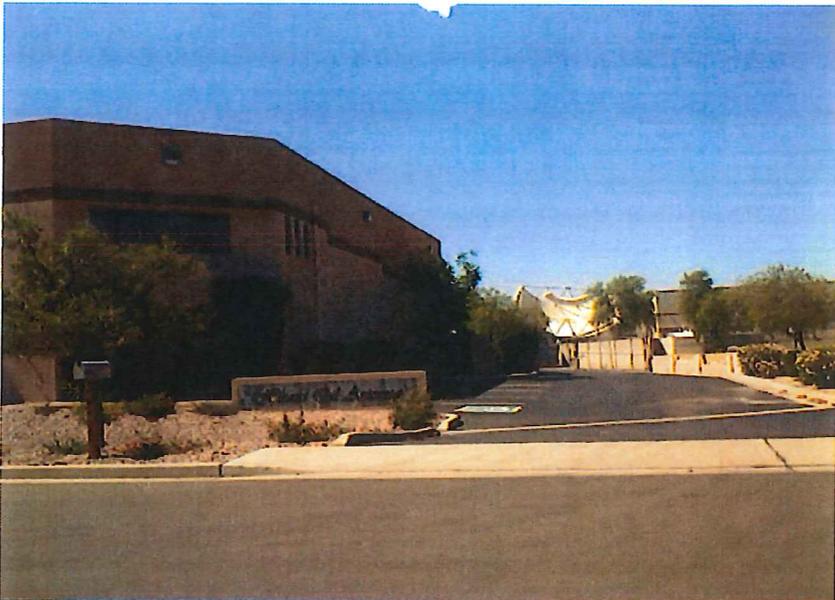
Performance to sales to be in suite "B"  
4122 W. VENUS WAY (301-89-758)



site plan

4127 W. VENUS WAY A AND B / 301 89 758





East side of building off of Venus Way



West side of building off of Venus Way



Front of building off of Venus Way

