



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM

Planning & Development - PZ Memo No. 13-006

DATE: JANUARY 9, 2013

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: ZUP12-0038 REACT DEFENSE

Request: Use Permit approval to allow adult education and physical fitness/training type uses within Building 4 of Westech Corporate Center

Location: Southeast corner of Arizona Avenue and Palomino Drive, north of Warner Road

Applicant: CC Prop LLC, Sun State Builders – Mike Forst

Project Info: Westech Lot 34 with 10 single-story buildings totaling approx. 137,000 sq. ft. of building area; Building 4 (14,250 total square-footage), subject 5,730 square-foot suite

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Staff recommends approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to allow adult education and physical fitness/training type uses within Building 4 of Lot 34 of Westech Corporate Center. Westech Lot 34 is developed with industrial and office land uses including certain allowed commercial uses. Building 4 is approximately 14,250 square-feet in size and located at the northeast side of the development.

Building 4 is surrounded by similar buildings on the south and west. South of Westech Lot 34 is an existing auto dealership. Immediately east of the subject site is an industrial building with approximately 135,000 square feet of light industrial warehouse space. Arizona Avenue abuts the

property's west side with multi-family residential uses zoned High Density Residential (MF-3) located west of Arizona Avenue.

Permitted uses include light-industrial by right in the Planned Industrial District (I-1), as well as Office and Office/Warehouse uses, in addition to limited commercial uses such as showroom/warehouse uses (e.g. flooring company), and auto related accessory sales and installation. General retail uses are not permitted. Sufficient parking is provided to allow 100% office uses within Buildings 1-4, 9 and 10. Parking is provided to accommodate a 20% office build-out for Buildings 5-8.

The request seeks to allow adult education and physical fitness/training type uses within Building 4, most specifically for REACT Defense to occupy approximately 5,730 square-feet of Building 4. REACT Defense educates men, women, military and police personnel on self-defense tactics, fitness and fighting instructional tactics. The company utilizes reality-based training that simulates real life encounters and situations. The company will have 4 to 6 employees at this location. On average, 3 employees will be on site at any one time with class sizes ranging from 10 people or less. The suite will include approximately 1,273 square-feet of office and showroom space, with the balance occupied by 2 fitness/training rooms. The building is parked at a 5/1000 square-foot ratio that provides more than sufficient parking.

DISCUSSION

Staff supports the request finding the proposed uses to represent a compatible addition to this business park. The adult education and physical fitness/training uses have proven compatible in hybrid business parks such as the subject site that include office, light industrial and limited commercial uses. These types of uses typically park at a lower rate than office uses as well typically operate during hours off-peak of the neighboring business park tenants. Staff is not recommending a time condition with this request. As mentioned, these uses have proven compatible throughout the City in similar situations.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- In lieu of a neighborhood meeting, a neighborhood notice was sent out. A neighboring business requested the management company provide parking signs for the concerned adjacent business. The management company has agreed to provide such signage.
- As of the time of this memo, Staff is not aware of any opposition or concern with this request.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Staff recommends approval of the Use Permit to allow adult education and physical fitness/training type uses within Building 4 of Westech Corporate Center, subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits and representations contained within this memo and in the Use Permit case, entitled "REACT DEFENSE" kept on file in the City of Chandler Current Planning Division, in file number ZUP12-0038 except as modified by condition herein.

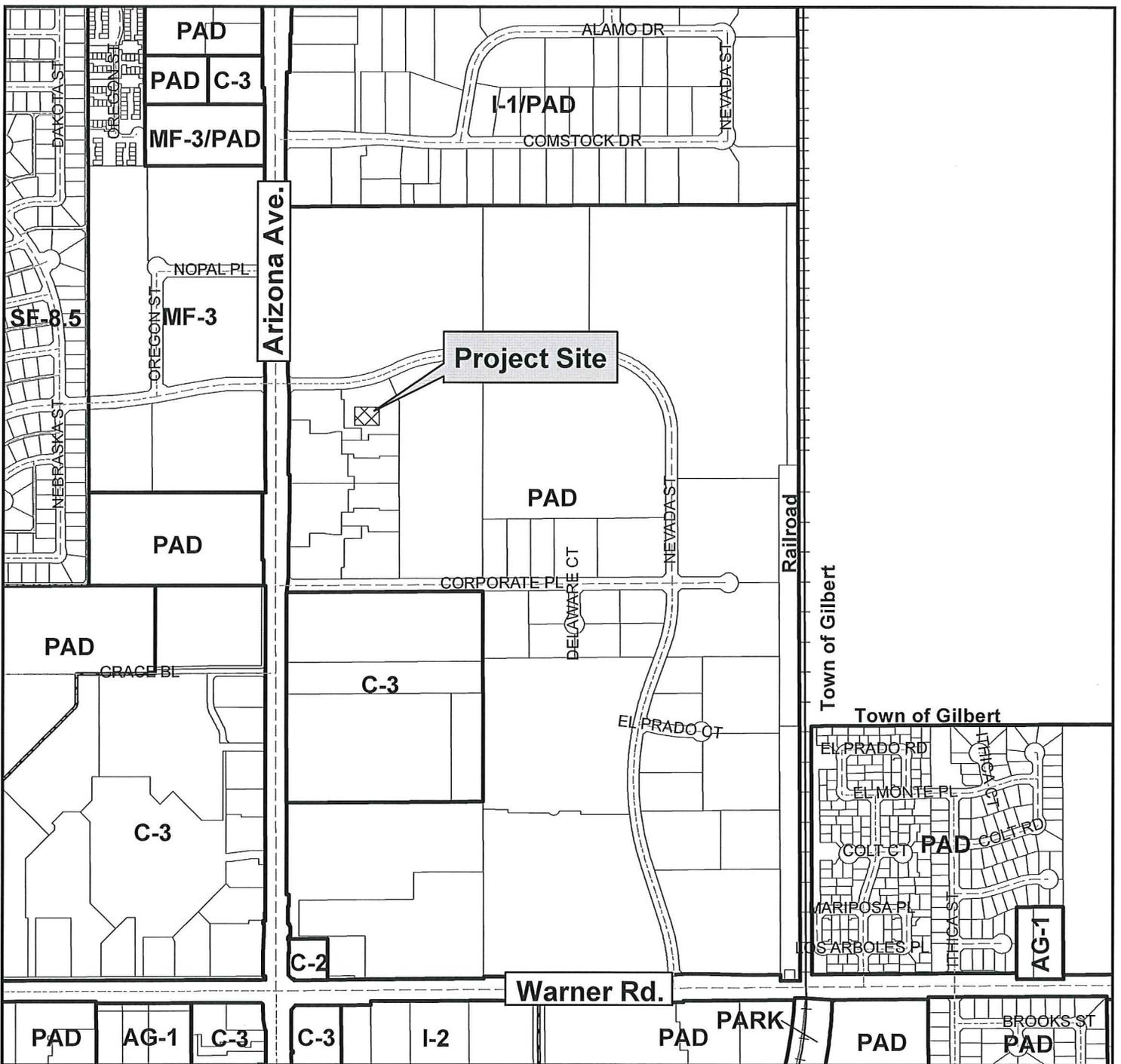
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3812 in case DVR06-0005, except as modified by condition herein.
3. Adult education and physical fitness/training uses are permitted in Building 4 only.

PROPOSED MOTION

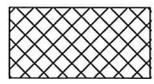
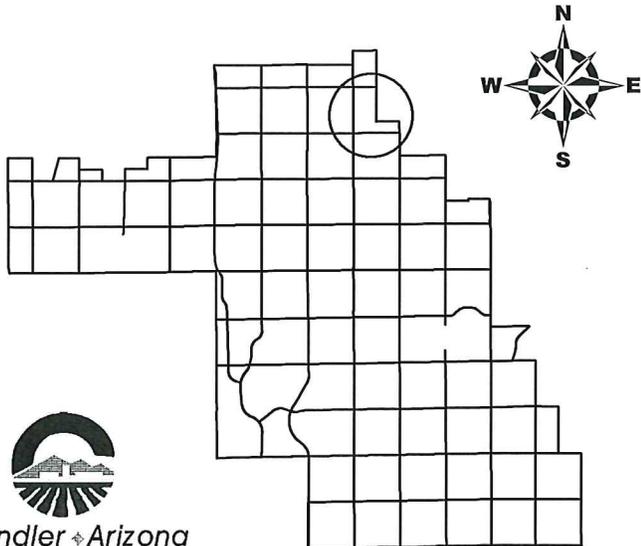
Motion to recommend approval of case ZUP12-0038 REACT DEFENSE, Use Permit approval to allow adult education and physical fitness/training type uses within Building 4 of Westech Corporate Center, per Staff recommendation.

Attachments

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



Vicinity Map



ZUP12-0038

React Defense

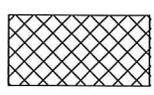
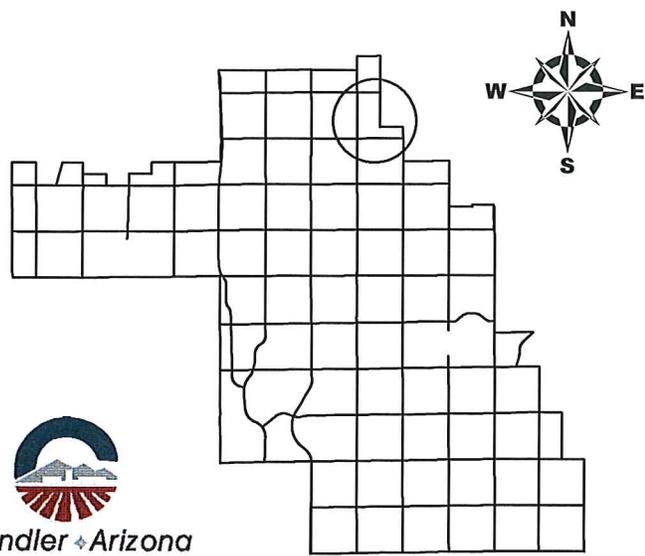


Chandler Arizona
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Project Site

Vicinity Map



ZUP12-0038

React Defense



PROJECT DATA

ADDRESS:

ZONING:

PARCEL IDENT:

PAD with FDP Overlay

LOT COVERAGE:

BLDG 1	65,691 S.F.	20.0%
BLDG 2	69,961 S.F.	20.0%
BLDG 3	63,136 S.F.	18.0%
BLDG 4	68,023 S.F.	21.7%
BLDG 5	26,176 S.F.	22.0%
BLDG 6	33,956 S.F.	27.1%
BLDG 7	33,956 S.F.	27.1%
BLDG 8	36,174 S.F.	29.4%
BLDG 9	37,133 S.F.	19.5%
BLDG 10	65,672 S.F.	18.0%
Office Warehouse	644,143	18.0%
Total	26,829 S.F.	-

BUILDING AREA:

BLDG 1	26,000 S.F.	26,000 S.F.
BLDG 2	26,000 S.F.	26,000 S.F.
BLDG 3	11,668 S.F.	11,668 S.F.
BLDG 4	13,166 S.F.	12,166 S.F.
BLDG 5	1,710 S.F.	8,500 S.F.
BLDG 6	1,221 S.F.	11,379 S.F.
BLDG 7	1,221 S.F.	11,379 S.F.
BLDG 8	1,118 S.F.	8,500 S.F.
BLDG 9	13,184 S.F.	12,179 S.F.
BLDG 10	13,669 S.F.	11,669 S.F.
Total	132,760 S.F.	132,760 S.F.

PARKING REQUIRED PROVIDED ACCESSIBLE SPACES

BLDG #	BLDG AREA	PARKING REQUIRED	PARKING PROVIDED	ACCESSIBLE SPACES
BLDG 1	26000.000 = 100 Spaces	100 Spaces	100 Spaces	48
BLDG 2	26000.000 = 100 Spaces	100 Spaces	100 Spaces	48
BLDG 3	11668.000 = 59 Spaces	59 Spaces	59 Spaces	33
BLDG 4	14400.000 = 72 Spaces	72 Spaces	72 Spaces	33
BLDG 5	1840.000 = 9.70 Spaces	9.70 Spaces	25 Spaces	22
BLDG 6	1221.000 = 6.33 Spaces	6.33 Spaces	25 Spaces	22
BLDG 7	1221.000 = 6.33 Spaces	6.33 Spaces	25 Spaces	22
BLDG 8	1118.000 = 5.69 Spaces	5.69 Spaces	25 Spaces	22
BLDG 9	13184.000 = 67.92 Spaces	67.92 Spaces	72 Spaces	33
BLDG 10	13669.000 = 68.34 Spaces	68.34 Spaces	59 Spaces	33

CONSTRUCTION TYPE:

V1, A/FER

ALLOWABLE AREA:

S1 Deck w/AFES = 9000 s.f.
S2 Deck w/AFES = 27,000 s.f. + any of the 10 bldgs.

OCCUPANCY:

B = Office
B1 = Warehouse

PARCEL AREA:

Phase II = 10.60 Acres (Green)
Phase I = 15.03 Acres (Green)
Total = 25.63 Acres (Green)

ASB:

302-29-877

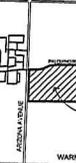
LEGAL DESCRIPTION:

Lot 24 of the First Plat of "Mesa Verde Center Phase 2" per Maricopa County Recorder Book 094, Page 2

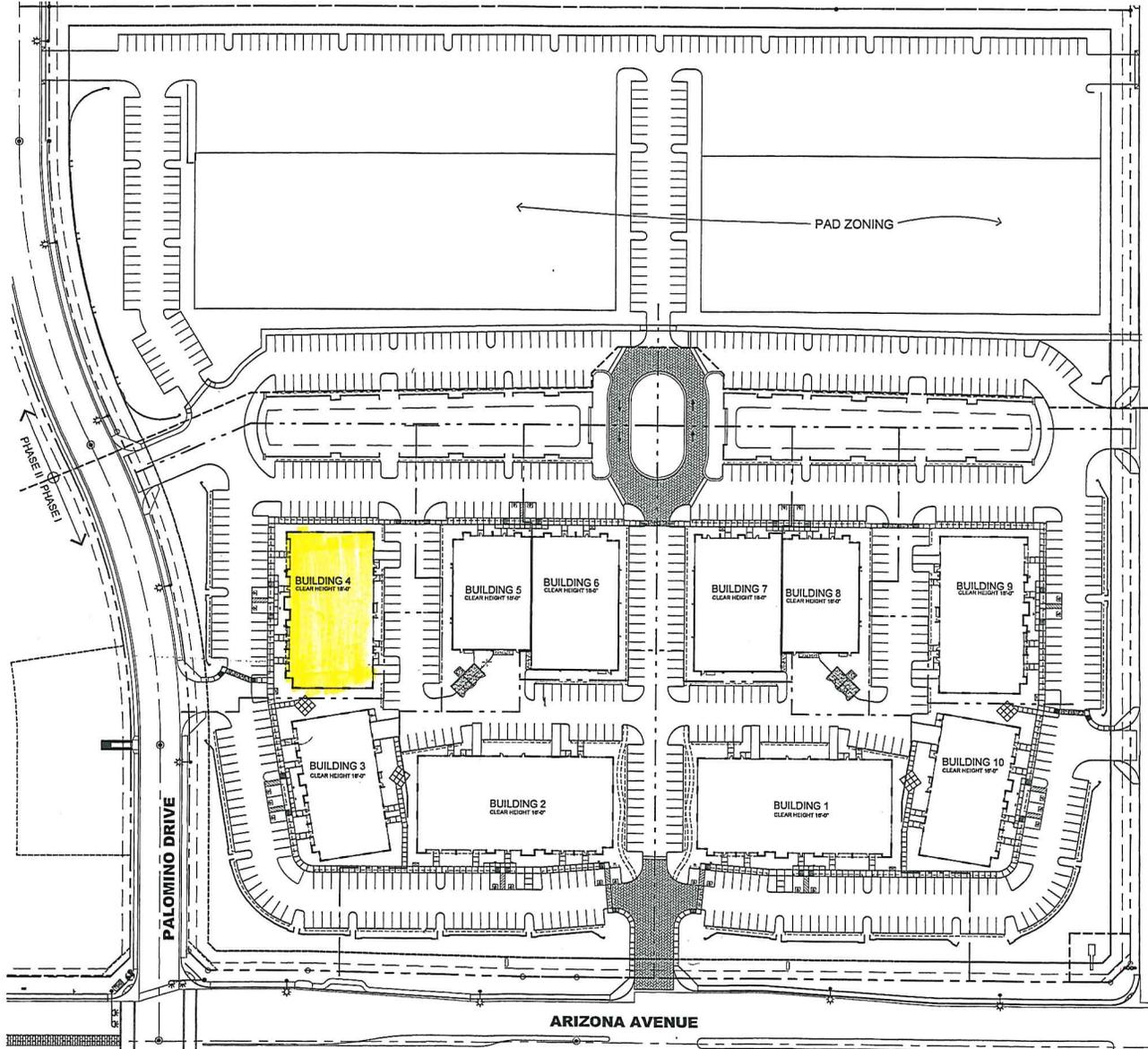
NOTES:

- Signs require separate permit.
- There shall be no obstruction of site signage by landscape plant material, and that such must be relocated/removed before the field inspection will accept/sign the sign in the field or issue a Certificate of Occupancy for a project.
- All transformer boxes, meter panels and electric equipment, back-flow devices and any other utility equipment not able to be screened by landscaping or walls shall be painted to match the building.
- All external lighting shall be located and designed to prevent rays from being directed off of the property upon which the lighting is located.
- All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.
- Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.
- There shall be no obstruction of site signage by landscape plant material, and that such must be relocated/removed before the field inspection will accept/sign the sign in the field or issue a Certificate of Occupancy for a project.
- All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.

VICINITY MAP



SCALE: NONE



MASTER SITE PLAN

SCALE: 1"=50'-0"



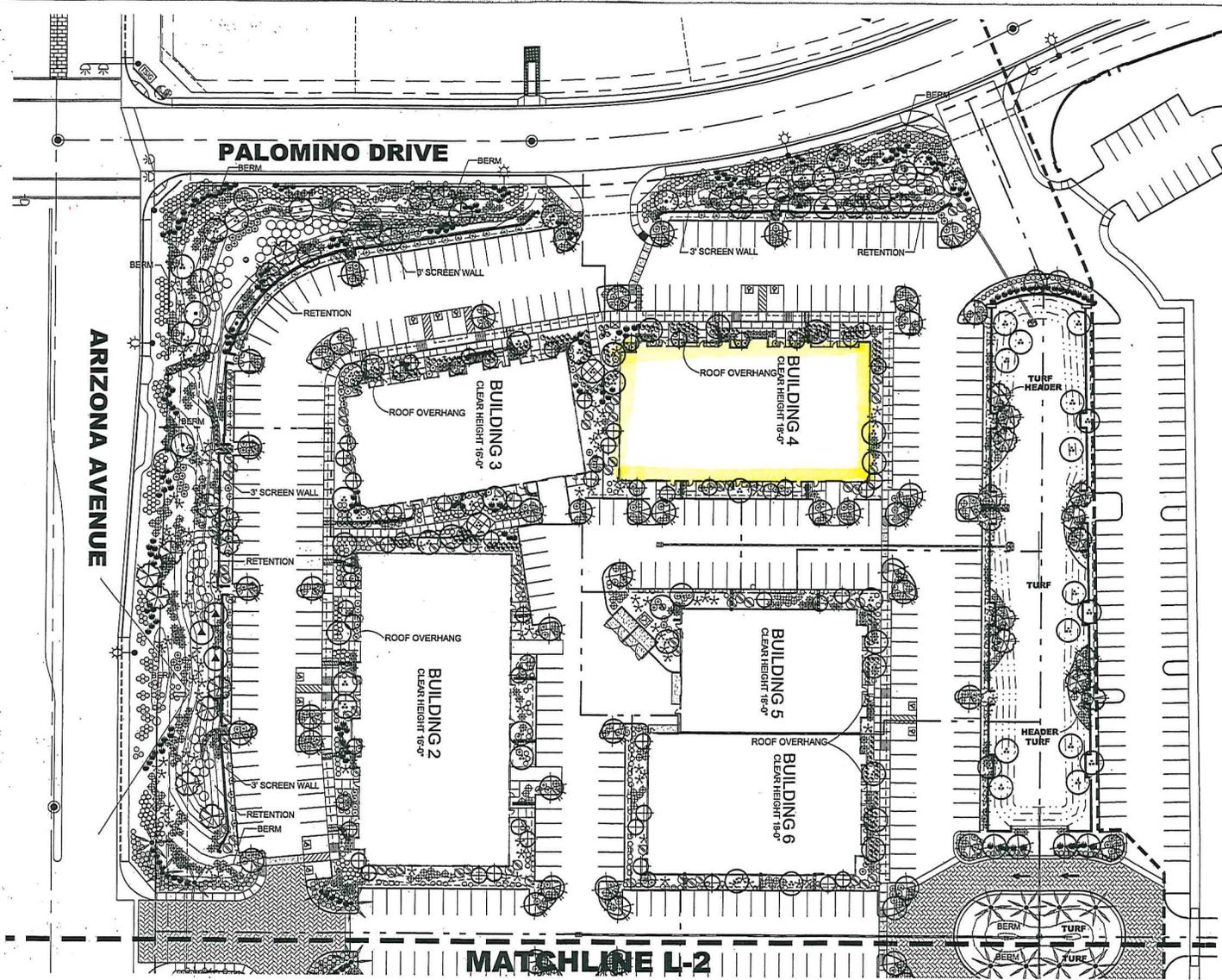
winton architects, inc.
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WESTECH
CHANDLER, ARIZONA
SUN STATE BUILDERS

Job no.	05177
drawn	WDH
approved	RBW
date	7/25/06
revisions	
△ CITY	8/24/06
△ OWNER	10/9/06
△ CITY	10/27/06

SP-1

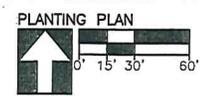
C:\Users\jw001177\My Documents\1177 SP - 1.dwg, 10/20/2006 8:19 AM



ARIZONA AVENUE

PALOMINO DRIVE

MATCHLINE L-2



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
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Phoenix, Arizona 85014
(602) 265-0322



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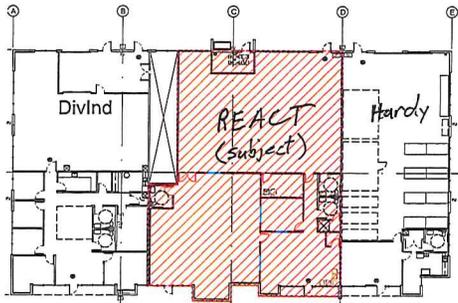
WESTECH
CHANDLER, ARIZONA
SUN STATE BUILDERS

Job no.	6288
drawn	TJM
approved	TJM
date	5/8/05

revisions	
DETA	08.06.09
	CITY

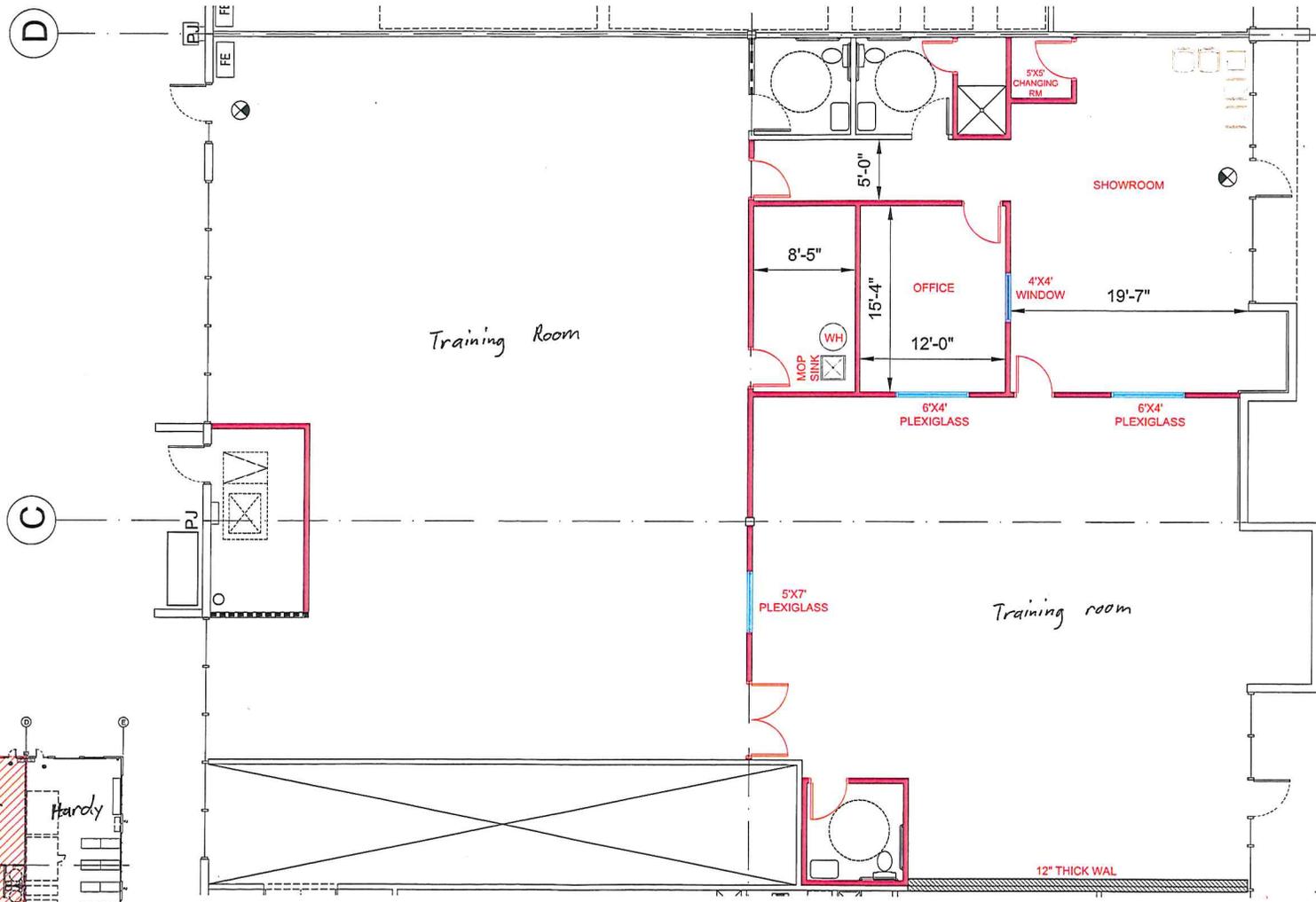
L-3

6:57 PROJECT LOCATION: HALLOWDEN WAREHOUSE AT 15500 148th Ave



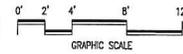
KEY PLAN

SCALE: NTS



CONCEPTUAL FLOOR PLAN

SCALE: 1/4"=1'-0"



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TI @ Westech - Building 4
WWW.SUNSTATEBUILDERS.COM
SUN STATE BUILDERS

JOB NO: MARKETING
DRAWN BY: BIL
APPROVED BY: MF
DATE: 12.05.12

SHEET NO.



ZUP12-0038 REACT DEFENSE

Use Permit Narrative

Building 4 at Westech Corporate Center is 14,250 square feet. The western bay of the building is 3,600 square feet and occupied by Hardy Diagnostics, an industrial user that distributes a complete selection of laboratory and microbiology supplies for the clinical, industrial, and molecular biology research laboratory. View more about the company and its main manufacturing headquarters in California at www.hardydiagnostics.com. The eastern bay of Building 4 is 4,906 sf and is occupied by DivInd, LLC (<http://divindtech.com/>). DivInd is an industrial user who offers a wide array of technical consulting and process engineering services related to liquid processing equipment.

The remaining space is appx 5,730 sf in the middle of the building is the subject of this Use Permit for REACT Defense. REACT (www.reactdefense.com) educates men, women, police and military personnel on self-defense tactics. The website states that the company is dedicated to providing the finest self-defense, fighting and fitness instruction in the world today. The company prides itself on having the best reality based training that simulates real life confrontations. REACT Defense will have 4 to 6 employees at this location. It would be rare for all of them to be at the facility at one time, but common for 3 to be there at one time. A typical class size is 10 people or less. The space has approximately 1,273 sf of office/showroom/support area, with the remaining space being the two open fitness rooms. The building is parked 5 spaces per thousand square feet, so REACT will be assigned 28 parking spaces.

Mike Forst



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