



**MEMORANDUM**                      **Planning Division – PZ Memo No. 15-037**

**DATE:**            MARCH 18, 2015  
**TO:**                PLANNING AND ZONING COMMISSION  
**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR  
                          KEVIN MAYO, PLANNING MANAGER  
**FROM:**            LAUREN SCHUMANN, CITY PLANNER  
**SUBJECT:**        ZUP14-0036 EUROPEAN MOTOR STUDIO

**Request:**        Use Permit approval to allow online sales of motor vehicles with incidental repairs within a Planned Industrial (I-1) Zoning District  
**Location:**      501 E. Chicago Circle, Suite A, north of Frye Road and west of Hamilton Street  
**Applicant:**     Scott Utter, Business Owner

**RECOMMENDATION**

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

**BACKGROUND**

The subject site is zoned Planned Industrial District (I-1) as part of an existing industrial area east of downtown Chandler. The property is located within a cul-de-sac with several other light industrial type buildings and uses. Adjacent businesses on the Chicago Circle cul-de-sac include a dairy equipment company, masonry company, soil company, and a mining equipment company. To the south is the Chandler Unified School District bus yard and vacant General Industrial (I-2) property to the west. The adjacent tenant in the same building, Suite C, obtained a Use Permit to allow a motor vehicle customization repair business, Suite B is vacant.

European Motor Studio (EMS) is a business that specializes in the sale of European classic automobiles through an online website. The shop is not open to the public and shoppers may view the inventory at the business’s website. The property will be used to store the vehicles within the 10,000 square foot industrial warehouse and will perform light, incidental repairs on inventory within the warehouse. EMS typical hours of operation will be Monday through Friday

from 8 a.m. to 5 p.m. and by appointment. The business owner works daily, but may have six assistants when needed.

The business uses Suite A, which is the northern suite on the property. There are two roll-up doors to the warehouse, a door to the front office, and a door at the back of the premise. A masonry fence surrounds a yard to the north to allow for screened outdoor storage, however, vehicles will not be stored outside. The property has 23 exterior parking spaces and two parking spaces are marked per the Department of Motor Vehicle (DMV) requirements. The application does not request any building signage as they do not advertise for “walk-in” customers. If a sign is desired in the future, signage will require a Sign Permit and comply with Sign Code.

### **DISCUSSION**

Planning Staff finds the proposed use and location is compatible with the adjacent properties and surrounding area. Any noise generated from the business is no louder than existing noise created by the adjacent bus yard and noise from the other suites when the warehouse doors are open. Planning Staff recommends a 3-year timing condition to allow for future review of the use.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent out to surrounding neighbors.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

### **RECOMMENDED ACTION**

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Use Permit within an I-1 zoning district subject to the following conditions:

1. All vehicle work including repair, servicing, engine testing, and the like shall occur only within the building. Any overnight storage of vehicles shall occur inside the building. No work or storage of vehicles shall be performed outside of the building.
2. The Use Permit is non-transferable to any other property or other suites/tenant spaces on the subject property.
3. Any substantial change in the floor plan, including but not limited to expansion, addition of uses, and the like, shall require re-application and approval of a Use Permit.
4. The site shall be maintained in a clean and orderly manner.
5. All building signage or freestanding signage shall be in conformance with the Chandler Sign Code and be issued a City Sign Permit.
6. The Use Permit is effective for a period of three (3) years from the date of City Council approval. Operation of the business beyond three-years time period shall require re-application and approval by the City of a new Use Permit.

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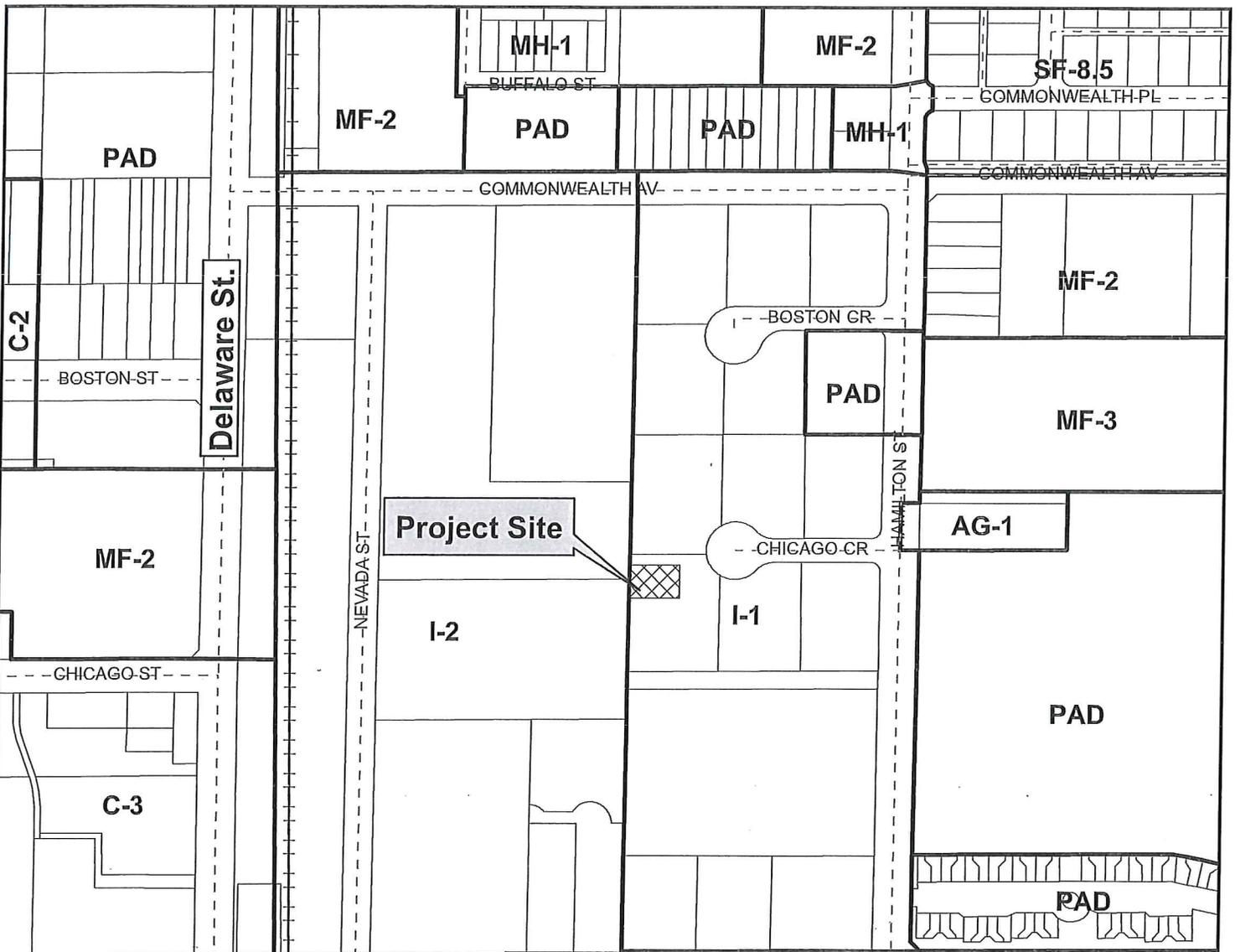
March 18, 2015

**PROPOSED MOTION**

Motion to recommend approval of Use Permit case ZUP14-0036 EUROPEAN MOTOR STUDIO, subject to the conditions as recommended by Planning Staff.

**Attachments**

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

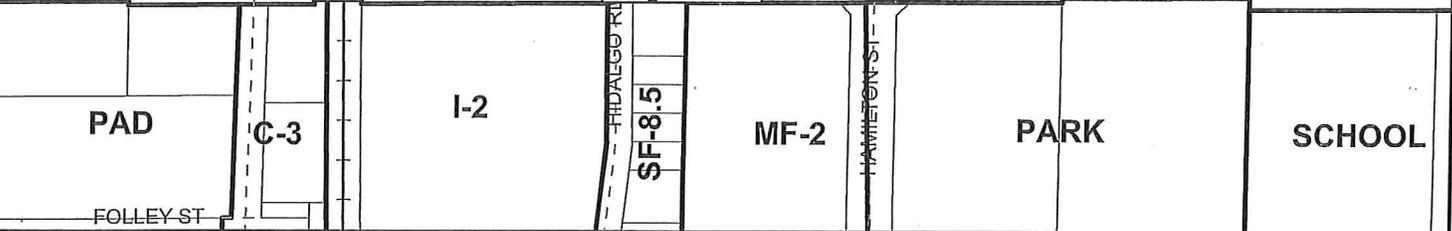


Frye Rd.

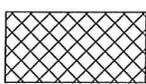
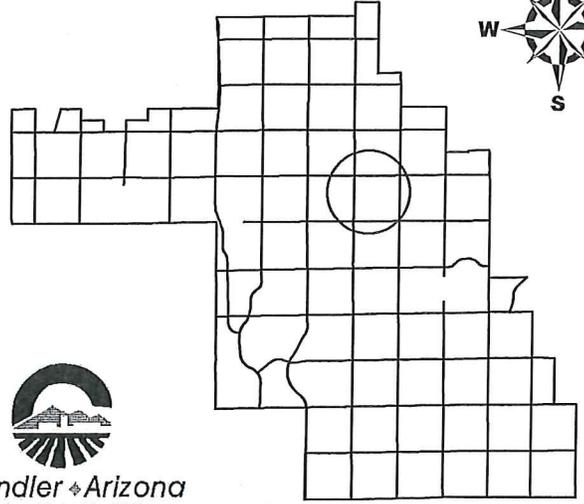
FIDALGO RD

SF-8.5

HAMILTON ST



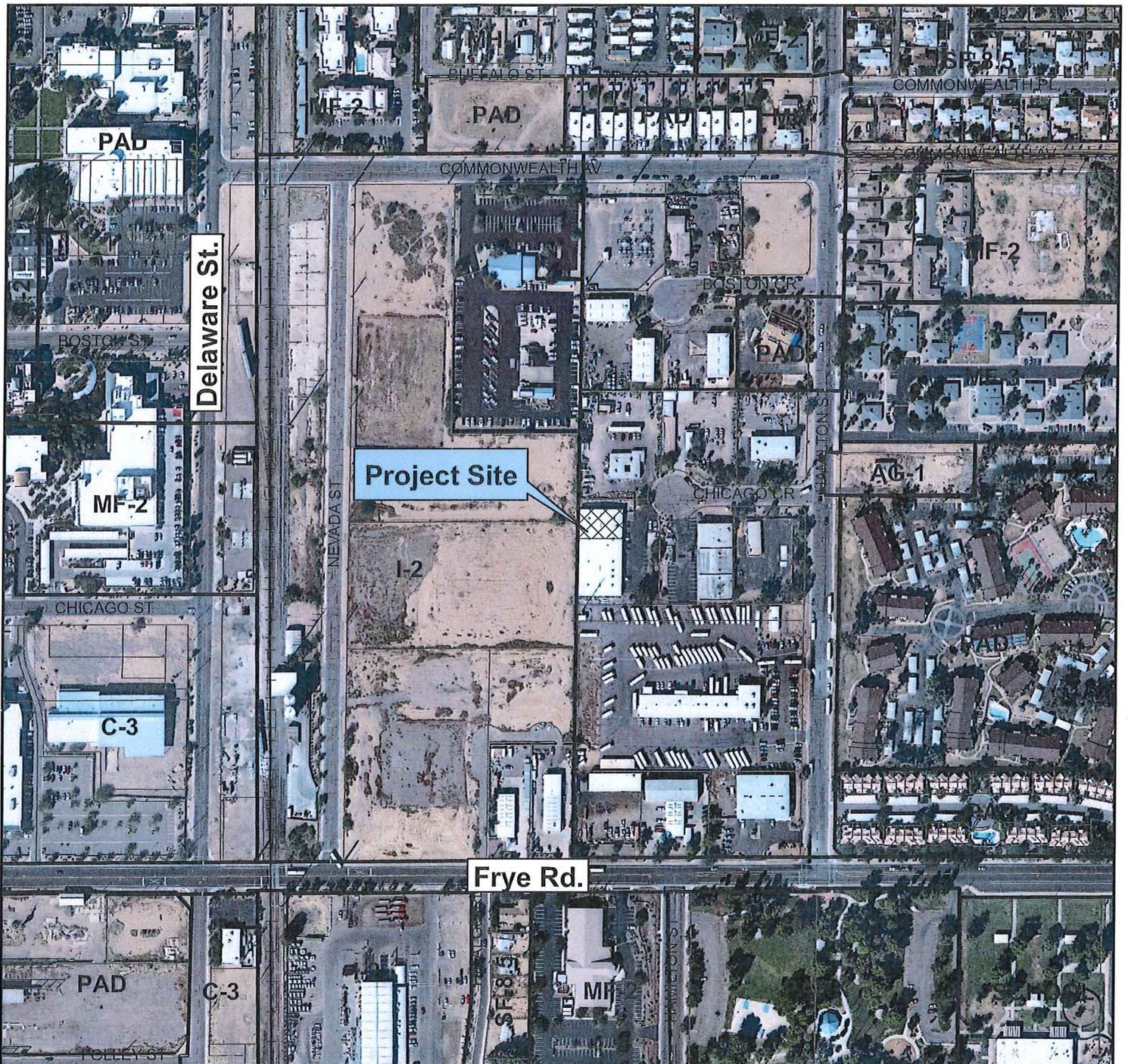
## Vicinity Map



ZUP14-0036

European Motor Studio



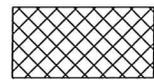


Delaware St.

Project Site

Frye Rd.

## Vicinity Map



ZUP14-0036

European Motor Studio

# Narrative

**DATE:** SEPTEMBER 17, 2014  
**TO:** PLANNING DEPARTMENT  
**FROM:** SCOTT UTTER   
**SUBJECT:** EUROPEAN MOTOR STUDIO, LLC

**Request:** Use Permit approval to allow internet-based motor vehicle sales within a Planned Industrial District (I-1) zoning

**Location:** 501 E. Chicago Circle, Suite A, north of Frye Road and west of Hamilton Street.

**Applicant:** Scott Utter, Owner

**Project Info:** Approximately a 10,000 square foot tenant space within a larger 20,000 square foot industrial warehouse building

The "Premises" are commonly known as 501 East Chicago Circle, Suite A, Chandler, AZ. The Premises are currently used by European Motor Studio, LLC ("EMS"), for vehicle storage. However, EMS intends to move its motor vehicle dealers license from its current location in Mesa to the Premises so that it can conduct internet-based vehicle sales and incidental repairs to inventory from the Premises. The Premises are part of a larger, three suite building located at 501 East Chicago Circle (the "Property"). The Property is zoned I-1 (Planned Industrial District) as part of an existing industrial area east of downtown Chandler. The Property is located within a cul-de-sac with several other light industrial type buildings and uses. Adjacent businesses on the Chicago Circle cul-de-sac include a dairy equipment company, a masonry company, a soil company, and a mining equipment company. Of the three suites in the same building as the Premises, one suite (Suite C) is occupied by an engine and car repair shop and the other suite (Suite B) is currently vacant.

EMS is an Arizona-licensed and bonded motor vehicle dealer that specializes in the sale of European classic collector cars, including Ferrari, Maserati, Lamborghini, Aston Martin, Austin Healey, Mercedes Benz, Porsche, MG, Fiat and Jaguar, among others. Other marques and later models may be in EMS's inventory from time to time as a result of trades or other acquisitions. (Past, current and incoming inventory can be viewed at EMS's webpage: [www.europeanmotorstudio.com](http://www.europeanmotorstudio.com).) EMS does not offer retail automotive repairs to the public, although it does require a portion of the building to be dedicated to performing light repairs on its inventory.

A chain link fence bounds the south end of the Property. The south end of the Property directly abuts the Chandler Unified School District bus yard, in which buses maneuver to and from parking spaces next to the Suite C space.

The subject Premises is set up with a sales floor, a shop space, several bathrooms and several office spaces. The shop space within the Premises currently includes one vehicle lift. There is no engine dynamometer (dyno) or any other loud-noise-generating equipment. There are two roll-up doors to the Premises, a door to the front office, and a door at the back of the Premises. The Premises also includes a fenced yard behind and along the north side of the Premises. The fence is masonry at the front such that the contents of the yard cannot be seen from the public road or cul de sac. The fenced yard is exclusive to EMS. Most of the space inside the Premises is open to allow for vehicle maneuvering. The Property has 23 exterior parking spaces, all of which are for EMS's non-exclusive use and at least two of which are marked for EMS's use in accordance with Department of Motor Vehicle ("DMV") requirements. (The DMV is the regulatory authority for motor vehicle dealers in Arizona.) Vehicles held as inventory are kept inside the building. The business is typically open Monday through Friday from 8 am to 5 pm, and by appointment. The business owner is the only person currently working daily; however, up to six assistants come when needed.

Only the minimum building signage required by the DMV is requested. Photos of the requested sign are included with this application. The business is entirely internet based and does not solicit walk-in customers.

The proposed use and location is compatible with the adjacent properties and surrounding area. Any noise generated from the business is no louder than existing noise created by the adjacent bus yard, the engine and car repair shop in the same building or the other suite, even when the Premises doors are open. No engine noise would occur except when a vehicle is test driven or otherwise started for maintenance, repair or sales purposes. No cars that have been modified to make them louder are currently included in EMS's inventory or are anticipated.

In fact, any noise generated by EMS's operations would be significantly quieter than the noise the school buses make while starting up in the morning and again in the afternoon while backing into the parking spaces next to the business. It is difficult to carry on a conversation outside while the buses are being maneuvered.

There will be no entertainment or live music at the warehouse.

All vehicle work including repair and servicing will occur within the Premises. Any overnight storage of vehicles shall occur inside the Premises or the adjacent storage yard and no work or storage of vehicles shall be performed outside of the Premises. The Property is maintained in a clean and orderly manner.

The building that contains the Premises is approximately 20,000 sq. ft. The architecture of the building is industrial-style. Photos of the building are included with this application.

The Property is not landscaped. Photos of the parking lot and exterior of the property are included.

BUS  
YARD

129' W 190

100' 00' 51" W 400.93

A

C

B

A

MAN HOUSE

Outdoor  
Storage

PER BOOK 203 OF MAPS, PAGE 16  
PUBLIC UTILITY EASEMENT

PER INSTRUMENT NO. 93-045912  
ELECTRIC LINE EASEMENT

822' 07"

CHICAGO  
CR

VACANT I-2

27

