

#46
AUG 09 2007



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MEMORANDUM

Planning & Development - CC Memo No. 07-182

DATE: JULY 23, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0042 MAACO

Request: Use Permit approval to operate an automotive body repair shop including paint spraying, body, and fender work within a Planned Industrial (I-1) zoned district

Location: 9 N. Roosevelt Avenue
Southwest of the southwest corner of Chandler Boulevard and Kyrene Road

Applicant: John Becker, MAACO

RECOMMENDATION

The request is to operate an automotive body repair shop including paint spraying, body and fender work within a Planned Industrial (I-1) zoned district. Planning Commission and Staff, upon finding consistency with the General Plan and I-1 zoning recommend approval with conditions.

BACKGROUND

The subject site is located southwest of the southwest corner of Chandler Boulevard and Kyrene Road, within the Williamsfield Road Business Park. North of the subject site is a veterinarian hospital. East of the subject site is a drainage canal, and beyond that an electric substation and the Kyrene Village commercial center. Directly south are industrial zoned properties. West, across Roosevelt Avenue are a restaurant, and an archery range.

The subject site was originally zoned in 1974 as part of a larger rezoning in order to establish multiple areas of industrial and commercial zoning. The subject site was rezoned to Planned Industrial (I-1) zoning district. The Use Permit request is to allow for the ability to operate a full body paint spraying, and auto body repair shop within an I-1 zoned district. The shop will have the capabilities to work on approximately 14 vehicles, with two of the vehicles being located within the paint booth and oven, and the remaining 12 for collision repair and detailing. There will be two garage doors, one on the north side of the building, and the second on the east side of the building, both doors will be behind a gate.

The existing building is approximately 8,500 square feet. As part of the shop operations, there will be approximately 20 parking spaces provided for the entire site. Approximately 15 of the parking spaces are provided in the front of the site, and the remaining five behind a six-foot fence. There is the potential for an additional three to five parking spaces in the rear. The average time it takes for a vehicle to be repaired from start to finish is generally three to four days. The shop will not be providing mechanical or engine repair work.

The existing site landscaping will need to be brought up to meet current standards. Current standards require one tree and six shrubs per 1,000 square feet of open space, and 50 percent ground coverage at the time of maturity. The site currently has two mature pine trees and 14 shrubs. To meet current standards an additional two-15 gallon trees, ten-5 gallon shrubs, and ground covering will need to be planted.

The applicant has represented to Staff the intention to proceed forward with the Tenant Improvement process following Council approval. Construction should start shortly thereafter.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was Monday June 25, 2007. No neighbors were in attendance.

As of the writing of this memo, Staff has received one phone call from a nearby business that was concerned with the exhaust created by the paint booths. It was explained that the exhaust system utilized would eliminate 99% of odors and chemicals through the use of three air filters. Staff has received no phone calls or letters of opposition to this Use Permit request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 7 Opposed: 0

At the Commission hearing there was discussion regarding the storage of the vehicles and the ability of the screen fence to provide visual screening. A condition was added addressing the maintenance of the screen fence to ensure it is well maintained.

RECOMMENDED ACTION

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

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other store locations
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The applicant shall plant an additional two-15 gallon trees, ten-5 gallon shrubs, and provide 50 percent ground cover at the time of maturity, along the frontage of Roosevelt Avenue.
5. The applicant will abide by all building, fire, and other applicable city regulations including those that pertain to auto repair as a condition of occupancy.
6. No automotive engine work, or associated mechanical work shall be performed.
7. The existing screen fence shall be well maintained, and kept in a clean and orderly manner.

PROPOSED MOTION

Move to approve UP07-0042 MAACO, Use Permit for an auto body repair shop, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative

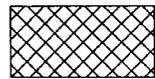
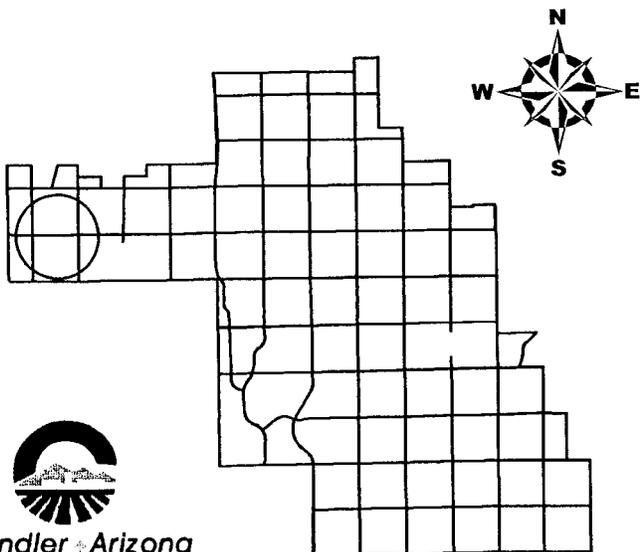


Chandler Blvd.

Project Site

Kyrene Rd.

Vicinity Map



UP07-0042

Maaco



Chandler Arizona
Where Values Make The Difference

John K. Becker
Roseanne Becker

*PO Box 736
Queen Creek, AZ 85242
480-655-6357 home
661-510-8250 John's cell
661-510-8258 Roseanne's cell*

June 5, 2007

Mr. Erik Swanson
City Planner, City of Chandler
Mail Stop 105
PO Box 4008
Chandler, AZ 85255

Re: UP07-0042-MAACO

Dear Erik,

Thank you for your letter of May 31, 2007 requesting additional information in connection with our Use Permit request. In response to your inquiries, the following is a descriptive narrative about my business process that should answer all your questions:

Maaco Collision Repair and Auto Painting is the largest national franchise chain of body shops with more than 500 franchised Centers specializing in minor body repair and complete repainting of cars, small trucks, vans, etc. Our core business is to provide cosmetic refinishing of vehicles. Our typical customer vehicle needs a paint job and has minor dents and dings to be repaired. We prefer to not do major collision repairs, particularly those requiring extensive cutting, welding, frame straightening and/or repairs to engines and drive train components. For such damage we would typically sub out these types of repairs to local collision or mechanical repair shops.

Our operation generally involves the vehicle spending a few hours to a couple days in the actual body repair process (by comparison, heavy collision repairs can take many days or even weeks to complete). The vehicle is then prepped for refinishing (sanding, masking), primed and painted in the spray booth, dried in a gas fired oven, unmasked and detailed (vacuum interiors, clean windows, replace emblems, trim, wipers, license plates, etc. as needed) for delivery back to the customer. All work is done inside the building. Our business is typically open from 7:00 am to 7:00 pm Monday through Friday plus half a day on Saturday for the convenience of our customers. The shop crew is typically working from 8:00 am to 5:00 pm Monday through Friday; a partial crew may work Saturday on equipment maintenance and general housekeeping.

The paint storage & mixing room (typically an H-3 "liquid storage room") will contain approximately 200-300 gallons of automotive paints and related products in factory sealed containers (pints, quarts, gallons and fives). Paint mixing of up to one gallon at a time is accomplished in this same room; there are no pumps or piping between the storage room and the booth. All paint is applied in the booth.

There will be a small M.I.G. welder that would be used occasionally (such as once or twice a week) to facilitate minor panel replacement. Due to the extensive content of high strength steel in today's cars, an oxy/acetylene torch is not recommended for repairing these vehicles and we do not equip our Centers with one.

We do not do repairs to engines or drive trains, radiators, fuel systems or tanks, nor does our business involve tune-ups or oil changes. Vehicles requiring these types of repairs would undoubtedly have sustained heavy collision damage and would be subbed out as stated above. We do not wash cars and have no wash down area. We do not wet sand vehicles; in fact, we have no significant water usage (outside of normal restroom activities). Our typical customer vehicle is basically in good operating condition (not leaking fuel, oil, etc.) and just needs some cosmetic refurbishing.

Vehicles waiting to be repaired would be temporarily kept in a fenced yard adjacent to the building. Once a vehicle repair has started it is usually completed in just a couple of days. Once completed, they are delivered back to the customer.

We will be providing affordable cosmetic vehicle reconditioning that is not yet available in this part of the market. Traffic impact would be minimal. We expect to have 12-14 employees and anticipate 8-12 customer visits per day. The surrounding neighborhoods include automotive repair/service, light industrial/manufacturing, freight terminals, restaurants, fast food vendors and other commercial type services.

We would lease space in an existing single tenant building of approximately 8,352 square feet on a 30,056 square foot lot, commonly known as 9 N. Roosevelt which is just south of Chandler Blvd and approximately one block west of Kyrene. Minor interior remodeling is required; no expansion/enlargement of the building will be necessary. There is sufficient onsite parking for customer vehicles and employees; any vehicles parked outside overnight would be within the existing fenced and screened yard area at the rear of the site.

We have attached a shop plan for your review.

If you have any questions or desire further information please do not hesitate to call either myself at 661-510-8250 or Art Van Allen (Maaco's Western Region Real Estate Manager) at 206-679-5783 or Lance Ross (property owner) at 480-212-7677.

Sincerely,



John Becker

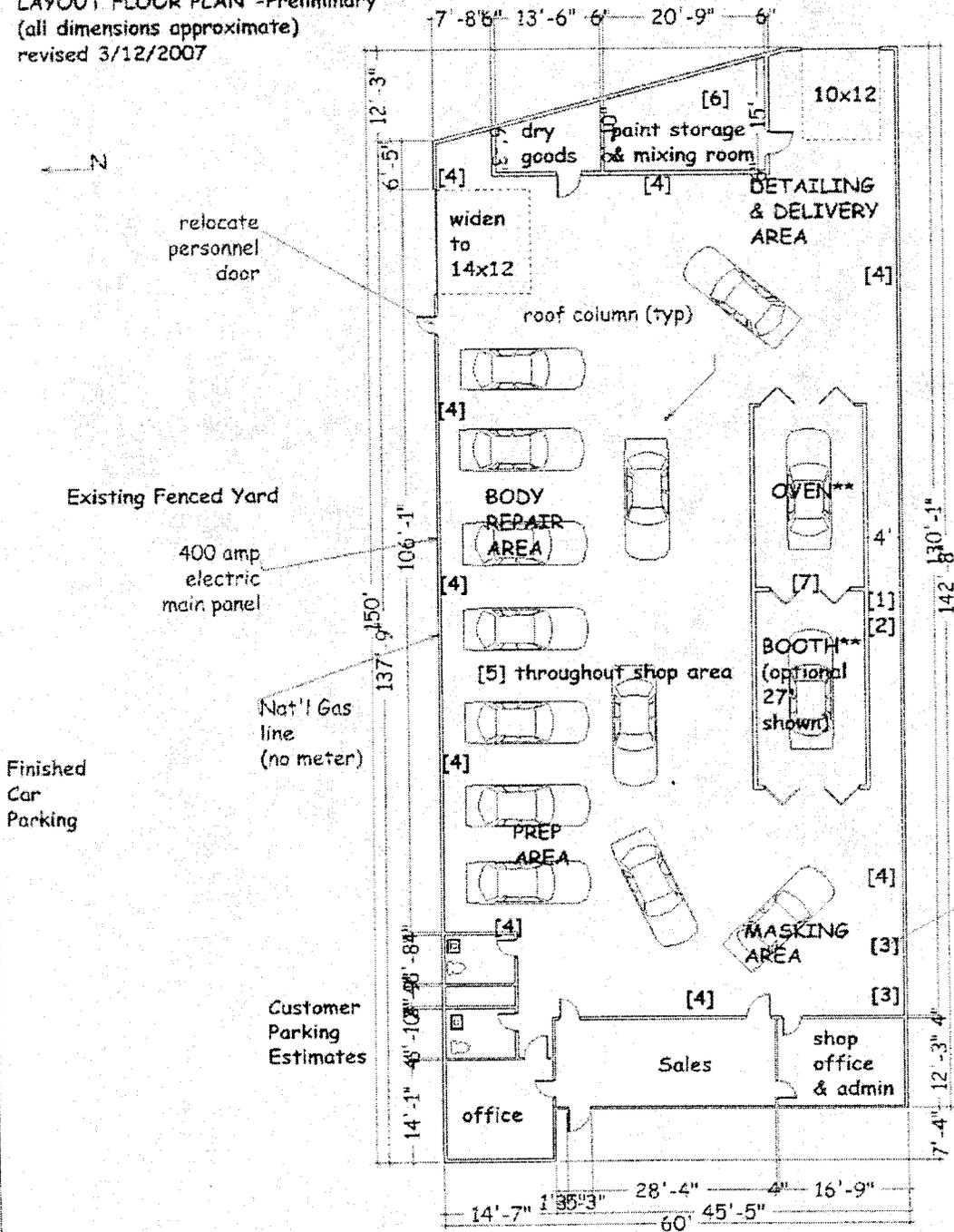
Maaco franchisee & Use Permit Applicant

JKB/rab

Encl.

cc: Art Van Allen, Maaco Enterprises, Inc.
Lance Ross, Acquanetta Limited Partnership

LAYOUT FLOOR PLAN -Preliminary
 (all dimensions approximate)
 revised 3/12/2007



NOTE #1: See separate LEGEND 2007 for details about numbered items [1] through [7].

NOTE #2: Equipment marked with ** provided and installed by Maaco and Tenant.

COMPRESSORS**

8,352 sq. ft.
 Lot size-30,056 sq. ft.
 Fenced yard
 Sprinklered

9 N Roosevelt, Chandler AZ.

FLOORPLAN

