

#7
AUG 23 2007



MEMORANDUM **Planning and Development – CC Memo No. 07-155b**

DATE: AUGUST 7, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, CITY PLANNER *BD*

SUBJECT: DVR06-0045 STEVENS OFF ROAD
 Introduction and tentative adoption of Ordinance No. 3950

Request: Rezoning from Planned Industrial District/Planned Area Development (I-1/PAD) zoning to I-1/PAD Amended in order to allow certain auto service and customization, including for sand rails

Location: 3210 N. Delaware Street
 North and east of Elliot Road and Arizona Avenue

Applicant: Stevens Off Road, Inc.

Owner: SGH IV LLC

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and current zoning, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The application requests amendment of existing Planned Industrial District/Planned Area Development (I-1/PAD) zoning in order to expand the permitted uses in an industrial building. The building is located in a warehouse condominium development, Chandler Business Park, several blocks east of Arizona Avenue within a larger 240-acre corporate park (Arizona Corporate Park, formerly known as Elliot Commerce Plaza) that includes industrial uses and a

limited amount of commercial uses. Existing uses within the larger corporate park include two motorcycle dealerships (Town & Country Motorsports and AZ Superbike) with service and repair along Arizona Avenue, a truck bedliner installation company (Inyati), retail showroom uses along Arizona Avenue, light industrial businesses with warehousing, a wholesale Italian bakery, the Arizona Department of Revenue, and various office uses. The subject site is surrounded by the rest of the Arizona Corporate Park, all of which is designated as Employment in the General Plan.

In 1981, the subject properties were rezoned from Agricultural District (AG-1) to I-1/PAD to allow a mix of industrial, office, and commercial uses throughout the corporate park. The PAD overlay designated uses by area within the corporate park, including I-1 uses for the subject property. In 1990, the corporate park received rezoning in order to refine use definitions and adjust the boundaries of the various use designations. From 1993 to 2007, several rezonings were granted to allow narrowly defined auto-related uses near to and along Arizona Avenue, including the aforementioned motorcycle businesses plus motor vehicle after-market customization, repairs, and accessory sales that do not involve engine repair, outdoor work, or outdoor storage. Also, farther from Arizona Avenue, a business received approval in 1998 to install truck bedliners in a suite along Colorado Street within the same development.

The rezoning is prompted by Stevens Off Road, a sand rail customization and service business that has occupied the subject building since Spring 2006. The business is specific to sand rail customization and repair, but a somewhat broader rezoning is suggested in order to encompass similar businesses and reduce the need for numerous rezonings at this location. The recommended conditions of approval are modeled after those that apply to the recently approved Pollack Business Park North rezoning along Arizona Avenue.

The majority of Stevens Off Road's business is constructing and customizing new sand rails on an appointment basis. A sand rail is an off-road vehicle similar to a dune buggy. This part of the business does a very low volume and each product takes months to complete. They also warehouse parts that are sold wholesale and provide body/chassis repairs. The repairs, though a minor part of the business, are their only operation that cannot be performed under the existing I-1/PAD zoning. The business owner considers repairs to be an essential part of caring for long-term customers who have also patronized the subject business for higher-dollar items, such as customization of their vehicles.

The subject building is part of a condominium association and also part of a master property association. Some neighbors have objected to the legality of the rezoning request given master property association CC&R provisions that prohibit auto uses. However, after reviewing a preliminary copy of the proposed rezoning scope and conditions of approval, the master property association has not found reason to object based on CC&R's. The neighboring Inyati bedliner company is a member of the same associations.

DISCUSSION

The rezoning request is a reasonable addition of uses that is in keeping with the established nature of the business park, which already includes a number of auto-related businesses. In order

to ensure that negative impacts such as noise, unsightly storage, or heavy traffic volumes are not present, the rezoning is carefully limited to avoid the auto body, oil change, or engine service types of uses that are more appropriate for commercial areas. The business is expected to continue in the same manner as it has operated for over a year, which has resulted in no negative impact to adjacent businesses.

The subject building is built out and requires no new construction as part of this request.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 10, 2007 at the Downtown Community Center. No citizens attended.
- Staff has received numerous letters in opposition to the request, mostly from owners of nearby suites or buildings, including some business owners. Opposition centers around the desire to be away from auto uses and around the potential negative effect on property values. Copies of these letters are attached.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 5 Opposed: 0 Absent: 2 (Irby, Anderson)

A neighboring business owner and a lawyer representing the condominium association spoke in opposition to the request, citing potential economic harm and possible violation of the CC&R's. Planning Commission found that there would be no noticeable negative impact compared to other businesses in the industrial condominiums, which include a truck bedliner installation company and a pesticide company.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and current I-1/PAD zoning, recommend approval of DVR06-0045 STEVENS OFF ROAD subject to the following conditions:

1. Development shall be in substantial conformance with existing zoning and PDP approvals except as modified by the application materials of this request (narrative and site plan) and associated conditions of approval.
2. In addition to I-1 uses, the following uses shall be allowed: small recreational vehicle (ATV, etc.) repair and accessory sales and installation, when said repair and/or installation is carried on within the principal building; motor vehicle after-market customization and accessory sales, including but not limited to upholstery, bed liners, and customized parts installation, carried on within an enclosed structure and having no outside storage of vehicles or parts of vehicles.
3. Engine repair shall be prohibited.

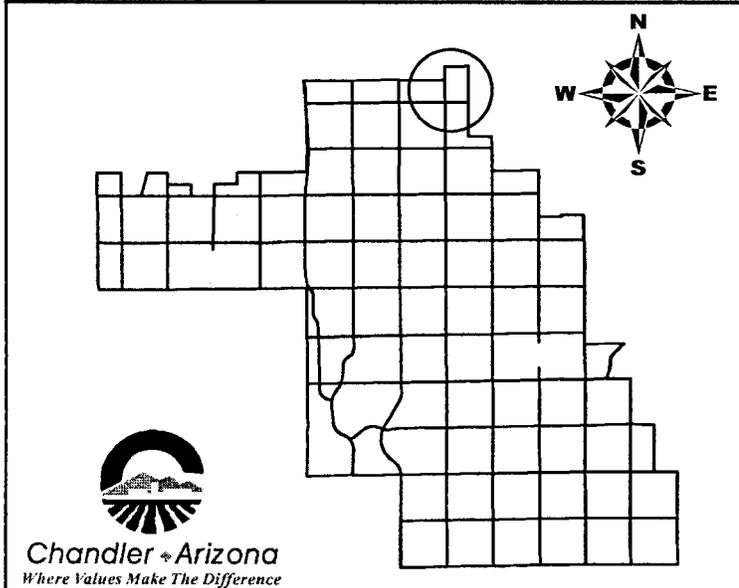
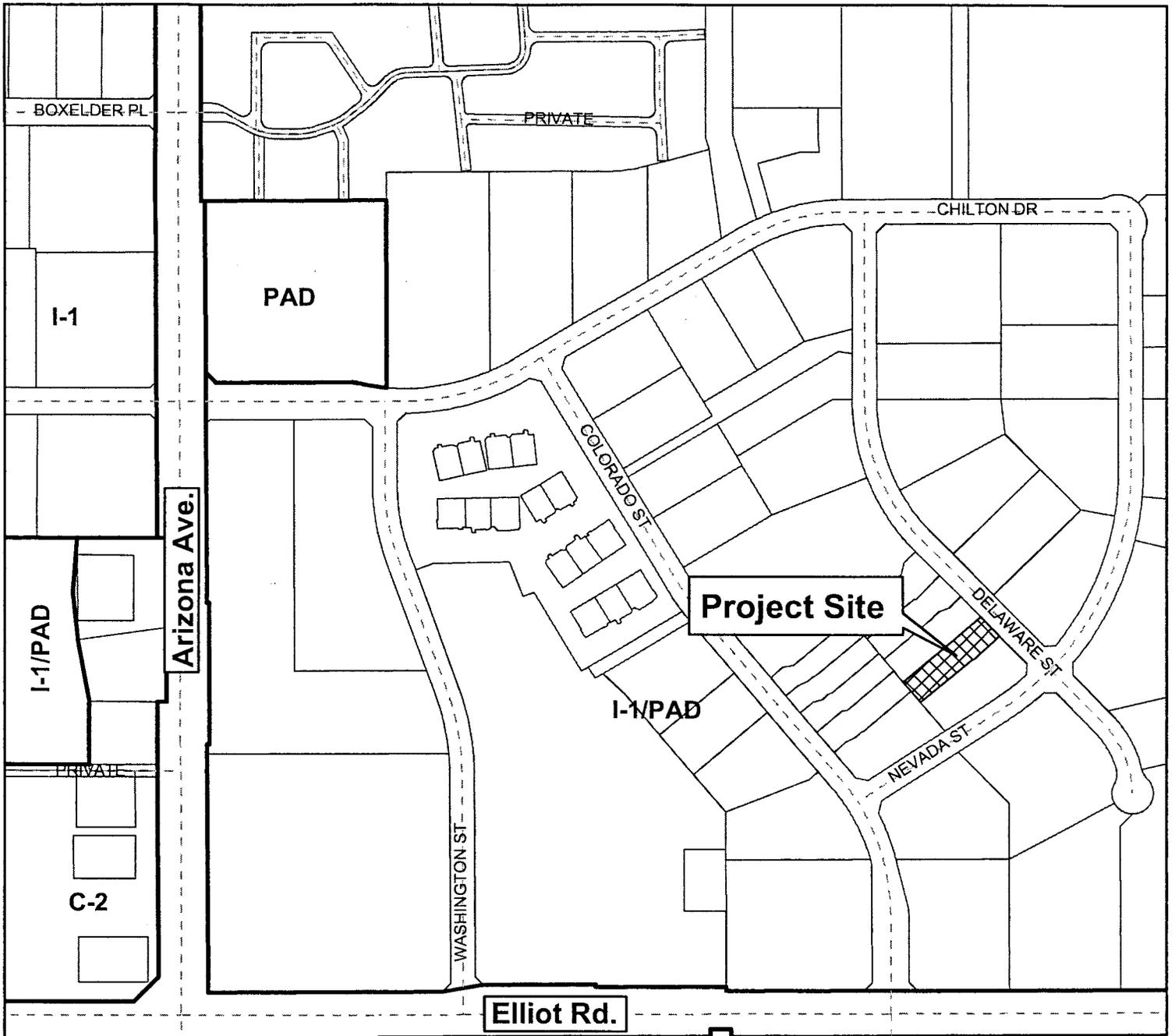
4. Service of street vehicles such as cars, trucks, and RV's shall not be allowed.
5. All work shall be conducted indoors.
6. There shall be no outdoor storage of parts.
7. There shall be no overnight outdoor storage of vehicles.
8. There shall be no testing of the vehicles on streets.
9. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 3950 approving Planned Industrial/Planned Area Development zoning in case DVR06-0045 STEVENS OFF ROAD subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Applicant Narrative (specific to applicant's business)
4. 1981 PAD Use Map
5. 1990 PAD Use Map
6. Letters of Opposition
7. Ordinance No. 3950

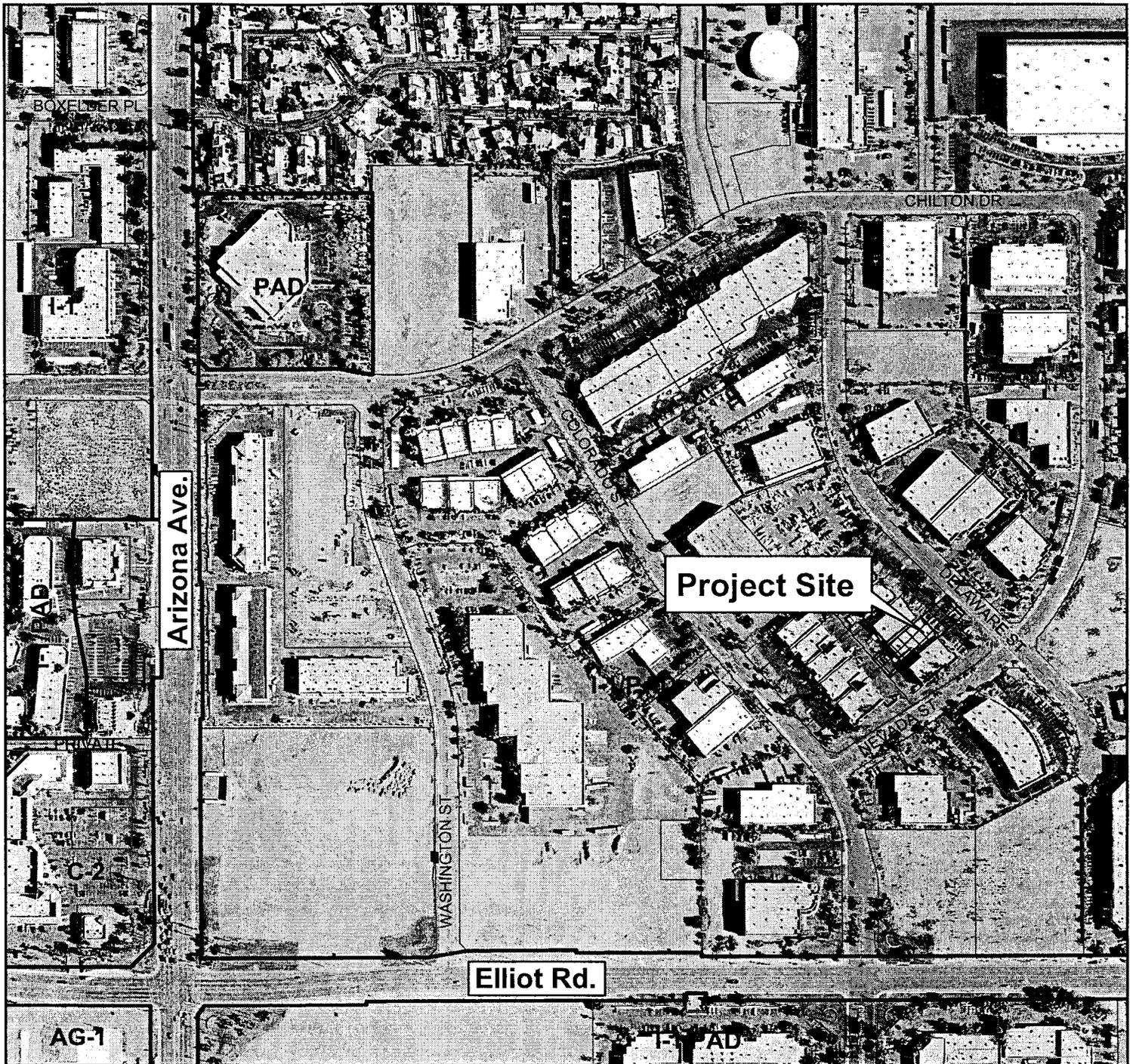


Vicinity Map

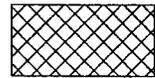
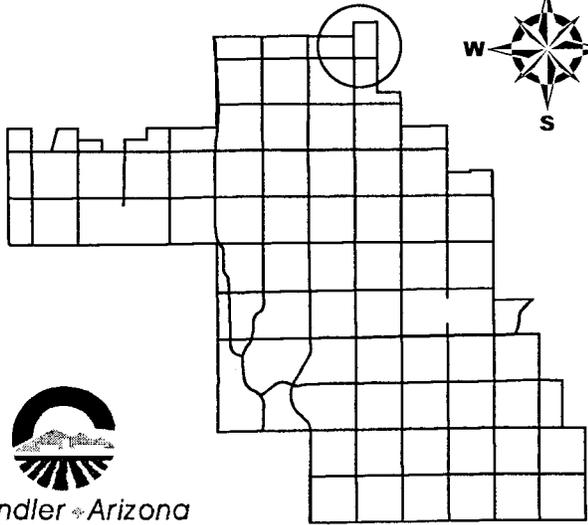
 DVR06-0045

Stevens Off Road, Inc.

CITY OF CHANDLER 8/11/2006



Vicinity Map



DVR06-0045

Stevens Off Road, Inc.



Chandler, Arizona
Where Values Make The Difference

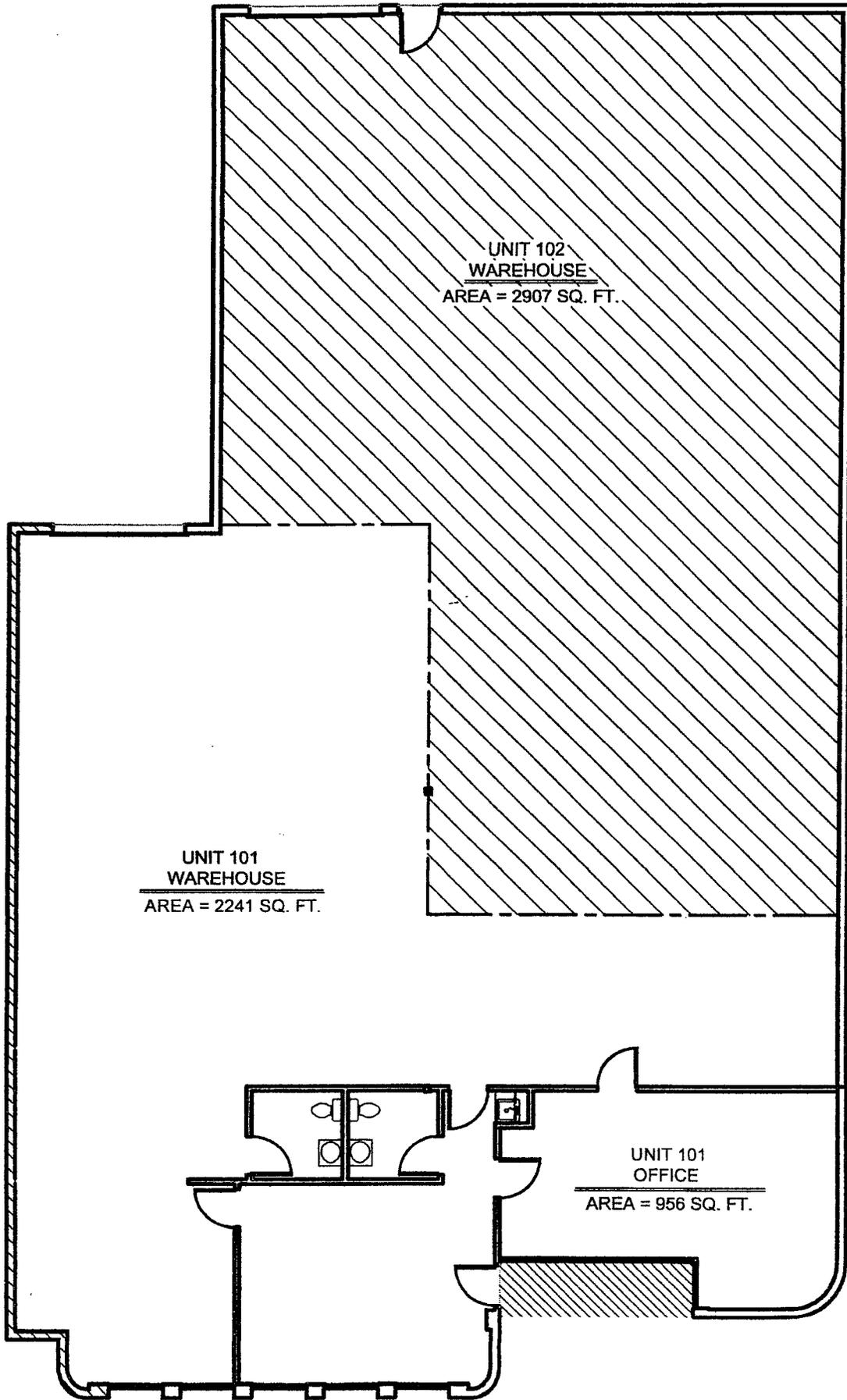


EXHIBIT "A"

The City of Chandler,

The name of our business is Stevens Off Road, Inc. We have leased the building located at 3210 N Delaware St. in Chandler. We leased the building after we were told verbally by the city that with a use permit our business would fit the zoning regulations. We have since been told that we need to file for rezoning.

The total building space is 3300 sq ft. The shop space is about 2500 sq ft and the office is around 800 sq ft. The majority of our business is manufacturing sand rail chassis and parts. This includes mostly tube bending and welding. We sell parts and accessories by phone and on the internet and keep the inventory at this location. A small portion of our business is customizing sand rail with seats, 2 way radios, GPS systems, etc. We meet with customers by appointment only. Our traffic is very minimal. It takes about 3-4 months to manufacture a sand rail chassis, and we only do an average of 3 at a time.

We have parking for our customers in the front of the building. We keep the sand rails in the shop area and use the bays for transporting them. The parking lot in the back has multiple ways to enter and exit so the other businesses around us are not disturbed by our loading or unloading.

We have 2 employees working for us. Our hours of operation are 9:00 am - 6:00 pm, Monday thru Friday. We feel that our business fits in with others in our complex and would really like to stay at our location in Chandler. We are a unique business and don't have a specific category that we fit into. We are not automotive but do manufacture chassis used for off road recreation. The following businesses are in our area and have received use permits or rezoning.

Town and Country: 3333 N Arizona Ave- Sale and service off road recreational vehicles

Vivid Racing: 465 E Chilton- Customize street race cars

AZ Super Bike: 3245 N Arizona Ave Suite 8- sales and services bikes

APS Atv jet ski service: 4215 N Washington Ave- services atvs and jet skies.

If you have any questions please call me. Thank you for your time.

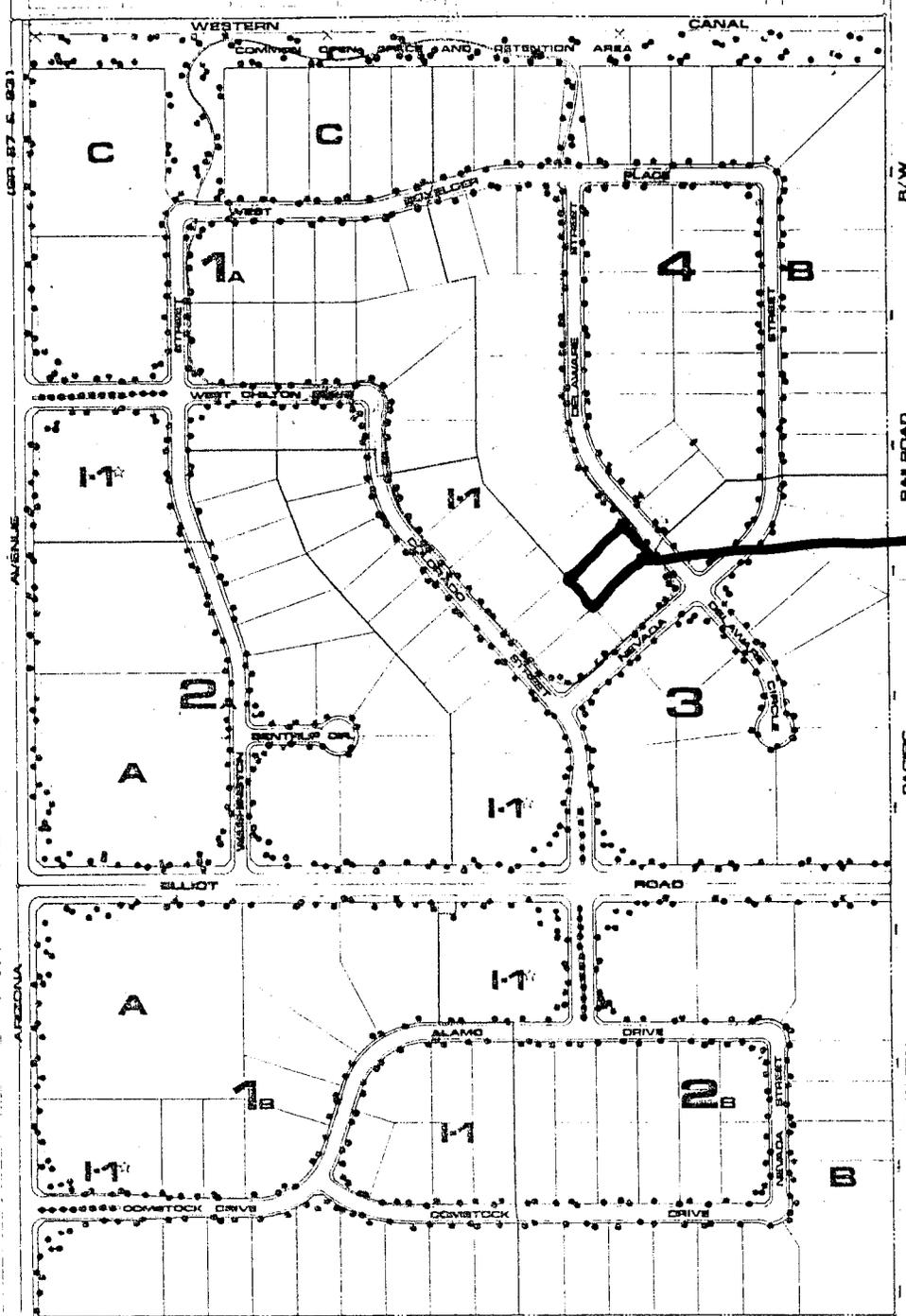
Becky Stevens



Stevens Off Road, Inc
3210 N Delaware St
480-244-6402

**ELLIOT COMMERCE PLAZA
CHANDLER ARIZONA**
BY
COSTAN ARIZONA INC.

1981



Subject Site

LEGEND

- A** COMMERCIAL USES AS PERMITTED IN THE P.C.O. PLUS LOADING AND COMMERCIAL RECREATION. ANY OTHER USE TO BE APPROVED BY THE PLANNING COMMISSION
- B** POTENTIAL I-1 USES TO BE APPROVED BY THE PLANNING COMMISSION
- C** POSSIBLE NON-FAMILY HOUSING USES
- I-1** I-1 USES
- I-1²** I-1 SUBJECT TO PLANNING COMMISSION REVIEW OF SITE AND BUILDING ELEVATIONS FOR ALL PROJECTS ALONG ELLIOT RD. AND ARIZONA AVE. PRIOR TO ZONING ADMINISTRATOR APPROVAL

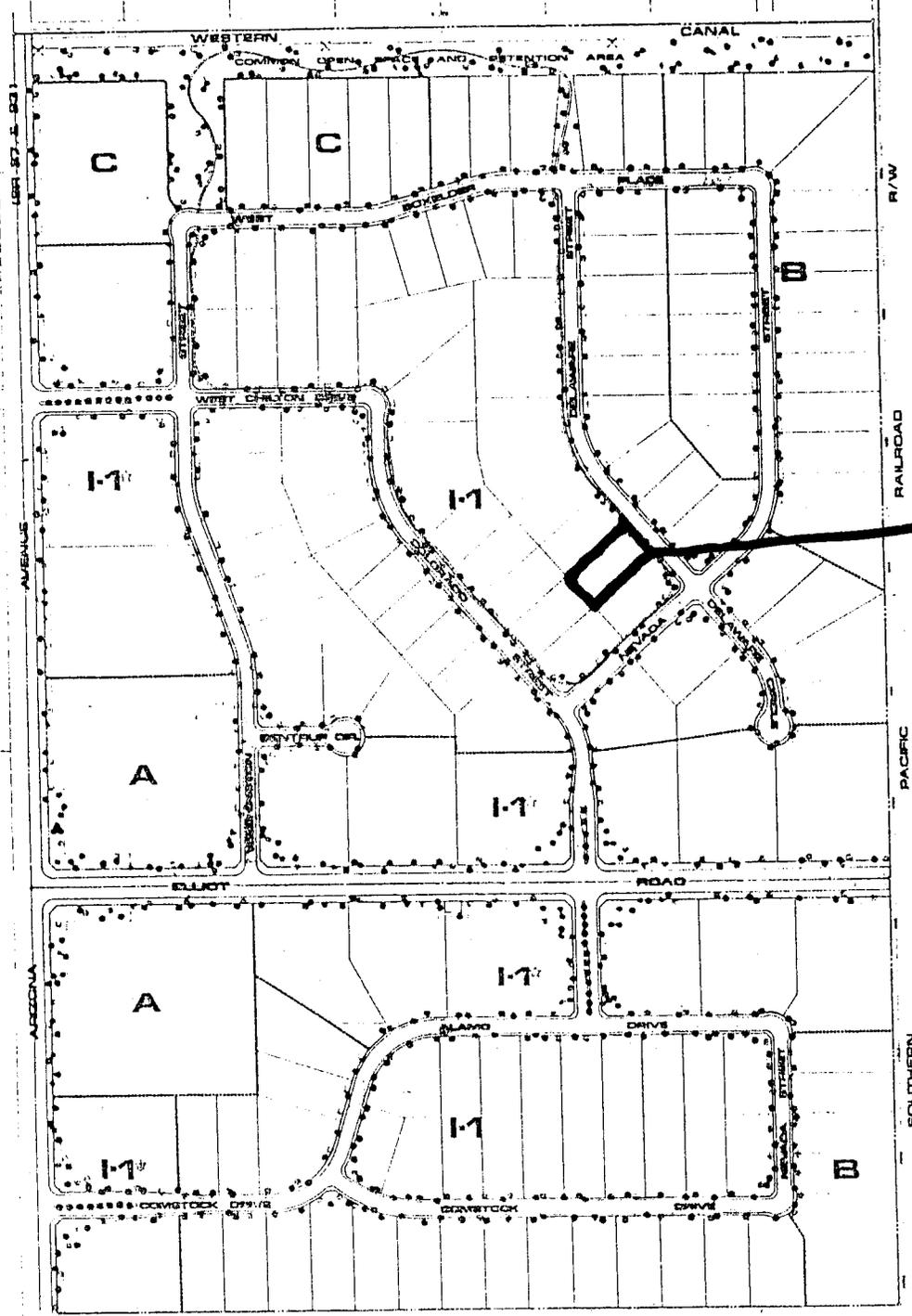
PLANNING & DEVELOPMENT
OFFICIAL RECORD

Handwritten text and a small rectangular mark.

EXHIBIT B

ELLIOT COMMERCE PLAZA
CHANDLER, ARIZONA
 BY
COSTAIN ARIZONA INC.

1990



subject site

LEGEND

- A** COMMERCIAL USES AS PERMITTED IN THE P.C.D. PLUS LOADING AND COMMERCIAL RECREATION. ANY OTHER USES TO BE APPROVED BY THE PLANNING COMMISSION
- B** POTENTIAL I-1 USES TO BE APPROVED BY THE PLANNING COMMISSION
- C** POSSIBLE NON-FAMILY HOUSING USES
- I-1** I-1 USES
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COE & VAN LOO
 CONSULTING ENGINEERS INC.

VPM

VICTORIA PROPERTIES MANAGEMENT, I.L.C

May 8, 2007

Dear Chandler Business Park Owners:

It has come to the attention of your Association Board of Directors that one of the buildings located within our business park is seeking re-zoning to allow "automotive uses". This request for rezoning is viewed very negatively by the Board for the following reasons:

First, automotive use buildings often can negatively affect property values because of the nature of their business. The current property tenant is requesting the zoning change because they are currently in violation of the property zoning. Should a zoning change to allow automotive use be allowed, the property will permanently be designated to allow automotive repair businesses.

Second, automotive repair businesses often utilize hazardous chemicals and liquids which are of significant risk to our business park because we share various drywell drainage systems. Should a leak or spill occur, all building owners could be liable for any clean-up and remediation required by the Arizona Department of Environmental Quality. Once a property has experienced a leak or clean-up, it becomes a permanent record on the affected buildings and could ultimately require more due diligence cost should you desire to sell your building in the future.

Third, once a property in the business park is approved for automotive repair, etc., it would be much easier for other buildings in our business park to request automotive repair zoning. A potential conversion of our current business park into an automobile repair business park could very significantly impact our property values in a negative way.

In summary, it is the recommendation of your Board that you **not support** the proposed re-zoning. If possible, a response from you as a Chandler Business Park building owner would be much appreciated.

You can address your letter to Bill Dermody, City of Chandler City Planner and send them to Melissa Scott at Victoria Properties and we will deliver your letters to Bill.

Most sincerely,

Mike McCann
President,
Chandler Business Park Association

FAX

TO: Melissa L. Scott
Victoria Properties Management, LLC

FROM: KELLY BOHANNON

DATE: 5/18/07

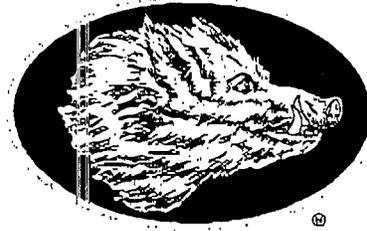
Re: Chandler Business Park Re-Zoning

FAX NUMBER: 480-303-6704

Melissa, I have read the correspondence sent by you and the letter from Mike McCann, (Chandler Business Park Association Board Member.) As a property owner in the Chandler Business Park I want to express to the City of Chandler that I am **defiantly not** in favor of the purposed re-zoning to allow "automotive uses".

If you need to contact me please call 209-525-3192.

Kelly Bohannon



CHRIS PETRONE DELI PROVISIONS, LLC
3145 North Colorado St. Chandler AZ. 85225
PH: (480) 860-2909 FAX: (480) 778-9037

Bill Dermody, Chandler City Planner,

My name is Chris Petrone, the current owner and tenant of 3145 North Colorado St. My building is located in the Edelbrock Chandler Business Park, the same industrial complex as the building requesting the zoning change or amendment. I am notifying the City of Chandler that I am against the request to change or amend in any way the existing zoning for all and any of the buildings located in the Edelbrock Chandler Business Park. For the record, I specifically am opposed to the request to change or amend the zoning for the building located at 3210 North Delaware St. If you or anyone else involved in this matter has any questions, please feel free to contact me anytime.

Thank You,

Chris Petrone

Cell # - (602) 469-3173

Melissa Scott

From: len [lh@entechmedical.com]
Sent: Friday, May 18, 2007 11:42 AM
To: Melissa Scott

Good morning Melissa,

I own and occupy the property at 3175 N.Colorado ST. I understand that the city of Chandler is considering re-zoning the Edelbrock Business Park to allow automotive use. As a business owner and tenant, I am vehemently against this action and believe it would have a profound negative impact for all the property/business owners in the park. The professional appearance of the park would be compromised as well as it's cleanliness not to say the increased traffic flow in and out. This park was never intended to be for automotive use for all the right reasons and the city should keep it that way.

Sincerely,

Len Hoffstetter

Compose

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Please enter at least one recipient in the To field.
There are one or more invalid email addresses in the To field.

Separate each address with a comma:

Use Address Book

To: www.vpmanagement.com

Cc:

Bcc:

Subject: Zoning issue -Stevens off road

Add Attachment

Save copy to Sent folder

RECEIVED
MAY 16 2007

BY:

Dear Melissa,

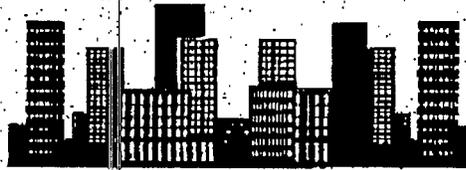
I own the building located at 3155 N. Colorado St. in Chandler. I am writing to inform you that I strongly oppose the request Stevens Off Road has made to the city requesting a zoning variance to allow for "automotive use". I bought this building three years ago as an investment. One major reason I found the building to be attractive was due to the fact that the facility was not zoned for automotive use. I'm sorry Stevens Off Road has gotten into a location that is currently not zoned for their type of business. However, I do not feel it is my responsibility to allow the facility to be re-zoned to satisfy their current problem. I know the value of this entire facility and future resale value will suffer if "automotive use" is allowed.

Please contact me with any additional questions you may have concerning the above information at (480)899-4026

Thank you,

Dan Kempken, MA

COPY TO:
MELISSA SCOTT
[Signature]

**ALUGLAS, LLC****RECEIVED**
MAY 11 2007

BY: _____

May 8, 2007

Mr. Bill Dermody
City Planner
City of Chandler

RE: Edelbrock Chandler Business Park Owners' Association

Mr. Dermody,

As a property owner in this business park, I'd like to go on record as opposing a zoning variance applied for by one of the tenants of this park to allow "automotive use".

One of the reasons we purchased this property was because this type of business was not being conducted. We moved from a location where automotive repair business was conducted. The traffic and congestion of cars being dropped off and picked up, as well as the parking and storage of vehicles was very difficult to work around.

We are also very concerned that a business of this type would negatively affect property values, as well as create environmental impact and possible costs to other owners.

We appreciate your consideration of our concerns.

Regards,

Bill Scalf
Co-Owner
Aluglas, LLC

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Please enter at least one recipient in the To field.
There are one or more invalid email addresses in the To field.

Separate each address with a comma:

[Use Address Book](#)

To: www.vpmanagement.com

Cc:

Bcc:

Subject: Zoning issue -Stevens off road

[Add Attachment](#)

Save copy to Sent folder

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Please contact me with any additional questions you may have concerning the above information at (480)899-4026

Thank you,

Dan Kempken, MA

*COPY TO CITY
(BILL DERMODY)
DK*

May 29, 2007

Bill Dermody
City Planner
215 East Buffalo Street
Chandler, AZ 85225

Dear Mr. Dermody,

I have received a letter from Becky Stevens (Stevens Off Road) requesting a zoning change issue regarding property located at 3210 North Delaware. This was followed by a letter from the City Of Chandler regarding the Zoning change meeting on June 6th. Our building is located at 3295 North Nevada which is within a 600 foot radius of their building. I will be unable to attend the Planning and Zoning Commission's meeting scheduled on June 6th so I wish to inform the Commission that I would **NOT** approve of a Zoning change because of the potential it has on depreciating property value.

If you have any questions, I can be reached at the numbers below:

Sincerely,



Doug Higgins, Pres.
Aircraft Bolt Corporation
P.O. Box 1558
Monument, CO 80132
Office (719) 488-3814
Cell (719) 331-9335

Fax Cover Page

Date: MAY 29 2007

Pages including Fax Cover Sheet: 2

ATTEN: Bill Dermody

From: Aircraft Bolt Corporation
P.O. Box 1558
Monument, CO 80132
(719) 488-3814

If all sheets are not received, please call 719-488-3814

May 29, 2007

Bill Dermody
City Planner
215 East Buffalo Street
Chandler, AZ 85225

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Sincerely,



Doug Higgins, Pres.
Aircraft Bolt Corporation
P.O. Box 1558
Monument, CO 80132
Office (719) 488-3814
Cell (719) 331-9335

Chandler Zoning Change



CARPENTER HAZLEWOOD

Carpenter, Hazlewood, Delgado & Wood, PLC

e-mail: jasonm@carpenterhazlewood.com

July 25, 2007

VIA U.S. MAIL, CERTIFIED MAIL
AND FACSIMILE

Bill Dermody, City Planner
City of Chandler, Current Planning Services
215 E. Buffalo Street, Suite 104
Chandler, AZ 85225

RE: Edelbrock Chandler Business Park – proposed zoning amendment

Dear Mr. Dermody:

We represent the Edelbrock Chandler Business Park Owners Association, Inc. (the “Association”). It is our understanding that you have been in contact with the Association’s property manager, Melissa Scott, regarding a proposed amendment to the City of Chandler’s (the “City”) zoning ordinance. This amendment would allow Steven’s Off-Road, a tenant of property within the Association, to manufacture and repair motor vehicles without being in violation of the City’s zoning ordinance. The Association has asked us to convey to you its position with regard to the proposed amendment.

As you might suspect, the Board of Directors (the “Board”) of the Association is not in favor of any amendment that would support automotive use. Such use would be a violation of the Association’s deed restrictions because it would be a violation of the City’s zoning restrictions.

The Board also opposes the proposed amendment for three other reasons. First, I understand that there may be some procedural problems with the petitioner’s application for the amendment, namely the fact that the property owner, SGH IV, L.L.C., did not submit and/or approve of the application. Because Steven’s Off-Road is only a tenant and the City’s zoning ordinance requires property owners to submit and/or approve of a petition for a zoning amendment, an application solely by Steven’s Off-Road would not be proper. If the SGH IV has

Attorneys

Maura A. Abernethy
Joshua M. Bolen
Scott B. Carpenter
Javier B. Delgado
James H. Hazlewood
Chad P. Miesen

Jason N. Miller
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Carrie H. Smith
Jason E. Smith
J. Roger Wood

t 480.991.6949 **f** 480.991.7040
800.743.9324 800.743.0494

1400 East Southern Ave. Suite 640 | Tempe, Arizona 85282-8010

www.carpenterhazlewood.com

submitted or approved of the application submitted by Steven's Off-Road, please let me know.

Second, this proposed amendment does not address issues with automotive use as thoroughly as do the current zoning restrictions and will create more problems down the road for the City and the Association. In an email from yourself to Melissa Scott you state that the proposed amendment will be as follows:

Rezoning from I-1/PAD to I-1/PAD amended in order to allow small recreational vehicle customization and body repair, including for sand rails, subject to the following conditions:

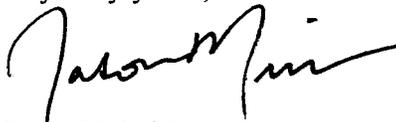
1. There shall be no engine service.
2. Service of street vehicles such as cars, trucks, and RV's shall not be allowed.
3. All work shall be conducted indoors.
4. There shall be no outdoor storage of parts.
5. There shall be no overnight outdoor storage of vehicles.
6. There shall be no testing of the vehicles on streets.
7. Conformance with all other preexisting zoning regulations.

These new exceptions make these restrictions harder for the City to police and are a less effective way of dealing with the problems that this zoning ordinance was intended to address. In fact, two of these restrictions, numbers three and six, are currently being violated by Steven's Off-Road and will require City code enforcement as soon as the amendment is adopted.

Third, the Association's Board of Directors does not feel that this amendment should be granted for the tenant of one property owner. This is a large change to the zoning scheme that will affect many owners within the commercial subdivision and one that should not be granted to a tenant that may or may not vacate the property on a moment's notice. In other words, one tenant should not be able to affect the rights of all property owners. Such a large change should only be granted with the approval ali of the other property owners affected.

While the Association's Board of Directors hopes that this issue can be resolved amicably, it will pursue this matter legally should it become necessary. Once you have had a chance to review this letter, I would appreciate a phone call from you so that you can inform me of the status of this matter and the City's position. Thank you for your assistance.

Very truly yours,



Jason N. Miller

for

CARPENTER, HAZLEWOOD, DELGADO & WOOD, PLC

ORDINANCE NO. 3950

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY (I-1/PAD) TO I-1/PAD AMENDED (DVR06-0045 STEVENS OFF ROAD) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from Planned Industrial with a Planned Area Development overlay (I-1/PAD) to I-1/PAD Amended subject to the following conditions:

1. Development shall be in substantial conformance with existing zoning and PDP approvals except as modified by the application materials of this request (narrative and site plan) and associated conditions of approval.
2. In addition to I-1 uses, the following uses shall be allowed: small recreational vehicle (ATV, etc.) repair and accessory sales and installation, when said repair and/or installation is carried

on within the principal building; motor vehicle after-market customization and accessory sales, including but not limited to upholstery, bed liners, and customized parts installation, carried on within an enclosed structure and having no outside storage of vehicles or parts of vehicles.

- 3. Engine repair shall be prohibited.
- 4. Service of street vehicles such as cars, trucks, and RV's shall not be allowed.
- 5. All work shall be conducted indoors.
- 6. There shall be no outdoor storage of parts.
- 7. There shall be no overnight outdoor storage of vehicles.
- 8. There shall be no testing of the vehicles on streets.
- 9. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3950 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CAG

PUBLISHED: