

#67

OCT 25 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-235**

DATE: SEPTEMBER 20, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
 BOB WEWORSKI, PLANNING MANAGER *KM for BW*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: UP07-0075 BUDGET RENT-A-CAR

Request: Use Permit approval to allow a rental car company with rental inventory within an existing commercial retail center

Location: 2950 S. Alma School Road at the northwest corner of Alma School and Queen Creek Roads

Applicant: Lew Kaplan, K/G Architects

RECOMMENDATION

The application requests Use Permit approval to allow a rental car company with rental inventory within an existing commercial retail center. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

The application request is to operate a new Budget Rent-A-Car rental company within the Ocotillo Plaza retail center anchored with Target and Bashas' stores. Budget Rent-A-Car will lease a tenant space for the office and maintain up to 10 rental vehicles on-site. The office space is approximately 1,940 square feet in size and currently occupied by a restaurant.

The office space is adjacent to a Sprint phone store and Primo Italian Cuisine restaurant. There is a bagel restaurant on the buildings north side. The business hours for rental are Monday through Friday 8 a.m. to 7 p.m. and Saturday and Sunday 9 a.m. to 3 p.m. The office employs two persons.

The majority of the car rental business at off-airport locations is for "insurance or dealership replacement" in which a customer needs temporary transportation while a car is being repaired or replaced. The business will have 10 parking spaces allocated for rental inventory.

South of the building is an area for loading and trash containment as well as a customer parking area. There are approximately 30 parking spaces in this area in which 10 spaces are designated for the car rental company. There is a main customer parking area for all the retail shops northwest of the subject building. There are approximately 76 parking spaces in this area.

The 10 parking spaces for Budget Rent-A-Car are furthest away from all other retail parking spaces including the main parking area. On occasion there may be additional vehicles that are returned by customers that will need to be transported to another rental facility. The rental inventory parking does not impact the parking for other adjacent businesses. Typically 15 or less of the 30 parking spaces south and east of the rental car office are used. Empty parking spaces are available throughout the day. The majority of businesses front and use the main, north parking area. Staff supports the proposed Use Permit, finding the car rental use compatible with the other uses established on the site.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on Tuesday, August 28, 2007. One person attended asking where it was locating since the person lives in the area.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of the memo, Staff is not aware of any opposition or concerns to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

Planning Commission asked how often vehicles are coming and going from the lot and if there would be more than 10 cars on-site at any time. Staff conveyed on occasion more than 10 vehicles might be on-site; however, the applicant conveyed they will move any additional vehicles off-site to another facility to ensure no more than 10 remain on-site. Planning Commission added Condition No. 5 to restrict rental of commercial moving trucks and trailers, and no advertising on vehicles such as signs in windows, banners, and ads on car doors.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP07-0075 BUDGET RENT-A-CAR Use Permit, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. The Use Permit is non-transferable to other store locations.
3. Rental inventory shall be no more than 10 vehicles with vehicles parked in the parking spaces as represented in the exhibit.

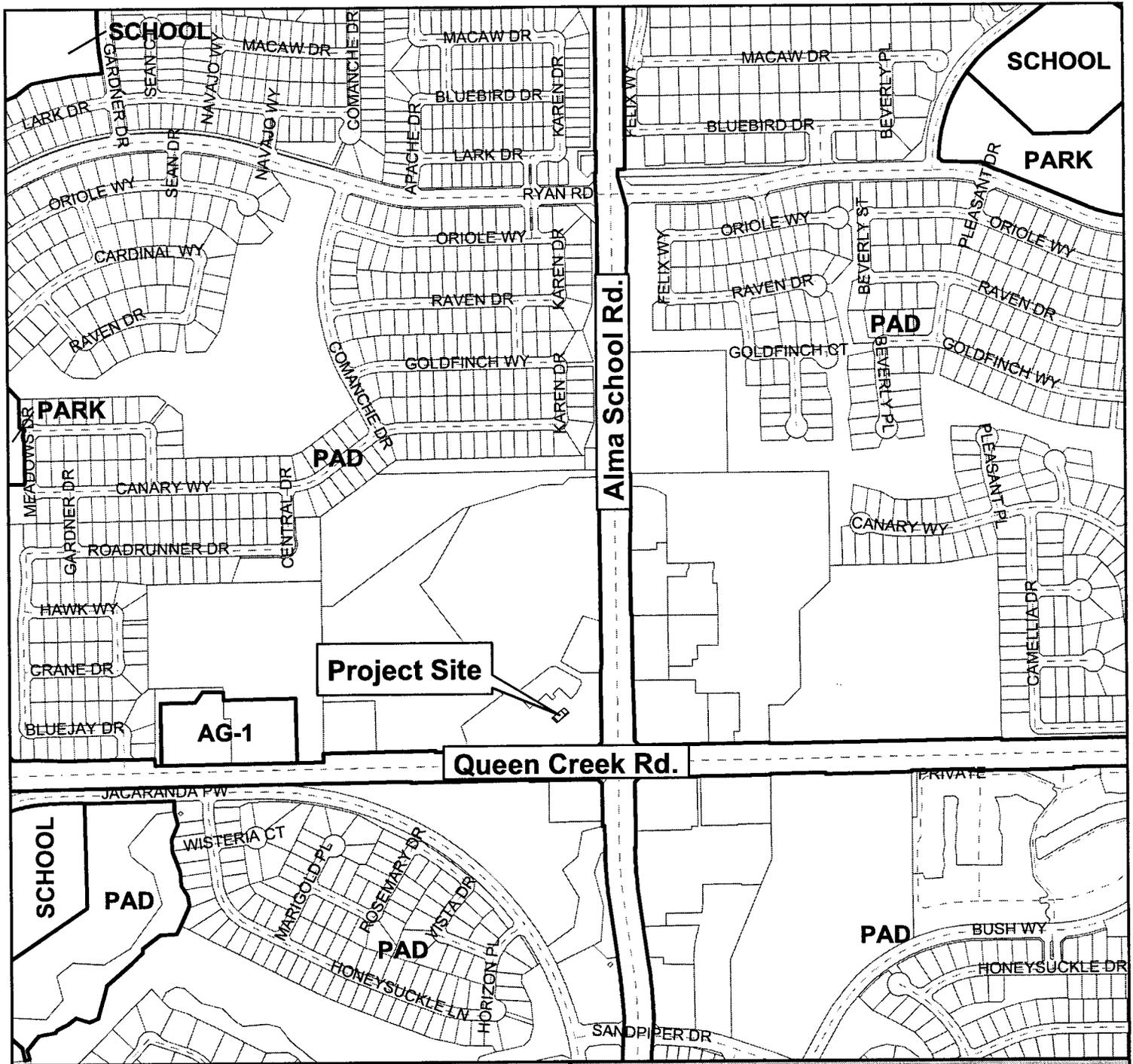
4. The site shall be maintained in a clean and orderly manner.
5. There shall be no business advertising on vehicles, and commercial moving trucks and trailers are prohibited.

PROPOSED MOTION

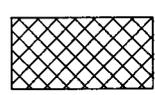
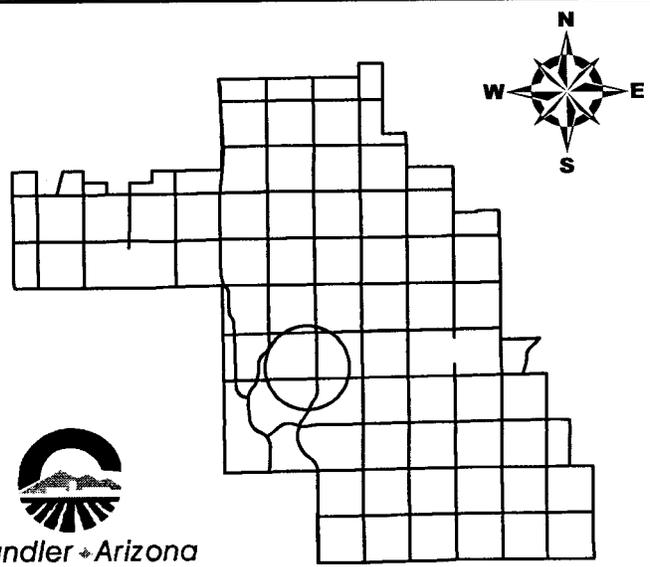
Move to approve Use Permit case UP07-0075 BUDGET RENT-A-CAR, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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

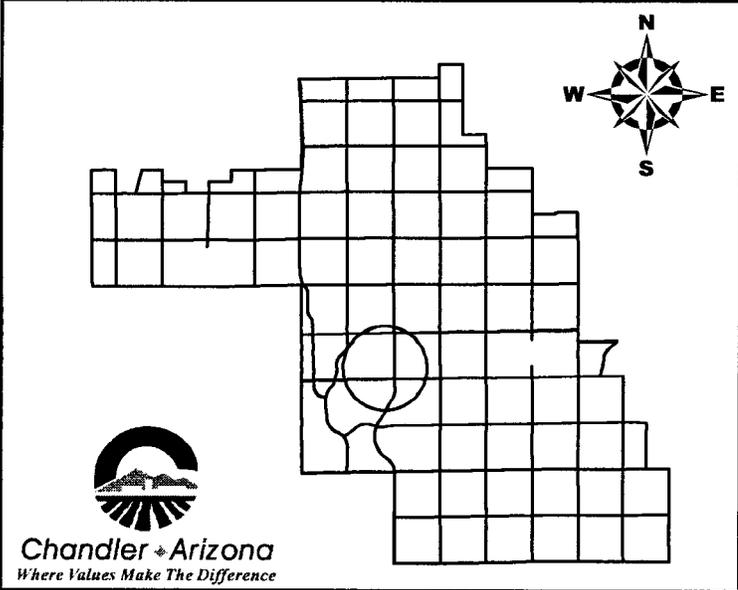


Vicinity Map

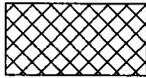


UP07-0075

Budget Rent A Car



Vicinity Map



UP07-0075

Budget Rent A Car



Chandler • Arizona
Where Values Make The Difference

Avis Budget Group, Inc.
Budget Rent a Car at Ocotillo Plaza
Chandler, AZ

Project Narrative

July 17, 2007

Per your submittal requirements for a Use Permit, Budget Rent A Car intends to make Tenant Improvements to Suite 2950-4 at the Ocotillo Plaza located at the northwest corner of S. Alma School Road and W. Queen Creek Road.

The project will renovate an existing restaurant of approximately 1,240 sf. Improvements will include demolition of existing kitchen equipment and plumbing, interior non-bearing partitions and ceilings.

A new rental lobby and back office will be created. Two ADA accessible toilets will remain for clients and employees. There will be 2 full time employees at this location.

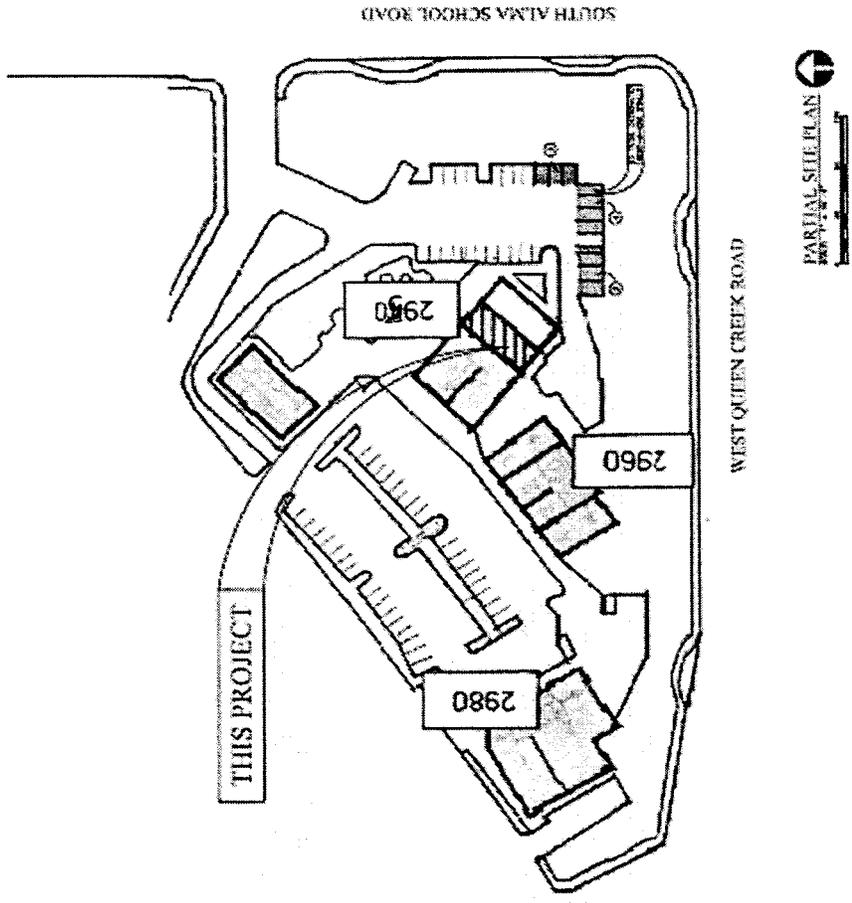
The revenue source for the off-airport locations is primarily the replacement rental industry. Replacement rentals are commonly known as "insurance replacement" or "dealership replacement" rentals. If your car is damaged or stolen, your insurance carrier will direct you to a rental car company to provide you with temporary transportation until such time as your car is repaired and returned, or replaced. This source of revenue is 85% of the total off-airport market, or \$8.5 billion in revenue.

In order to become a player in this market, a rental company must have a sufficient number of locations throughout the country in order to serve the majority of the population. Without numerous points of distribution, the insurance companies will not refer their customers to us.

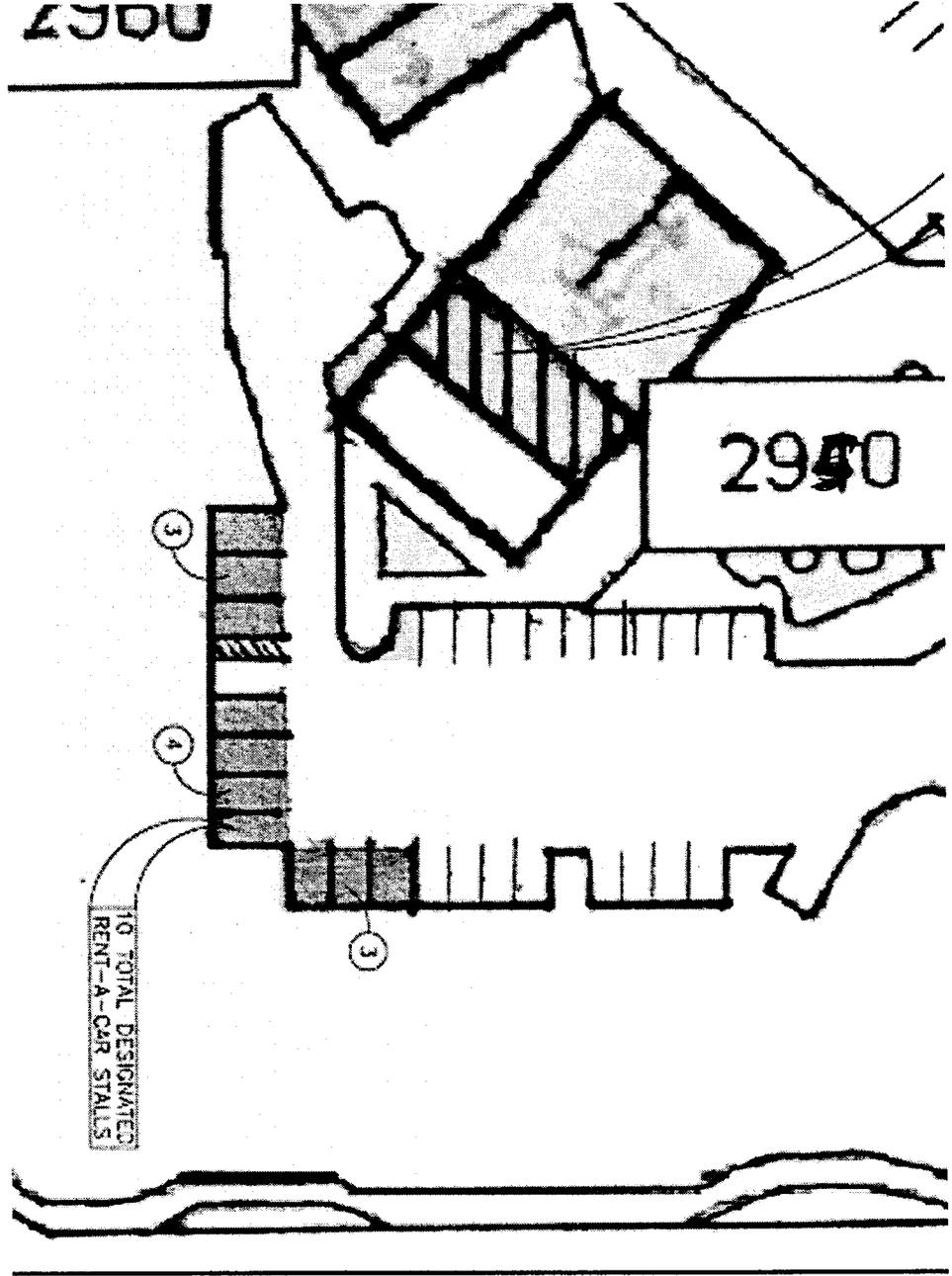
In order to help expand our Budget Rent A Car brand, we operate rental locations throughout the country. These off-airport locations do not have the normal characteristics of on-airport rental operations. Airport facilities rent hundreds of cars daily and therefore require mass parking for the fleet. It is Budget's intent through the lease agreement to designate 10 automobile spaces for their rental cars. Budget intends to operate the facility from Monday – Friday 8 am to 7 pm and 9 am to 3 pm on Saturday and Sunday.

Narrative

 K&G CONSULTING 1500 W. WASHINGTON ST. SUITE 100 CHANDLER, ARIZONA 85224	arts budget group	TENANT IMPROVEMENT FOR BUDGET RENT-A-CAR 2950 S. ALMA SCHOOL RD. SUITE 4 CHANDLER, ARIZONA 85218	PARTIAL SITE PLAN	
			DATE:	SCALE:



site plan



2

Parking Plan

