

#59
JUN 26 2008



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MEMORANDUM Planning and Development – CC Memo No. 08-119

DATE: JUNE 5, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: UP08-0025 FREDRIK'S AUTO

- Request: Use Permit approval to allow a modular office building in conjunction with a planned auto dealership
- Location: 880 E. Chandler Boulevard
- Zoning: Regional Commercial (C-3)
- Applicant: Fredrik Darbrodi

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan and Chandler Redevelopment Element, recommend approval subject to conditions.

BACKGROUND

The application requests Use Permit approval to allow a modular office building in conjunction with a planned auto dealership at 880 E. Chandler Boulevard. The 28,575 square foot subject site is currently vacant and has a 6'-high block fence (with gate) surrounding the back two-thirds of the property, starting approximately 125' behind the sidewalk. The for-sale autos will generally be parked behind the fence, while a sales office and customer parking will be located in front of the fence. An auto dealership is an allowed use in the Regional Commercial (C-3) zoning district. Modular buildings require Use Permit approval in commercial zoning districts.

To the west is a vacant parcel that is used to park moving trucks. Immediately east is an auto body shop and beyond that a landscaping business. Farther east are a strip of single-family homes and a multi-family complex. Farther west along Chandler Boulevard are a mix of small commercial parcels, multi-family housing, and mobile home parks. North of the subject site are several single-family homes.

The requested modular office building is approximately 672 square feet with two doors and 10 windows that is treated with beige paneling and white stucco to create an upgraded appearance over a basic modular building. The applicant plans to orient the building parallel to the street outside of the fence. Separate from this Use Permit application, a Variance is being pursued to allow relief from certain landscaping requirements. If the Variance is not approved, the building would likely have to be re-oriented perpendicular to the street.

Building signage is required to be in conformance with the Sign Code for C-3 zoned property and reviewed through the sign permit process.

Planning Commission and Staff recommend a 3-year time condition with this request, consistent with other recently approved modular building Use Permits. Modular buildings are typically seen as a 'temporary' solution, as evident within the attached narrative submitted by the applicant.

AREA PLAN CONFORMANCE

The Chandler Redevelopment Element supports elimination of substandard property conditions and the enhancement of streetscape appearances in this stretch of Chandler Boulevard. Granting of the requested Use Permit would further both objectives by allowing a relatively attractive building (compared to many buildings in the area) and facilitating the occupancy and site development upgrades of a currently vacant parcel. Planning Commission and Staff note that the Redevelopment Element also discourages the establishment of new auto-related businesses in the area, but the zoning to allow such uses is already in place on this property. The only question at this time is whether to allow the modular office building.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 29, 2008 at the Downtown Community Center. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition regarding this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0

Planning Commission expressed concern with the landscaping, stating that it should meet or exceed the Commercial Design Standards. Staff explained that the project would indeed be held to those landscaping standards unless the Board of Adjustment approves the applicant's variance request, which is being processed separately. No conditions were added.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP08-0025 FREDRIK'S AUTO subject to the following conditions:

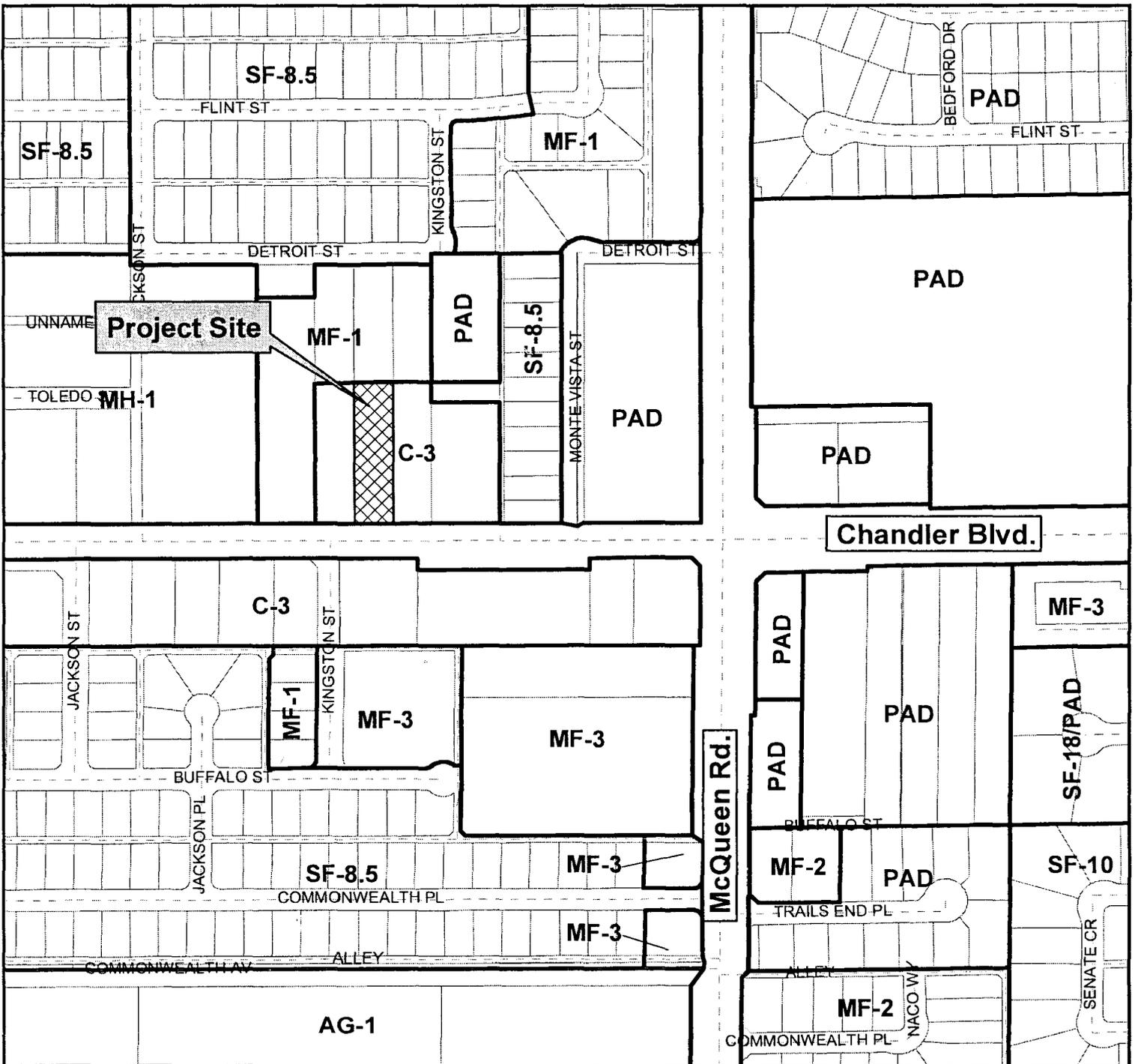
1. Expansion or modification beyond the approved exhibits (Site Plan, Elevations, and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. All site development standards, including landscaping standards, shall be met unless the site is explicitly granted a Variance for any deviations from such standards.
3. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

Move to approve UP08-0025 FREDRIK'S AUTO Use Permit for a modular office building subject to the conditions recommended by Planning Commission and Staff.

Attachments

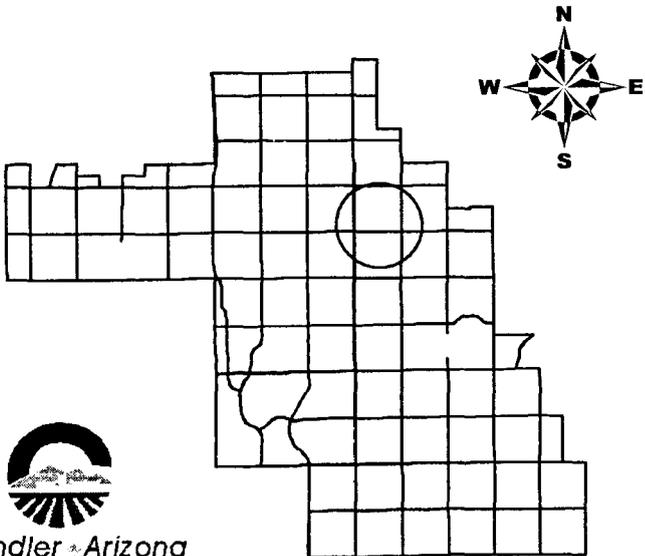
1. Vicinity Maps
2. Narrative
3. Site Plan
4. Building Elevations



Chandler Blvd.

McQueen Rd.

Vicinity Map



UP08-0025

Fredrik's Auto



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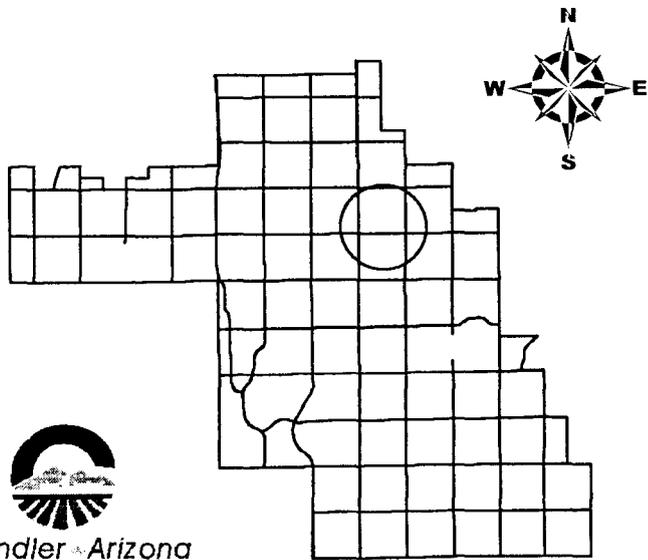


Chandler Blvd.

McQueen Rd.

Project Site

Vicinity Map



UP08-0025

Fredrik's Auto



Chandler, Arizona
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**FREDRIK'S AUTO
Fredrik Darbrodi
7132 S. Forest Avenue
Gilbert AZ 85298
602-418-4298**

NARRATIVE FOR USE PERMIT APPLICATION

PROPERTY LOCATION 880 E. CHANDLER BLVD. CHANDLER AZ 85225

I, Fredrik Darbrodi, am currently the president of my company Fredrik's Auto. I have been running a successful business at 101 N 24TH ST. Phoenix AZ 85034 for the last 10 years. I decided to take a big chance and purchase my own land and build a new used car dealership, when I realized I was tired of commuting over 100miles per day and making mortgage payments on someone else's property.

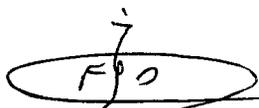
I found a perfect C3 zoned land in Chandler AZ. Taking proper precautions, I researched the facility through the City Of Chandler Planning and Development Department before I purchased it. I was advised that the move would be a positive improvement for me and the City of Chandler. When I met with different officials at the city Planning and Development desk, we went over my plans for this property. They were very positive and the modular office never seemed to be an issue for this property. I was advised that there should not be a problem and to get the land surveyed and submit the site plans for city approval to establish this business.

For over five years, this land has been a vacant land that is an eyesore to the City of Chandler and its community. I would like to be permitted to put a modular office on the premises and develop a used car dealership in this area. Not only would this business bring much needed tax revenues to the community, it would also improve the safety and environment of the street. As you know, vacant lands are not very appealing to the city and they bring bad activity to the neighborhood. When I purchased the land, it had a lot of garbage on and around the land and street. Homeless people made a hangout spot for themselves at this area. I would like to bring life, safety and revenues to this area.

I would like to be approved for a use permit to put a newer (2006) MODULAR OFFICE on this property. The modular office will have some elevation upgrades so that it does not look like a plain modular office. The land will have proper parking, handicap access, lighting, landscaping, and other necessary items required by the City of Chandler. I need this modular office for now because my lease at the current property is running out and I need to relocate to this location to continue operating Fredrik's Auto. Once I generate more funds I plan to develop the property further to improve and beautify my property and the City of Chandler.

In summary I request your approval for a Use Permit to install a 2006 Modular Office to continue my business in your City. By allowing me to do this, you are taking a step in the positive direction. I do not see how the modular office would deter the neighborhood. It should be seen as an improvement. The land is currently located between Mike's Body Shop and a moving company. Next to the moving company is a mobile park. There are other modular offices in the neighborhood. I would further improve the appearance of this parcel and bring safety and revenues to the City of Chandler. With proper landscaping, lighting, and paving this property should look better than my surroundings and the current status of the land at this time.

Thank you for all your time and consideration.


04-28-08
Fredrik Darbrodi

