

#38

SEP 11 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-153

DATE: AUGUST 21, 2008

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: UP08-0031 MGD MOTORS

Request: Use Permit approval to allow an auto broker/used car wholesaler within Planned Industrial District (I-1) zoning

Location: 128 West Boxelder Place, Suite 103, which is west of Arizona Avenue and north of Elliot Road in Dobson Business Park

Applicant: Mike Denney, business owner

RECOMMENDATION

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

BACKGROUND

The application requests Use Permit approval to allow an auto broker/used car wholesaler within Planned Industrial District (I-1) zoning. The subject site is located within the Dobson Business Park, a light industrial park. The subject site includes a multi-tenant industrial building with four small office spaces along the Boxelder Place street frontage. MGD Motors leases one of four office spaces. The adjacent offices include White Dove Studios, The Sharper Edge, and PMJ Autos, which is another auto broker with an active Use Permit case in process. Other tenants in the back warehouse building include The Sharper Edge and Obayda Silk Plants. One tenant space is vacant.

The I-1 zoning district allows a variety of storage, wholesale, warehousing, manufacturing, assembly type uses, and accessory/incidental office and retail sales. The Dobson Business Park

was zoned as part of a larger mixed-use master plan named the Dobson-Hoopers Ranch Master Plan in 1977. One parcel was designated for industry, which is where the current industrial business park is today.

In 1987, a Use Permit was approved allowing the four small office spaces along Boxelder Place. There was one Use Permit approved in 1995 to allow a one-on-one music lessons business in one of the four office spaces. There is a history of Use Permit approvals within the larger industrial business park for automotive repair, automotive window tinting, automotive accessories, a children's gymnastics and fitness facility, offices, furniture sales, and a photography studio.

The proposed auto broker/used car wholesaler specializes in pre-owned vehicles. The business functions as a car brokerage firm. The hours of operation are from 8 a.m. to 6 p.m. Monday through Friday and weekends, by appointment only. The tenant office space is approximately 600 square feet in size.

Vehicles kept on-site include business owner, employee vehicles, and vehicles purchased by customers that need to be picked up. In addition, the Arizona Department of Transportation-Motor Vehicle Division requires two wholesale vehicles to be kept on-site at all times.

This type of auto-related use has little on-site customer contact in that there is no for-sale vehicles stored daily and advertising is done via the Internet. There will be no auto mechanical work, auto body, auto detailing, or washing of vehicles outdoors. On occasion there may be some interior cleaning of vehicles or exterior detailing without water.

The parking lot for all tenants is shared. There are approximately 40 parking spaces on-site. Off-street parking occurs for many businesses in the business park including a couple tenants on the subject site's property. There is appropriate parking on-site for all current businesses. The development is maintained and has no parking issues. Staff does not anticipate any parking or outside vehicle storage problems with the proposed auto wholesaler business.

DISCUSSION

Staff is of the opinion the proposed auto broker/used car wholesaler business is compatible with other businesses on-site and the mix of uses in the business park area. The location provides adequate parking for the business.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 7, 2008. No area residents or business owners attended.
- As of the date of this memo, Staff is not aware of any opposition or concern with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan recommend approval of UP08-0031 MGD MOTORS Use Permit, subject to the following conditions:

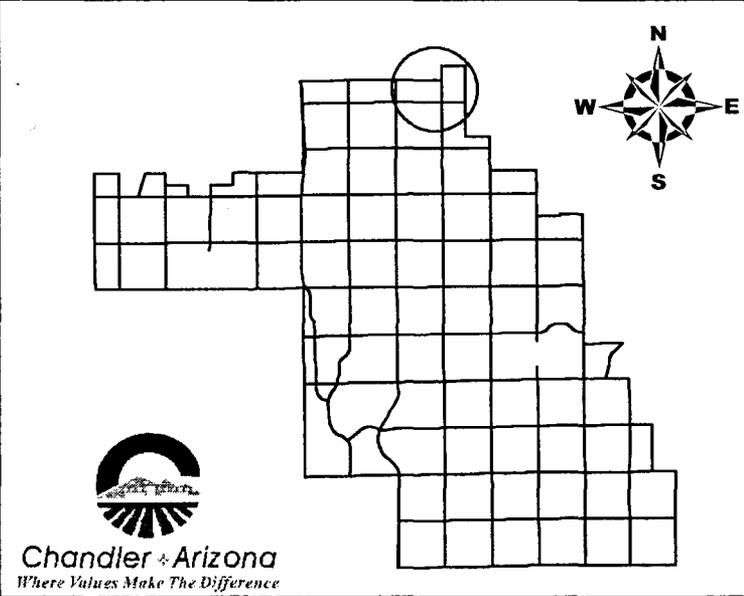
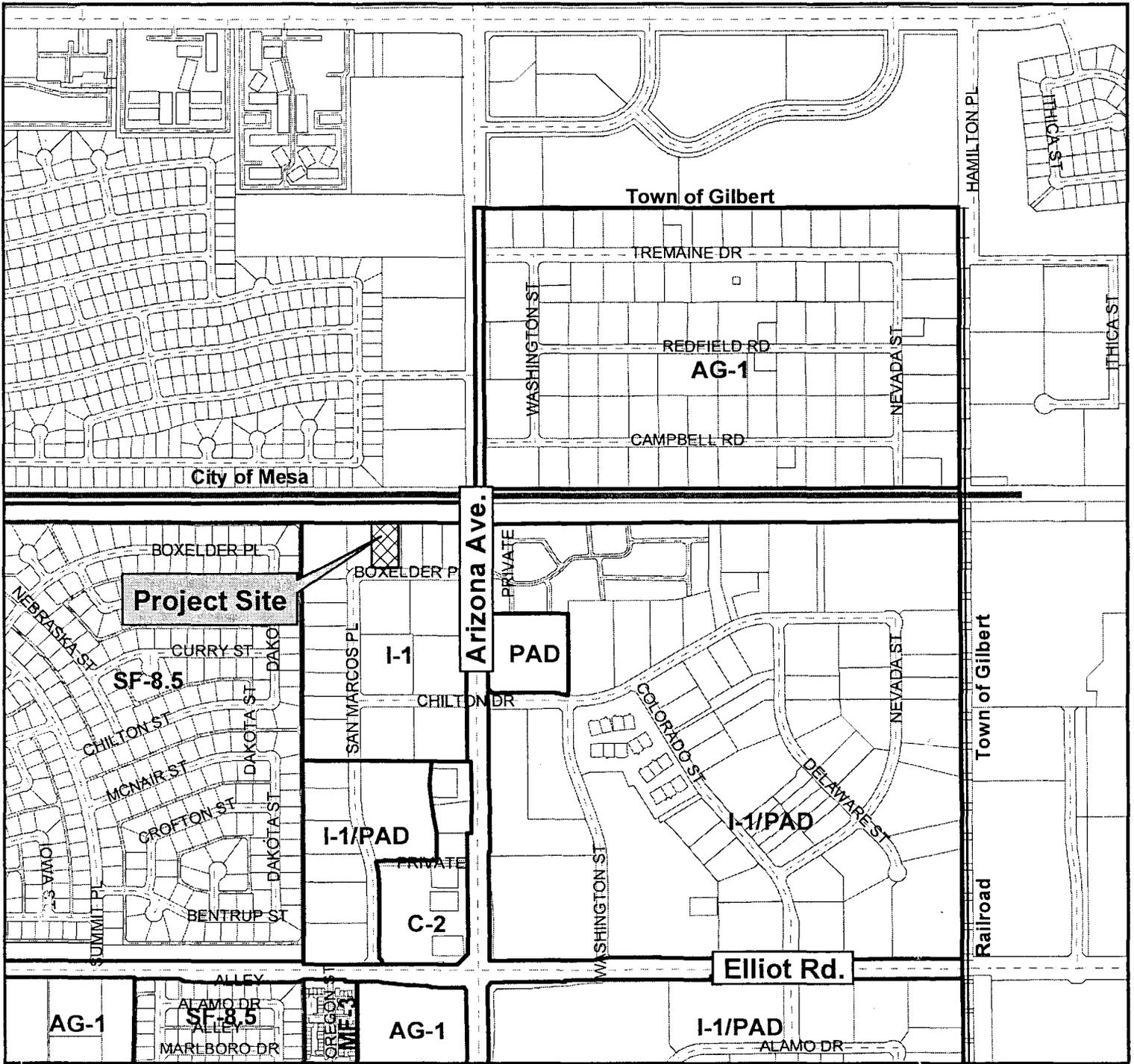
1. Development shall be in substantial conformance with exhibits and representations.
2. Expansion or modification beyond the approved exhibits (Floor Plan, Site Plan, Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit shall remain in effect for one (1) year 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.
4. There shall be no auto mechanical work, auto body, auto detailing, or washing of vehicles.
5. On-site advertising of vehicles for-sale is prohibited.

PROPOSED MOTION

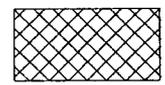
Move to approve case UP08-0031 MGD MOTORS Use Permit, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



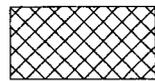
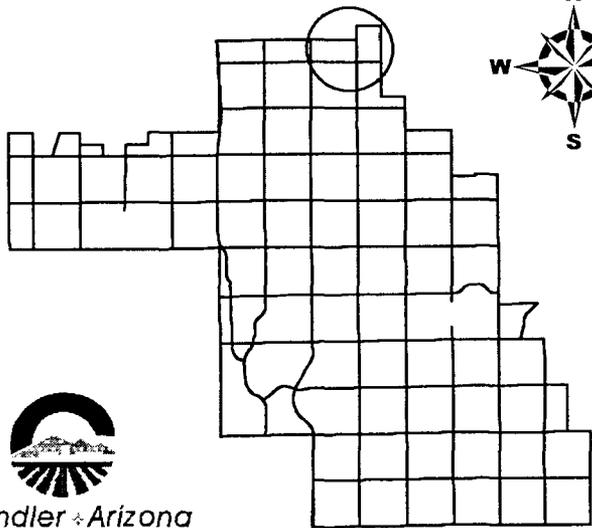
Vicinity Map



UP08-0031
MGD Motors



Vicinity Map



UP08-0031
 MGD Motors



Chandler, Arizona
 Where Values Make The Difference

City of Chandler

May 16th 2008

Attention: Bill Dermody- Planning & Development Department

215 E. Buffalo St. Chandler, Arizona 85225

This letter is written as a narrative to describe the proposed project for the use permit application requested for 128 W. Boxelder Suite 103, Chandler, AZ 85225.

We secured a lease on this suite six months ago for the purpose of obtaining a retail sales license. The architecture, design, and landscaping was complete prior to our lease agreement. The parking for this location is open spacing, shared with other tenants. We conduct retail automotive sales by appointment only. We don't obtain any current customers by way of drive by traffic, signage or promotional events from this location. Our current inventory is between 5-10 cars and we don't foresee any increase in that amount of inventory kept on hand at anytime. We primarily act as more of a brokerage for specific vehicle orders and conduct sales via the internet. We are reversing the trend of traditional car lot sales. There is approximately 600 SqFt. in our office space, and we currently have one other employee and two assistants. Our office has three desks and computers. Our hours consist of normal business hours between 8am-6pm Monday through Friday, and Weekends, all by appointment only. We don't do any type of service or repair at this location and will not do so in the future either. This location was obtained because it met the criteria required by the Department of Motor Vehicle to receive an Automotive Retail Sales License of C3 or greater. There will not be any entertainment or gatherings of any sort at this location. In Hopes that this narrative describes accurately the information that you have requested and we look forward to the ability to continue business in the City of Chandler. If there is any further information needed, please contact the owner of MGD Motors, Mike Denney, direct at 480-226-4116.

Sincerely,

A handwritten signature in black ink, appearing to read "MGD Motors" followed by a stylized flourish.

MGD Motors

Michael Denney, Owner

H19 USE

CONSTRUCTION TYPE

CONSTRUCTION TYPE

FINISH

FINISH I-1

BUILDING INFORMATION

OFFICE 3640 SQ. FT.

WAREHOUSE 19329 SQ. FT.

TOTAL 13975 SQ. FT.

PARKING INFORMATION

OFFICE: 1/300 GA FT. = 12 SPACES

WAREHOUSE: 1/500 GA FT. = 21 SPACES

TOTAL REQUIRED 33 SPACES

TOTAL PROVIDED 43 SPACES

NOTE INFORMATION

NET SITE AREA 91,500 SQ. FT.

BUILDING COVERAGE 97%

LANDSCAPE INFORMATION

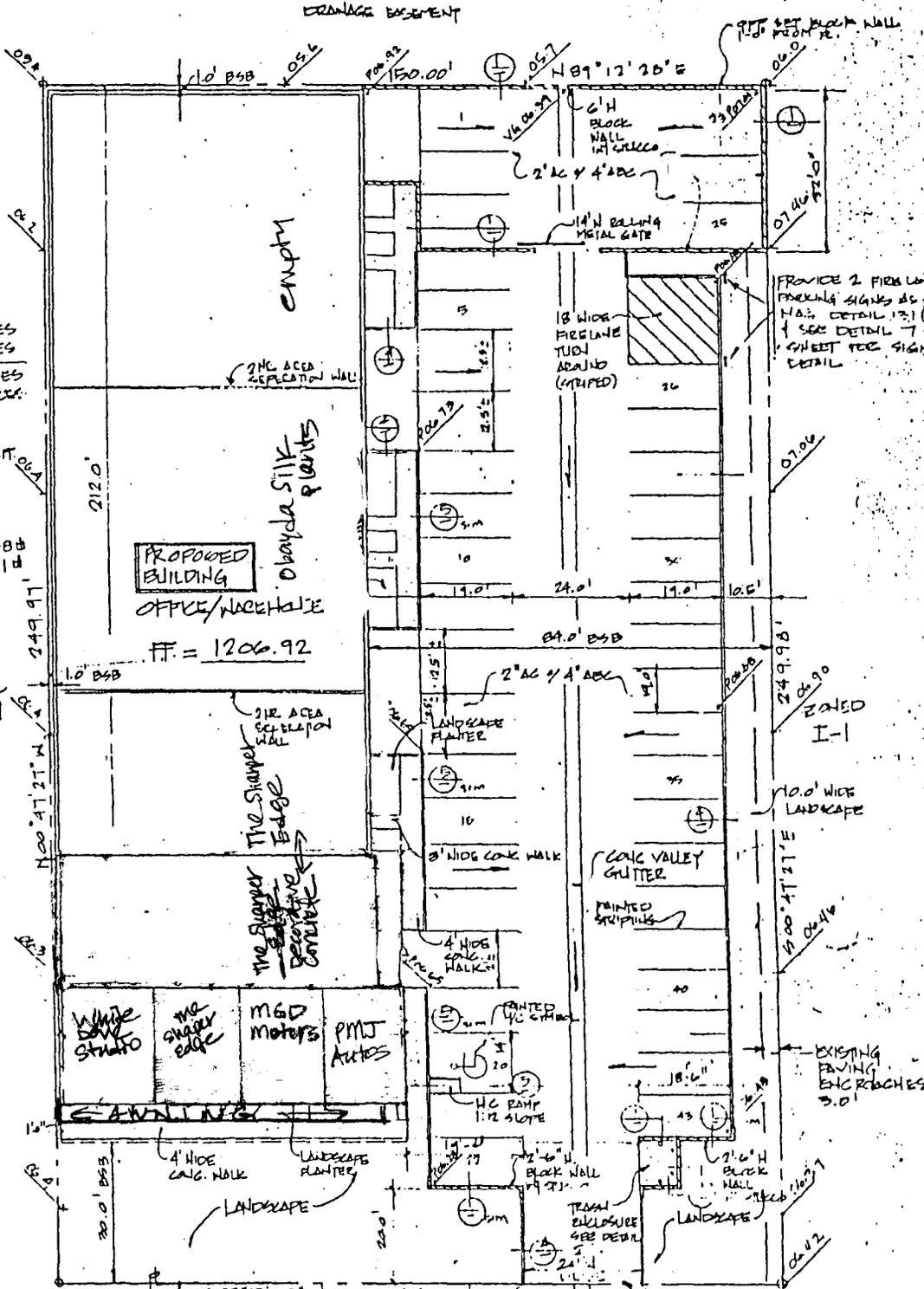
TOTAL REQ. 24% 37,500 SQ. FT. = 9380

TOTAL PROVIDED 7710

PARKING LOT LIGHTING

REQUIRED BUILD MOUNTED FIXTURES ± 20'-0"

DRAINAGE BASIN



DETACHED (RECTAL)

128 WEST EXCELLEN

SEE CIVIL PLAN SHEET 2 FOR EXACT DRIVE CONFIGURATION

Exhibit "A"

TOTAL OFFICE
SPACE OF SUITE 103
IS 600 SQ. FT.

30 FT

20 FT

White Dove
Studio
Photography

The sharper
edge

THRES 126

tree

DESK
DESK
DESK

WASTE
TRASH

the 8' x 8' bathroom
FILE CABINET

tree

WIDE
COUCH

PMS
AUDIOS

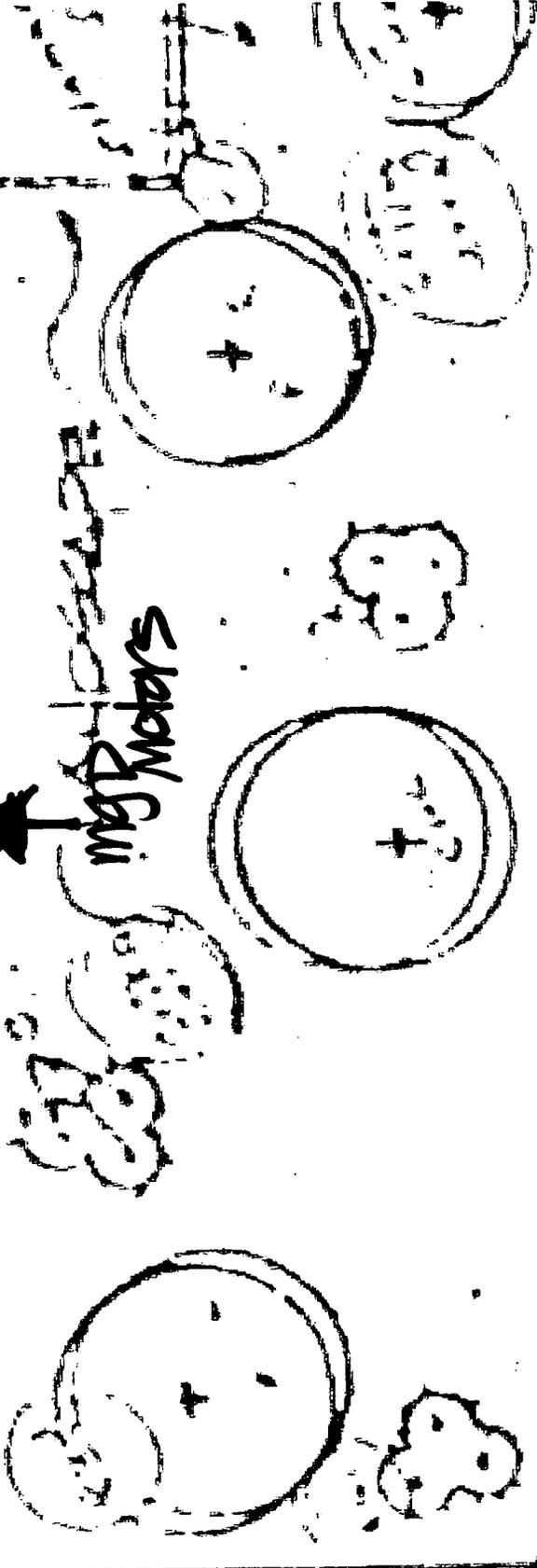
front
entrance

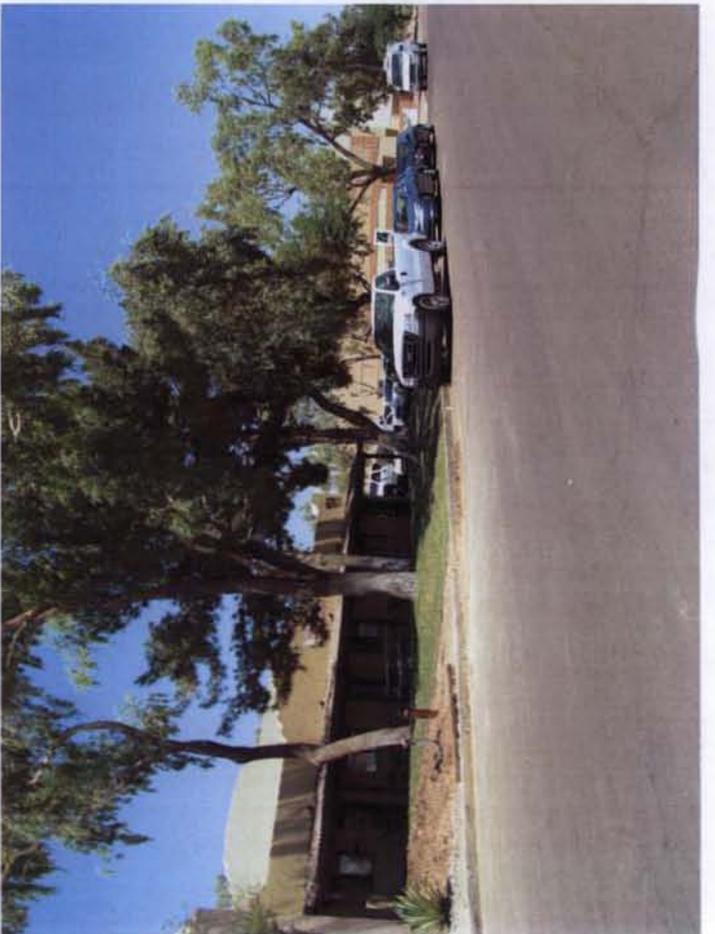
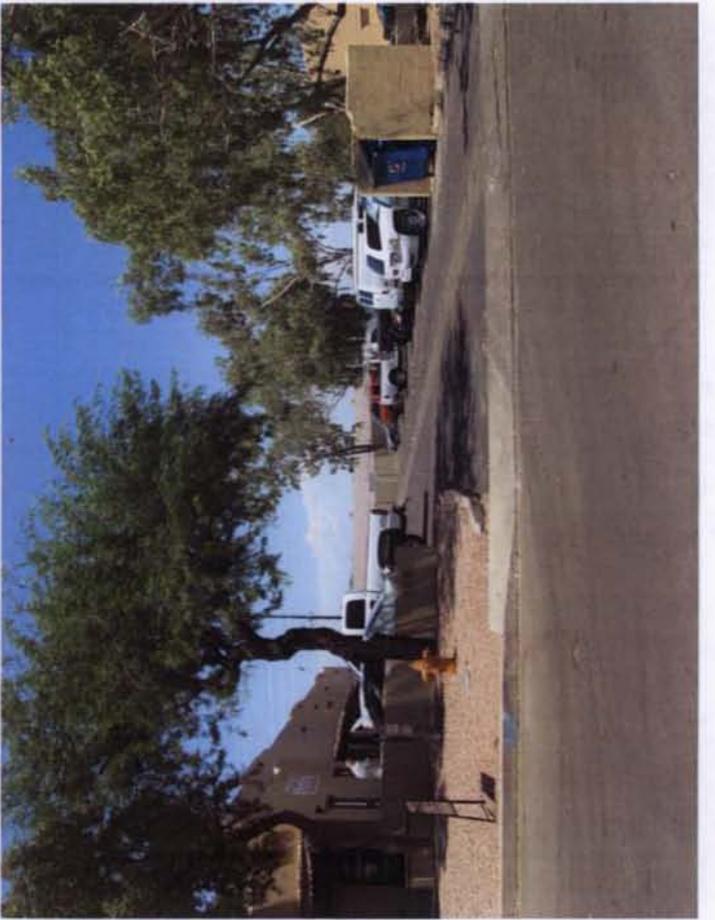
Suite 101

Suite 102

Suite 103

Suite 104





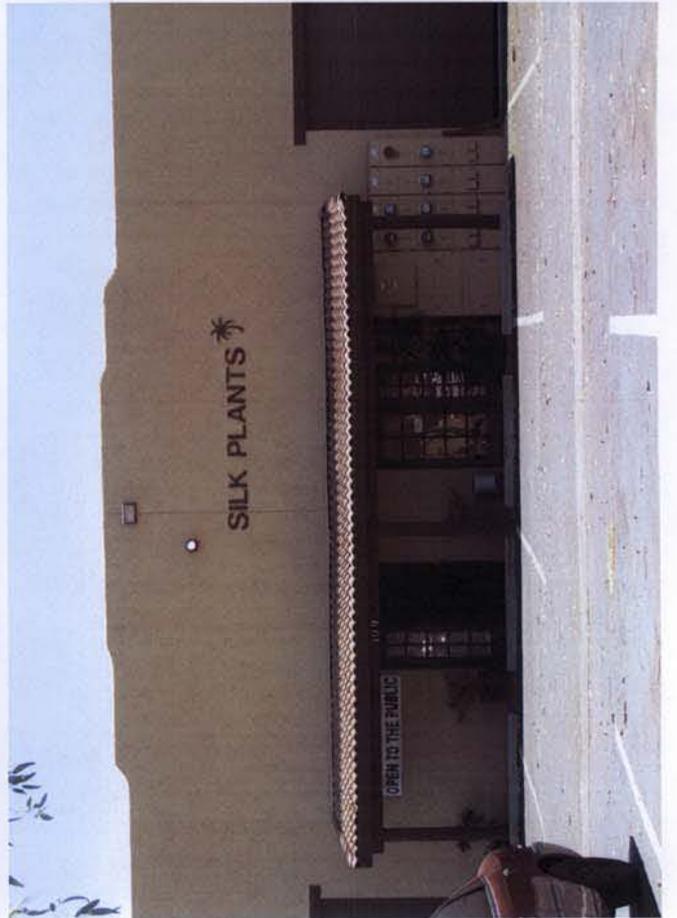
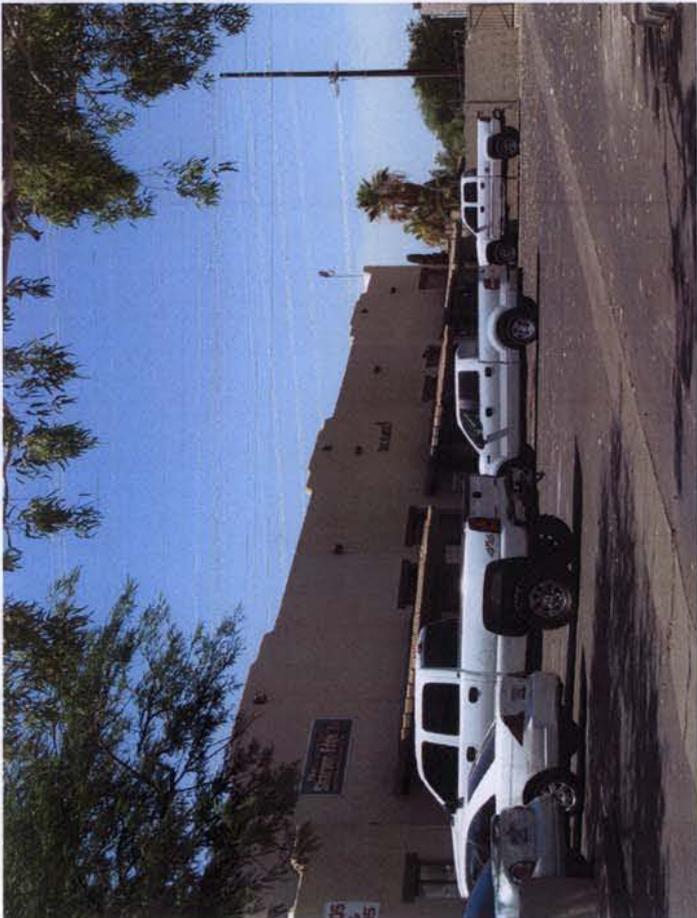




Photo taken from adjacent property looking west



Photo taken from Boxelder Place looking south – picture of adjacent building.