

#65

OCT 30 2008



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**MEMORANDUM                      Planning and Development – CC Memo No. 08-187**

**DATE:**            SEPTEMBER 18, 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:**        UP08-0039 PMJ AUTOS LLC

**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 104, which is west of Arizona Avenue and north of Elliot Road in Dobson Business Park

**Applicant:**     Paul Nielson, Manager / Jay Nielson, 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.

PMJ Autos LLC leases one of four office spaces. The adjacent offices include White Dove Studios, The Sharper Edge, and MGD Autos, which is another auto broker with a 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-Hoopes 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 tenant office space is approximately 600 square feet in size. The business functions as a car brokerage firm. The hours of operation are from 8 a.m. to 5 p.m. Monday through Saturday, not open on Sunday. Typically customers visit the site by appointment only. The business primarily attends auto auction during the day purchasing and selling vehicles. Vehicles are advertised for sale on the businesses website.

Vehicles kept on-site include business owner, employee vehicles, and vehicles purchased by customers that need to be picked up. 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 business does spray down vehicles to keep them clean for customers; however, Staff has advised this is not permitted at this location.

The parking lot for all tenants is shared. There are approximately 40 parking spaces on-site with 6 parking spaces allocated for PMJ Autos. 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.

The business has a banner without a permit and is required to be removed.

### **DISCUSSION**

PMJ Autos was initially cited for violation of zoning in April 2008 and final notice of violation was issued in June 2008 since a Use Permit had yet to be filed. An incomplete application was filed at the end of June 2008. Staff has been working to gather information about the business since then and awaiting a neighborhood meeting to be held by the applicant. The neighborhood meeting has taken place. The applicant has been advised to not spray down vehicles on the property following a site inspection where this was occurring. Removing ordinary trash from vehicles is okay, but vacuuming, detailing, and washing are not permitted.

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 28, 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: 6    Opposed: 0    Absent: 1 (Kelley)

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of UP08-0039 PMJ AUTOS LLC Use Permit, subject to the following conditions:

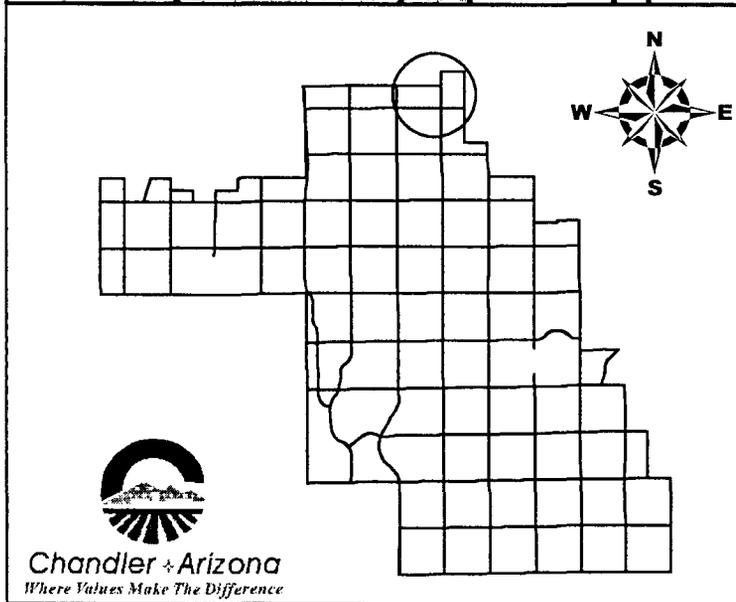
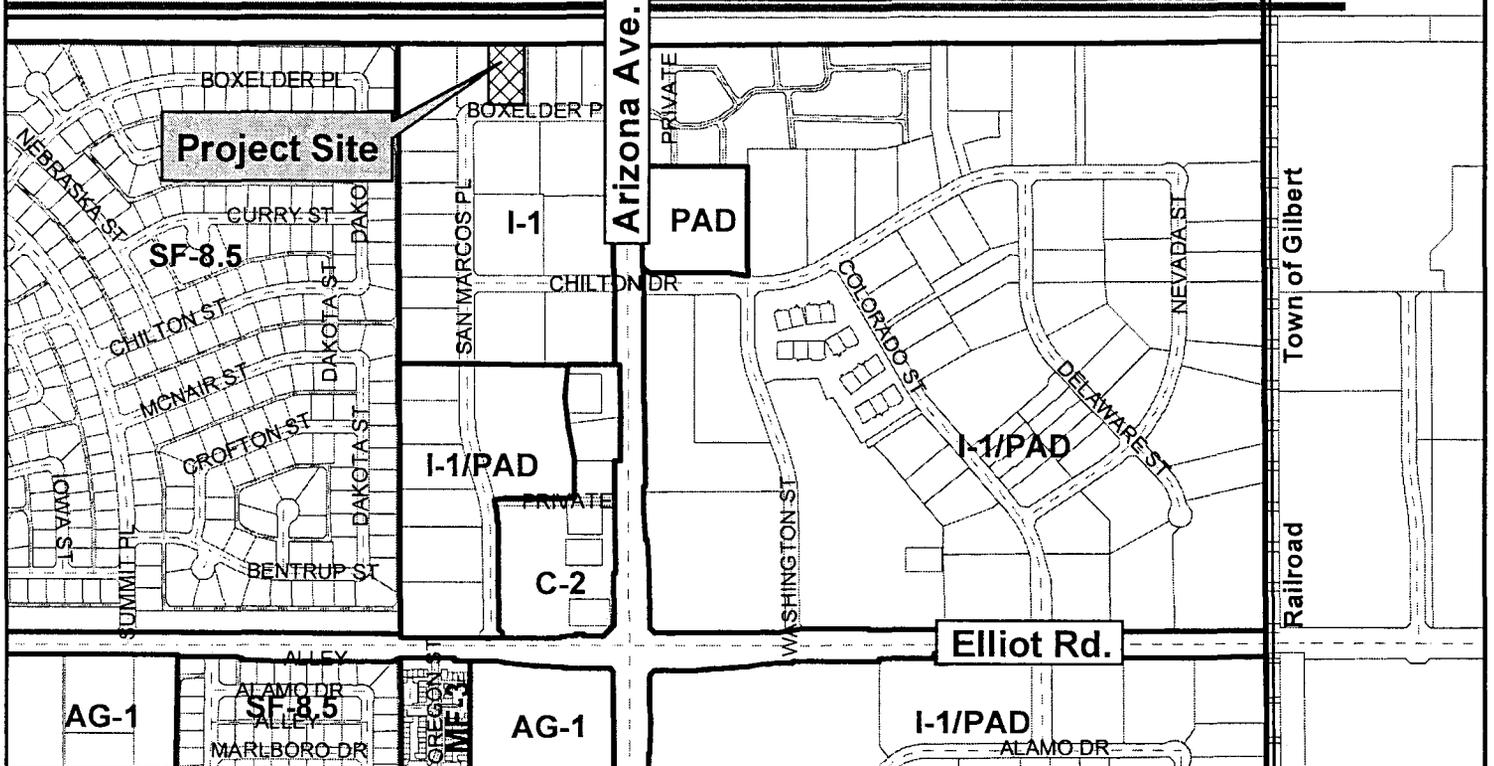
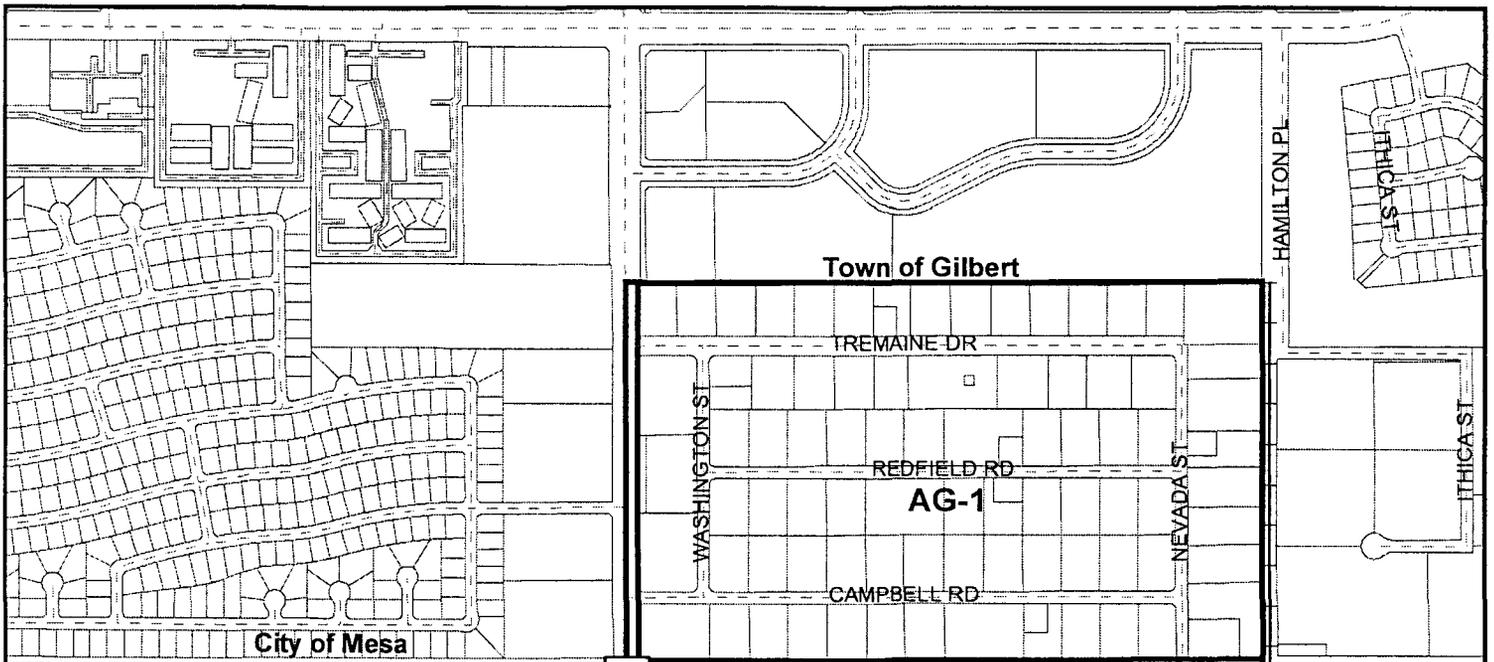
1. Development shall be in substantial conformance with exhibits and representations.
2. Expansion or modification beyond the approved exhibits (Floor Plan, Site Plan, Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit shall remain in effect for 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.
6. Banners on the building are not permitted without a banner permit issued by City of Chandler.

**PROPOSED MOTION**

Move to approve Use Permit case UP08-0039 PMJ AUTOS LLC, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Applicant's statement
3. Site Plan
4. Floor Plan
5. Website info
6. Photos



## Vicinity Map

**UP08-0039**

**PMJ Autos LLC**

CITY OF CHANDLER 6/30/2008





"Paul Nielson"  
<pmnielson@gmail.com>  
08/13/2008 03:22 PM

To <Jodie.Novak@chandleraz.gov>  
cc  
bcc  
Subject Q and A

***Q? Describe the type of business use and activities that occur at your business site, 128 W. Boxelder .***

A. We sell used cars through auctions mostly, however we do advertise for appointment only public sales. There is an occasional walk in but not on any sort of consistent basis.

***Q? What are the days of the week and hours the business is open?***

A. We are open from 8am till 5pm daily except Sundays.

***Q? Can customers come into the business any day or is it by appointment only?***

A. Customers are always welcome here but for the most part its appt. based only as we are normally at the auto auctions everyday.

***Q? How many cars are kept on site typically? Where are these cars parked?***

A. We keep 3-5 cars here on site and they are driven by employees to and from work daily.

***Q? How many parking spaces are allocated for your business?***

A. We have 6 allocated spots for PMJ Autos

***Q? Is there any car washing, detailing, etc. occurring at this site?***

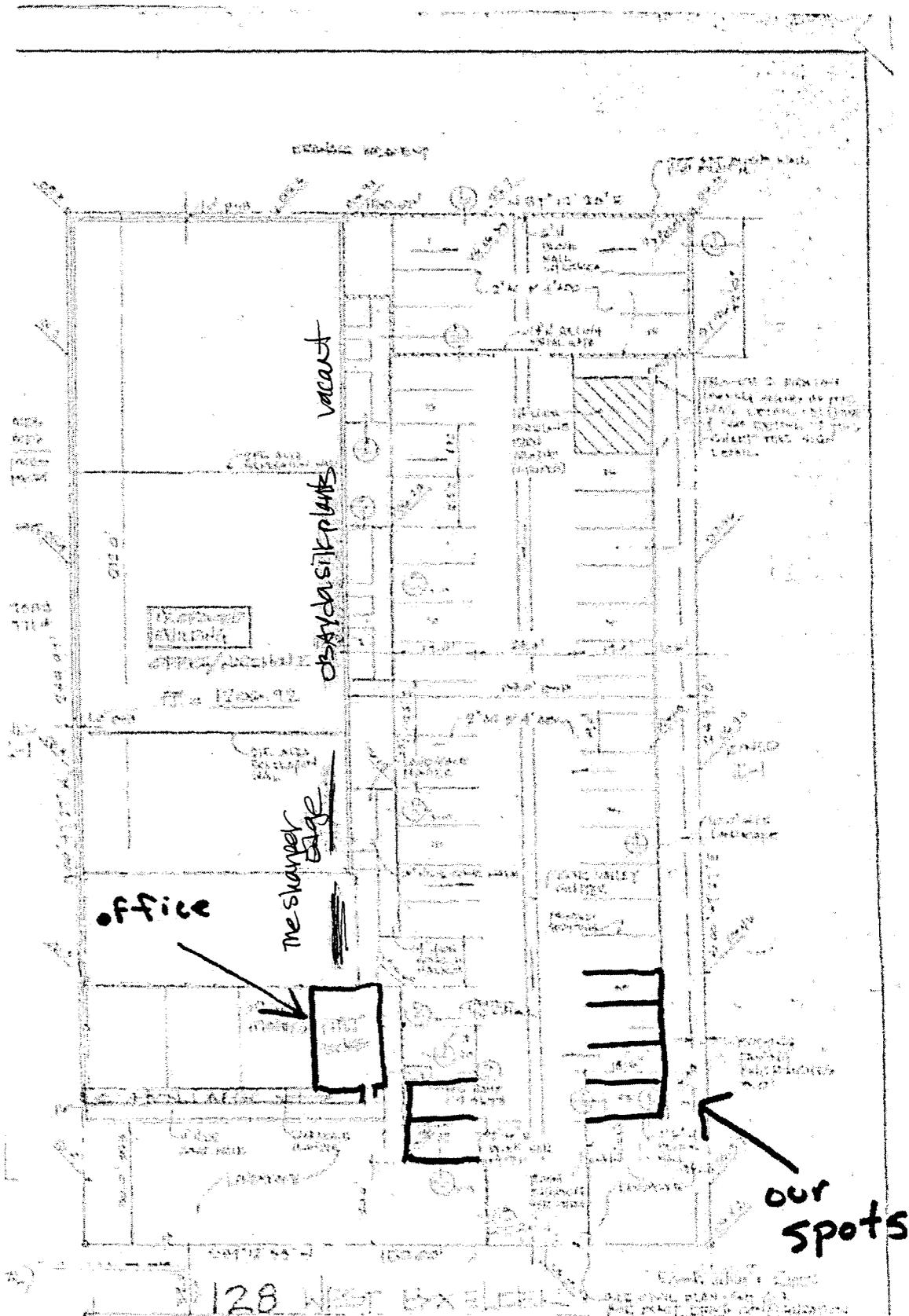
A. From time to time we do spray down our vehicles to keep them show ready. But we never do full details here thy are done off site by Akami Detail service.

***Q? Is there any automotive repair occurring at this site?***

A. There is no repair work done here unless a vehicle breaks down and we can fix it ourselves, which means close to never.

***Q? Does this business have us/access to an adjacent warehouse door at this site?***

A. No access to any extra facilities at all.



1771 WEC

13-2

CONSTRUCTION TYPE  
S/N

LOADING I-1

**BUILDING INFORMATION**

OFFICE 3646 SQ. FT.  
WAREHOUSE 10329 SQ. FT.  
TOTAL 13975 SQ. FT.

**LOADING INFORMATION**

OFFICE: 1/300 SQ. FT. = 12 SPACES  
WAREHOUSE: 1/500 SQ. FT. = 21 SPACES  
TOTAL REFR. ... 39 SPACES  
TOTAL FRAMES 43 SPACES

**GATE INFORMATION**

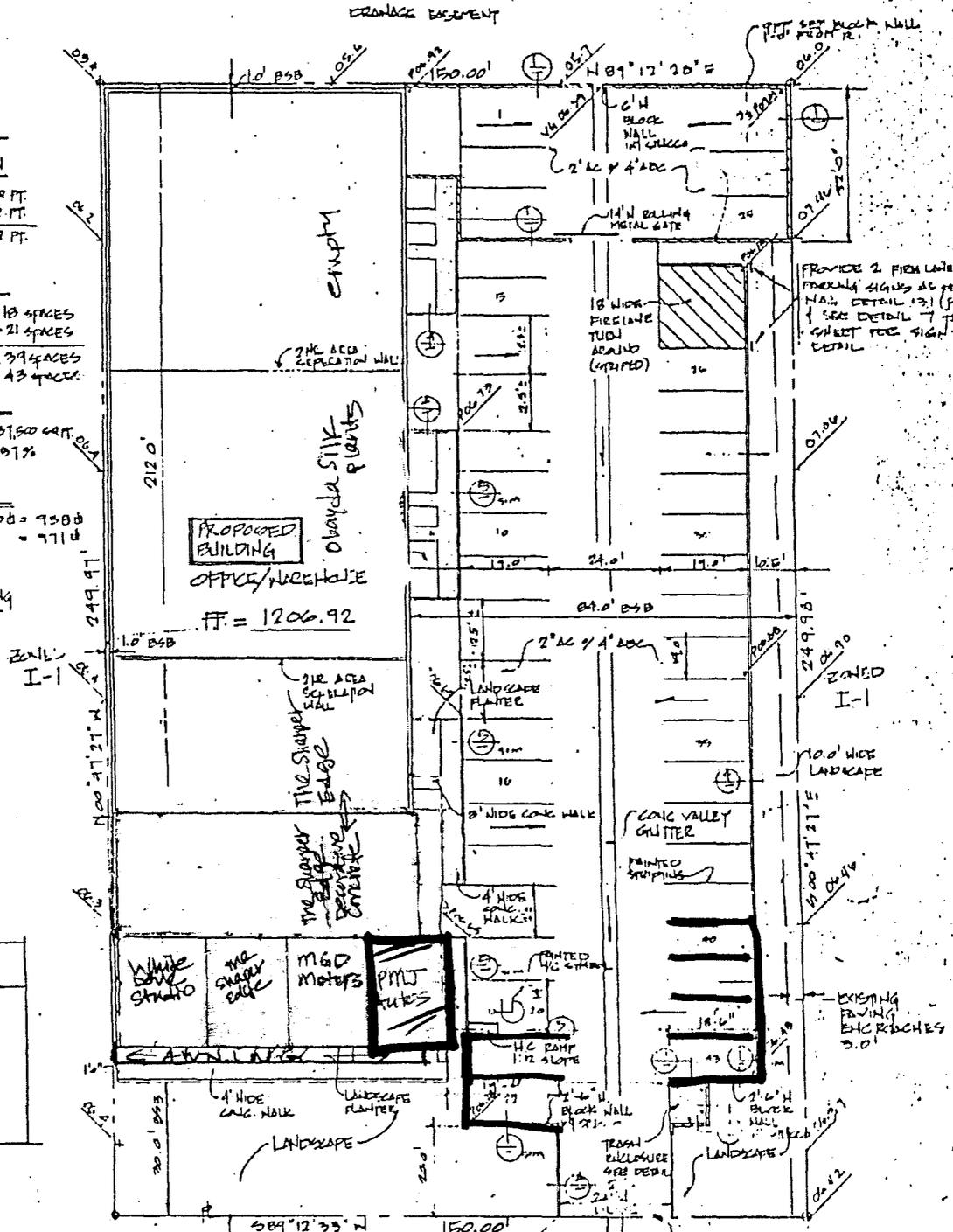
NET SITE AREA 51,500 SQ. FT.  
BUILDING COVERAGE 97%

**LANDSCAPE INFORMATION**

TOTAL REFR. 1 1/4 37500 = 9500  
TOTAL FRAMES = 7110

**LOADING LOT LIGHTING**

REQUIRED BUILDING MOUNTED FIXTURES @ 20'-0"



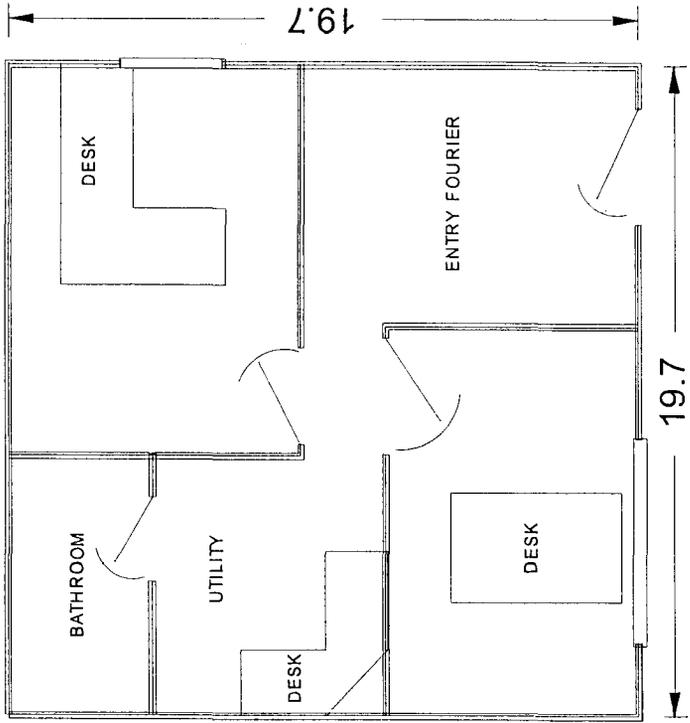
11 DETACHED (MEDICAL)

128 WEST EXCELEK

Exhibit "A"

287203

PMJ AUTOS LLC



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# PMJ AUTOS

"Wholesale Prices to the Public"

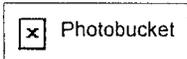
## (480) 507-0434

**128 W. Boxelder Ste 104  
Chandler, AZ 85225**



FRIDAY, JUNE 20, 2008

## We Custom Shop For You....



Do you have something specific in mind? PMJ AUTOS will custom shop for you! We have access to thousands of cars and trucks all over the country. Just tell us what you are looking for and approximately what you want to spend and we will do all of the work for you. PMJ Autos will even help with financing.

At PMJ Autos you can be assured that your car buying experience is a pleasant one. No pushy, car salesmen here! We understand that buying a car can be scary for "first timers" and downright horrible for experienced buyers that is why PMJ Autos promises to give you the best deal without all the back and forth haggling!



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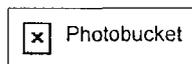
[pmnielson@gmail.com](mailto:pmnielson@gmail.com)  
[www.pmjautos.net](http://www.pmjautos.net)

128 W. Boxelder Ste 104  
Chandler, AZ 85225

## PMJ Autos Team

General Manager - Paul Niels  
Finance - Neil Cooper

128 W. Boxelder Ste. 104  
Chandler, AZ 85225



Posted by PMJ AUTOS at **5:04 PM** Labels: [Arizona Used Car Dealerships](#),  
[Chandler Arizona Car Dealership](#), [Chandler Used Cars](#), [PMJ Autos](#), [Pre-owned vehicle](#), [Pre-owned Vehicles](#), [Used Arizona Trucks](#), [Vans](#),  
[Wholesale Prices](#)

Sales - Cody Edwards  
Sales - Tyler Scarborough  
Marketing - Shelly Cutrer

## **Our Company**

PMJ Autos is a family owned  
operated business in sunny  
Chandler, Arizona!

[Home](#)

PMJ AUTOS (480) 507-0434 128 W. Boxelder Ste. 104 Chandler, AZ 85225 Email: [pmnielson@gmail.com](mailto:pmnielson@gmail.com)

