

31

MAY 14 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 09-042

DATE: APRIL 20, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: UP08-0062 COMMERCIAL PAINTING, INC.

Request: Use Permit extension to continue the operation of a motor vehicle and equipment, paint and bodywork business within a General Industrial (I-2) zoned district

Location: 400 E. Ray Road

Applicant: Loretta Walker
Commercial Painting, Inc.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the property to be in compliance with the Council adopted conditions of approval, Planning Commission and Staff recommend approval of the Use Permit subject to conditions.

BACKGROUND

A Use Permit was approved in November 2004 to operate a motor vehicle and equipment, paint and bodywork business within a General Industrial (I-2) zoned district. Council approved a time extension in December of 2005 for an additional 3 years. The business is operating in compliance with the Council adopted conditions of approval.

The request is for a five-year timing extension to continue the operation of the motor vehicle and equipment, paint and bodywork business within a building located west of the northwest corner of Ray Road and Hamilton Street in a General Industrial (I-2) zoned district. The property is surrounded to the north and west by property zoned I-2, consisting of a self-storage facility and a

recycling facility. East of the subject site are three multi-tenant, light industrial buildings. East of Hamilton Street is the existing residential subdivision, The Provinces. To the south is residential property zoned Mobile Home District (MH-1).

The subject building is situated on the west side of an approximate 8-acre site. Previously, the subject site was occupied by Redmond Homes, a manufactured-home builder. The business occupies only a portion of the site. A construction materials supply company currently occupies the balance of the site. The existing 50'X150' standing-seam metal building is located approximately 300-feet from Ray Road. The property owner has constructed a 6-foot high concrete block wall with solid rolling gates (as noted on the site plan) along the frontage to provide screening from arterial street views, as required by condition 5 within the original Use Permit. Additionally, the approval contained condition 6 requiring the landscaping along Ray Road be improved to comply with the current Code. The landscape enhancements have been completed in coordination with the City's Ray Road widening project.

Commercial Painting, Inc. specializes in providing larger scale paint services for large equipment, trucks, RV's and trailers, as well as private individual's recreational trailers, equestrian trailers and personal RV's including fiberglass repair. Approximately 75-percent of the volume involves work for sand and gravel trucking companies, tour buses, rental equipment operations, owner-operated semi-trucks, RV dealerships and trailer manufacturers, as well as fiberglass repair, spray-in bed liner, custom paint, graphics and higher end finishes for semis and fleet trucks. The remaining 25-percent of the volume involves work for private individuals. The business is open Monday through Friday from 7 a.m. to 5 p.m. and has a maximum of 10 employees. A detailed description of the business activities and hours of operation is included in the attached narrative.

The applicant represents that the majority of the work is done on an appointment basis due to the time constraints the customers have for equipment down time. This naturally limits the amount of customer vehicles and/or equipment storage on site. A staging area is identified on the attached site plan showing the storage location of equipment and vehicles awaiting service. All work is completed entirely within the building.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on 03/11/09 at the Chandler Community Center. No neighbors attended the meeting.

At the time of this writing, Staff has received no telephone calls or letters from neighboring property owners opposed to this Use Permit.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 6 Opposed: 0 Absent: 1 (Rivers)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, and compliance with the Council adopted conditions of approval, Planning Commission and Staff recommend approval of the Use Permit to operate a motor vehicle and equipment, paint and bodywork business within a General Industrial (I-2) zoned district, subject to the following conditions:

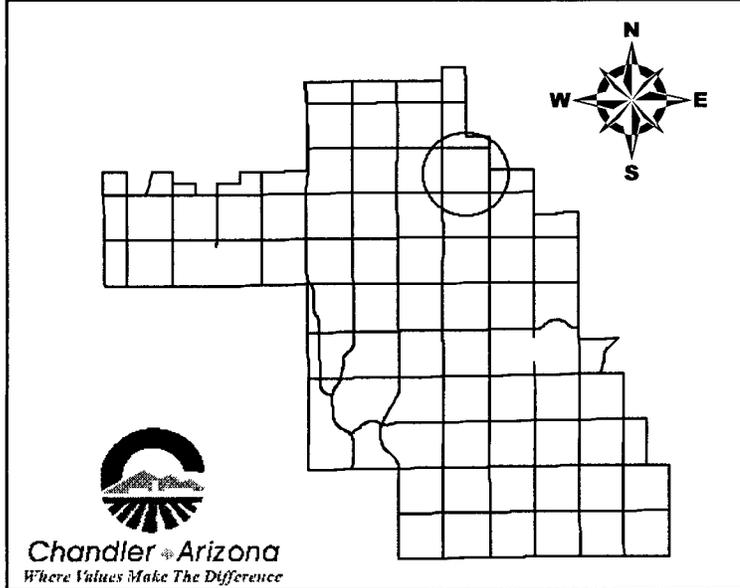
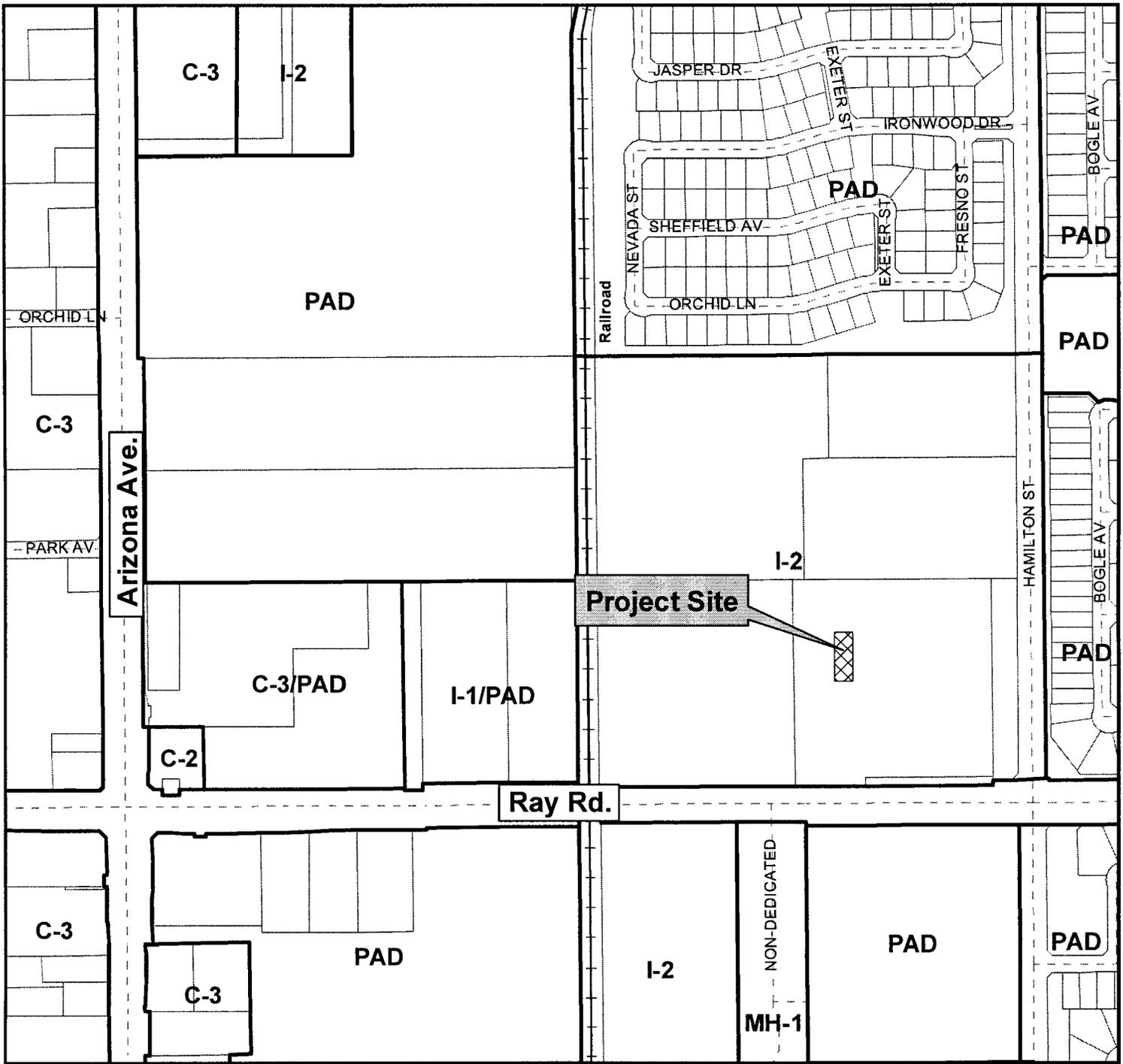
1. All vehicle and equipment, paint and bodywork, shall occur within the building.
2. All signage, whose text shall be limited to business name identification only, shall be in conformance with the Chandler Sign Code.
3. Failure to comply with these conditions, upon standard notice issued by the City, will constitute revocation of the Use Permit without further action.
4. The Use Permit is effective for a period of five (5) years from the date of City Council approval. Operation of the business beyond the five-year time period shall require re-application to and approval by the City.
5. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

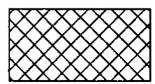
Move to approve the Use Permit UP08-0062 COMMERCIAL PAINTING, INC. subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Narrative

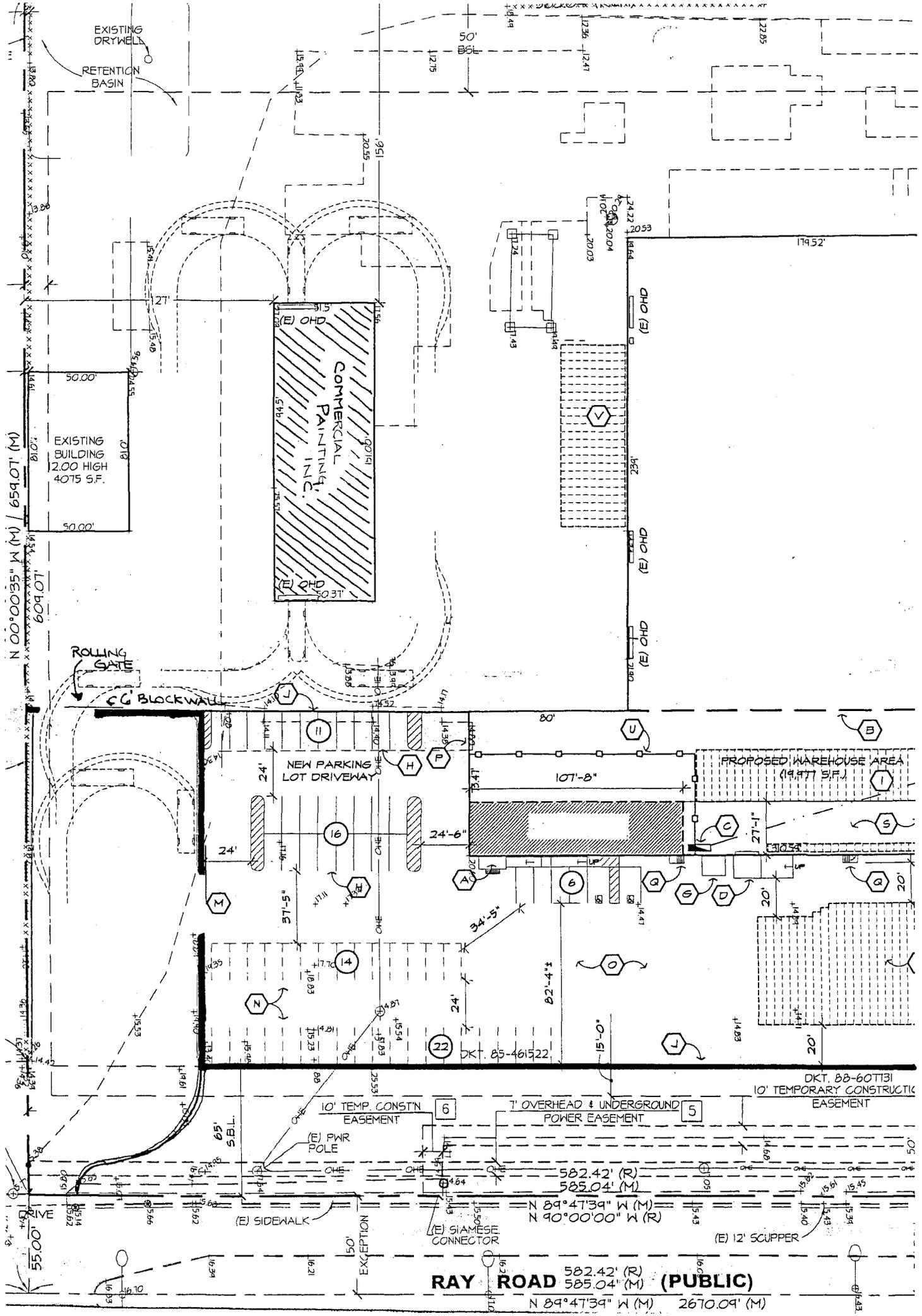


Vicinity Map



UP08-0062

Commercial Painting Inc.



N 00°00'35" W (M) 659.07' (M)
609.07'

EXISTING BUILDING
2.00 HIGH
4075 S.F.

COMMERCIAL PAINTING, INC.

PROPOSED WAREHOUSE AREA
(19,177 S.F.)

NEW PARKING LOT DRIVEWAY

CC BLOCKWALL

ROLLING GATE

10' TEMP CONSTN EASEMENT

7' OVERHEAD & UNDERGROUND POWER EASEMENT

DKT. 88-60TT31
10' TEMPORARY CONSTRUCTION EASEMENT

(E) PWR POLE

(E) SIAMESE CONNECTOR

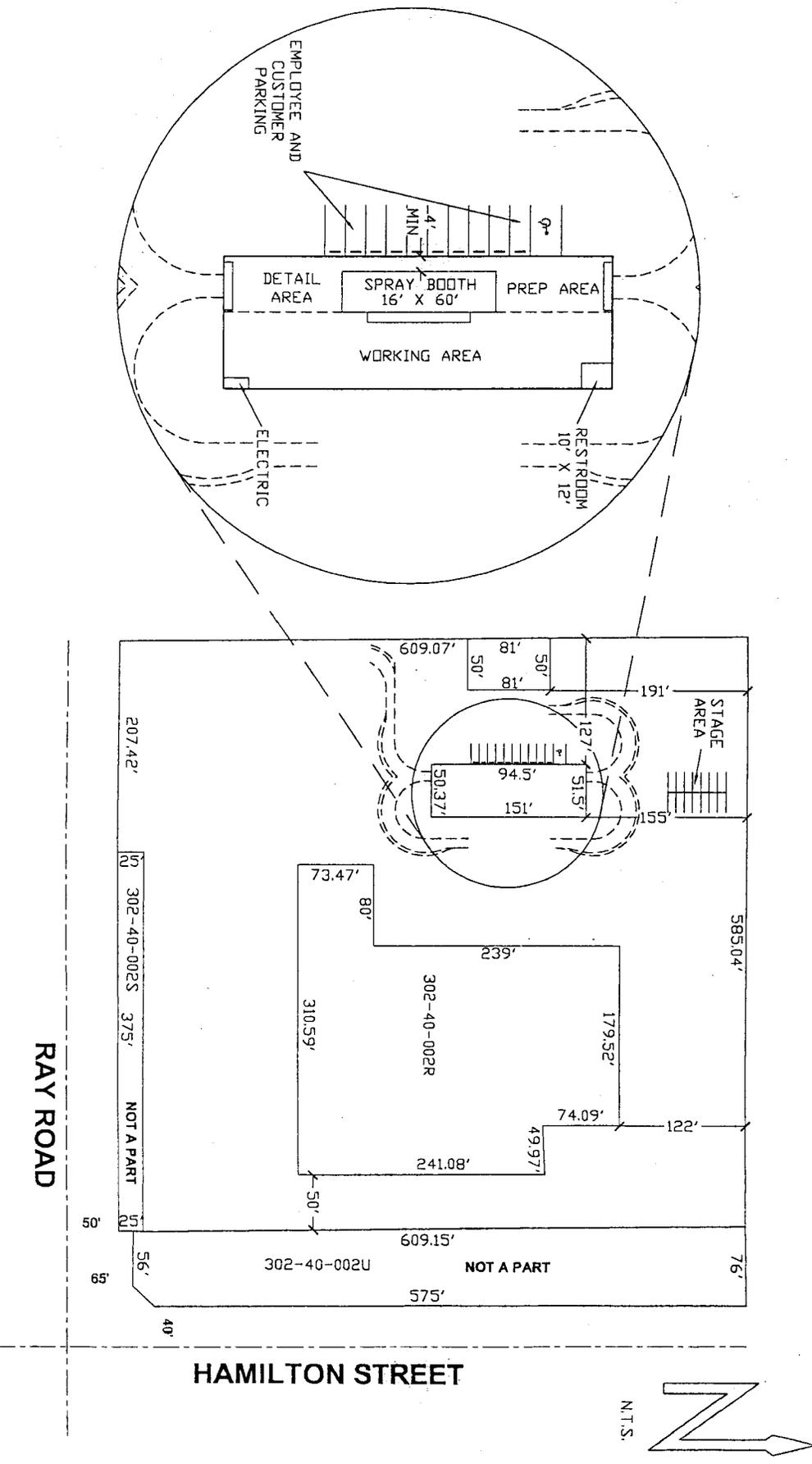
(E) 12" SCUPPER

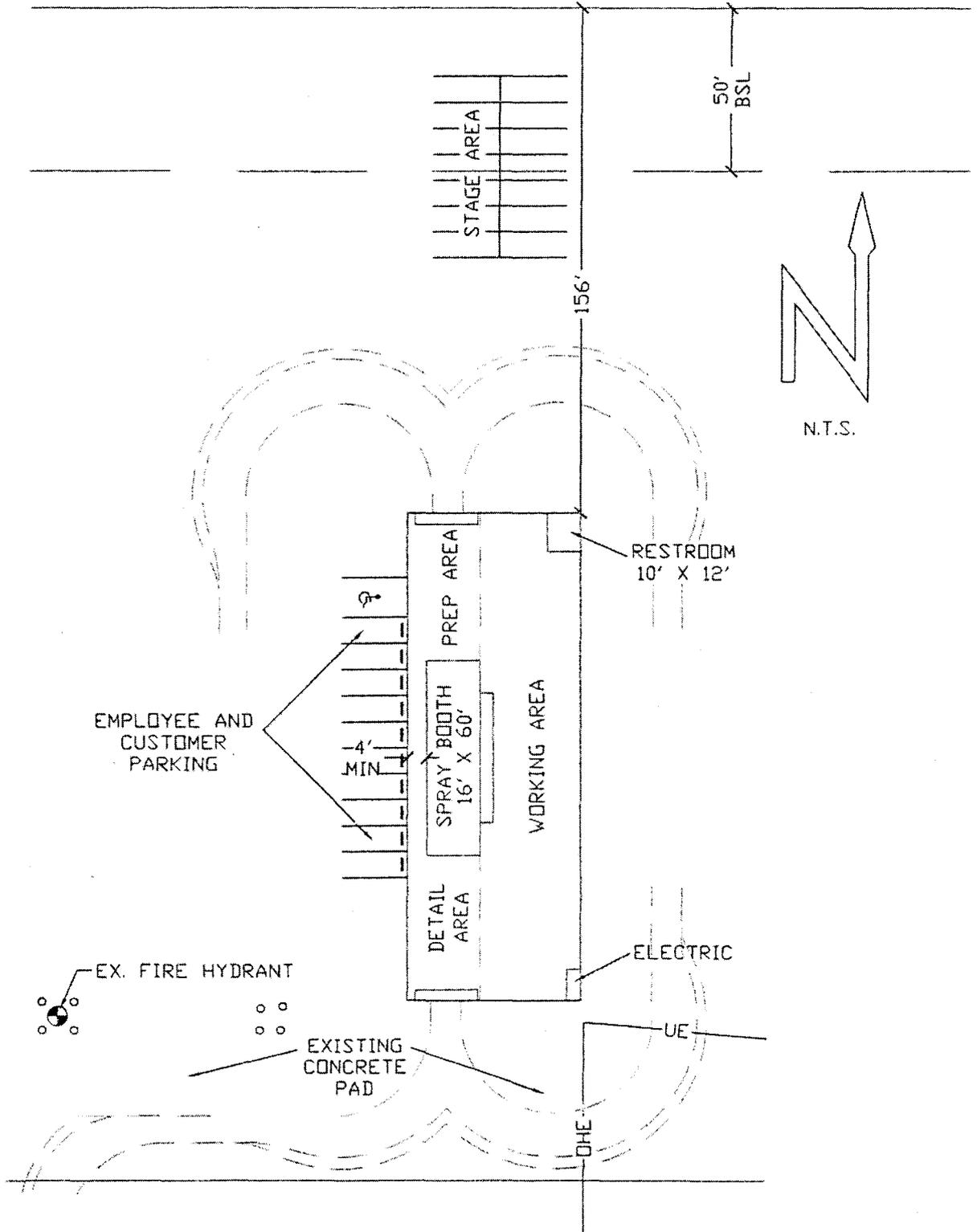
(E) SIDEWALK

EXCEPTION

RAY ROAD 582.42' (R) 585.04' (M) (PUBLIC)

N 89°47'39" W (M) 2670.09' (M)





CPI Arizona Truck & Coach Painting

400 E. Ray Road, Bldg. B Chandler AZ 85225

Billing: PO Box 3248 Chandler, AZ 85244

NARRATIVE

Commercial Painting Inc. (CPI), also known as Arizona Truck and Coach Painting, continues to provide vehicle and equipment bodywork and paint, fiberglass repair, and custom paint & graphics applications for our customers since 1995

In November of 2004 CPI, Arizona Truck & Coach Painting relocated from Mesa to Chandler, filed, and operated in compliance with Special Use Permit UP04-0027. In November 2005, our Special Use Permit UP05-0053 was renewed for three years. Since that time CPI, Arizona Truck & Coach Painting has operated in compliance with the Special Use Permit issued.

We are requesting that the City of Chandler extend our Special Use Permit for the maximum time allowance. As we continue to grow and provide our much-needed services to the Chandler and Metro Phoenix area, we have opportunities to commit to long-term contracts. In order to bid these contracts and commit our services with confidence, we would prefer a longer term Special Use Permit.

CPI, Arizona Truck & Coach Painting has regular working hours of Monday through Friday 7am to 5pm. Painting is performed in our 20' x 64' paint booth located inside the building. We have a large indoor prep area and a large yard. Due to the size of the equipment and vehicles we paint, each piece may be at our facility for an average of one to four weeks.

Seventy-five percent of our work volume is supporting other businesses such as, owner-operated semis, RV dealerships, Steel companies, and Trailer manufacturers. The remaining twenty-five percent includes privately owned vehicles, RV's, sport vehicle trailers, equestrian trailers, and Municipalities.

Commercial Painting Inc., Arizona Truck & Coach Painting has established a good reputation and customer base in Chandler. We would appreciate your approval to continue to do business.

Our sincere thanks,



Loretta Walker

VPI Owner

Phone 480-898-9606, Fax 480-898-1199, Cel 480-223-7550

Serving Arizona since 1995