

#31
JUN 11 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 09-059

DATE: MAY 27, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 PAT MCDERMOTT, ASSISTANT CITY MANAGER
 JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR *J*
 KEVIN MAYO, ACTING PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: UP09-0008 STELLAR AUTOPLEX SALES & LEASING

Request: Use Permit approval for automotive sales within an I-1 Planned Industrial zoning district

Location: 4041 W. Milky Way,
 Southeast corner of Milky Way and 79th Street

Applicant: Justin Umbs

RECOMMENDATION

The request is for Use Permit approval for automotive sales within an I-1, Planned Industrial zoning district. Planning Commission and Staff, upon finding consistency with the General Plan and the I-1 zoning district, recommend approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Milky Way and 79th Street. The subject site is surrounded by I-1 zoned properties. In 2004, the property received Use Permit approval for three years to operate an automotive sales and customization business, and has since expired. The current request is for a different user, but is similar in scope, size, and layout to the previous use, however there are some minor changes primarily relating to additional storage of inventory and the type of vehicles for sale.

Overall the facility will include an inventory of approximately 15-20 vehicles, which will be housed either under roof, in the rear warehouse area, or in the rear storage yard. Stellar Autoplex

is proposing to sell late model highline vehicles, specialized boats, classic cars, and other specialty vehicles. All maintenance will be performed off-site, with only minor detailing occurring on site. The building is approximately 10,181 square feet and provides 3,579 square feet of showroom space and 6,602 square feet of warehouse space. Stellar Autoplex will employ approximately 4-8, and will be open Monday through Friday 9am to 6pm, and Saturday's 11am to 3 pm.

Currently, a sign package is not included in the request. However, the applicant has indicated that the proposed signage will be similar in size as the previous signage. Signage shall be limited to metal pan channel halo or non-illuminated lettering. Staff has added a condition requiring all signage to meet all other current Sign Code standards.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- A neighborhood meeting was held on Monday, April 13, 2009. One neighbor was in attendance, and was in general support of the request.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

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 and the I-1 zoning district, recommend approval of UP09-0008 STELLAR AUTOPLEX SALES & LEASING, subject to the following conditions:

1. The Use Permit shall be extended for a period of three (3) years, at which time re-application shall be required. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. On street parking will be prohibited. All vehicles must be parked within designated parking spaces inside the paved parking lot, fenced yard, or inside the building.
4. Any future signage shall meet current Sign Code requirements.

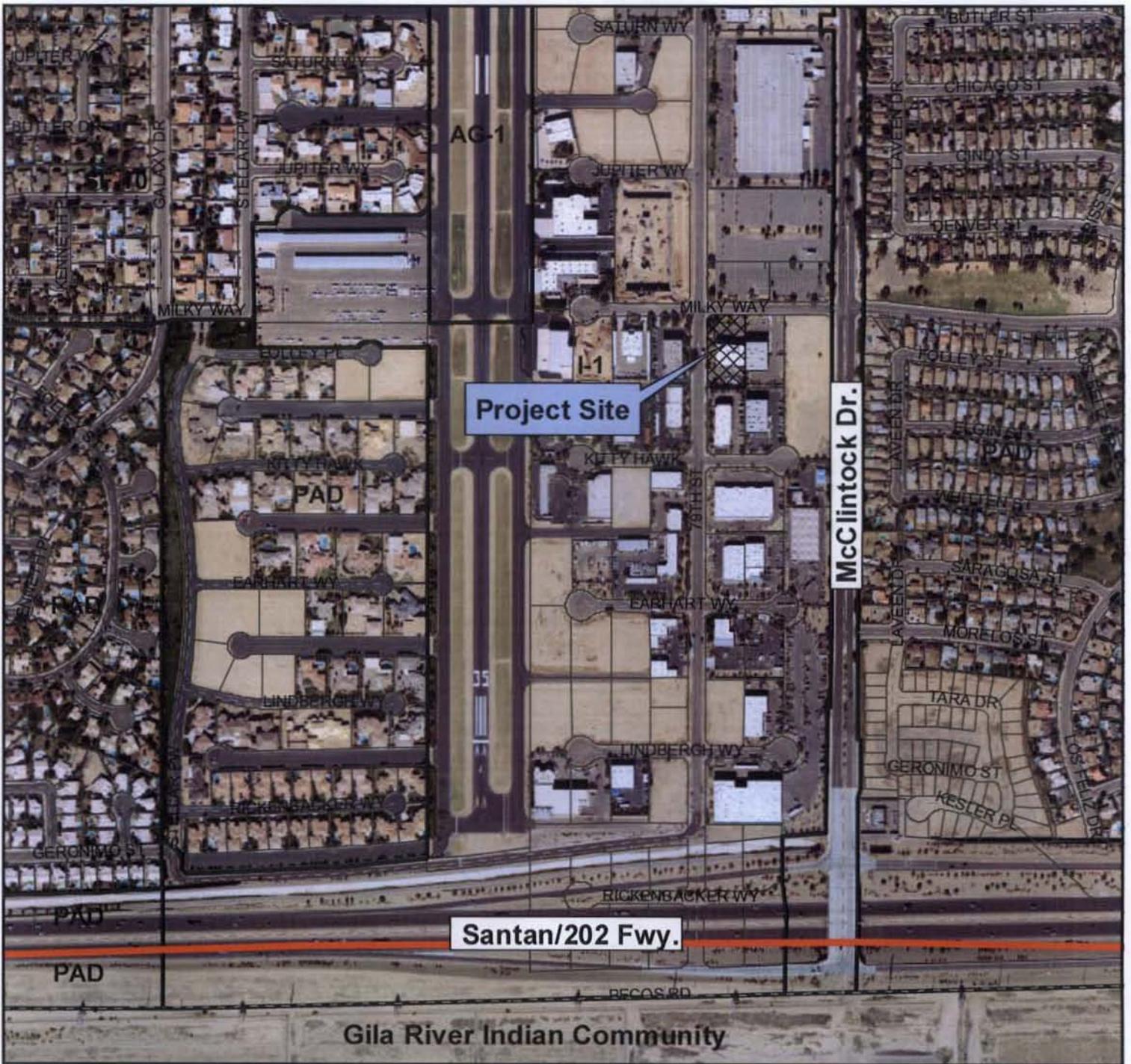
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. Raceway signage shall be prohibited within the development.
7. The site shall be maintained in a clean and orderly manner.
8. The signage shall be limited to metal pan channel halo or non-illuminated lettering.

PROPOSED MOTION

Move to approve UP09-0008 STELLAR AUTOPLEX SALES AND LEASING, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map



UP09-0008

**Stellar Autoplex
Sales and Leasing, LLC.**



A NEW BUILDING
PROJECT BY

LGE

**GOINS AUTOMOTIVE
PROJECT DATA**

PROJECT: AUTOMOTIVE ACCESSORIES
ADDRESS: 484 WEST MILKY WAY
CHANDLER, ARIZONA
DEVELOPER: LGE CORPORATION
PHOENIX, ARIZONA
APPROXIMATE PARCEL: 38 - 09 - 002

SCOPE: A NEW 100,000 SQ FT BUILDING

LEGAL DESCRIPTION: LOT 93 OF
STELLAR INDUSTRIAL AIRPARK - UNIT 140

ZONING: I-1

SITE AREA: 51,543 SF (473,100 SQ
FT) (47,881 SQ FT PER A.C.U.)

BUILDING AREA: 100,000 SF

SHOOROOM: 53,775 SF

AUTOMOTIVE: 46,225 SF

TOTAL: 100,000 SF

LOT COVERAGE: 19.4%

TAX: 28.5 SF / 43,853 SF - 14.4%

OCCUPANCY: R-1

CONSTRUCTION TYPE: V.B. SF / 47,881

ALLOWABLE AREA: 12,800 SF - 14,800 SF

CLEAR HEIGHT: 9'-0"

BUILDING HEIGHT: 24'-0"

AREA CALC	NET FLOOR	TOTALS
SHOOROOM	53,775 SF	53,775 SF
AUTOMOTIVE	46,225 SF	46,225 SF
TOTAL	100,000 SF	100,000 SF
REQUIRED PARKING CALC		
OCCUPANCY	100,000 SF	5
SHOOROOM	53,775 SF	3
AUTOMOTIVE	46,225 SF	2
TOTAL	100,000 SF	7
PARKING PROVIDED		
TOTAL ACCESSIBLE SPACES		1
TOTAL COVERED SPACES		14
TOTAL REGULAR SPACES		14
TOTAL SPACES ON SITE		15
100 SF CAR OR 132.1 COVER SF		15

GOINS
AUTOMOTIVE

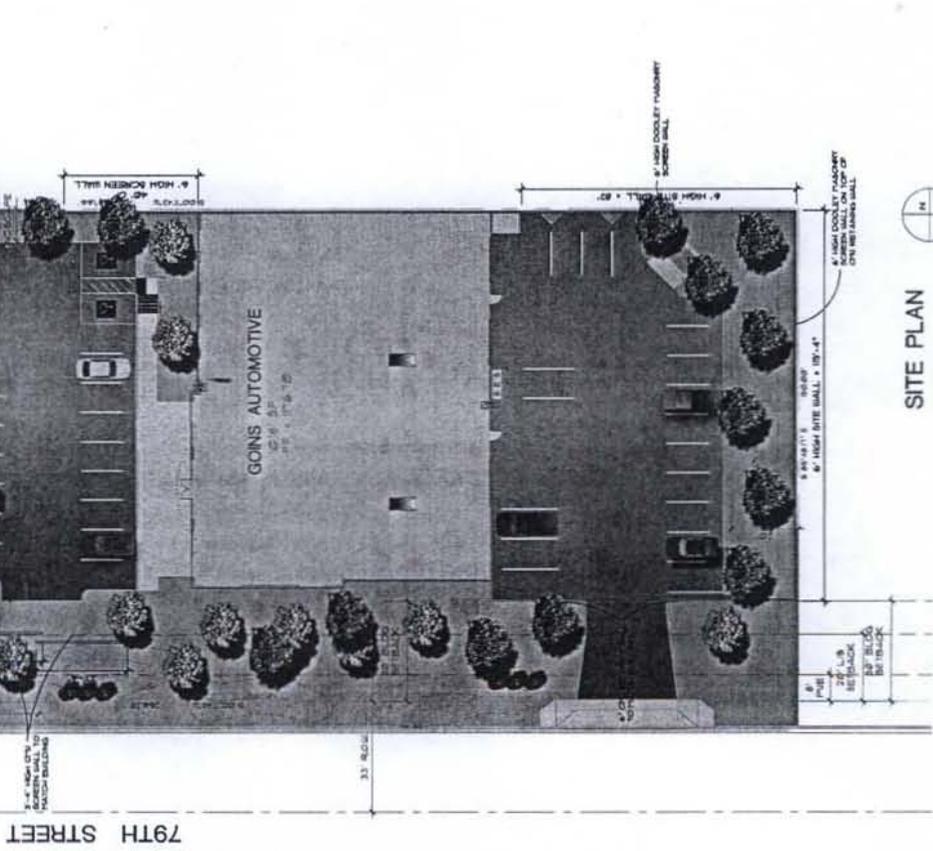
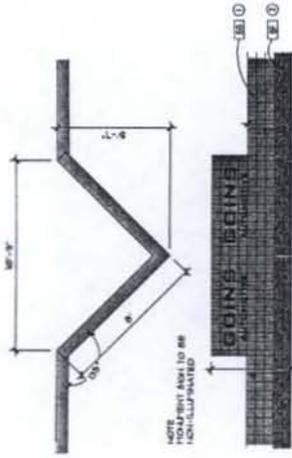
4041 WEST
MILKY WAY

CHANDLER
AZ

19 - 8 - 14

LGE
DESIGN BLDG
740 N. 52ND ST. #200
PHOENIX, ARIZONA
(480) 968-4001

A-1
OF 3



SITE PLAN
1" = 20.0'
0 10 20 30



79TH STREET

MILKY WAY

THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED
HEREIN IS THE PROPERTY OF LGE CORPORATION AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF LGE CORPORATION.



GOONS
AUTOMOTIVE

4041 WEST
MILKY WAY

CHANDLER
AZ

10.18.14

IGE

DESIGN BUILD
140 N. 85th St., #200
Phoenix, Arizona
(480) 888-4001

GENERAL NOTES

1. CONNECTION TO EXISTING STRUCTURE TO BE DETERMINED BY CONSULTING ENGINEER. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. ALL EXISTING CONDITIONS SHALL BE SHOWN AS NOTED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
6. PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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10. PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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72" WALL	72" WALL
78" WALL	78" WALL
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90" WALL	90" WALL
96" WALL	96" WALL
102" WALL	102" WALL
108" WALL	108" WALL
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2184" WALL	2184" WALL
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2196" WALL	2196" WALL
2202" WALL	2202" WALL
2208" WALL	2208" WALL

To: Planning and Zoning
City of Chandler

From: Stellar Autoplex Sales and Leasing, LLC

Subject: Special Use Permit

Date: March, 1, 2009

Business Narrative

Stellar Autoplex Sales and Leasing, LLC is a new company that is being created to give retail buyers a unique auto shopping experience. Stellar Autoplex will be providing vehicle sales in a way that most dealers cannot imagine. Our goal is to provide an enclosed shopping experience to 15-20 customers a month. Our main business focus is the internet. The power of the internet has outweighed formal print ads in the past few years. In today's market and economy most buyers are shopping the internet for the best value and the best quality. Our strategy provides a full advertisement online with a full description and over 100 photos of each vehicle for sale. Our vehicles are fully serviced and inspected. Our inventory will consist of mainly late model highline vehicles, boats, classic cars and other specialty vehicles. Our expectation is to provide a destination type dealership. With our inventory being stored inside will not be promoting traditional "drive by shoppers" as most of our customers will be by appointment or referral. Our inventory will maintain a clean presence showing no stickers only the State of Arizona mandatory "Buyers Guide" Implied Warranty window sticker.

The building that we have chosen resides in the Stellar Industrial Park. The proposed site address is 4041 W. Milky Way. We have looked at multiple Chandler locations over the past 9 months and feel that this site is the best location for our business. The proposed building features a 10,181 square foot building on 0.98 net acre site. The floor plan features a 3,579 square foot showroom and office space with a 6,602 square foot warehouse space. The building will suit the needs of our showroom, sales department, and vehicle prep/detail department. We currently are anticipating a 4 person staff upon our special use permit approval. Over the first six months our staff will probably grow to 6-8 employees. We will be offering a full service

buying environment to include bank financing, warranty product sales and gap insurance sales. Our business hours will be Monday-Friday 9 a.m.-6 p.m. and Saturday 11 a.m.-3 p.m.

Our focus will be to maintain an inventory of approximately 15-20 vehicles that will be housed on premise either under roof or in the rear fenced lot. The North facing front showroom area offers a glass showroom that will showcase four vehicles for sale, front reception area and a customer lounge with a flat screen TV rotating pictures of our inventory for sale. The glass showroom features sliding glass doors with drive up curbs that will allow easy access. These doors will remain closed during business hours and will only be opened to move vehicles in and out of the showroom. The remaining inventory will be housed in the rear warehouse space. The rear fenced parking lot of the site features a large rolling metal gate exiting to 79th Street that will be closed during business hours and will only be opened to move inventory in and out of the area. Our inventory will be mostly serviced by outside vendors off site. We will have a prep/detail department on site that will work indoors out of the Southeast warehouse bay.

We are seeking an initial three year Special Use Permit approval for this location. We have signed and given deposit on a 2 year lease with option and intent to purchase the building after 2 years. The owners of the property are working closely with us to provide a window for us to obtain the Special Use Permit before we occupy the building. There are currently multiple businesses in the Stellar Industrial Park working with active Special Use Permits including Millennium Auto Sales, Tom Yancer Race Cars and Beyer Motor Works BMW Service Center. Allowing Stellar Autoplex Sales and Leasing, LLC a Special Use Permit for this property would create a beneficial relationship for all parties involved.

We have been working with Eric Swanson and his staff at the City of Chandler planning and zoning department. Eric has been very helpful and a pleasure to work with. We have reviewed the original Special Use Permit that was granted to Goins Automotive in November of 2004. We feel that the terms and conditions outlined in their approval would suit the needs of Stellar Autoplex. We are including along with our application packet the necessary forms for our new Special Use Permit and a copy of the Approval package for the Goins Automotive Special Use Permit from 2004. The 2004 approval paperwork will show a vicinity map, floor plan, building elevations

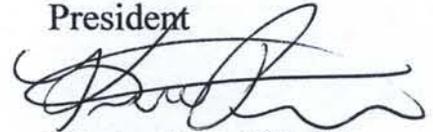
and landscape information. The building has been unchanged since the original approval.

We are excited to be accepted for our Special Use Permit and are positive that Stellar Autoplex will remain in the Chandler community for years to come. Thank you for your time and consideration in this process.

Sincerely,



Justin B. Umbs
President



Kimberli D. Plinski
Vice President