

#46

JUN 25 2009



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 09-062**

**DATE:** JUNE 4, 2009

**TO:** MAYOR AND CITY COUNCIL

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

**FROM:** BILL DERMODY, SENIOR CITY PLANNER

**SUBJECT:** UP09-0015 SUNSTATE SHOWROOM

**Request:** Use Permit approval for an increase in allowed showroom space within a Planned Industrial (I-1) zoning district

**Location:** 6930 W. Chandler Boulevard, north of the northeast corner of Chandler Boulevard and 56<sup>th</sup> Street

**Applicant:** Chamberlain Development (Sunstate), Mike Forst

**RECOMMENDATION**

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

**BACKGROUND**

The request is to allow an increase in allowed showroom space in a multi-tenant building zoned Planned Industrial District (I-1). The I-1 district allows warehouse, light industrial, and office uses by-right. Additionally, showroom uses are allowed in I-1 up to a maximum of 10% of the building area. The request would allow the amount of showroom space to be limited only by the site's parking provision, allowing up to approximately 60% of the building area to be used for showroom. No specific tenant is identified, but the showroom increase could potentially accommodate uses like custom furniture or pool table sales.

The subject site encompasses one parcel of a two-part auto-oriented development constructed in 2008 that wraps around a previously existing fuel station (Circle K) at the northeast corner of Chandler Boulevard and 56<sup>th</sup> Street. The subject site is surrounded to the east and north by existing industrial uses. The intersection's other corners feature commercial zoning and uses.

The subject site received Use Permit approval in 2007 to allow the auto-oriented uses in addition to standard I-1 uses.

From 1998 through 2006, the subject site was zoned Planned Area Development (PAD) for commercial uses (a hotel and a restaurant). The subject site reverted to its former I-1 zoning through City Council action in August 2006.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 1, 2009 at the Sunset Branch Chandler Library. No citizens attended.
- Staff is not aware of any opposition to the 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 UP09-0015 SUNSTATE SHOWROOM subject to the following condition:

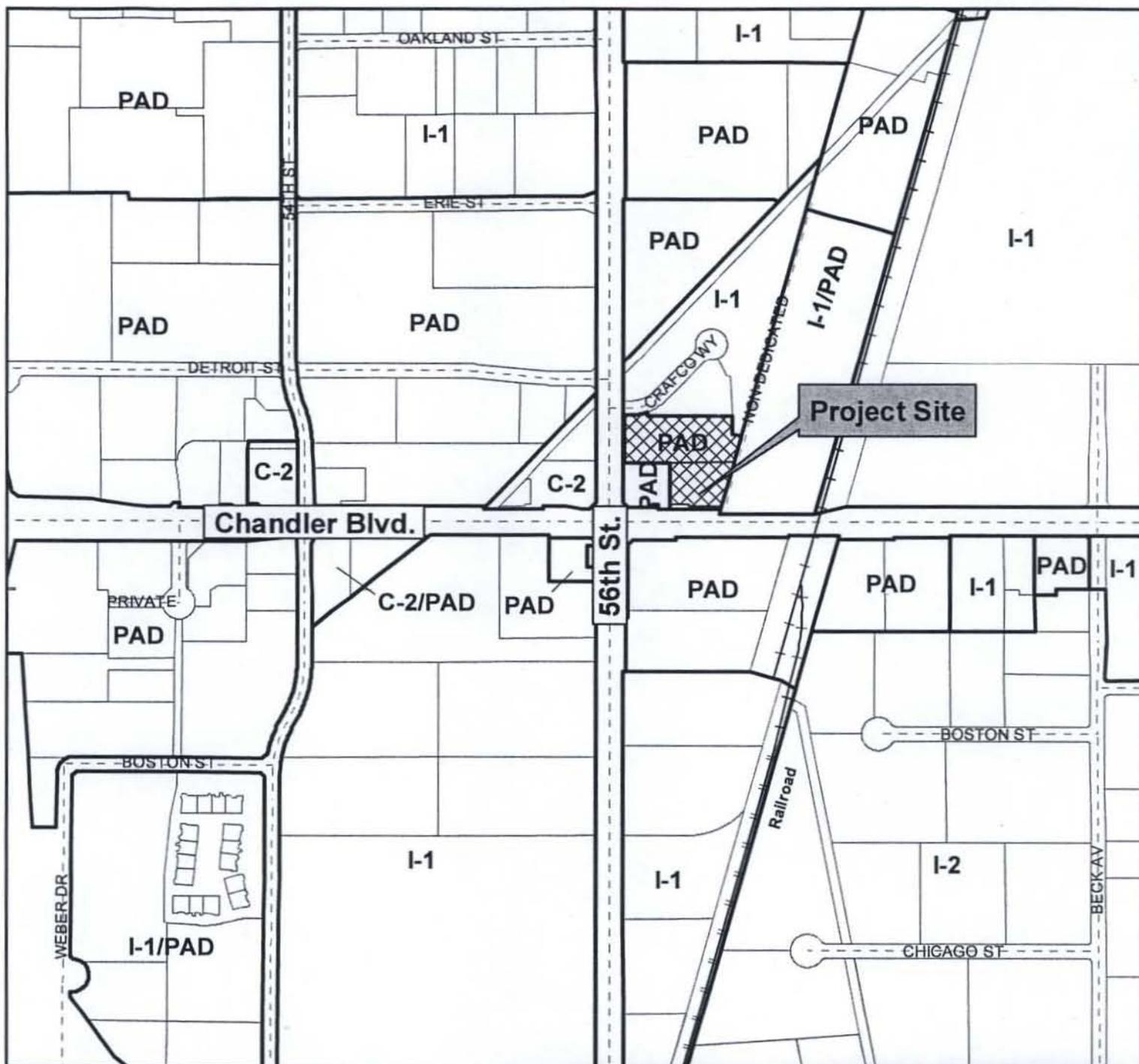
1. Conformance with the application materials (site plan, narrative, etc.).

**PROPOSED MOTION**

Move to approve UP09-0015 SUNSTATE SHOWROOM Use Permit for an increase in allowed showroom space within a Planned Industrial (I-1) zoning district subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Applicant Narrative
3. Site Plan/Promotional Materials

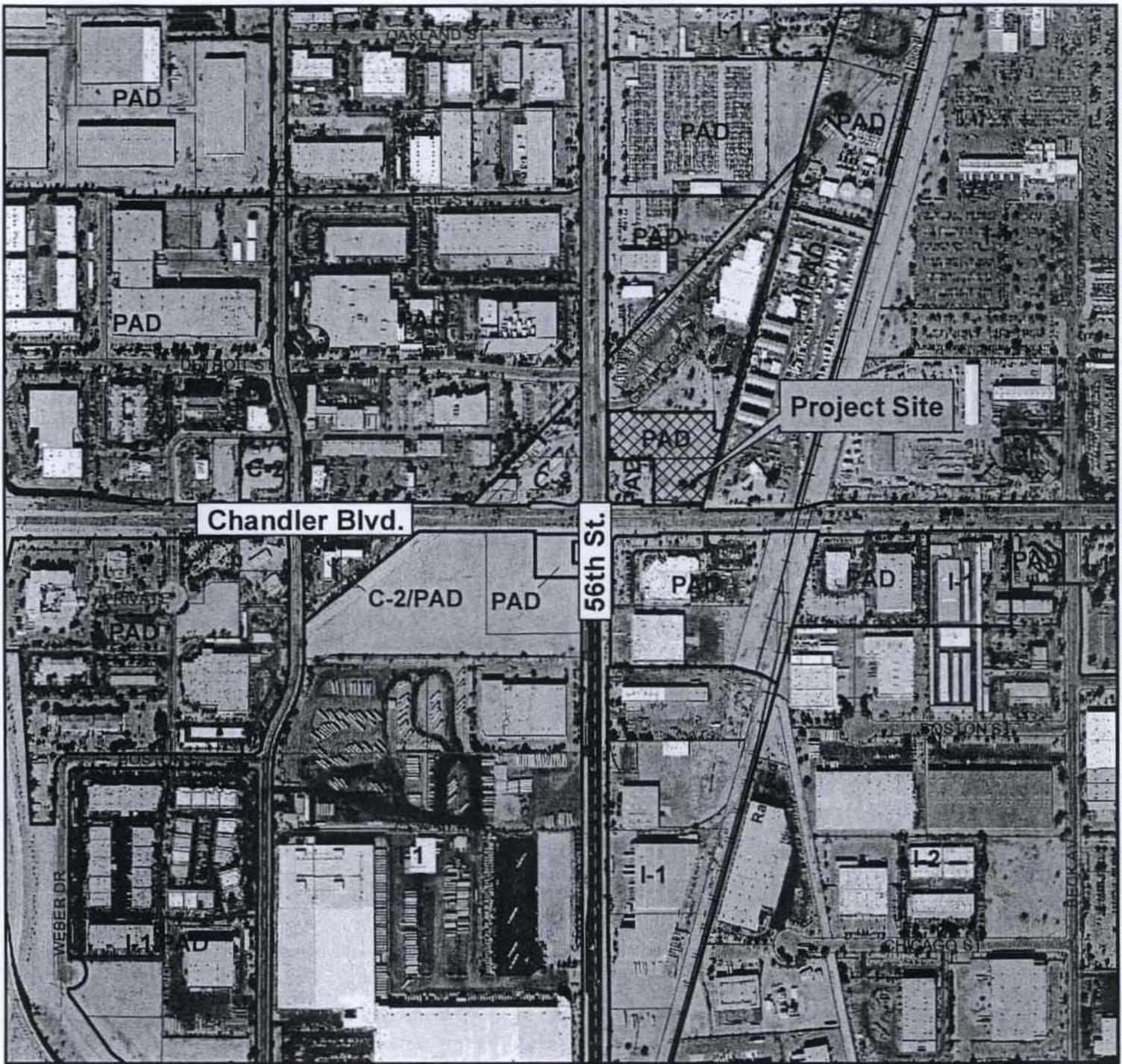


## Vicinity Map



UP09-0015

Sunstate Showroom

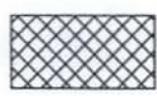


Chandler Blvd.

56th St.

Project Site

Vicinity Map



UP09-0015

Sunstate Showroom



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**CHAMBERLAIN DEVELOPMENT**

1150 WEST WASHINGTON, SUITE 120  
TEMPE, ARIZONA 85281  
(480) 894-1286 • FAX (480) 968-4826

April 3, 2009

**CITY OF CHANDLER PLANNING AND DEVELOPMENT DEPARTMENT**  
215 E. Buffalo Street  
Chandler, AZ 85244

**Re: Use Permit Application for Showroom Space  
6948 W. Chandler Blvd**

Dear Staff:

The above referenced building is 22,714 square feet and was completed in November 2008. The project was originally built for Cottman Transmission, but our customer did not close the transaction. As a result, it has become a spec building for us to sell or lease. Our condo plat was approved and recorded in March. We have 25% of the building sold and soon to be occupied by AAMCO Transmission. The remaining 75% is vacant and available for sale or lease.

The property is zoned I-1 with a Use Permit in place for automotive uses. We are requesting a Use Permit to increase the allowed showroom percentage from 10% already allowed in I-1 zoning to the maximum we can support with our parking ratio. We have 84 parking spaces or 3.7 per thousand. Allowing a larger percentage of showroom space will help us to compete in a challenging market and find tenants or buyers as quickly as possible.

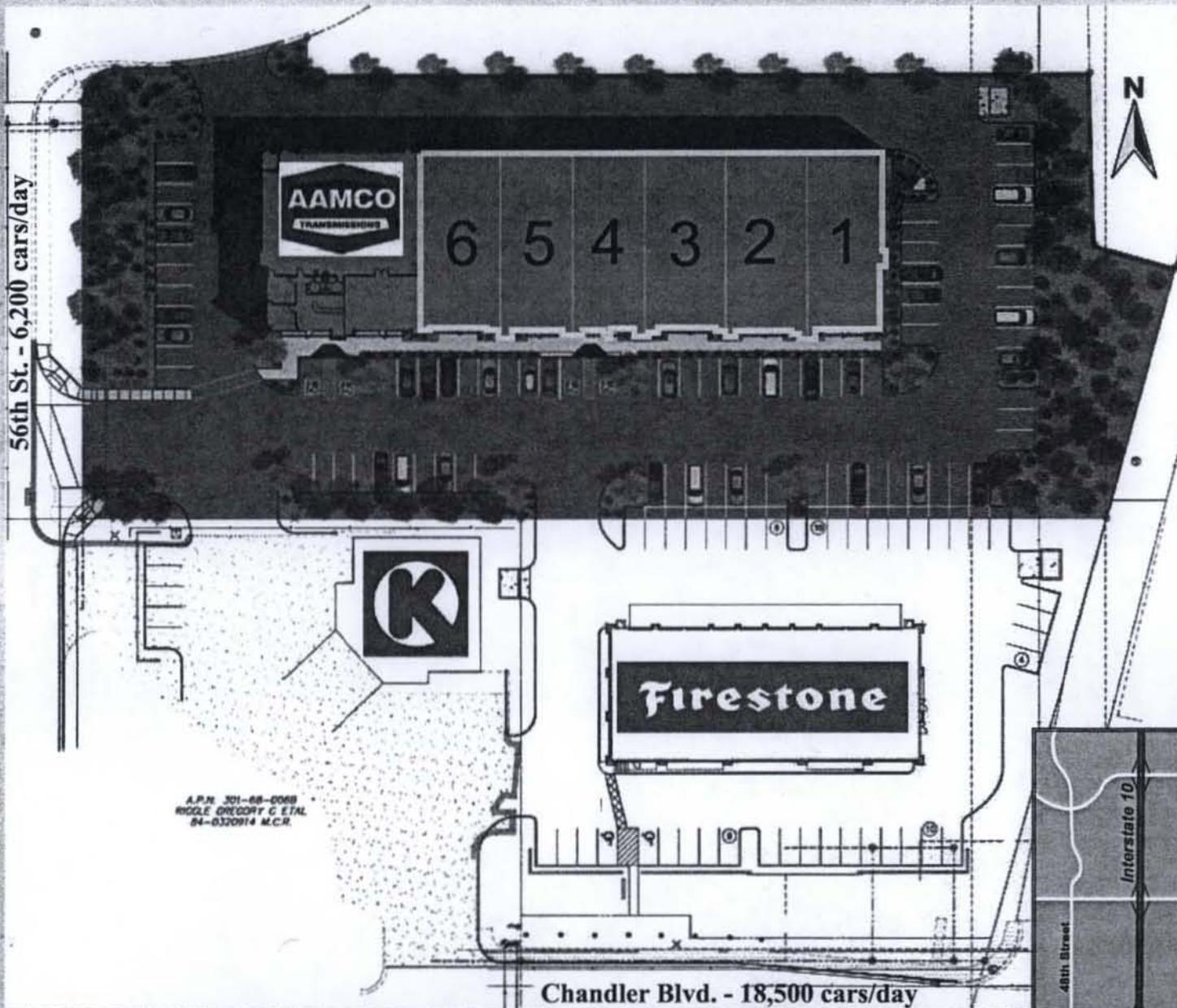
Thank you for your consideration.

Cordially,

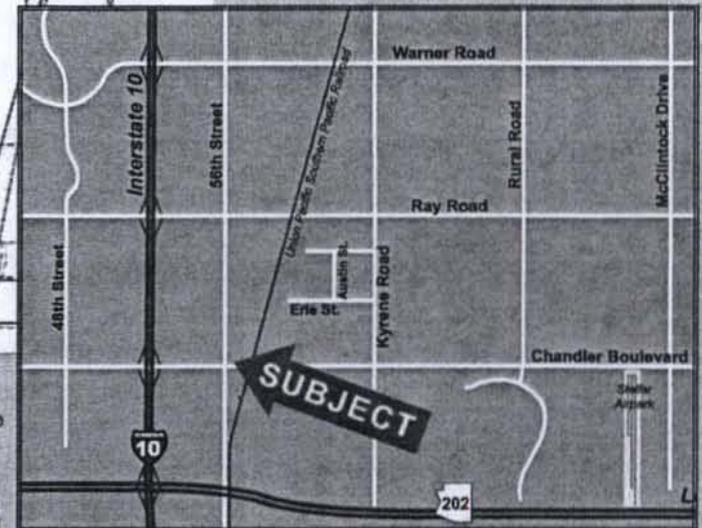
**CHAMBERLAIN DEVELOPMENT**



Mike Forst



**AUTOMOTIVE NEIGHBORS:**



*For more information, please contact:*

**ANDY OGAN**  
 (602) 474-9565  
 aogan@lee-associates.com

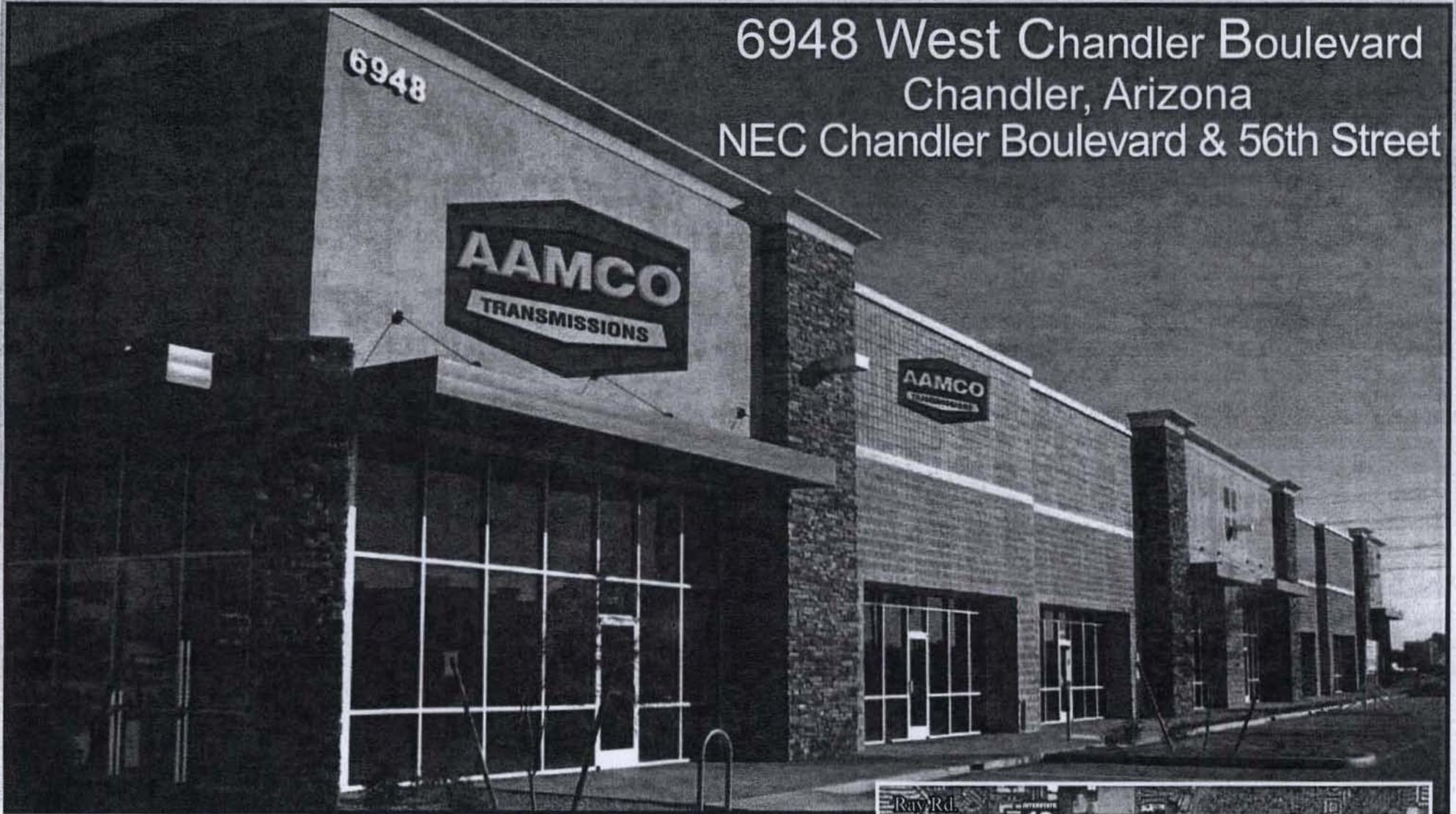
**KEN MCQUEEN**  
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 kmcqueen@lee-associates.com

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6948 West Chandler Boulevard  
Chandler, Arizona  
NEC Chandler Boulevard & 56th Street



**BUILDING FEATURES:**

**TOTAL BUILDING:** 22,714 SF  
**AVAILABLE:** 16,948 SF divisible to  $\pm$  2,639 SF  
**OFFICE:** to suit  
**CLEAR HEIGHT:** 20'  
**LOADING:** 12' x 14' grade level  
**ZONING:** I-1, City of Chandler with auto use permit  
**POWER:** 1,000 Amps 277/480V

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COMMERCIAL REAL ESTATE SERVICES

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