



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



**MEMORANDUM**

**Transportation & Development – PZ Memo No. 11-121**

**DATE:** DECEMBER 27, 2011

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR  
JEFF KURTZ, PLANNING ADMINISTRATOR  
KEVIN MAYO, PLANNING MANAGER KA

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

**SUBJECT:** ZUP11-0019 JAY PAGES JUI-JITSU & MMA

**Request:** Use Permit time extension approval to allow a mixed martial arts training facility within the I-1/PAD (Planned Industrial District with a Planned Area Development overlay) zoning

**Location:** 114 S. Southgate Dr., Suite 1, which is south of Chandler Boulevard and west of 54<sup>th</sup> Street

**Applicant:** Jay Pages, owner

**Project Info:** 2,972 square foot tenant space within an industrial warehouse/office building

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends a three (3) year approval with conditions.

**BACKGROUND**

This application requests Use Permit approval of a time extension to allow a recreational use specifically a mixed martial arts training facility within a light industrial business park. The subject site is a warehouse building with ancillary offices located in an industrial business park south of Chandler Boulevard and west of 54<sup>th</sup> Street in the Southgate Commerce Center (formerly named Southgate Business Park). The subject site is zoned Light Industrial (I-1) with a Planned Area Development (PAD) overlay, I-1/PAD. The property is located within a larger industrial business park that includes a mix of industrial and office uses. In 1980, the Southgate business park was rezoned from AG-1 to I-1 at which time it was envisioned for a mix of high quality light industrial and would consider commercial uses through Use Permit approvals. In 1986, there were requests for a mix of office uses with light warehouse uses and potential development of additional office space. Rather than filing Use Permits for each request, Staff

recommended a PAD overlay for the multi-building complex to more clearly identify and describe the types of uses allowed, thus making the office more compatible with the light industrial use. In 1986, a portion of the business park was rezoned from I-1 to I-1/PAD for the purpose of identifying the types of uses permitted.

The I-1 zoning district allows a variety of storage, warehousing, manufacturing, and assembly type uses, not all of which would be compatible within a mixed-use business park allowing office, showrooms, research and development, and light warehousing. The property's PAD overlay included a statement of characteristics, which generally described the types of compatible uses allowed within the business park. See attached Ordinance No. 1680. Some permitted uses include professional, business, administrative, and executive offices with no storage of equipment or commodities, accountants, contractors, medical clinics, research and development, assembly or fabrication of products not including transforming material from a raw or natural state, and offices that are incidental to a permitted use.

Uses not permitted include businesses emitting odor, dust, noxious gas, noise, vibration, smoke, heat, or glare beyond the boundaries of the lot, no outside storage of stock, materials, or equipment, no dismantling, servicing, repairing, etc. of vehicles and/or equipment in an exterior service yard, no processing of raw materials, food, or large quantities of hazardous chemicals, no outside areas for assembly, dining or occasional events, and no lodges and meeting halls for places of general assembly indoors.

Phoenix Combat Academy is a mixed martial arts training facility, which offers classes in Muay Thai kickboxing, Brazilian Jiu Jitsu, Combat Fit, Woman's Only Class, Boxing, and Mixed Martial Arts. The tenant space is approximately 3,000 square feet, which occupies half of the building. The adjacent tenant is a Lamps Plus warehouse. The martial arts business has two employees. The maximum class size is 20 to 30 students per instructor. The business operates Monday through Saturday from 5 a.m. to 8:30 p.m. The majority of classes occur between the hours of 5 p.m. and 8 p.m. Morning classes are for one-on-one personal instruction or very small group classes with 3 to 4 people.

The interior space of the business is an open plan with heavy foam mat flooring. There are several heavy punching bags. The facility does not have a boxing ring or like equipment, weight machines or other workout equipment. The business does not conduct events or competitions.

### **DISCUSSION**

Planning Staff had previously requested the applicant complete an evaluation of parking and type of uses in the business park through the first Use Permit case. The evaluation determined that many of the businesses are open during the hours of Jay Pages' classes; however, the number of clients in the morning and afternoon classes is less than those in the evening requiring less daytime parking. The applicant confirmed businesses are the same surrounding the subject site and on-site parking remains the same as represented in the original parking analysis. Planning Staff visited the site and noticed parking spaces tend to be occupied the majority of the workday by existing businesses. There are several vacant buildings/tenant spaces and available parking spaces in the business park; however, Planning Staff advised that parking for the martial arts

business should occur in close proximity to the business where there are available parking spaces versus parking in outlying areas of the business park that are unoccupied and do not provide convenient pedestrian access to the business. Memo attachments include a site plan with businesses in the area and the parking arrangement for each.

The business park's property management company does not reserve or designate parking to an individual business. Employees of existing businesses have a day-to-day tendency to park in particular parking spaces nearest the business' frontage. One company in the complex contacted Planning Staff to state they would not want shaded parking spaces used by the Jui-Jitsu business as their business has parked there for years and want preference for those parking spaces. The applicant has agreed to advise their staff and clients not to park in spaces the business uses. There are no other concerns or opposition expressed by any other tenants or building owners.

Furthermore, given most of the businesses are closed shortly after evening classes begin at Jay Pages, adjacent businesses consented to the martial arts business using their parking spaces. Most of the surrounding businesses are offices and contractors. Planning Staff is of the opinion the proposed mixed martial arts training facility is compatible with the mix of office and light industrial uses in the area. The location provides adequate parking to accommodate classes as represented by the application.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 15, 2011. No one attended other than the applicant.
- At the time of this memo, Planning Staff is not aware of any opposition or concern with this request.

#### **RECOMMENDATION**

Upon finding consistency with the General Plan, Planning Staff recommends approval of Use Permit ZUP11-0019 JAY PAGES JUI-JITSU & MMA, subject to the following conditions:

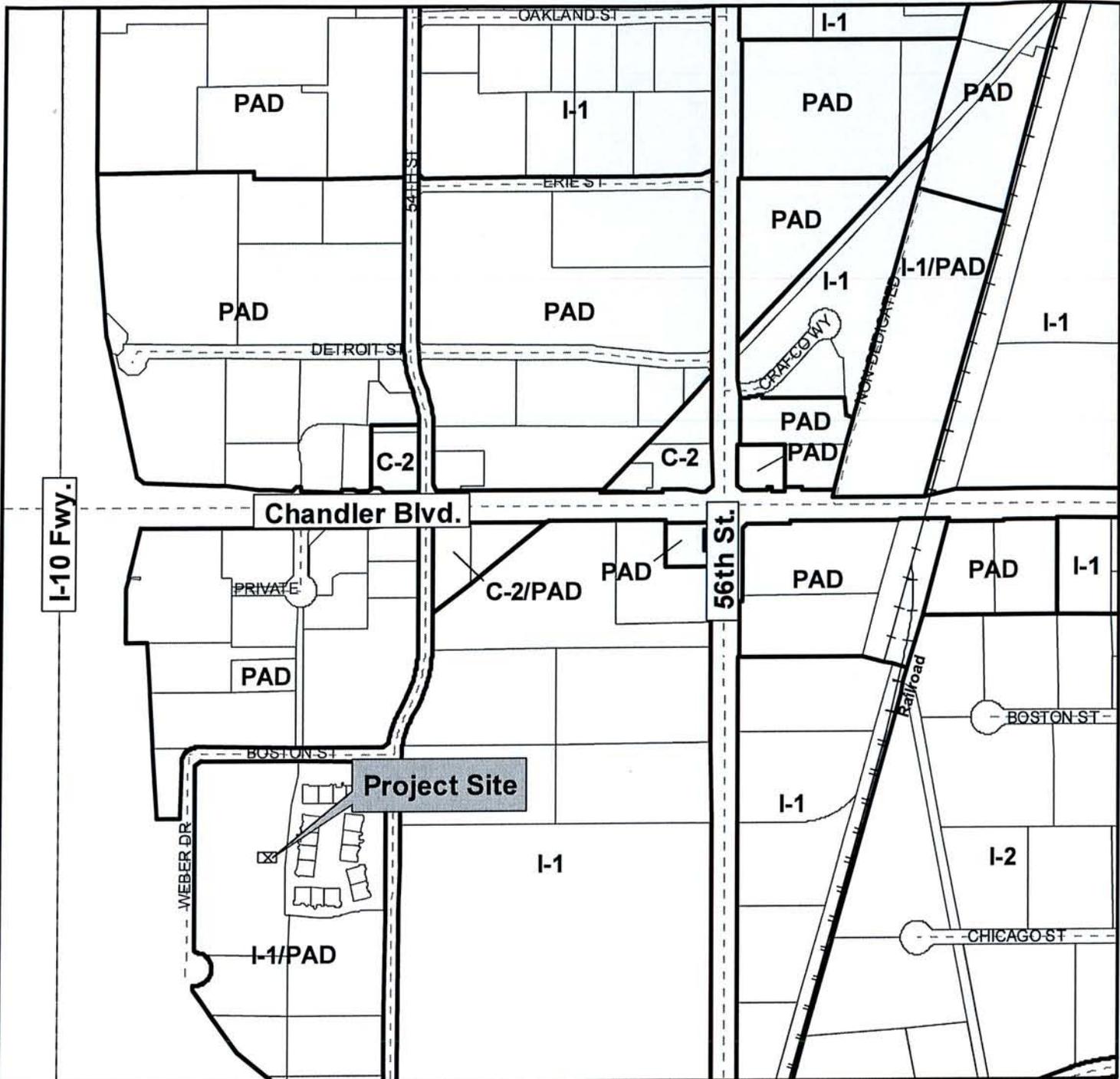
1. Expansion or modification beyond the approved exhibits (floor plan, narrative, parking plan) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The use shall be in substantial conformance with exhibits and representations.
4. The property shall be maintained in a clean and orderly manner.

#### **PROPOSED MOTION**

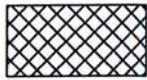
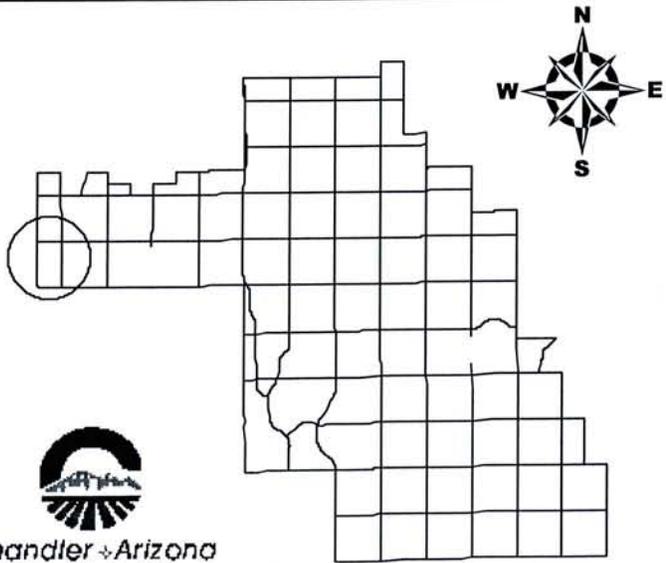
Motion to recommend approval of Use Permit case ZUP11-0019 JAY PAGES JUI-JITSU & MMA, subject to the conditions recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Parking Information
6. Ordinance No. 1680

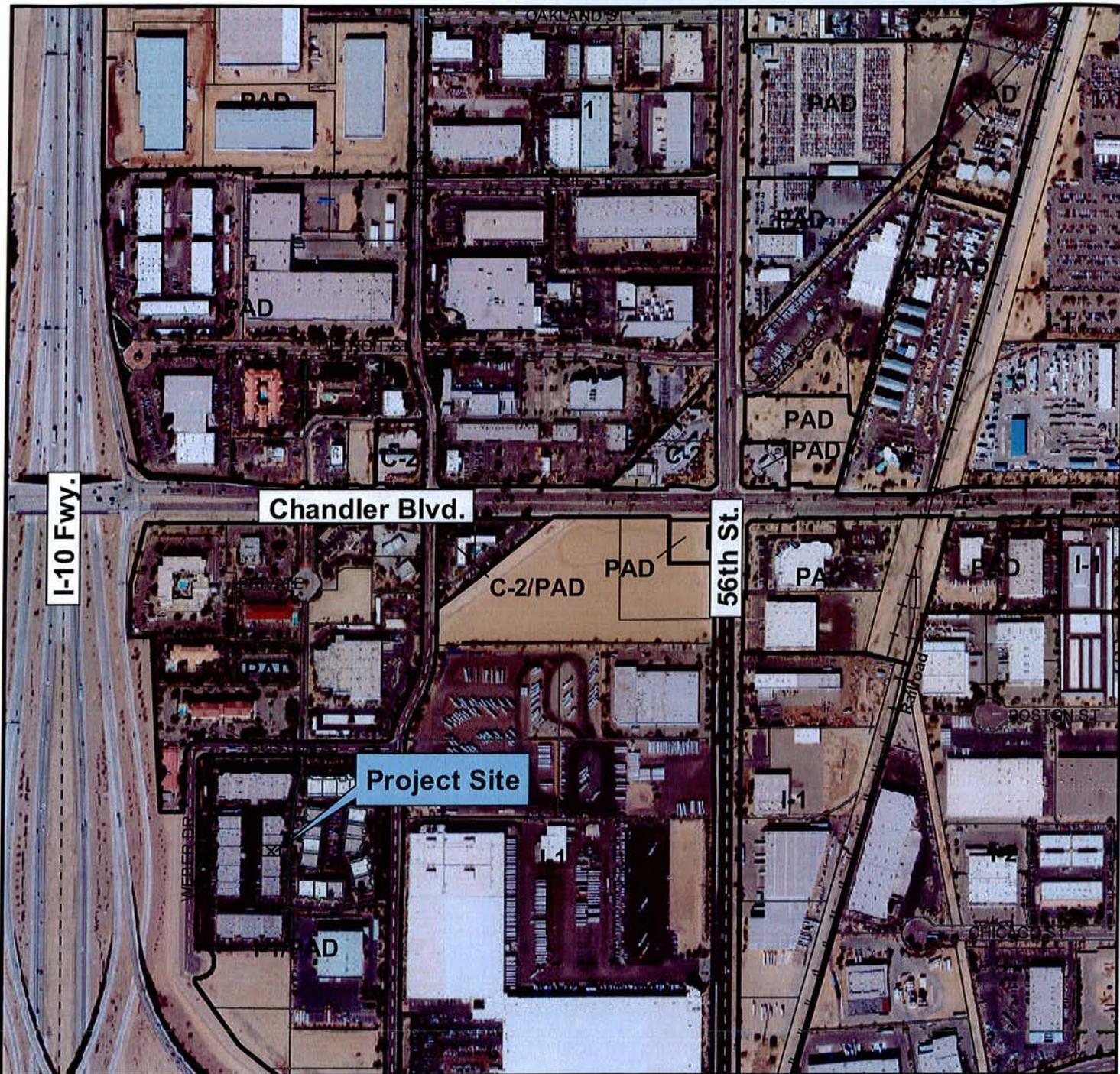


**Vicinity Map**

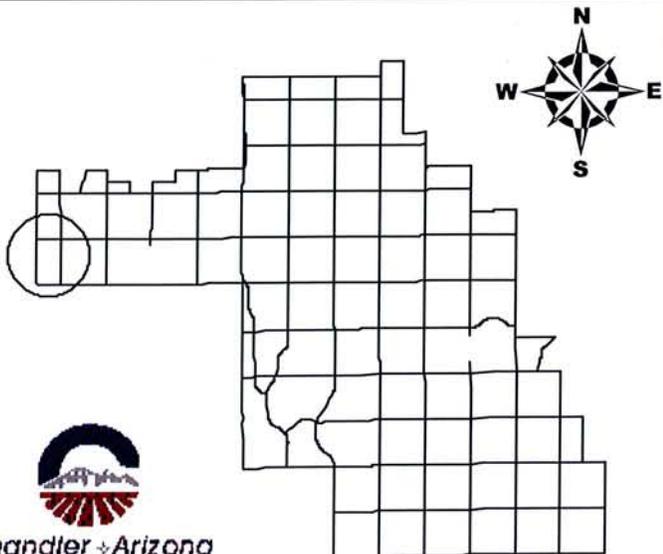


**ZUP11-0019**

**Jay Pages Jiu-Jitsu & MMA**



## Vicinity Map



ZUP11-0019

Jay Pages Jiu-Jitsu & MMA

Monday, November 07, 2011

**Use Permit for Jay Pages Jiu-Jitu & MMA  
Zoning Case No. ZUP11-0019**

We are respectfully requesting a Use Permit to be granted for the Jay Pages Jiu-Jitsu & MMA Academy (JPJMMMA) located at *114 South Southgate Dr. in Suite 1*. The property is zoned I-1/PAD, Planned Industrial District with a Planned Area Development overlay. The I-1/PAD zoning does not permit recreational/fitness/training uses. The zoning ordinance for the I-1/PAD overlay requires a Use Permit to be filed for consideration of a non-permitted use. We request approval for a three (3) year time period to allow a mixed martial arts training and fitness business.

Jay Pages Jiu-Jitsu & MMA is leasing a 2,972 square foot tenant space, which is half of an existing warehouse building with ancillary office space. The building is split into two suites. There are two (2) employees/owners of JPJMMMA, one serves as an instructor and the other serves as an office manager to its customers. The JPJMMMA instructor trains clients in various forms of martial arts and general physical fitness. *The types of classes are described below:*

1. **Muay Thai Kickboxing:** A form of kickboxing that originated in Thailand. Often called the Art of Eight Limbs as it uses the fists, legs, elbows, and knees to perform strikes.
2. **Brazilian Jiu-Jitsu:** A martial art that originated from Japanese Jiu-Jitsu and includes the use of chokes, joint locks, and wrestling.
3. **Combat Boot:** A mix of plyometric, cardiovascular, and strength training exercises performed in a circuit and led by an instructor.
4. **Mixed Martial Arts:** A combination of Wrestling, Brazilian Jiu-Jitsu, and mUay Thai and/or Boxing.
5. **Women's Only Class:** Mix of Cardio vascular exercises, Kickboxing, and Brazilian Jiu-Jitsu for women only.
6. **Boxing:** Boxing is the most popular combat sport in the world. In addition, Mixed Martial Arts competitors include boxing as a significant part of the standup training. A boxing ring will not be in our facility for this class.

The maximum class is 20 to 30 students per instructor, per class. Our hours of operation are Monday through Saturday from 5:00 a.m. to 8:30 p.m., with the majority, approximately 90%, of our registered students signed up for classes that take place between the hours of 5:00 p.m. and 8:00 p.m. Morning hours are for one-on-one personal training conducted solely as private sessions, or very small group classes with 3 – 4 people per class.

The majority of the facility is an open plan; see attached drawing, with heavy foam mats as flooring. Several heavy bags are mounted to the grouted wall for student training and use. There is currently no boxing ring at our facility. The matted areas are primarily used as training areas for our classes.

JPJMMMA does not hold events in our facility or off-site.

We have prepared a parking analysis to address parking demand for our business in conjunction with parking provided for other businesses surrounding ours. We have gone door-to-door to meet with each

tenant building owner, business owner, and/or tenant to advise of our business and determine where their parking spaces are, hours of operation, type of business, number of employees, and any hazmats associated with their business. See attachment B, Parking Analysis/Site Plan. We have determined that there is ample parking for our maximum 30 students and 2 employees.

Parking for our business occurs in any of the 381 general parking spaces the Southgate Commerce Center provides. We have instructed our students to not park in any reserved parking areas and have provided a brochure to them showing acceptable parking areas. Since the majority of our customers are taking class after 5 p.m., there is ample parking since the majority of businesses in this complex close at 5 p.m. Our two biggest classes of the evening start at 6 p.m. and 7:30 p.m. These two classes are the only two where our maximum occupancy has the potential to be reached.

We feel our business of a mixed martial arts school, while commercial in nature, and permitted by Zoning Code in commercial zoning, are appropriate at this industrial I-1 zoned property. We moved into this location on April 1, 2010 and have had a use permit and are requesting another Use Permit for a second year.

Sincerely,

Jay Pages  
Lisa Pages  
[www.jpjiujitsu.com](http://www.jpjiujitsu.com)  
(480) 231-0747

### **Traffic/Parking Analysis**

#### **Jay Pages Jiu-Jitsu & MMA, LLC**

Below, you will find our parking needs and the traffic that will come and go on a daily basis for Jay Pages Jiu-Jitsu & MMA, listed by day of the week.

#### **Monday – Friday:**

##### **5AM – 8AM**

Each instructor will need a parking space (1 Space)

Each instructor has a private training session within that time frame (2 Spaces)

There are 2 classes during that time frame (6 Spaces)

##### **11AM – 12PM**

Each instructor will need a parking space (1 Space)

There are 2 classes during that time frame (6 Spaces)

##### **4PM – 5PM**

Each instructor will need a parking space (1 Space)

There is 1 class during that time frame (3 Spaces)

##### **5PM – 8:30PM**

Each instructor will need a parking space (1 Space)

We have multiple classes being conducted. This services 30 students. However, the 30 students are spread across 6 classes held at different times. We will require no more than 10 spaces per hour due to the structure of our services. (10 Spaces)

#### **Saturday:**

##### **9AM – 11AM**

Each instructor will need a parking space (1 Space)

No classes are held at this time. This time is open for students to come in and practice on their own. (6 Spaces)

##### **11AM – 1PM**

Each instructor will need a parking space (1 Space)

No classes are held at this time. This time is open for students to come in and practice on their own. (6 Spaces)

#### **Sunday:**

**Closed for Business**

Monday, July 25, 2011

To whom it may concern;

The tenants Jay Pages and Lisa Pages of Jay Pages Jiu-Jitsu & MMA, LLC are permitted to occupy and use the my facility located at 114 South Southgate Drive, Suite 1, Chandler, Arizona 85226 as they see fit for their business. Should you have any further questions, please feel free to contact me at (480) 883-9276.

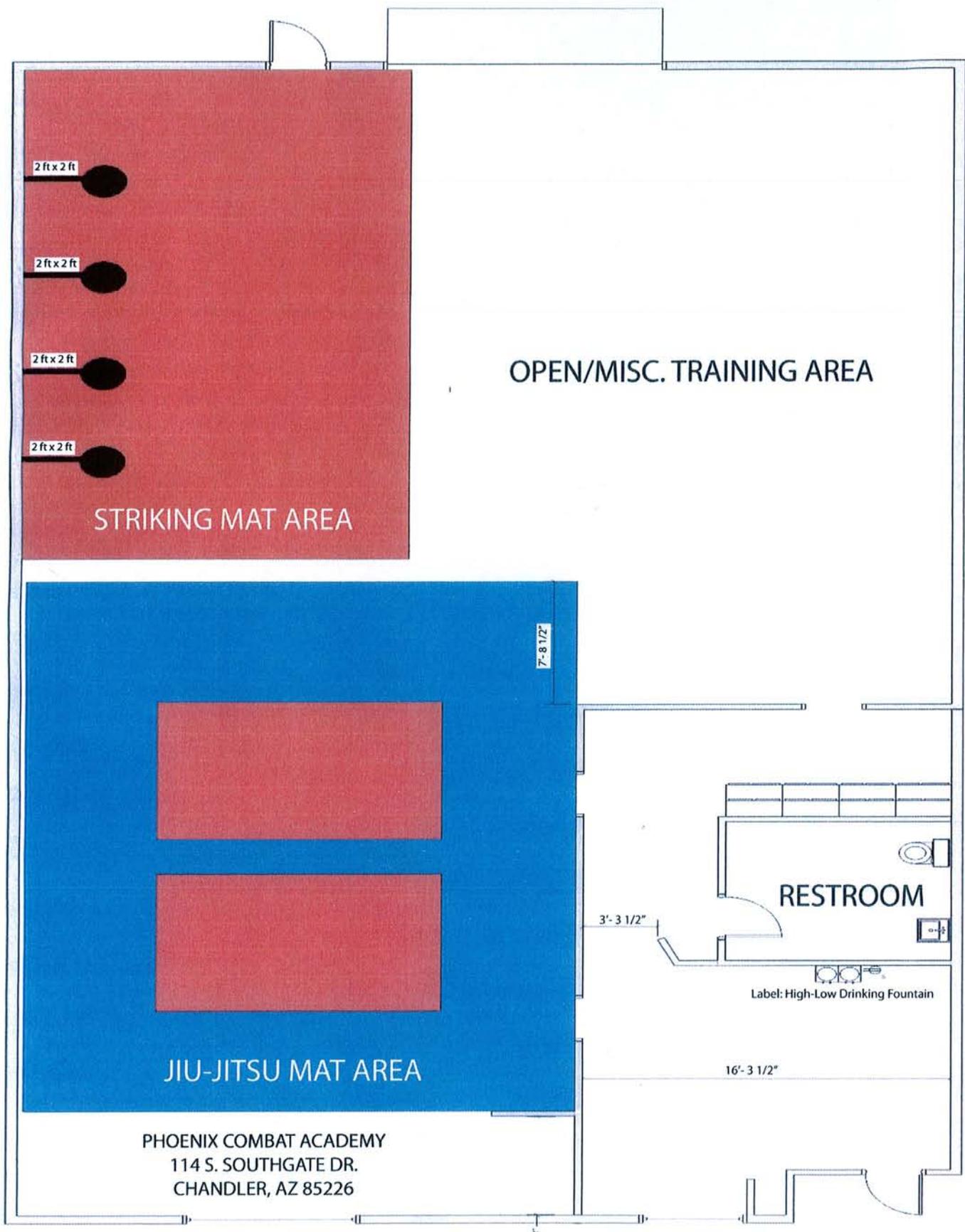
Sincerely,

William Cooper

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site plan



PHOENIX COMBAT ACADEMY  
 114 S. SOUTHGATE DR.  
 CHANDLER, AZ 85226

42' N x 72' L  
 2982 CL'

Floor Plan



	Star Grip	139 S. Weber Dr. Chandler, AZ 85226	480-961-0051 888-550-4747	Patti	5	Golf Club Grip Manufacturer	No	Mon - Fri 5:30AM - 2AM	In rear from 8AM - 3PM	
	Exact Marble & Granite, Inc.	7307 W. Boston St. Chandler, AZ 85226	480-705-0724	Roland Wenz	3	Marble & Granite Manufacturer and Distributor	Yes (Stored in accordance w/ federal regulations)	Mon - Th 8A - 4:30P Fri 8A - 3P	Rear early morning 1 - 2 times. UPS & Fedex in Front	Okay to use parking
	In Position Technologies	7403 W. Boston St. Chandler, AZ 85226	480-893-8086	Niel Jakes	8	Distributor of B2B Products	No	Mon - Fri 7A - 6P	Random daily delivery schedule.	
	Walker Painting	7407 W. Boston St. Chandler, AZ 85226	480-785-1285	Dan Walker	6	Painting & Remodling	No	Mon - Fri 8AM - 4PM	Random daily delivery schedule in rear. Occasional UPS delivery in front.	
	Classic Snacks	7411 W. Boston St. Ste. 1 Chandler, AZ 85226	480-248-3347	Rich	4	Snack Food Provider	No	Mon - Fri 8AM - 4PM	1 large delivery every 5 weeks in rear, UPS delivers in both rear and front around 3PM	
	CGI Direct ATMs	7411 W. Boston St. Ste. 2 Chandler, AZ 85226	480-838-1500 800-877-9851	Nicole	9	Banking	No	Mon - Fri 7A - 4:30P	Rear deliveries, Random, UPS & Fedex in Front.	
	Valley Protective Services	7415 W. Boston St. Chandler, AZ 85226	480-777-0003	David	12	Security	No	24 Hours	Rear	
	Vacant	7419 W. Boston St. Chandler, AZ 85226								





ORDINANCE NO. 1680

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY PROVIDING FOR THE ADOPTION OF A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DESIGNATION WITHIN AN I-1 DISTRICT FOR A CERTAIN PARCEL OF REAL PROPERTY, MORE PARTICULARLY DESCRIBED IN ZONING CASE Z86-99, SOUTHGATE BUSINESS PARK, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, an application for a PAD zoning designation involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Zoning Code; and

WHEREAS, the application has been published in the Chandler Arizonan, a daily newspaper of general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the properties at least seven (7) days prior to said public hearing; and

WHEREAS, public hearings were held by the Planning and Zoning Commission as required by the Zoning Code;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler as follows:

SECTION 1. Legal Description:

Lots 4 thru 8A, and Lots 13 thru 18, and Lots 29 thru 33, Park Ten Business Center subdivision, as recorded in Book 228, Page 11 by the Maricopa County Recorder, Arizona.

Said property is hereby rezoned from I-1 to I-1 with a Planned Area Development (PAD) overlay designation as follows:

PROPOSED USES TO BE INCORPORATED WITHIN THE PLANNED AREA DEVELOPMENT OVERLAY  
DISTRICT  
for  
SOUTHGATE BUSINESS PARK, CHANDLER, ARIZONA

PLANNED AREA DEVELOPMENT PURPOSE:

This overlay district is intended to accommodate, encourage and promote business and industry in an attractive campus-like environment. The planned development shall function as an individual community, yet to be harmonious with the surrounding neighborhoods. It will provide a flexibility in this established land use district that will insure the compatibility of the prescribed uses. Simultaneously, it will encourage an efficient and safe traffic circulation and will assist in the fulfillment of the goals of the Chandler Comprehensive Plan.

GENERAL PERFORMANCE CHARACTERISTICS:

1. No use is permitted which will emit any odor, dust, noxious gas, noise, vibration, smoke, heat or glare beyond the boundaries of the lot on which such use is conducted.
2. Establishments engaged in the manufacture, warehousing, or distribution of products permitted in this zone may also engage in retail sale of the products manufactured, warehoused, or distributed, provided the retailing activity is conducted on the same premises as the manufacturing, warehousing, or distribution and is clearly accessory and incidental to the activities.
3. No uses will be permitted which include storage of stock, materials, or equipment in an outside yard or lot.
4. No use will be permitted that involves dismantling, servicing, repairing, etc. of vehicles and/or equipment in an exterior service yard. All such services shall be carried on within completely enclosed buildings.
5. No uses will be permitted which involve the processing of raw materials, food, or large quantities of hazardous chemicals.
6. No use will be permitted which includes outside areas for assembly, dining or occasional events. Lodges and meeting halls for places of general assembly indoors shall also be prohibited.
7. Permitted uses shall include any other use which the Zoning Administrator may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose section of this zone.
8. Uses not prescribed herein will have the option under the current Chandler Zoning Code to apply for a use permit for location within the planned development.

PERMITTED USES:

Permitted uses within this designation shall include professional, business, administrative, executive and other offices having no storage of stock in trade (other than samples) or heavy equipment and no sale of commodities on the premises, such as accountants, contractors, doctors, financial institutions, medical clinics (no overnight patients), surveyors and graphic artists, and the like. Any office which is incidental to a use otherwise permitted in the district, or which functions itself as all or part of a use otherwise permitted within the district, shall also be allowed.

Other permitted uses shall include business, industrial, and scientific research centers; product development and testing laboratories; assembling or fabrication of products or articles, provided however, that such production

shall not involve transforming any material from a raw or natural state to a form suitable for fabrication; storage, warehousing, and collection facilities for products and materials; any use which provides a service, repair activity, or installation of products for individuals, households, or other businesses.

(286-99, SOUTHGATE BUSINESS PARK)

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Department of Planning & Development of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 14<sup>th</sup> day of August, 1986.

ATTEST:

Carolyn Dunn DEPUTY CITY CLERK  
John Brody MAYOR

PASSED AND ADOPTED by the City Council this 28<sup>th</sup> day of August, 1986.

ATTEST:

Carolyn Dunn DEPUTY CITY CLERK  
John Brody MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1680 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 28<sup>th</sup> day of August, 1986, and that a quorum was present thereat.

APPROVED AS TO FORM:

Clifford J. Frey CITY ATTORNEY  
Carolyn Dunn DEPUTY CITY CLERK

PUBLISHED: 9/5 + 12 / 86

