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MEMORANDUM

Planning Division – PZ Memo No. 16-021

DATE: APRIL 20, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: ZUP16-0002 NATE'S NEXT GEN AUTO CARE, LLC

Request: Use Permit approval to allow an auto repair facility within the Planned Industrial District (I-1)

Location: 4043 West Kitty Hawk, Suite 5, south of Chandler Boulevard and west of McClintock Drive

Applicant: Nathan Merrill

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The subject site is located at 4043 West Kitty Hawk, Suite 5, south of Chandler Boulevard and west of McClintock Drive, and within the Stellar Air Park industrial park. The suite formerly was 'Fast and Furious Motorsports' which received Use Permit approval in 2014 for used motor vehicle sales. The zoning of Planned Industrial District (I-1) allows a variety of storage, wholesale, warehousing, manufacturing, assembly type uses, and accessory/incidental office and retail sales. Use Permits have been approved in this same industrial park for automotive sales, vehicle repair, and customization businesses. In the same building, an adjacent tenant obtained approval of a Use Permit for golf cart sales and repair.

The request is for Use Permit approval to allow an auto repair facility within the Planned Industrial District (I-1). The focus is on hybrid vehicle repairs with some traditional auto repairs. All repair work is to occur indoors and typically by appointment only. Business hours are proposed from 7:30 a.m. to 5:30 p.m., Monday through Friday, and 8 a.m. to 5 p.m. on one Saturday per month. Initially, two full-time employees plus the owner are proposed with one additional employee at a later date.

DISCUSSION

Planning Staff finds the proposed auto repair facility is a compatible use with the industrial park development. The business has limited hours of operation and stores vehicles within a warehouse not affecting on-site parking. Planning Staff is recommending a one (1) year time condition to evaluate land use compatibility.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed out in lieu of a meeting. The applicant received one inquiry related to the business's operational plan.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of ZUP16-0002 NATE'S NEXT GEN AUTO CARE, LLC, subject to the following conditions:

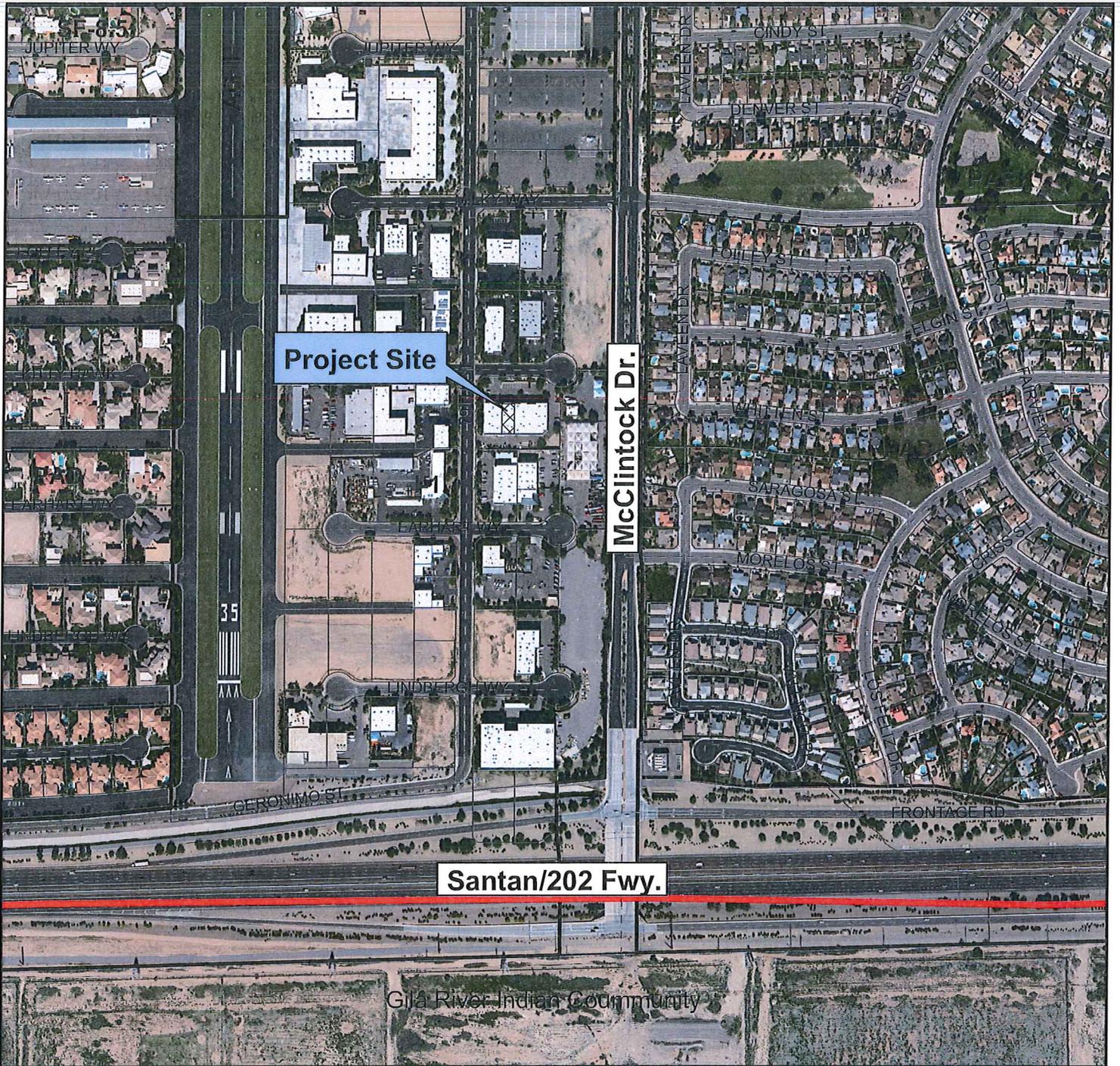
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The applicant will abide by all building, fire, and other applicable city regulations including those that pertain to auto repair as a condition of occupancy.
3. The site shall be maintained in a clean and orderly manner.
4. All vehicle repair/servicing/upgrades shall occur only within the building. Overnight storage of vehicles waiting for servicing shall occur only in the gated rear yard service area. No work or storage of vehicles to be performed outside of the gated rear yard area.
5. The Use Permit shall remain in effect for one (1) year from the 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.

PROPOSED MOTION

Motion Planning Commission to recommend approval of Use Permit ZUP16-0002 NATE'S NEXT GEN AUTO CARE, LLC, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Floor Plan
4. Site Plan
5. Photographs



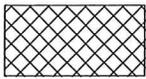
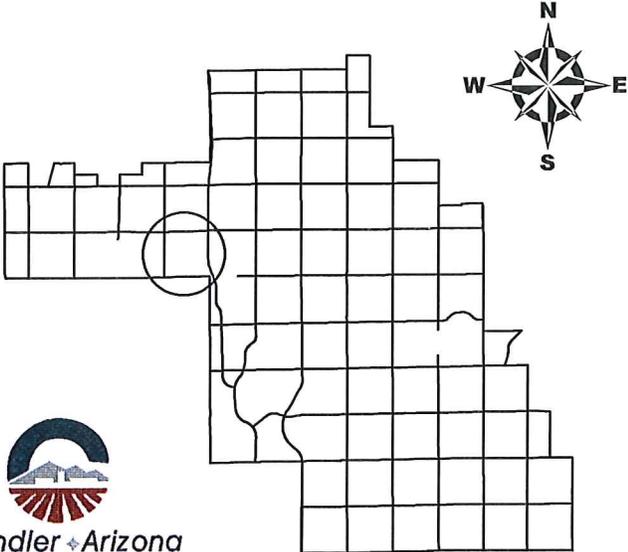
Santan/202 Fwy.

McClintock Dr.

Project Site

Gila River Indian Community

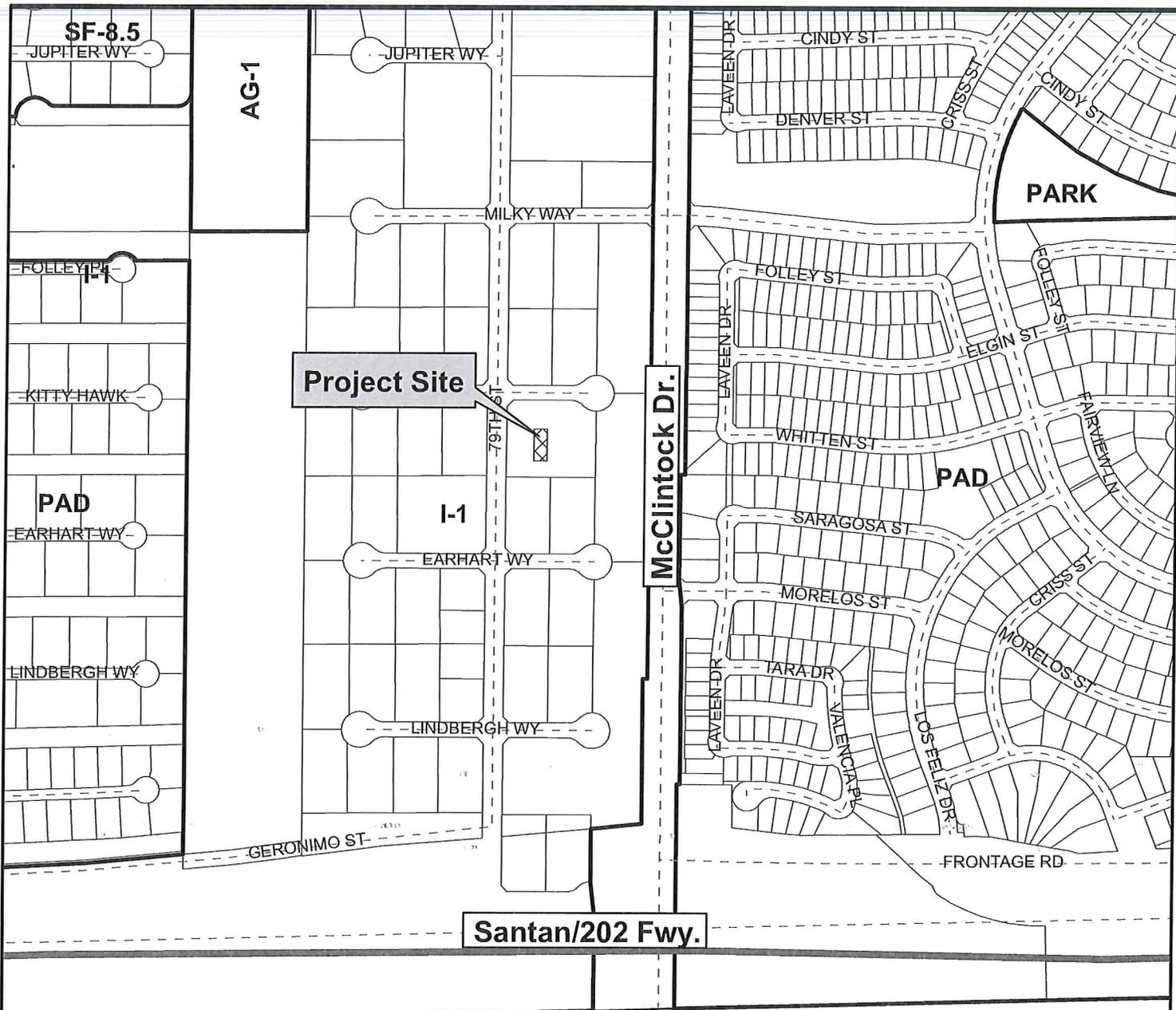
Vicinity Map



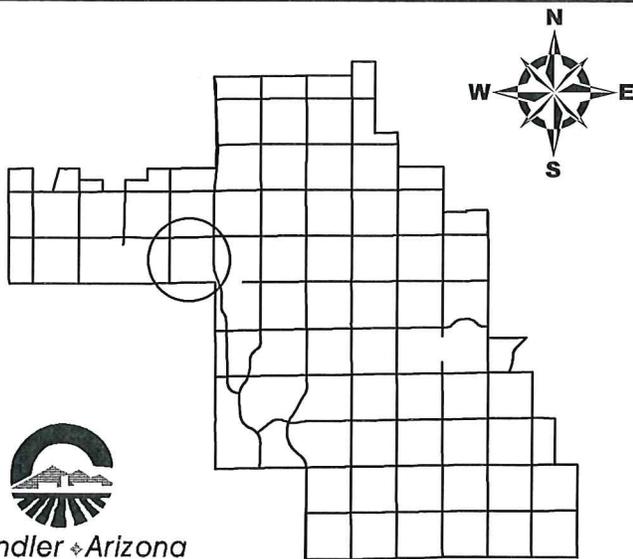
ZUP16-0002

Nate's Next Gen Auto Care, LLC





Gila River Indian Community



Vicinity Map



ZUP16-0002

Nate's Next Gen Auto Care, LLC

Narrative Statement

Nate's Next Gen Auto Care

3/3/2016

Case # ZUP16-0002

4043 W. Kitty Hawk, Suite 5, Chandler AZ 85226

This request is for a Use Permit to allow an auto repair facility within the Planned Industrial District (I-1) zoning district.

My objective at Nate's Next Gen Auto Care is to operate an auto repair facility that is heavily focused on Hybrid vehicles. As full electric vehicles begin to come out of factory warranty we will service those as well. I have twenty three years of experience in the industry. Much of my existing customer base drive traditional cars, which I will also service. The majority of work will be done by appointment with the car dropped off, though walk in's and waiters are welcome. I would expect to have about a 50/50 mix of Hybrid to traditional auto repair. The majority of my marketing will be to the hybrid market. Over time I would anticipate that my mix of work would become 75% hybrid to 25% traditional.

Hybrid work is much cleaner than traditional auto service. Even though hybrid vehicles still have an engine, on average it operates a third less than a traditional car, thus it needs less frequent maintenance. The brakes do not wear much at all due to regenerative braking. The power steering system is electric, eliminating the p/s pump and fluid. Most of the work on Hybrids is electrical in nature, batteries, inverters and drive motors. Electrical work by nature is just cleaner work as it generally involves little or no fluids.

One of the primary reasons I am interested in this property is because of the image presented not only of that building but of the whole area. The vast majority of hybrid car owners are environmentally conscience. Not only do I run a clean shop but my customers expect it. They are going to want to do business with a shop that shares their concerns. Ultimately it will be in my best interest to maintain a high standard of environmental responsibility.

The hours of operation will be 7:30 am to 5:30 pm Monday-Friday and 8 am-4 pm one Saturday per month. There will be two full time employees besides myself. After the first year I plan to add a fourth employee.

There is adequate parking in the front of the building for incoming customers. There is also parking in the rear of the building for cars waiting to be serviced. The rear area is gated. Of the suite's 6498 square feet (114' by 57'), approximately 85% is warehouse space, much of which can be used for car storage. All repair work will happen inside. No cars will be left outside in a

dismantled state. Completed cars awaiting delivery will be parked in front parking area. Cars awaiting repair will be either in the building or parked in the rear parking area. The interior space cannot be seen from the roadway. The rear parking can only be seen when the gate is open. Overnight storage of vehicles will be in the shop or in the rear parking area with the gate closed. Conservatively I will be able to park 27 cars inside overnight. There are 16 parking spaces dedicated to suite 5, this will easily accommodate my needs. The current tenant has nearly 50 cars on site. I would expect fewer than 20 most of the time, 25 in absolute peak season.

All hazardous materials will be handled and stored neatly and in accordance with all regulations. Hybrid batteries are not considered a hazardous material, but they do pose a danger of electric shock. They will be stores in the North east corner of the suite and the east office will be converted to the repair lab for the batteries. Waste oil and coolant will be stored along the South wall inside the building.

There are two other auto repair shops in Stellar Airpark. Beyer Motor Works, which specializes in BMW and Volvo, work I do not do. Also, Arizona Automasters, which does performance work and general repair. I do not do performance work. I believe we would be largely complementary businesses.

Suites 1 and 3 of the building are occupied by a machinist. He is an industrial user and uses very little parking. Suite 7 is currently vacant but was being used in an industrial manner.

Bio

- I grew up in Chandler
- Graduated from Chandler High School, class of 83
- Graduated from ASU, BS in Finance
- 23 years of experience in auto repair
- 11 years co-owner of Good Works Auto Repair
- Hybrid vehicle specialist

In addition to my ASE certifications I have a Certificate of Competency in Hybrid and Electric Vehicles from the Society of Automotive Engineers (SAE). I was the first in Arizona to have that certification and still one of the few technicians in the country to have it. Most who get that are instructors.

I am hoping that you will feel that I would be an asset to the community. It has always been my goal to provide a good, honest and needed service. Thank you for your consideration.

Nathan Merrill

Public Entrance



For additional information contact:

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