



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM Planning Division – PZ Memo No. 16-040

DATE: JUNE 1, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: ZUP16-0007 PINNACLE CROSSFIT

Request: Use Permit approval for a personal trainer/fitness center within a Planned Industrial District with a Planned Area Development overlay (I-1/PAD) that allows for industrial, retail showroom, and motorcycle sales with accessory repair uses

Location: 3245 N. Arizona Avenue, Suite 10
Pollack Business Park North, southeast corner of Arizona Avenue and Chilton Drive

Applicant: Jeremy Gwizdalski, Business Owner

RECOMMENDATION

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

BACKGROUND

The subject site is located at the southeast corner of Arizona Avenue and Chilton Drive in North Chandler. Suite 10 is the northern end cap within Building E of the Pollack Business Park North mixed-use business park with frontage along Arizona Avenue. The adjacent suite is vacant. The site is surrounded by Arizona Avenue to the west and Chilton Drive to the north. Other light industrial buildings/uses as part of the business park are adjacent to the south and east.

The business park’s zoning history dates back to 1981, when the property was zoned Planned Industrial District (I-1) with a Planned Area Development Plan (PAD) Overlay. Over the years a series of amendments to the zoning were granted for uses such as retail showroom and motorcycle sales with accessory repair uses.

The request is for Use Permit approval for a personal trainer/fitness center within Suite 10 of Building E. The suite is approximately 4,200 square feet will include personal trainer classes of 20 persons consisting of crossfit, yoga, conditioning, and cardio within an open floor concept. Classes will be instructed by one or two certified trainers. Pinnacle Crossfit has represented hours of operation will be Monday through Friday 5 a.m. to noon and 4 p.m. to 8 p.m., Saturday 9 a.m. to noon, and closed on Sundays. Pollack Business Park North's parking provides for a mix of office, warehouse, and retail showroom uses with 357 parking spaces provided. Per code, the use requires 1 space per 300 square feet of building area, which equates to 15 parking spaces.

DISCUSSION

Planning Staff supports the Use Permit. Personal trainer/fitness centers have proven compatible within industrial business parks when sufficient direct-access parking is available. The proposed site has sufficient parking provided directly adjacent, as well as frontage along Arizona Avenue. Planning Staff is recommending a two (2) year timing condition to provide sufficient time to evaluate the anticipated compatibility.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed in lieu of a meeting due to limited residential within the notification area.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with this request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of ZUP16-0007 PINNACLE CROSSFIT, subject to the following conditions:

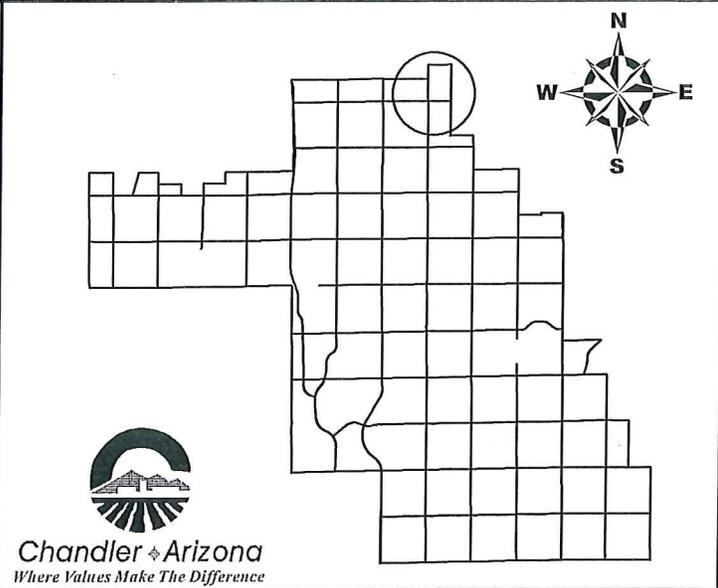
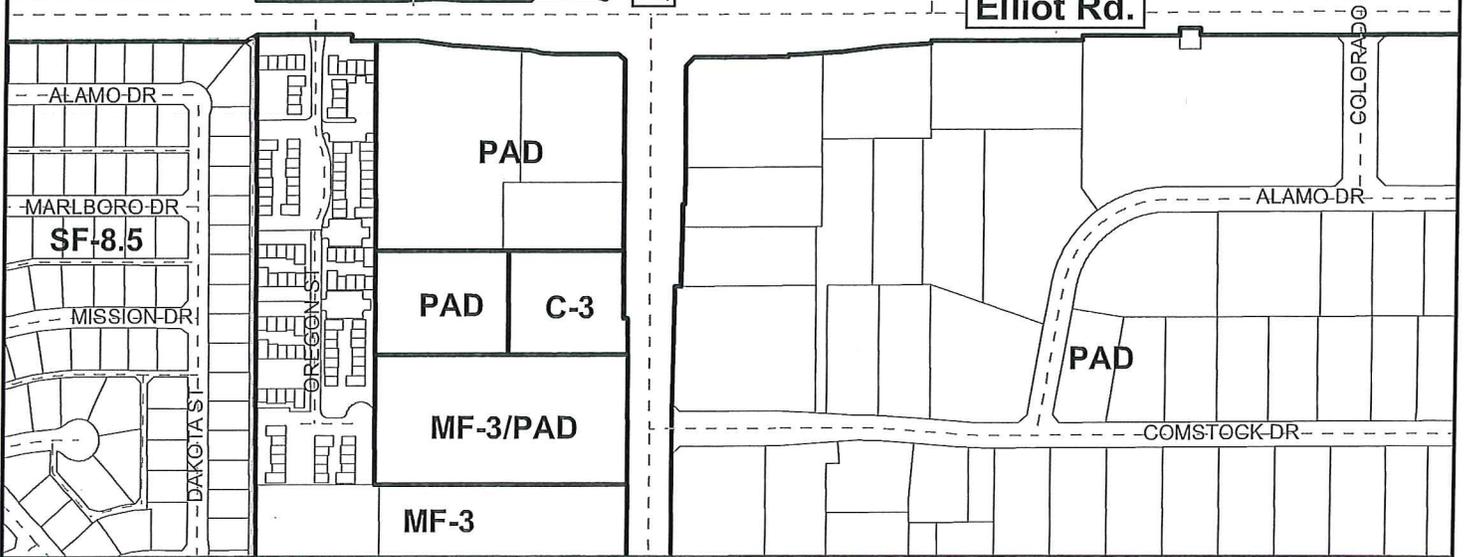
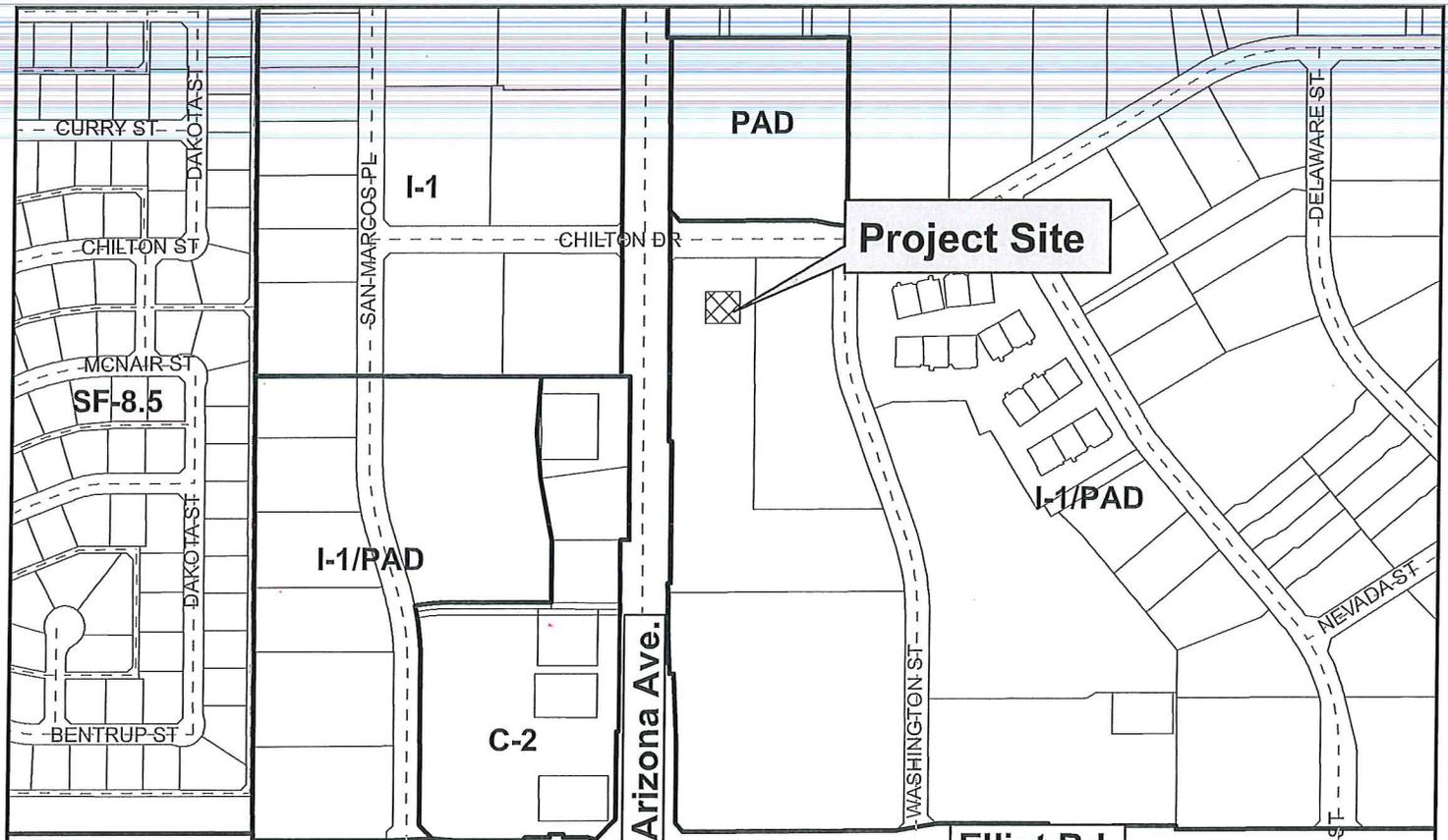
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The Use Permit shall remain in effect for two (2) years from 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

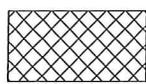
Motion Planning Commission to recommend approval of Use Permit case LUP16-0007 PINNACLE CROSSFIT, subject to the conditions as recommended by Planning Staff.

Attachments

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



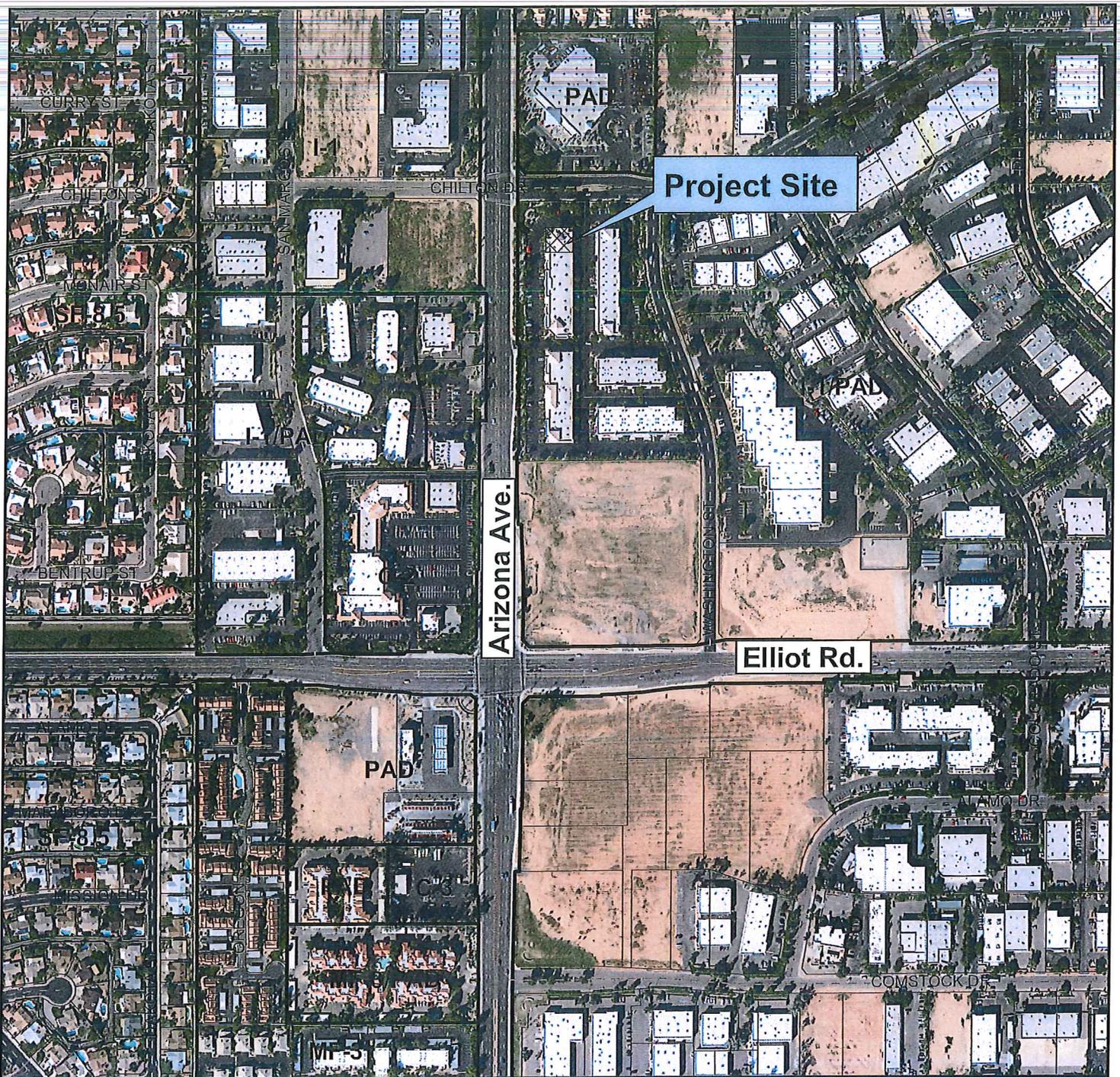
Vicinity Map



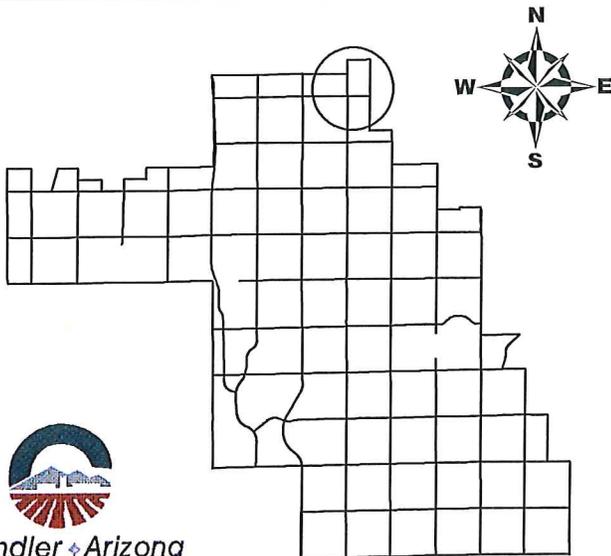
ZUP16-0007

Pinnacle Crossfit

CITY OF CHANDLER 4/25/2016



Vicinity Map



ZUP16-0007

Pinnacle Crossfit

April 19, 2016

RE: REQUEST FOR PERMIT OF USE FOR PINNACLE CROSSFIT

To Whom It May Concern;

Pinnacle CrossFit has negotiated to sign a 5 year lease to occupy the premises located at 3245 N. Arizona Ave., Suite 10. The suite is approximately 4,207 sf and located at the furthest northwest corner of Pollack Business Park North. The contingency of this agreement is subject to the approval by City of Chandler for the use. The Park is comprised of 2 parcels at 8.78 acres, 5 buildings at 102,450 sf, and with Building E as 22,769 sf in parcel 302-24-420. This requires is for a Use Permit to allow a CrossFit gym within suite 10.

Pinnacle CrossFit is a group oriented training gym, which uses diverse training styles to prepare members for almost any athletic goal or environment. The classes will include CrossFit, Yoga, Total Body Conditioning, and Cardio Core. All classes will be instructed by one of two highly trained and certified professionals, within a maximum group size of 20. The premises will be occupied by a maximum of 21 people. Pinnacle CrossFit will also offer a unique program called "Lunch Yoga", a short 15-minute Yoga class to destress from the work day. Following the class, members are provided with lunch, by a local restaurant.

Planned hours of operation will be Monday thru Friday from 5 am to 12 Noon and from 4 pm to 8 pm. Saturday from 9 am to 12 pm and closed on Sunday for time of rest and spending time with family.

The open space concept is one which will allow for a creative and diverse workout environment. The use of equipment is focused on a "rig" which is approximately 24' x 5' and encompasses various aspects of the Cross-fit work out. Other stationed open areas will be designated for classes not utilizing the rig, such as Yoga.

The desirability and need for convenience increases as our lives become busier and full of obligations. Included in the objective to bring a convenient destination for creating physical health to this working community, it will also inevitably help to enhance walkability in the area. While the drive for increasing employment is seen in close proximity to our location, our members will be able to walk down the street from their respective jobs, exposing them to many existing and new businesses and restaurants. It is also intentional that Pinnacle CrossFit be a contributing factor in bringing increase to these businesses, while seeing its own growth and success. Pinnacle CrossFit has already enlisted the support of local businesses who are excited about this prospect. There are currently about 50 members who have signed contracts to participate as members and commute from outside the area to attend the program, many of whom are currently receiving private training from me. Due to relationships with NFL affiliated groups, I also have enlisted the support of organizations who will be participating in the program, providing exposure for Pinnacle CrossFit as well as for area businesses. There are also planned affiliations with businesses to cross-advertise with Pinnacle CrossFit. Please look forward to receiving an announcement of our Grand Opening/Charity Event in an effort to introduce Pinnacle CrossFit and help boost participation within the community. Along with programs to encourage and support local Veterans, I am currently working in conjunction with Dave Rugolo of Chandler Youth Football, for a Fundraiser which will benefit the youth football league, and allow them to use the facility for their practices. These practices would be held outside our normal business hours, on Tuesdays and Thursdays from 12 pm to 1 pm. This is one of many efforts to come to support the Chandler community.

On a final note, it appears that the parking calculations for the Pollack Business Park North show that what is available exceeds the requirement for the entire park. Including currently occupied and vacant suites, with Suite 10 as a physical training facility, there are 357 spaces available with only 259 spaces that are "required" for the current allowable use. If so, this would provide 98 additional parking spaces. Additionally, the proposed location for the facility being at the furthest north end of the park provides for the most parking availability in proximity to Suite 10 without necessity of space use that is located throughout the property.

Pinnacle CrossFit is looking forward to becoming part of the growth of this area and supporting the community, while bringing healthy and positive values to our members. Your time and consideration is greatly appreciated.

Respectfully,

Jeremy Gwizdalski
Owner of Pinnacle CrossFit

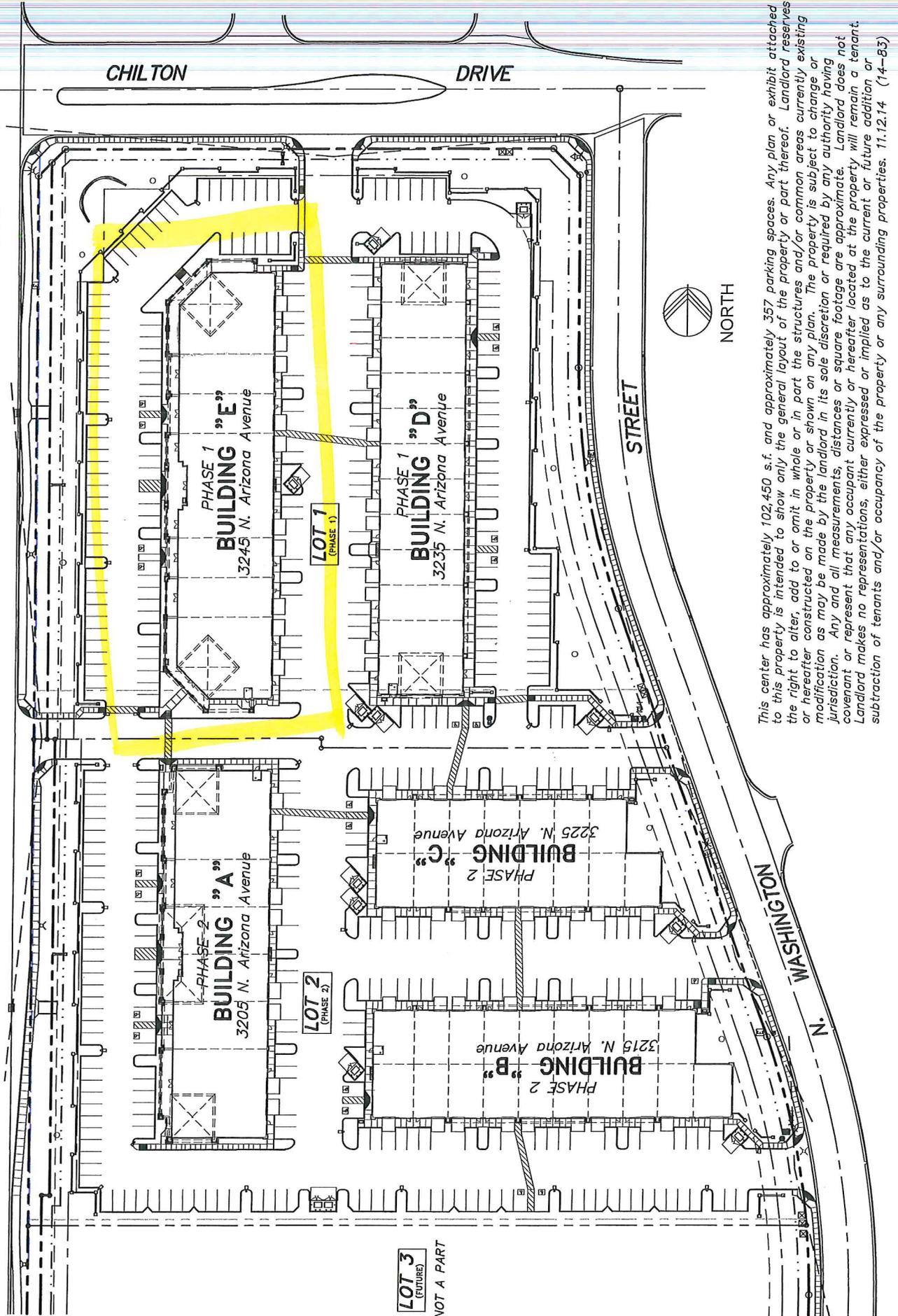
POLLACK BUSINESS PARK NORTH I & II

LEASING PLAN

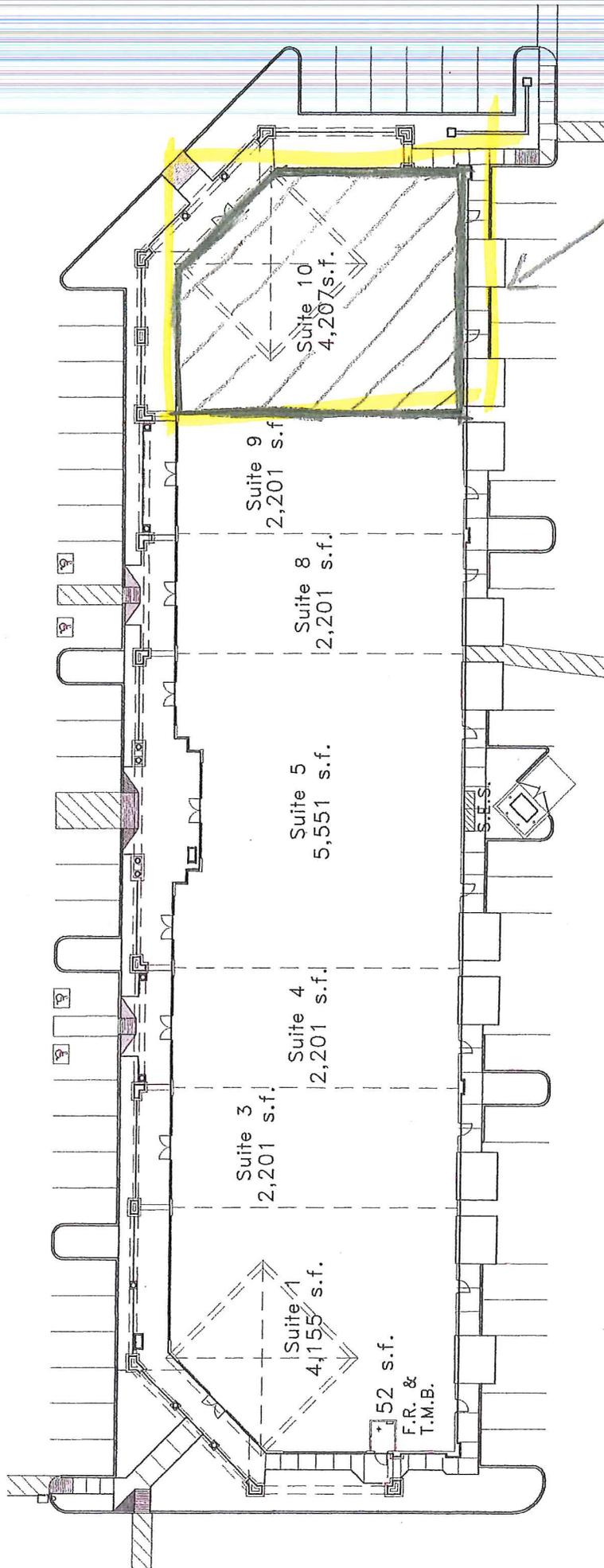
SEC ARIZONA AVE. & CHILTON DR.

ARIZONA AVENUE

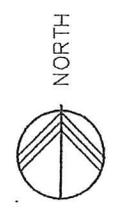
CHILTON DRIVE



This center has approximately 102,450 s.f. and approximately 357 parking spaces. Any plan or exhibit attached to this property is intended to show only the general layout of the property or part thereof. Landlord reserves the right to alter, add to or omit in whole or in part the structures and/or common areas currently existing or hereafter constructed on the property or shown on any plan. The property is subject to change or modification as may be made by the landlord in its sole discretion or required by any authority having jurisdiction. Any and all measurements, distances or square footage are approximate. Landlord does not covenant or represent that any occupant currently or hereafter located at the property will remain a tenant. Landlord makes no representations, either expressed or implied as to the current or future addition or subtraction of tenants and/or occupancy of the property or any surrounding properties. 11.12.14 (14-63)



Subject Site



BUILDING "E"

3245 N. Arizona Avenue
22,769 s.f.

Suite 3
2,201 s.f.

Suite 4
2,201 s.f.

Suite 5
5,551 s.f.

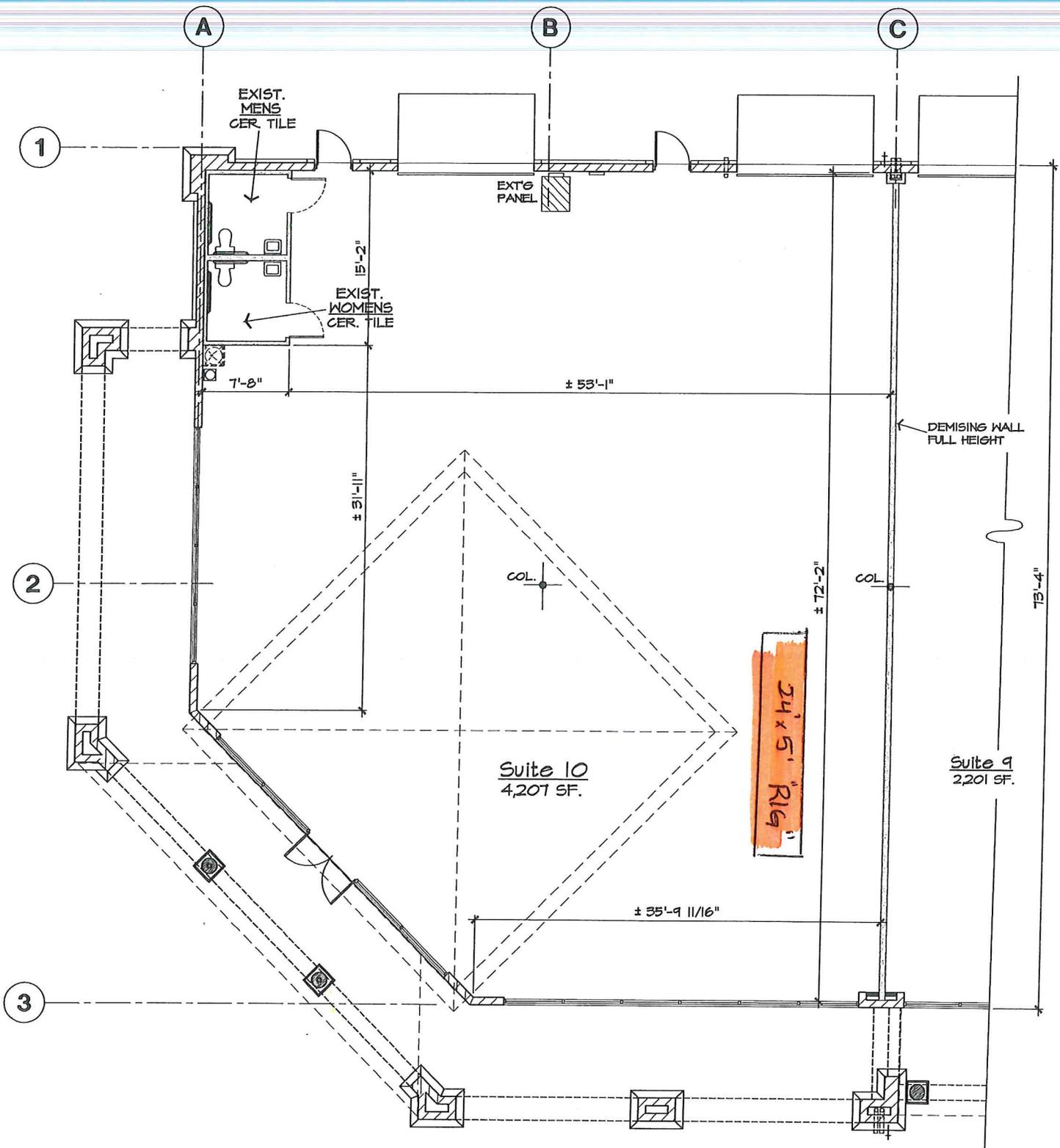
Suite 8
2,201 s.f.

Suite 9
2,201 s.f.

Suite 10
4,207 s.f.

Suite 1
4,155 s.f.

52 s.f.
F.R. &
T.M.B.



FLOOR PLAN - SUITE E-10

SCALE:

N.T.S.

POLLACK BUSINESS PARK NORTH

TOTAL SQUARE FOOTAGE = 4,207 sq. ft.

9/4/15