



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



**MEMORANDUM**

**Transportation & Development – PZ Memo No. 11-035**

**DATE:** APRIL 12, 2011

**TO:** PLANNING AND ZONING COMMISSION

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

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

**SUBJECT:** ZUP10-0044 ARIZONA RACE COMPANY

**Request:** Use Permit approval to allow a motor vehicle customization repair business within a Planned Industrial District (I-1) zoning

**Location:** 501 E. Chicago Cir., Suite C, north of Frye Road and west of Hamilton Street

**Applicant:** Doug Driggers, owner

**Project Info:** Approximately a 5,000 square foot tenant space within a larger 20,000 square foot industrial warehouse building

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the Use Permit for a 1-year time period subject to conditions.

**BACKGROUND**

The subject site is zoned I-1 (Planned Industrial District) as part of an existing industrial area east of downtown Chandler. The property is located within a cul-de-sac with several other light industrial type buildings and uses. The proposed motor vehicle customization repair business has been operating at this location for approximately 8 months without a Use Permit approval.

Adjacent businesses on the Chicago Circle cul-de-sac are industrial in nature including a masonry company, soil company, and a mining equipment company. Adjacent tenants in the same building are industrial in nature, manufacturing and warehousing type uses including a cabinet company in Suite B, and a roof flashing company in Suite A.

Staff was made aware that the business was operating without a Use Permit upon filing for a Certificate of Occupancy (C of O). The City denied the C of O and advised a Use Permit approval was required.

Arizona Race Company is a business that specializes in the aftermarket automobile industry; a high performance racing auto parts and service center. This is not a retail automotive repair shop. The business focuses on complete engine builds, custom exhaust, aftermarket performance installation, and complete chassis wiring. The business leases Suite C, which is the most southern suite in the industrial building. Adjacent to the suite is a fenced storage yard for Suite C. A chainlink fence bounds the south end of this property which directly abuts the Chandler Unified School District bus yard, in which buses maneuver to and from parking spaces next to the automotive warehouse space.

The warehouse space is set up with two vehicle lifts/bays, a fabrication area, engine room, bathrooms, and an office. There is no engine dynamometer (dyno) which is a device used to determine the torque and power. There is one roll-up door to the warehouse and a door to the front office. Most of the space is open which allows for vehicle maneuvering. The property has 23 parking spaces in which 8 spaces are for Arizona Race Company. Vehicles are kept inside the building. The business is open from 8 a.m. to 5 p.m. Monday through Friday. Currently, only the business owner works daily and up to three assistants come when needed. The application does not request any building signage as they do not advertise for "walk-in" customers. If a sign is desired in the future, signage will require a Sign Permit and comply with Sign Code.

The proposed use and location is compatible with the adjacent properties and surrounding area. Any noise generated from the business is no louder than existing noise created by the adjacent bus yard and noise from the other suites when the warehouse doors are open. Staff is recommending a one (1) year approval for the automotive business.

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

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on March 28, 2011. No one attended other than the applicant.
- Staff received an email of support but with a concern for engine noise, stating there are racing engines that can be very loud. The applicant responded that they do not test engines. The engines which do have mufflers will be started to break in the engine which lasts for about 5 minutes and may be heard outside of the property, but it is no louder than the very loud school buses starting up in the morning to leave the bus yard, and backing into the parking spaces next to the business in the afternoon during the school year. Staff did experience the loud school buses upon visiting the site. With the buses backing into the spaces it was very difficult to hear and carry-on a conversation outside.

#### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Staff recommends approval of the Use Permit within an I-1 zoning district subject to the following conditions:

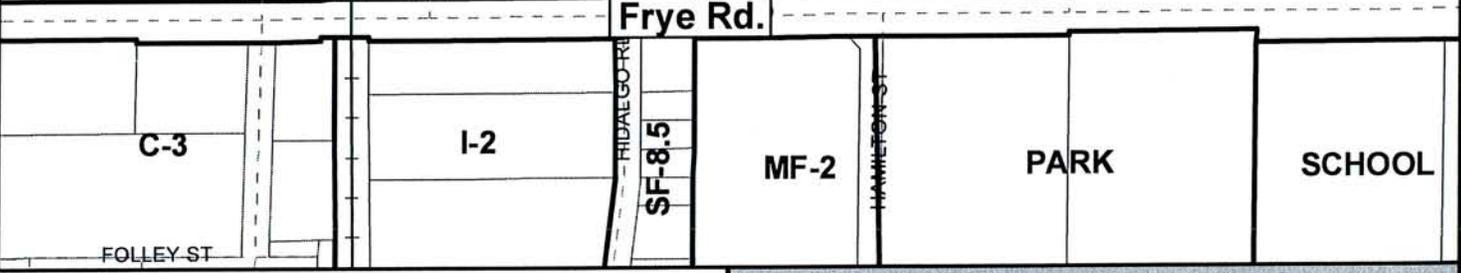
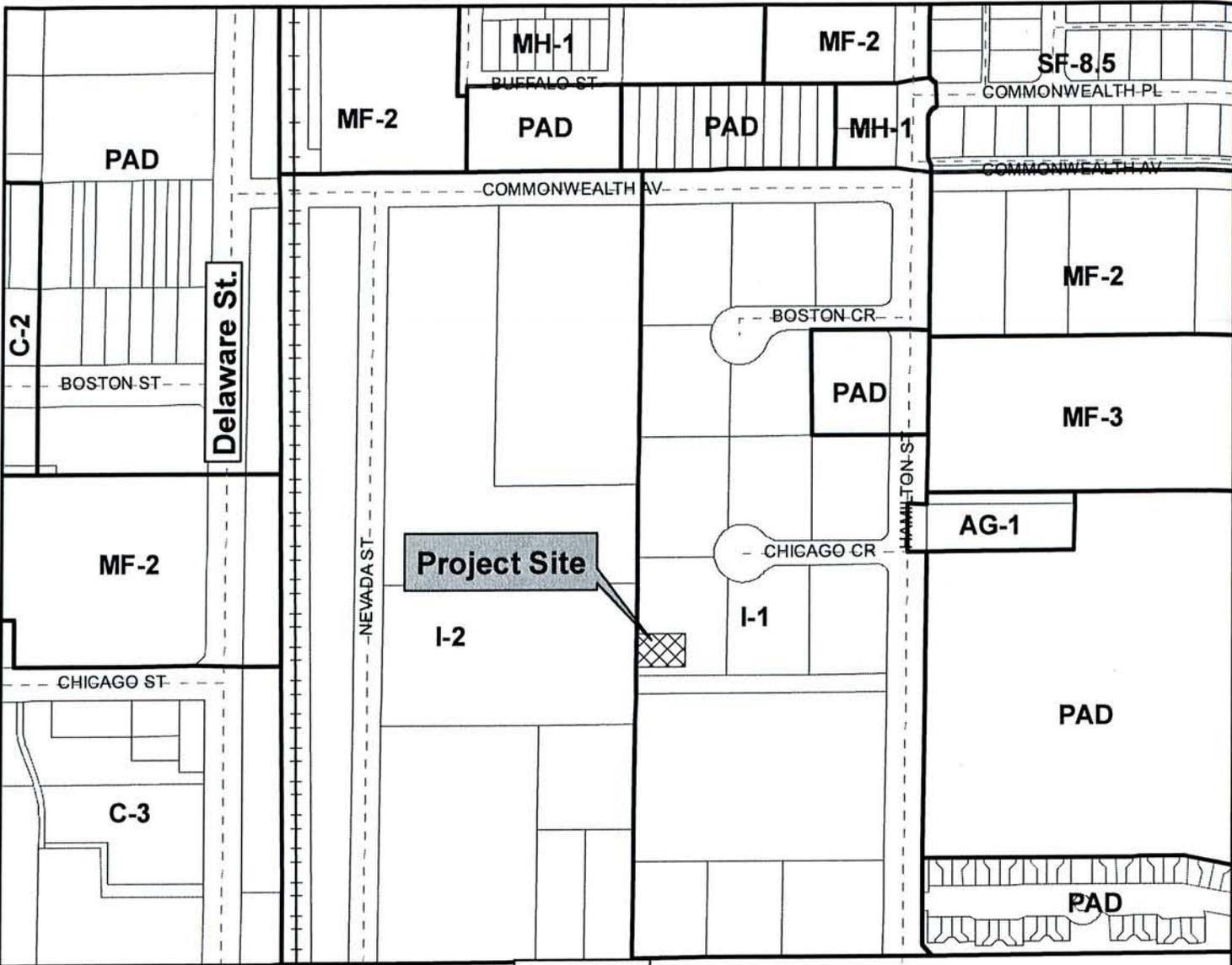
1. The Use Permit is effective for a period of one (1) year from the date of City Council approval. Operation of the business beyond the one-year time period shall require re-application to and approval by the City of a new Use Permit.
2. All vehicle work including repair, servicing, upgrades, engine testing and the like shall occur only within the building. Any overnight storage of vehicles shall occur inside the building. No work or storage of vehicles shall be performed outside of the building.
3. The Use Permit is non-transferable to any other property or other suites/tenant spaces on the subject property.
4. Any substantial change in the floor plan, including but not limited to expansion, addition of uses, and the like, shall require re-application and approval of a Use Permit.
5. The site shall be maintained in a clean and orderly manner.
6. All building signage or freestanding signage shall be in conformance with the Chandler Sign Code and be issued a City Sign Permit.

**PROPOSED MOTION**

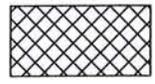
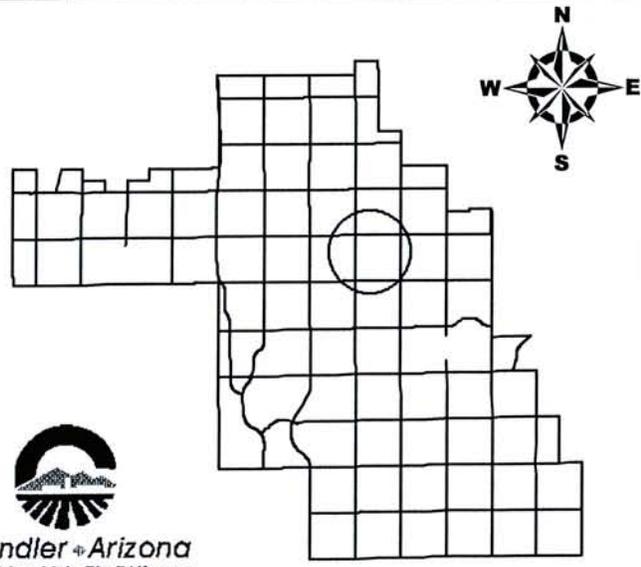
Motion to recommend approval of Use Permit ZUP10-0044 ARIZONA RACE COMPANY, subject to the conditions recommended by Planning Staff.

**Attachments**

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



**Vicinity Map**



ZUP10-0044

Arizona Race Company



# ARIZONA RACE COMPANY ZUP10-0044

501 E. Chicago (Cl. Sta. C)  
Chandler, Arizona 85225  
480-799-7515

March 9, 2011

To Whom it may concern:

Arizona race company is seeking a Use Permit request allowing a motor vehicle customization repair business in an I-1 (Planned Industrial District) zoning. Arizona race company is a new business that specializes in the aftermarket automobile industry. We are not a retail automotive repair facility. Jobs that will be performed at Arizona race company are complete engine builds, custom exhaust, aftermarket performance product installation, complete chassis wiring. There are no plans for exterior signage, as we are not looking for "walk in" traffic. Hours of operation are Mon-Fri 8a.m. to 5p.m. Currently only the business owner works at the location with occasional help of three others when needed. Total square footage of the entire building is 20000 sq. ft. .

The suite occupied by Arizona race company is 5000 sq. ft.. The suite next to us is 5000 sq. ft. as well and is storage facility for Cabinets, the name of the company is Creative cabinets. the building next to them is 10000 sq. ft. and is a roof flashing company that builds roofing products for construction companies , there name is Flashco. There are currently 23 parking spaces for the three suites. Eight of them are for Arizona Race Company.

Sincerely,

Douglas Driggers

Owner of Arizona Race company



COMP

DOOR

(3)

NO WALL HERE

100 FT

MACHINES & OTHER EQUIPMENT



FABRICATION AREA (NOT ENCLOSED)

PARTITION

SANDER WORK BENCH WELDER

TOOL BOX

WORK BENCH

TOOL BOX

SHelf

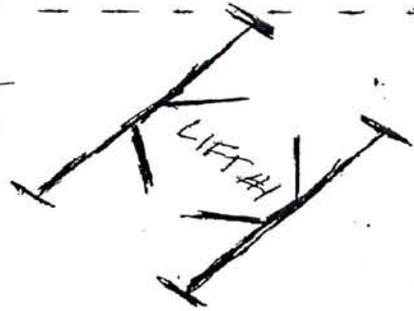
AIR COMP

ENGINE HOIST JACK STANDS

(5)

50 FEET ACROSS

100 FEET DEEP



PARTS WASH BENCH

WORK BENCH

BATHROOM 8 X 5.5 #2

BATH ROOM 8 X 5.5 #1

ENGINE ROOM 12 X 10

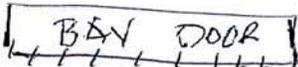
FRONT OFFICE 12 X 10

ELECTRICAL PANEL

TRANSFORMER

TRANSFORMER PANEL

(E) FRONT OF SHOP



CHAIRS & TABLE

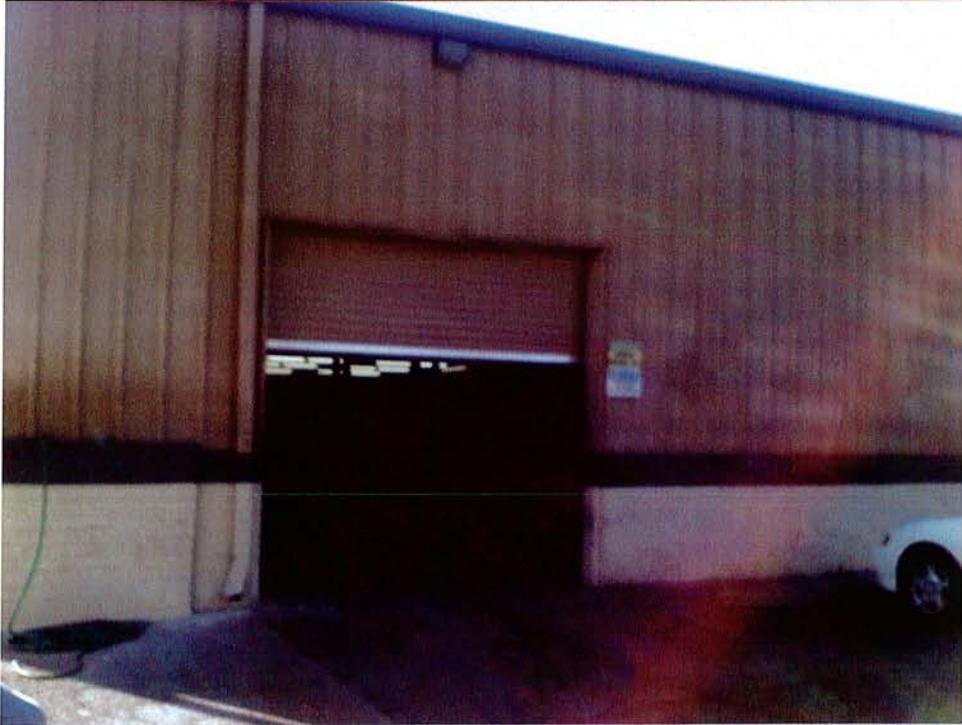
DESK

COMPUTER DESK

FRONT DOOR



ZUP10-0044 Arizona Race Company



ZUP10-0044 Arizona Race Company



ZUP10-0044 Arizona Race Company