

Staff Summary Report



Hearing Officer Hearing Date: June 3, 2008

Agenda Item Number: 9

SUBJECT: This is a public hearing for a request by **GLOBAL MOTORS (PL080170)** located at 2140 East 5th Street for one (1) use permit.

DOCUMENT NAME: 20080603dssd05

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **EATON UNIVERSITY INDUSTRIAL PARK - GLOBAL MOTORS (PL080170)** (Michael Crunk, applicant; Farnam Family Trust, property owner) located at 2140 East 5th Street, Suite No. 10, in the GID, General Industrial for:

ZUP08084 Use permit to allow internet car sales.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

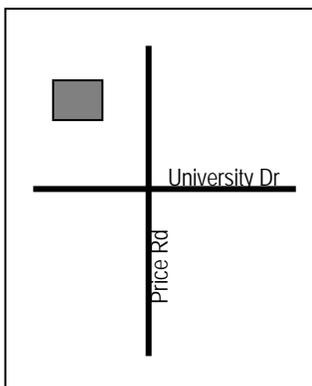
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to the conditions 1-6

ADDITIONAL INFO: The applicant is requesting a use permit for internet vehicle sales (on-line) at 2140 East 5th Street in the GID, General Industrial District. The vehicle sales are conducted via the internet and there will not be a "car lot" attached to the operation. To date, we have received one phone of inquiry from a neighboring business. Staff recommends approval of the proposal as submitted, with conditions



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan
- 6-7. Staff Photograph(s)

COMMENTS:

The applicant is requesting a use permit for internet (online) vehicle sales. The site is located 2140 East 5th Street in the GID, General Industrial District. The business is located in a large industrial building on the north side of 5th Street, east of River Drive in an industrial neighborhood. The surrounding properties are also zoned GID, General Industrial District.

Global Motors office hours are Monday through Friday from 10 AM to 5 PM and weekends by appointment only. The business is owned and operated by the owner with no employees. Vehicles may be parked outside in parking spaces during appointments but will be stored inside the warehouse when the office is closed.

To date, staff has received one phone of inquiry from a neighboring business.

Use Permit

The Zoning and Development Code requires a use permit for indoor and outdoor vehicle sales and outdoor display within the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use, with conditions, should not create nuisances within this industrially zoned area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit with conditions.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. The use appears to be compatible with the site and adjacent property.
3. There appears to be a demonstrated need for this use at the proposed location.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S)
OF APPROVAL:

1. This use permit is valid for "Global Motors" and may be transferable. Should the business be sold, the new owners must contact the Board of Adjustment/Hearing Officer staff for review of the business operations.
2. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
3. The use permit is valid for the plans reviewed and approved by the Hearing Officer.
4. The display of the vehicles shall not be located in public right of way or landscape areas.
5. All business signs shall require a sign permit. Please contact Jeff Tamulevich (480) 350-8331 for all sign permitting application and questions.
6. Rear doors shall require lighting to meet five (5) foot candles at the doors and two (2) foot candles within a 15' radius of the doors. Details to be reviewed and approved by planning staff.

HISTORY & FACTS:

No Pertinent Information

DESCRIPTION:

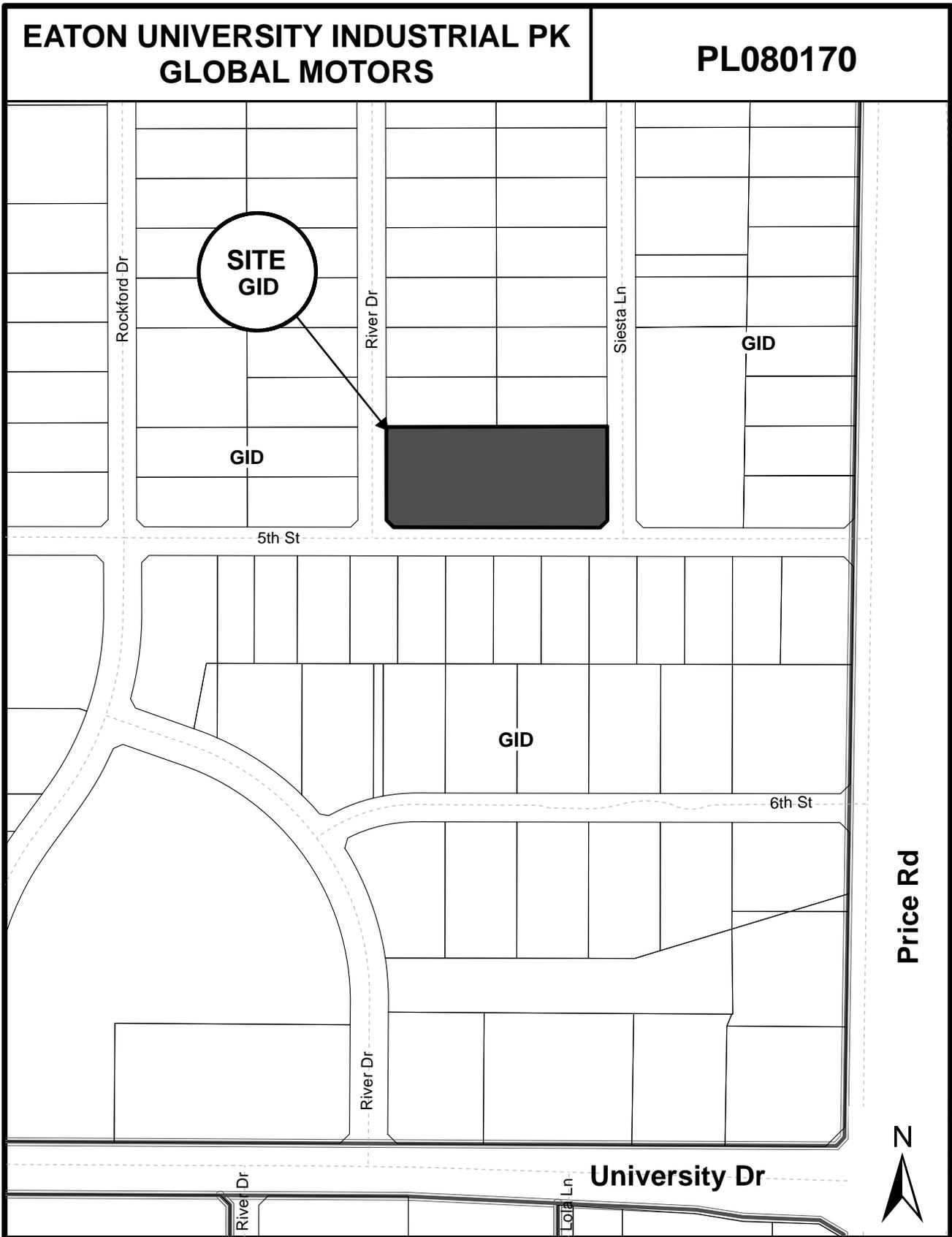
Owner – Farnam Family Trust
Applicant – Michael Crunk
Existing Zoning – GID, General Industrial District
Total Building Area – 30,679 s.f.
Tenant Area – 2,150 s.f.
Total Parking Required – 75 spaces
Total Parking Provided – 75 spaces

ZONING AND
DEVELOPMENT

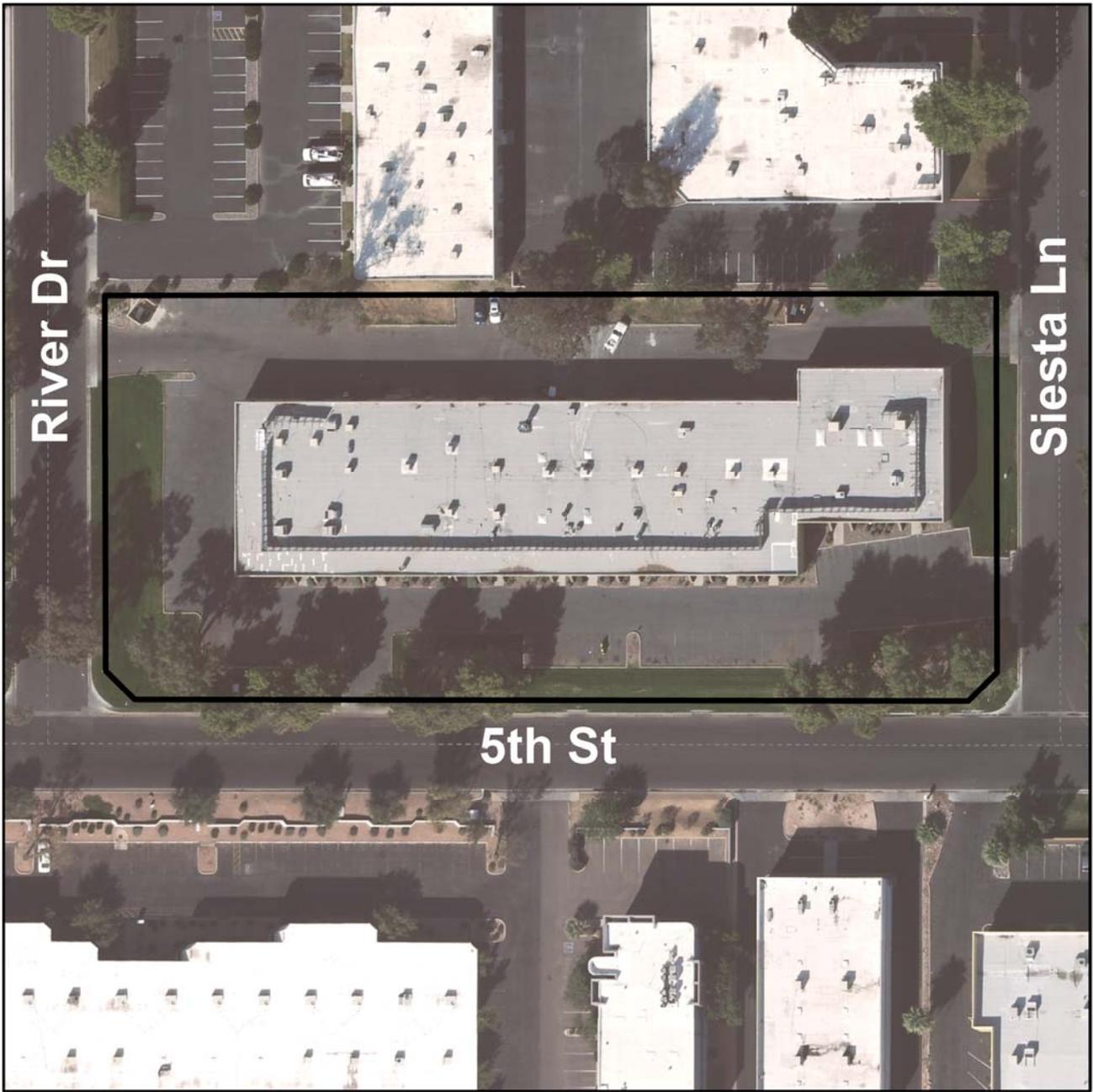
CODE REFERENCE:

Part 3, Chapter 2, Section 3-302
Permitted Uses in Office/Industrial Districts – Table 3-302A – Vehicle Sales/Rental (indoor or outdoor) in GID, General Industrial District requires a use permit;

Part 6, Chapter 3, Section 6-308
Use Permit.



Location Map



EATON UNIVERSITY INDUSTRIAL PARK - GLOBAL MOTORS (PL080170)

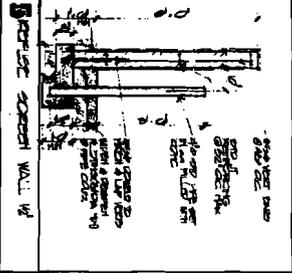
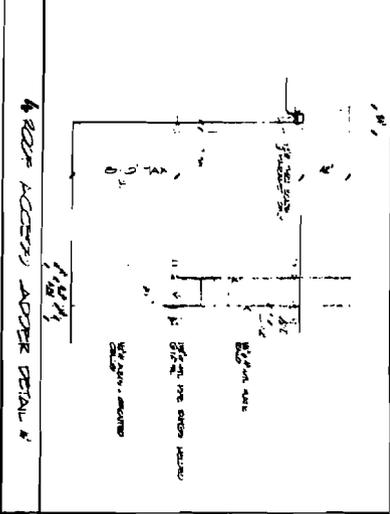
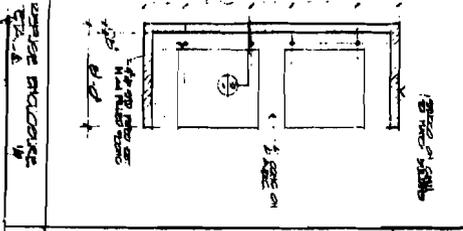
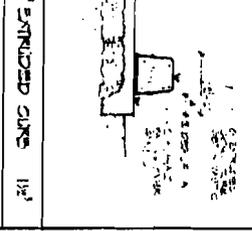
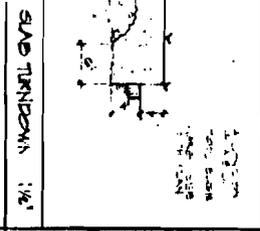
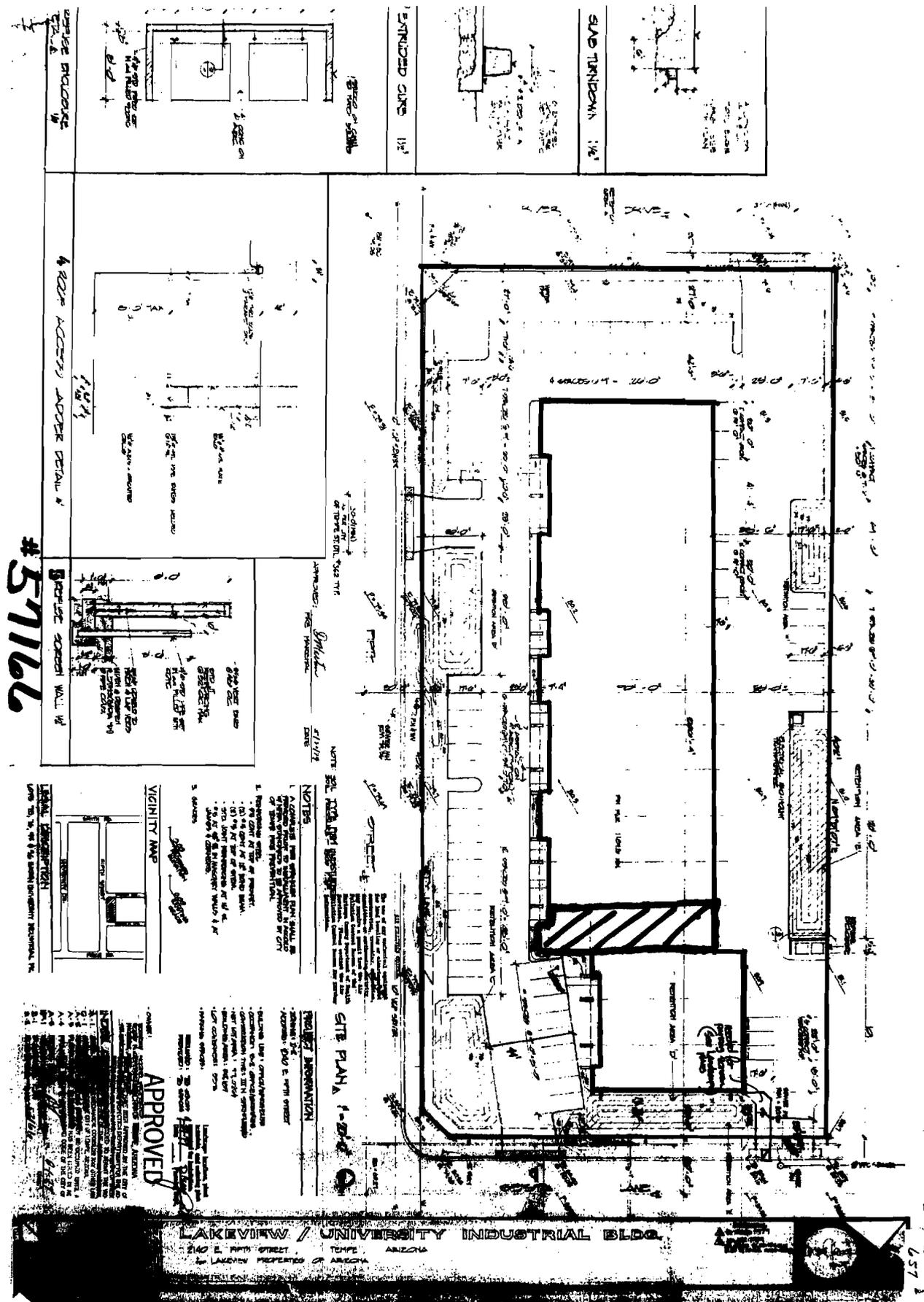
**GLOBAL MOTORS-PROPOSED USE
2140 E 5TH STREET
SUITE 10
TEMPE, ARIZONA**

Global Motors proposed use of the GID industrial space at the above referenced address would involve the retail sales and marketing of pre-owned automobiles. The plan would call for a predominately internet based approach at advertising and marketing the vehicles offered for sale, rather than the traditional drive by lot approach. Vehicles would be marketed through various venues on the internet with the offered vehicles on display within the premises until sold. Prospective customers would come to the facility to inspect and test drive these vehicles prior to purchase or complete their purchase online. The primary purpose would be the sales of motor vehicles, not a commercial repair shop or service facility. Commercial quantities of lubricants and solvents and the need for handling, storage and disposal of such would not be present.

A sign affixed to the facia of the building would be required indicating the location and description of the proposed business activity and to comply with Motor Vehicle Division requirements.

Additional information regarding the proposed use of the property can be obtained by contacting the owner listed below.

**Global Motors
Michael Crunk
P. O. Box 25155
Scottsdale, AZ 85255
602-432-4991**

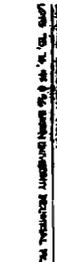
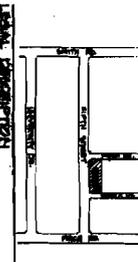


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NOTES:
 1. APPROVED FOR CONSTRUCTION PERmits BY THE CITY OF PHOENIX, ARIZONA, ON 10/15/2014.
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APPROVED

DATE: 10/15/2014

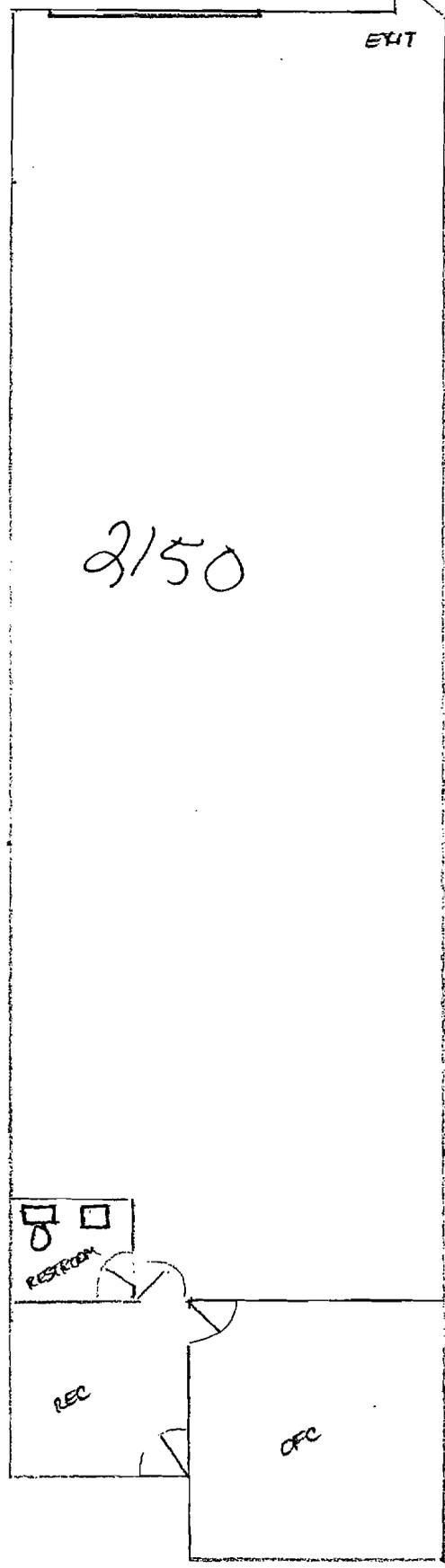
PROJECT: LAKEVIEW / UNIVERSITY INDUSTRIAL BLDG.

LOCATION: 2140 E. 19TH STREET, PHOENIX, ARIZONA

OWNER: LAKEVIEW PROPERTIES OF ARIZONA

LAKEVIEW / UNIVERSITY INDUSTRIAL BLDG.
 2140 E. 19TH STREET, PHOENIX, ARIZONA
 LAKEVIEW PROPERTIES OF ARIZONA

2140 E 5th St
Suite #10
Tempe, AZ 85281





**EATON UNIVERSITY INDUSTRIAL PARK
– GLOBAL MOTORS**

2140 EAST 5TH STREET, SUITE NO. 10

PL080170

FRONT OF BUSINESS



**EATON UNIVERSITY INDUSTRIAL PARK
– GLOBAL MOTORS**

2140 EAST 5TH STREET, SUITE NO. 10

PL080170

REAR OF BUSINESS