

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/13/2023
Agenda Item: 4**

ACTION: Request for a Use Permit to allow internet-based car sales in the General Industrial District for **TEMPE MOTOR COMPANY**, located at 9229 South Hardy Drive. The applicant is Adrenaline Motorsports.

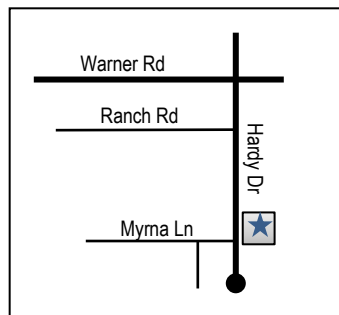
FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions.

BACKGROUND INFORMATION: TEMPE MOTOR COMPANY (PL230067) is a newly proposed internet-based used car dealership located on the east side of Hardy Drive south of Warner Road. The site is located within the GID, General Industrial District which permits car sales subject to the approval of a Use Permit. The applicant is requesting a Use Permit to allow internet-based car sales in the General Industrial District for **TEMPE MOTOR COMPANY**, located at 9229 South Hardy Drive. The site is currently being used as an RV storage facility. The request includes the following:

ZUP230025 Use Permit to allow internet-based car sales in the General Industrial District.

Project Vicinity Map



Applicant	John Niemann, Adrenaline Motorsports
Zoning District	GID
Site Area	114,155 s.f.
Building Area	10,004 s.f.
Vehicle Parking	10 spaces provided in front (west). Capacity for additional parking in rear (east). (33 min. required).
Hours of Operation	9 a.m. to 5 p.m., Monday - Friday

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ty Templeton, Planning Technician (480) 350-8690

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Ty Templeton, Planning Technician

Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

This property previously served as vehicle storage, primarily recreational vehicles and boats. The new use does not propose any changes to the existing building and 10 parking spaces are provided at the front of the building, with capacity for additional parking in the rear. All vehicles will be stored inside the showroom, with no more than 30 at a time. Sales will be internet-based with minimal time spent with clients on-site. The property received an approval for a Minor Development Plan Review in 2021 (PL210095), which included façade upgrades.

PUBLIC INPUT

To date, there has been no public comment or input.

USE PERMIT

The proposed use requires a Use Permit to allow internet-based car sales within the General Industrial District (GID) zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use is not expected to increase vehicular or pedestrian traffic. An ambient noise level similar to that of the current RV storage is anticipated.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; no expected nuisances are to arise from the proposed use.
3. *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 use is not expected to contribute to the deterioration of nearby properties or neighborhoods. The proposed use is in line with the current and projected industrial land uses.
4. *Compatibility with existing surrounding structures and uses*; the dealership's inventory will be solely located indoors, and no modifications will be made to the exterior; keeping it compatible with the surrounding structures and industrial uses in the area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed use is not expected to create nuisances for the surrounding areas as a result of disruptive behavior.

REASONS FOR APPROVAL

Based on the information provided by the applicant and the above analysis, staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. All nonconforming building and site lighting shall be removed and replaced with compliant light fixtures. Details shall be resolved during Building Safety Plan Review.
4. Replace all dead or missing trees and landscape materials throughout the property.
5. Update the data for parking file for this building prior to the Use Permit becoming effective. Provide information within 30 calendar days.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

- The Use Permit is valid for TEMPE MOTOR COMPANY and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

April 29, 2021 Administrative approval granted for a minor Development Plan Review for façade upgrades.
1994 630 s.f. building addition approved.

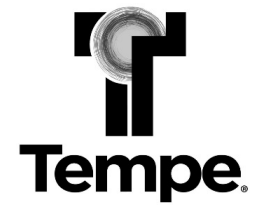
ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-302, Permitted Uses in Office/Industrial Districts](#)

[Section 4-204, Development Standards for Office/Industrial Districts](#)

[Section 5-304, Uses Requiring a Use Permit in the General Industrial Overlay District](#)

[Section 6-308, Use Permit](#)



DEVELOPMENT PROJECT FILE

for

TEMPE MOTOR COMPANY

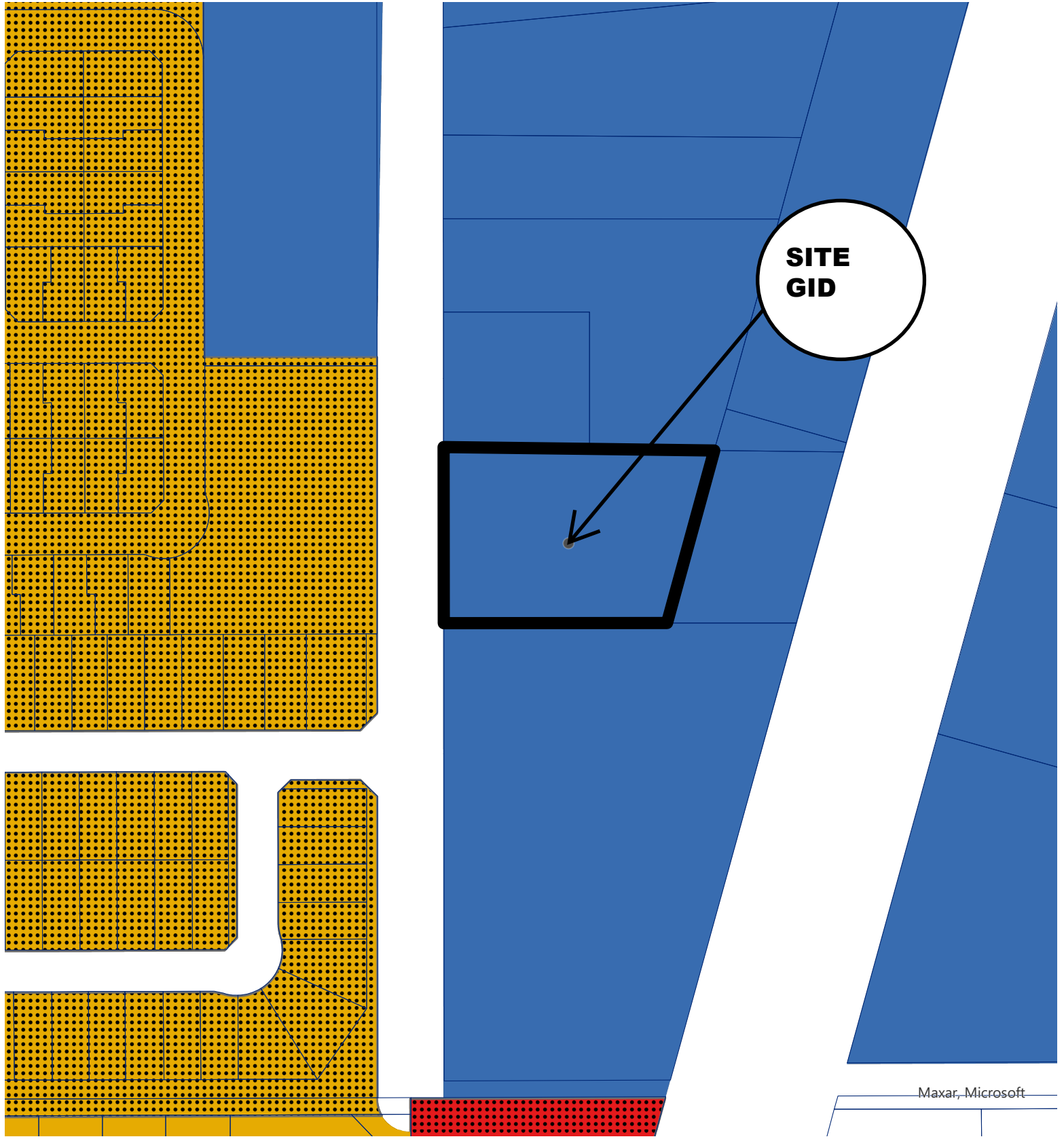
(PL230067)

ATTACHMENTS:





1. Location Map
2. Aerial Map
3. Letter of Explanation
4. Site Plan
- 5-6. Floor Plan
7. Elevations
8. Site Context Photos

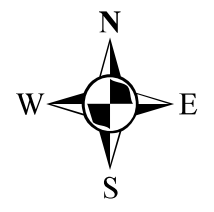
TEMPE MOTOR COMPANY

PL230067



Maxar, Microsoft

-  General Industrial District (GID)
-  Planned Commercial Center General (PCC-2)
-  Single-Family Residential (R1-6)
-  Single-Family Residential (R1-4)

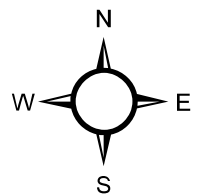


TEMPE MOTOR COMPANY

PL230067



Aerial Map



TEMPE MOTOR CO.

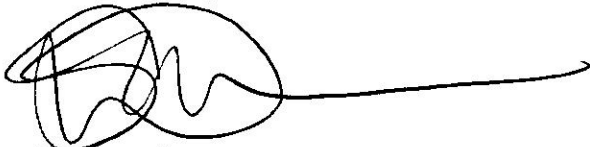
February 27, 2023

To Whom It May Concern:

We are currently located at 9229 S. Hardy Drive. A parent company has been on a lease for this building for about a year. We are looking to open Tempe Motor Company and sell used cars. The building on this property is roughly 10,000 square feet and are going to use the interior of this building as an indoor showroom. Vehicles will be in our showroom only, so our sales will be internet driven, which should not cause any extra drive by traffic and will keep parking of customers to a minimum. Tempe Motor Company is the only tenant of this building and the parking spots located in front of the building will be more than sufficient for this type of traffic.

We have no plans to update or change the exterior of the building. There will be no interior walls or things changed inside as well. We will use the building how it is structured currently. We plan on selling 1-2 year old cars only, with this there will be minimum repairs, but if repairs do arise, we will use a proper vendor off site. Our hours of operation will be during business hours M-F. As we start we will only have one full time employee and one part time employee, and they are able to park in the rear of the building out of site of drive by traffic.

Thank you for your consideration.

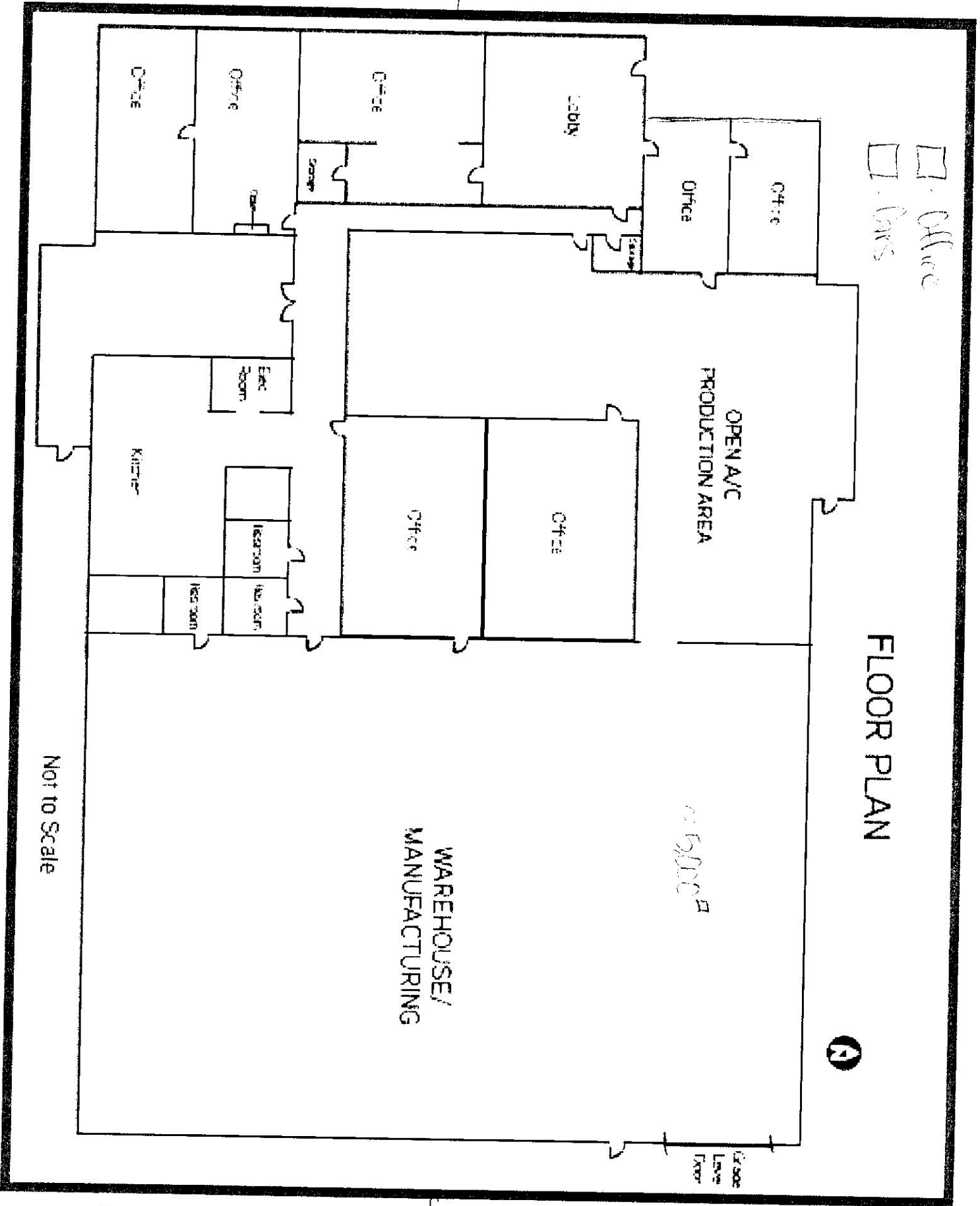
A handwritten signature in black ink, appearing to read 'Shauna Miller', with a long horizontal line extending to the right.

Shauna Miller
Manager

Shaunamiller10@gmail.com

602.320.1670

Hardy Drive



Office
 Rest Rooms

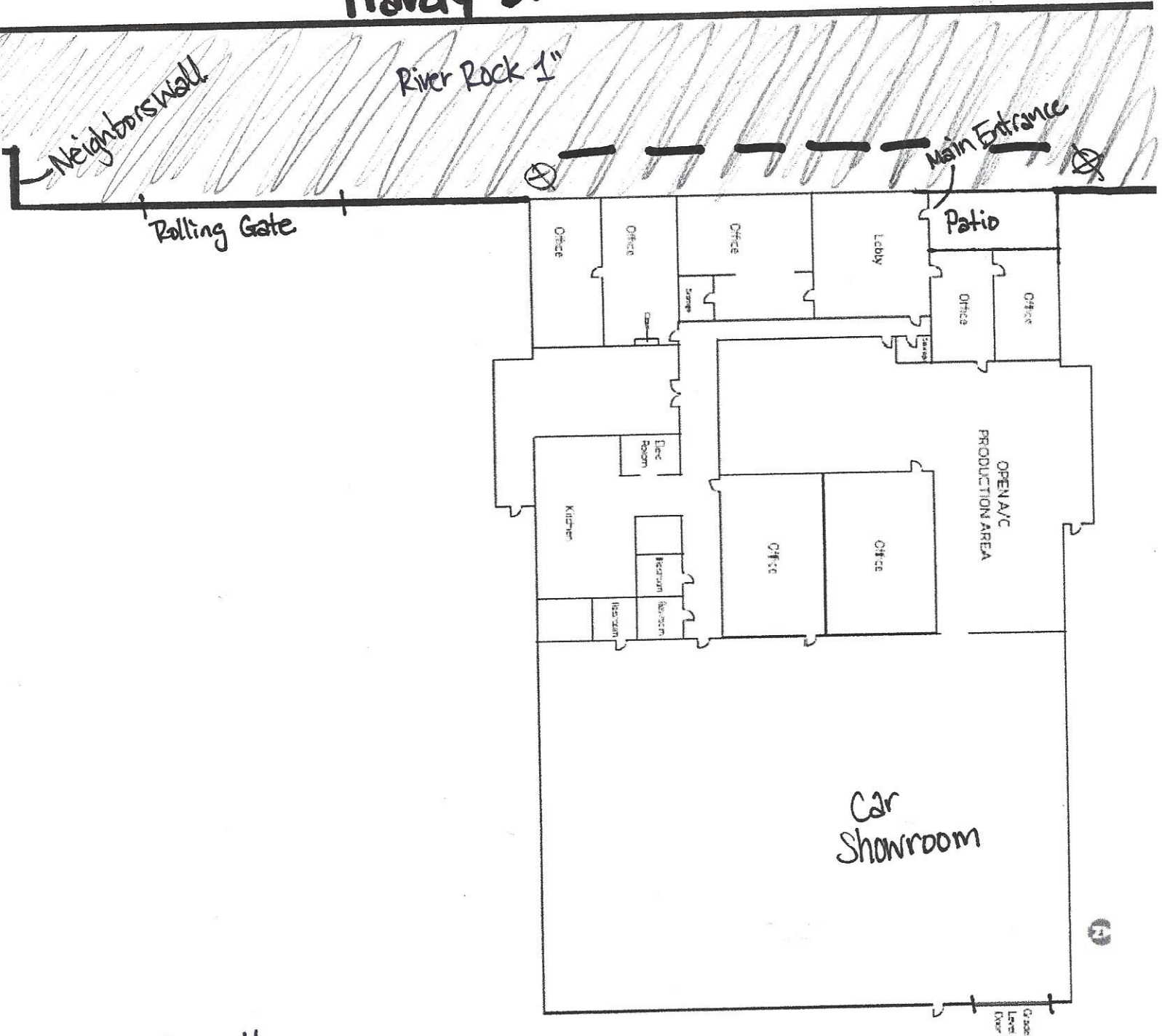
FLOOR PLAN

A

Not to Scale

Let Belmet Building then Railroad Tracks

Hardy Drive



Asphalt Millings behind gate surrounding building.

- ⊗ Palm Tree(s)
- Parking blocks
- //// River Rock 1'

9229

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