



**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/26/2019  
Agenda Item: 04**

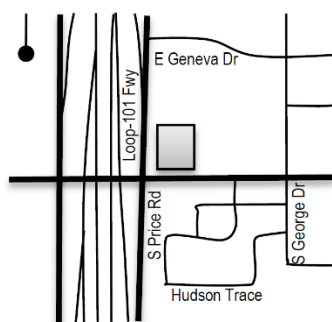
**ACTION:** Request a Use Permit to allow auto sales in the PCC-1, Planned Commercial Center – Neighborhood, zoning district for TEMPE AUTO PLAZA 101, located at 2302 East Southern Avenue. The Applicant is Tempe Auto Plaza 101.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** TEMPE AUTO PLAZA 101 (PL190126) is a new proposed used car dealership located on the northeast corner of South Price Road and East Southern Avenue at 2302 East Southern Avenue. The site is located within the PCC-1, Planned Commercial Center – Neighborhood zoning district which permits auto sales subject to the approval of a Use Permit. The existing building will be used to store the inventory indoors as well as house the sales offices for the business. The request includes the following:

ZUP190042 Use Permit to allow vehicle sales.



Property Owner  
Applicant  
Zoning District  
Site Area  
Building Area  
Lot Coverage  
Vehicle Parking  
Hours of Operation

Calvary Chapel of Phoenix  
Bryan Larsen, Tempe Auto Plaza 101  
PCC-1  
76,973 s.f.  
7,422 s.f.  
9.6% (50% max. required)  
25 spaces (25 min. required) [No Change in Demand]  
Monday – Saturday, 9 A.M. – 5 P.M.

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Blake Schimke, Planning Technician (480) 350-8245

Department Director: Chad Weaver, Community Development Director  
Legal review by: N/A  
Prepared by: Blake Schimke, Planning Technician  
Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The proposed used car dealership is located in a commercial shopping center surrounded by a church, daycare/preschool and a furniture. The existing building has been used as a fellowship hall for the church and will be converted to house the inventory of the dealership. The dealership will be operating Monday through Saturday 9 A.M. – 5 P.M. and not on Sundays due to anticipated traffic from the adjacent church.

## PUBLIC INPUT

To date, staff has not received any public comment on the proposed project.

## USE PERMIT

The proposed use requires a Use Permit to allow vehicle sales within the PCC-1, Planned Commercial Center - Neighborhood 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 expected to draw an ambient level of vehicle and pedestrian traffic to the area and shopping center regular to that of a used car dealership.
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 business.
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 current and projected land uses of the area are commercial; the proposed use is allowed subject to the approval of a Use Permit. The car dealership is projected to bring value to the neighborhood and existing shopping center by rehabilitating the existing vacant building.
4. *Compatibility with existing surrounding structures and uses*; the surrounding uses are a church, preschool, and furniture store. The dealership's inventory will be solely located indoors, and no major modifications will be made to the exterior; keeping it compatible with the surrounding structures and commercial 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, the public input received, 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.

## CONDITION(S) OF APPROVAL:

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 required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.

4. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
5. Any intensification or expansion of use shall require a new Use Permit.
6. Return to the Hearing Officer for review of compliance with conditions of approval within six (6) months. The timing for the six-month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation. If the full business activity is not initiated within one year the use permit will lapse.
7. All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
8. Replace all dead or missing trees along the south end of the property along East Southern Avenue; along with any other missing landscape material.
9. Replace bicycle parking racks per City of Tempe Public Works Department bicycle rack detail T-578 standard.
10. Update the data for parking file for this building prior to the Use Permit becoming effective. Provide information within 14 days or by September 9, 2019.
11. Any and all inventory shall be located and stored indoors.
12. The business shall not display "For Sale" vehicle inventory outdoors.
13. The business shall not prep, wash, stage or engage in a similar activity outdoors on site.
14. Any modifications to the site or exterior of the building shall require a development plan review application.
15. All lighting that is to be replaced shall meet City of Tempe lighting standards.

#### **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.

- The Use Permit is valid for Tempe Auto Plaza 101 and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- 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 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.

#### **HISTORY & FACTS:**

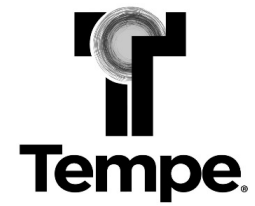
None pertinent to the subject request

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts

Section 4-203 Development Standards for Commercial and Mixed-Use Districts





# DEVELOPMENT PROJECT FILE

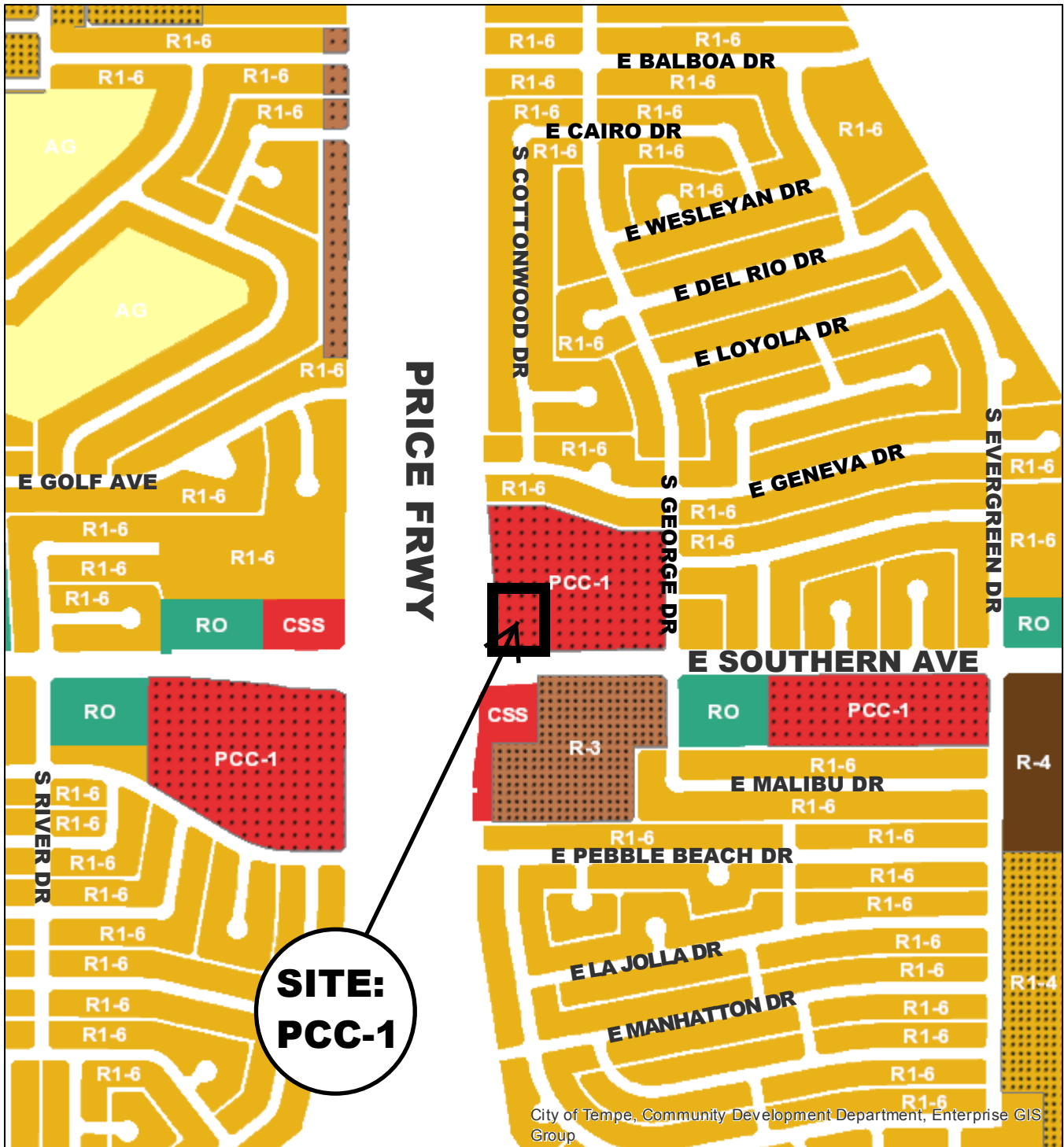
for

TEMPE AUTO PLAZA 101











PL190126

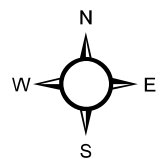
## ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
6. Parking Calculation



**SITE:  
PCC-1**

- |  |  |
|--|--|
|  General Industrial District (GID)              |  Single-Family Residential (R1-6)           |
|  Commercial Shopping and Services (CSS)         |  Single-Family Residential (R1-4)           |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Restricted (R-3R) |
|  Residential/Office (RO)                        |  Multi-Family Residential Limited (R-3)     |
|  Agricultural (AG)                              |  Multi-Family Residential General (R-4)     |





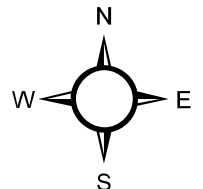
TEMPE AUTO PLAZA 101

PL 190126



City of Tempe

Aerial Map



06-03-2019

Tempe Auto Plaza 101  
2300 E Southern Ave  
Tempe, Az. 85282

City Of Tempe  
Tempe, Az

To whom it may concern:

Tempe Auto Plaza 101 will be a small family owned and operated used vehicle dealership. We are looking to convert the Fellowship Hall to a used vehicle dealership.

We do not intend to alter the building in any way other than perhaps paint the outside. We will also clean up the landscaping around the fellowship hall, as well as put in new state of the art light fixtures to help maintain safety at night. We have decided to not change anything on the outside of the building except for possibly paint.

Our vehicles will be parked inside the building to provide our customers with a nice air conditioned indoor experience.

The dealership will not be open Monday through Saturday from 9am to 5 pm.

The dealership will be owned and operated by two partners that have been in the auto business for 30 plus each. They are very experienced and are prepared to run a clean, successful, ethical and profitable auto sales business.

We look forward to providing a profitable business and a great tax revenue opportunity for the City Of Tempe



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Andy Severyn



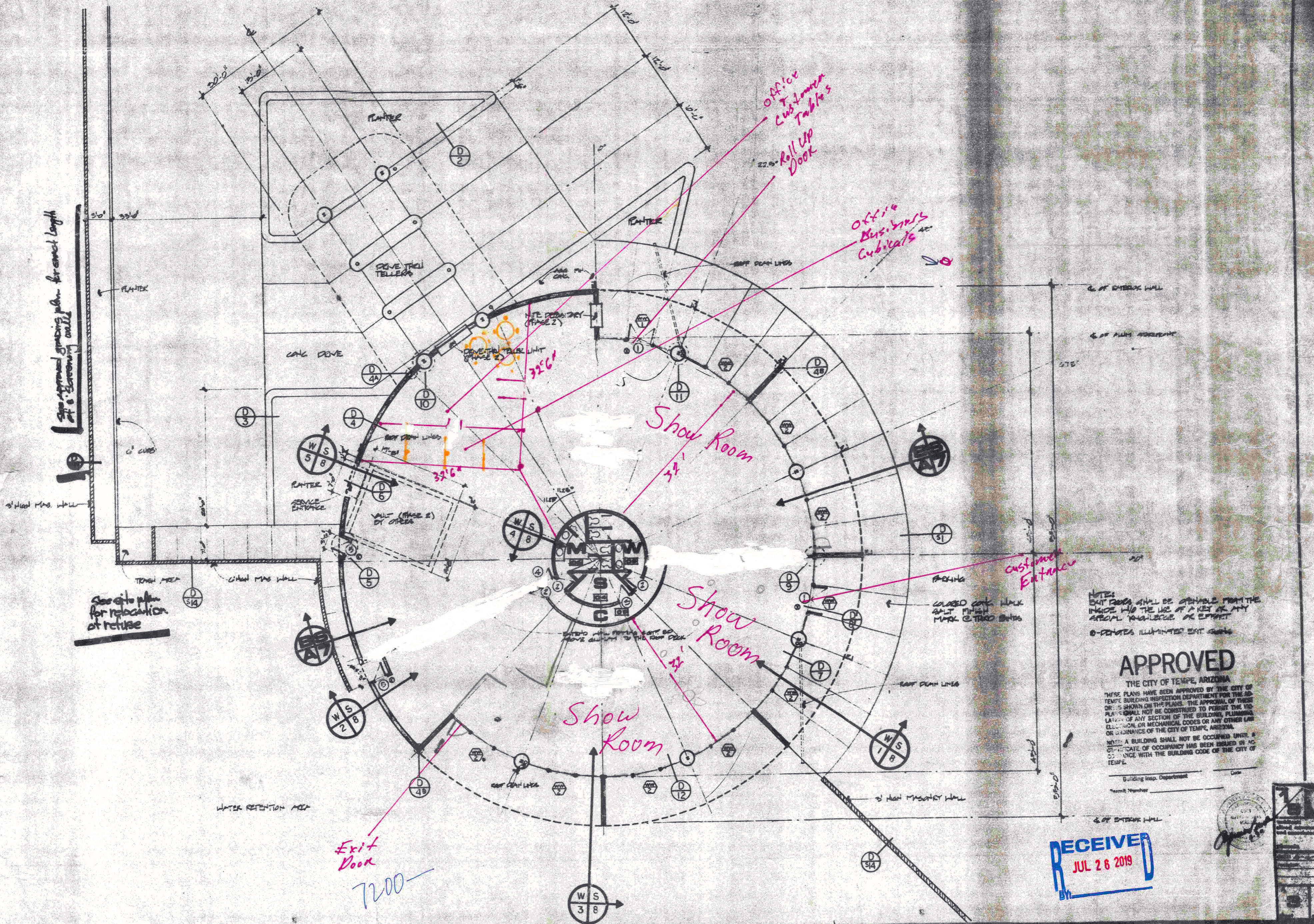
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Bryan Larsen









See approved grading plan for exact length of screening walls

See site plan for relocation of refuse

Office  
Customer  
Tables  
Roll Up  
Door

Office  
Business  
Cubicles

Show Room

Show Room

Show Room

Exit Door  
7200

Customer Entrance

NOTES  
EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE AND THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.  
O-CIRCLES ILLUMINATED EXIT SIGNS

**APPROVED**

THE CITY OF TEMPE, ARIZONA  
THESE PLANS HAVE BEEN APPROVED BY THE CITY OF TEMPE BUILDING INSPECTION DEPARTMENT FOR THE ADDRESS SHOWN ON THESE PLANS. THE APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING, PLUMBING, ELECTRICAL OR MECHANICAL CODES OR ANY OTHER LAW OR ORDINANCE OF THE CITY OF TEMPE, ARIZONA.  
NOTE: A BUILDING SHALL NOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF TEMPE.

Building Insp. Department \_\_\_\_\_ Date \_\_\_\_\_  
Inspector Number \_\_\_\_\_

**RECEIVED**  
JUL 26 2019

FLOOR PLAN



City of Tempe Building Inspection Department  
1100 N. GILBERT AVENUE  
TEMPE, ARIZONA 85284  
PH: 480.964.3300  
WWW.CITYOFTEMPE.ORG



**TRAFFIC STUDY 2203 E SOUTHERN AVE  
PREPARED BY JAXSON LARSEN  
06-01-2019**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Dealership	8	8	10	8	9	12	0
Daycare	12	15	15	12	15	6	0
Church	6	6	6	6	6	6	65
Copenhagen	10	10	10	10	20	20	15