

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/24/2019
Agenda Item: 5**

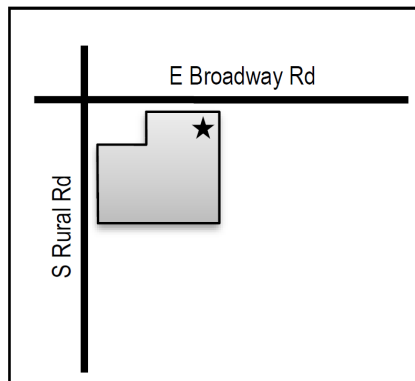
ACTION: Request a Use Permit to allow vehicle repair within the PCC-1 (Planned Commercial Center Neighborhood) district for **AAA AUTO REPAIR**, located at 939 East Broadway Road.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: AAA AUTO REPAIR (PL190218) is requesting a Use Permit to allow vehicle repair in the PCC-1 district. AAA auto repair is proposing to repurpose an existing building for this use and will offer light vehicle repair services as well as general office support. The request includes the following:

ZUP190063 Use Permit to allow vehicle repair.



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

Weingarten Realty
Dev Pawar, Architectural Resource Team
PCC-1
6,150 s.f.
No change in demand
M-F, 7 a.m. - 6 p.m. & Sat 8 a.m. - 4 p.m.

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Dalton Guerra, Planner I (480) 350-8652

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Dalton Guerra, Planner I
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

The proposed use will provide a daily vehicle repair service to customers as well as general office service for AAA customers. Additionally, even though the Applicant has not requested any exemptions from the standard requirements of the Zoning and Development Code, the proposed use of an existing vacant building meets three of the four criteria of the Adaptive Reuse Program, Section 6-314 B.1., B 2 and B3. The prior use of the existing building was retail and therefore there is no change in the parking demand. A minor Development Plan review will be required for all modifications to the site, landscape and existing building.

PUBLIC INPUT

To date, staff has not received any public input.

USE PERMIT

The proposed use requires a Use Permit to operate vehicle repair within the PCC-1 zoning.

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 create a significant increase in traffic from the prior retail use of the building.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed hours of operation prohibit vehicle repair work from occurring before 7 am and after 6 pm.
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*; vehicle repair is a permitted use within the PCC-1 zoning district, subject to a Use Permit. The proposed use conforms to Alameda Character Area Plan principles of utilizing existing commercial/strip centers by rehabilitating an existing building as well as adding to the mix of tenants within the center (*Principle #15.3*). It also maintains the predominantly commercial uses (*Reference – Alameda at a Glance illustration - 60% commercial*) within this corridor as stated in the Character Area Plan.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is in an existing building within an existing commercial center. The current center is a mix of tenants and uses and meets intent of the Alameda Character Area Plan.
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 applicant is expected to have adequate control over disruptive behavior on site.

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. Hours of operations shall be Monday – Friday, 7 a.m. - 6 p.m. and Saturday from 8 a.m. - 4 p.m.
5. **A Minor Development Plan Review is required for all site, landscape and building modifications prior to application for building permits.**

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 AAA Auto Repair 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.

HISTORY & FACTS:

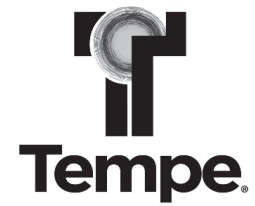
None pertinent to this case.

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

Section 6-308 Use Permit



DEVELOPMENT PROJECT FILE

for

AAA AUTO REPAIR

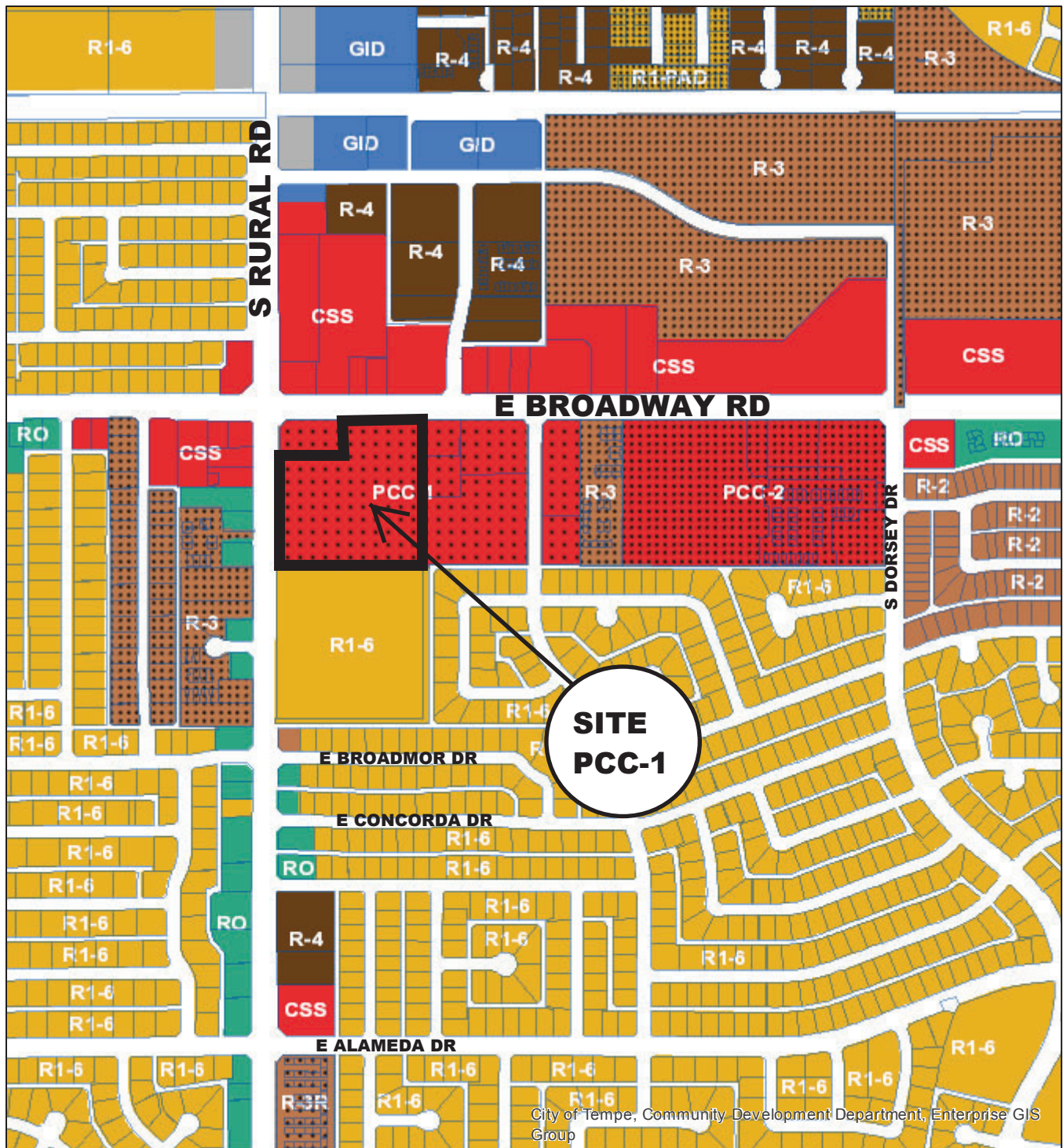
(PL190218)

ATTACHMENTS:










1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
- 6-15. Context Photos

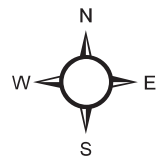
AAA Auto Repair

PL 190234



City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential (R1-6) |
|  Mixed Use Educational (MU-ED) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential (R-2) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Restricted (R-3R) |
|  Planned Commercial Center General (PCC-2) |  Multi-Family Residential Limited (R-3) |
|  Residential/Office (RO) |  Multi-Family Residential General (R-4) |

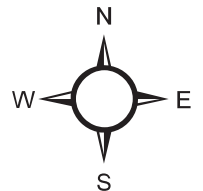


AAA Auto Repair

PL 190234



Aerial Map



August 15, 2019

TO: Whomever it may concern

Re: 939 East Broadway Road, Tempe AZ – Use Permit

Dear Sir/Madam – American Automobile Association of Northern California, Nevada & Utah (AAA NCNU) intends to lease the above mentioned property for the operation of a general retail and office use as it relates to a typical American Automobile Association of North California, Nevada & Utah business (“AAA”), member sales and services activities, including travel services, insurance services, and DMV services, and other services typically found in an AAA, including services related to or arising from the technological evolution or advancement of products and services offered to AAA members, and for no other purpose without prior written consent of Landlord. In connection with any services and products offered of which are a technological evolution or advancement, the foregoing shall not violate any existing exclusive use or restrictions imposed on the Shopping Center, and are subject to Landlord’s prior written consent. AAA will also perform vehicle repair at these premises.

This property is currently zoned PCC-1 which allows Vehicle Repair. By definition Vehicle Repair means an automotive retail sales and service use in which general motor repair work is done as well as the replacement of new or reconditioned parts in motorized vehicles of then thousand (10,000) pounds or less gross vehicle weight; but not including any operation included in the definition of “auto body repair”

Hours of Operation	Monday – Friday	7am – 6pm
	Saturdays -	8am -4pm

The above property will employ 24 full time employees and service approximately 4000 vehicles annually. Occupancy of this building will have minimal impact on surrounding area as it will not:

- Increase any significant vehicular or pedestrian traffic than what already exists at this busy intersection of Rural and Broadway
- Result in any nuisance from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare exceeding that of ambient conditions
- Contribute to the deterioration of the neighborhood or the downgrading of property values, which is conflict with the goals, objectives or policies of the city’s adopted plans for General Plan

Also, the use is compatible with existing surrounding structures and uses and will not result in disruptive behavior both inside and outside the premises. Finally this use will not create any nuisance to surrounding area or general public.

Please let me know if you have any questions and we look forward to a favorable response.

Sincerely,



Dev Pawar, AIA, EDAD, LFA, LEED AP BD+C
Principal, Director of Operations
Architectural Resource Team, Inc



ARCHITECTURAL
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Principals:

Doug McCord, AIA, LFA, LEEDap

Dev Pawar, AIA, EDAC, LFA, LEEDap

Erica Quintana

PROJECT INFORMATION

PROJECT: AAA AUTO REPAIR SHOP
939 EAST BROADWAY ROAD,
TEMPE, ARIZONA

APPLICANT:
DEV PAWAR

ARCHITECT: ARCHITECTURAL RESOURCE TEAM, INC
1055 HUDSON SCHOOL RD,
PHOENIX, AZ 85014
MI 602.509.6506
CONTACT: DEV PAWAR
E | HYPERLINK "mailto:devpa@art-team.com" devpa@art-team.com

PAYMENT:
ARCHITECT OR PROJECT MANAGER TO
PAY AT TIME OF FILING AND SUBMIT
REIMBURSEMENT, CITY OF TEMPE \$1,372

HOURS OF OPERATION:
MONDAY - FRIDAY 7AM - 6PM
SATURDAYS - 8A-4P

BUSINESS INFORMATION

AMERICAN AUTOMOBILE ASSOCIATION
OF NORTHERN CALIFORNIA, NEVADA &
UTAH

1277 TREAT BOULEVARD, 10TH FLOOR,
WANNIT CREEK CA 94597
CONTACT: JOHN WALTER
PHONE: 602.650.2278
Email: JOHN.WALTER@ARIZONA-AA.COM

PROJECT DESCRIPTION
MINOR TENANT IMPROVEMENTS WITHIN EXISTING BUILDING TO
HOUSE AAA AUTO INSURANCE AND REPAIR.

GENERAL INFORMATION

PARCEL NUMBER: APN: 133-30-008A

SIZE: 5816 SQFT
444,559 SQFT

6418 SQFT

PROPOSED SIZE: EXISTING TO REMAIN AS-IS

PROPERTY OWNER: WENGEREN/ARECHAINC

BUSINESS NAME: WENGEREN REALTY

CONTACT NAME: MENDIA LAWSON

BUSINESS ADDRESS: 4440 INDETH STREET, SUITE 200, PHOENIX, ARIZONA

EMAIL: ALAWSON@WENGEREN.COM

PHONE: 602.217.8848

ZONING: PCC-1, PLANNED COMMERCIAL CENTER NEIGHBORHOOD

SITE AREA: 324,827 SF - EXISTING TO REMAIN AS-IS

EXISTING TO REMAIN AS-IS

ALLOWABLE: MAXIMUM FOR ALL HARD SURFACES 50% OF TOTAL LOT AREA/195,413.3 SF
PROPOSED: EXISTING TO REMAIN AS-IS

ALLOWABLE: 39' FT
PROPOSED: EXISTING TO REMAIN AS-IS

DWELLING UNIT DENSITY: MAXIMUM TO BE MAINTAINED UP TO 25 DU/AC

FIRE SPRINKERS: PROPOSED: EXISTING TO REMAIN AS-IS
NOT SEPARATED USE

SETBACKS: REQUIRED: BUILDING WALL 30 FT
STREET SIDE 0 FT
REAR 10 FT
COMMON WALL 0 FT
FABRIC 5 FT

PROPOSED: EXISTING TO REMAIN AS-IS

COMMON AREA OPEN SPACE: REQUIRED: AT LEAST 15% OF THE SITE SHALL BE UNDEVELOPED/48,774 SF
PROPOSED: EXISTING TO REMAIN AS-IS

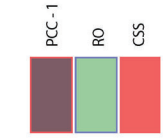
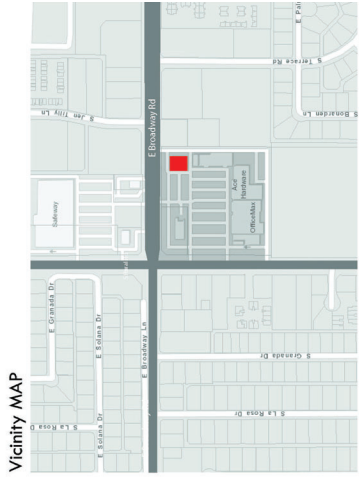
PARKING: REQUIRED: MINIMUM REQUIRED: 1000 500 SF WANTED: 1 SPACE PER
500 SF THEREAFTER.
PROPOSED: EXISTING TO REMAIN AS-IS

EXISTING USE: COMMERCIAL

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Site Plan



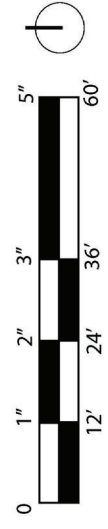
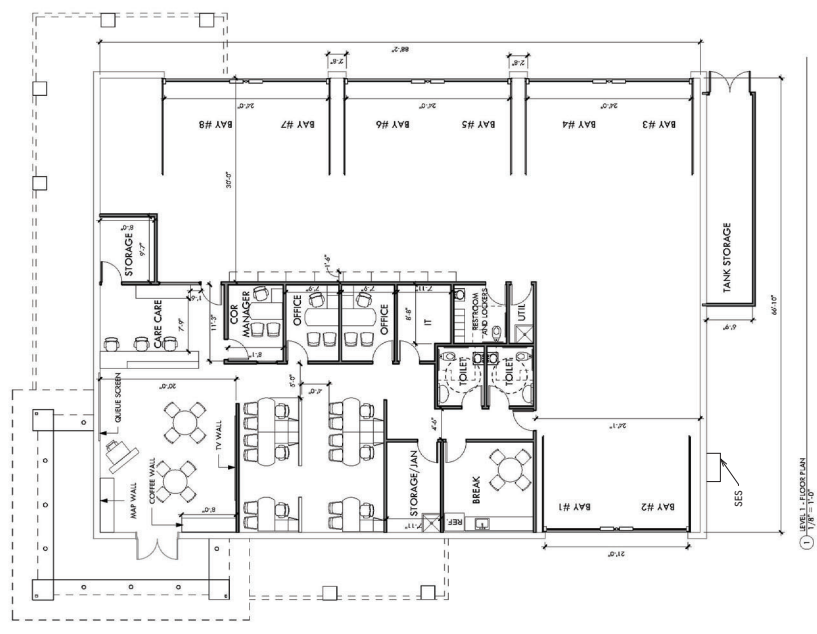
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DP	CONTRACT

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Floor Plan





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939 East Broadway Road, Tempe, Arizona
AAA Auto Repair - Use Permit

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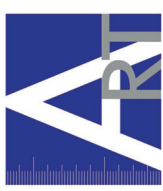
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AAA
AAA Auto Repair - Use Permit
939 East Broadway Road, Tempe, Arizona

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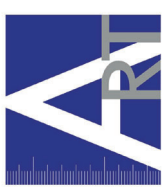
Site Photo



Attachment 7

1

939 East Broadway Road, Tempe, Arizona Looking at the building from the southeast corner



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Site Photo



Looking at the building from the northeast corner

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939 East Broadway Road, Tempe, Arizona
 Looking at the building from the northwest corner

3



939 East Broadway Road, Tempe, Arizona Looking at the building from the southwest corner

AAA
 AAA Auto Repair - Use Permit
 939 East Broadway Road, Tempe, Arizona

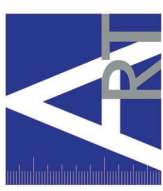
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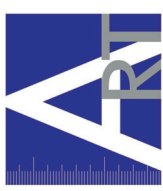
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939 East Broadway Road, Tempe, Arizona

Looking at the building from the parking lots



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939 East Broadway Road, Tempe, Arizona

Adjacent buildings and the parking lot

AAA
AAA Auto Repair - Use Permit
939 East Broadway Road, Tempe, Arizona

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Northwest corner of the building
North driveway

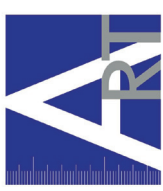
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Southwest corner of the building
View from the parking lots.

939 East Broadway Road, Tempe, Arizona

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Attachment 14

AAA
AAA Auto Repair - Use Permit
939 East Broadway Road, Tempe, Arizona

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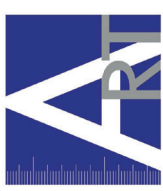
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