

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/10/2019  
Agenda Item: 8**

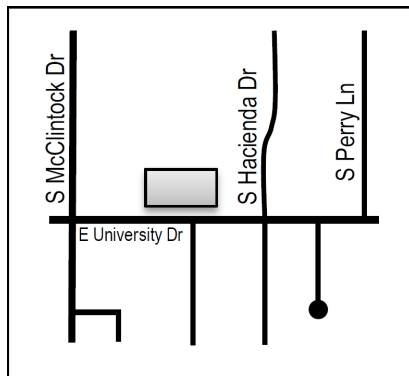
**ACTION:** Request a Use Permit to allow vehicle sales and rental for **RENT-A-VETTE**, located at 1828 East University Drive. The applicant is Rent-A-Vette.

**FISCAL IMPACT:** N/A

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

**BACKGROUND INFORMATION:** RENT-A-VETTE (PL190294) is requesting a Use Permit to sell and rent vehicles indoors at 1828 East University Drive within the General Industrial zoning district. There is an indoor showroom to display vehicles and therefore, no vehicles will be displayed outdoors. The request includes the following:

ZUP190085 Use Permit to allow vehicle sales and rental.



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

Reliance Management  
Richard Cox, Rent A Vette  
GID  
17,700 s.f.  
No change in demand  
No change in demand  
8 a.m. to 4 p.m., M-Sat

**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: Steve Abrahamson, Principal Planner

## COMMENTS

Rent-A-Vette has been an existing business within Tempe, located at 1215 N Scottsdale Rd. The company plans to relocate to the proposed location within the GID zoning district, which requires a Use Permit. There will be no vehicle repair/service provided on site, only sales and rental of vehicles. The previous use of the existing suite was a vehicle repair shop and therefore there is no change in parking demand.

## PUBLIC INPUT

To date, staff has not received any public input.

## USE PERMIT

The proposed use requires a Use Permit to sell and rent vehicles within the General Industrial 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 only for sales and rental of vehicles, which is no more intense than the previous use of vehicle repair.
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 vehicle repair or services will be offered on site. The proposed space will only be used for an indoor showroom and offices for paperwork.
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 sales are a permitted use within the GID zone, subject to a Use Permit.
4. *Compatibility with existing surrounding structures and uses*; the proposed location is surrounded by commercial and industrial uses along University Drive. The previous use of the proposed location was a vehicle repair shop.
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 current location of Rent-A-Vette has not had issues with disruptive behavior in 28 years of business.

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

4. Return to the appropriate decision-making body 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.
5. **The business shall not prep, wash, stage or engage in similar activity for the vehicles on site.**
6. **There shall be no signs, banners, or similar methods of advertisement for the business without approval of a sign permit.**

**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:**

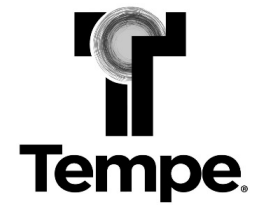
- The Use Permit is valid for Rent-A-Vette and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been 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 3-302 Permitted Uses in Office/Industrial Districts  
Section 6-308 Use Permit  
Section 6-313 Security Plan

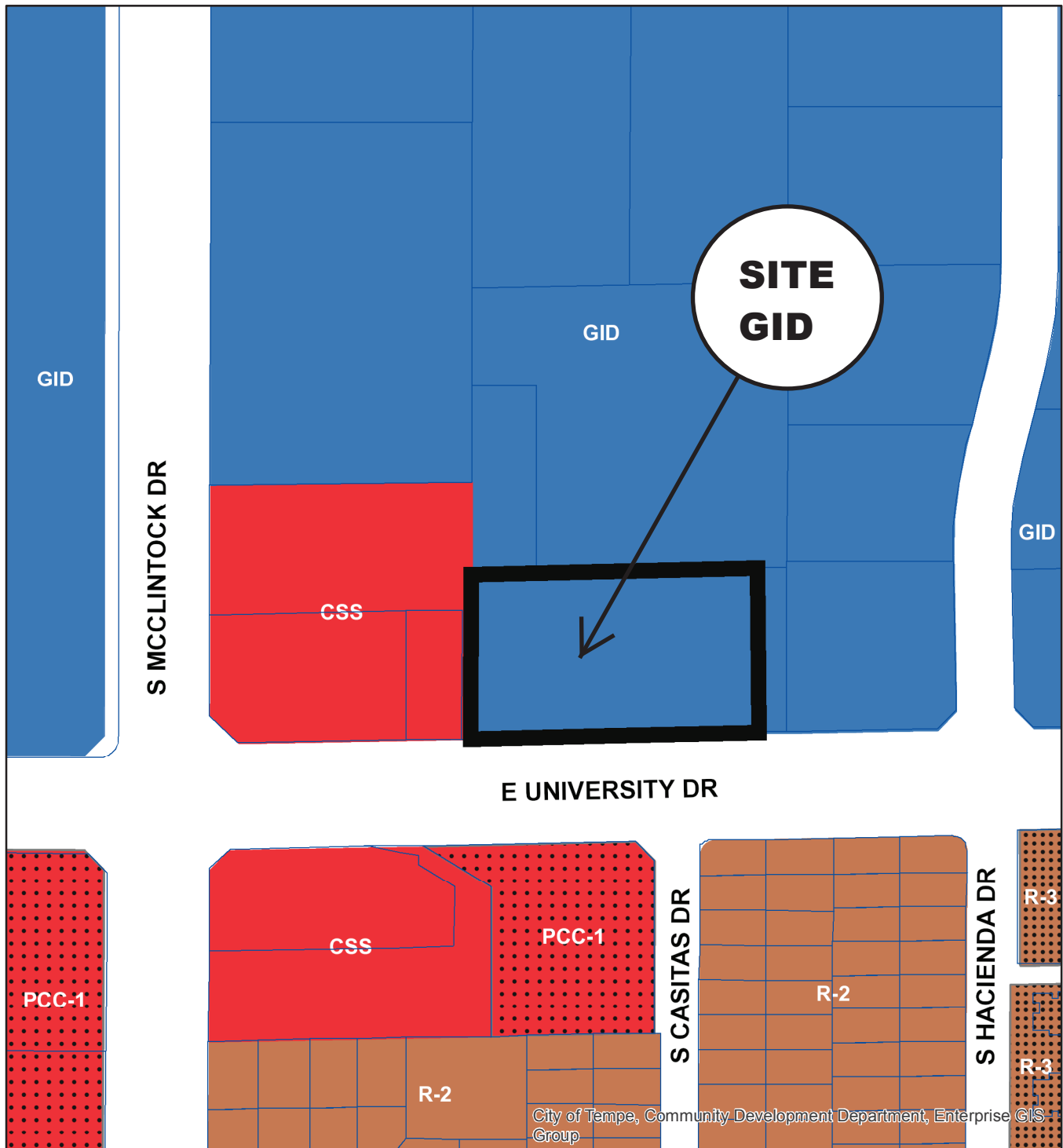


# DEVELOPMENT PROJECT FILE

for  
RENT-A-VETTE  
(PL190294)

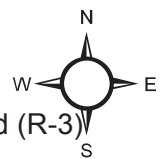
## ATTACHMENTS:

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



City of Tempe, Community Development Department, Enterprise GIS Group

- General Industrial District (GID)
- Multi-Family Residential (R-2)
- Commercial Shopping and Services (CSS)
- Multi-Family Residential Limited (R-3)
- Planned Commercial Center Neighborhood (PCC-1)

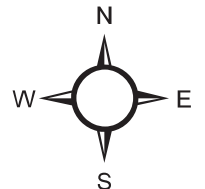


Rent-A-Vette

PL190294



Aerial Map







RENT A VETTE  
1215 N Scottsdale Rd  
Tempe, Az. 85281

RENT A VETTE  
WE RENT EXCITEMENT

Rent a Vette has been located at 1215 N Scottsdale Rd in Tempe for the past 28 years. Recently this property has been sold and I am relocating my business to 1828 E University Drive in Tempe. I will be located in suites #8 and #9.

Rent a Vette has 2 employees.

Rent A Vette's business hours will be from 8am to 4pm. Closed Sundays.

**Prior Use** of Suites #8 and #9 was a Auto Repair business. Rent A Vette will only be using this space as office and for indoor showroom. There will be **NO** auto repairs preformed at this location.

Rent A Vette has been located in Tempe for the past 28 years. In those 28 years there has never been an issue with:

1. Any significant vehicular or pedestrian traffic.
2. Nuisance arising from odor, dust, gas, vibrations, smoke, heat or glare.
3. Rent a Vette is compatible to the other surrounding structures & Uses in the area.
4. In 28 years there has never been issues with disruptive behavior either inside or outside of our current location.

Other tenants located in this Strip Mall are:

1. Sea of Green – (landscaping supplies)
2. All About Golf - (Golf equipment sales)
3. Barber Shop
4. Cross Fit Gym

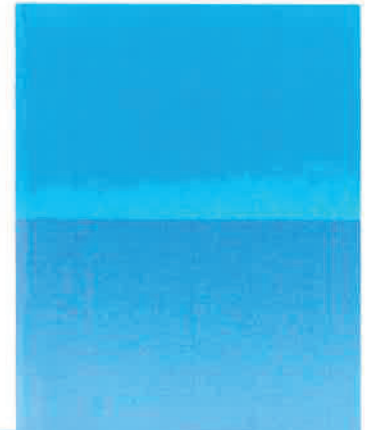
Application for Use Permit.

This is an existing building. Rent A Vette will be making no changes to the landscaping, the outside or the inside of this building.

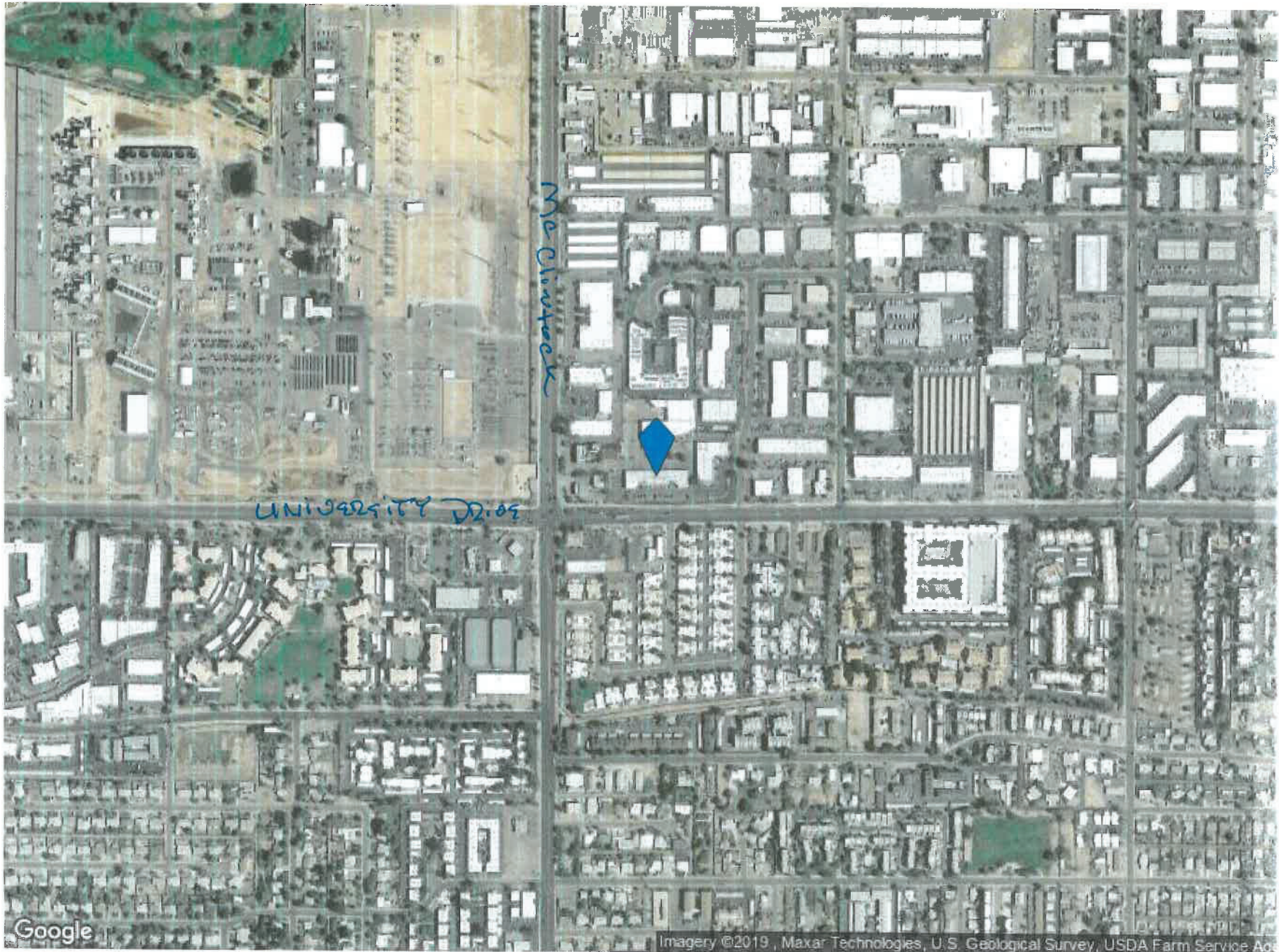
There will be no mechanical work performed in this space. It will be used for display and office space only.

There is no need for additional customer parking.

No signage is needed.







McClintock

UNIVERSITY DR. 05

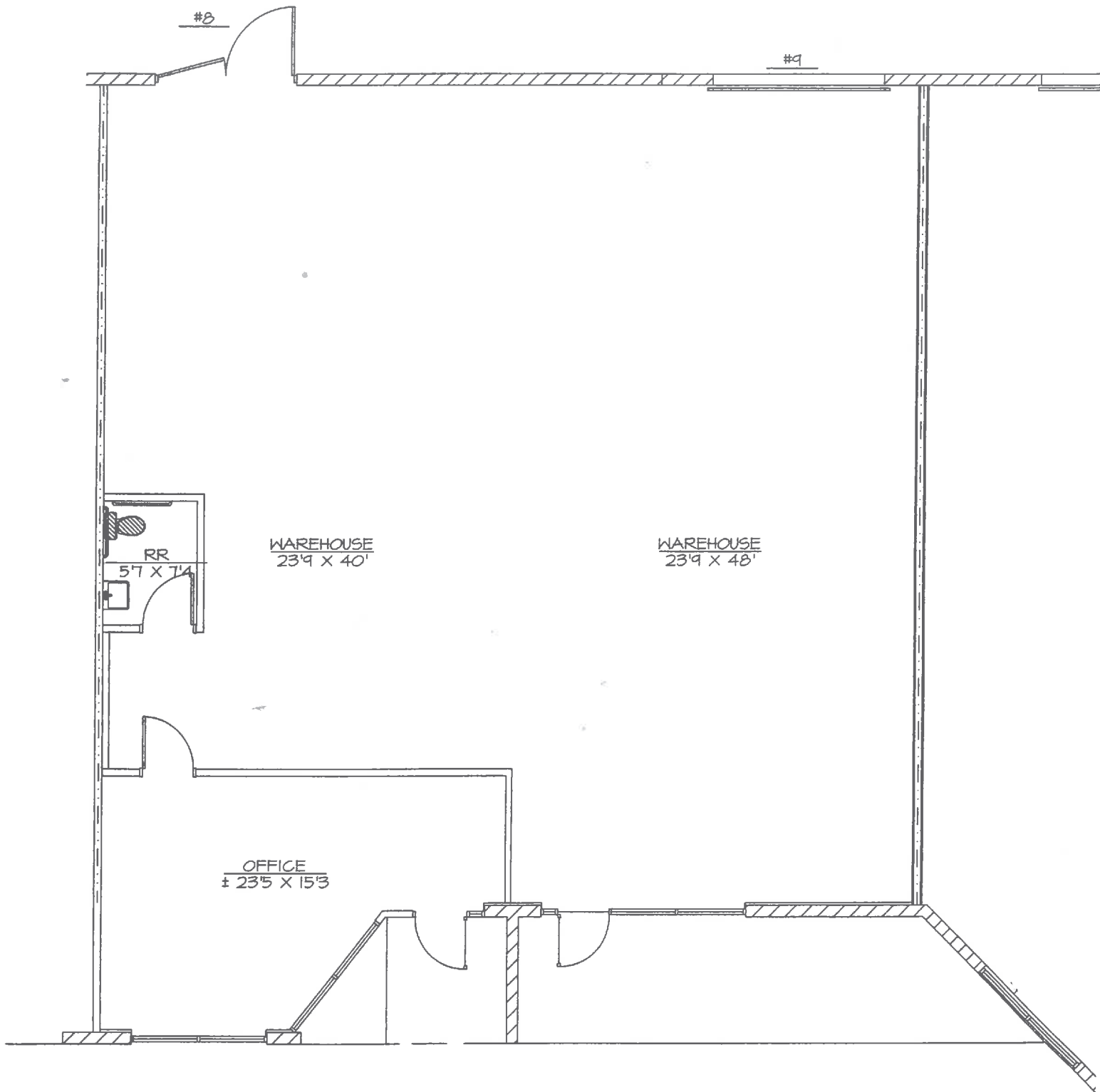


Google

Imagery ©2019, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency







FLOOR PLAN

1/8"



**DIGGES**  
 DESIGN  
 INTERIORS LLC  
 PHOENIX AZ 85032  
 PH: (602) 228-6871 FX: 595-2925

**UNIVERSITY BUSINESS CENTER**

1828 /1840 /1848 EAST UNIVERSITY RD. TEMPE, AZ

**1828 - #8-9 (AS-BUILT) (2471 sf R)**

JOB #1301.03

8-18-2014

DRAWN BY: JT

