

Voodoo Performance AZ, LLC

6509 W Frye Road

Chandler, AZ

Use Permit Request

Submitted 12 August 2021

Use Permit Narrative

A. Project overview

Frye Road Business Center is an existing multi-tenant multi-functioning building located on W Frye Road. The Center consists of 12 Suites. Suites 1 and 2 are occupied by and automotive repair company, Voodoo Performance AZ, LLC, which is approximately 2,000 square feet in size. Suite 4 is occupied by AEM an automotive tuning shop. This Use permit request is for the entire building but only so far as parking allows.

Voodoo Performance AZ, LLC, is a small business which opened March 2021. The business provides automotive services ranging from initial trouble shooting and diagnostics testing to parts replacement, A/C work, oil changes, and brake maintenance.

The property is zoned I-2. The property is not currently permitted for automotive work.

B. This application requests approval of a Use Permit to allow “motor vehicle repairs, wholesale and retail including accessories and customization, detailing” at the property within Suite 1 and 2. The Chandler Zoning Ordinance, section 35-2100, “Table of Permitted Uses for Non-Residential Districts” specifically permits motor vehicle repairs in the I-2 zoning district, subject to a Use Permit.

C. Voodoo Performance is a full service automotive business with two vehicle lifts internal to the building. The business provides services to customers with personal vehicles and standard operating hours are Monday through Friday, 8am to 5pm. Voodoo Performance currently has one full time employee.

The business is geared toward providing light duty services only, thus service to RVs and tractor trailer vehicles are not provided.

The subject suites are 2600 square feet in size and includes an approximately 600 square feet of office, waiting/room reception area and contains two restrooms. Vehicles are brought in and out of the suite via two overhead roll-up doors at the back of the building.

D. Per Ordinance Sec 35-305.(1).(c), Use Permits may be granted by the City Council upon finding that the request:

- a. Is in conformance with the comprehensive plan and its policies;
- b. Will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general, and that the use will be in full conformity with the conditions, requirements or standards prescribed by this Code or higher as may be deemed by City Council in any one situation.

This Use Permit request is in full compliance with the above provisions. The request is also in conformance with the policies of the General Plan, as the Property is located within a designated "Employment" area, which allows for a compatible in industrial park settings, and given the surrounding land uses- which include other auto repair and auto service oriented businesses (including with the Center itself)-the proposed use is compatible with the existing land use mix in the area.

Ultimately, the use is consistent with the surrounding area and the General Plan designation for the Property. Further, the use is not next to any residential uses. Therefore, it will not be detrimental to persons residing in the vicinity, to the neighborhood or to the public welfare in general.