

# **SANTAN GATEWAY PAD**

**APPROVED ORDINANCE No.: 3515  
(DVR03-0020)**

## **AMENDMENT TO PAD (REZONING)**

**AIRSTREAM OF CHANDLER  
1375 SOUTH ARIZONA AVENUE**

**APPLICATION No: PLH21-0065**

**Applicant:**

Gammage & Burnham, P.L.C.  
**Lindsay C. Schube / Denis M. Newcombe**  
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**Prepared: August 19, 2021  
Revised: November 5, 2021**

## NARRATIVE

### A. OVERVIEW

Aaron Korges, the Owner of Airstream of Scottsdale, and the former owner of Desert Autoplex RV (i.e., sold in May of 2020), obtained an Airstream franchise in 2013 and currently operates in Scottsdale. Airstream is an iconic brand in the recreational vehicle industry and has continuously increased its market share amongst R.V. consumers. The interest in Airstreams has increased tremendously during the COVID-19 global pandemic.

With that being said, and having seen the demand for recreational vehicles and outdoor lifestyles, Aaron and his business team identified a need to expand. Thus, they found a vacant Sam's Club (i.e., 1375 South Arizona Avenue) in Chandler at an optimal location adjacent to the 202-Freeway, major streets, and a lot of residential homes that would provide the Airstream brand an opportunity to expand into a sector that is relatively "untouched."

The proposed location at 1375 South Arizona Avenue in Chandler would provide the necessary space they need to expand their business and meet the needs of the R.V. community well into the next generations of consumers. R.V. manufacturers expect this demand to last for decades as the demographics for recreational vehicles has increased to include young families and outdoor enthusiasts.

Aaron and his business team want to continue to grow their business throughout the Valley, which will generate long-term careers for many and tax revenue for the City. Their vision with this new building/location in Chandler is to expand their current operations into the Southeast Valley to help support their existing customers as well as cultivate the growing need of sales, service, and storage.

It is worth noting, that in the combined tax years of 2018 and 2019 Desert Autoplex RV & Airstream of Scottsdale had gross revenues in excess of \$90-million dollars. Prior to the sale of Desert Autoplex RV, they employed 65 full time employees and had combined gross revenues of \$45-million as of May 2020. Airstream of Scottsdale currently employs 24 full and part-time employees. Additional personnel for the proposed City of Chandler (i.e., Airstream of Chandler) location will be required for technicians, service and parts, sales associates, and administrative roles, along with using multiple third-party vendors.

Airstream of Scottsdale envisions a bright and long-term relationship in the Southeast Valley with the City of Chandler. Recreational vehicles have been around for generations with the market expanding for new R.V. consumers of all ages. The proposed Chandler location is exactly where this use needs to be to service those consumers.

## **B. THE REQUEST**

This application request is in regards to an existing commercial property (i.e., previously known as the Sam's Club parcel) west of the immediate northeast corner of Arizona Avenue and Willis Road comprising of approximately 15 +/- acres (the "Site") on land currently zoned Planned Area Development ("PAD"). (See **Exhibit 'A'** – Aerial Map of Property) The PAD was approved in 2003 and was called the Santan Gateway PAD and it comprised of 60 +/- acres that "straddled" both sides of the future 202-Freeway at that time. (See **Exhibit 'B'** – Aerial Map of Site in 2021 and in 2003) The Santan Gateway PAD was approved with the Community Commercial (C-2) zoning district uses, which included "large single retail users" that have a regional draw like Sam's Club and Walmart Supercenter (e.g., big box uses) along with ancillary community/local uses (e.g., Starbucks, drive-through restaurants, etc.).

With that being said, the request is to amend the Santan Gateway PAD for the Site and add the following additional uses specific to this Site.

The request is as follows:

- Maintain the Community Commercial (C-2) uses and add: motor vehicle sales with outdoor vehicle storage/staging, indoor motor vehicle repair, full body paint spraying/body and fender work with storage of parts, and short-term overnight parking/stays for caravans (Airstreams/R.V.'s) and their users on the Site with the following restrictions:
  1. The outdoor vehicle storage/staging areas shall be secure with a fence/gate access and located a minimum of 60-feet from a public street. The locations shall be identified on the site plan and approved by the City of Chandler Planning and Development Department.
  2. The area for short-term overnight parking/stays for Caravans (Airstreams/R.V.'s) and their users shall be identified on the site plan and approved by the City of Chandler Planning and Development Department.
    - a. The users staying overnight shall be receiving service from the primary business onsite.
    - b. The users staying overnight shall be no longer then 5-days.
    - c. No dump station for sewage shall be allowed within the area identified on the approved site plan.

Airstream (caravan/R.V.'s) owners/users typical prefer to stay in their vehicle if they need service where they are receiving said service for convenience/protecting their asset. This is especially true if the vehicle requires additional time to complete the work. Providing this service/convenience at this location in Chandler will allow more comfort for of the owner/user as well as those traveling through the State who may find it difficult to access a nearby hotel within walking distance to the business providing the service.

The addition of motor vehicle sales, indoor motor vehicle repair/body painting and fender work, and storage will also provide for one-stop shop/convenience, and the proposed use will occupy a very large big-box building that is typically hard to fill. For example, the Sam's Club building has been vacant for 4-5 years. Moreover, the COVID-19 global pandemic has realigned the retail industry and the need for large big-box retail buildings. Thus creating an opportunity to establish the proposed Airstream of Chandler business/uses.

The Site is ideal for the proposed use for the following reasons:

1. It is worth noting the prior zoning districts associated with this 60 +/- acres were Regional Commercial District (C-3) and Planned Industrial District (I-1) zoning districts, which the area was contemplated to develop as more intense uses prior to the PAD approval.
2. The PAD contemplated and was developed with large single retail users that are a regional draw to the Site/area (i.e., more intense, requiring larger areas to develop, and needing adequate street/freeway network).
3. The area south of the Site has developed with industrial/office type uses.
4. The Site is nicely buffered by the 202-Freeway and a vacant lot to the east.
5. The existing very large big-box building can accommodate large vehicles like Airstreams (caravans/R.V.'s) as well as servicing them with no impact to the immediate or surrounding area.
6. Easy access to the 202-Freeway interchange and major streets.
7. There are no residential homes along the eastern section of Willis Road providing no conflict with this proposed use (i.e., residential homes are located further west/southwest of Arizona Avenue and, north of the freeway).
8. Willis Road is a dead-end street going east of the Site and as such not a busy street, which can accommodate large slower moving vehicles.
9. Existing retail/restaurants onsite and close-by, which will provide opportunities for those users staying overnight to easily walk to get food/services.

The ultimate development of this Site with the proposed Airstream of Chandler business/uses will provide an overall comprehensive, compatible, diverse, and long-term sustainable development plan for the larger area as well as stopping retail/commercial degradation.

### **C. SITE LAYOUT AND BUILDING DESIGN**

The Site is existing and developed as one (1) parcel (APN: 303-28-626) within a larger/integrated approved commercial/retail center. For reference the larger center contains the following uses: retail/restaurant suites at the immediate corners of Arizona Avenue and Willis Road/202-Freeway, a

specialty food market, a bank with a drive-through, and Church use. There are additional retail/shopping/restaurants located in the immediate area (e.g. Culver's, Kohl's, Winco Foods, etc.) across Arizona Avenue.

The proposed location of the Airstream of Chandler business/uses are nicely located away from Arizona Avenue and closer to the more industrial/office type uses as well as a vacant parcel east. Thus not competing or conflicting with any of the other onsite users within the larger commercial/retail center. (See **Exhibit 'C'** – Site Plan) The approved onsite circulation/access points will also be maintained, as much as possible, with accommodations being made for wider drive-aisle and circulation areas for larger vehicles along with parking for outdoor vehicle sales.

In addition, the landscaping plants and theme will comply with the previously approved landscape plan for the commercial/retail center, albeit the proposed use will include (as needed) replacement of dead and/or missing landscaping along with readjustments to accommodate the parking area for larger vehicles. Finally, the minor building/site improvements will be completed and reviewed by Planning and Development Department for the proposed use with any design changes proposed consistent with the existing uses and character of the area as well as per the design guidelines outlined within the Santan Gateway PAD.

#### **D. SIGNAGE**

Building signage and monument signs will comply with the existing sign package approved for the Santan Gateway PAD.

#### **E. CONCLUSION**

In summation, the requested amendment of uses to this specific Site are compatible and appropriate based on the existing conditions of the area as outlined. Moreover, the business owner's primary desire is to have a safe, clean, functional, tax generating, and long-term successful business/facility for their customers and the City, while also being a responsible member of the Chandler business community.

With that being said, the proposed Airstream of Chandler business will provide an opportunity to have a sought-after use, diversify uses on the overall property, and maintain a well-designed overall property appearance. We therefore respectfully request your consideration and approval of the PAD Amendment (Rezoning) application.

## **EXHIBIT 'A'**



# AERIAL MAP



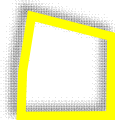
SUBJECT PROPERTY



## **EXHIBIT 'B'**



Aerial Map – 2003 & 2021 – 1375 S. Arizona Avenue



- Subject Property

## **EXHIBIT ‘C’**



A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST  
QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA

## SITE DATA

|                     |                                                                                 |
|---------------------|---------------------------------------------------------------------------------|
| PROJECT:            | EXTENSION/IMPROVEMENTS FOR<br>ASTREAM                                           |
| ADDRESS:            | 1275 S ARIZONA AVE<br>CHANDLER AZ 85206                                         |
| DEVELOPER:          | AMERICAN POWER HOLDING<br>1725 W WILLIAMS RD, SUITE 4<br>CHANDLER, AZ 85226     |
| SCOPE:              | EXTENSION AND SITE<br>IMPROVEMENTS FOR AN EXISTING<br>WAREHOUSE/RETAIL BUILDING |
| LEGAL DESCRIPTION:  | SEE CH.                                                                         |
| ASSIGNED PARCEL NO: | 002-000-000                                                                     |
| ZONING:             | P4D                                                                             |
| SITE AREA:          | 693,010 S.F., 14.9 ACRES                                                        |
| BUILDING AREA:      | FIRST FLOOR: 136,018 S.F.<br>SECOND FLOOR: 1,083 S.F.                           |
| STORIES:            | TOTAL GROSS/2: 137,101 S.F.                                                     |
| LOT COVERAGE:       | 39.6% SITE                                                                      |
| LANDSCAPE AREA:     | + S.F.                                                                          |
| LANDSCAPE COVERAGE: | %                                                                               |
| OCCUPANCY:          | NOT FOR R-1 & R-1 ACCESSORY<br>USES                                             |
| CONSTRUCTION TYPE:  | 85 W ALUM.                                                                      |
| ALLOWABLE AREA:     | 20,000 S.F. SINGLE STORY                                                        |
| CLEAR HEIGHT:       | -                                                                               |
| STRUCTURAL DEPTH:   | -                                                                               |
| SLOPE DEPTH:        | AS EXISTING                                                                     |
| SCREENING HEIGHT:   | AS EXISTING                                                                     |
| BUILDING HEIGHT:    | 44'-0"                                                                          |

### PARKING CALCULATIONS

| BUILDING AREA CALCULATIONS |              |            |              |
|----------------------------|--------------|------------|--------------|
| OCCUPANCY                  | 1ST FLOOR    | MEZZANINE  | TOTALS       |
| RETAIL                     | 4,786 S.F.   | -          | 4,786 S.F.   |
| MOTOR VEHICLE SALES        | 37,705 S.F.  | -          | 37,705 S.F.  |
| OFFICE                     | 1,416 S.F.   | 1,683 S.F. | 3,099 S.F.   |
| WAREHOUSE                  | 92,111 S.F.  | -          | 92,111 S.F.  |
| TOTAL:                     | 136,018 S.F. | 1,683 S.F. | 137,701 S.F. |

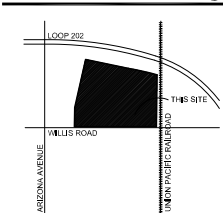
| OCCUPANCY                 | S.F.        | FACTOR                     | TOTAL              |
|---------------------------|-------------|----------------------------|--------------------|
| RETAIL                    | 4,786 S.F.  | 1/250                      | 19.1               |
| MOTOR<br>VEHICLE<br>SALES | 37,705 S.F. | 1/250                      | 150.6              |
| OFFICE                    | 3,069 S.F.  | 1/250                      | 12.3               |
| WAREHOUSE                 | 89,911 S.F. | 1/500<br>(1st 10,000 SF)   | 20                 |
|                           |             | 1/5,000<br>(1st 10,000 SF) | 15.9               |
| REPAIR                    | 2,200 S.F.  | 3.5 / BAY<br>(21 BAYS)     | 72.5               |
| <b>TOTAL:</b>             |             |                            | <b>291.6 = 292</b> |

|                                             |     |
|---------------------------------------------|-----|
| <b>PARKING PROVIDED</b>                     |     |
| TOTAL PUBLIC / CUSTOMER SPACES (REGULAR)    | 219 |
| TOTAL PUBLIC / CUSTOMER SPACES (ACCESSIBLE) | 7   |
| TOTAL EMPLOYEE SPACES (REGULAR)             | 85  |
| TOTAL EMPLOYEE SPACES (ACCESSIBLE)          | -   |
| TOTAL SPACES ON SITE                        | 311 |
| 442.8 S.F. / CAR OR 2.25 CARS / 1,000 S.F.  |     |

### LEGEND

|                                                                                       |                                                                     |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|    | PROPERTY LINE                                                       |
|   | EASEMENT / SETBACK LINE                                             |
|  | CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN |
|  | 6" CURBS                                                            |
|  | SITE WALL                                                           |
|  | SALT FINISH CONCRETE SIDEWALK                                       |
|  | PAINT STRIPING ON PAVEMENT                                          |
|  | NEW FIRE HYDRANT                                                    |
|  | EXISTING FIRE HYDRANT                                               |
|  | FIRE DEPARTMENT CONNECTION                                          |
|  | ACCESSIBLE ROUT / PATH OF TRAVEL                                    |
|  | FIRE RISER                                                          |

## VICINITY MAP N.T.S.



Cawley Architects

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AN EXTERIOR  
IMPROVEMENT FOR  
AIRSTREAM

1375 S.  
ARIZONA AVE.  
CHANDLER  
ARIZONA  
85286

DATE \_\_\_\_\_

ADMINISTRATIVE DR  
SUBMITTAL  
2/3/2021

CITY MEETING  
2/25/2021

ADMINISTRATIVE DR  
RE-SUBMITTAL  
3/1/2021

NOTICE OF ALTERNATE BILLING  
CYCLE:

The contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architect design and details presented in these documents is an instrument of service provided by Cowi Architects.

All discrepancies found in these documents or conflicts between these documents and other bid conditions shall be reported to Cowi Architects for resolution prior to commencement of the work.

Discrepancies between the amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project: 20161

## A1.1

