

Carvana

Use Permit Request

Case No. PLH26-0025

2nd Submittal: June 2026

1st Submittal: May 2026



WITHEY
MORRIS
BAUGH

DEVELOPMENT TEAM

Developer:	Carvana, LLC 300 E. Rio Salado Pkwy, Bldg 1 Tempe, AZ 85292
-------------------	--

Applicant / Legal Representative:	Withey Morris Baugh PLC Adam Baugh / Stephanie Watney, AICP 2121 East Highland Avenue Phoenix, Arizona 85016
--	--

Civil Engineer:	Atwell, LLC Brett Hightower / Ramzi Georges 4900 N. Scottsdale Rd, Suite 1600 Scottsdale, AZ 85251
------------------------	--

A. INTRODUCTION

This application is for a Use Permit to allow expansion of wholesale auto storage in the Industrial (I-1) zoning district. The subject site is 2.33 net acres located at 0 N McKemy Ave, 240 N McKemy Ave, 284 McKemy Ave and 6521 W. Detroit Avenue and is comprised of four (4) Maricopa County Assessor's Parcel Numbers: 301-68-070B, -071A, -074, and -988 (cumulatively, the "Property"). **See Tab A, Aerial Map.** The Property is contiguous to the larger Adesa/Carvana wholesale operation occurring on the adjacent parent parcel (274 McKemy Ave, APN 301-68-005H).

The Property consists of vacant lots and the applicant intends to use them for vehicle inventory storage. There is no wholesale, repair, detailing or customization that is planned to occur on these four (4) parcels; however, because of the site history and the Property's relationship with the parent parcel, staff is requiring a use permit application on these four (4) parcels. Wholesale, repair, detailing and customization are approved accessory operations that are already occurring on the adjacent parent parcel (which has approved use permits dating back to 1986). For that sole reason, this application requests the above-mentioned use permit.

B. APPROVAL HISTORY

The parent parcel was originally granted a use permit to operate as an auto auction in 1986 (Z86-131). The use permit was amended in 1986 (Z86-217) to ensure the city would monitor the compliance of conditions. The site was expanded onto adjoining parcels in 1988 (PL88-132) and 1999 (99-0079). A subsequent use permit (UP03-0046) was granted in 2003 to allow two (2) modular buildings. A use permit has not been previously requested or granted for the subject Property.

C. REQUEST AND PROPOSAL

This application requests Use Permit approval to allow expansion of wholesale auto storage in the Industrial (I-1) zoning district. The Property will be used for vehicle storage as an accessory use to the larger parent parcel. There will be no direct vehicular access provided from the Property to adjacent right-of-way for these parcels; instead, access to/from the Property will be via the internal circulation roads within the parent parcel.

Screening will be provided with six-foot-tall CMU solid block walls around the perimeter of the Property as shown on the conceptual site plan (**Tab B**), including adjacent to right-of-way.

D. USE PERMIT REVIEW CRITERIA

Pursuant to the Chandler Zoning Ordinance section 35-305, this application meets all the applicable use permit criteria.

1. Consistency with general plan.

The application is consistent with the General Plan which notes the site is designated as Employment. The vehicle inventory storage lot supports the operations occurring on the parent parcel, which employs 400+ persons.

2. Ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.

Ingress and egress to the four parcels will be accessed internally from the parent parcel, and not the adjoining public streets. Sufficient vehicular circulation exists for fire protection off of the internal private street (Erie).

3. Off-street parking and loading.

Parking and loading will occur entirely on the four parcels, and not in the public right-of-way.

4. General compatibility of use with adjacent property and property in the district.

The use is compatible with the adjacent properties which are also owned by Adesa/Carvana and have similar functions and operations. There are no residential uses within the surrounding area.

5. Impact on public services, including schools, recreation and utilities.

There will be no impact on public services (e.g. schools, utilities, recreation) since the use is simply an outdoor vehicle inventory lot with no new buildings planned.

6. Screening and buffering of uses.

The four lots will be screened from public view by a new 6' perimeter block wall.

7. Signage.

No new signage is proposed.

8. Exterior lighting with reference to adjacent properties.

The Property is located within an industrial area with no adjacent residential uses. Accordingly, site lighting will not impact adjacent uses. On-site lighting is provided for visibility and safety, however it will comply with city ordinance standards for lighting.

9. Stormwater retention and landscaping.

A landscape setback and stormwater retention will be provided on site per City standards.

10. Site and building design for conformance with the general plan and policies and

City standards.

No new buildings are proposed.

E. USE PERMIT APPROVAL CRITERIA

Pursuant to Zoning Code Section 35-305(1)(c), Use Permits may be granted by the City Council upon finding that the request meets the requirements below.

1. Conformance with the General Plan and its policies

The use conforms to the City of Chandler General Plan and policies. The General Plan land use designation is employment which allows this type of use. The vehicle inventory storage lot supports the operations occurring on the parent parcel, which employs 400+ persons.

2. 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 necessary by City Council in any one (1) situation.

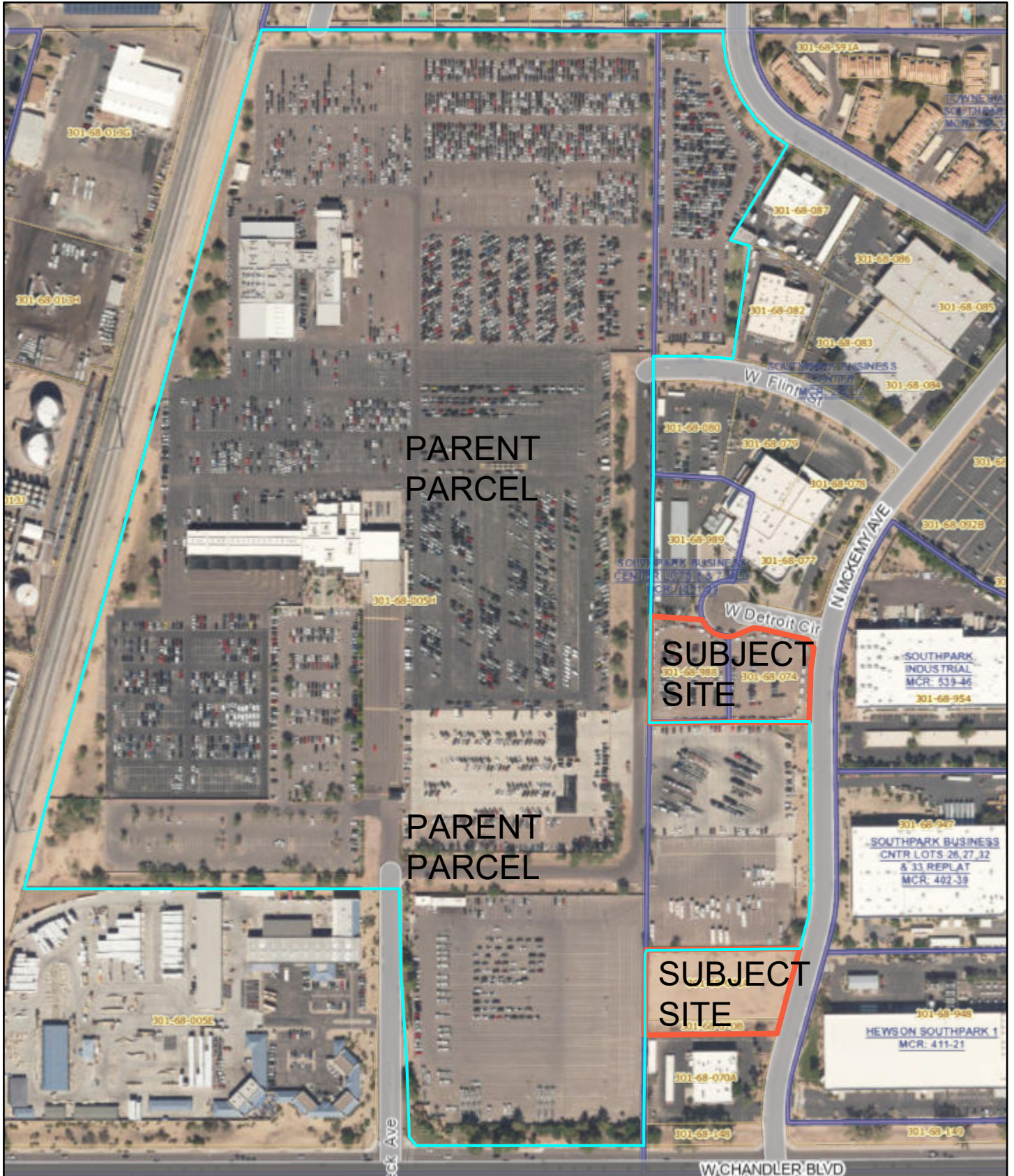
The use will not be detrimental to persons residing or working in the area. The use fully conforms to the city code and development standards, and the use is similar to the operations occurring on the surrounding parcels.

F. SUMMARY

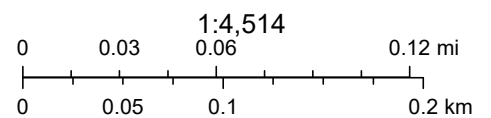
The requested Use Permit is a procedural requirement driven by the integrated nature of the overall Adesa/Carvana site. The subject parcels will serve a limited and supportive role as vehicle inventory storage, without introducing new operational impacts. The request is consistent with the General Plan, compatible with surrounding uses, and compliant with the criteria for approval of a Use Permit. Approval of this Use Permit is therefore justified and appropriate.

TAB 1

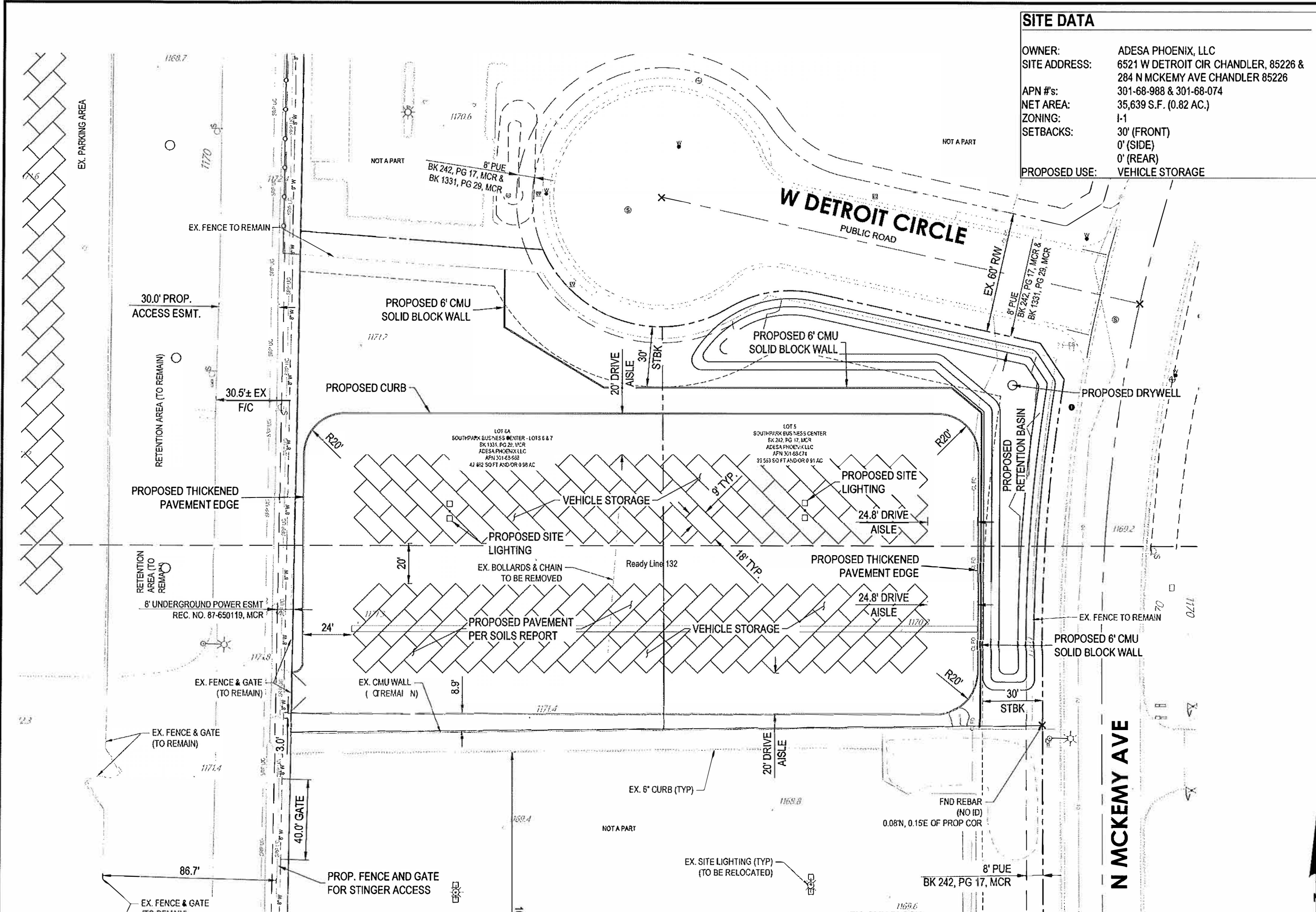
Map



May 26, 2026



TAB 2



SITE DATA	
OWNER:	ADESA PHOENIX, LLC
SITE ADDRESS:	6521 W DETROIT CIR CHANDLER, 85226 & 284 N MCKEMY AVE CHANDLER 85226
APN #'s:	301-68-988 & 301-68-074
NET AREA:	35,639 S.F. (0.82 AC.)
ZONING:	I-1
SETBACKS:	30' (FRONT) 0' (SIDE) 0' (REAR)
PROPOSED USE:	VEHICLE STORAGE

Call 811 or 1-800-4-A-ARIZONA (1-800-427-2766) to report a missing or damaged utility marker. This is a public service provided by the Arizona Department of Transportation. For more information, visit www.az811.com.

ATWELL
4900 N. SCOTTSDALE RD., SUITE 1000
SCOTTSDALE, AZ 85250
(480) 218-6631
www.atwell.com

CARVANA - CHANDLER	274 N MCKEMY AVE
DETROIT CIRCLE EXHIBIT	CHANDLER
PN: 301-68-005H	MARICOPA COUNTY, ARIZONA
274 N MCKEMY AVE	
CHANDLER, ARIZONA 85226	

DATE: FEB 2026

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SCALE: 1" = 20'

DRAWN BY: TUC

CHECKED BY: RG

PROJECT MANAGER: BH

JOB #: 25010929

SHEET NO. 01 OF 02

SITE DATA

OWNER: ADESA PHOENIX, LLC
 SITE ADDRESS: 240 N MCKEMY AVE CHANDLER 85226 & 0 N MCKEMY AVE CHANDLER 85226
 APN #'s: 301-68-071A & 301-68-070B
 NET AREA: 65,725 S.F. (1.51 AC.)
 ZONING: I-1
 SETBACKS: 20' (FRONT)
 0' (SIDE)
 0' (REAR)
 PROPOSED USE: VEHICLE STORAGE



Call at least two full working days before you begin any excavation work. This is a public utility location service. It is not a guarantee of the accuracy of the information provided. It is the responsibility of the user to verify the information provided. It is not a guarantee of the accuracy of the information provided. It is the responsibility of the user to verify the information provided.

NOTICE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS. THE CITY OF CHANDLER'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS SHALL BE USED FOR ALL CONSTRUCTION. THE CITY OF CHANDLER'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS SHALL BE USED FOR ALL CONSTRUCTION.

24 HOUR EMERGENCY CONTACT



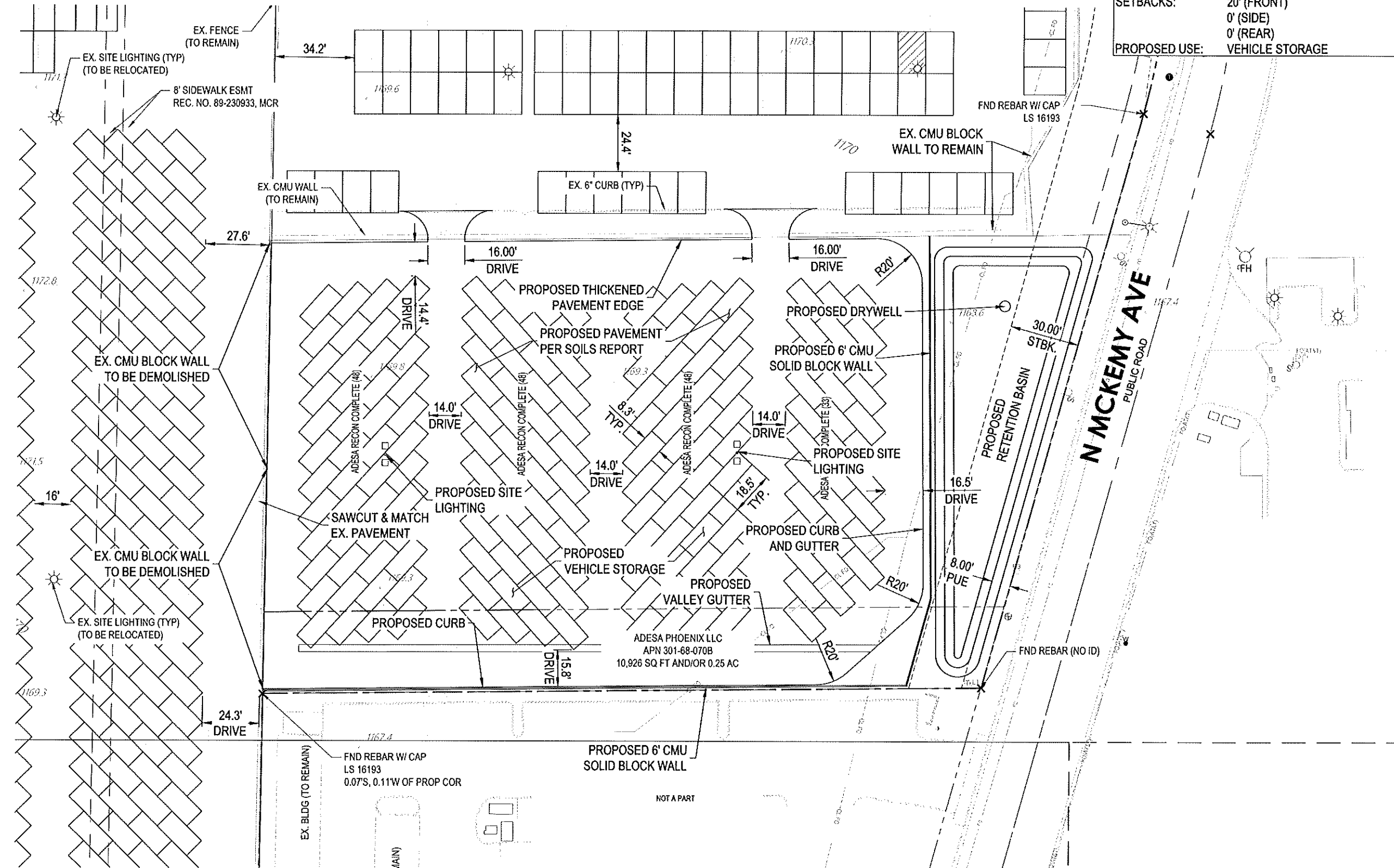
274 N MCKEMY AVE
 CHANDLER
 MARICOPA COUNTY, ARIZONA

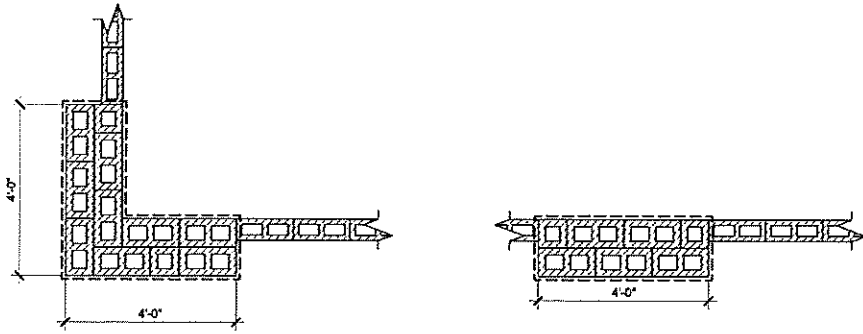
CARVANA - CHANDLER
 MCKEMY AVENUE EXHIBIT
 PIN: 301-68-005H
 274 N MCKEMY AVE
 CHANDLER, ARIZONA 85226

DATE FEB 2026

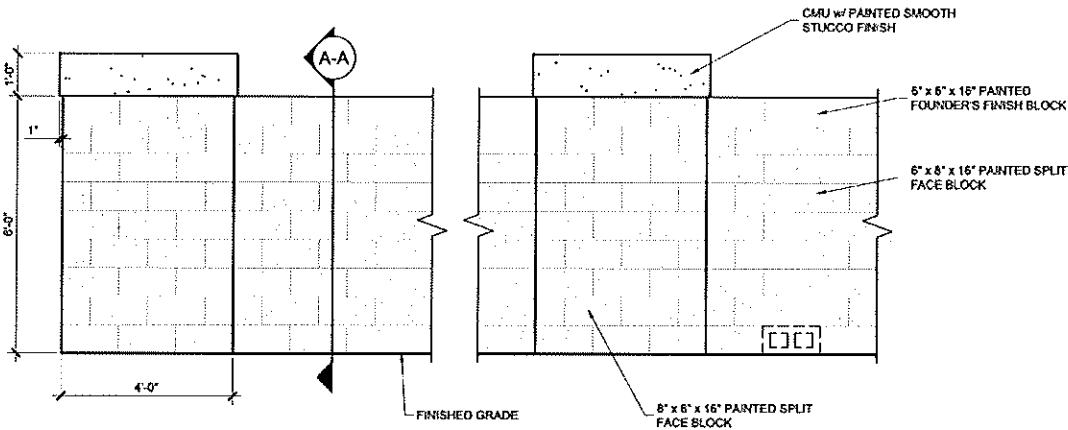
REVISIONS

SCALE: 1" = 20'
 DRAWN BY: TJC
 CHECKED BY: RG
 PROJECT MANAGER: BH
 JOB #: 25010923
 FILE CODE: #
 SHEET NO. 02 OF 02

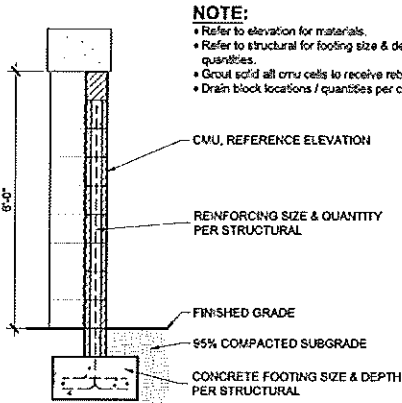




PLAN



ELEVATION



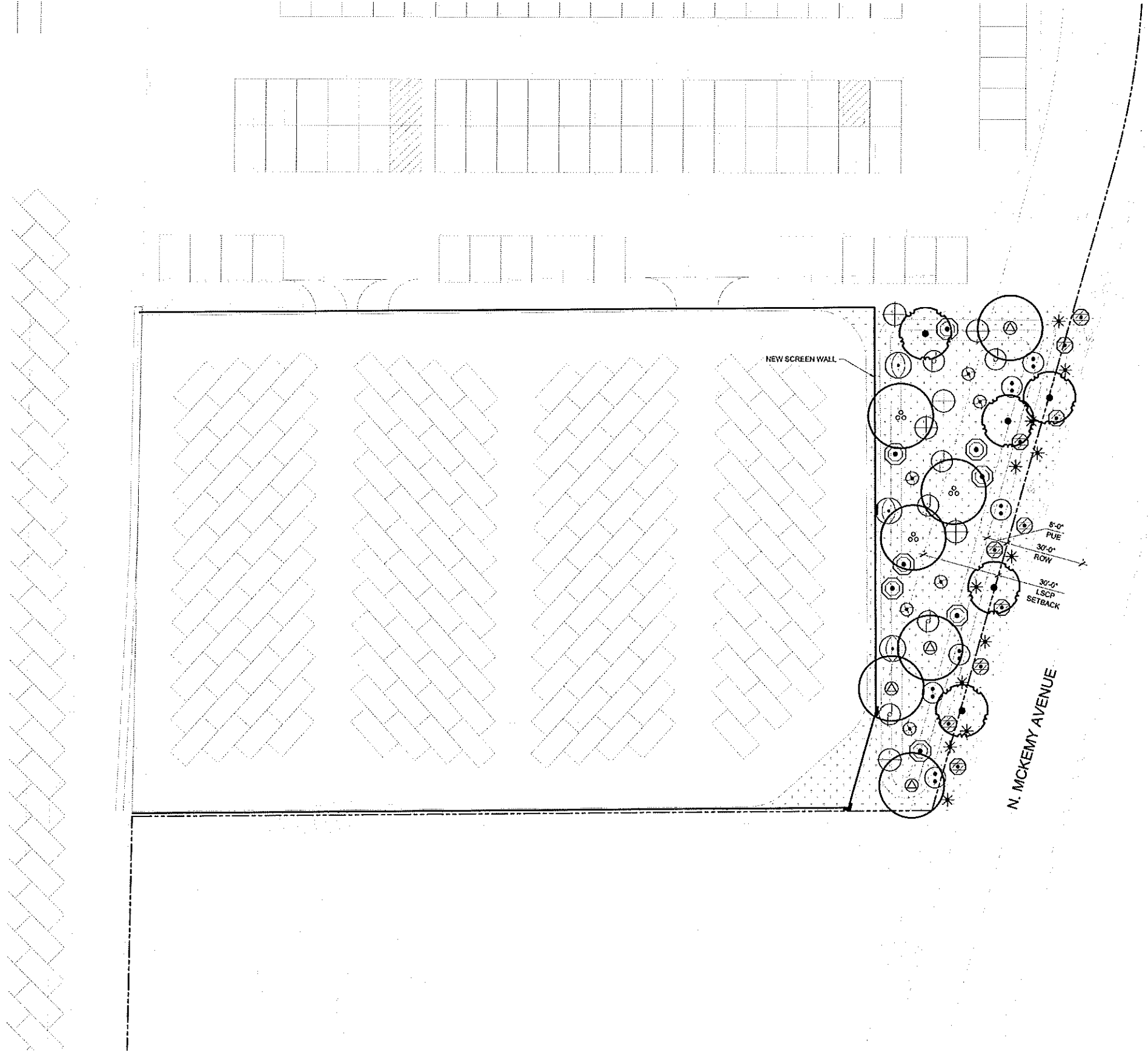
NOTE:
• Refer to elevation for materials.
• Refer to structural for footing size & depth and all reinforcing sizes & quantities.
• Grout solid all cmu cells to receive rebar and below grade.
• Drain block locations / quantities per civil.

PAINT COLOR: DUNN EDWARDS
DE6125 'CARVED WOOD'

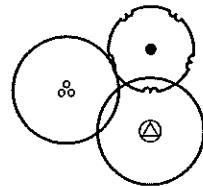


SECTION A-A

1 SCREEN WALL
SCALE: 1/2" = 1'-0"



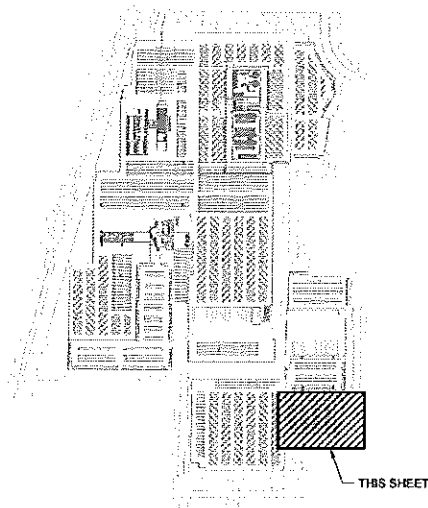
PLANT PALETTE



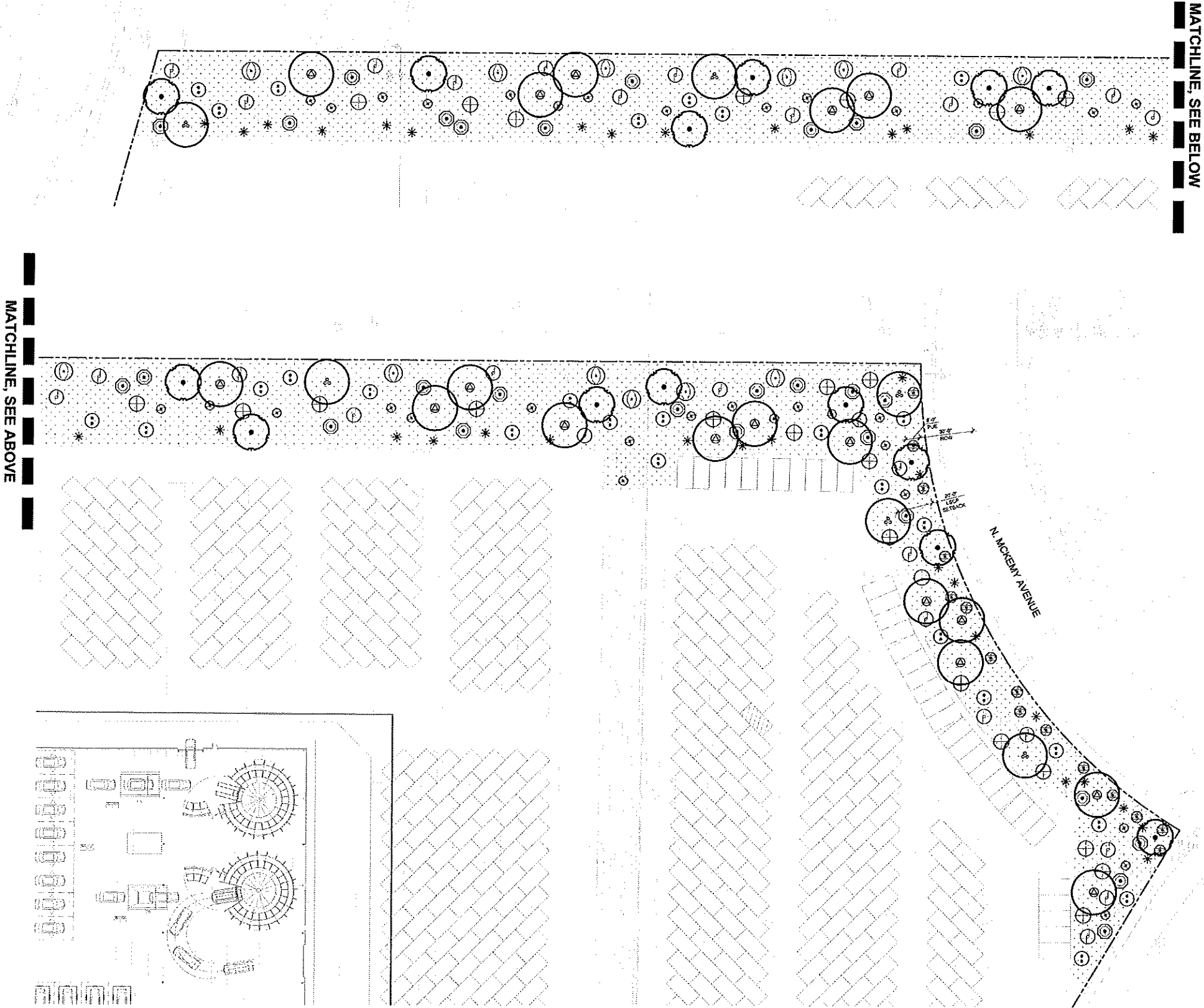
TREES			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Chilopsis linearis</i> DESERT WILLOW	24" BOX	32	
<i>Parkinsonia x 'Desert Museum'</i> DESERT MUSEUM PALO VERDE	24" BOX	17	
<i>Prosopis x 'Leslie Roy'</i> LESLIE ROY MESQUITE	24" BOX	32	
SHRUBS & ACCENTS			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Cassia bipinnata</i> RED BIRD OF PARADISE	5 GAL	37	
<i>Dodonaea viscosa</i> HORSEED BUSH	5 GAL	38	
<i>Hesperaloe parviflora</i> RED YUCCA	5 GAL	85	
<i>Leucophyllum frutescens</i> 'Green Cloud' GREEN CLOUD TEXAS RANGER	5 GAL	43	
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' LINDHEIMER'S MUHLY	5 GAL	51	
<i>Simmondsia chinensis</i> JOJOBA	5 GAL	49	
GROUND COVER			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Acacia redolens</i> 'Desert Carpet' DESERT CARPET	1 GAL	42	
<i>Eremophila glabra</i> 'Mingenew Gold' OUTBACK SUNRISE	1 GAL	48	
MISCELLANEOUS			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
ROCK MULCH MATCH EXISTING COLOR	MATCH EXISTING	FIELD VERIFY	2" DEPTH, FIELD VERIFY S.F.

NOTE:
• Tags for registered or trademarked (®, ™) material are to remain on plants.

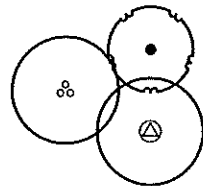
KEY MAP



Copy/TRA



PLANT PALETTE



TREES			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Chilopsis linearis</i> DESERT WILLOW	24" BOX	32	
<i>Parkinsonia x 'Desert Museum'</i> DESERT MUSEUM PALO VERDE	24" BOX	17	
<i>Prosopis x 'Leslie Roy'</i> LESLIE ROY MESQUITE	24" BOX	32	
SHRUBS & ACCENTS			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Caesalpinia pulcherrima</i> RED BIRD OF PARADISE	5 GAL	37	
<i>Dodonaea viscosa</i> HOPSEED BUSH	5 GAL	38	
<i>Hesperaloe parviflora</i> RED YUCCA	5 GAL	85	
<i>Leucophyllum frutescens</i> 'Green Cloud' GREEN CLOUD TEXAS RANGER	5 GAL	43	
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' LINDHEIMER'S MUHLY	5 GAL	51	
<i>Simmondsia chinensis</i> JOJOBA	5 GAL	49	
GROUND COVER			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Acacia redolens</i> 'Desert Carpet' DESERT CARPET	1 GAL	42	
<i>Eremophila glabra</i> 'Mingenew Gold' OUTBACK SUNRISE	1 GAL	46	
MISCELLANEOUS			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS

NOTE:
• Tags for registered or trademarked (®, ™) material are to remain on plants.

KEY MAP

