

Staff Summary Report



Hearing Officer Hearing Date: August 18, 2009

Agenda Item Number: 3

SUBJECT: This is a public hearing for a request by **ARIZONA BRONZE (PL090251)** located at 227 South Rockford Drive for one (1) use permit.

DOCUMENT NAME: 20090818dsng01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **ARIZONA BRONZE (PL090251)** (Tom Bollinger, applicant/property owner) located at 227 South Rockford Drive in the GID, General Industrial District for:

ZUP09109 Use permit to allow a foundry/casting business in the GID, General Industrial District.

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

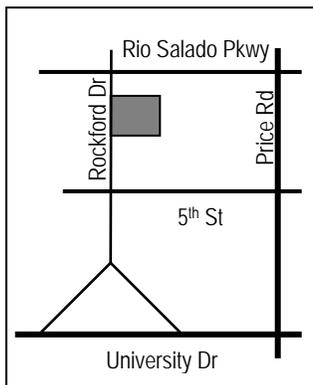
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The applicant is requesting the approval of a use permit to allow a foundry/casting business in the GID, General Industrial District. The property is located north of 5th Street along Rockford Drive and south of Rio Salado Parkway. To date, staff has received two phone calls of inquiry from adjacent business owners on this request. However, after discussing the nature of the business, one did express support for the request. Staff recommends approval of the use permit.



PAGES:

1. List of Attachments
2. Comments;
3. Reasons for Approval; Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Intent
4. Site plan
5. Floor Plan
6. North / South Elevations
7. East / West Elevations
- 9-10. Applicant Photographs
11. Staff Photograph

COMMENTS:

Arizona Bronze is requesting the approval of a use permit to allow a foundry/casting business in the GID, General Industrial District. The property is located north of 5th Street along Rockford Drive and south of Rio Salado Parkway. The business currently has operations being run out of two locations; the other site being located along 3rd Street just east of McClintock Drive where they have been located for the past thirty-one (31) years. Due to economic downturns they seek to downsize to the proposed site in question. The business is mainly an art studio or 'atelier' where the use of foundry or casting of bronze metal will be done on a limited basis. According to the applicant, once, or at most twice a week for an hour at a time is all that will be required for actual foundry use.

Staff also notes that the applicant has made mention in the letter of intent that an exterior canopy with a hoist must be installed in the existing work yard on the south side of the building. Most of the equipment required by the foundry will be relocated under this canopy from the 3rd Street site. Staff has informed the applicant that a Development Plan review (DPR) will be required prior to installation. All outside work functions will be identical to those currently being performed at the 3rd Street site.

To date, staff has received two phone calls of inquiry from adjacent business owners on this request. However, after discussing the nature of the business, one did express support for the request. Staff recommends approval of the use permit.

Use Permit

The Zoning and Development Code requires a use permit for foundry/casting businesses in the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This is mainly an art studio where foundry work occurs at the most, twice a week for an hour at a time.
- c. 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;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit for this business.

REASONS FOR APPROVAL:

1. Traffic generated by this use should not be excessive.
2. There will be no apparent damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
3. The use appears to be compatible with the building, site and adjacent properties.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITIONS OF APPROVAL:

1. The addition of an exterior canopy shall require a Development Plan Review and permits must be obtained prior to installation.
2. The use permit is valid for Arizona Bronze and may be transferable with approval from the Board of Adjustment staff. Should the business be sold, the new owners must contact the Board of Adjustment staff for review of the business operation.
3. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit.
4. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
5. Any intensification or expansion of this use shall require that a new use permit be applied for and obtained.

HISTORY & FACTS:

August 18, 1988 Final approval of an office/warehouse building.

DESCRIPTION:

Owner – Tom Bollinger/Arizona Bronze
Applicant – Tom Bollinger/Arizona Bronze
Existing Zoning – GID, General Industrial District
Total Building Area – 7,923 s.f.
Office Space Area – 1,045 s.f.
Parking Required for Office – 3 spaces
Manufacturing Area – 6,878 s.f.
Parking Required for Manufacturing – 7 spaces
Total Parking Required – 10 spaces
Parking Provided – 14 spaces

ZONING AND DEVELOPMENT

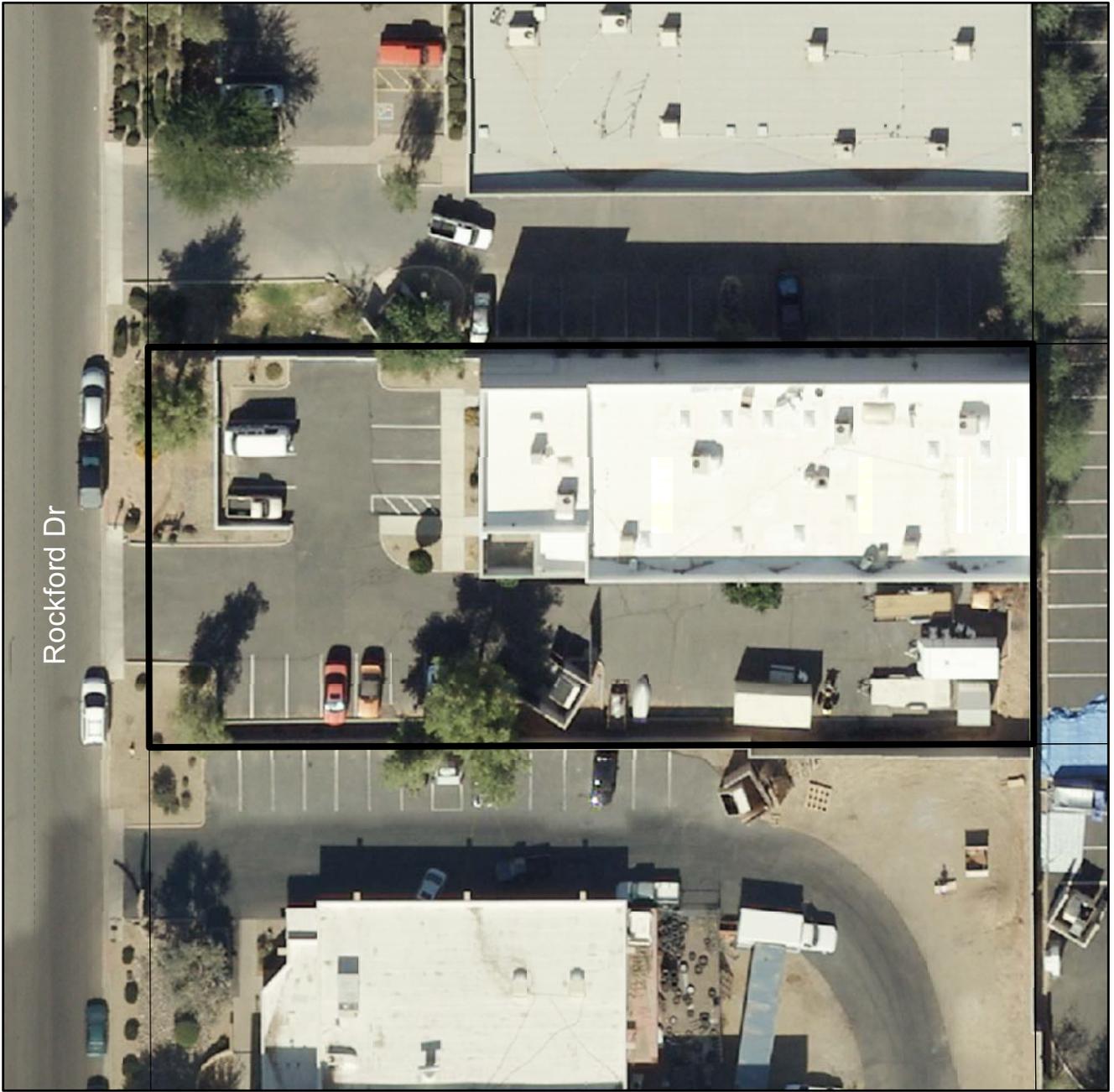
CODE REFERENCE: Part 3, Chapter 3, Section 3-302 – Permitted Uses in Office/Industrial Districts
Part 6, Chapter 3, Section 6-308 – Use Permit

ARIZONA BRONZE

PL090251



Location Map



ARIZONA BRONZE (PL090251)



Letter of Explanation

Re: 227 S. Rockford Foundry & Canopy Use Permit

Application for a Use Permit per table 3-302A of the Tempe Zoning Ordinance in a GID zoned area, for a business operating as a "Foundry Casting Light-Weight, Nonferrous Metal, not Causing Noxious Odors or Fumes."

Arizona Bronze, LLC has been a Tempe business since 1977, working in harmony with the community and its neighbors. In the last 12 years, under the ownership and guidance of Tom Bollinger, Arizona Bronze has become a premier foundry, not only locally, but nationally and internationally. Known for their versatility and ability to manage complex projects, Arizona Bronze has produced sculptures designed by some of the most famous artists in the world, and installed artwork in Paris, Venice, London, Basel, New York City as well as in Tempe and Phoenix, among many other locations.

Because of unavoidable delays in a proposed fine arts complex next to the TCA in which Arizona Bronze hoped to be a part, they have been forced to relocate instead into another location in Tempe, at 227 S. Rockford. In order to make this new facility functional, an exterior canopy with a hoist must be installed in the existing work yard, and most of the exterior equipment required by the foundry will need to be relocated and installed under this canopy at the new facility. The outside work functions required by this business will be identical to those that have been performed at the current location on 3rd street in Tempe since 1977. The specific functions added by the relocated equipment are furnaces and kilns, all used specifically for the purpose of creating bronze sculptures. This equipment needs to be placed outside for several reasons:

1. This equipment is only occasionally used (every 2 weeks or so right now) and would require a significant amount of the limited interior area to accommodate.
2. Operating furnaces and kilns in an air-conditioned building is not very resource-efficient, and wastes a great deal of electricity.
3. Operating the equipment outside is both more efficient and safer, because workers have the space to set up for unique projects and circumstances.

Arizona Bronze will be adding no additional interior space, and will not impede with any existing parking, landscape, or retention area, with the exception of one small tree that will be relocated or replaced. In addition, the exterior work area at the new facility is much better screened from the road and neighbors, and, except for the canopy, will not be visible from outside.

This structure will not result in any additional employees, and therefore will have no impact on traffic. The zoning allows for exterior working, and this will not have any impact on that, or impose any additional nuisance. Because this is an investment in the neighborhood, it will not add to any deterioration of the neighborhood, which is all industrial. This canopy will be compatible with surrounding structures and will not result in any disruptive behavior.

We would welcome visits from the planning staff to either our existing location or our new location to verify that our business and work are compatible with the spirit of the zoning ordinance and harmonious with our neighbors.

Respectfully,

A handwritten signature in black ink, appearing to read "Tom Bollinger", with a long horizontal flourish extending to the right.

Tom Bollinger
Managing Owner
Sculptor

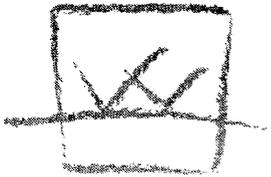
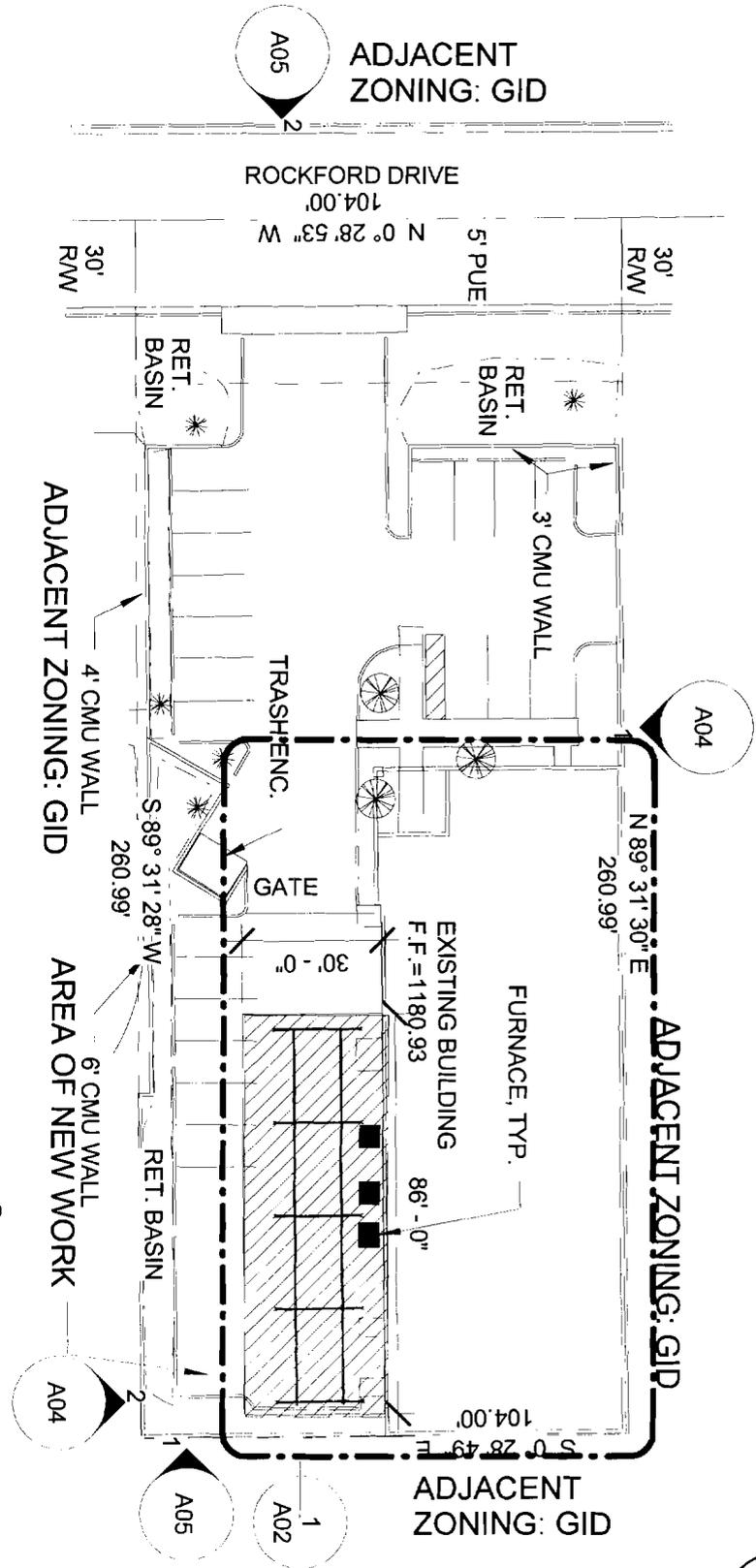
PROJECT NAME & ADDRESS:
 ARIZONA BRONZE
 227 SOUTH ROCKFORD DRIVE
 Tempe, ARIZONA 85281

PROJECT OWNER:
 Tom Bollinger
 ARIZONA BRONZE, LLC
 1820 East Third Street
 Tempe, ARIZONA 85281
 PHONE: 480-968-4011
 Email: tom@azbronze.com

ARCHITECT (Submitted by):
 WOOLSEY STUDIO INC.
 2810 N. 29TH PLACE
 PHOENIX, ARIZONA 85008
 PHONE: 480-945-3440
 FAX: 480-947-4767
 CONTACT: Jeff Ericson
 EMAIL: Jeff@Woolseystudio.com

LEGAL DESCRIPTION:
 LOT 55 OF EATON UNIVERSITY
 PARK AS RECORDED IN BOOK
 174, PAGE 48 M.C.R.

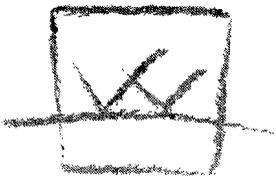
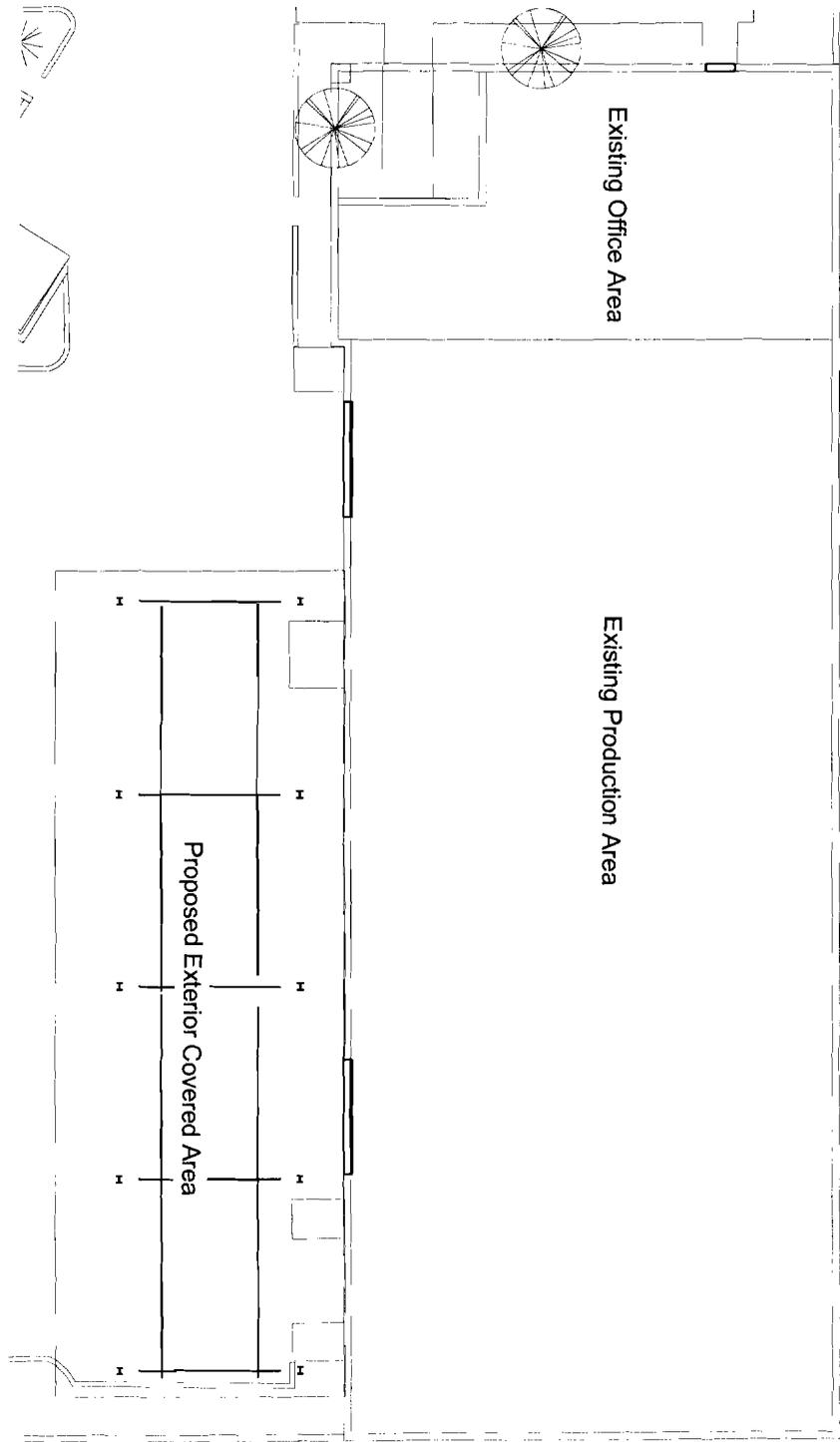
ZONING:	GID
LOT SIZE:	24,023
BUILDING HEIGHT:	35'
FRONT SET BACK:	25'
FRONT PARKING SET BACK:	20'
SIDE SETBACKS:	0'
REAR SETBACK:	0'
SQUARE FOOTAGE CALCULATIONS:	
<u>EXISTING</u> BUILDING	6,892SF (29%)
<u>NEW</u> CANOPY	1,080SF
TOTAL PROPOSED LOT COVERAGE:	7,972SF
<u>LOT COVERAGE</u> MAXIMUM PROVIDED	NO STANDARD 33.2%



WOOLSEY STUDIO, INC.
 ARCHITECTURE | INTERIOR DESIGN
 2810 NORTH 29TH PLACE
 PHOENIX, ARIZONA 85008
 PHONE: 480-945-3440 FAX: 480-947-4767
 INFO@WOOLSEYSTUDIO.COM

Site Plan
 Arizona Bronze Atelier
 1820 E. Third Street
 Tempe, Arizona 85281

DATE: 7/13/09
 SCALE: 1" = 40'-0"
A01



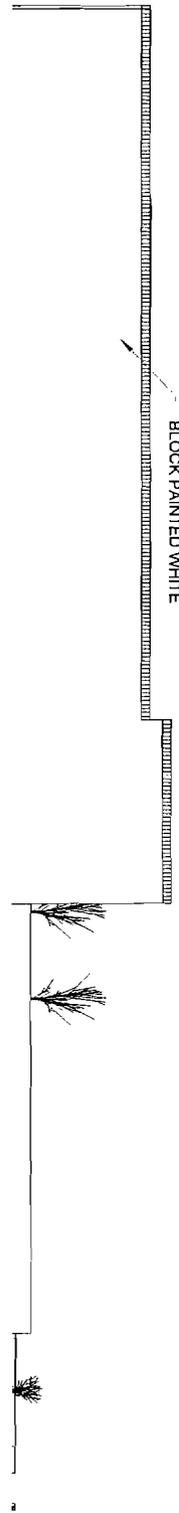
WOOLSEY STUDIO, INC.

ARCHITECTURE | INTERIOR DESIGN

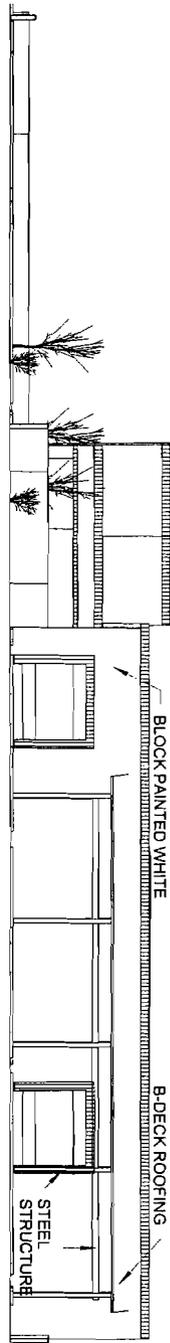
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 PHONE: 480-945-3440 FAX: 480-947-4767
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Floor Plan
Arizona Bronze Atelier 1820 E. Third Street Tempe, Arizona 85281

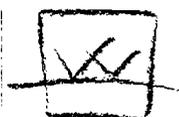
DATE:
 7/13/09
 SCALE:
 1" = 20'-0"
A02



1 North Elevation
A03 1" = 20'-0"



2 South Elevation
A03 1" = 20'-0"



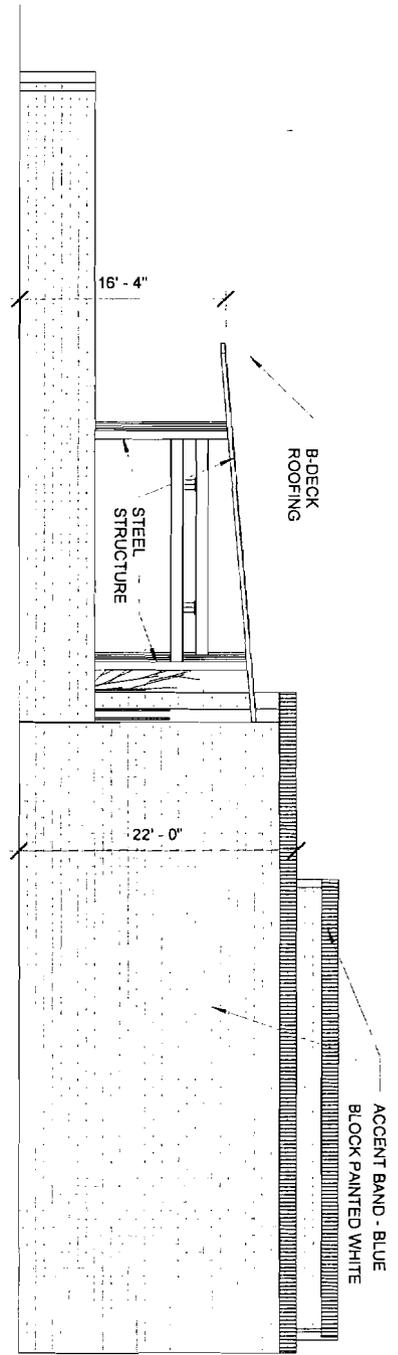
WOOLSEY STUDIO, INC.
ARCHITECTURE | INTERIOR DESIGN
1340 EAST 4TH STREET SUITE 101
TEMPE, ARIZONA 85281
PHONE: 480-945-3441 FAX: 480-947-4767
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ATTACHMENT 7

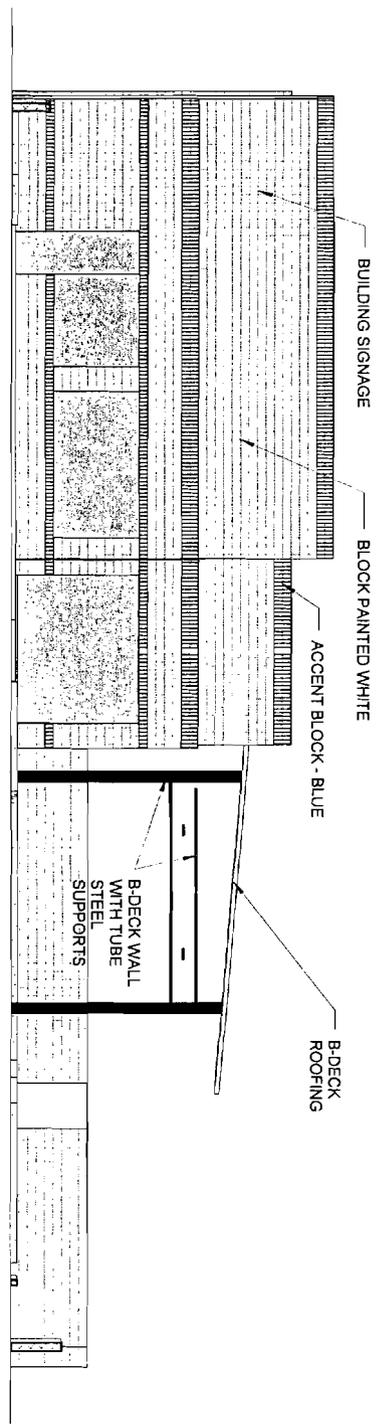
Elevations
Arizona Bronze Atelier
1820 E. Third Street
Tempe, Arizona 85281

DATE:
7/13/09
SCALE:
1" = 20'-0"

A03



1 East Elevation
A04 1" = 10'-0"



2 West Elevation
A04 1" = 10'-0"



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ATTACHMENT 8

Elevations
Arizona Bronze Atelier 1820 E. Third Street Tempe, Arizona 85281

DATE: 7/13/09
 SCALE: 1" = 10'-0"

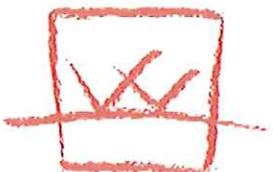
A04



West Elevation



North Side



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Photos

Arizona Bronze Atelier
 1820 E. Third Street
 Tempe, Arizona 85281

DATE:
 07/13/09
 SCALE:

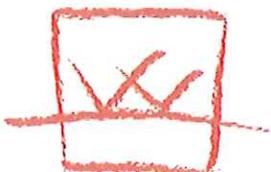
A05



Southwest Corner



South Elevation Toward Rear



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Photos
Arizona Bronze Atelier 1820 E. Third Street Tempe, Arizona 85281

DATE:
07/13/09
SCALE:

A06



ARIZONA BRONZE

227 SOUTH ROCKFORD DRIVE

PL090251

FRONT OF BUSINESS

