

Staff Summary Report



Hearing Officer Hearing Date: 11/02/11

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by **AEROTEK** located at 905 West Alameda Drive for one (1) use permit.

DOCUMENT NAME: 20111102cdsl05 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **FOUNTAINHEAD CORPORATE PARK – AEROTEK (PL110357)** (Terry Loo/Fountainhead Corporate, applicant; Fountainhead Corporate, property owner) located at 2625 South Plaza Drive in the GID, General Industrial District for:

ZUP11093 Use permit to allow an employment agency in the GID, General Industrial District.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

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

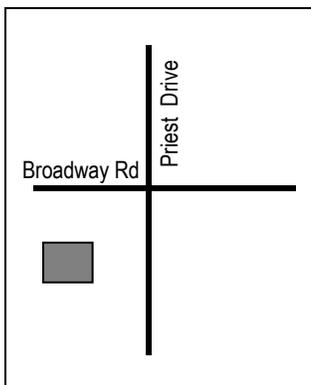
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

FISCAL NOTE: There is no fiscal impact to City funds.

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

ADDITIONAL INFO:



The applicant is before the Hearing Officer to request approval of a use permit to allow an employment agency in the GID, General Industrial District. The business will connect skill personnel with business community clients. There has been no public input to date regarding this request. Staff is in support of this use permit request with the finding that it meets the Zoning and Development Code criteria for approval of a 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(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor plan

COMMENTS:

Aerotek is requesting a use permit for an employment agency to locate their office in Fountainhead Office Park. Their business consists of the placement of highly skilled contract employees in various segments of the business sector including Engineering, Technical, Scientific, Clinical, Professional, Office/Clerical, Industrial and Skilled Trades. This office will have 70 full time employees for general office operation and training.

Use Permit

The Zoning and Development Code requires a use permit for employment agencies within the GID, General Industrial Zoning District. The applicant has provided authorization from the property owner for the use. Staff finds the proposed request meets the Zoning and Development Code criteria for approval of a use permit. The business plan as proposed will not create a nuisance for the surrounding properties or businesses. The use is no more intense than other commercial businesses located in the center; there appears to be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.

Evaluating the use permits, 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;
Will not create a nuisance from emission of odor, dust, gas, noise, vibration, smoke, heat or glare.

- 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.

- e) Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public;
This use will not create a nuisance due to disruptive behavior from employees or clients.

Conclusion

Staff recommends approval of the use permit.

REASON(S) FOR APPROVAL:

1. The use covered by the permit, the manner of its conduct, and any building which is involved, 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 to any conditions, requirements, or standards prescribed therefore by the Zoning and Development Code;
2. There appears to be no significant increase in vehicular or pedestrian traffic. The use is no more intense than other commercial businesses located in the vicinity;
3. There appears to be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.
4. This use will not contribute 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;

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

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division.
2. The use permit is valid for Aerotek and may be transferable to successors in interest through an administrative review with the Community Development Manager, or designee.
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.

HISTORY & FACTS:

None pertinent to this case.

DESCRIPTION:

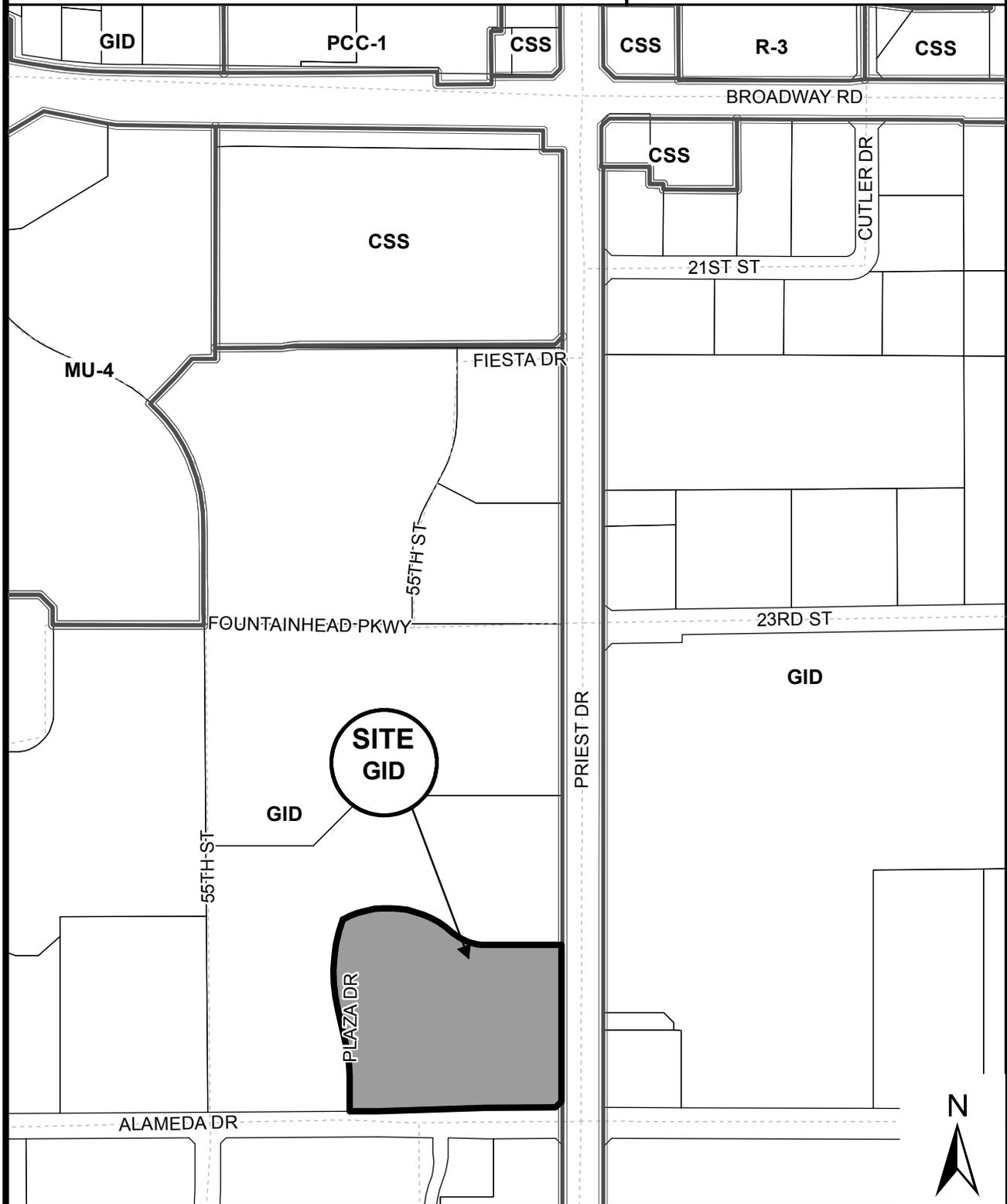
Owner – Fountainhead Corporate
Applicant – Terry Loo/Fountainhead Corporate
Existing Zoning – GID, General Industrial District

ZONING AND DEVELOPMENT CODE REFERENCE:

Part 3, Chapter 2, Section 3-202
Part 6, Chapter 3, Section 6-308

**FOUNTAINHEAD CORPORATE PARK -
AEROTEK**

PL110357



Location Map



FOUNTAINHEAD CORPORATE PARK - AEROTEK (PL110357)



October 7, 2011

To Whom It May Concern,

Aerotek® is an operating company within Allegis Group, the largest staffing company in the United States. We currently occupy over 200 offices nationwide with revenues of \$3.5 billion in 2010. Our core business consists of placement of highly skilled contract employees in various segments of the business sector including Engineering, Technical, Scientific, Clinical, Professional, Office/Clerical, Industrial and Skilled Trades.

Aerotek currently operates an office in Phoenix, AZ, and intends to relocate this office to 2625 South Plaza Drive in Tempe, AZ. Approximately 70 full time employees will be relocated as part of this move. From this location, we recruit and place contract, contract-to-hire and permanent employees with a large list of customers.

Our use of the premises will include a new regional training center and general office operations for the purposes of providing sales and administration for our employment and staffing business lines.

Our day to day operations include interviewing potential contract employee candidates during normal business hours either in our premises or off-site. Such candidate meetings are planned in advance with internal employees.

All of our North American field office locations are located in professional office buildings. Our business is staffing and we conduct such business in every state in the United States, except for Alaska and Montana.

Enclosed please find additional information for your review.

If you have any questions or require additional information, please do not hesitate to call. I can be reached at 410.579.3144 or afaraone@allegisgroup.com.

Sincerely,

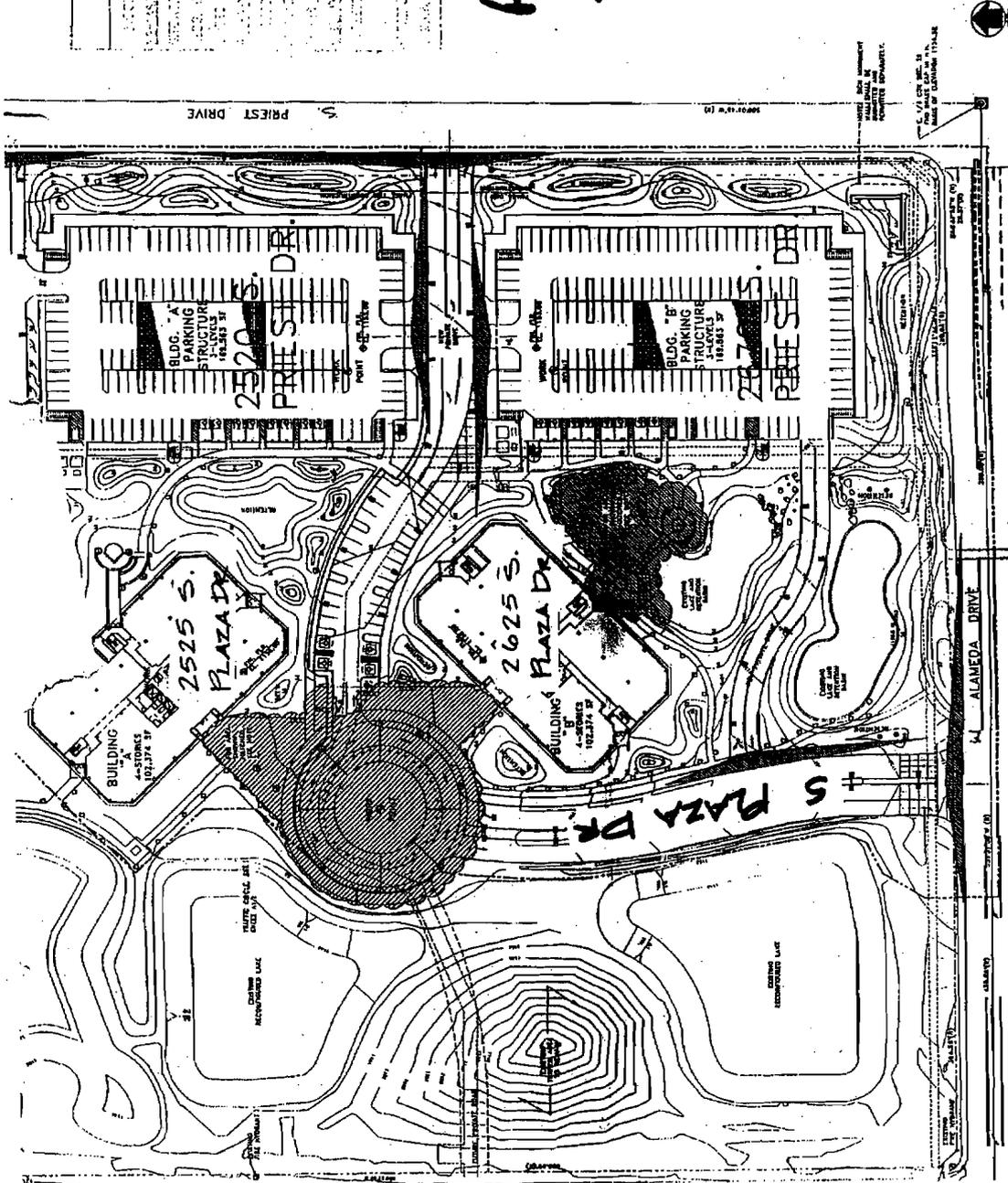
Andrew Faraone
Allegis Group
Corporate Real Estate Manager

People. Fit. Perfectly.

7301 Parkway Dr. Hanover, MD 21076 | 1.888.AEROTEK | www.aerotek.com

PROJECT NO.	2525, 2625 S PLAZA DR
CLIENT	FOUNTAINHEAD CORP PARK
DATE	4/19/98
BY	[Signature]
FOR	S. PLAZA DE (PRIVATE)

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see next page
for Siting.



2525, 2625 S PLAZA DR

