

# Staff Summary Report



Hearing Officer Hearing Date: 12/07/10

Agenda Item Number: 8

**SUBJECT:** This is a public hearing for a request by **CROWN CUSTOM MILLWORK** located at 1975 East 5<sup>th</sup> Street for one (1) use permit.

**DOCUMENT NAME:** 20101207cdkko01 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request by **CROWN CUSTOM MILLWORK (PL100368)** (Dina Rosas/d. rosas Interior Architecture, applicant; Fifth Street Industrial Plaza, property owner) located at 1975 East 5<sup>th</sup> Street in the GID, General Industrial District for:

**ZUP10134** Use Permit to allow woodworking in the GID, General Industrial District.

**PREPARED BY:** Kevin O'Melia, Senior Planner (480-350-8432)

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

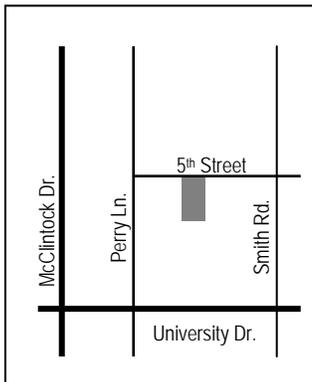
**LEGAL REVIEW BY:** N/A

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

**FISCAL NOTE:** There is no fiscal impact on City funds.

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

**ADDITIONAL INFO:**



The applicant is requesting a Use Permit to allow woodworking and cabinet manufacturing in a millwork shop in the General Industrial District.

Notification of the request was made by mail and the site has been posted. As of publication of this report, there have been no inquiries regarding the Use Permit request.

**PAGES:**

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

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site plan
5. Floor Plan
6. Mezzanine Plan
- 7-8 Applicant Photographs
9. Staff Photograph

## COMMENTS:

Within the Fifth Street Industrial Plaza, the applicant is requesting a Use Permit for the addition of a millwork shop including woodworking and cabinet manufacturing in the GID, General Industrial District. From the applicant's letter of intent, the business will produce cabinetry, wall paneling, reception desks and other custom furnishings and the hours of operation are described as normal business hours. The property owner has indicated to staff that hours of operation will be approximately from 8am to 4:00pm and deliveries and departures will occur during business hours. The location for this business is in the entire south building of a two building office/warehouse complex. The subject building at 1975 East 5<sup>th</sup> Street is one tall story with a mezzanine level and is in the southwest portion of the site. The eastern half of the site is undeveloped. The site is accessed from the south side of 5<sup>th</sup> Street approximately midway between Perry Lane and Smith Road. The building is approximately geometrically in the center of the block bounded by University Drive to the south, Perry Lane to the west, 5<sup>th</sup> Street to the north and Smith Road to the east. The sites surrounding this property are also in the General Industrial District except for a narrow property in the AG, Agricultural District that extends from the southeast corner of the undeveloped portion of the subject property to University Drive.

### Use Permit

The Zoning and Development Code requires a Use Permit for cabinet manufacturing in the GID, General Industrial District. The Use Permit request meets all applicable tests in the following manner.

### Section 6-308 E 2. Approval Criteria for Use Permits

- a. *Any significant increase in vehicular or pedestrian traffic.* There will be no significant increase in vehicular traffic over that of any other active industrial business in the area.
- b. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* Work done on premises will be done indoors with doors typically closed by condition of approval in order to help control noise. The layout of the building provides solid walls without openings of any kind to surrounding properties to the east, south and west. Only the north elevation, facing the interior of this development, includes fenestration such as service doors and office doors and windows.
- 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 addition of this business is an enhancement to Fifth Street Industrial Plaza and its surroundings in this industrial neighborhood. Business hours for Crown Custom Millwork are in the daytime and manufacturing will be done indoors.
- d. *Compatibility with existing surrounding structures and uses. There is no conflict between this business and surrounding businesses.* There is proximity but not adjacency to the AG, Agricultural District to the southeast. There are no windows, doors or vents overlooking the AG, Agricultural District. The proposed use will not decrease property values or otherwise contribute to neighborhood deterioration.
- e. *Adequate control of disruptive behavior both inside and outside the premises, where disruptive behavior may create a nuisance to the surrounding area or general public.* The business will be conducted on premises during normal business (daytime) hours. Sobriety by employees and vendors is a necessary requirement of any functioning manufacturing business.

### Conclusion

Staff recommends approval of the Use Permit with conditions of approval that address potential concerns for impacts from this business upon the surroundings.

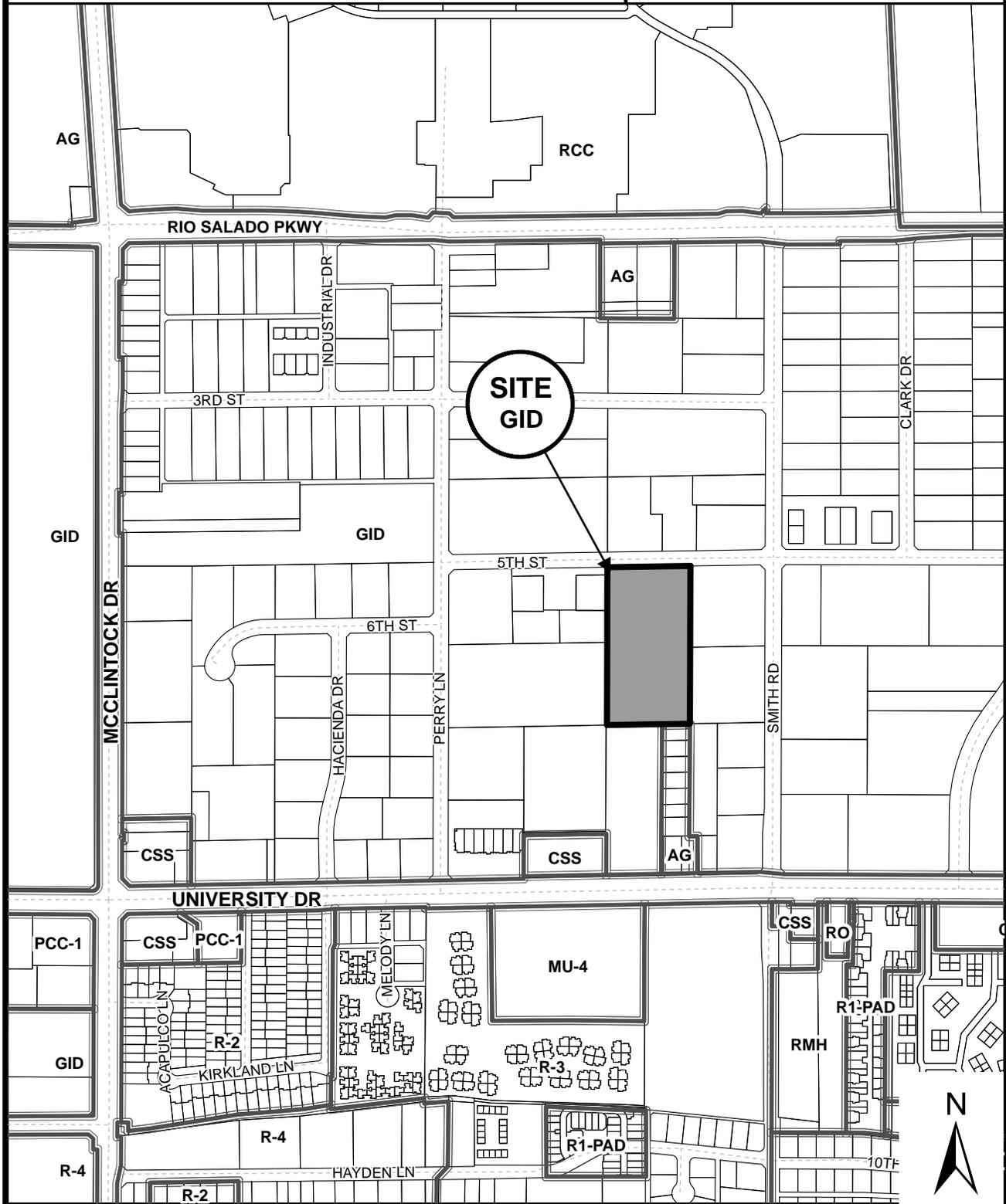
### REASONS FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration or glare.
2. There is no apparent nuisance resulting from noise, smoke, odor, dust, vibration or glare beyond the ambient site condition.
3. Traffic generated by the use should not be excessive but would be normal for a daytime business operation. The business will not generate nighttime traffic.
4. The use appears to be compatible with the building, site and adjacent properties.
5. Approval of the Use Permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.



# CROWN CUSTOM MILLWORK

PL100368



## Location Map



**CROWN CUSTOM MILLWORK (PL100368)**



**CROWN**

**CUSTOM MILLWORK**

1975 EAST FIFTH STREET

TEMPE, ARIZONA 85281

**November 3, 2010**

**City of Tempe  
Development Services Department  
31 East 5<sup>th</sup> Street, Garden Level  
Tempe, AZ 85281**

**Re: Request for Millwork Shop Use Permit approval.**

**Dear Board/Commission:**

**As property owners, as well as, the owners of Crown Custom Millwork, we are respectively requesting an approval for a "Use Permit".**

**This millwork shop will be fabricating cabinetry, wall paneling, reception desks and other high-end products. We will be employing 10 to 15 skilled craftsmen working during normal business hours. This shop will be a low-impact business to our surrounding neighbors in terms of noise, dust and odors. Vehicular and pedestrian traffic will be limited to shop employees and deliveries.**

**We feel confident that our facility will be an asset to the surrounding Business Community and the City of Tempe.**

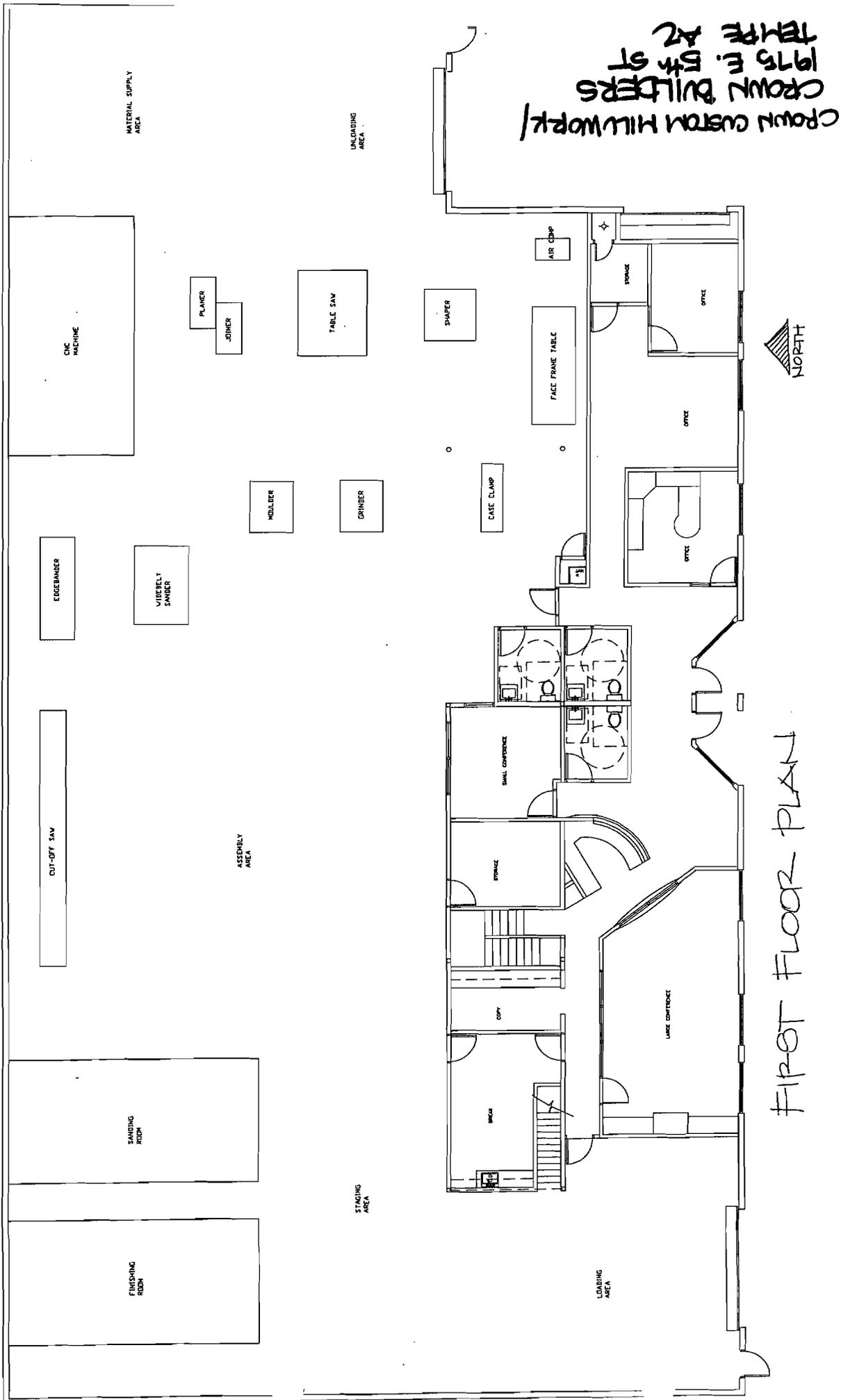
**Thank you for your consideration.**

**Sincerely,**

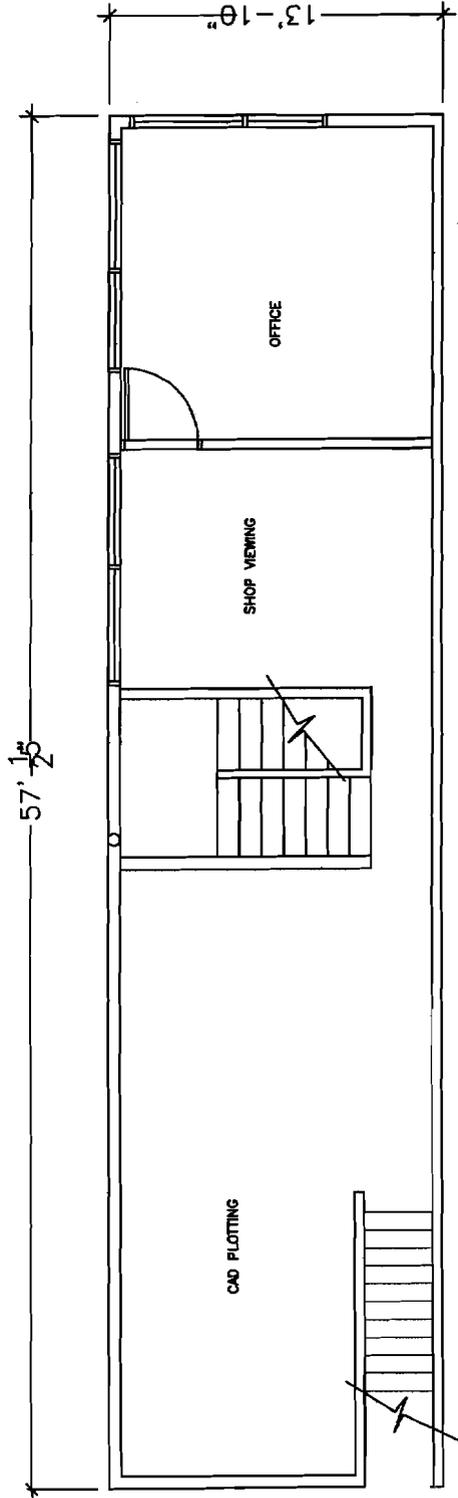
**John Langaker**

NOV 10 2010





CROWN CUSTOM MILLWORK  
1975 E FIFTH STREET  
TEMPE, AZ

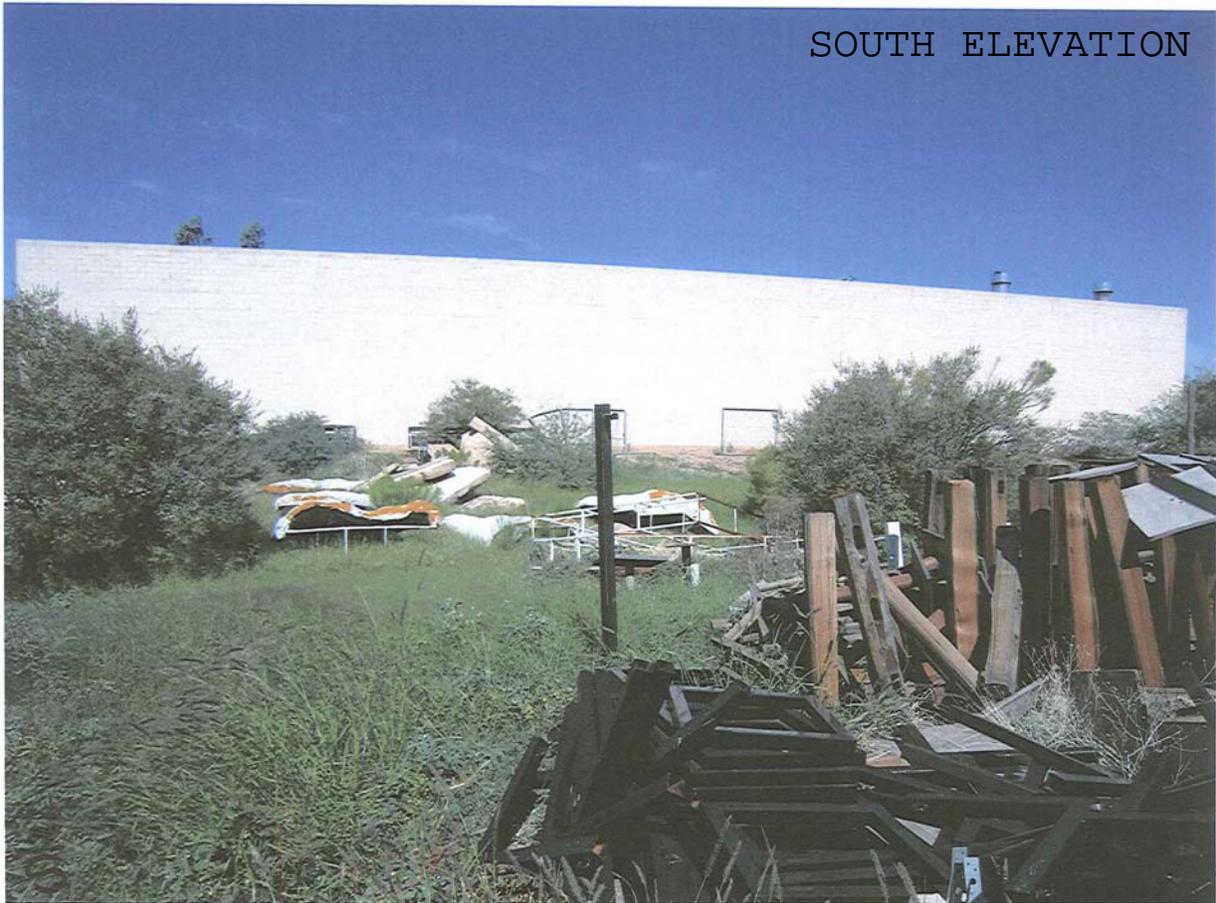


EXISTING MEZZANINE FLOOR PLAN

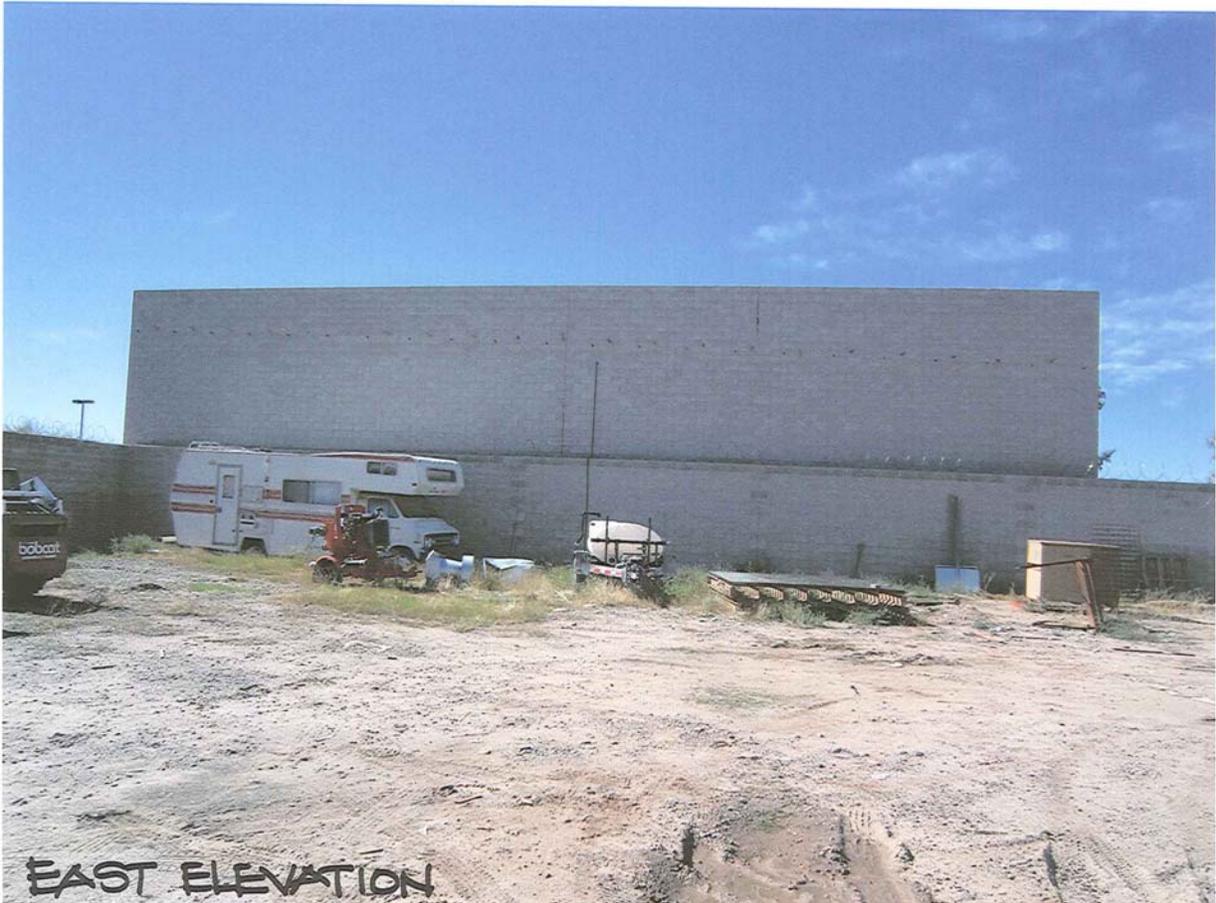


NORTH

SOUTH ELEVATION



NORTH ELEVATION





**CROWN CUSTOM MILLWORK**

**1975 EAST 5<sup>TH</sup> STREET**

**PL100368**

**FRONT OF BUSINESS**

