

# Staff Summary Report



Hearing Officer Hearing Date: June 22, 2010

Agenda Item Number: 5

**SUBJECT:** This is a public hearing for a request by **INDOOR SPORTS FACILITY** located at 9100 South McKemy Street for one (1) use permit.

**DOCUMENT NAME:** 20100622dsdk02 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request by the **INDOOR SPORTS FACILITY (PL100149)** (Jay Jolley / K&I Architects & Interiors, applicant; RREF, property owner) located at 9100 South McKemy Street in the GID, General Industrial District and the SWOD, Southwest Overlay District for:

**ZUP10055** Use permit to allow an indoor sports facility in the GID, General Industrial District.

**PREPARED BY:** Diana Kaminski, Senior Planner (480-858-2391)

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

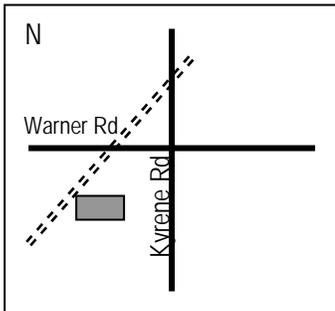
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** N/A

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

**ADDITIONAL INFO:**



The property is located at 9100 S. McKemy Street, south of Warner Road, west of Kyrene Road, east of the Union Pacific Railroad and north of Ray Road within an established industrial area. The existing building was designed for warehouse uses with a small office component. The applicant is requesting a use permit to allow indoor sport courts for youth practice of volleyball and basketball. The facility would provide administrative offices for the staff operating the facility and coaches of the leagues. A small retail component would serve customers during tournaments on weekends. A parking analysis was provided and approved by staff, allowing a reduction in parking from 98 to 75 spaces.

**PAGES:**

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

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
- 3-6. Letter of Intent
7. Site plan
- 8-11. Floor plans
12. Photograph(s)

## COMMENTS:

The existing building is located along the Union Pacific Railroad Right of Way, the fourth parcel south of Elliot Road on the west side of Kyrene Road. Other uses around this area have hours of operation typically held between 8am and 5pm. The proposed use would include up to 8 volleyball courts or basketball courts for the use of youth league sports. The hours of operation would be 8am to 3:30pm for 8 administrative staff and from 4pm to 9pm for coaches working with the leagues. A description of the operations of the facility was outlined in the letter of intent. Rotating age groups would use the facilities for year-round league practice and tournaments. Parents may drop off and pick up kids, older kids may drive or carpool to the site. Retail is conducted during the 8 proposed tournaments held on weekends throughout the year. Tournaments would be held between 9am and 6pm. It is expected that as many as 234 people would be on site during tournament play, 120 of those being youth in the tournaments.

A shared parking analysis was provided for the proposed mix of daytime office use, weekend retail and evening sports practice. The site would normally be required 98 spaces to accommodate the size and combination of uses. The applicant requested a reduction in parking, to 75 spaces, and would be making site modifications to increase the parking from the 44 spaces that the site currently has. Staff has reviewed the proposed parking model and conditionally approved the reduction of 23 spaces. Site plan modifications to provide 31 additional spaces have been administratively reviewed and approved through Development Plan Review Process. No further entitlement processing is necessary for this request.

## Use Permit

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

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
  - The site will be modified to increase parking to accommodate the use;
  - The site is surrounded by industrial uses which operate under traditional business hours, closed in the evening and on weekends, this use has 8 employees during the day and peak traffic between 4 and 9 pm weekdays; 8 tournaments per year will be held on weekends between 9am and 6pm.
  - The most significant traffic is expected to be during tournaments, with an estimated 234 people on site.
  - Carpooling is common and encouraged among participants.
  - The property has no direct access to residential neighborhoods, and has easy access to arterial and collector streets to facilitate traffic flow without cutting through the community.
  - The industrial nature of the area is intended for large semi-trucks and significant delivery activity, the proposed use would be less intense than other potential uses within this zoning district.
  - Due to the location of the facility, clients will have to drive or take the bus; pedestrian traffic is limited by the location.
  - 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;
  - All activities are indoors, in an existing building designed for warehouse industrial uses.
  - Clientele is between 11 and 19 years of age, and will not be permitted to loiter outside the building; all kids must enter the building for roll call and be escorted out to their parents by the coaches at the end of practice.
  - There are no known nuisances from the proposed use.
- c. Contribution to the deterioration of the neighborhood or the downgrading of property values which, is in conflict with goals, objectives or policies for rehabilitation, redevelopment, or conservation as set forth in the city's adopted plans or General Plan.
  - The applicants have indicated positive communications with adjacent property owners, supportive of this new use within the area.
  - The proposed use will provide an owner occupied business to maintain the facility.
  - The peak hours of use will provide more visual surveillance of the area in evening and weekend hours, which

- enhances crime prevention in the area.
  - The proposed use provides positive opportunities for youth in the community, including healthy recreational activities with scholarship potential for academic advancement. These enhance the quality of life of Tempe residents, employers and visitors, thereby helping to implement several goals within the General Plan.
  - The proposed use is an adaptive reuse of an existing building with minimal site modifications necessary to facilitate its use: this is a sustainable solution to a vacant building in an industrial area.
  - There is no evidence that supports a downgrading of surrounding property values.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding the 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.
  - Staff and coaches on site during volleyball and basketball practice will monitor activity both indoors and out, and the operational plan includes adult escort of kids to cars at dismissal. Parents may either stay for practice and tournaments or drop off and pick up.

## Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval.

## REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
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 the public welfare in general.

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

## CONDITION(S) OF APPROVAL:

1. The use permit is valid for the Indoor Sports Facility and may be transferable to successors in interest through an administrative review with the Development Services Manager, or designee.
2. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
3. No more than 8 courts shall be allowed on site, and no more than 6 courts used during tournaments; with no more than 350 total occupants of the building at any one time.
4. Any intensification or expansion of use will require a new use permit.
5. Any complaints arising from parking off-site will result in a reconsideration of this use permit and the accompanying parking reduction allowed by the shared parking model.

6. A Shared Parking Analysis of the facility will be updated six (6) months after certificate of occupancy, with parking counts taken during peak days and times of use and during tournament play.
7. The code requirement for parking is 98 spaces; the parking analysis (dated 05/18/10) identifies and the peak demand for parking spaces for all uses as approximately 75 spaces , Monday through Friday; and 51 spaces on Saturday and Sunday; a minimum of 75 parking spaces on the Tempe Indoor Sports Facility site must be maintained to support all uses.
8. All business signs shall receive a Sign Permit. Please contact Planning staff at 480-350-8331.

**HISTORY & FACTS:**

July 23, 1987                      City Council approved a subdivision plat for Warner Road Business Park, located at the southwest corner of Kyrene and Warner roads.

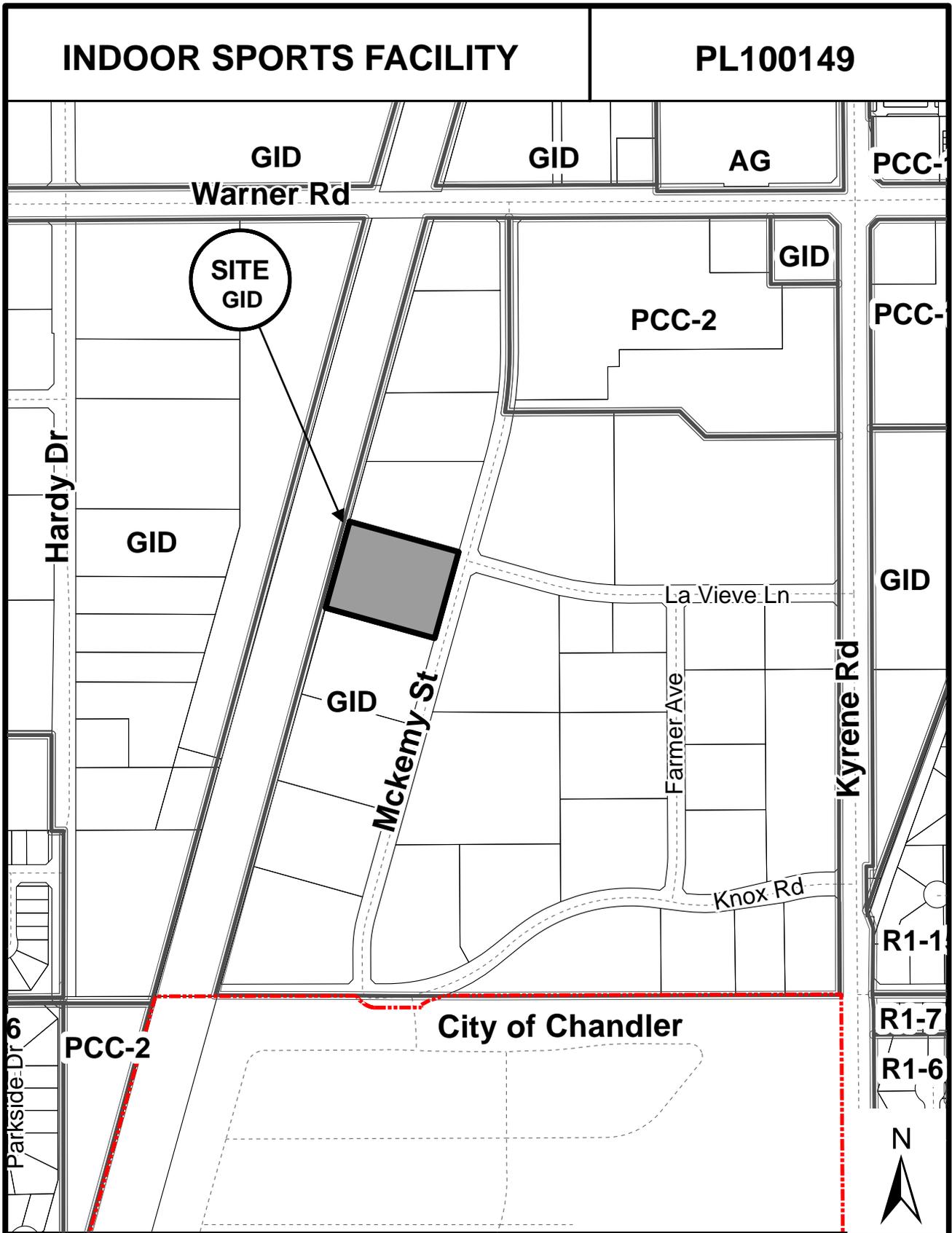
March 16, 1995                    The Design Review Board approved building elevations, site plan and landscape plan for Anozira Door Systems, subject to 16 conditions.

**DESCRIPTION:**

Owner – RREF  
 Applicant – Jay Jolley/K & I Architects & Interiors  
 Existing Zoning – GID, General Industrial District & SWOD, Southwest Overlay District  
 Parking: Original site: 31, Current site: 44, New use required 98 spaces – proposed site to provide 75

**ZONING AND  
 DEVELOPMENT  
 CODE REFERENCE:**

Part 6, Chapter 3, Section 6-308 – Use Permit



**Location Map**



**INDOOR SPORTS FACILITY (PL100149)**



Date: 5/30/10

City of Tempe  
Planning Department  
31 East Fifth Street  
Tempe, AZ. 85280-5002  
Ph: 480-350-8331

Subject: Business / Property;  
Global Sports Holdings - Use Permit  
9100 S. McKemy St.  
Tempe, AZ.

To The Committee:

Global Sports Holdings desires to obtain a Use Permit to establish a business for an indoor sporting facility, housing volleyball, basketball and a small area dedicated to retail sales in a site being zoned I-1.

Global Sports will direct most of its attention to the youth of the community. The majority of the children that will be attending this facility are between the ages of 11 to 15. If a child wishes to continue playing these sports after the age of 15, they may, in a more competitive age group of 16 to 19. I am very proud to be part of this project as I know this facility is going to give a safe place for children to develop socially and physically.

Global Sports will not cause nuisance to the surrounding area. The minimal noise and vibration caused by their use will be contained with-in the building limits.

This sporting facility will house optional sporting floor layouts with the maximum possibility of 8 courts used at any one given time as you will see on the attached proposed layouts.

The subject property is currently built out as approx. 7,600 S.F., of office space that will remain office with the exception of the small retail sales area being added. The Warehouse area is approx. 37,250 S.F. that is currently an evaporative cooled area and has high bay light fixtures. With minor modifications to the existing interior layout we can transform these spaces into highly functional spaces that meet Global Sports needs. This facility will be a great benefit to the Tempe community and the clubs that will be using this facility. The existing building's office space allows the operation as a whole to be located at one central location. Without this benefit the administration office and sports floor would be remotely located making for an inefficient and very hard to coordinate operation.

1850 N. Central Ave.  
Suite 200  
Phoenix, AZ 85004  
Ph. 602-262-3838  
Fax 602-262-3938

In order for Global Sports business plan to work they need all the pieces of the puzzle. The sports floor needs the sales of the retail portion and the retail portion needs the exposure of the people using this facility. The office area needs to be located on site to manage the business as a whole.

The office hours will be between 8:00 am - 3:30 pm, Monday through Friday. The office will consist of 8 employees. They will be responsible for organizing non-profit fund raisers, registration, player information, uniform ordering, accounting etc... During the classes each of the clubs will have an office for their coaches. This will give the coaches a place to organize their practices and perform the administrative duties that they will be responsible for providing to the office workers.

The sports floor will have 2 sessions of 6 classes each, Monday through Friday, from 4:00 pm to 9:00 pm, and will be open all day on weekends. The first group of students will arrive between 4:00pm - 4:15pm and will be leaving between 6:00 pm - 6:15 pm. The second group of students will arrive between 6:30 pm -6:45 pm and will be leaving between 8:45 pm - 9:00 pm. Coaches will stay until around 9:30 pm. Each of the 6 classes will have one coach. Most kids will be dropped off and picked up for classes by their parents. As a safety precaution the coaches will be responsible for taking role while escorting the students into and out of the facility. If a student shows up after the time allowed it will be mandatory that the parent's escort their child into the building and check in with their coach.

The retail area will be open during tournaments only. This area will sell sporting goods, clothing and accessories related to volleyball and basketball. The retail area will require one employee. The customers will be occupant's involved in the tournaments

Tournaments will be held 8 times per year, on weekends only during the times of 9:00 am – 6:00 pm. The tournaments will house 12 teams consisting of 120 kids, 12 coaches, 10 officials, 80 spectators and a staff of 12 to run the operations of the tournament. Tournaments will be played in an "elimination round format" decreasing the amount of teams left with every round of games. There will be no concession stands however vending machines will be available.

We have adapted the operation process of this business, strategically timing the drop off and pick up times for classes to reduce the amount of congestion in the parking lot and be compatible with the amount of parking available on site eliminating disruption of surrounding businesses. Our main focus is to blend into the surrounding environment.

Parking demands during office hours will consist of approximately 8 spaces for the 8 employees of the sports complex with 67 remaining spaces available.

Parking demands during class hours; 7 spaces will be required for the 6 coaches and 1 administration personal. Based off of the clubs prior experience we are anticipating 1 out of every 10 students will have a parent stay to observe practice. This totals a demand for 13 spaces with 62 spaces available.

Parking demands during Tournaments; 20 spaces will be required for the coaches and officials. We provide our youth an additional learning opportunity to volunteer as support staff for tournaments helping them fully understand all aspects of the sports they are playing. We will have two managers overseeing and responsible for 4 kids each, taking up 2 spaces. The kids typically car pool with each other's parents. Of the 80 spectators 50% of them drive the other 50% carpool with the 50% that drive taking up 40 spaces for a grand total of 62 spaces needed leaving 13 spaces available.

The nearest bus stop is on Warner Rd and McKemy approximately 0.3 miles down the street coaches, officials and employees are always encouraged to use the bus and bike in to our building.

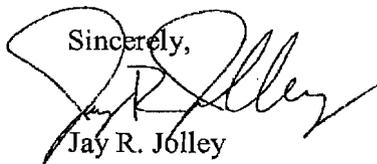
The surrounding businesses are industrial users. Most industrial users are warehouse employees starting work in the early morning and end in the early afternoon. The administrative employees typically start at 8:00 am, and end at 5:00 pm. On the weekends the surrounding businesses are closed. The indoor sporting facility will not be a burden on the industrial area. Global Sports will seldom have semi truck traffic. The back gated area that was once cluttered with your typical industrial storage and staging area will be transformed into a clean parking lot with complimenting landscaping. During the day this building will perform very similar to the current industrial users without the semi-traffic and noise. Global Sports has planned our initial class drop off time between 4:00 pm and 4:15 pm to eliminate any traffic congestion with surrounding businesses. During the weekend the surrounding businesses will not notice any difference from their current situation as they are closed. Global Sports goal is to make this change in use as seamless as possible with the surrounding community.

Global Sports is open to school's renting this facility for practice by bussing the students in. At this point Global Sports has not been approached by any schools but are always happy to help out the community in any way they can.

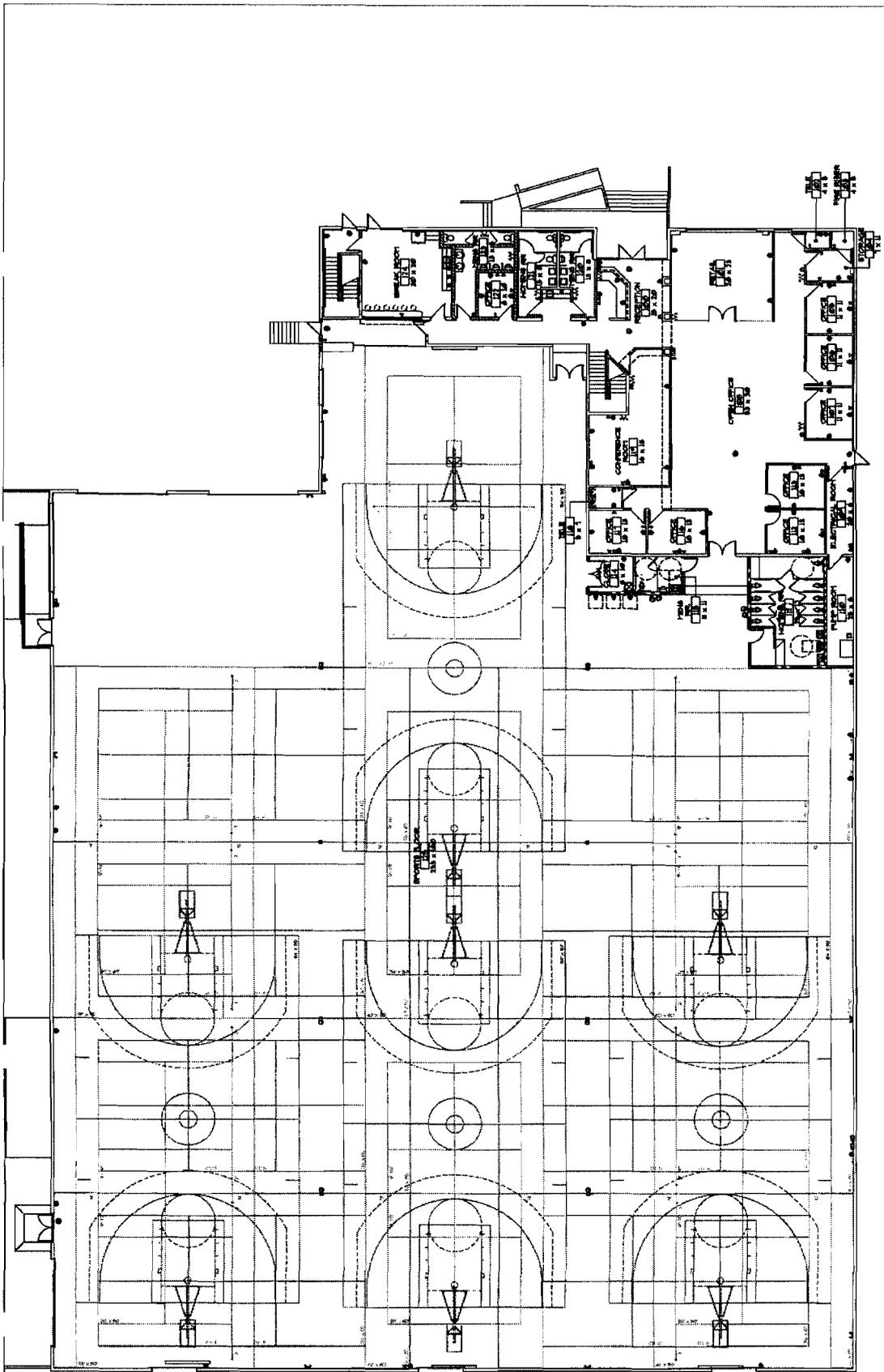
This indoor sporting facility is not going to be a burden on the I-1 zoning; it will be a thriving contributor to the area. Global Sports will expose this area to a whole new realm of people that may have not known about its existence. After personally driving around this area I found a lot of similar buildings are vacant and on the market for sale. Hopefully with this new exposure we will see less vacancy and more businesses moving into this area.

We hope the City can see the benefit in granting Global Sports the Use Permit at the 9100 building and we look forward to working with The City of Tempe on this project.

We appreciate the time you have taken reviewing our letter of explanation. Please contact me with any questions or concerns at 602-262-3820.

Sincerely,  
  
Jay R. Jolley  
Principal  
K&I Architects and Interiors





SCALE: NTS

# INDOOR SPORTING COMPLEX

9100 S. MCKEMY STREET  
 TEMPE, AZ.

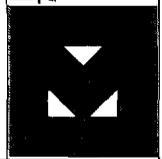
## OVERALL SCHEMATIC DESIGN

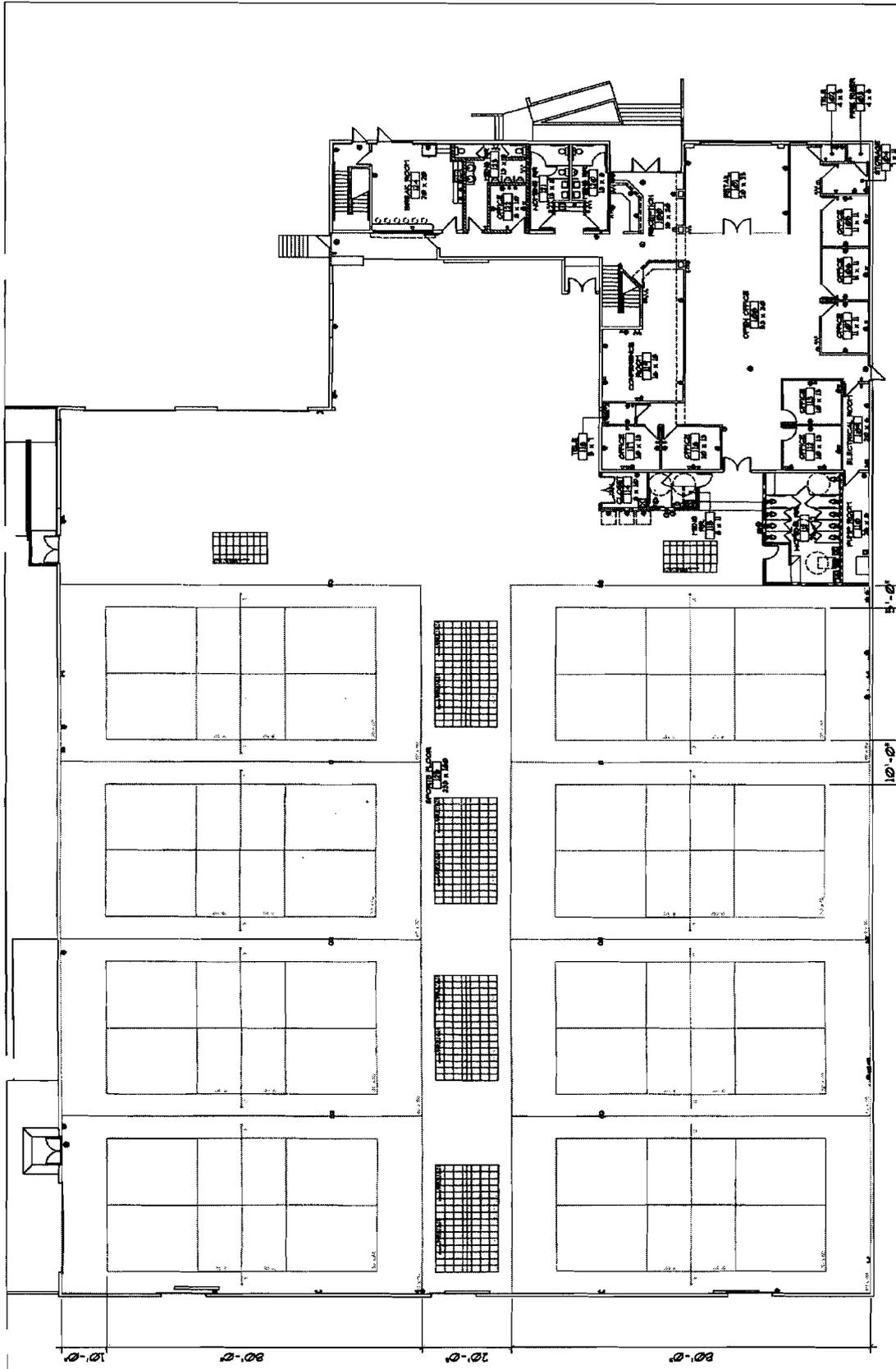
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DATE: 05/17/10

**K & I**

ARCHITECTS & INTERIORS I.L.C.  
 1850 N. CENTRAL AVE. #200  
 PHOENIX, AZ. 85004  
 PH: 602-262-3838  
 FAX: 602-262-3938





**INDOOR SPORTING COMPLEX**

9100 S. MCKEY STREET  
 TEMPE, AZ.

**VOLLEYBALL LAYOUT 1**

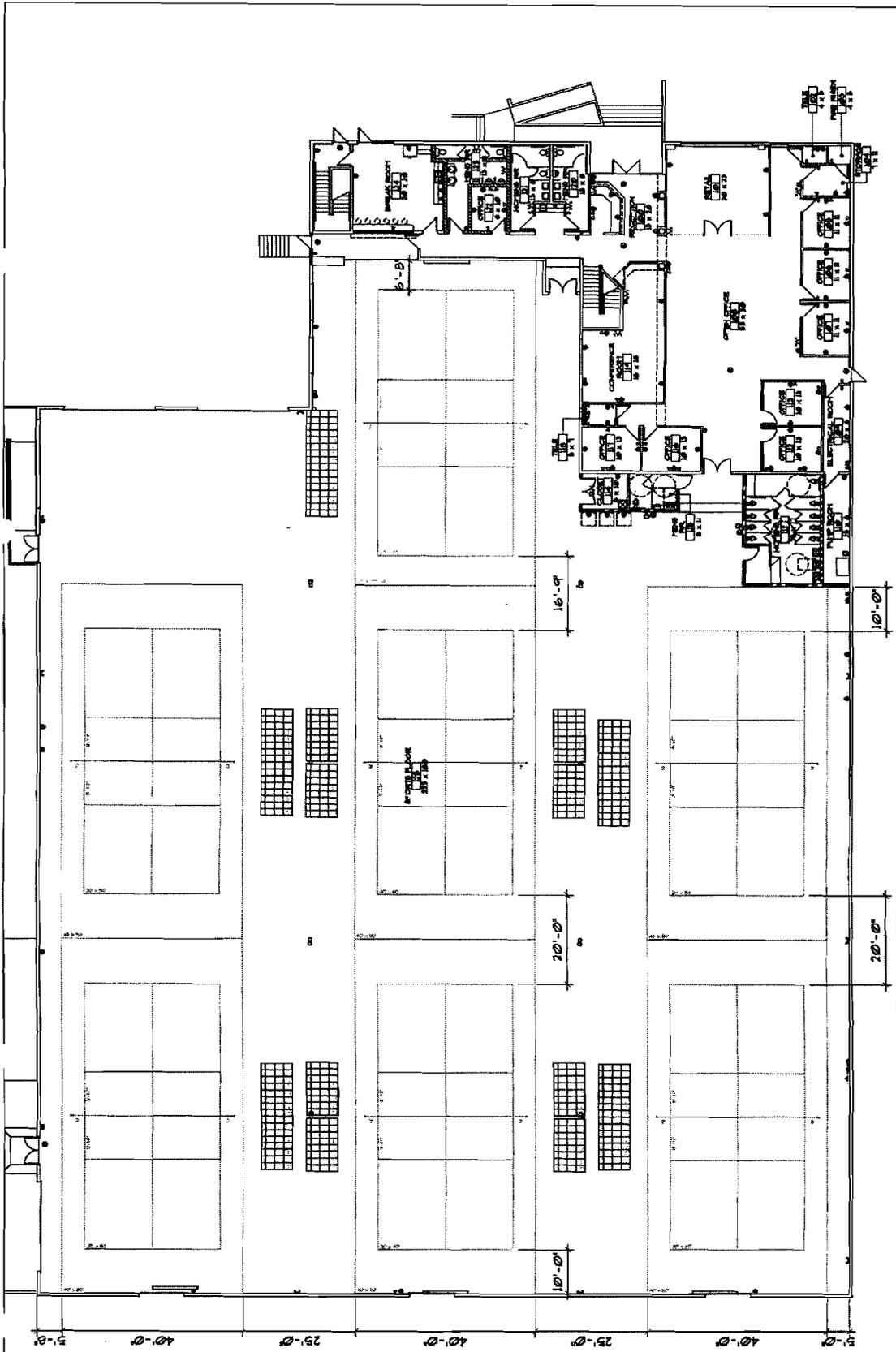
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**K & I**  
 ARCHITECTS & INTERIORS LLC  
 1850 N. CENTRAL AVE. #200  
 PHOENIX, AZ. 85004  
 PH: 602-262-3838  
 FAX: 602-262-3938

100110

DATE: 05/20/10





**INDOOR SPORTING COMPLEX**

9100 S. MCKEMY STREET  
 TEMPE, AZ.

**VOLLEYBALL LAYOUT 2**

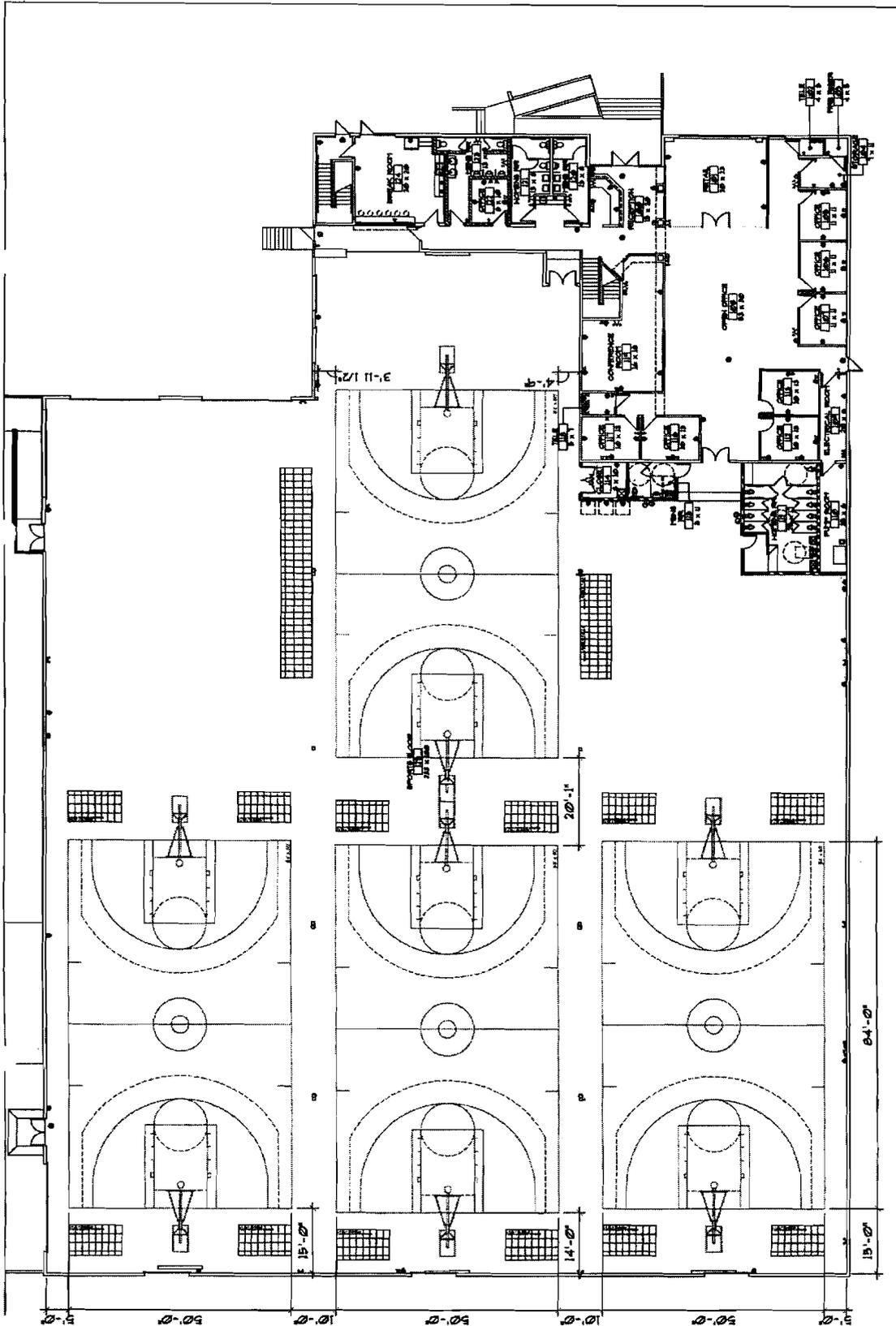
SCALE: 1/8" = 1'-0"



**K & I**  
 ARCHITECTS & INTERIORS LLC.  
 1850 N. CENTRAL AVE. #200  
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 PH: 602-262-3638  
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10/11/10

DATE: 05/20/10



# INDOOR SPORTING COMPLEX

9100 S. MCKEMY STREET  
 TEMPE, AZ.

## BASKETBALL LAYOUT 1

SCALE: 1/8" = 1'-0"

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10/10/10  
 DATE: 05/20/10





# **INDOOR SPORTS FACILITY**

**9100 SOUTH MCKEMY STREET**

**PL100149**

**FRONT OF BUSINESS**

