

Staff Summary Report



Hearing Officer Hearing Date: 11/02/11

Agenda Item Number: 5

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

DOCUMENT NAME: 20111102cds104 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **INTEGRITY MOLD INC. (PL110332)** (Lesley Partch/Partch & Associates Architecture LLC; Integrity Plant LLC, property owner) located at 905 West Alameda Drive in the GID, General Industrial District for:

ZUP11092 Use permit to allow an exterior dust collector 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*

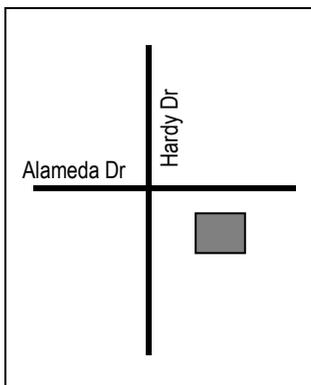
LEGAL REVIEW BY: N/A

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:



Integrity Mold is seeking a use permit for a dust collector on the exterior of their business. The dust collector supports the clean-up of the dust from metal grinders within the manufacturing area. The business is located in an area surrounded by other industrial manufacturing uses. The closest residential use is greater than a ¼ mile to the east. 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. To date, no public input has been received.

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)
- 3-4. Letter of Intent
5. Site plan
6. Floor Plan
7. Elevation
8. Applicant Photograph(s)

COMMENTS:

The Integrity Mold Company is seeking a use permit for a dust collector on the exterior of their business. The business is located in the industrial park bordered by Broadway Road to the north, Priest Drive to the west, Southern Avenue to the south and single family residential to the east approximately a ¼ mile to the east (with a railroad right of way separating the industrial from residential). The proposed dust collector will be located away from the street frontage and screened by a masonry wall.

Use Permit

The Zoning and Development Code requires a use permit for manufacturing uses that require an external dust collector for their operation. 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 industrial located in the vicinity. 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; subject to conditions

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. Masonry screen wall to be approved by staff through planning plan check review.
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:

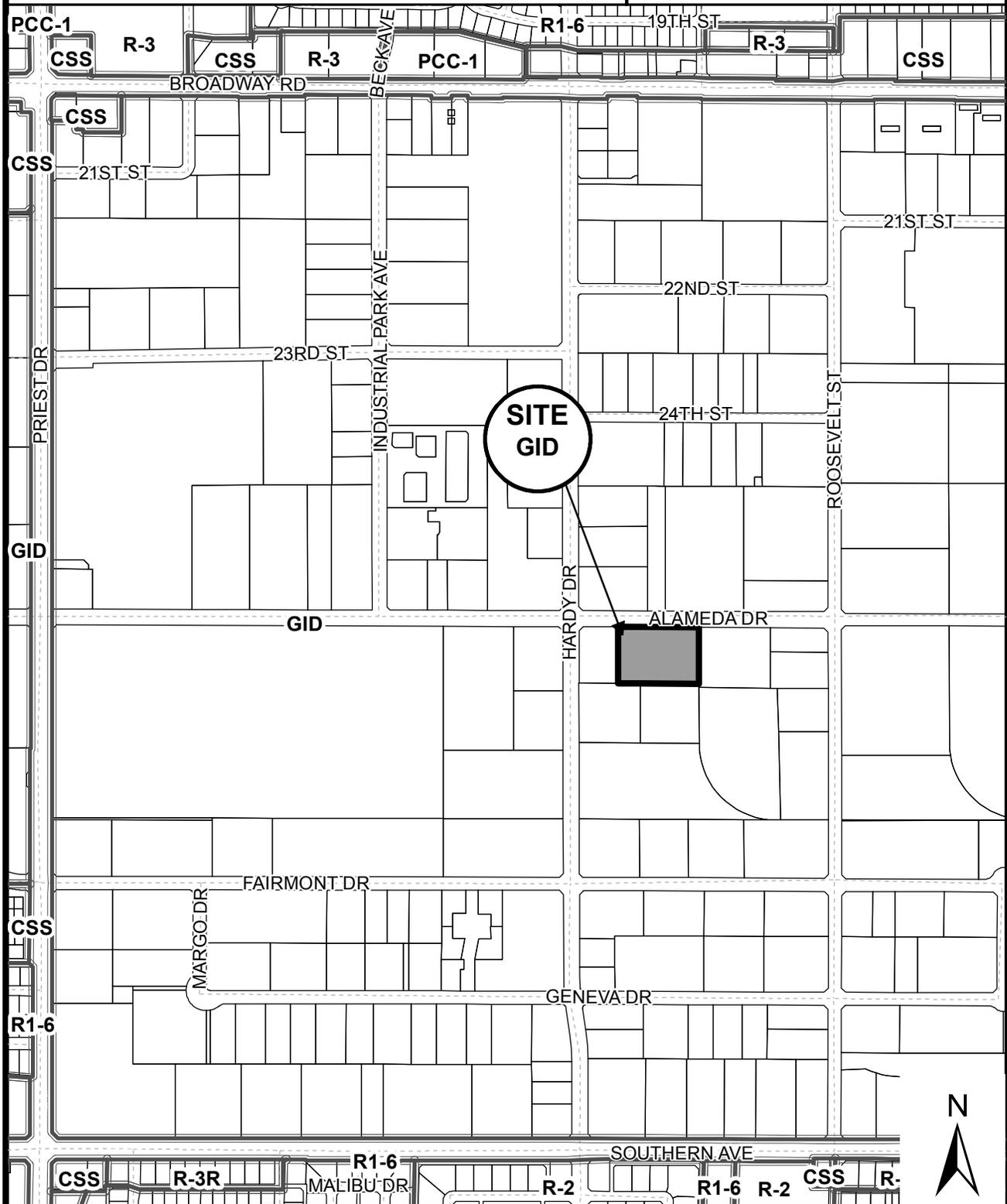
Owner – Integrity Plant LLC
Applicant – Lesley Partch/Partch & Associates Architecture LLC
Existing Zoning – GID, General Industrial District

ZONING AND DEVELOPMENT CODE REFERENCE:

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

INTEGRITY MOLD INC.

PL110332



Location Map



INTEGRITY MOLD INC. (PL110332)

3545 East Menlo Circle
Mesa, Arizona 85213
480.726.0595
Fax: 480.855.1345

October 3, 2011

LETTER OF EXPLANATION:
USE PERMIT REQUEST FOR EXTERIOR DUST COLLECTOR
INTEGRITY MOLD, INC. AT 905 WEST ALAMEDA AVE.

This request is for the installation of a new dust collector to be located on the exterior of the east side of the existing building. The dust collector will be used to pick up dust from metal grinders located inside the manufacturing area. The dust collector will be used intermittently throughout a 24 hour day, due to 3 work shifts.

A new 8'-0" high masonry wall will be installed providing a visual screen and security for the new dust collector.

The proposed use will:

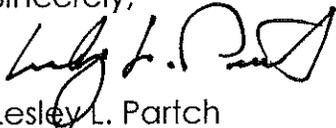
- a. Not cause any significant vehicular or pedestrian traffic in adjacent areas. The dust collector will be located on the side of the building and will not be accessed except for the initial installation, and periodic maintenance.
- b. Not cause any nuisance exceeding that of the ambient conditions. The property is completely surrounded on all sides with industrial uses, which are zoned General Industrial. The noise emitted by the dust collector is comparable to the noise of the surrounding uses.
- c. Not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City. The dust collector will be fully screened by a solid decorative masonry wall.

d. Be compatible with existing surrounding structures. Existing buildings are constructed of concrete and decorative masonry with masonry screen walls.

e. Not result in any disruptive behavior which may create a nuisance to the surrounding area or general public. The dust collector will only be accessed for occasional maintenance. Also, the new 8'-0" high wall will deter vandalism to the new dust collector.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley L. Partch". The signature is stylized with a large, looped initial "L" and a long, sweeping underline.

Lesley L. Partch

