Staff Summary Report

Hearing Officer Hearing Date: **11/15/11** **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: 20111115cdsl04 **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

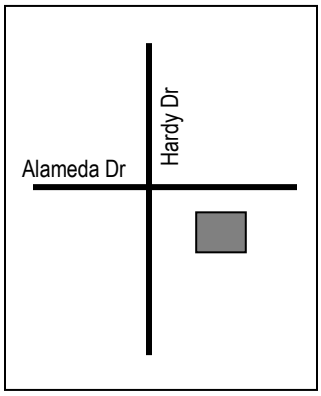
LEGAL REVIEW BY: N/A

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:

November 2, 2011 The Hearing Officer continued this request to the November 15, 2011 Hearing Officer hearing so that the applicant can provide additional documentation/information on the dust collector.

DESCRIPTION:

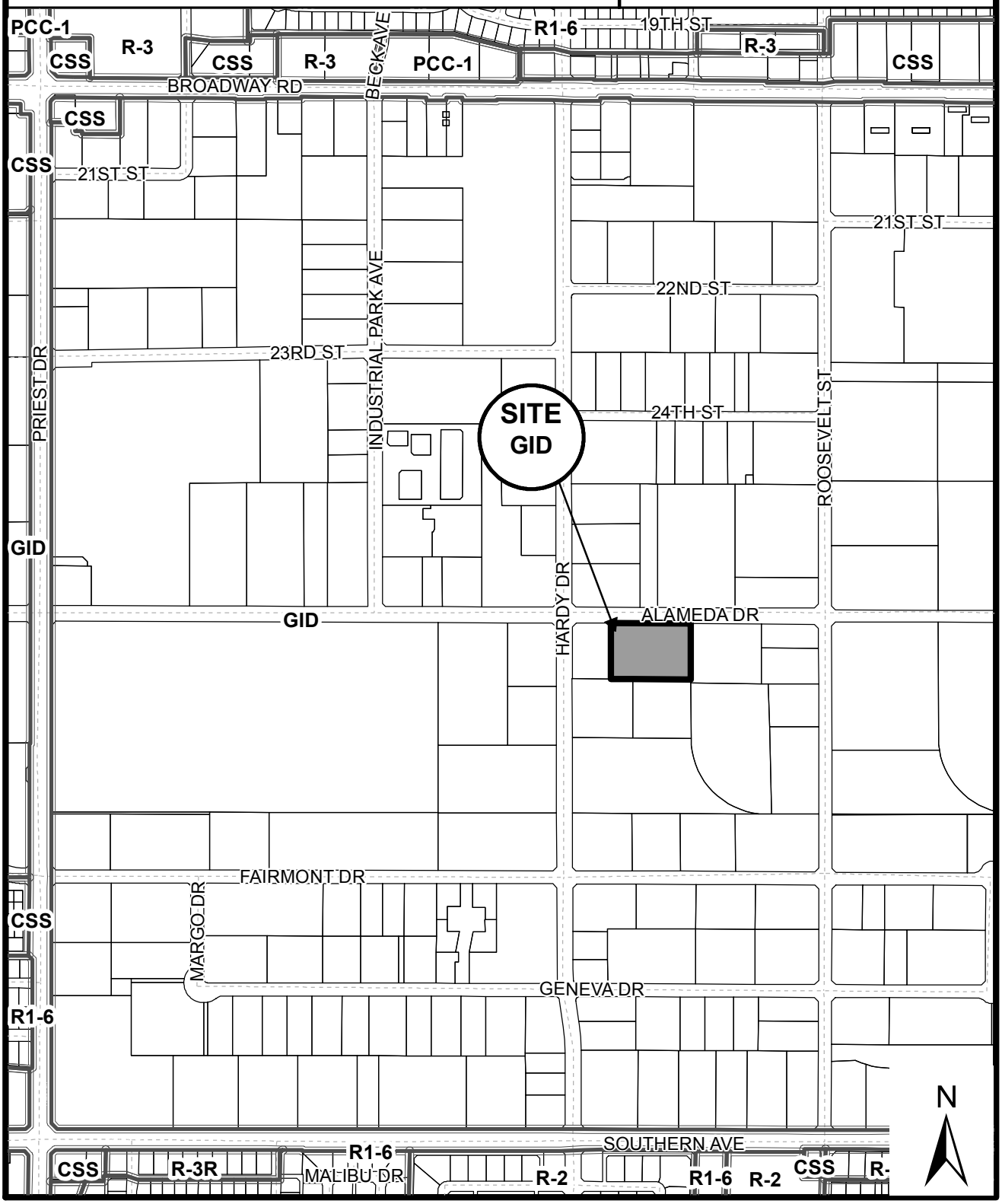
Owner – Integrity Plant LLC
Applicant – Lesley Partch/Partch & Associates Architecture LLC
Existing Zoning – GID, General Industrial District

ZONING AND DEVELOPMENT CODE REFERENCE:

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

Tempe

INTEGRITY MOLD INC.	PL110332



Location Map

INTEGRITY MOLD INC. (PL110332)

Partch & Associates
Architecture

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.

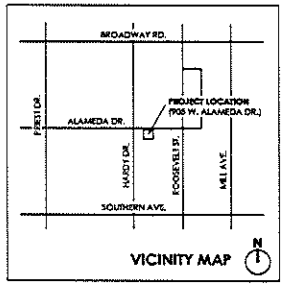
Sincerely,

Lesley L. Partch

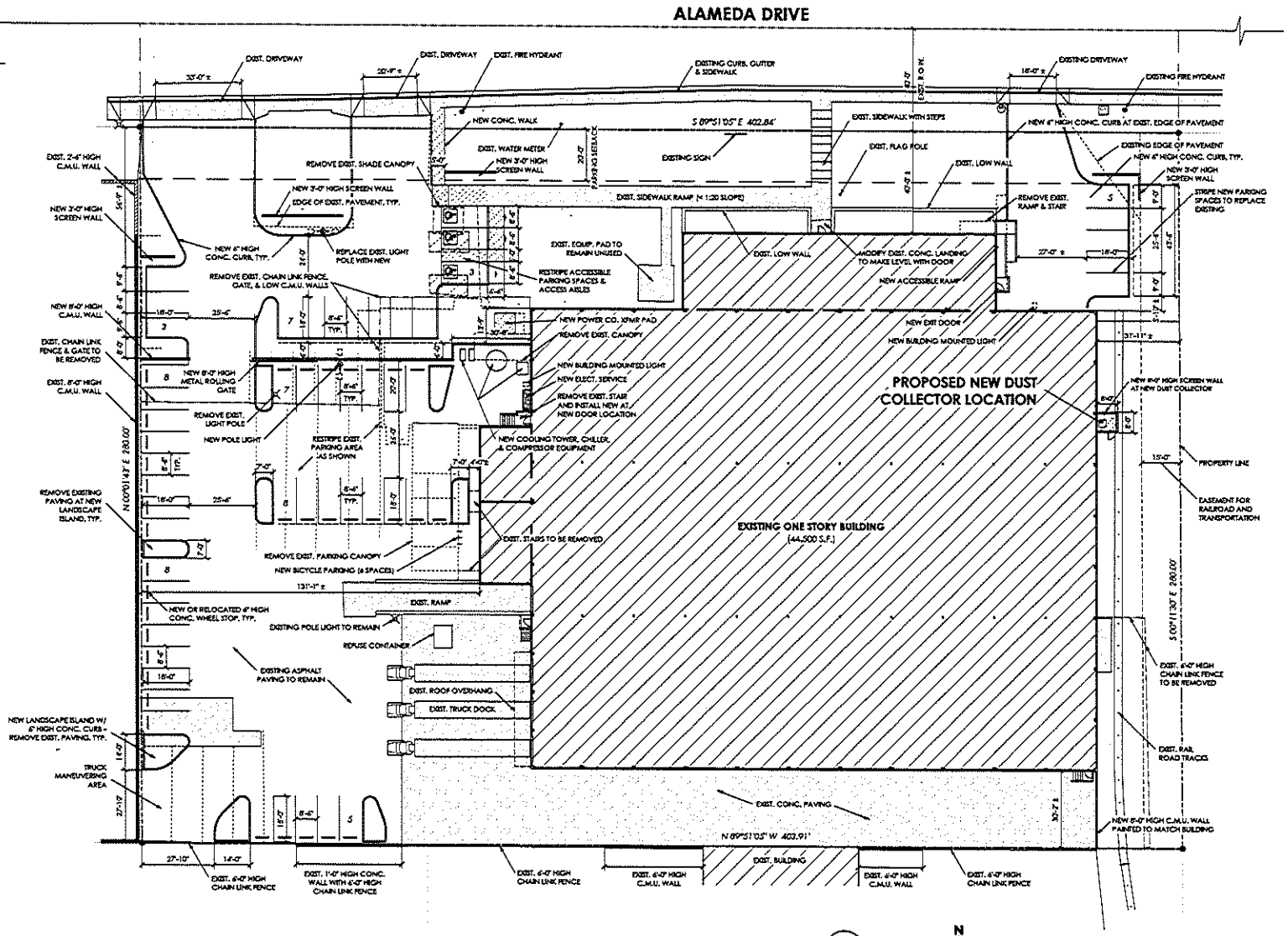
ATTACHMENT 5

PROJECT DATA

SUBMITTED BY:	PARTCH & ASSOCIATES ARCHITECTURE, LLC 3545 E. MENLO CIRCLE MESA, ARIZONA 85213 480-726-0595 CONTACT: LESLEY PARTCH
PROJECT NAME:	INTEGRITY MOLD, INC.
SITE ADDRESS:	905 WEST ALAMEDA DR. TEMPE, ARIZONA 85282
GENERAL PLAN PROJECTED LAND USE:	INDUSTRIAL
ZONING (EXISTING & PROPOSED):	GID (GENERAL INDUSTRIAL DISTRICT)
SITE AREA (GROSS & NET):	112,945 S.F. (2.593 ACRES)
BUILDING HEIGHT:	ONE STORY / 44'-0" ±
TYPE OF CONSTRUCTION:	IB-B
OCCUPANCY:	B, F-1, S-1
FIRE SPRINKLERS:	YES (EXISTING)
BUILDING AREAS:	3,000 S.F. OFFICE 13,876 S.F. MANUFACTURING 27,624 S.F. WAREHOUSE 44,500 S.F. TOTAL
LOT COVERAGE:	44,500 S.F. / 112,945 = 39.4% (EXISTING TO REMAIN)
LANDSCAPE AREA (ON-SITE):	14,670 S.F. EXISTING 2,748 S.F. NEW 17,418 S.F. TOTAL
LANDSCAPE COVERAGE:	17,418 S.F. / 112,945 S.F. = 15.4% (10% REQUIRED)
LANDSCAPE AREA IN R.O.W.:	3,540 S.F.
PARKING REQUIRED:	OFFICE: 3,000 S.F. / 300 = 10.0 MANUF.: 14,438 S.F. / 1000 = 14.4 WAREHOUSE: 10,000 S.F. / 500 = 20.0 WAREHOUSE: 17,062 S.F. / 5000 = 3.4 TOTAL VEHICLE SPACES REQUIRED = 48
PARKING PROVIDED:	54 SPACES PROVIDED (3 ACCESSIBLE)
BICYCLE PARKING:	4 REQUIRED / 6 PROVIDED



VICINITY MAP



1 SP1 SITE PLAN
Scale: 1" = 20 ft

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 28;
THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 230.70 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS ALONG SAID NORTH LINE, 402.71 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF TRACT D, BROADWAY INDUSTRIAL PARK UNIT TWO, A SUBDIVISION RECORDED IN BOOK 146 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID TRACT D, 320.01 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 05 SECONDS WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER AND 320 FEET SOUTHERLY FROM SAID NORTH LINE, 403.94 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS EAST 320 FEET TO THE POINT OF BEGINNING;
EXCEPT THE NORTH 40 FEET THEREOF; AND
EXCEPT THE TITLE AND EXCLUSIVE RIGHT TO ALL MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 7495, PAGE 259.

Partch & Associates Architecture
(480) 726-0595 Fax: (480) 835-1345
3545 East Menlo Circle, Mesa, Arizona 85213

LESLEY L. PARTCH

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DRAWING DATE	
09/15/2011	
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MODIFICATIONS FOR

INTEGRITY MOLD, INC.

AT

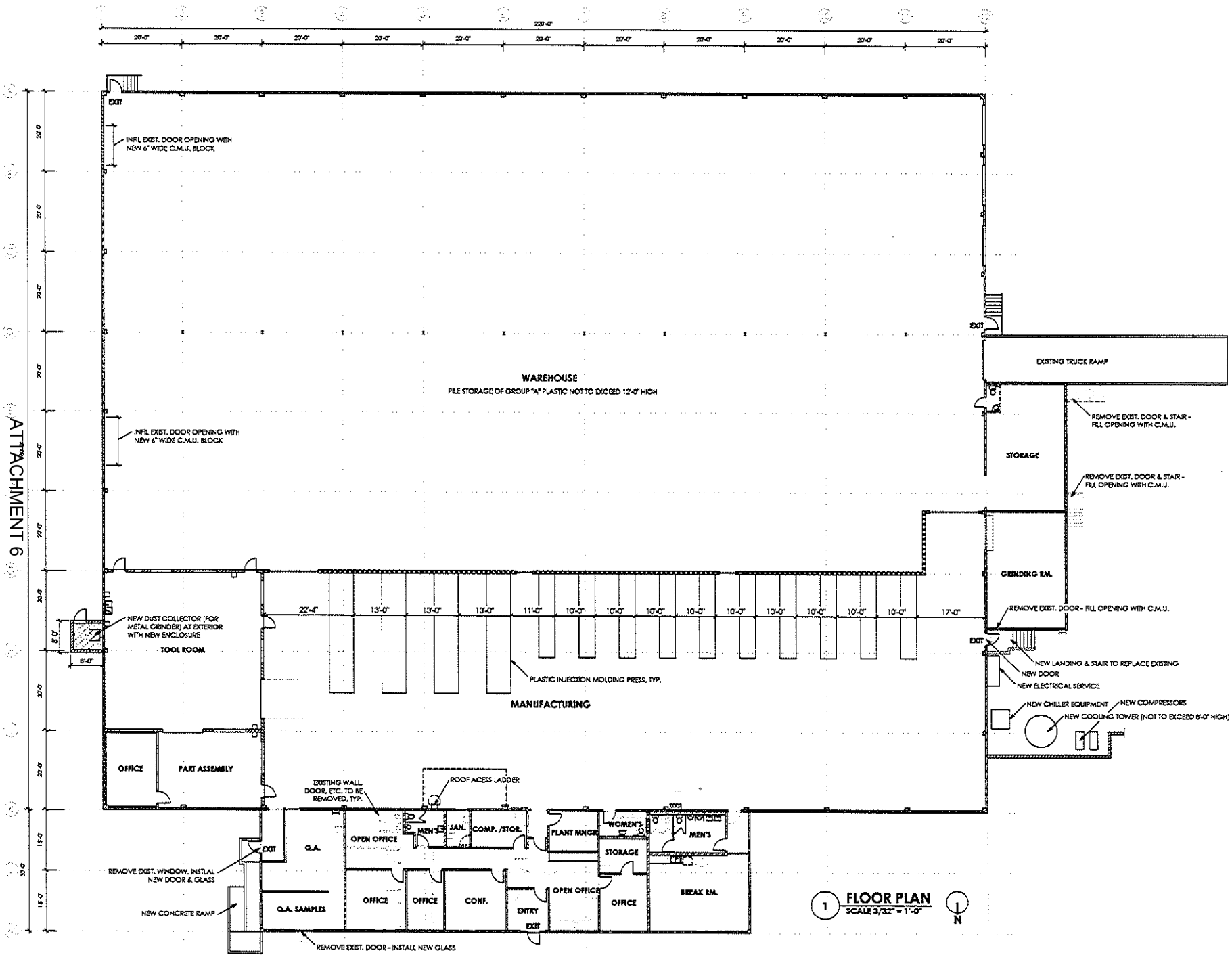
905 WEST ALAMEDA AVE.
TEMPE, ARIZONA
85282

PROJECT 1121

SHEET NO. **SP1**

OF

ATTACHMENT 6



1 FLOOR PLAN
SCALE 3/32" = 1'-0"

N

Partch & Associates Architecture

(480) 726-0595 Fax: (480) 855-1345
Merlo Circle, Mesa, Arizona 85213

REGISTERED ARCHITECT
25457
LESLEY L. PARTCH

PRELIMINARY
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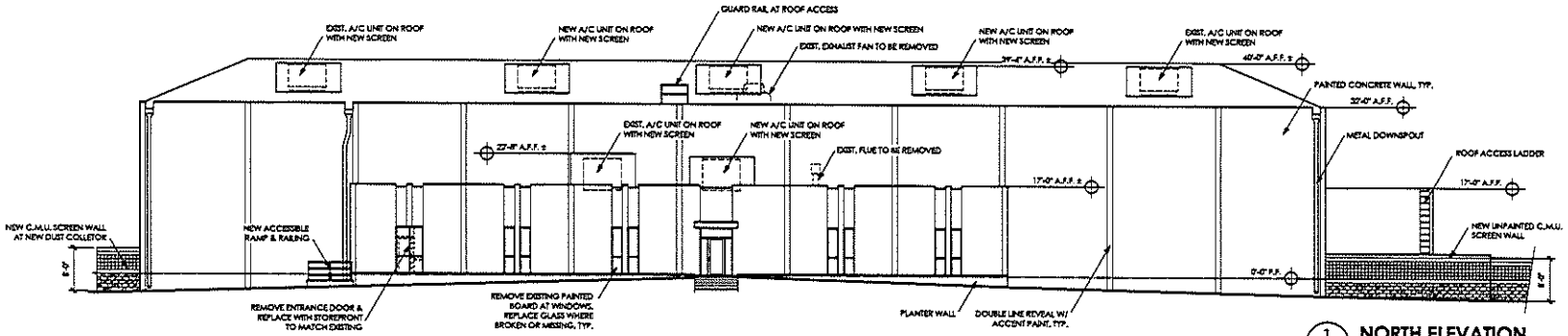
09/15/2011 DRAWING DATE

MODIFICATIONS
FOR
INTEGRITY MOLD, INC.
AT
905 WEST ALAMEDA AVE.
TEMPE, ARIZONA
85282

PROJECT
1121

SHEET NO.
A1
OF



1 A2 **NORTH ELEVATION**
SCALE 3/32" = 1'-0"

EXTERIOR ELEVATION NOTES:

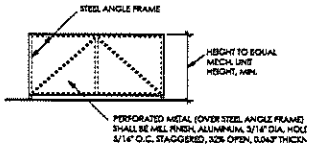
1) NEW METAL DOORS & OPENING INFILL TO BE PAINTED TO MATCH EXISTING BUILDING'S PRIMARY COLOR.

2) NEW C.M.U. YARD AND SCREEN WALLS SHALL BE NATURAL GRAY, WITHOUT PAINT.

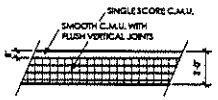
3) NEW YARD GATE AND NEW ROOF MOUNTED MECHANICAL UNIT SCREENS SHALL HAVE FRAMES PAINTED TO MATCH THE NATURAL ALUMINUM COLOR OF THE PERFORATED METAL.

4) NEW GLASS & FRAMES SHALL MATCH EXISTING.

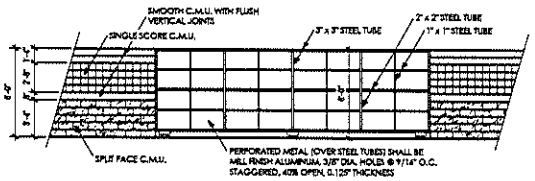
5) NEW HANDRAILS AT NEW RAMP TO BE PAINTED SAME COLOR AS FRAMES FOR MECHANICAL SCREENS AND YARD GATE.



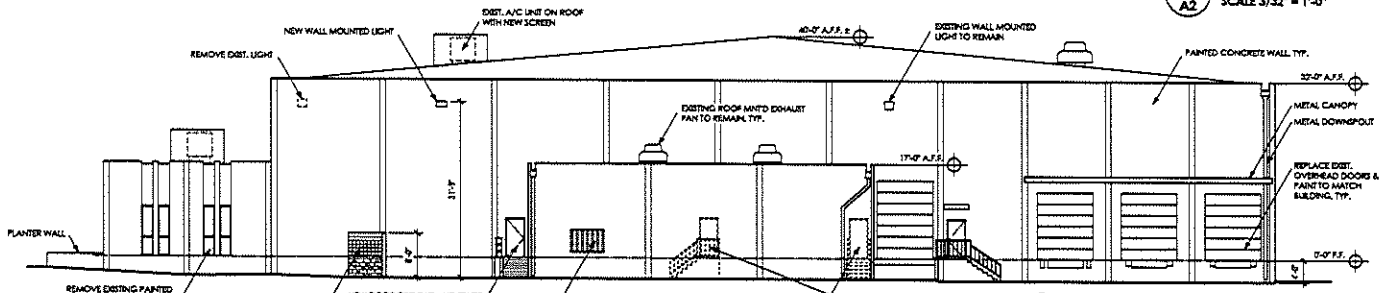
5 A2 **MECHANICAL UNIT SCREEEN, TYP.**
SCALE 3/16" = 1'-0"



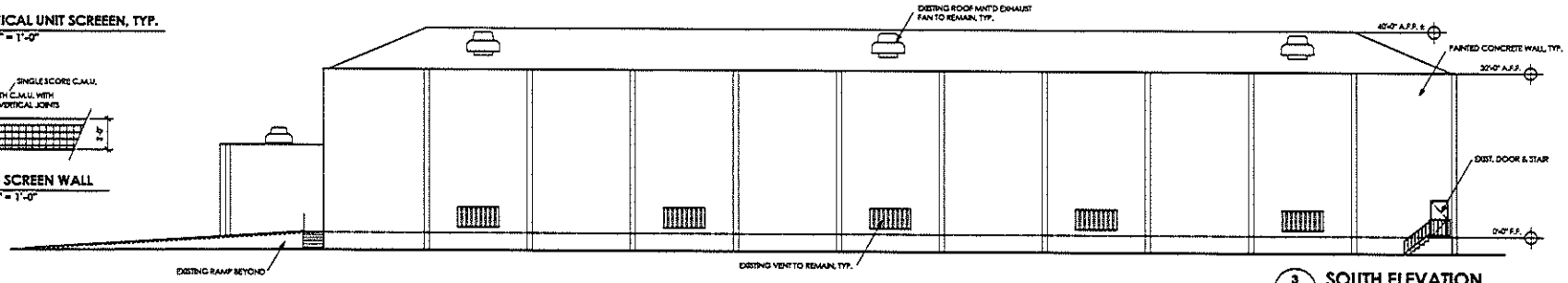
6 A2 **PARKING SCREEN WALL**
SCALE 3/16" = 1'-0"



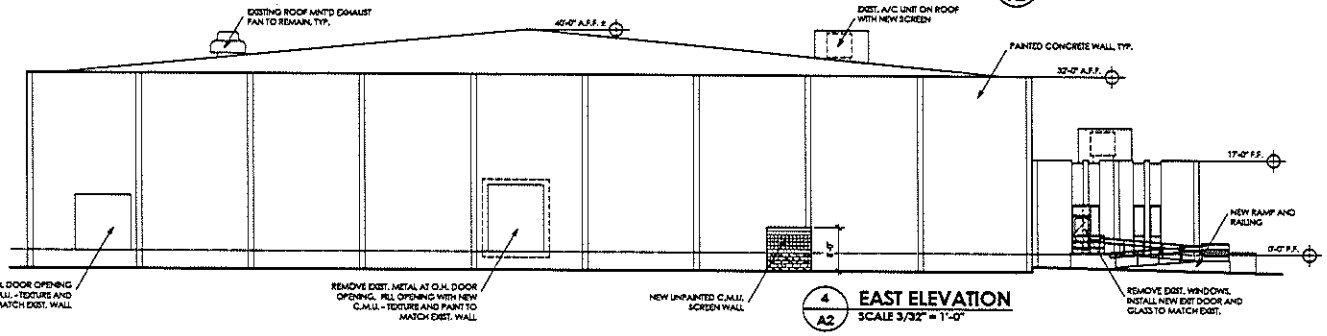
7 A2 **REAR YARD GATE AND ADJACENT SCREEN WALL ELEVATION**
SCALE 3/16" = 1'-0"



2 A2 **WEST ELEVATION**
SCALE 3/32" = 1'-0"



3 A2 **SOUTH ELEVATION**
SCALE 3/32" = 1'-0"



4 A2 **EAST ELEVATION**
SCALE 3/32" = 1'-0"

Patch & Associates Architecture

70) 726-0695 Fax: (480) 835-1345
Sedo Circle, Mesa, Arizona 85213

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MODIFICATIC
FOR
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AT
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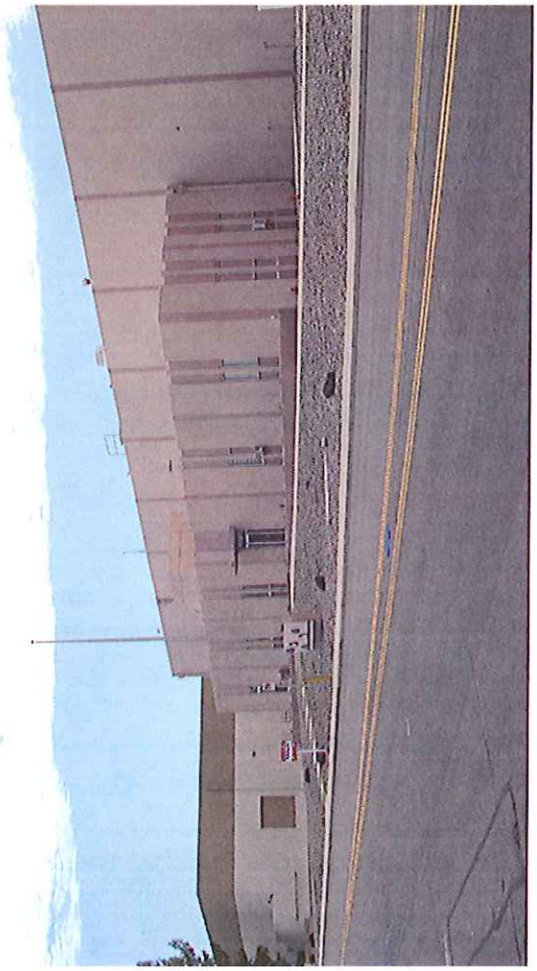
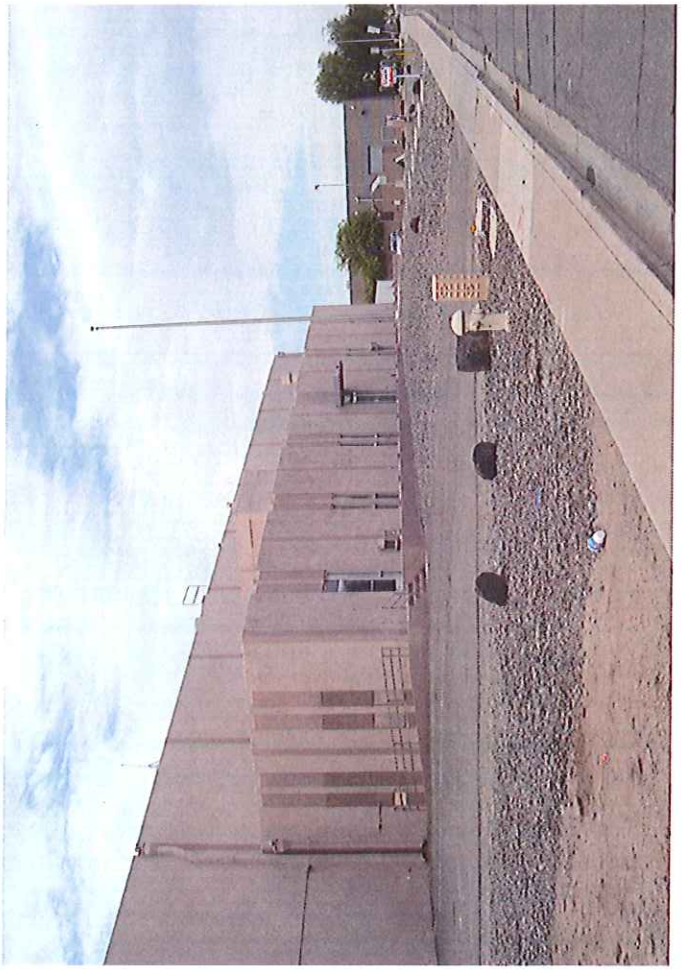
TEMPE, ARIZONA
85282

PROJECT 1121

SHEET NO.
A2
OF

ATTACHMENT 7





ATTACHMENT 8