

Staff Summary Report



Hearing Officer Hearing Date: September 21, 2010

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by **MIO FRONTIERS** located at 939 South Edward Drive for one (1) use permit.

DOCUMENT NAME: 20100921cddk01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the **MIO FRONTIERS (PL100261)** (Jai Choi/MIO Frontiers, applicant; MIO Frontiers, property owner) located at 939 South Edward Drive in the GID, General Industrial District for:

ZUP10092 Use permit to allow an instructional school with a youth camp 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*

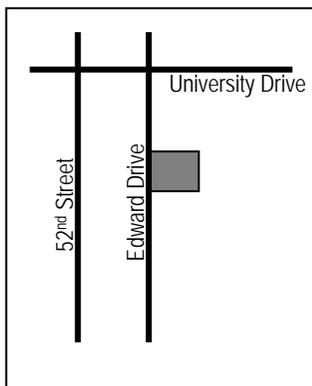
LEGAL REVIEW BY: N/A

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

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



The site is located south of University Drive, east of 52nd Street in a General Industrial District with many industrial office uses. The use permit request is to allow the instructional school (adult training) and youth camp within an office building located in the industrial district. MIO Frontiers is an organization that provides training for members seeking vocations in missionary outreach. They offer education classes for adults and have programs for children to attend during the training sessions. These programs are operated like a kid's day camp, from 9am to 5pm, lasting approximately one week at a time.

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. Elevation(s)
6. Floor Plan
7. Staff Photograph(s)

COMMENTS:

Located south of University Drive, the MIO Frontiers have offices located within an industrial office building. They are requesting to hold instruction and training seminars or events on occasion throughout the year. These instructional sessions often serve families, where the adults take classes on site while the children have an educational learning experience similar to a day camp for youth.

USE PERMIT

The proposed use requires a use permit, to operate an instructional school within the General Industrial District.
Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use 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 the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. The use of the property for office and classroom uses is similar or less intensive than surrounding industrial uses.
2. There would be no known significant increase in vehicular or pedestrian traffic. Ten to Fifty children on site at any one time, brought by parents who are remaining on site, not dropping off and leaving. Therefore the use is similar to an office use, with a car or carpool arriving at 9am and leaves at 5pm.
3. There are no known nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.
4. The proposed instructional use will not contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not 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.
5. The proposed use is compatible with existing surrounding structures and uses. Office/classroom use with children in a school-like setting while the parents receive instruction.
6. No specific information was provided to address adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public, however, the proposed use, as described, is not anticipated to create a nuisance to the area.

Conclusion

Based on the information provided by the applicant, and no input received from the public, staff recommends approval of the requested use permit.

REASON(S) FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit

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 MIO Frontiers and may be transferable to successors in interest through an administrative review with the Community Development Manager, or designee.
2. All business signs shall receive a Sign Permit. Please contact Planning staff at 480-350-8331.
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.
4. Building Permits are required for any tenant improvements necessary for the occupancy of the building for instructional use, or occupancy of the office building for youth day camp.

HISTORY & FACTS:

No relevant History

DESCRIPTION:

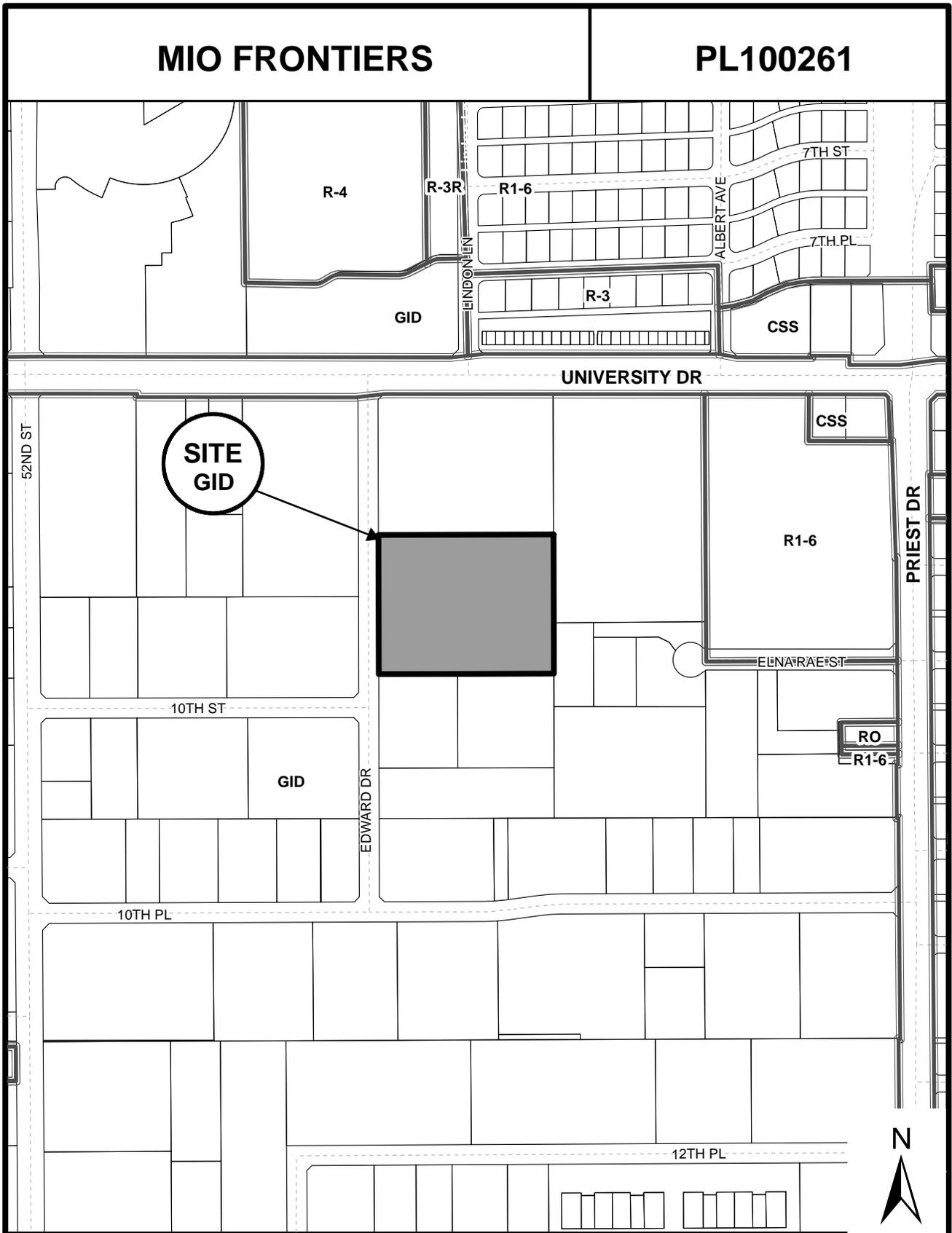
Owner – MIO Frontiers
Applicant – Jai Choi/MIO Frontiers
Existing Zoning – GID, General Industrial District

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

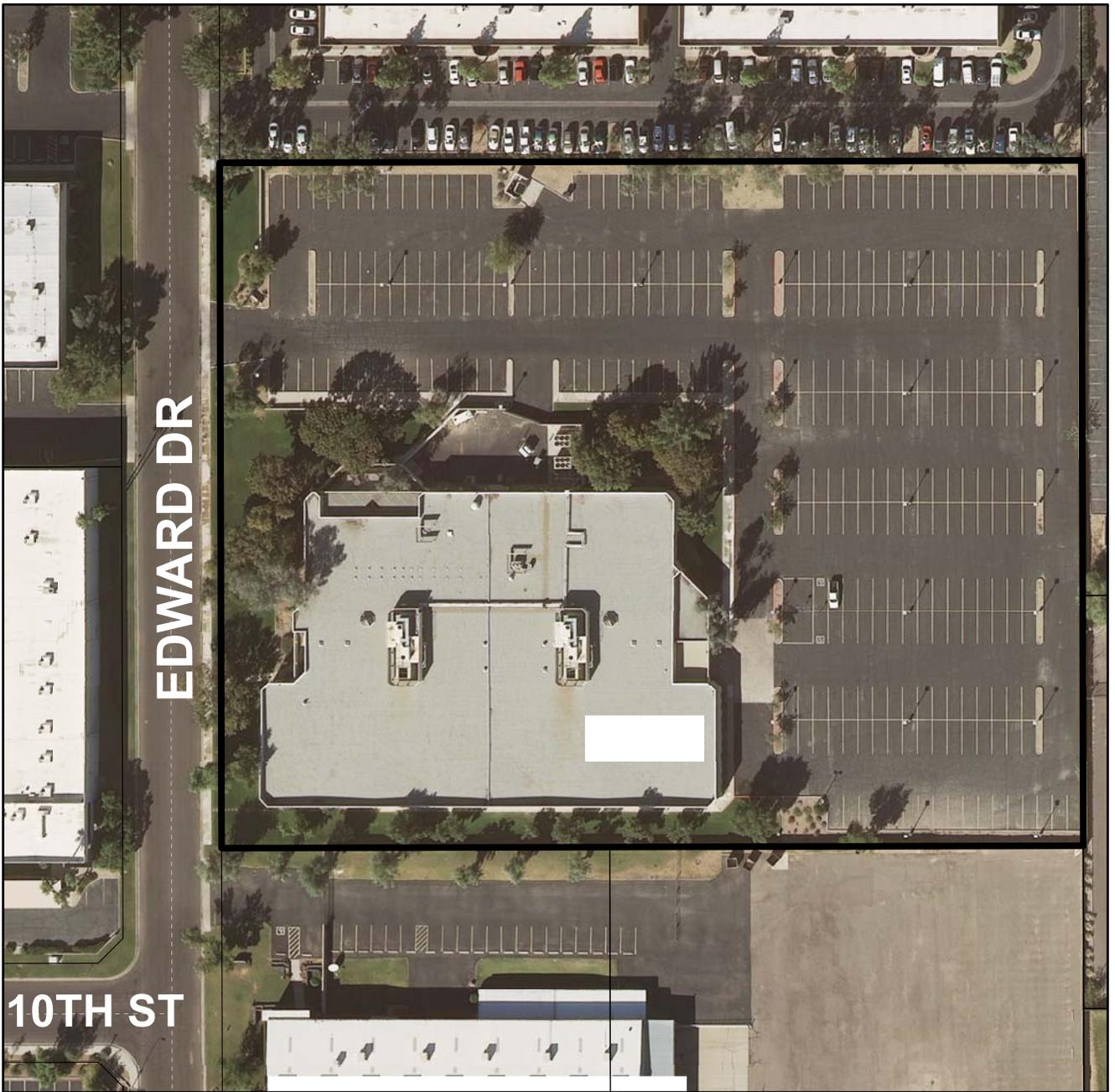
Section 6-308, Use Permit

MIO FRONTIERS

PL100261



Location Map



MIO FRONTIERS (PL100261)



August 19, 2010

To: City of Tempe
Re: 939 S Edward Dr
Tempe, AZ 85281
DBA: MIO Frontiers

We would like to request a use permit for above referenced business property for seasonal training events which involve presence of children on the property.

Our organization holds several training events per year for our potential new employees that we would like to host at our business address. These events at our facility are typically one week in duration. Due to the nature of training, members who attend are often accompanied by their children to the training location. We do provide age appropriate learning for the kids as well during this week long training. The learning activities for the children take place while the parents are in their respective training in the same building and usually take place between 9 a.m. and 5 p.m.

We anticipate anywhere between 10 to 50 children at any one time ranging in age from 0 to 18 years old.

With this request, we are also submitting the required application and fee for this permit.

Sincerely,

Jai Choi
MIO Frontiers
Fieldprep Training Director

NEW SITE PLAN KEYNOTES:

1. NEW CONCRETE SHALL MATCH EXISTING.
2. NEW CONCRETE SHALL MATCH EXISTING PAINTING.
3. NEW CONCRETE SHALL MATCH EXISTING CURB.
4. NEW CONCRETE SHALL MATCH EXISTING DRIVEWAY.
5. NEW CONCRETE SHALL MATCH EXISTING DRIVEWAY STRIPING.
6. NEW CONCRETE SHALL MATCH EXISTING DRIVEWAY STRIPING.
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9. NEW CONCRETE SHALL MATCH EXISTING DRIVEWAY STRIPING.
10. NEW CONCRETE SHALL MATCH EXISTING DRIVEWAY STRIPING.

SITE PLAN LEGEND:

- NEW CONCRETE INSTALLED - MATCH EXISTING
- EXISTING CONCRETE
- NEW SCURED, COLORED, EXPOSED AGGREGATE CONCRETE
- PAINTED RED FIRE LANE MARKING STRIPS
- TRUNCATED CONE MARKING PAVERS
- PAINTED ACCESSIBLE STRIPING

REGISTERED PROFESSIONAL ARCHITECT

HILL GROUP ARCHITECTURE

100 S. Edward Drive, Tallahassee, FL 32301-1001
 Phone: 904.487.1111
 Fax: 904.487.1112

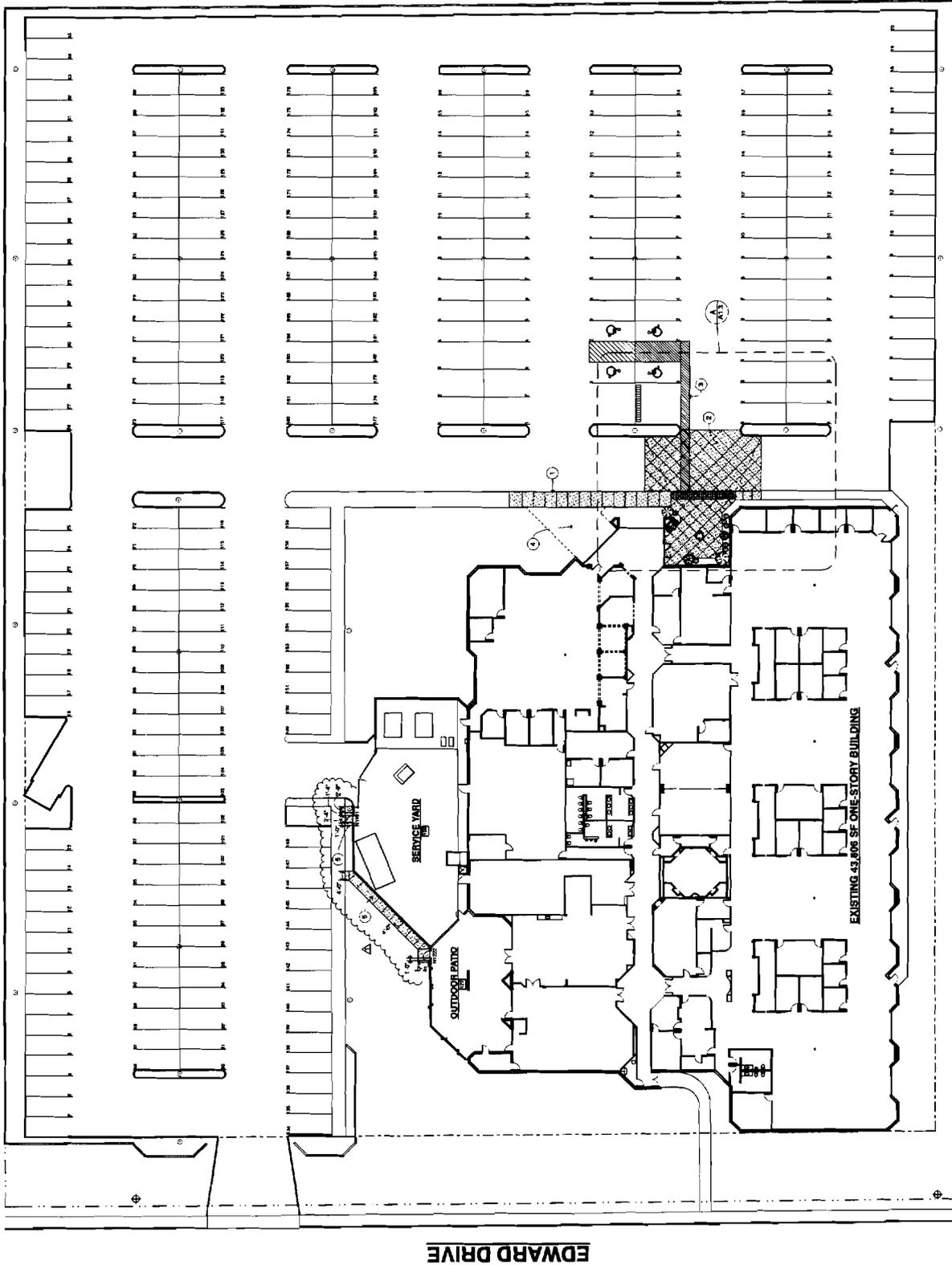
PROJECT:
 MIO Frontiers Renovation

CLIENT:
 MIO Frontiers

DATE:
 08/11/11

SCALE:
 1" = 20'-0"

SHEET NUMBER:
 A1.2

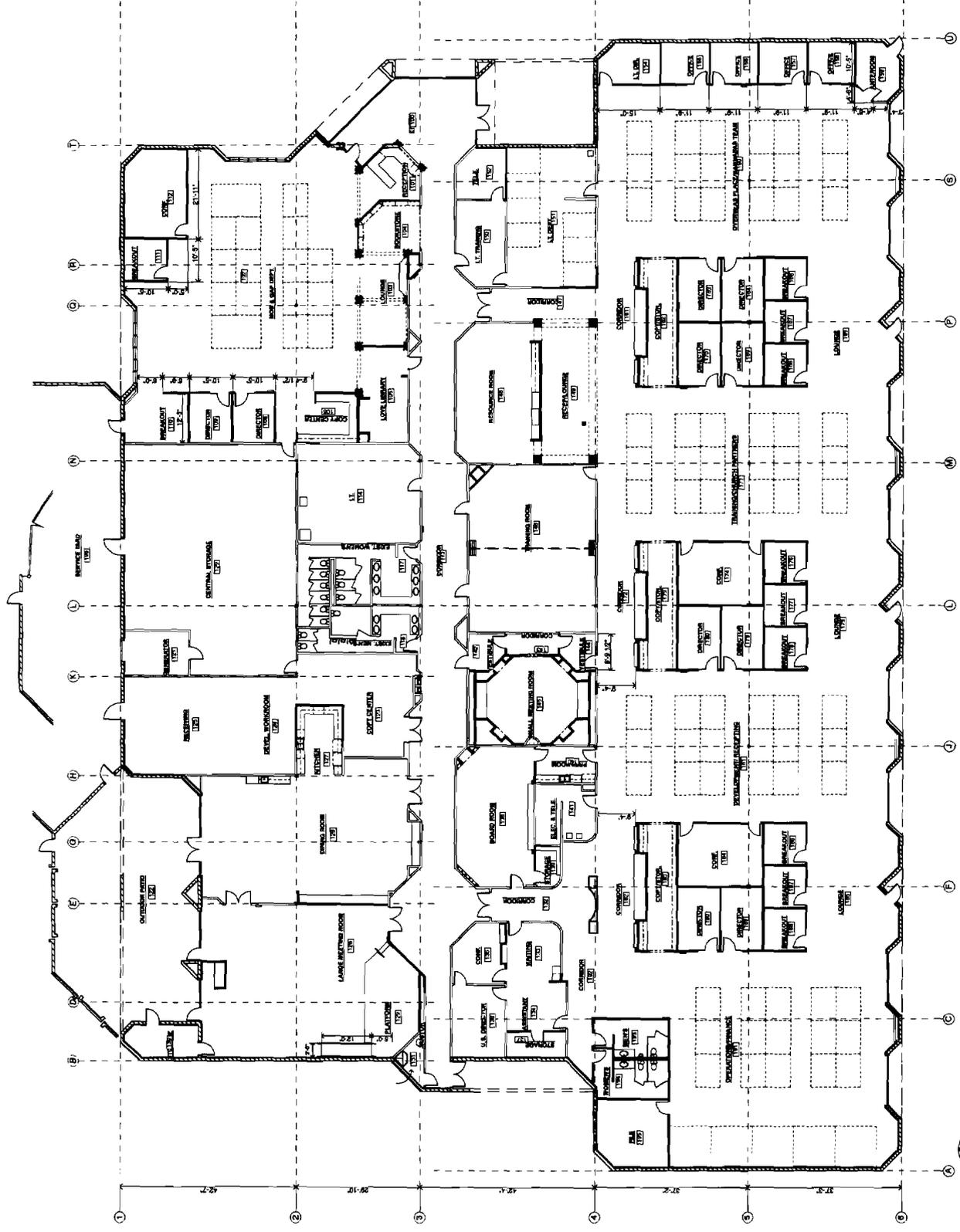


NEW FLOOR PLAN GENERAL NOTES:

- A. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF PARTITION, OR CENTERLINE OF COLUMN.
- B. BRICK WALLS TO BE CONCRETE IN WALL CAVITY WITH 1/2" INSULATION. DOOR STOPS TO BE 1/2" ALUMINUM. DOOR STOPS TO BE 1/2" ALUMINUM. DOOR STOPS TO BE 1/2" ALUMINUM.
- C. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF PARTITION, OR CENTERLINE OF COLUMN.
- D. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF PARTITION, OR CENTERLINE OF COLUMN.

NEW FLOOR PLAN KEYNOTES:

1. EXISTING INTERIOR WALLS TO REMAIN UNLESS NOTED OTHERWISE.
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6. EXISTING INTERIOR WALLS TO REMAIN UNLESS NOTED OTHERWISE.
7. EXISTING INTERIOR WALLS TO REMAIN UNLESS NOTED OTHERWISE.



PROJECT: MIO Frontiers Renovation
 100 S. Edmund Drive, Tampa, FL 33601
 SHEET CONTENT: New Floor Plan
 DATE: 08/11/11
 DESIGNED BY: JAV
 CHECKED BY: CTV
 SHEET NUMBER: 02.2

HILL GROUP ARCHITECTURE
 100 S. Edmund Drive, Tampa, FL 33601
 TEL: 813.251.1111
 FAX: 813.251.1111

REVISIONS:
 A. Field Revisions 11/08

APPROVED:
 City of Tampa 2008 Revised Comments
 City of Tampa 2008 Revised Comments
 City of Tampa 2008 Revised Comments



MIO FRONTIERS

939 SOUTH EDWARD DRIVE

PL100261

FRONT OF BUSINESS – VIEW TO WEST

