

Staff Summary Report



Hearing Officer Hearing Date: June 17, 2008

Agenda Number: 3

SUBJECT: This is a public hearing for a request by **RECONDITIONED SYSTEMS INC. (PL080181)** located at 2636 South Wilson Street, Suite No. 105 for one (1) use permit.

DOCUMENT NAME: 20080617dssd01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **RECONDITIONED SYSTEMS INC. (PL080181)** (Paul McDaniel/Reconditioned Systems Inc., applicant; Gateway Valleyview Inc., property owner) located at 2636 South Wilson Street, Suite No. 105 in the GID, General Industrial District for:

ZUP08091 Use permit to allow a woodworking operation in the GID, General Industrial District.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

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

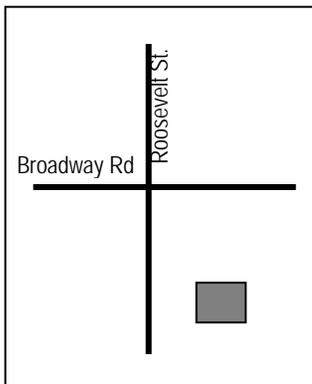
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LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions (1-6)

ADDITIONAL INFO: Reconditioned Systems is requesting approval of a use permit to allow a woodworking and manufacturing operation located at 2636 South Wilson Street in the (GID) General Industrial District. The proposed business will occupy approximately 72,714 s.f. of space within an existing manufacturing and warehouse building. Staff recommends approval of the request with conditions. To date, there has been no public input



PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan
6. Staff Photograph(s)

COMMENTS:

Reconditioned Systems is requesting approval of a use permit to allow a woodworking and manufacturing operation located at 2636 South Wilson Street in the (GID) General Industrial District. The proposed business will occupy approximately 72,714 s.f. of space within an existing manufacturing and warehouse building. The business operation calls for the fabricating, millworking and manufacturing of laminate surfaces, shelf ends, and flipper doors as component parts of office furniture. The applicant indicates there will be no retail traffic associated with the business operation.

Further all the millworking equipment will be located inside the suite, thus there will be no exterior equipment. There will be no emissions of dust, noise, vibration, or debris to the surrounding area or tenants.

The site is located on the northwest corner of Alameda Drive and Wilson Street. All adjacent properties are zoned GID, General Industrial District.

The proposed hours of operation are Monday through Friday from 5:00 am to 3:30 pm. The business has eight (8) full-time employees.

To date, there has been no public input

Use Permit

The Zoning and Development Code requires a millworking, wood works, business to obtain a use permit in the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, 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;
 - This is an interior wood working use; there should be minimal nuisances within this industrially zoned area.
- 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.

Conclusion

Staff recommends approval of the use permit

REASON(S) FOR APPROVAL:

1. Traffic generated by this use should not be excessive.
2. There will be no apparent damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
3. The use appears to be compatible with the building, site and adjacent properties.

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

CONDITION(S) OF APPROVAL:

1. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
2. The use permit is transferable. Should the business be sold, the new owners must reprocess for administrative review.
3. The use permit is valid for the plans and business operation as submitted to and approved by the Hearing Officer/Board of Adjustment.
4. Any expansion or intensification of use shall require a new use permit to be approved.
5. 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.
6. The vent, stack, chimney, and exposed mechanical equipment shall not exceed the parapet of the existing building. If the equipment exceeds the parapet, a secondary screen wall approved through the Development Plan Review. Details can be worked out during the Building Permit Plan Review process.

HISTORY & FACTS: None pertinent to this request.

DESCRIPTION: Owner – Gateway Valleyview Inc.
Applicant – Paul McDaniel
Existing Zoning – GID, General Industrial District
Total Site Area – 221,194 s.f. / 5.07 acres
Total Building Area – 112,026 s.f.
Tenant Area – 72,714 s.f.
Total Parking Required – 109 spaces
Total Parking Provided – 109 spaces

ZONING AND
DEVELOPMENT

CODE REFERENCE:

Part 3, Chapter 3, Section 3-302

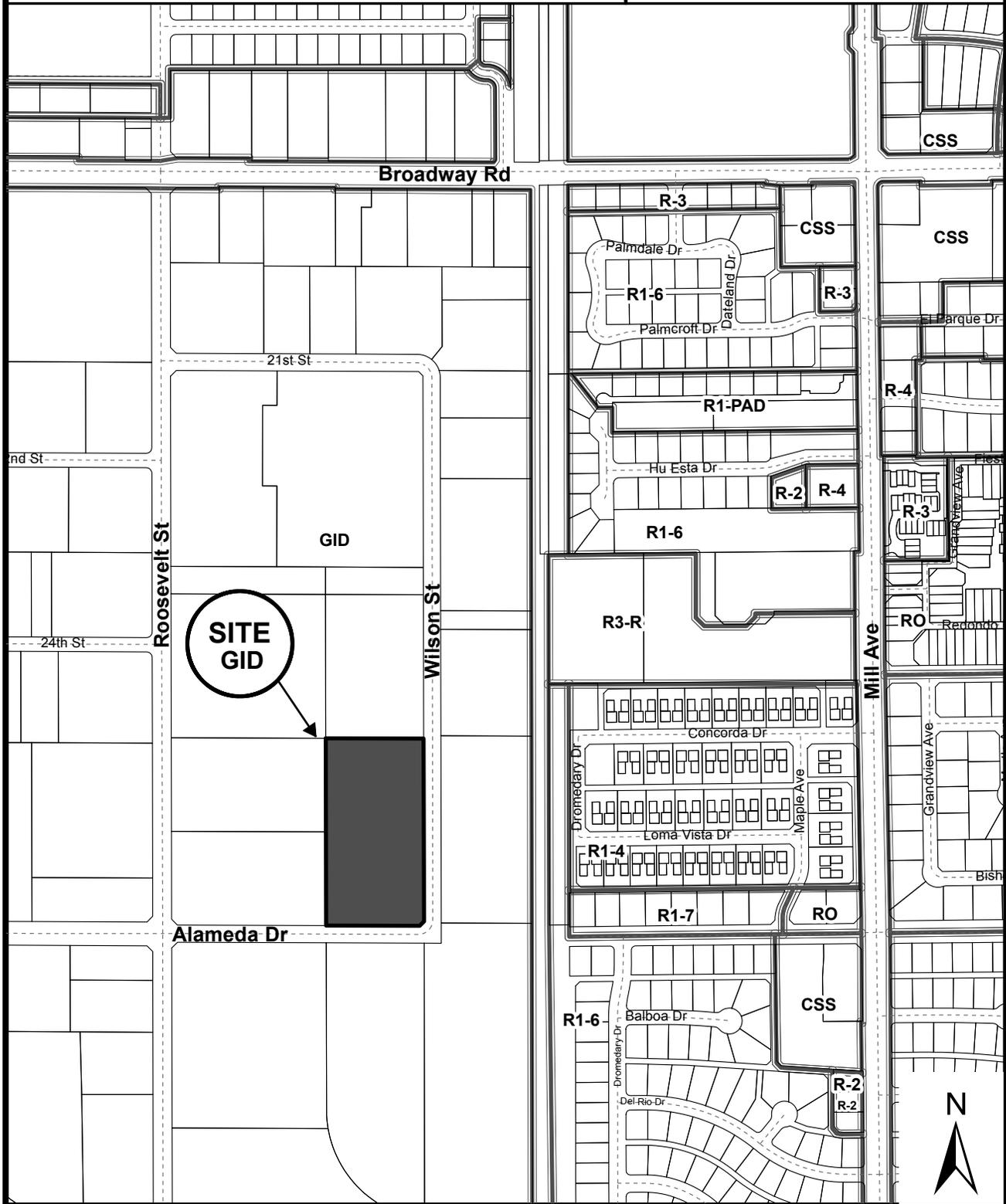
Permitted Uses in Office/Industrial Districts – Table 3-302A – Wood Working in GID, General Industrial District requires a use permit;

Part 6, Chapter 3, Section 6-308

Use Permit.

RECONDITIONED SYSTEMS INC.

PL080181



Location Map



RECONDITIONED SYSTEMS INC. (PL080181)



May 15, 2008

City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ 85281

Re: Letter of Explanation for Use Permit for Woodshop in GID Zoning District

Dear Sirs:

Reconditioned Systems, Inc. respectfully requests a Use Permit for a Woodshop be issued to us for our facility at 2636 S. Wilson Street, Suite 105, Tempe, AZ 85282. Description of the operation and community impact are as follows:

Description of Operation:

The operation would include a CNC Router, table saws, hand routers, glue applicator and laminate press machine, as well as other miscellaneous small woodworking tools and equipment. The primary function of this operation would be the manufacturing of laminate work surfaces, shelf ends and flipper doors as component parts of office furniture workstations. The office furniture will be sold to wholesale and retail customers throughout the United States. The standard hours of operation of the woodshop will be Monday through Friday from 5am to 3:30 pm. The Woodshop would employ 6 to 8 craftsmen.

Community Impact:

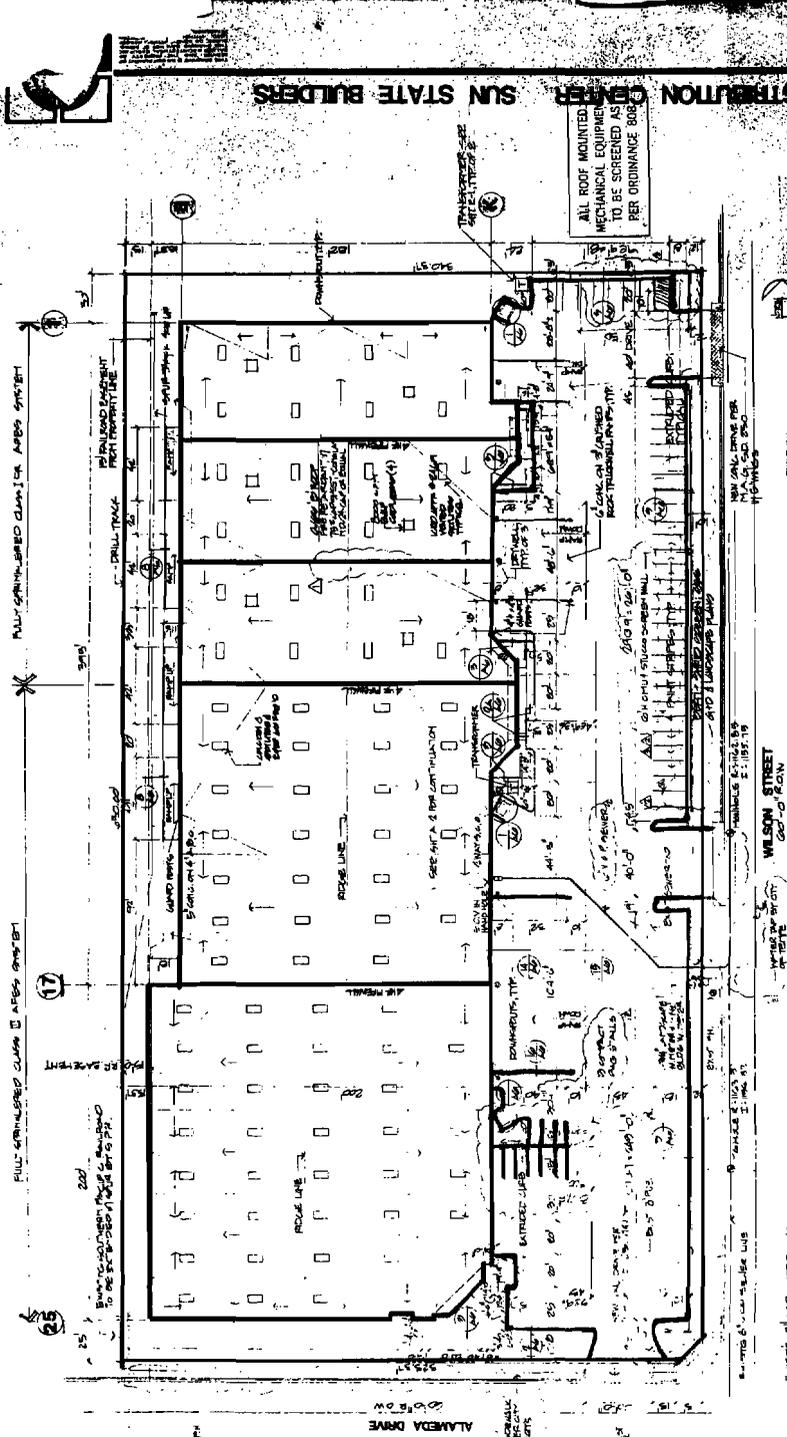
The proposed Woodshop will not cause any significant vehicular or pedestrian traffic in the adjacent areas, due to the limited number of employees required to staff the operation. The operation will not cause any nuisance exceeding that of ambient conditions, as the operation will not produce any odor from chemicals. Any dust and noise resulting from the operation will be minimal and within City Code. The operation will not have any adverse affects on the neighborhood or the goals, objectives and policies of the City. The operation should be fully contained within the existing building, with the exception of the dust collection equipment. The dust collection equipment will be installed on the backside of the building and will not be visible from the street. The operation will be located in a general industrial area and will be compatible with the existing surrounding structures and uses.

Thank you for your consideration of our requested Use Permit. If you have any additional questions, please contact me at (480) 968-1772, extension 206.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dirk D. Anderson', with a long horizontal line extending to the right.

Dirk D. Anderson
CEO



APPROVED: [Signature]
CITY ENGINEER

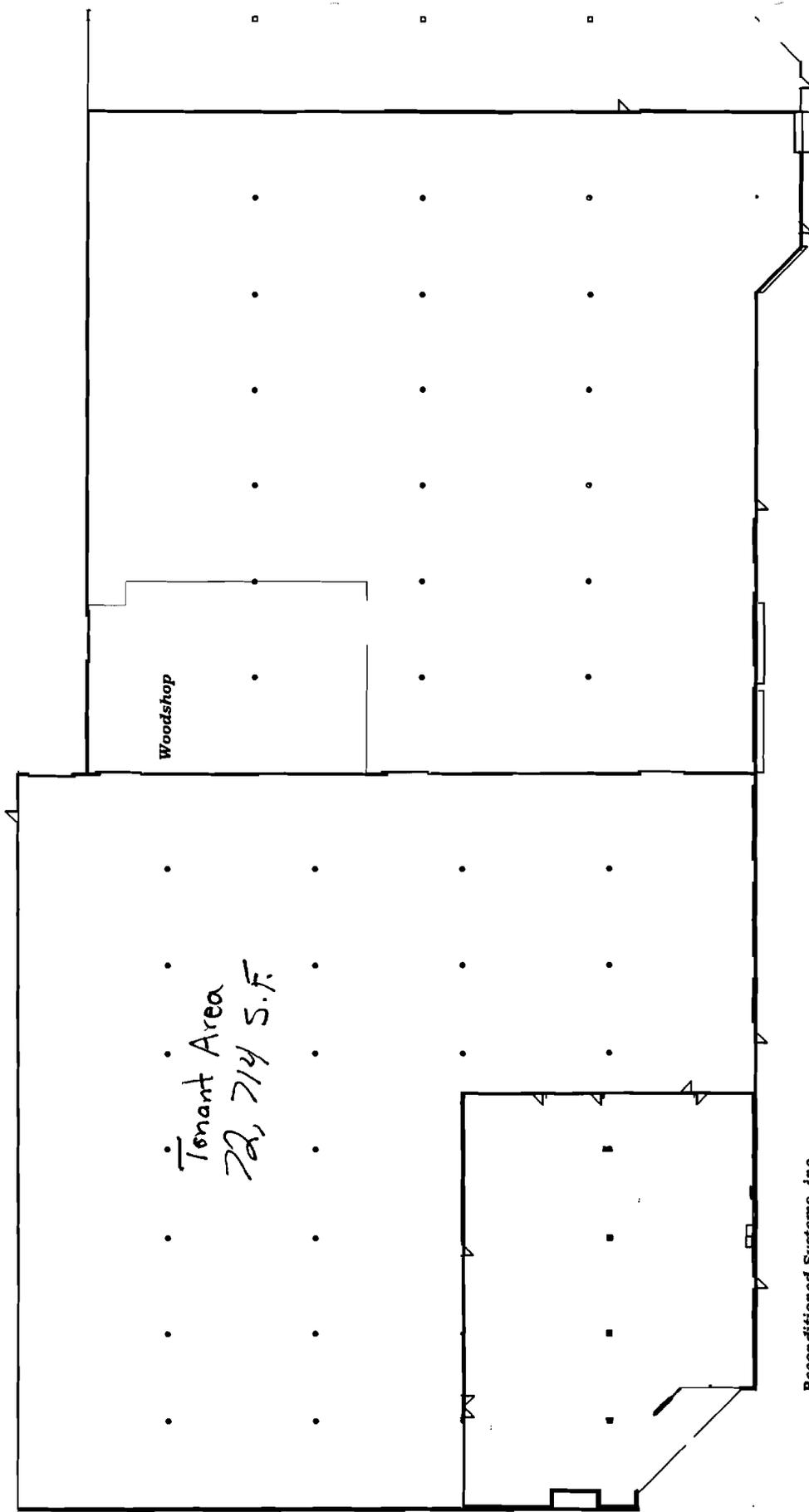
GENERAL NOTES:
 1. SEE GENERAL NOTES TO THESE PLANS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TEMPE BUILDING DEPARTMENT ORDINANCES.
 3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED AS PER ORDINANCE BOOK.
 4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED AS PER ORDINANCE BOOK.
 5. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED AS PER ORDINANCE BOOK.

WATER CALCS:
 (CALCULATIONS SHOW AVERAGE 60% OF MAX)
 1. FLOOR AREA: 10,000 SQ FT
 2. FLOOR AREA: 10,000 SQ FT
 3. FLOOR AREA: 10,000 SQ FT
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PROJECT INFORMATION:
 PROJECT ADDRESS: 2222 SOUTH WILSON STREET, TEMPE, ARIZONA
 PROJECT AREA: 10,000 SQ FT
 PROJECT AREA: 10,000 SQ FT

VICINITY MAP:
 A vicinity map showing the project location relative to surrounding streets including Wilson Street, Alameda Drive, and Broadway Park Distribution Center. The map includes a north arrow and a scale.

APPROVED: [Signature]
CITY ENGINEER



Reconditioned Systems, inc.
2636 S. Wilson St., Suite 105
Tempe, AZ 85282

Total Bldg: 112,026 S.F.



RECONDITIONED SYSTEMS INC.

2636 S WILSON ST., SUITE NO. 105

PL080181

FRONT OF BUSINESS