

# Staff Summary Report



Hearing Officer Hearing Date: June 17, 2008

Agenda Number: 11

**SUBJECT:** This is a public hearing for a request by **BIMBO BAKERIES (PL080196)** located at 1920 East University Drive, Suite No. 101 for one (1) use permit.

**DOCUMENT NAME:** 20080617dssl03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **BIMBO BAKERIES (PL080196)** (George Fulton/Fulton Architects, applicant; University and Perry LLC, property owner) located at 1920 East University Drive, Suite No. 101 in the GID, General Industrial District for:

**ZUP08097** Use permit to a retail use (bakery outlet) in the GID, General Industrial District.

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

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

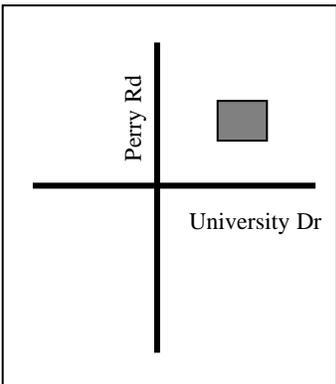
**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions 1-2.

**ADDITIONAL INFO:**

Bimbo Bakeries is requesting approval of a use permit for a retail use, a bakery outlet, in the GID, General Industrial District. The proposed use will occupy 2054 s.f. of warehouse, 100 s.f. of office and 1354 s.f. of retail space. Staff recommends approval of the use permit; it meets the necessary criteria for approval. To date, no public input has been received.



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

**COMMENTS:**

Bimbos Bakeries is opening a retail outlet store in their distribution facility, located on University Drive east of McClintock Drive. The use will occupy more than 15% of the gross floor area thus requiring the use permit in GID, General Industrial District. There is ample parking to support the retail function on the site. To date no public input has been received.

**Use Permit**

The Zoning and Development Code requires a use permit for retail uses in the GID, General Industrial District. This use will have minimal impact to surrounding industrial area and meets the intent for allowing retail in industrial zoned areas. This use permit request meets all applicable tests in the following manner:

- 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. The use of the facility is by appointment only so the impact on traffic should be very minimal.
- 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 use should not create any nuisances.
- 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. 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.
- 6. There appears to be a demonstrated need for this use at the proposed location.

**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 clearance from the Building Safety Division
2. Any business signs to obtain a separate approval and sign permit.

**HISTORY & FACTS:**

None pertinent to this case.

**DESCRIPTION:**

Owner – University and Perry LLC  
Applicant – George Fulton/Fulton Architects  
Existing Zoning – GID, General Industrial District

**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

Part 6, Chapter 3, Section 6-308- Use permits

**BIMBO BAKERIES**

**PL080196**



**Location Map**



**BIMBO BAKERIES (PL080196)**



City of Tempe  
Design Review Board

RE: Suite 101 at 1920 E. University in Tempe, Arizona

May 20, 2008

Letter of Explanation:

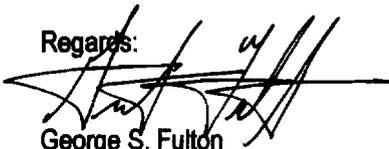
We are requesting approval of a use permit to allow more than 15% retail in a GID zoning district. The request will apply to Suite 101 which is a total of 3,354 square feet. The space will be used for surplus bread product sales and will consist of 2,054 square feet of warehouse, 100 square feet of office, and 1,354 square feet of retail. The effect to the surrounding area should be minimal since it will result in an abnormal number of cars at any time and the volume of customers should be relatively light compared to the normal GID zoning.

Justifications:

- a. This use will not result in a significant increase in vehicular or pedestrian traffic relative to the existing area and the GID zoning. There is an existing retail center established on the adjacent site to the east so there should be no traffic increase felt to the immediate area.
- b. This use will not cause any nuisance beyond that which was anticipated in the GID zoning.
- c. This use will not contribute to the deterioration of the neighborhood since the existing building has greatly improved the security and appearance of the area.
- d. The properties immediately adjacent to this site are existing retail to the east, multifamily along the south, GID to the north, and GID to the west.
- e. This use should not result in any disruption or nuisance to the surrounding area as it will not involve high volumes of traffic and will be a normal, low traffic, retail use.

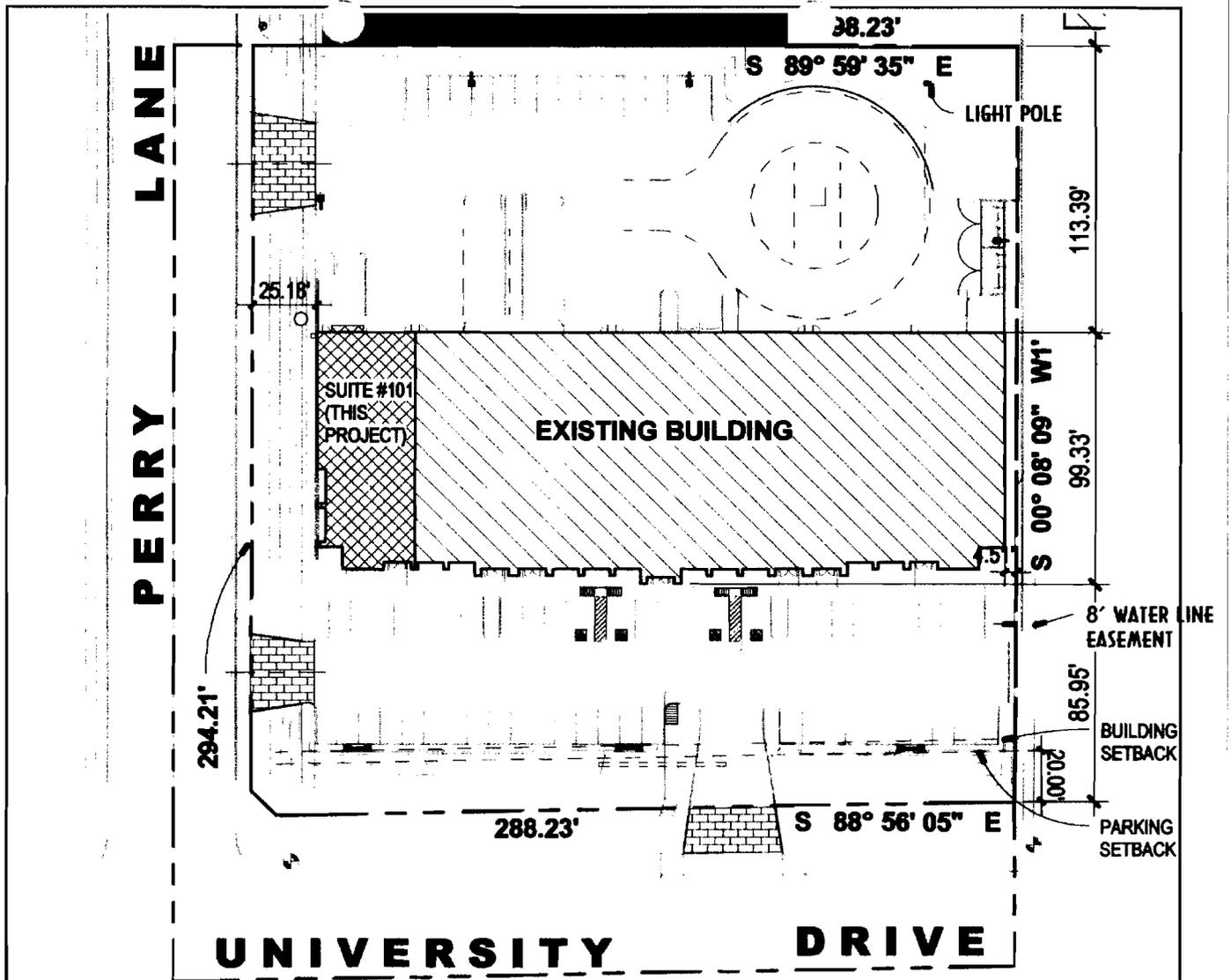
Thank you for your consideration and we look forward to your review and approval of this request.

Regards:



George S. Fulton  
Architect

7633 East Acoma, Suite 207A Scottsdale, Arizona 85260 Phone (480) 998-2375 Fax (480) 998-2376



# SITE PLAN .

SCALE : 1" = 60'-0"

THIS SPACE = 3,354 S.F.

EXISTING ZONING : GID

GROSS LOT AREA : 120,540.91 S.F. 2.77 ACRES

RETAIL PARKING REQUIRED : 1,345 S.F. / 300 = 5 SPACES

NET LOT AREA : 89,845.00 S.F. 2.06 ACRES

OFFICE PARKING REQUIRED : 100 S.F. / 300 = .33 SPACES

LOT COVERAGE : 28 %

WAREHOUSE PARKING REQUIRED : 1,909 S.F. / 500 = 3.8 SPACES

CONSTRUCTION TYPE : VB - AFES

TOTAL PARKING REQUIRED

PARKING PROVIDED : 78 SPACES

(THIS SPACE) : 9 SPACES

Schematic Only - Not for construction or recording

**Tilton Architects Corp.**  
7633 E. Acorn, #200b  
Scottsdale, Arizona 85260  
(480) 998-2375  
FAX (480) 998-2376

1920 E. UNIVERSITY SUITE 101

SUN STATE BUILDERS

## SITE PLAN

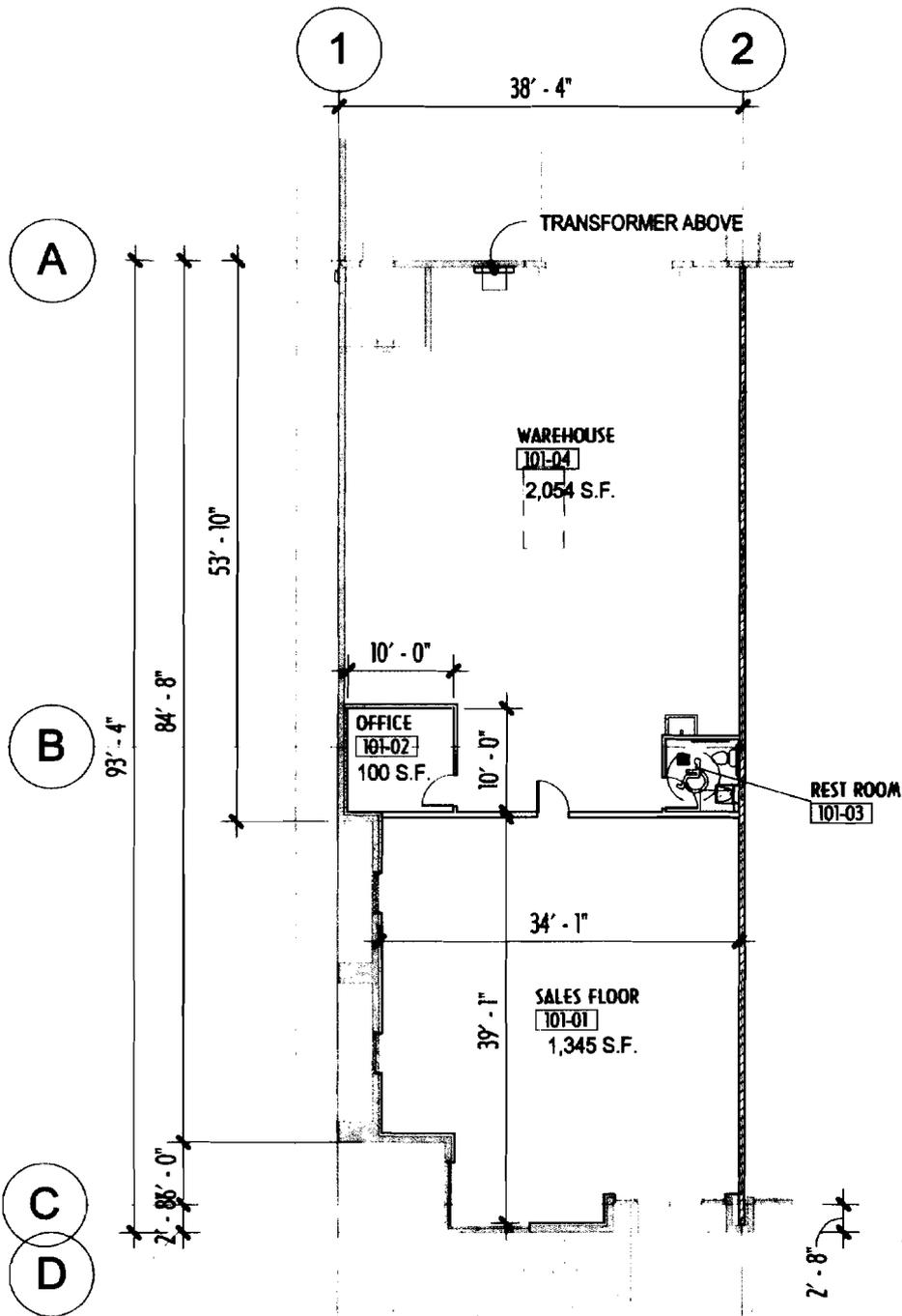
Project number 2817

Date

SA 2

Drawn by GSF

Checked by GSF Scale 1" = 60'-0"



# 101 FLOOR PLAN

SCALE : 1/16" = 1'-0"

 <p>7633 E. Acoma, #208b Scottsdale, Arizona 85260 (480) 996-2375 FAX (480) 996-2376</p>	1920 E. UNIVERSITY SUITE 101	FLOOR PLAN	
	SUN STATE BUILDERS	Project number	2817
		Date	
		Drawn by	G S F
	Checked by	G S F	Scale 1/16" = 1'-0"
			SA 1



**BIMBO BAKERIES**

**1920 E UNIVERSITY DR., SUITE NO. 101**

**PL080196**

**FRONT OF BUSINESS**