

Staff Summary Report



Hearing Officer Hearing Date: 4/3/12

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by **ESPRESSO ITALIA (PL120062)** located at 1340 East 8th Street for one (1) Use Permit.

DOCUMENT NAME: HOr_EspressoItalia_040312

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **ESPRESSO ITALIA (PL120062)** (Patrick O'Malley, applicant; Rudi Vafadari, property owner) located at 1340 East 8th Street, in the GID, General Industrial District and Transportation Overlay District Corridor for:

ZUP12028 Use Permit to allow a coffee roaster

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

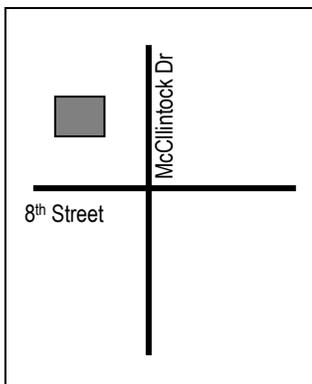
REVIEWED BY: Steve Abrahamson, Senior Planner (480-350-8359)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval

ADDITIONAL INFO: Espresso Italia is requesting approval of a Use Permit to allow coffee roasting located at 1340 East 8th Street in the (GID) General Industrial District. The proposed business will occupy approximately 3230 s.f. of space within an existing microbrewery, manufacturing and warehouse building. Staff is recommending approval of the request with conditions. To date, there has been no public input.



ATTACHMENTS:

1. List of Attachments
 2. Comments;
 3. Conclusion; Reason for Approval; Conditions of Approval; History & Facts
 4. Description; Zoning & Development Code Reference
-
1. Location Map(s)
 2. Aerial Photo(s)
 3. Letter of Intent
 4. Site Plan
 5. Floor Plan

COMMENTS:

The business is located at 1340 East 8th Street.. The site is located west of McClintock Drive on the north side of 8th Street. The tenant suite is adjacent to the Four Peaks Brewery. Espresso Italia is requesting approval of a Use Permit to allow a coffee roasting operation. The business will occupy approximately 3230 s.f. of space within an existing microbrewery, manufacturing and warehouse building. The business operation calls for the roasting of coffee beans which results in periodic release of a coffee odor. The applicant has stated in their letter; they will be conducting a majority of the roasting early in the business day between 7 am and 11 am.

To date, there has been no public input.

Use Permit

The Zoning and Development Code requires a Coffee Roasting 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 a coffee roasting use; there should be minimal nuisances (odors) 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.
- e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public;
 - The proposed use appears to have adequate control of disruptive behavior.

Conclusion

Staff recommends approval of the request for the Use Permit subject to the attached conditions of approval.

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 uses herein permitted that are verified by a consensus of the complaining party and the City Attorneys office, the Use Permit may be returned to the Board of Adjustment, and another public hearing set to re-evaluate 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, you will need a secondary screen wall that will have to be approved by applying to Development Plan Review.

HISTORY & FACTS:

None pertinent to this case.

DESCRIPTION:

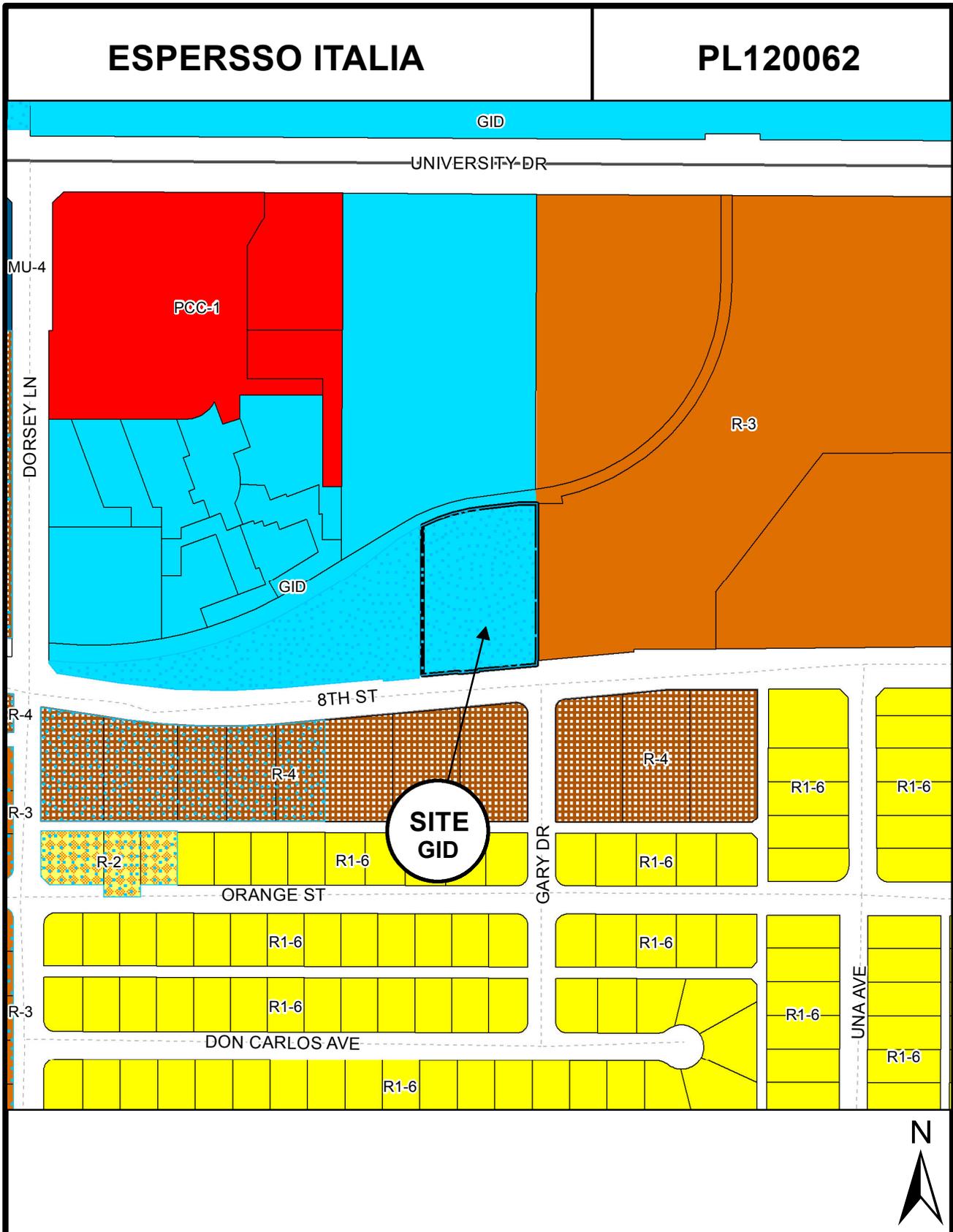
Owner – Rudi Vafadari, property owner
Applicant – Patrick O'Malley,
Existing zoning – GID, General Industrial District

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Chapter 3, Section 3-302
Permitted Uses in Office/Industrial Districts – Table 3-302A – Coffee Roasting or Manufacturing in GID, General Industrial District requires a Use Permit;
Part 6, Chapter 3, Section 6-308- Use Permit.

ESPRESSO ITALIA

PL120062



Location Map



ESPRESSO ITALIA (PL120062)



February 23, 2012

The City of Tempe
Planning and Zoning

Letter of Explanation:

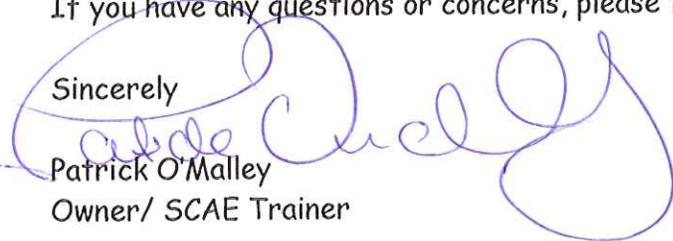
Espresso Italia would like to add a small "shop coffee roaster" (15 kilo") to our business in order to be able to roast custom coffee and coffee blends from around the world, for our over 210 wholesale accounts across the valley. We will also be utilizing the roaster to teach the art of coffee roasting as well as for our customers to be able to come in and taste our coffee in our coffee tasting bar.

For the past three years Patrick O'Malley the owner of Espresso Italia has made many trips back and forth to Europe taking classes to become the only SCAE (specialty coffee association of Europe) authorized trainer in all of North America. As an AST Patrick has the ability to train and certify under the SCAE, our customers, and customers from around North and South America in Barista Level 1, Barista Level 2, Cup Tasting, Green Coffee, and Roasting. We will also be offering local Baristi an official training center in order for them to train to compete in the World Barista Championships. Patrick has also been asked to travel to Europe to be a Judge in the Italian Barista Semi Finals as well as volunteer training at SCAA events.

Currently Espresso Italia's hours of operation are Monday to Friday 9am to 4pm. We would like to expand the hours of operation to Monday to Saturday from 7am to 5pm and will most likely be performing most of the roasting in the early hours of the day from 7am till about 11: am. We would like to offer SCAE training classes for a few students once or twice per month.

If you have any questions or concerns, please feel free to contact me at any time.

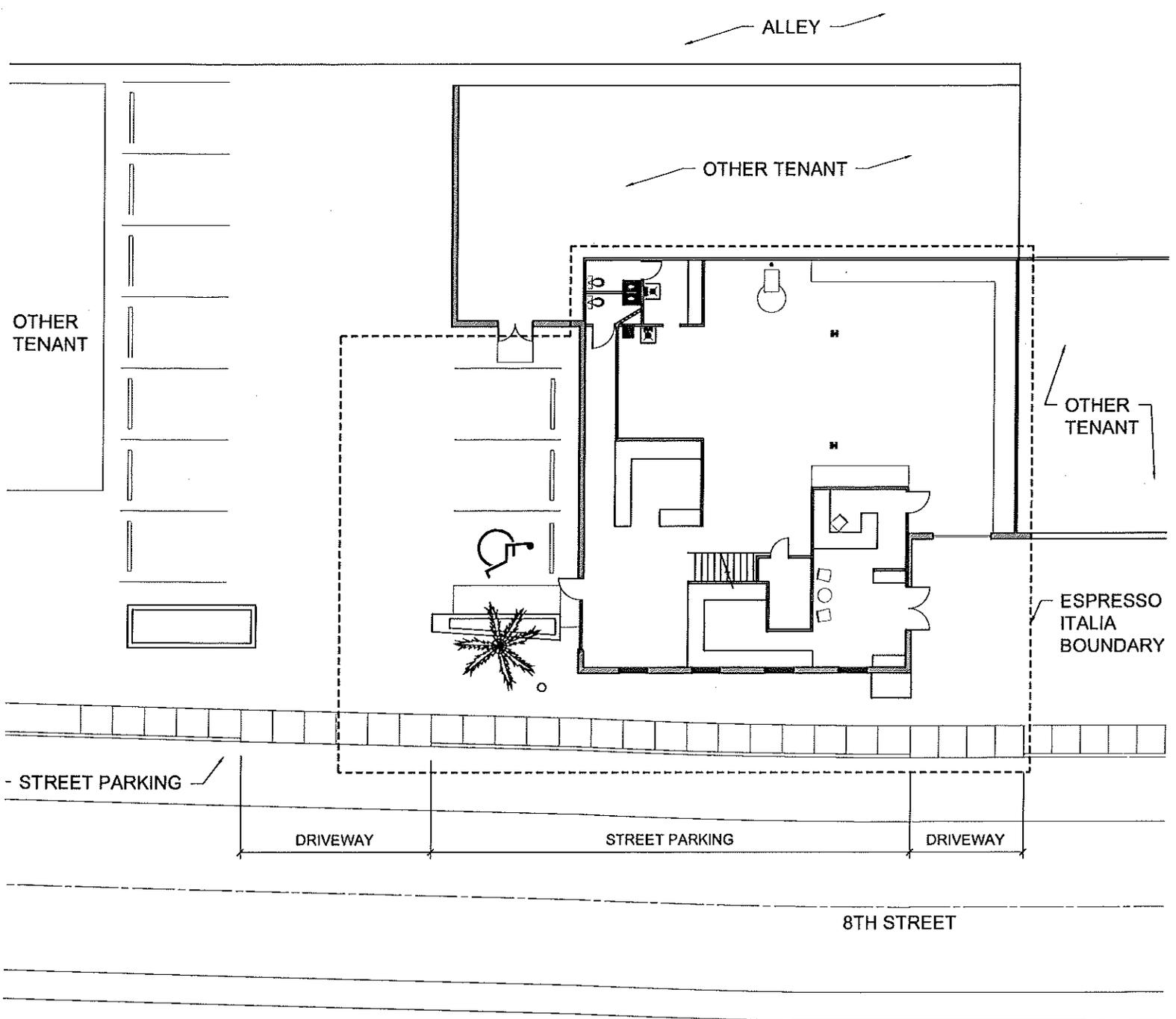
Sincerely


Patrick O'Malley

Owner/ SCAE Trainer

Espresso Italia & Infusion Fine Teas
1340 E. 8th St. Suite #101 Tempe, AZ. 85281
Phone: 480-731-3236 Fax: 480-731-3607

info@espressoitalia-usa.com



1 SITE PLAN
 A1 1" = 20'-0"

CITY OF TGM
ADDRESSING AND STREET ASSIGNMENT

NAME OF DEVELOPER: _____
 NEW ASSIGNMENT: _____
 SITE ADDRESS: _____
 BLDG ID: _____
 SUITES: _____
 REASSIGNMENTS: EXISTING _____ NEW _____
 SITE ADDRESS 1310-1340 E. 8TH ST. / 1340 E. 8TH ST.
 BLDG ID: _____
 SUITES: _____ 101-117
 M.S.O. (YER): _____
 STREETS (NEW): _____ EXISTING _____ NEW _____
 STREETS (CHANGE): _____
 SIGNATURE: *[Signature]* DATE: 2/28/96

