

Staff Summary Report



Hearing Officer Hearing Date: June 17, 2008

Agenda Number: 6

SUBJECT: This is a public hearing for a request by **FOOTHILLS WOOD TRANSFORMATIONS (PL080184)** located at 2035 East Cedar Street for one (1) use permit.

DOCUMENT NAME: 20080617dssd02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **PRICE ROAD BUSINESS PARK - FOOTHILLS WOOD TRANSFORMATIONS (PL080184)** (Amy Freidenberger/Foothills Wood Transformations, applicant; Lodru BV Inc., property owner) located at 2035 East Cedar Street in the GID, General Industrial District for:

ZUP08093 Use permit to allow a woodworking operation in the GID, General Industrial District.

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

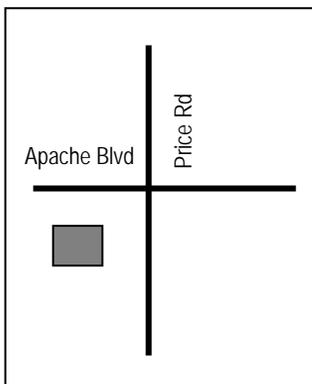
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-6

ADDITIONAL INFO: Foothills Wood Transformations is requesting approval of a use permit to allow woodworking and manufacturing operation located at 2035 East Cedar Street in the (GID) General Industrial District. The proposed business will occupy approximately 7,500 s.f. of space within the Price Road Business Park. 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:

Foothills Wood Transformation is requesting approval of a use permit to allow a woodworking and manufacturing operation located at 2035 East Cedar Street in the GID, General Industrial District. The proposed business will occupy approximately 7,500 s.f. of space within an existing Price Road Business Park. The business operation calls for the design and manufacturing of custom furniture and cabinetry. 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 south side of Cedar Street, west of the Price Road. All adjacent properties to the east, west, and north are zoned GID, General Industrial District. To the south is the Union Pacific Railroad track.

The proposed hours of operation are Monday through Friday from 8:00 am to 5:00 pm and Saturday 9:00 am to 12:00 pm. The business has two (2) full-time contractor employees to operate the business with the owner.

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 – Lodru BV Inc.
Applicant – Amy Freidenberger
Existing Zoning – GID, General Industrial District
Total Site Area – 42,127 s.f. / .95 acres
Total Building Area – 7,500 s.f.
Total Parking Required – 42 spaces
Total Parking Provided – 42 spaces

ZONING AND
DEVELOPMENT

CODE REFERENCE:

Part 3, Chapter 3, Section 3-302

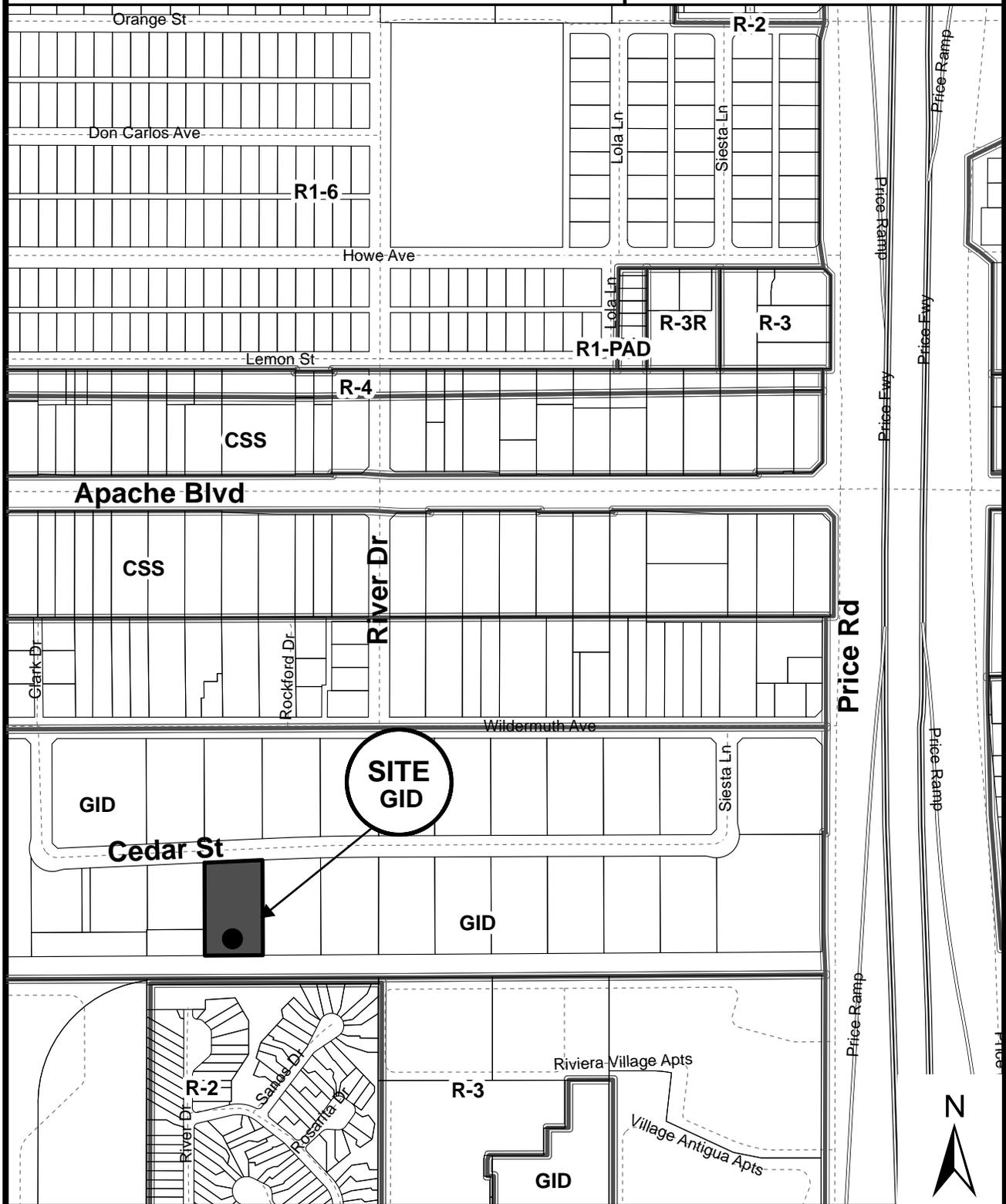
Permitted Uses in Office/Industrial Districts – Table 3-302A – Wood Working in GID, General Industrial District requires a use permit;

Part 6, Chapter 3, Section 6-308

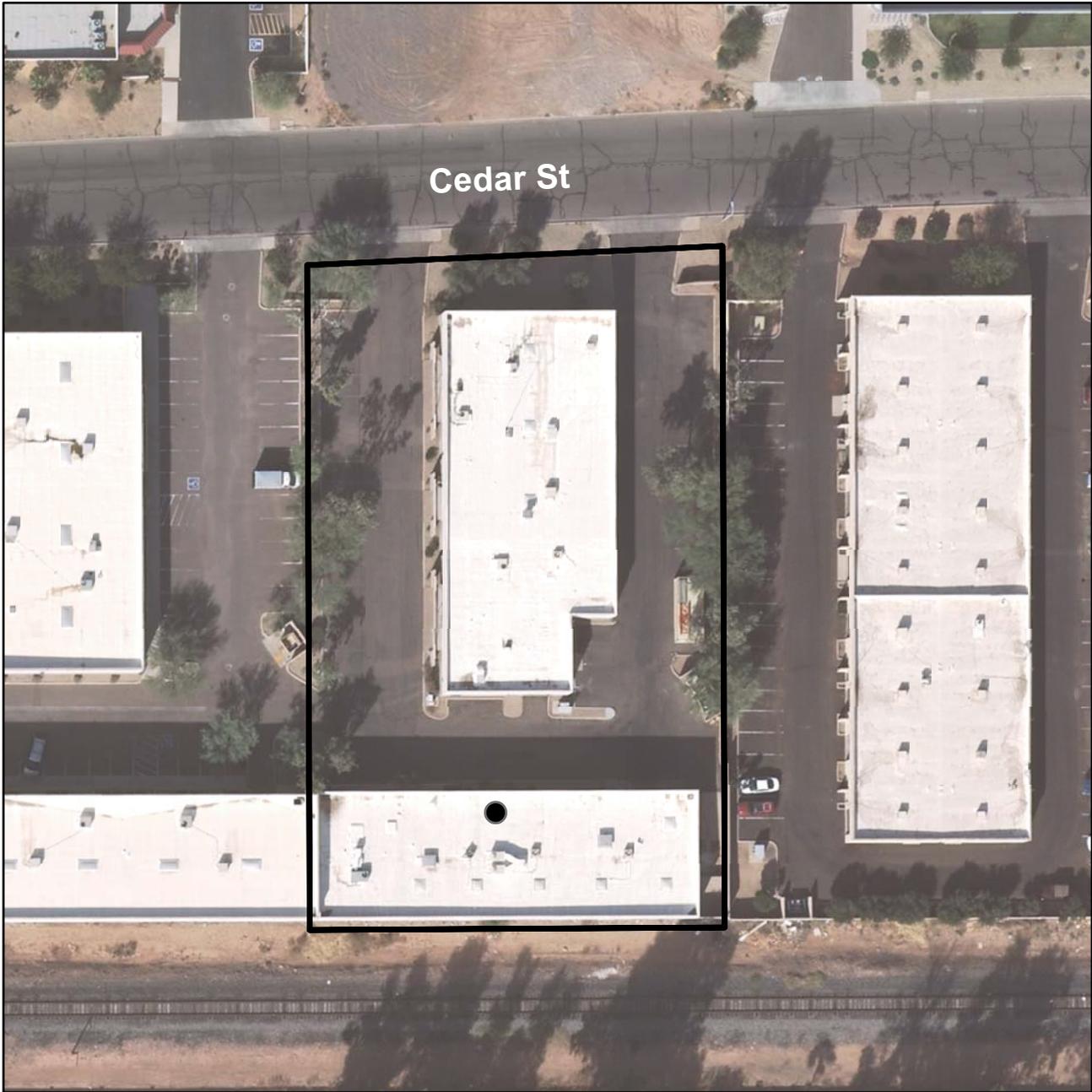
Use Permit.

**PRICE ROAD BUSINESS PARK-
FOOTHILLS WOOD TRANSFORMATIONS**

PL080184



Location Map



**PRICE ROAD BUSINESS PARK-
FOOTHILLS WOOD TRANSFORMATIONS (PL080184)**

City of Tempe Reviewing Board

Re: Use Permit/ Wood Working Business

From: Foothills Wood Transformations

Foothills Wood Transformations was established by the current owner, Amy Freidenberger, in 2004. The business designs and manufactures custom furniture and cabinetry. See brochure attached.

The company employees (2) independent contractors to operate the business together with the owner. Hours of operation are Monday-Friday 8:00AM- 5:00PM and Saturday 9:00AM- 12:00PM. Consultations with customers are normally conducted off site. The office in the space will be used for administrative and management. Hours of operation are Monday -Friday 8:00AM- 5:00PM and Saturday 9:00AM- 12:00PM. Company Personnel have ample parking spaces on site for vehicles. The property has a truckwell and overhead door to accommodate the delivery and loading of product for installations in a dedicated area at the rear of the property, away from the street and other tenants occupying the property.

The business address is 2035 E. Cedar Street which is west of Loop 101, South of Apache Blvd, North of Broadway, and East of McClintock. The property location is one of six buildings in an industrial complex, Price Road Business Park. The surrounding area, in all directions, continues to be industrial buildings with industrial users. The railroad runs directly South of the property. There is a business conducting the same activity as proposed within the same block on Cedar Street.

All work and wood will be contained within the interior of the building. Raw lumber and sheet goods are manipulated by various types of equipment and tools to create the wood products reflected on the accompanying brochure. The equipment used on site includes a variety of saws, planers, shapers and sanders. The majority of the work is accomplished by hand and hand power tools. There is an existing filtration room which will be used for the sanding and finishing of the wood.

Respectfully submitted,

Amy Freidenberger, Owner
Foothills Wood Transformations



**PRICE ROAD BUSINESS PARK –
FOOTHILLS WOOD TRANSFORMATIONS**

2035 EAST CEDAR STREET

PL080184

FRONT OF BUSINESS