

Staff Summary Report



Hearing Officer Hearing Date: August 3, 2010

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by **MOMENTTO COFFEE COMPANY** located at 1020 West Ranch Road, Suite No. 101, for one (1) use permit.

DOCUMENT NAME: 20100803dsr101 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **MOMENTTO COFFEE COMPANY (PL100212)** (Henry Echols/Momentto Coffee Company, applicant; Dupper Properties LLC, property owner) located at 1020 West Ranch Road, Suite No. 101 in the GID, General Industrial and SWOD, Southwest Overlay Districts for:

ZUP10072 Use permit to allow coffee roasting/manufacturing in the GID, General Industrial District.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

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

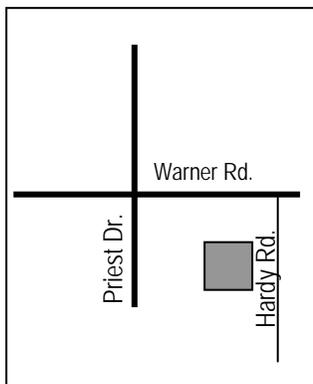
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: Upon completion of this report, staff has received one resident inquiry in support of the request. A neighborhood meeting is not required for this application.



PAGES:

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

ATTACHMENTS:

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

COMMENTS:

The applicant is requesting approval for a use permit to allow a coffee roasting/manufacturing company within the GID, General Industrial District. The site is located at 1020 West Ranch Road. The site consists of an existing industrial building with other tenant suites. The Momentto Coffee Company had previously occupied a site in Tempe at 520 South Price Road. At that time, the applicant had received approval of the same use permit request.

Public Input

Staff has received one telephone call inquiry on the request. A resident, who resides within the new residential subdivision approximately 700 feet from this property, is in support of the request. He does not plan to attend the hearing, but would like to acknowledge support for business commerce in the area.

Use Permit

The Zoning and Development Code requires a use permit to allow coffee roasting in the GID, General Industrial District.

Conclusion

Staff recommends approval of the use permit including the proposed conditions of approval.

REASON(S) FOR APPROVAL:

1. In arriving at the above determination, the following factors shall be considered, but not be limited to:
 - a. Any significant increase in vehicular or pedestrian traffic: *Traffic generated from the use would be considered standard for the industrial neighborhood, operating an 8-5 business operation.*
 - b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions: *The company operates a facility with an afterburner in order to eliminate smoke. The project among other regulatory guidelines will also require compliance with the County Health Department and FDA for final approval.*
 - 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: *This location and the surrounding area is projected for Industrial Use and continues to operate as such.*
 - d. Compatibility with existing surrounding structures and uses: *The use is compatible with other surrounding manufacturing 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 previous Tempe location would indicate that adequate control of potential nuisances have been controlled.*

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

**CONDITION(S)
OF APPROVAL:**

1. This use permit is valid for Momentto Coffee Company and may be transferable to successors in interest through an administrative review application.
2. Any intensification or addition to the use shall require a new use permit to be approved.
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. The proposed propane storage tank area will require an administrative development plan review application.
5. All required permits and clearances from Building Safety shall be obtained prior to occupancy.
6. Business signs shall be approved and permits obtained through a sign application process.

HISTORY & FACTS:

January 18, 2005 Hearing Officer approved a request by MOMENTTO COFFEE for a use permit to operate a coffee roasting and packaging facility located at 520 South Price Road, Suite 1, in the I-1, Light Industrial District.

DESCRIPTION:

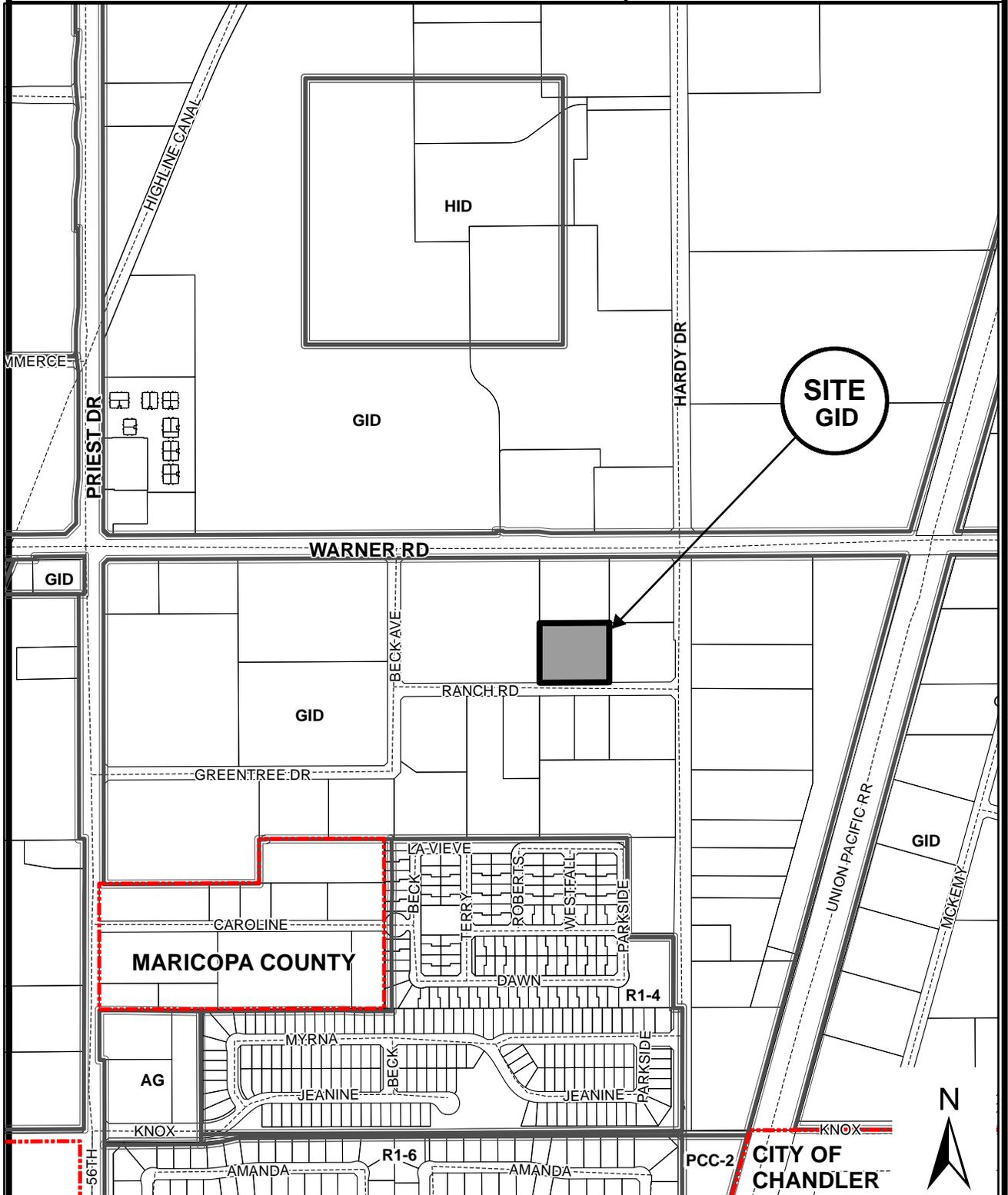
Owner – Dupper Properties LLC
 Applicant – Henry Echols / Momentto Coffee Company
 Existing Zoning – GID, General Industrial District, and SWOD Southwest Overlay District

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 6-308, Use Permit

MOMENTTO COFFEE COMPANY
1020 W. RANCH RD., STE. 101

PL100212



Location Map



MOMENTO COFFEE COMPANY (PL100212)



Momentto Coffee Co.

*1020 W. Ranch Rd. Ste# 101 ~ Tempe, AZ 85284
Office 480/948-8501 ~ Fax 480/446-8499*

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

July 8, 2010

Momentto Coffee is a full line Coffee Roasting facility. Momentto roasts green coffee beans from all over the world purchased through brokers throughout the U.S. Momentto currently operates 8am to 5pm, Monday thru Friday and has 7 employees. Utilizing custom made equipment, the roasting facility was built to roast, grind and pack approximately 10,000 lbs. per 8 hour shift using only 5 employees allowing for low production costs.

The new facility has a loading dock to allow trucks to pick up product without causing any significant vehicular traffic. By not selling to the general public Momentto eliminates any pedestrian traffic.

Momentto's custom roaster was made with an afterburner to eliminate smoke from exiting the chimney. This is done by recycling the hot air within the roasting chamber making the roaster energy efficient and allowing only warm air and coffee aroma to emit through the chimney. Therefore roasting all day every day will not cause any nuisance to neighbors or the environment.

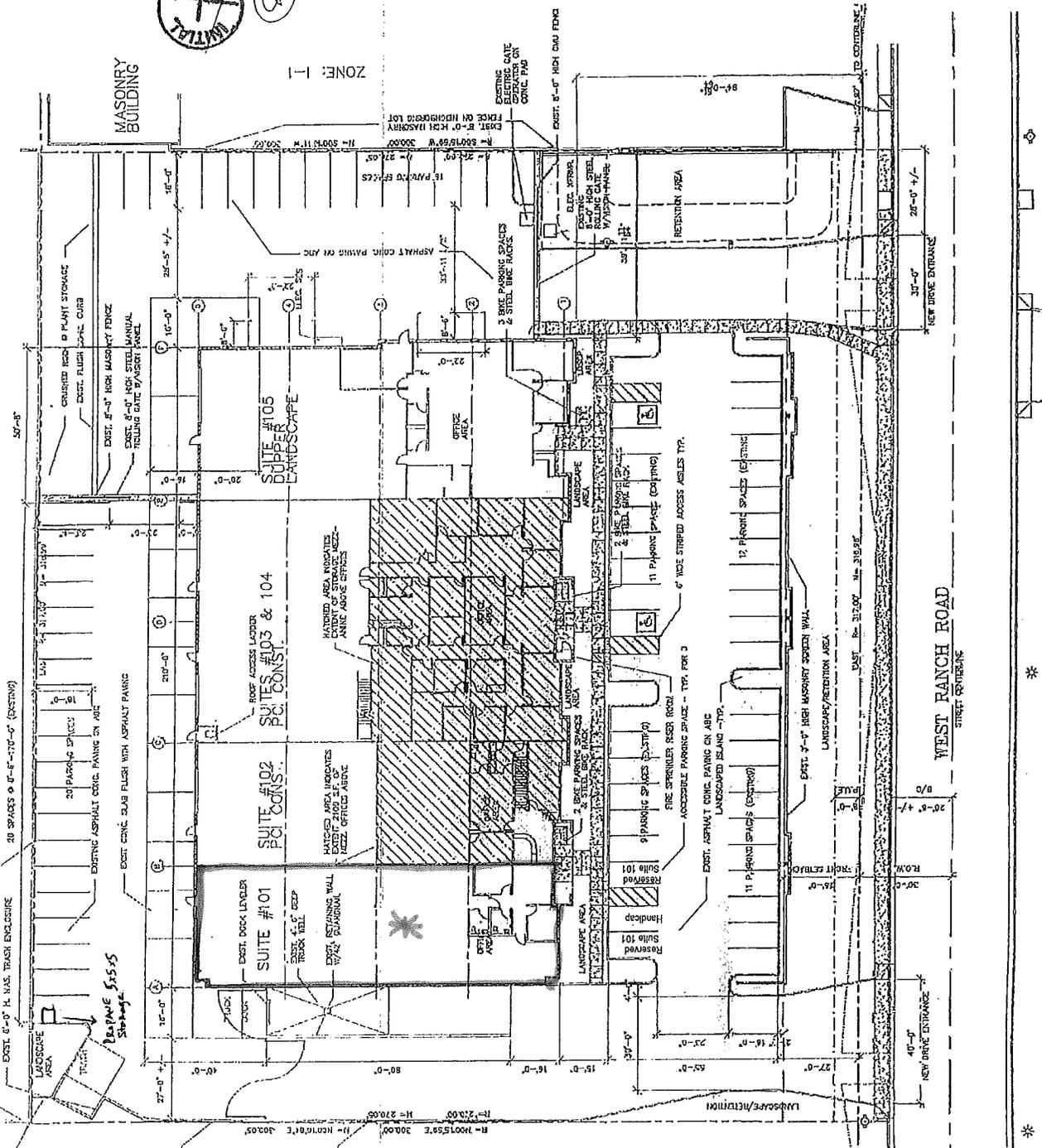
Once the City of Tempe permits are complete , the next step is to get the Maricopa County Health Department to issue permission to produce and operate as a food and beverage manufacturer. The final step is to receive FDA approval to operate and sell coffee products under strict guidelines. With all the stringent rules that must be followed to remain in operation this would prevent and deter Momentto from causing any deterioration to the neighborhood or be in conflict with the goals, objectives and policies if the city.

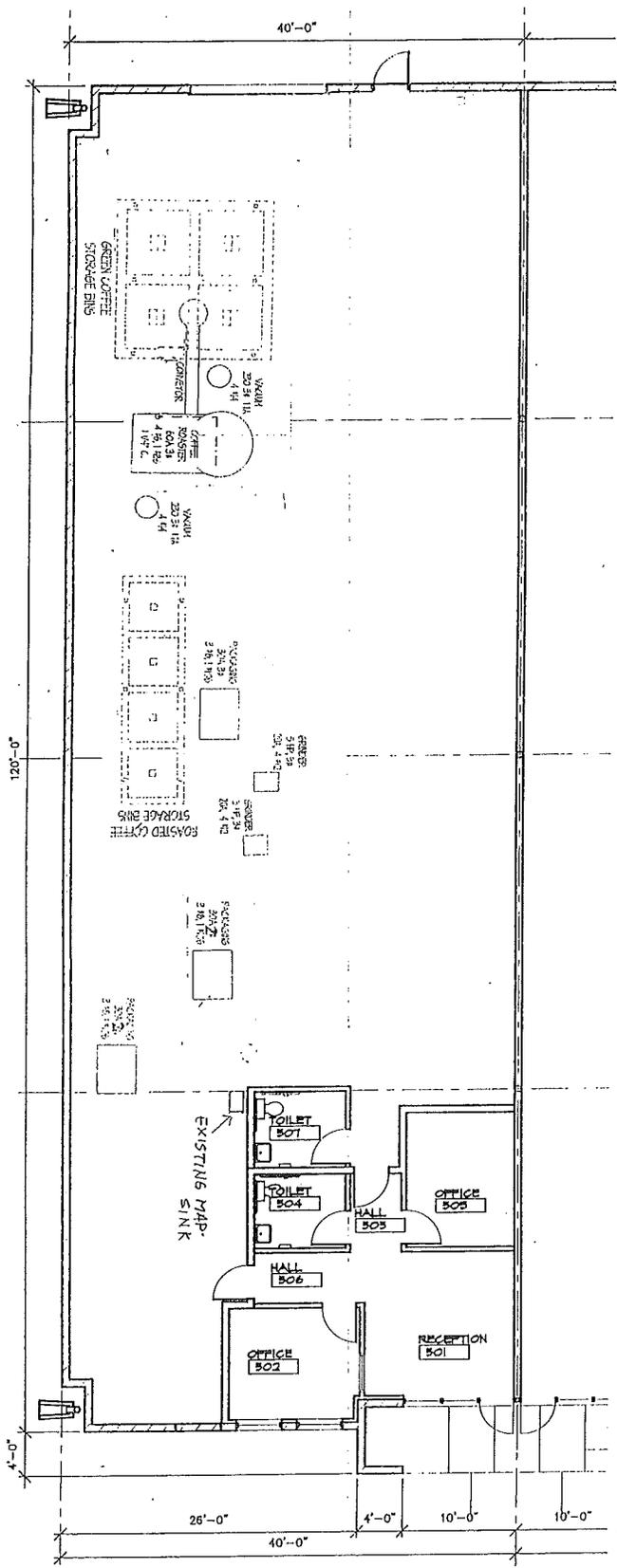
Any and all improvements are being made within the already approved existing structure and therefore shall remain compatible with existing surrounding structures. All business will be conducted with the utmost respect and not result in any disruptive behavior that can cause a nuisance to surrounding area or general public.

If you have any questions regarding the roasting facility, equipment or process please feel free to call the General Manager Henry Echols at 480-326-8748 or 480-948-8501.

Regards,

Henry Echols





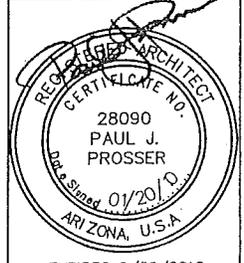
INITIAL
HERE

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DUPPER PROPERTIES
1020 W. RANCH ROAD
TEMPE, ARIZONA

REVISION DESCRIPTION
1. SUITE PLAN FOR LEASING



EXPIRES 9/30/2012
JOB NO: 9907
DRAWN: PJP
CHECKED: PJP
PRINTED: 01/20/10
REVISION: X

DRAWING NO:
SUITE 101