

Staff Summary Report



Hearing Officer Hearing Date: 2/15/11

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by **6031 SOUTH MAPLE LLC** located at 6031 South Maple Avenue for one (1) use permit standard.

DOCUMENT NAME: 20110215cdng01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **6031 SOUTH MAPLE LLC (PL110014)** (Jim Lloyd/Abacus Design Studio PLLC, applicant; 6301 S Maple LLC, property owner) located at 6031 South Maple Avenue in the GID, General Industrial District for:

ZUP11006 Use permit standard to reduce the front yard setback by 25% from 25 ft. to 19 ft. for a new 8 ft. fence and gate for an existing warehouse.

PREPARED BY: Nick Graves, Planner (480-350-8690)

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

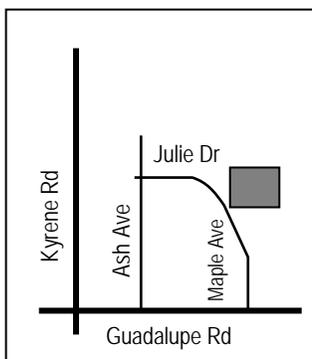
LEGAL REVIEW BY: N/A

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

FISCAL NOTE: There is no fiscal impact to City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The applicant is before the Hearing Officer to request a use permit standard to reduce the front yard setback by 25% from 25 ft. to 19 ft. for a new 8 ft. fence and gate for an existing warehouse. This property is located at 6031 South Maple Avenue in the GID, General Industrial District. According to the applicant, the proposed new view fence has been designed to compliment a similar fence located on a property across Maple Avenue. Staff is recommending approval of the use permit with conditions. To date no public input has been received on this request.



PAGES:

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

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site Plan
5. Fence Elevations
6. Staff Photograph

COMMENTS:

The applicant is before the Hearing Officer to request a use permit standard to reduce the front yard setback by 25% from 25 ft. to 19 ft. for a new 8 ft. fence and gate for an existing warehouse. This property is located at 6031 South Maple Avenue in the GID, General Industrial District. The proposed fence will be an 8' high steel view fence with masonry columns. According to the applicant, the proposed new view fence has been designed to compliment a similar fence located on a property across Maple Avenue. This view fence will be along the south property line and along the front west elevation, replacing the existing screen walls in the front. At the rear of the property and on the north side, the existing masonry wall is to be removed and a new 8' high masonry wall will be erected. Staff is recommending approval of the use permit with conditions.

To date no public input has been received on this request.

Use Permit

The Zoning and Development Code requires the front yard setback to be located twenty-five (25) feet from the front property line for structures in the GID, General Industrial District. A use permit standard may be used to reduce the setback by 25% to nineteen (19) feet. The reduced setback to nineteen (19) feet is to accommodate a proposed new fence and gate for an existing warehouse.

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 should 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;
Should not create a nuisance from emission of odor, dust, gas, noise, vibration, smoke, heat or glare.
- 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 should 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;
Not applicable to this industrial request.

Conclusion

Staff recommends approval of the use permit.

REASONS 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.

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

CONDITIONS OF APPROVAL:

1. Obtain a separate Development Plan Review (DPR) approval for the design of the fence and gate.
2. Obtain all necessary clearances and permits from the Building Safety Division.

HISTORY & FACTS:

December 6, 1985 Final approval for a warehouse / storage / office building.

DESCRIPTION:

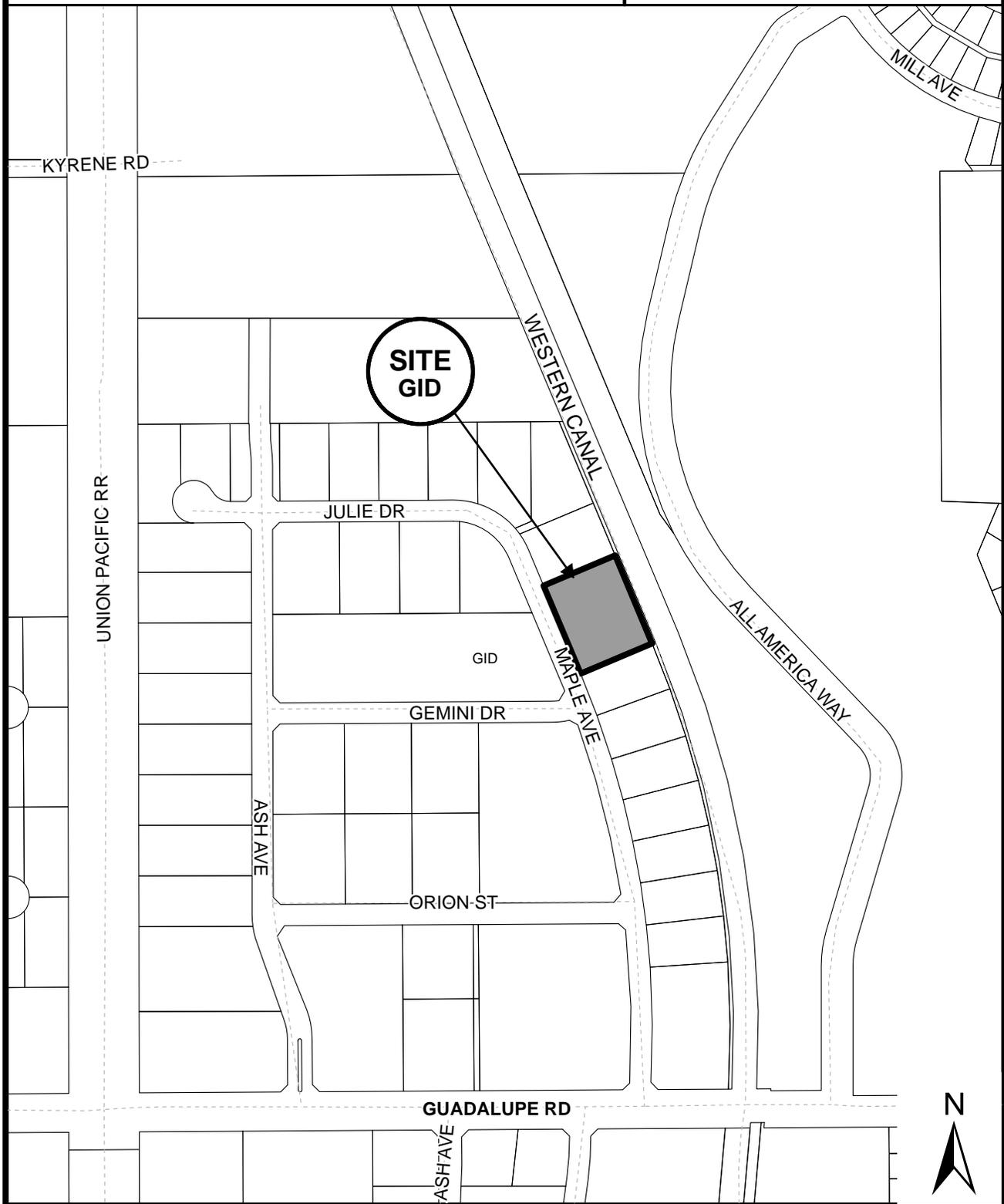
Owner – 6301 South Maple LLC
Applicant – Jim Lloyd/Abacus Design Studio PLLC
Existing Zoning – GID, General Industrial District
Lot Size- 59,400 s.f.
Existing Building Area- 28,000 s.f.
Lot Coverage- 42 %
Existing Front Yard Setback – 25'
Proposed Front Yard Setback – 19'
Parking Required – 46 spaces
Parking Provided – 59 spaces

ZONING AND DEVELOPMENT CODE REFERENCE:

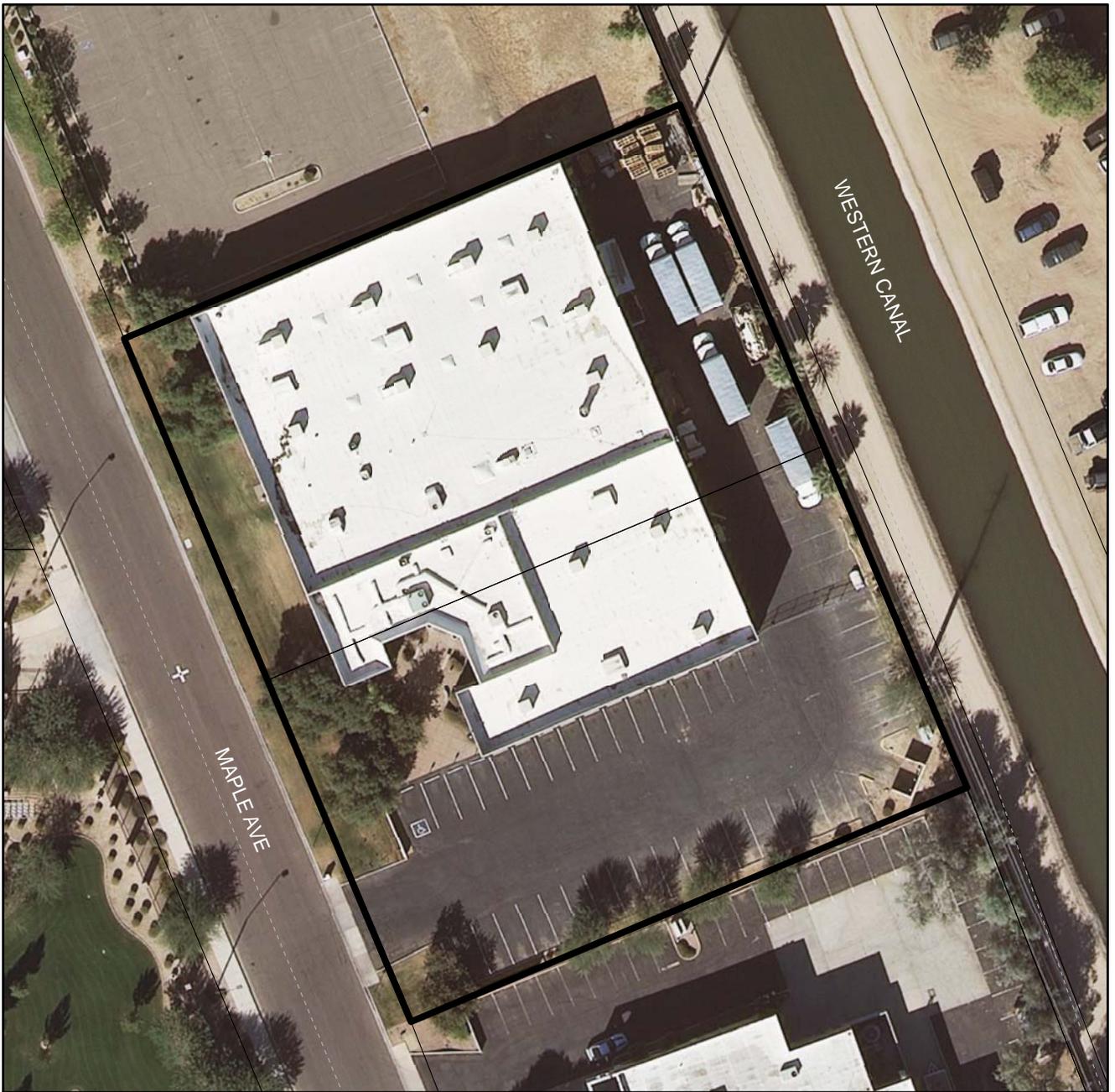
Part 4, Chapter 2, Section 4-202.
Part 6, Chapter 3, Section 6-308 – Use Permit

6031 SOUTH MAPLE LLC

PL110014



Location Map



6031 SOUTH MAPLE LLC (PL110014)

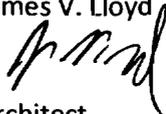
January 14, 2011

City of Tempe
31 E. Fifth St., Garden Level
Tempe, AZ 85281

Re: Use Permit for 6031 S. Maple Ave.

Attn: Nick Graves

Please accept our request for a Use Permit for a building setback change from 25'-0" to ~~24~~¹⁹'-0" for the property located at 3031 S. Maple Ave. Tempe, AZ 85283. The site currently contains an office/warehouse building that is located on the 25'-0" building setback line. It is proposed to add a new view fence along the front and side of the property along with a masonry fence along the rear of the property for security purposes. The proposed fence shall be an 8' high steel view fence with masonry columns and shall include a gate at the existing drive for control of vehicular access to the site. The proposed location for the fence places it 3'-0" from the masonry columns to the existing parking lot. The owner, 6031 S. Maple LLC intends to use the facility for storage of various supplies related to its business, which operates between the hours of 6:00 am and 5:00 pm Monday – Friday. The fence has been designed to complement a similar fence located on a property across Maple Ave. Thank you for your consideration of this request.

James V. Lloyd

Architect

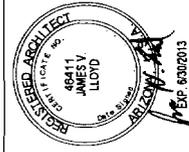
Abacus Design Studio PLLC
2334 W. Pecos Ave.
Mesa, AZ 85202

REVISIONS:	
No.	DATE

Abacus Design Studio, PLLC, and its staff disclaim any responsibility for any unapproved use of these drawings in writing. This drawing may have been reproduced at any time without the written consent of the architect. The architect assumes no responsibility for use of incorrect scale drawings and shall not be liable for any such use. Drawings are not to be scaled. Not for construction.

**WAREHOUSE
FENCE ADDITION**

6031 S MAPLE AVE
TEMPE, AZ 85283

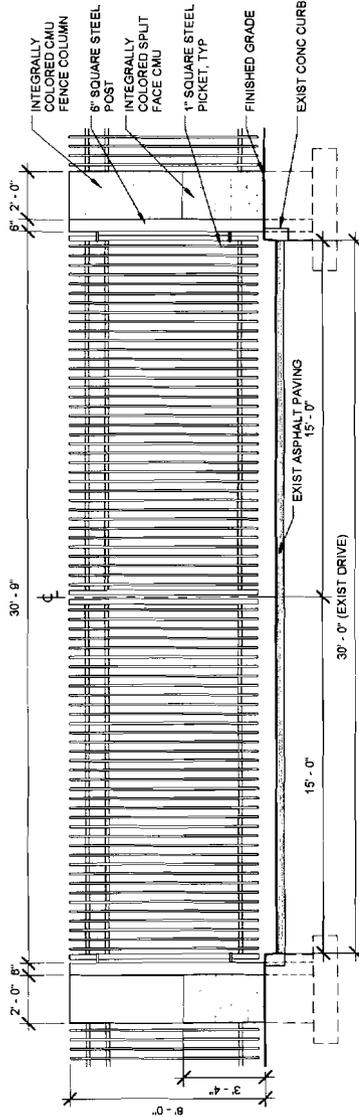


**FENCE
ELEVATIONS**

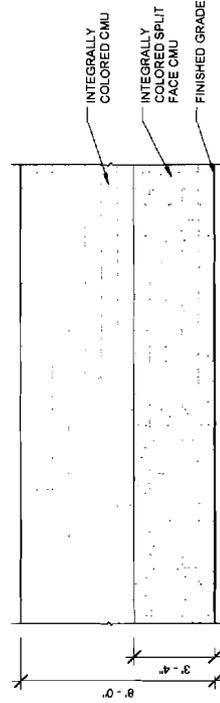
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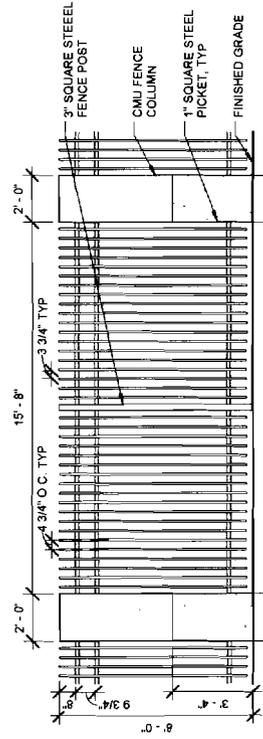
1/13/11



③ ELEVATION AT VEHICULAR ENTRY GATE
1/4" = 1'-0"



② TYPICAL CMU FENCE ELEVATION
1/4" = 1'-0"



① TYPICAL VIEW FENCE ELEVATION
1/4" = 1'-0"



6031 SOUTH MAPLE LLC

6031 SOUTH MAPLE AVENUE

PL110014

FRONT OF BUSINESS

