

# Staff Summary Report



Hearing Officer Hearing Date: January 15, 2008

Agenda Item Number: 6

**SUBJECT:** This is a public hearing for a request by **ALL TERIORS CABINETS AND MILLWORK (PL070535)** located at 1233 West Geneva Drive for one (1) use permit.

**DOCUMENT NAME:** 20080115dssd02

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **ALL TERIORS CABINETS AND MILLWORK (PL070535)** (Tina Rose, applicant; DCT-AZ 2004 RN Portfolio LLLC, property owner) located at 1233 West Geneva Drive in the GID, General Industrial District for:

**ZUP07203** Use permit to allow woodworking/manufacturing 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)

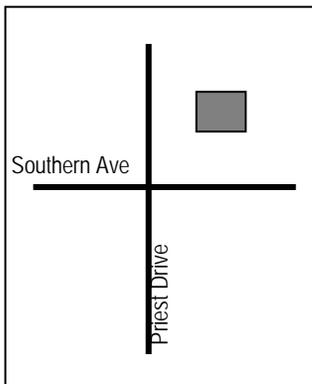
Handwritten signature of Steve Abrahamson.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to conditions 1-6

**ADDITIONAL INFO:** All Teriors Cabinets and Millwork is requesting approval of a use permit to allow cabinet manufacturing located at 1233 West Geneva Drive in the (GID) General Industrial District. The proposed business will occupy approximately 12,056 s.f. of space within an existing manufacturing and warehouse building. 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)
- 3-4. Letter of Intent
5. Site plan/ Floor plan
6. Staff Photograph(s)

## COMMENTS:

All Teriors Cabinets and Millwork is requesting approval of a use permit to allow cabinet manufacturing located at 1233 West Geneva Drive in the (GID) General Industrial District. The proposed business will occupy approximately 12,056 s.f. of space within an existing manufacturing and warehouse building. The business operation calls for the fabricating and millworking of cabinets, installation, floor coverings and countertops. 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 east of Priest Drive and north of Southern Avenue. All adjacent properties are zoned (GID) General Industrial District.

The proposed hours of operation are Monday through Friday from 7:00 am to 5:00 pm. The business has (13) thirteen full-time employees.

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, you will need a secondary screen wall that will have to be approved by applying to Development Plan Review. Details can be worked out during the Building Permit Plan Review process.

**HISTORY & FACTS:** None pertinent to this request

**DESCRIPTION:** Owner – DCT-AZ 2004 RN Portfolio LLLC  
Applicant – Tina Rose  
Existing Zoning – GID, General Industrial District  
Total Site Area – 37,510 s.f. / .86 acres  
Total Building Area – 12,056 s.f.  
Office Area – 846 s.f.  
Warehouse Area – 11,210 s.f.  
Total Parking Required – 23 spaces  
Total Parking Provided – 25 spaces

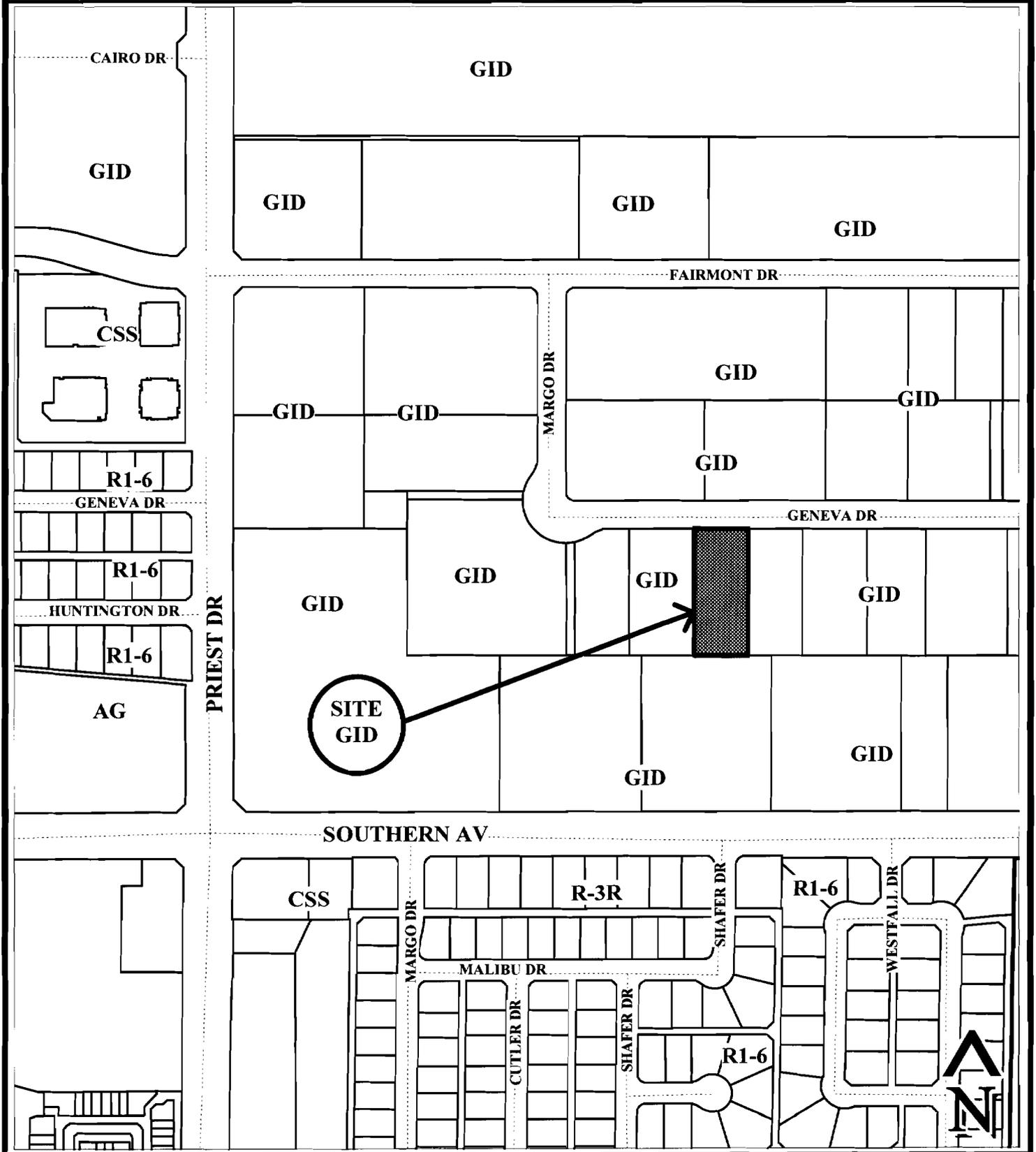
**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

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.

**ALL TERIORS  
CABINETS AND MILLWORK**

**PL070535**





ALL TERIORS CABINETS AND MILLWORK (PL070535)



December 13, 2007

City of Tempe  
Development Services Department  
31 East 5<sup>th</sup> Street  
Tempe, AZ 852812

**Re: Letter of Explanation for Use Permit Application**

To Whom It May Concern,

All Teriors Floor Covering, Inc. dba All Teriors Cabinets & Millwork requests approval for a Use Permit for Wood Products Manufacturing, specifically cabinetry replacement parts, at 1233 W. Geneva Drive Tempe, AZ 85281.

The business has been in operation since 1996 and currently has thirteen employees. Our current business operations include sales and installation of floor coverings, cabinets, countertops, doors and millwork, manufactured by others. We hold all appropriate Registrar of Contractors Licenses for that work. Our customer base primarily consists of development companies, investors and general contractors. Our typical project is generally an apartment or condominium community and commercial buildings. Although we do have some residential customers by referral, we typically do not service or target advertising or marketing to the general public. Therefore we do not have daily public traffic at our facility. Hours of operation are 7:00am to 5:00pm Monday through Friday.

The location of our business is located in a General Industrial District and is surrounded by only other businesses within a 300 ft. radius of the building therefore will have no impact on any residential properties. The business location has adequate warehouse space of 11,210 SF for Wood Products Manufacturing and therefore will have no impact on other businesses in the vicinity.

Wood Products Manufacturing operations will consist of the fabrication of miscellaneous cabinet parts primarily using laminate covered particle board and wood materials. A mitre saw will be used to cut these materials and a dust collection system will be in place within the facility. These materials will be attached by appropriate adhesives. In the future we may manufacture cabinetry parts using various types of prime wood material which will require the use of paints, stains and lacquers.

The use of these types of substances will only be used in a confined paint booth environment within the facility complying with all governing City Building, Safety and Fire codes and regulations including Hazmat requirements. Once this Use is permitted, a plan detailing the layout of the facility will be submitted to the Building and Safety Department for approval.

We feel all of the above mentioned shows justification that the proposed use will not cause any significant vehicular or pedestrian traffic in adjacent areas or contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the city. Furthermore, the proposed use will not cause any nuisance odor, dust, gas, noise, vibration, smoke, heat or glare exceeding that of the ambient conditions and will be compatible with existing surrounding structures and not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Tina A. Rose". The signature is written in a cursive, flowing style.

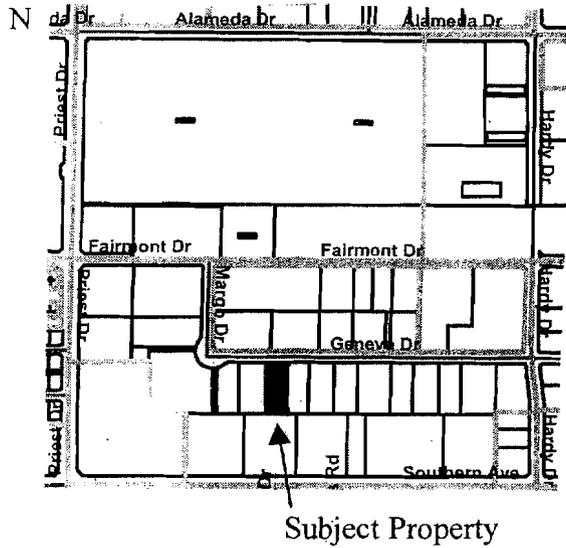
Tina A. Rose  
Owner/Vice President

# SITE MAP

1233 W. Geneva Drive Tempe, AZ 85282

Existing Building

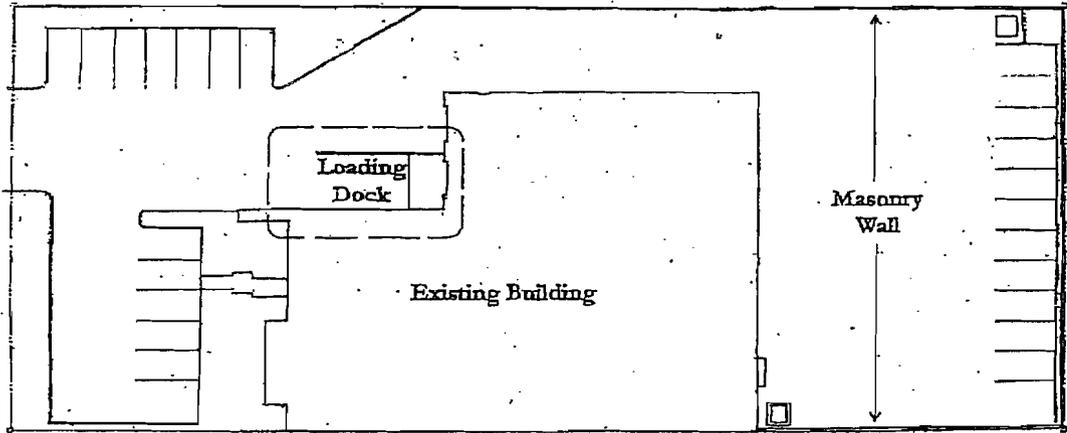
## Vicinity Map



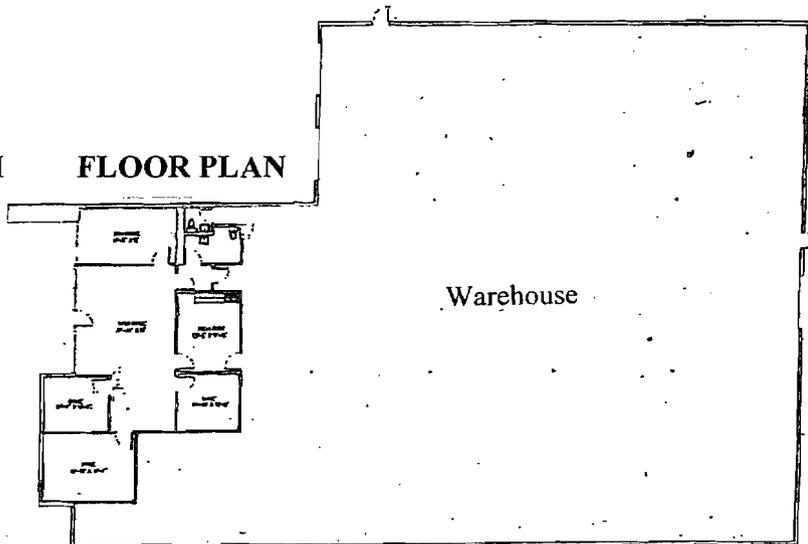
### SITE DATA

Zoning	GID (I-2)
Building Size	12,056 SF
Office Area	846 SF
Warehouse Area	11,210 SF
Clear Height	13'-14'
Loading	2 Grade Level 1 Truckwell
Power	1000A 120/408V 3P 4W
Parking	25 Spaces
Lot Square Footage	37,500
Gated Fenced Yard	

## NORTH BUILDING SITE PLAN N.T.S



## NORTH FLOOR PLAN N.T.S





**ALL TERIOR CABINETS AND MILLWORK**

**1233 W GENEVA DR**

**PL070535**

**FRONT OF BUILDING**