

Staff Summary Report



Hearing Officer Hearing Date: August 7, 2007

Agenda Item Number: 17

SUBJECT: This is a public hearing for a request by **COMMERCIAL STAFFING (PL070313)** located at 8675 South Priest Drive, Building D, Suite 102 for one (1) use permit.

DOCUMENT NAME: 20070807dssl02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **WARNER VILLAGE – COMMERCIAL STAFFING (PL070313)** (Brandon Granillo, applicant; Amoroso LLC, property owner) located at 8675 South Priest Drive, Building D, Suite 102 in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP07099 Use permit to allow an employment agency.

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

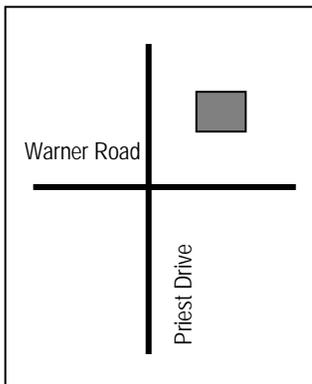
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions (1 – 4).

ADDITIONAL INFO: Commercial Staffing is requesting approval of a use permit to allow an employment agency office located within the Warner Village Center at the northeast corner of Warner Road and Priest Drive. The proposed business will occupy 2100 s.f. of tenant space and provides contract staffing services for manufacturing companies within the surrounding area. Staff is recommending approval of the request with conditions. To date, there has been no public input.



PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
3. Site plan/Condominium Plat
4. Floor Plan
5. Staff Photograph(s)

COMMENTS:

Commercial Staffing is an employment agency which provides contract personnel for manufacturing companies. According to the applicant's letter of explanation, the function of the business is office support for the agency including screening / interviews and administering payroll. Their work force is dispatched via telephone from a central Phoenix location. In person assignments will not be part of their operation thus there will be no loitering on the premises. The traffic generated to and from the business shall be minimal.

Use Permit

The Zoning and Development Code requires a use permit for employment agencies. Staff supports the use permit as described in the letter of explanation. Our findings are that this use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general. An employment agency with a primary function as office use, in this location, is compatible with the building and the adjacent businesses. The site has ample parking spaces available to accommodate this use. To date, there has been no opposition or public input to this use permit application.

Conclusion

Staff recommends approval of the request with conditions.

REASON(S) 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.

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. Any expansion or intensification of the use will require review of the use permit.
4. 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.

HISTORY & FACTS: None pertinent to this case.

DESCRIPTION:

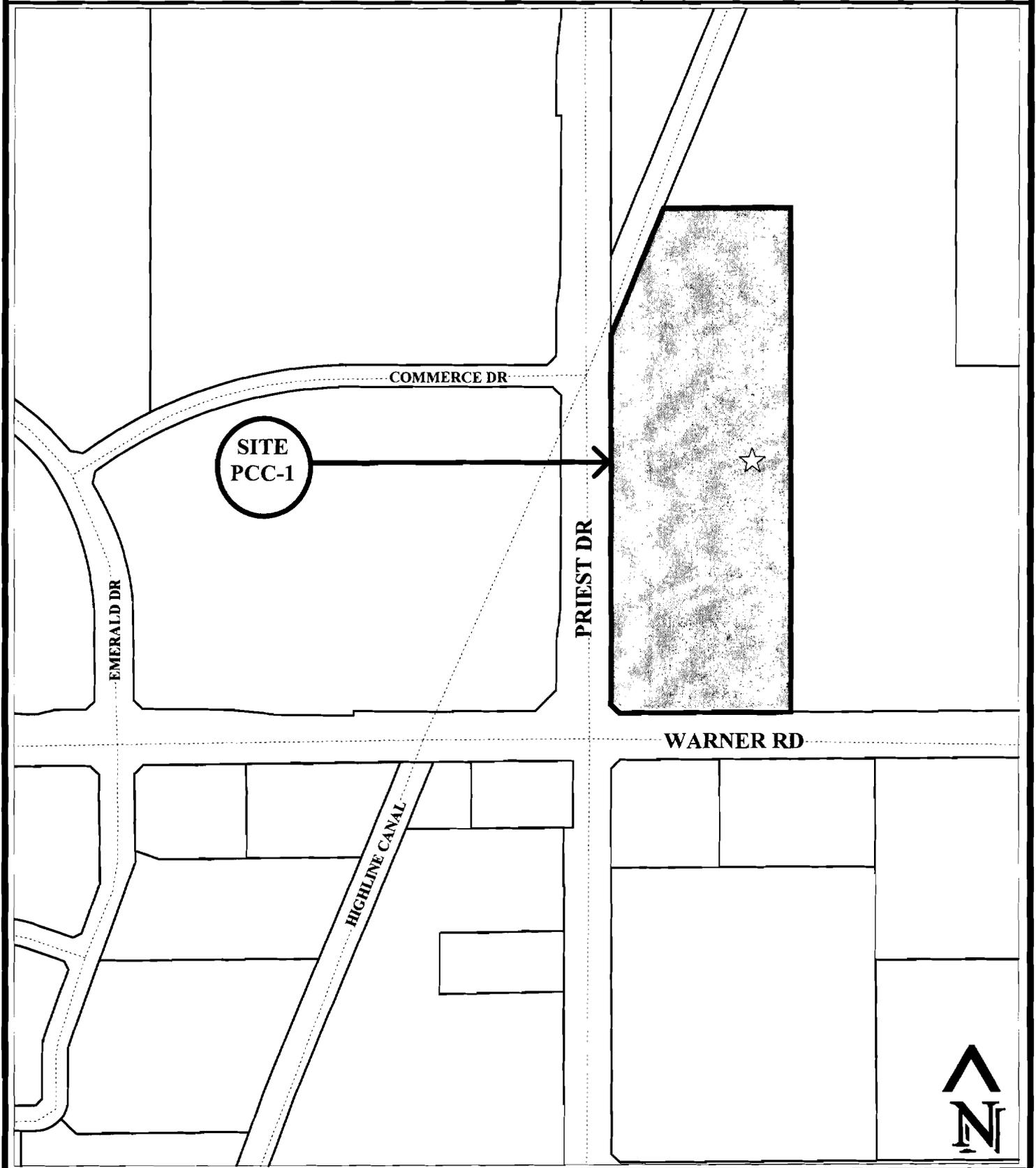
Owner – Amoroso LLC
Applicant – Brandon Granillo
Existing Zoning – PCC-1, Planned Commercial Center Neighborhood District

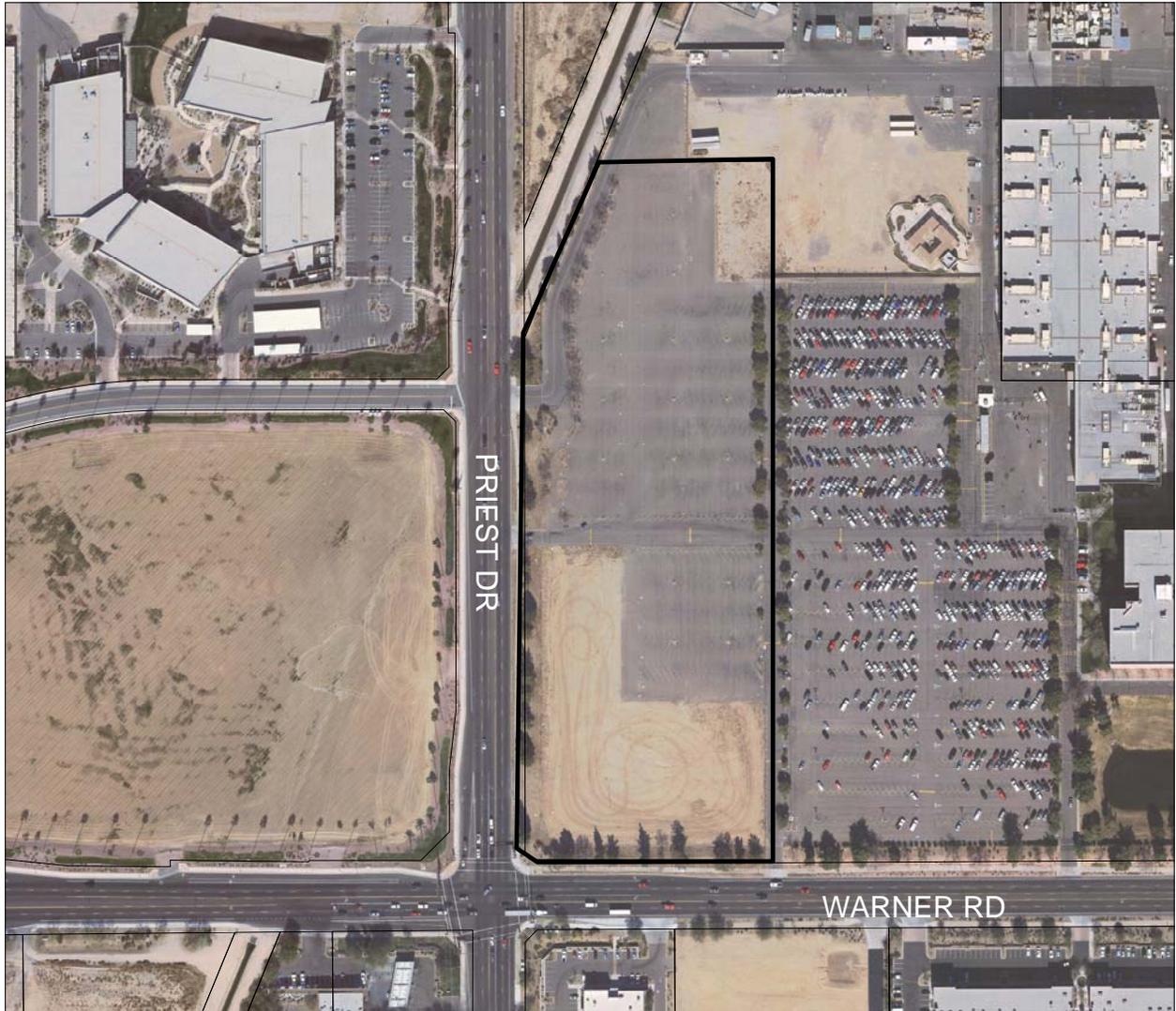
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Chapter 2, Section 3-202
Part 6, Chapter 3, Section 6-308

**WARNER VILLAGE -
COMMERCIAL STAFFING**

PL070313





WARNER VILLAGE - COMMERCIAL STAFFING (PL070313)

Commercial



Staffing

July 12, 2007

To Whom It May Concern:

This letter is written on behalf of Commercial Staffing in regards to the Tenant Improvements for Warner Village Building D Suite 102.

Commercial Staffing is a professional, values-driven organization that provides personal attention and specialized expertise in all types of Manufacturing, and our superior communication and follow through has been fundamental to our growth and success. We will match all company policies and procedures minimizing waste and maximizing profit.

Commercial Staffing has taken a unique approach to staffing and it is this approach that we feel is a value to any and all surrounding areas in which we do business. Commercial Staffing is not a labor hall therefore any and all traffic is for the basis of interviews and payday (every Thursday). Our average entry level associate starting wage is \$10.88. Demographically speaking \$10.88 represents a workforce that is just turning 18 years of age and wanting to start their careers in manufacturing, college student looking for part-time work at a decent wage or a recently retired individual wanting to fill their free time with a worth while income. All associates must pass a 6 panel drug screen and criminal background; once this is done they are given opportunities for employment via telephone by our 24 hour dispatch located in Phoenix. Associates are not placed in person from any of our locations therefore loitering is **not permitted** nor necessary.

This office location under review will support current clients such as Coke Cola Enterprises, Bashas' and United Dairymen of Arizona, some of which have locations in Tempe and surrounding areas. Commercial Staffing operates under strict guidelines dictated by companies such as these and because they hold such high standards you can rest assure that our existence and attitude are a positive addition to the community.

Brandon Granillo

Member

Commercial Staffing

Take Their Word For It.....

“Over the last several years United Dairymen of Arizona has used a number of industrial staffing agencies, and by far Commercial Staffing stands heads and shoulders above the rest. Commercial Staffing is the first staffing company that we have chosen to have a partnership relationship. Our entry level positions are very physical and not all of the available workforces in this area are willing to work hard enough to reach our specialized positions. Commercial Staffing’s personnel allow United Dairymen to select proven individuals. This reduces our overall turnover and training expenses. I am confident that our partnership will be an effective relationship now and in the future.”

Anson D. White
United Dairymen of Arizona
Vice President of Human Resources

“I’ve used several staffing services over the years. I’ve never found one better than Commercial Staffing. Our order selector positions are very physically demanding with flexible schedule requirements. Like the USMC, we seek a few good men and women to fill our ranks, not warm bodies like most staffing agencies offer. Commercial Staffing learned our business, matched our requirements to their candidates and followed up with frequent visits to our DC to resolve issues and improve performance. They pay attention to our needs and act with a sense of urgency to every request. We consider Commercial Staffing to be a key partner in the success of Bashas’ family of stores.”

Steve Schrade
Bashas' Distribution Center
HR Director

“During the busy summer months, Commercial Staffing helped us deliver over 10 million cases to our customers. This was accomplished during all hours of the day and every day of the week. Commercial Staffing was able to learn our many processes, find the right talent, and work with our staff to insure positions were filled, their employees presented themselves well, and hours were tracked accurately.

We have used temporary services before, but none has been so integrated into our team, and few can compare to the number of temp-to-hire positions filled that Commercial Staffing has been able to fill for us. This fact alone is a testament to the ability of the team at Commercial to adapt, with little notice, to the demands of our production schedule.

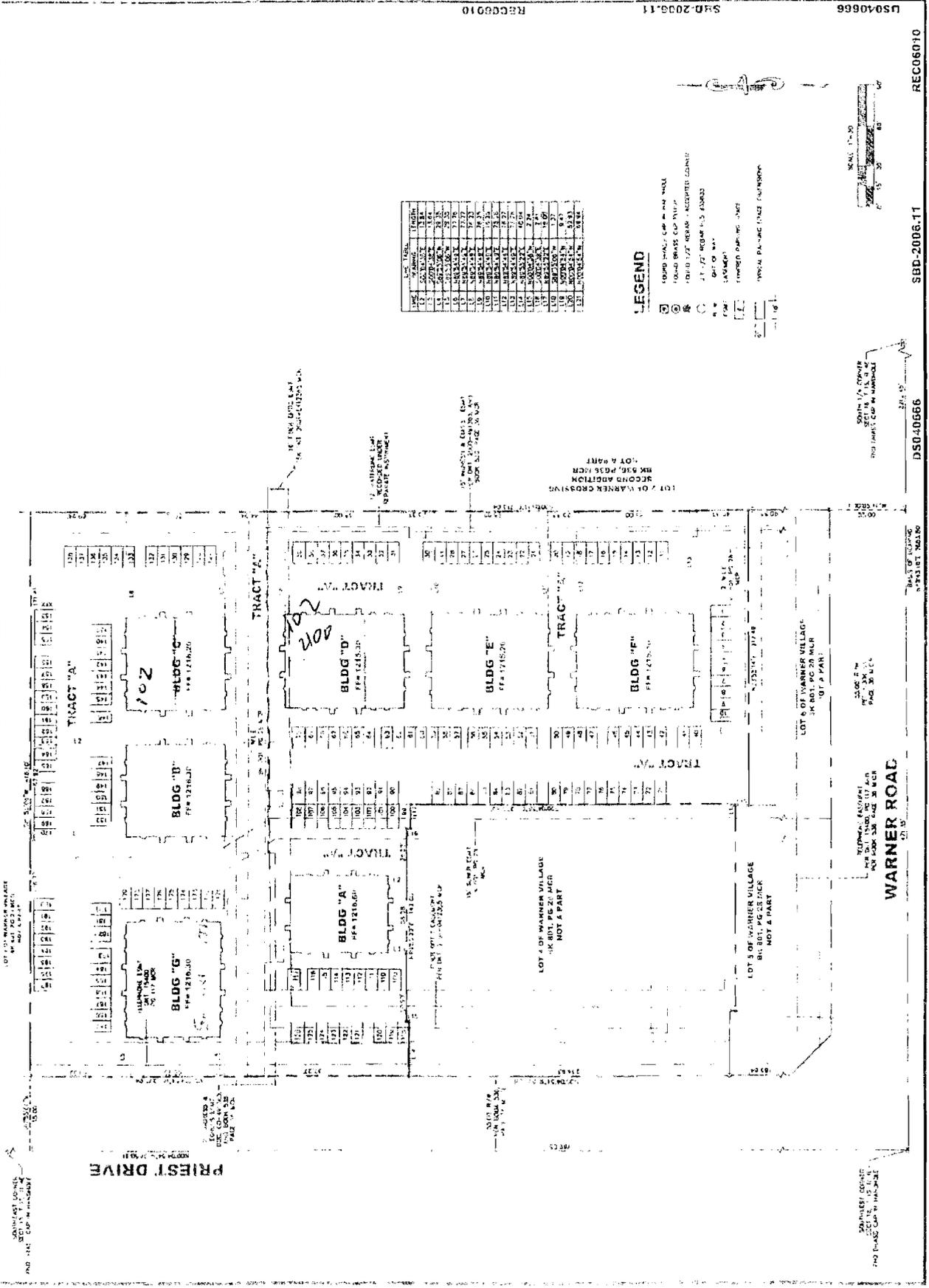
As for Erin Granillo, our Account Manager, no one individual has taken the time to learn about the complexities within our walls; no one has accepted the sometimes arduous task of filling positions across the spectrum of our process, even at a moment’s notice. Her accessibility, rapid response, and follow-up are unparalleled in the staffing industry.”

Dan Miller
Phoenix Coca-Cola Bottling Company
Operations Manager

A CONDOMINIUM PLAT
WARNER VILLAGE CONDOMINIUMS
TEMPE, ARIZONA



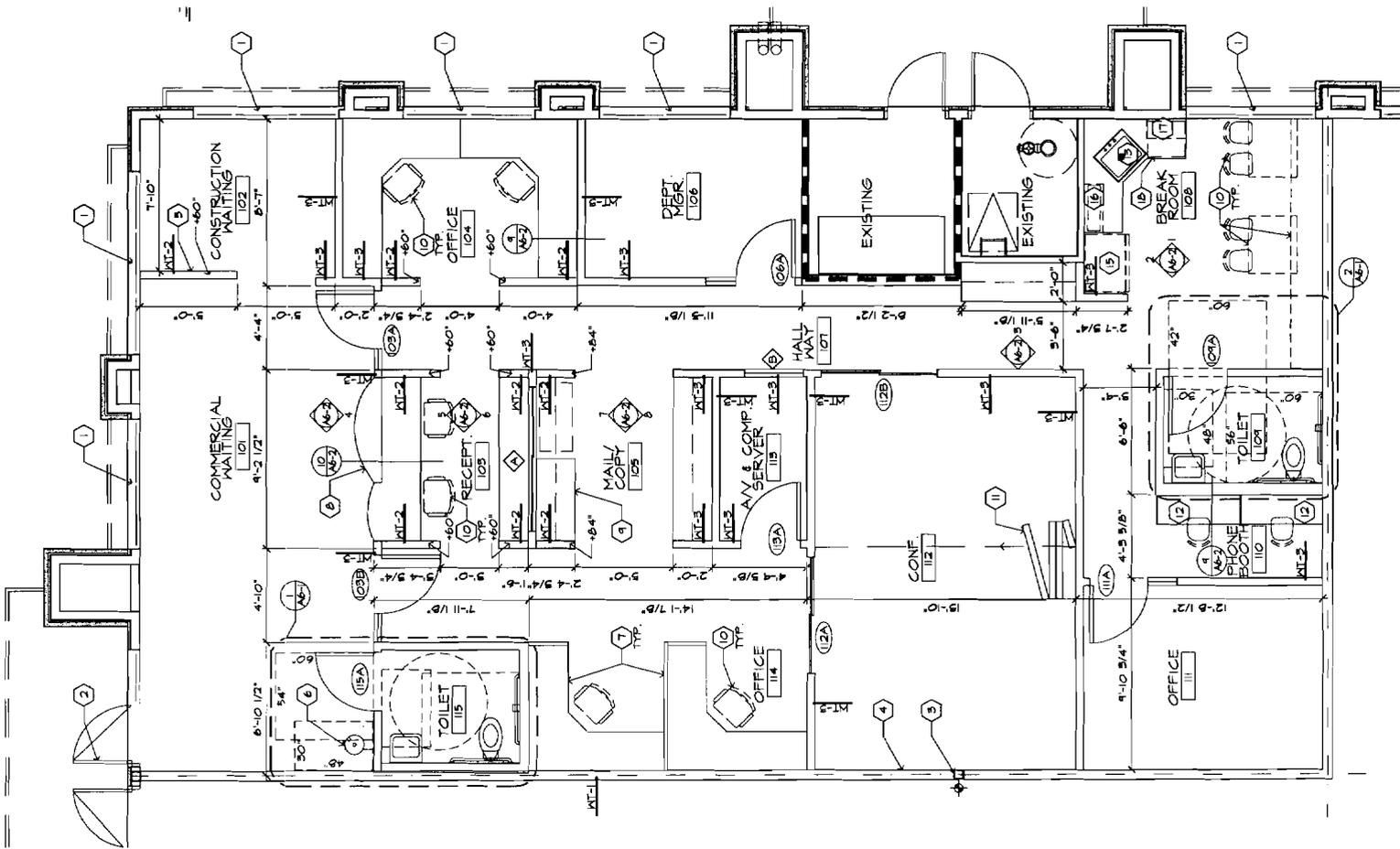
SFD-2006-11
 REC06010
 US940666
 SHEET 1 OF 3



LINE	BEARING	LENGTH
1	S 00° 00' 00" W	114.6
2	S 00° 00' 00" W	114.6
3	S 00° 00' 00" W	114.6
4	S 00° 00' 00" W	114.6
5	S 00° 00' 00" W	114.6
6	S 00° 00' 00" W	114.6
7	S 00° 00' 00" W	114.6
8	S 00° 00' 00" W	114.6
9	S 00° 00' 00" W	114.6
10	S 00° 00' 00" W	114.6
11	S 00° 00' 00" W	114.6
12	S 00° 00' 00" W	114.6
13	S 00° 00' 00" W	114.6
14	S 00° 00' 00" W	114.6
15	S 00° 00' 00" W	114.6
16	S 00° 00' 00" W	114.6
17	S 00° 00' 00" W	114.6
18	S 00° 00' 00" W	114.6
19	S 00° 00' 00" W	114.6
20	S 00° 00' 00" W	114.6
21	S 00° 00' 00" W	114.6
22	S 00° 00' 00" W	114.6
23	S 00° 00' 00" W	114.6
24	S 00° 00' 00" W	114.6
25	S 00° 00' 00" W	114.6
26	S 00° 00' 00" W	114.6
27	S 00° 00' 00" W	114.6
28	S 00° 00' 00" W	114.6
29	S 00° 00' 00" W	114.6
30	S 00° 00' 00" W	114.6
31	S 00° 00' 00" W	114.6
32	S 00° 00' 00" W	114.6
33	S 00° 00' 00" W	114.6
34	S 00° 00' 00" W	114.6
35	S 00° 00' 00" W	114.6
36	S 00° 00' 00" W	114.6
37	S 00° 00' 00" W	114.6
38	S 00° 00' 00" W	114.6
39	S 00° 00' 00" W	114.6
40	S 00° 00' 00" W	114.6
41	S 00° 00' 00" W	114.6
42	S 00° 00' 00" W	114.6
43	S 00° 00' 00" W	114.6
44	S 00° 00' 00" W	114.6
45	S 00° 00' 00" W	114.6
46	S 00° 00' 00" W	114.6
47	S 00° 00' 00" W	114.6
48	S 00° 00' 00" W	114.6
49	S 00° 00' 00" W	114.6
50	S 00° 00' 00" W	114.6
51	S 00° 00' 00" W	114.6
52	S 00° 00' 00" W	114.6
53	S 00° 00' 00" W	114.6
54	S 00° 00' 00" W	114.6
55	S 00° 00' 00" W	114.6
56	S 00° 00' 00" W	114.6
57	S 00° 00' 00" W	114.6
58	S 00° 00' 00" W	114.6
59	S 00° 00' 00" W	114.6
60	S 00° 00' 00" W	114.6
61	S 00° 00' 00" W	114.6
62	S 00° 00' 00" W	114.6
63	S 00° 00' 00" W	114.6
64	S 00° 00' 00" W	114.6
65	S 00° 00' 00" W	114.6
66	S 00° 00' 00" W	114.6
67	S 00° 00' 00" W	114.6
68	S 00° 00' 00" W	114.6
69	S 00° 00' 00" W	114.6
70	S 00° 00' 00" W	114.6
71	S 00° 00' 00" W	114.6
72	S 00° 00' 00" W	114.6
73	S 00° 00' 00" W	114.6
74	S 00° 00' 00" W	114.6
75	S 00° 00' 00" W	114.6
76	S 00° 00' 00" W	114.6
77	S 00° 00' 00" W	114.6
78	S 00° 00' 00" W	114.6
79	S 00° 00' 00" W	114.6
80	S 00° 00' 00" W	114.6
81	S 00° 00' 00" W	114.6
82	S 00° 00' 00" W	114.6
83	S 00° 00' 00" W	114.6
84	S 00° 00' 00" W	114.6
85	S 00° 00' 00" W	114.6
86	S 00° 00' 00" W	114.6
87	S 00° 00' 00" W	114.6
88	S 00° 00' 00" W	114.6
89	S 00° 00' 00" W	114.6
90	S 00° 00' 00" W	114.6
91	S 00° 00' 00" W	114.6
92	S 00° 00' 00" W	114.6
93	S 00° 00' 00" W	114.6
94	S 00° 00' 00" W	114.6
95	S 00° 00' 00" W	114.6
96	S 00° 00' 00" W	114.6
97	S 00° 00' 00" W	114.6
98	S 00° 00' 00" W	114.6
99	S 00° 00' 00" W	114.6
100	S 00° 00' 00" W	114.6

LEGEND

- 1. 1000 WALL, C/W 4" WALL
- 2. 1000 BRASS C/W 4" WALL
- 3. 1000 1/2" REBAR - ACCEPTED CONCRETE
- 4. 1/2" - 1/2" REBAR U.S. #3083
- 5. 6" C/W 4" WALL
- 6. 6" C/W 4" WALL
- 7. 6" C/W 4" WALL
- 8. 6" C/W 4" WALL
- 9. 6" C/W 4" WALL
- 10. 6" C/W 4" WALL
- 11. 6" C/W 4" WALL
- 12. 6" C/W 4" WALL
- 13. 6" C/W 4" WALL
- 14. 6" C/W 4" WALL
- 15. 6" C/W 4" WALL
- 16. 6" C/W 4" WALL
- 17. 6" C/W 4" WALL
- 18. 6" C/W 4" WALL
- 19. 6" C/W 4" WALL
- 20. 6" C/W 4" WALL
- 21. 6" C/W 4" WALL
- 22. 6" C/W 4" WALL
- 23. 6" C/W 4" WALL
- 24. 6" C/W 4" WALL
- 25. 6" C/W 4" WALL
- 26. 6" C/W 4" WALL
- 27. 6" C/W 4" WALL
- 28. 6" C/W 4" WALL
- 29. 6" C/W 4" WALL
- 30. 6" C/W 4" WALL
- 31. 6" C/W 4" WALL
- 32. 6" C/W 4" WALL
- 33. 6" C/W 4" WALL
- 34. 6" C/W 4" WALL
- 35. 6" C/W 4" WALL
- 36. 6" C/W 4" WALL
- 37. 6" C/W 4" WALL
- 38. 6" C/W 4" WALL
- 39. 6" C/W 4" WALL
- 40. 6" C/W 4" WALL
- 41. 6" C/W 4" WALL
- 42. 6" C/W 4" WALL
- 43. 6" C/W 4" WALL
- 44. 6" C/W 4" WALL
- 45. 6" C/W 4" WALL
- 46. 6" C/W 4" WALL
- 47. 6" C/W 4" WALL
- 48. 6" C/W 4" WALL
- 49. 6" C/W 4" WALL
- 50. 6" C/W 4" WALL
- 51. 6" C/W 4" WALL
- 52. 6" C/W 4" WALL
- 53. 6" C/W 4" WALL
- 54. 6" C/W 4" WALL
- 55. 6" C/W 4" WALL
- 56. 6" C/W 4" WALL
- 57. 6" C/W 4" WALL
- 58. 6" C/W 4" WALL
- 59. 6" C/W 4" WALL
- 60. 6" C/W 4" WALL
- 61. 6" C/W 4" WALL
- 62. 6" C/W 4" WALL
- 63. 6" C/W 4" WALL
- 64. 6" C/W 4" WALL
- 65. 6" C/W 4" WALL
- 66. 6" C/W 4" WALL
- 67. 6" C/W 4" WALL
- 68. 6" C/W 4" WALL
- 69. 6" C/W 4" WALL
- 70. 6" C/W 4" WALL
- 71. 6" C/W 4" WALL
- 72. 6" C/W 4" WALL
- 73. 6" C/W 4" WALL
- 74. 6" C/W 4" WALL
- 75. 6" C/W 4" WALL
- 76. 6" C/W 4" WALL
- 77. 6" C/W 4" WALL
- 78. 6" C/W 4" WALL
- 79. 6" C/W 4" WALL
- 80. 6" C/W 4" WALL
- 81. 6" C/W 4" WALL
- 82. 6" C/W 4" WALL
- 83. 6" C/W 4" WALL
- 84. 6" C/W 4" WALL
- 85. 6" C/W 4" WALL
- 86. 6" C/W 4" WALL
- 87. 6" C/W 4" WALL
- 88. 6" C/W 4" WALL
- 89. 6" C/W 4" WALL
- 90. 6" C/W 4" WALL
- 91. 6" C/W 4" WALL
- 92. 6" C/W 4" WALL
- 93. 6" C/W 4" WALL
- 94. 6" C/W 4" WALL
- 95. 6" C/W 4" WALL
- 96. 6" C/W 4" WALL
- 97. 6" C/W 4" WALL
- 98. 6" C/W 4" WALL
- 99. 6" C/W 4" WALL
- 100. 6" C/W 4" WALL





COMMERCIAL STAFFING

8675 S. PRIEST DR

PL070313

FRONT OF SUITE: VIEW TO SOUTH