

Staff Summary Report



Hearing Officer Hearing Date: July 15, 2008

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by **ENCORE STAFFING SERVICES (PL080221)** located at 1804 East Southern Avenue, Suite No. 4 for one (1) use permit.

DOCUMENT NAME: 20080715dssd01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **ENCORE STAFFING SERVICES (PL080221)** (Nancy Miller, applicant; Weingarten Nostat Inc., property owner) located at 1804 East Southern Avenue, Suite No. 4, in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08104 Use permit to allow an employment agency.

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

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

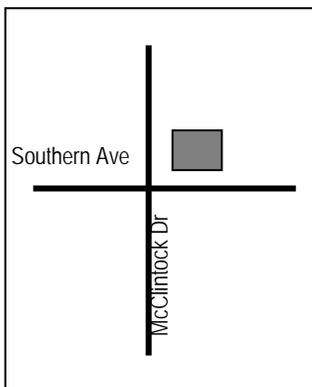
SEA

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-6

ADDITIONAL INFO: Encore Staffing is requesting approval of a use permit to allow an employment agency office located within the Basha's Valley Plaza at the northeast corner of Southern Avenue and McClintock Drive. The proposed business will occupy 1,200 s.f. of tenant space and provides contract staffing for clerical, administrative, warehouse, and manufacturing positions for 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;
3. Reasons for Approval; Conditions of Approval; History & Facts;
4. Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan
- 6-7. Staff Photograph(s)

COMMENTS:

Encore Staffing is an employment agency which provides contract personnel for various companies. According to the applicant's letter of explanation, the function of the business is office support for companies that request temporary staffing to fill clerical, administrative, warehouse, and manufacturing positions. Their work force is by appointment only and are dispatched via telephone from a central location. In person assignments will not be part of their operation thus there will be no loitering on the premises.

The hours of operation are Monday through Friday 8:00 AM to 5:00 PM and the office will have three (3) employees working out of this location.

To date, there has been no public input.

Use Permit

The Zoning and Development Code requires a use permit for an employment agency in the PCC-1, Planned Commercial Center Neighborhood 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 employment agency and should not have any significant impacts 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 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, subject to the conditions of approval.

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.
5. The rear door shall require lighting that meets five (5) foot candles at the door and two (2) foot candles within a 15' radius. Details to be reviewed during Building Safety Plan Review.
6. The rear door shall require a lexan vision panel to assist with natural surveillance at the rear of the building. Details to be reviewed during Building Safety Plan Review.

HISTORY & FACTS:

- January 18, 2005 BA040247: Use permit approved for HEALTHY INSPIRATIONS to allow a women weight loss and exercise center
- May 6, 2008 ZUP08059: Use Permit approved for PMT to operate an ambulance dispatch station located at 1832 E. Southern Ave.
- July 15, 2008 ZUP08105: Use Permit pending for SHALL WE DANCE to allow a dance studio located at 3163 S. McClintock Dr.

DESCRIPTION:

Owner – Weingarten Nostat Inc.
Applicant – Nancy Miller
Existing Zoning – PCC-1, Planned Commercial Center Neighborhood District
Tenant Area – 1,200 s.f.
Parking Required – 633 spaces
Parking Provided – 639 spaces

**ZONING AND
DEVELOPMENT**

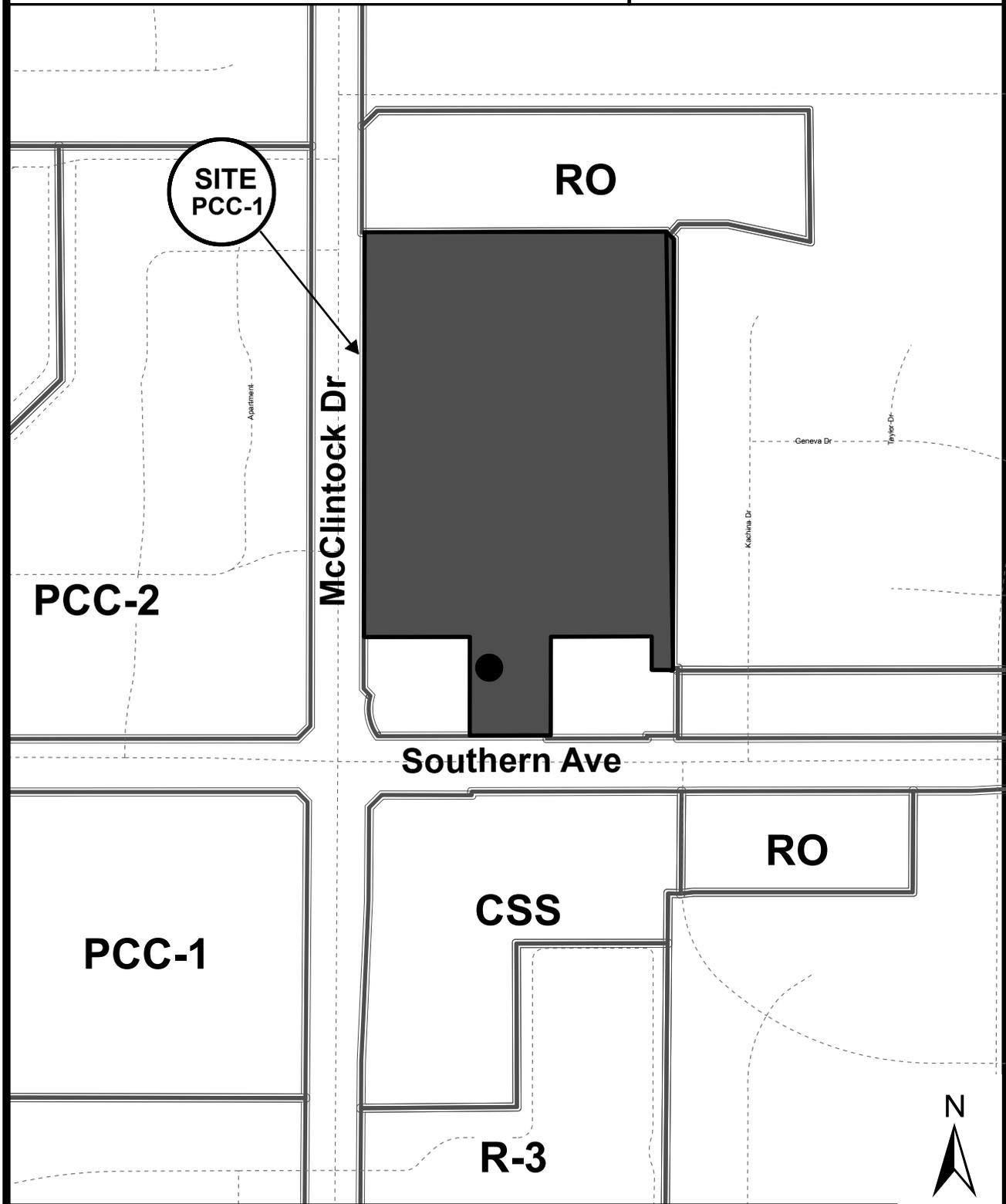
CODE REFERENCE:

Part 3, Chapter 2, Section 3-202: Permitted Uses in Commercial and Mixed Use Districts.

Part 6, Chapter 3, Section 6-308: Use Permit

ENCORE STAFFING SERVICES

PL080221



Location Map



ENCORE STAFFING SERVICES (PL080221)



A DIVISION OF SPENCER REED GROUP, LLC

Your Staffing Specialist
4500 South Lakeshore Drive
Suite 325
Tempe, AZ 85282
TEL 480.839.2888
FAX 480.839.6987

City of Tempe
31 E. 5th Street
Tempe, AZ. 85201

Re: Encore Staffing Services, a division of
The Spencer Reed Group, LLC
Use Permit

To Whom It May Concern:

Pursuant to my conversation with Tempe City Planner, Shawn Daffar, I am writing this letter to give information about our staffing business. Our intent is to occupy the space #4 at 1804 E. Southern Ave. #4, Tempe, AZ 85282 owned by Weingarten.

Encore's hours of operation are Monday through Friday, 8 am to 5 pm. Encore has three internal employees who will be working out of this location.

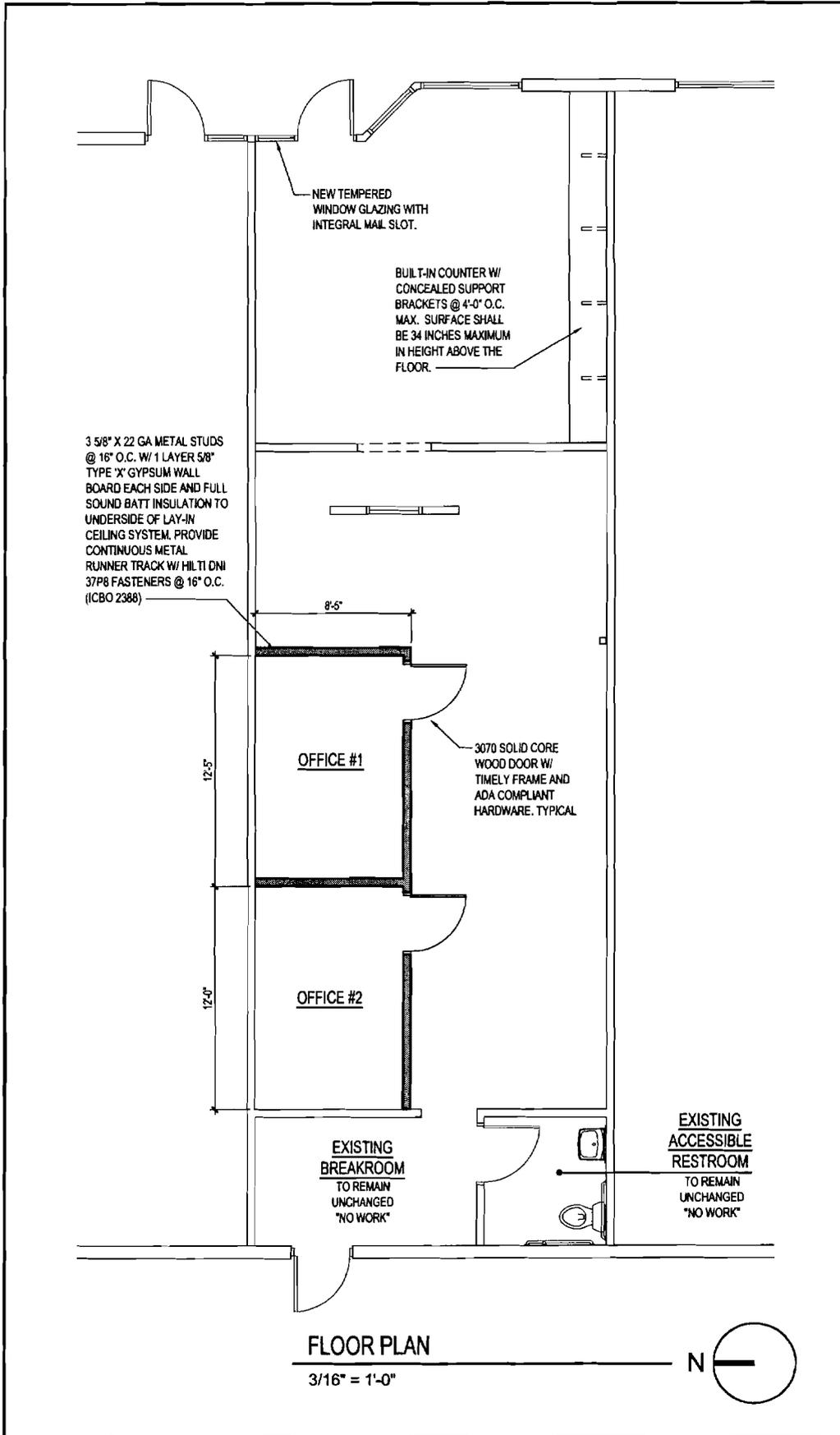
We work by appointment only and, on average, receive 15 applications per week. Our customers pay for our services, not the job applicant. About 95% of our jobs are temporary-to-hire. Only about 5% of our business is temporary staffing and that is usually connected with customers who have maternity leave situations and/or vacations, leave of absences.

Most of the positions we provide are clerical, accounting, admin assistants, warehouse and some light industrial jobs such as assembly and packaging.

If you have any other questions, please do not hesitate to call me at our current Tempe location, 480-326-7584.

Respectfully,

Nancy L. Miller
Regional Manager





ENCORE STAFFING SERVICES

1804 E SOUTHERN AVE., SUITE NO. 4

PL080221

FRONT OF BUSINESS



ENCORE STAFFING SERVICES

1804 E SOUTHERN AVE., SUITE NO. 4

PL080221

REAR OF BUSINESS