

# Staff Summary Report



Hearing Officer Hearing Date: May 6, 2008

Agenda Item Number: 5

**SUBJECT:** This is a public hearing for a request by **LABOR SYSTEMS (PL080110)** located at 15 West Baseline Road, for one (1) use permit.

**DOCUMENT NAME:** 20080506dsac02

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **ARIZONA LABOR FORCE INC. d.b.a. LABOR SYSTEMS (PL080110)** (Paul Turcotte/Arizona Labor Force, applicant; BYS Company, property owner) located at 15 West Baseline Road in the CSS, Commercial Shopping and Services District for:

**ZUP08055** Use permit to allow an employment agency.

**PREPARED BY:** Alan Como, Planner II (480-350-8439)

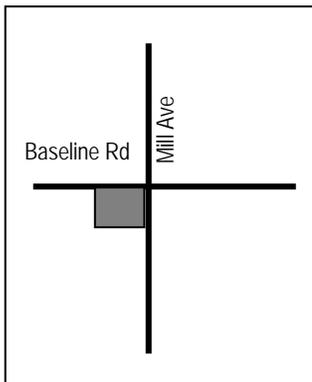
**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions 1-5

**ADDITIONAL INFO:** The applicant, Labor Systems is requesting a use permit to allow an employment agency located at 15 West Baseline Road in the CSS, Commercial Shopping and Services District. Staff supports the requested use permit as it meets the criteria set forth in the Zoning and Development Code. To date no public input has been received on this request.



**PAGES:**

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/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. Staff Photograph(s)

## COMMENTS:

The applicant, Labor Systems, is requesting a use permit to allow an employment agency located at 15 West Baseline Road in the CSS, Commercial Shopping and Services District. The office will be open from 8am-5pm, Monday–Friday, with three (3) full time staff members. Labor Systems expects that approximately 20 people will use their facility on any given day to fill out an application, interview, or pick up a paycheck. The uses in this center have historically been retail and service related, and in the past there have been individual uses that have given Staff concern over parking. Labor Systems is not a different type of use than what this center has had in the past, and the applicant's narrative addresses their anticipated parking demand. Staff supports this request for a use permit as it meets the criteria set forth in the Zoning and Development Code. To date no public input has been received on this request.

## Use Permit

The Zoning and Development Code requires a use permit for an employment agency in the CSS, Commercial Shopping and Services 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 subject to 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

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

**CONDITION(S)  
OF APPROVAL:**

1. Obtain all necessary clearances from the building safety division.
2. Post no loitering signs at and around main entrance.
3. The applicant shall devise a security plan with the City of Tempe Crime Prevention Unit. Please contact Sergeant Ken Harmon at (480) 350-6217.
4. All rear exit doors require a lexan vision panel. Details to be approved through Building Safety Plan Review prior to issuance of building permit.
5. All doors shall have illumination to meet five (5) foot candles at the door and two (2) foot candles within a 15' radius. Details to be approved through Building Safety Plan Review.

**HISTORY & FACTS:** None related to this case

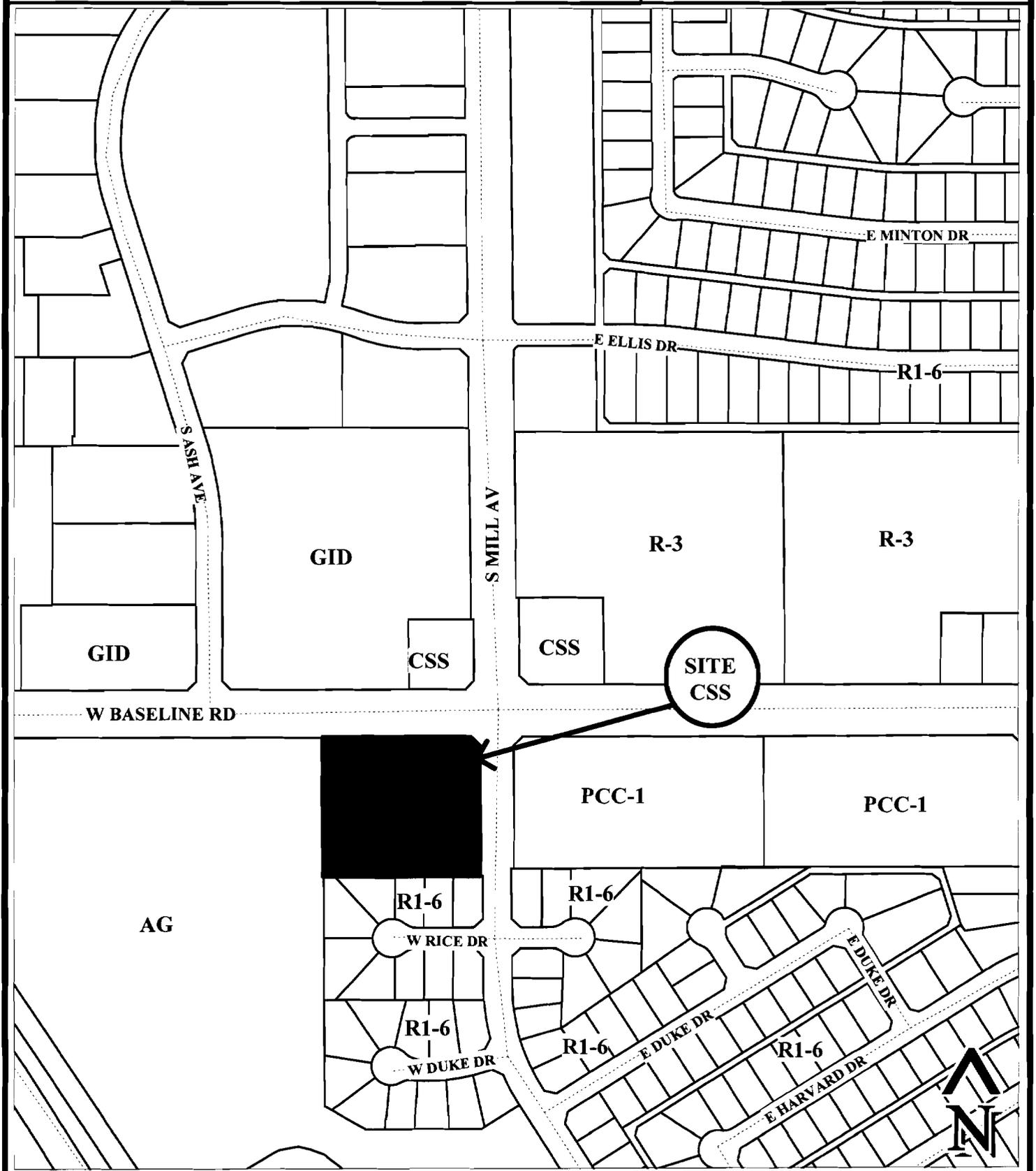
**DESCRIPTION:** Owner – BYC Company  
Applicant – Paul Turcotte / Arizona Labor Force  
Existing Zoning – CSS, Commercial Shopping and Services District  
Parcel Size – 28,200 s.f.  
Suite Size – 3,850 s.f.

**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

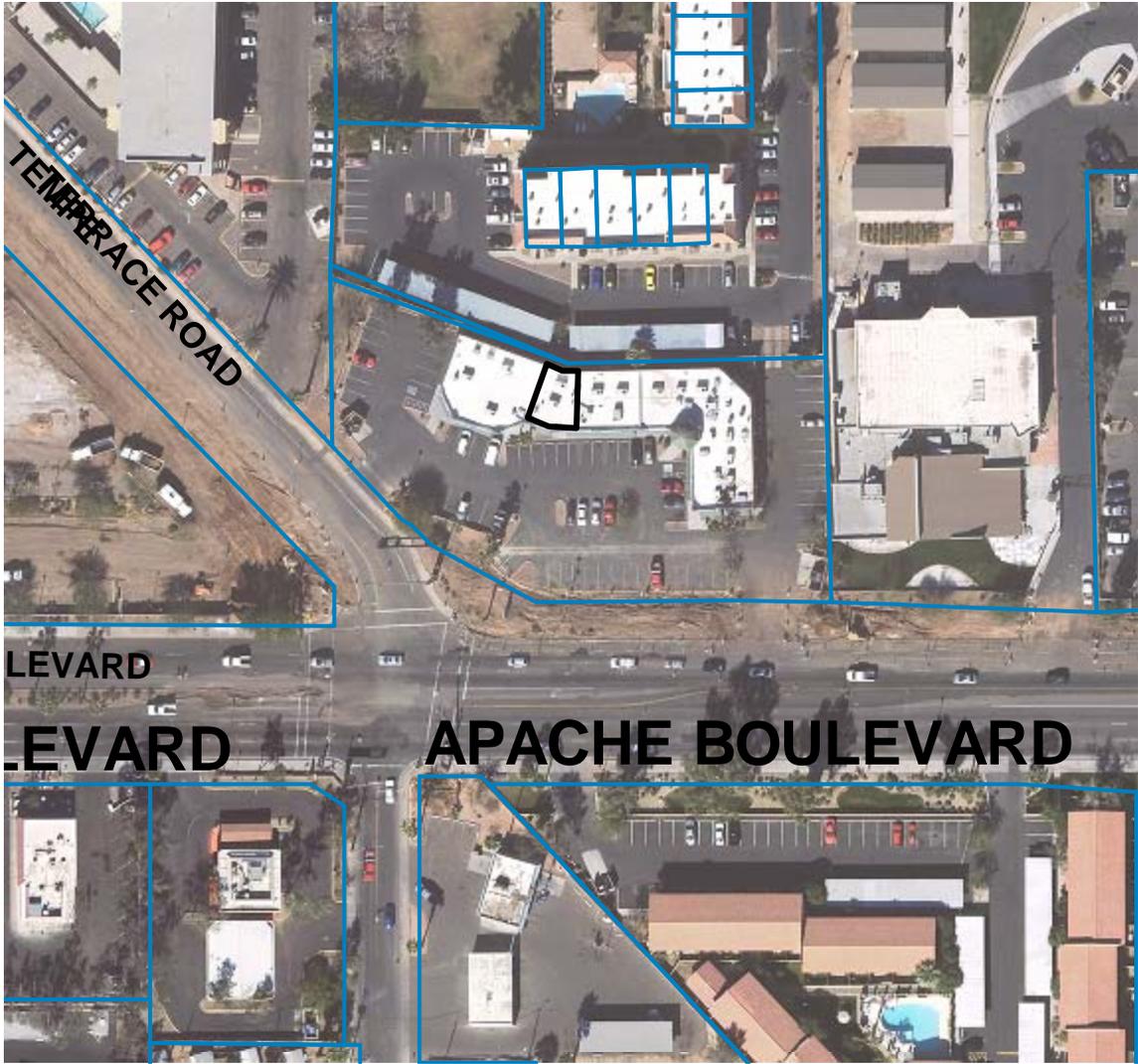
Section 3-202, Table 3-202A Permitted Land Uses  
Part 6, Chapter 3, Section 6-308 – Use Permit

LABOR SYSTEMS

PL080110



Location Map



SUNSTOP PLAZA - URBAN CAFE (PL080094)

March 17, 2008

City of Tempe  
Hearing Officer/Board of Adjustment  
31 E. 5<sup>th</sup> Street  
Tempe, AZ 85280

Re: Letter of Explanation

Arizona Labor Force, Inc. dba: Labor Systems Job Center has been in the temporary employment industry since 1985. We are a Tempe based corporation that is in the business of helping to put people to work. We are good citizens and neighbors who work hard to keep a positive image in the community while helping the local economy.

Our office is open Monday thru Friday from 8am-5pm. On a typical day at our office, 20 people will pass through our doors with three full time internal staff members. The majority of these people will arrive to fill out an application, interview or pick up a paycheck. The number of vehicles in our parking lot is minimal as most of our vehicular traffic occurs throughout the day creating no impact for the surrounding area. Since we send workers to our customers, our customers normally do not have a need to visit our office keeping daily traffic to a minimum.

On a daily basis, our storefront and parking lot areas are cleaned of any debris if there should be any. Because we take our image so seriously and care about our neighbors and surroundings, deterioration of the neighborhood will be a non-factor.

We do not allow any form of loitering or disruptive behavior. Our workers are not allowed to loiter in front of our office or any other office in the complex. Our office staff constantly monitors and enforces this policy. Signs are posted in our office stating our policy on loitering and being good neighbors. Anyone caught loitering when our office is closed will not be allowed to work for Labor Systems.

Since we will not be making any external changes to the building, the aesthetics will remain consistent with the rest of the complex.

We look forward to continuing our business in Tempe for many more years to come. Should you have any questions, please feel free to contact me at 480.820.1234.

Best regards,

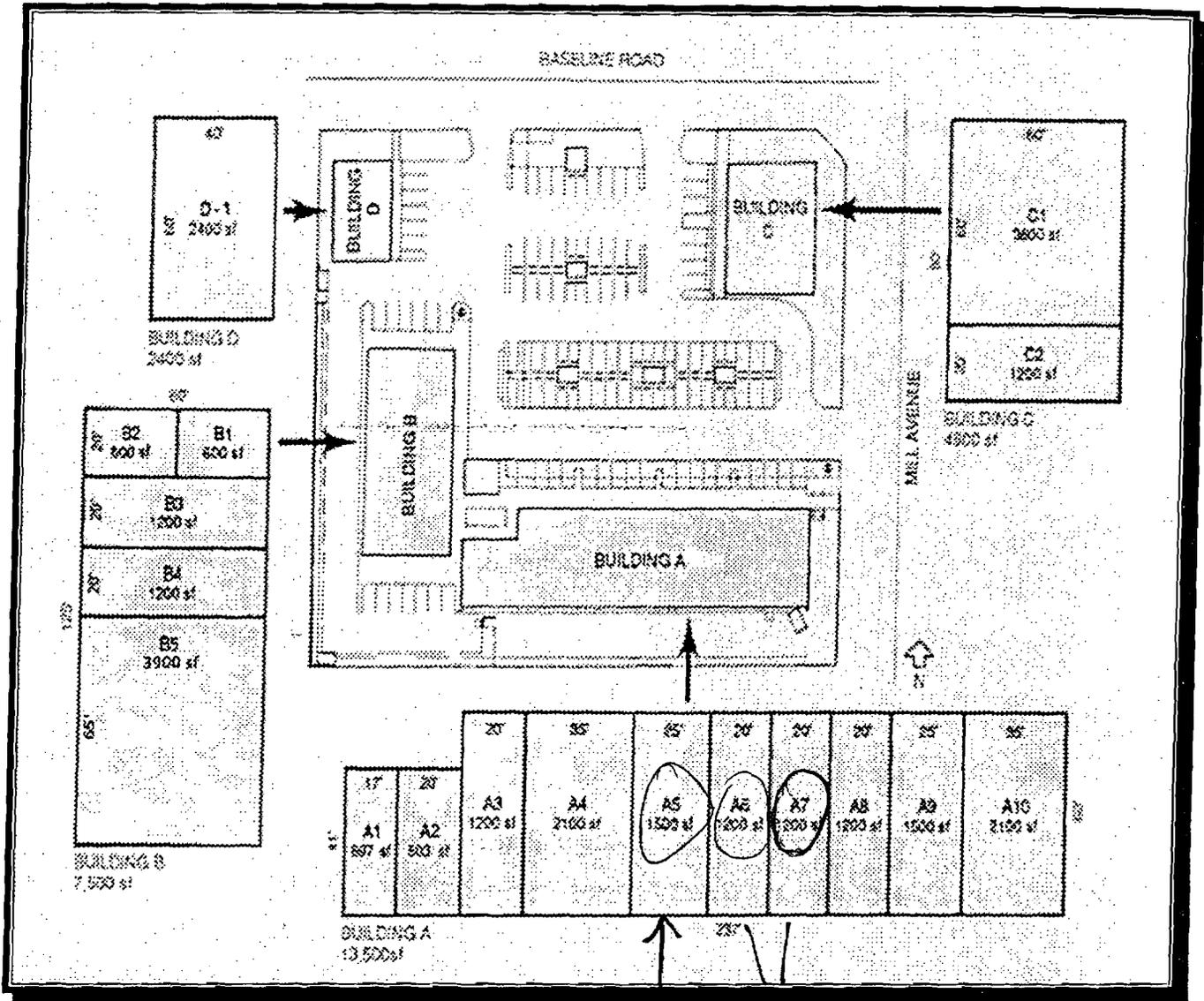


Paul Turcotte  
President  
Arizona Labor Force, Inc.

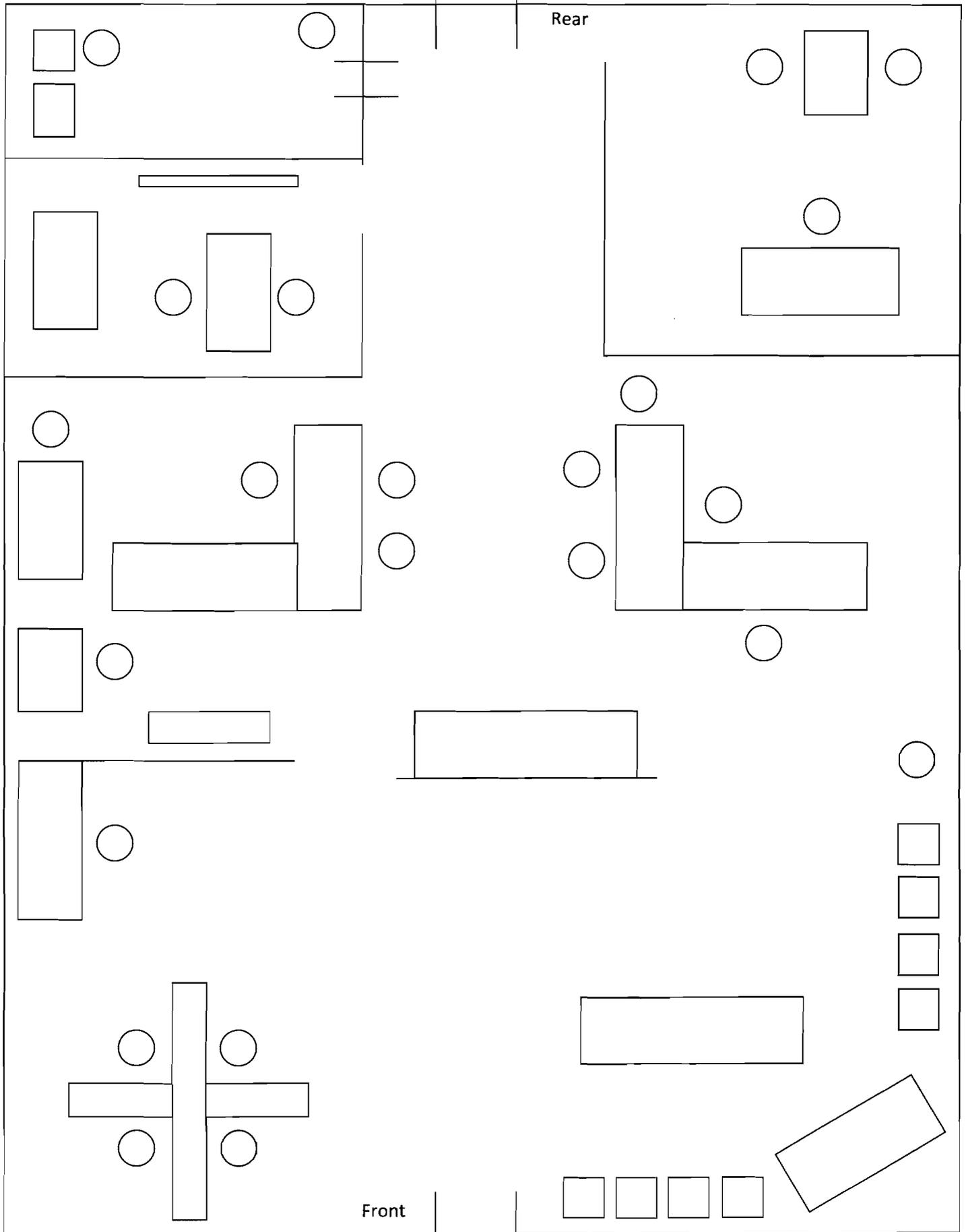
Our Mission is  
to Put People  
to Work and to  
Provide Superior  
Customer  
Service to our  
Customers.  
We Achieve this  
by Valuing our  
Employees,  
Promoting  
Continuous  
Improvement,  
Behaving  
Ethically, and  
Treating People  
with Dignity  
and Respect.

# SITE PLAN

## EXHIBIT "A"



LABOR SYSTEMS JOB CENTER  
 15 W. BASELINE RD.  
 TEMPE, AZ 85282





**SUNSTOP PLAZA – URBAN CAFE**

**1212 E APACHE BLVD., SUITE NO. 103**

**PL080094**

**FRONT OF BUSINESS**