

# Staff Summary Report



Hearing Officer Hearing Date: June 5, 2007

Agenda Item Number: 11

**SUBJECT:** This is a public hearing for a request by **NORTH PEAK MILLWORKS (PL070213)** located at 912 South Park Lane for one (1) use permit.

**DOCUMENT NAME:** 20070605dssd03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **NORTH PEAK MILLWORKS (PL070213)** (Susan Anderson/North Peak Construction, applicant; Jemco Properties, property owner) located at 912 South Park Lane, Suite 102 in the GID, General Industrial District for:

**ZUP07059** Use permit to allow cabinet manufacturing.

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

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

**FINAL REVIEW BY:** Lisa Collins, Planning Director (480-350-8989)

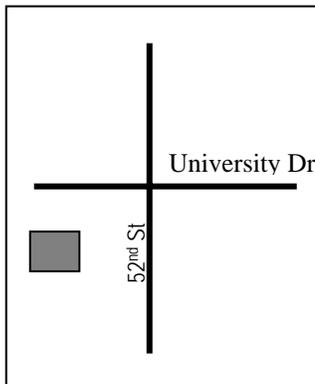
A handwritten signature in black ink, appearing to be 'L Collins', written over the name Lisa Collins.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

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

**ADDITIONAL INFO:** North Peak Millworks is requesting approval of a use permit to allow cabinet manufacturing located at 912 South Park Lane, Suite 102, in the (GID) General Industrial District. The proposed business will occupy approximately 5,850 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.



**ATTACHMENTS:**

1. List of Attachments
  2. Comments
  3. Reason for Approval; Conditions of Approval; History; Facts/Description
  4. Zoning & Development Code Reference
- 
- A. Location Map(s)
  - B. Aerial Photo
  - C. Letter of Intent
  - D. Site Plan/ Floor Plan
  - E. Staff Photographs

## COMMENTS:

North Peak Millworks is requesting approval of a use permit to allow cabinet manufacturing located at 912 South Park Lane, Suite 102, in the (GID) General Industrial District. The proposed business will occupy approximately 5,850 s.f. of space within an existing manufacturing and warehouse building. The business operation calls for the fabricating and millworking of cabinets solely for custom homes built by North Peak Construction. 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 west of Park Lane and south of University Drive. All adjacent properties are zoned (GID) General Industrial District.

The proposed hours of operation are Monday through Friday from 6:30 am to 3:30 pm. The business has (3) three 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:**

No Pertinent information for this case.

**DESCRIPTION:**

Applicant – Susan Anderson/North Peak Construction  
Owner – Jemco Properties  
Existing zoning – GID, General Industrial District  
Total Site Area – 92,310 s.f. / 2.12 acres  
Total Building Area – 33,750 s.f.  
Suite Area – 5,850 s.f.  
Parking Required for tenant – 5 spaces  
Total Parking Required – 34 spaces  
Total Parking Provided – 54 spaces

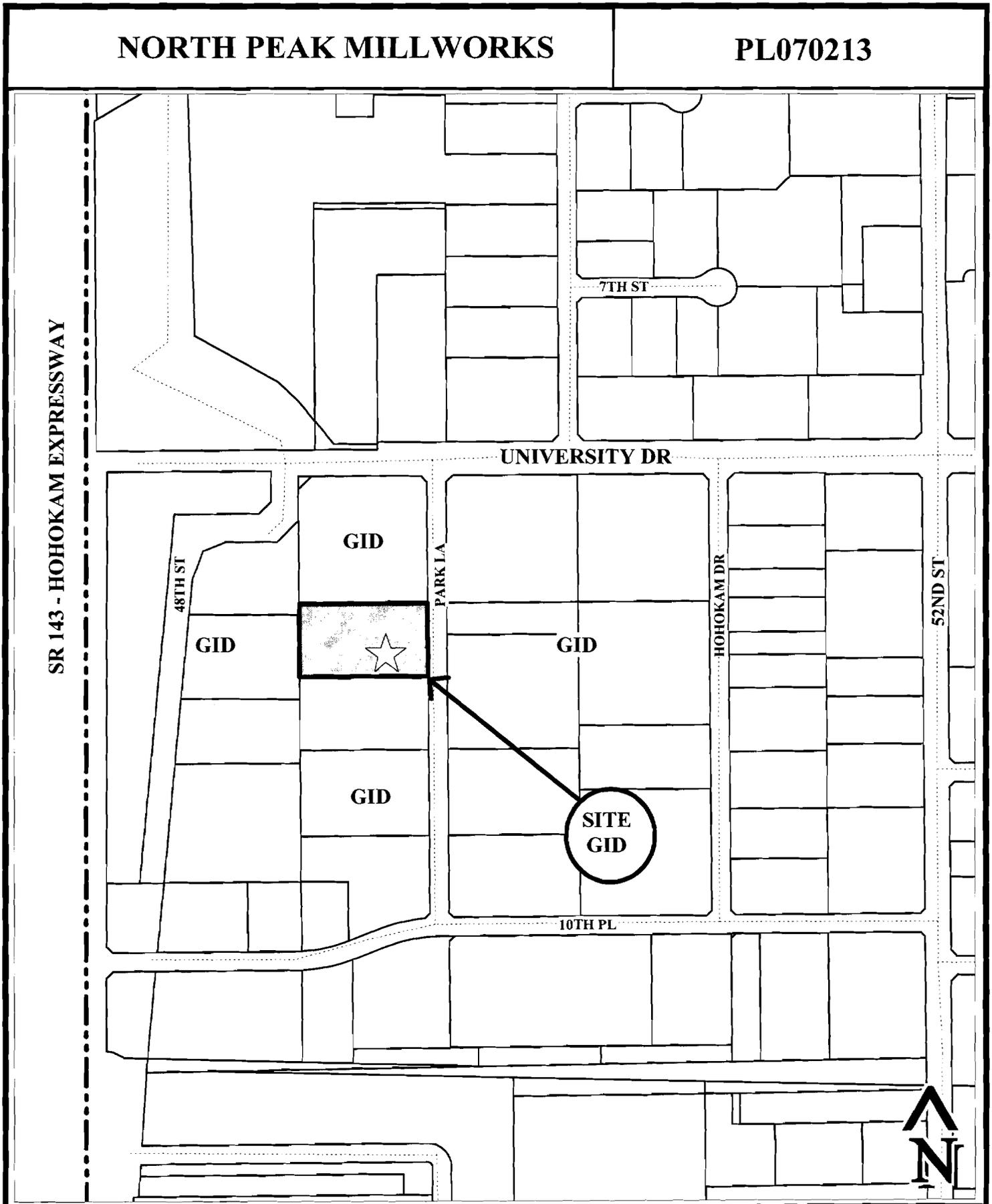
**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

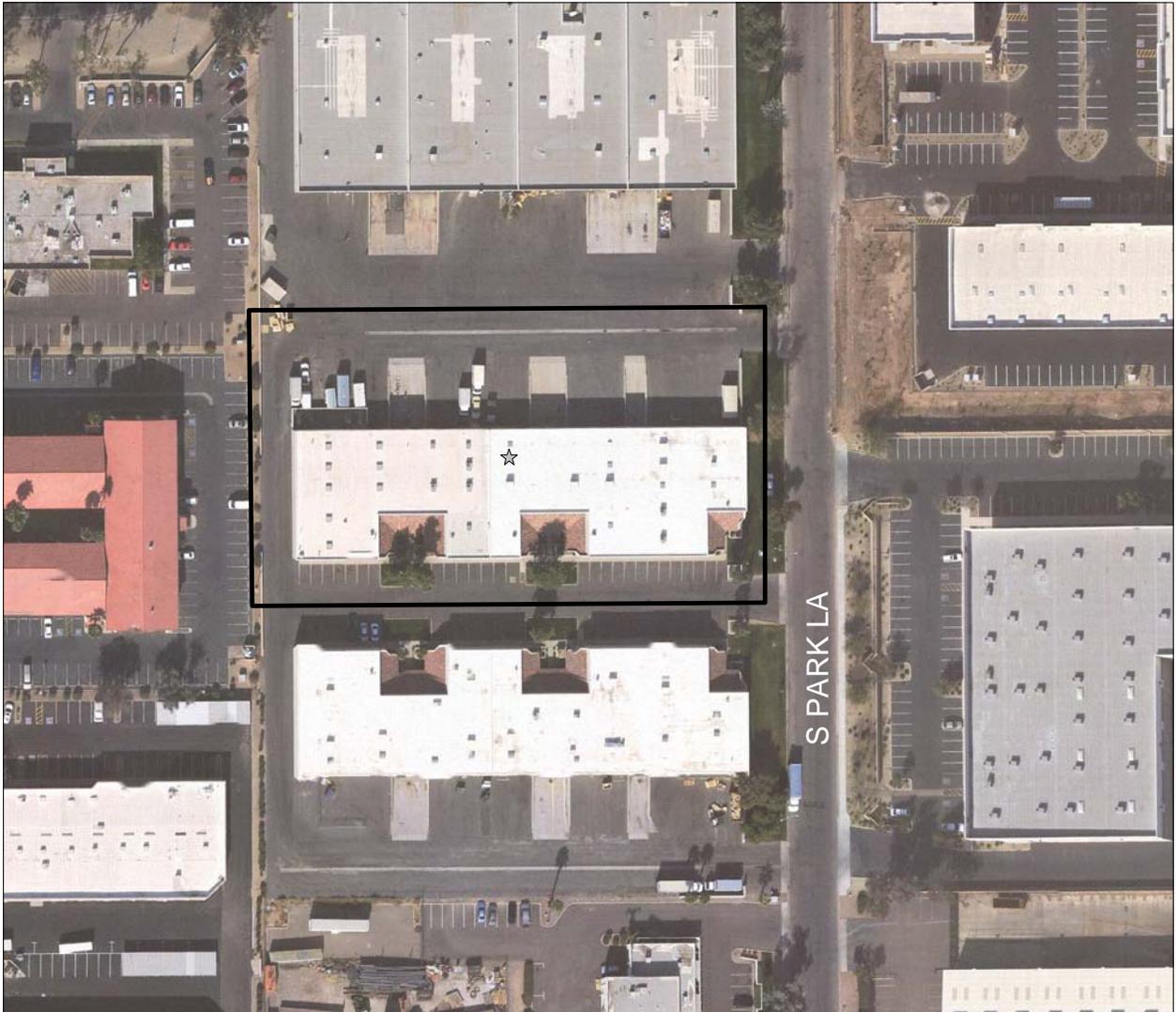
Part 3, Chapter 3, Section 3-302  
Permitted Uses in Office/Industrial Districts – Table 3-302A – Wood Working in GID, General Industrial District requires a use permit;

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

**NORTH PEAK MILLWORKS**

**PL070213**





NORTH PEAK MILLWORKS (PL070213)



# North Peak Construction, LLC.

Contractors Lic: ROC 127854B

9701 E. Happy Valley Rd. Suite 19 Scottsdale, Arizona 85255

Office: (480) 502-9000 Fax: (480) 502-3346

City of Tempe  
Development Services Department  
31 E. 5<sup>th</sup> Street, Garden Level  
Tempe, AZ 85281

May 8, 2007

RE: Use Permit/Letter of Explanation  
North Peak Millworks  
912 So. Park Lane, Suite 102

To Whom It May Concern;

North Peak Millworks is the wholly owned subsidiary of North Peak Construction, LLC., which is a Custom Home Builder. North Peak Millworks is engaged in the business of fabricating millworks and cabinetry solely for custom homes built by North Peak Construction and therefore, will not have retail traffic.

We are in the process of obtaining a permit for tenant improvements on the above-referenced suite to add a few interior walls, a dust collection system (interior) and a paint spray booth (interior). None of these improvements will extend to the outside of the building and will therefore not generate noise, dust or debris to the surrounding area or tenants. The dust collection system is new and the most state of the art equipment available and is totally self-contained.

North Peak Millworks will be re-locating their facility to Park Lane from a smaller facility in Phoenix, off Roeser Rd. The dust collection system we are installing is far superior to the one that has been in use at that location and has not generated any complaints. We have always had good relationship with our neighboring tenants and are looking forward to the same kind of relationship at the Park Lane facility. We feel our type of business is compatible with the other types of businesses and will be a favorable addition to the complex.

We therefore ask that you approve the attached application and request for Use Permit.

Sincerely,

Susan C. Anderson  
Project Manager  
North Peak Construction, LLC  
North Peak Millworks, LLC

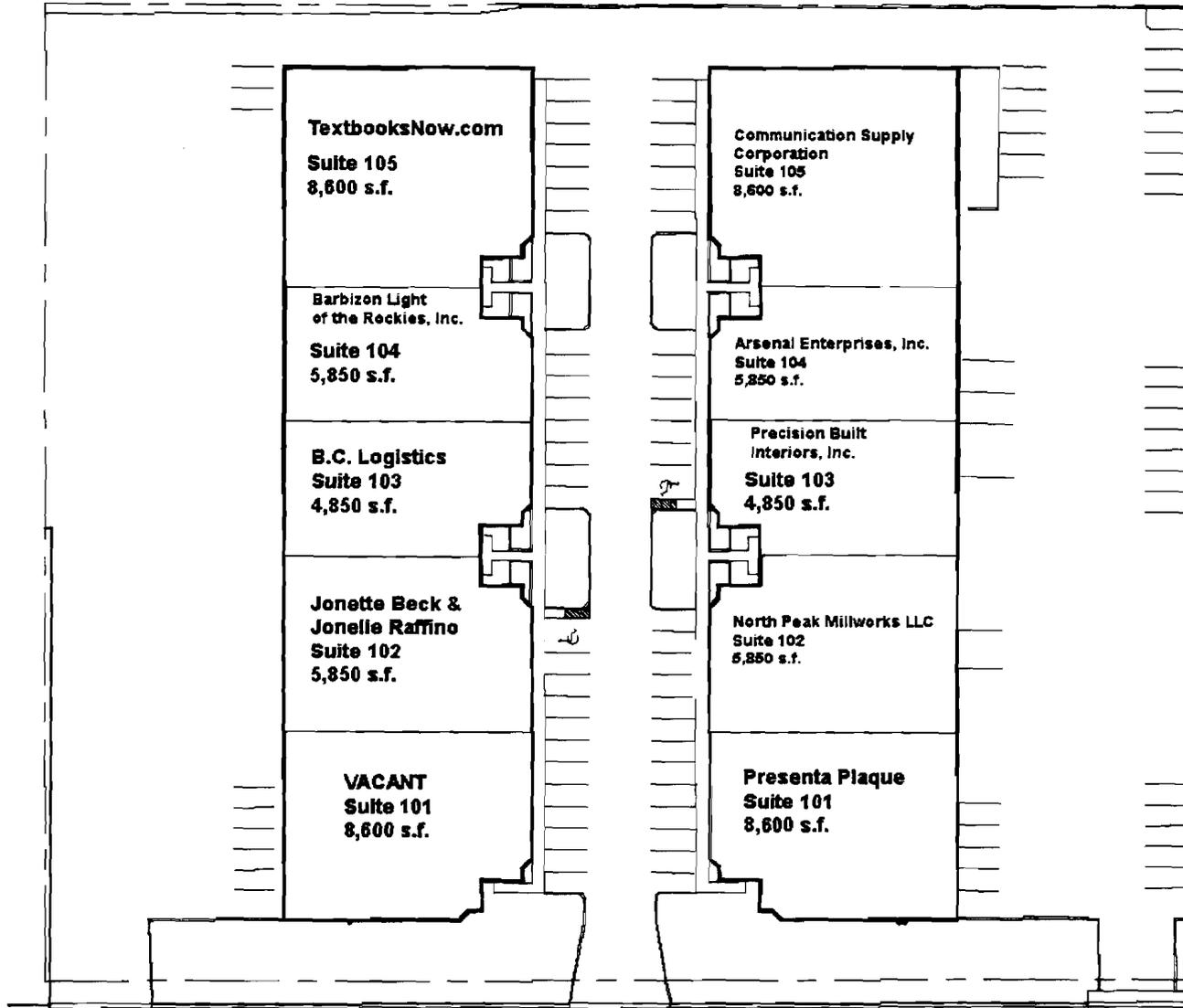
RECEIVED  
07 MAY 29 AM 9:43  
TEMPE - DEVELOPMENT  
SERVICES DEPARTMENT

### PARK LANE (SOUTH)

918 S. Park Lane

912 S. Park Lane

10TH PLACE



PARK LANE

**67,500 s.f. - Total**  
**33,750 s.f. - 912 S. Park Lane**  
**33,750 s.f. - 918 S. Park Lane**  
**Tempe, AZ 85281**

February 8, 2007





**NORTH PEAK MILLWORKS**

**912 S PARK LANE**

**PL070213**

**FRONT OF BUSINESS**