

Staff Summary Report



Hearing Officer Hearing Date: May 6, 2008

Agenda Item Number: 9

SUBJECT: This is a public hearing for a request by **PROFESSIONAL MEDICAL TRANSPORT (PMT) AMBULANCE STATION (PL080126)** located at 7520 South Rural Road, Suite A-8, for one (1) use permit.

DOCUMENT NAME: 20080506dssd05

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **PROFESSIONAL MEDICAL TRANSPORT (PMT) AMBULANCE STATION (PL080126)** (Michelle Angle/Starwest Associates LLC, applicant; Bama Retail LLC, property owner) located at 7520 South Rural Road, Suite A-8, in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08058 Use permit to allow an ambulance dispatch station.

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

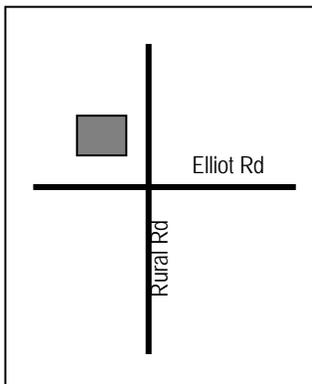
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-7

ADDITIONAL INFO: The applicant is requesting a use permit to allow an ambulance dispatch station located at 7520 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District. To date, no public input has been received to this request. Staff supports the request for a use permit as it meets the criteria for a use permit in the Zoning and Development Code.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. 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. Staff Photograph(s)

COMMENTS:

The applicant is requesting a use permit to allow an ambulance dispatch station located at 7520 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District. PMT is in contract negotiations with the City of Tempe to provide 9-1-1 emergency ambulance service in conjunction with the City of Tempe Police and Fire Departments and is seeking to locate substations to provide coverage to the City of Tempe. The dispatch station will house one ambulance, possibly two in emergency situations, and one, two person EMT crews per shift. The station will have three shifts during a 24 hour period and is only used as a base where crews wait before responding to a call. No biohazards, disposable medical equipment or supplies would be discarded at this site.

Due to the nature of the ambulance, medical response business; the siren which is vital to the operation, can raise questions as it relates to noise as a nuisance. PMT's policy on sirens is not to turn on sirens until after you leave the station locations and only use the siren if needed to gain access onto the street (Example: During rush hour traffic). In addition, sirens are not to be used near any residential homes adjacent to the ambulance station. Staff supports the request for a use permit as it meets the criteria for a use permit in the Zoning and Development Code with added conditions.

To date, staff has received no public input to this request.

Use Permit

The Zoning and Development Code requires a use permit for an ambulance dispatch station in the PCC-1, Planned Commercial Center Neighborhood District.

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 ambulance dispatch station there may be some noise associated with emergency vehicles leaving the property. PMT has policies in place to restrict the use of sirens until they are on the streets.
- 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 conditions.

REASON(S) FOR APPROVAL:

1. The business is a general commercial use, and is compatible with the other businesses on the property and within the area.
2. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
3. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.

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

CONDITION(S) OF APPROVAL:

1. The use permit is valid for PMT Ambulance and may be transferrable with approval from the Hearing Officer staff. Should the business be sold, the new owners must contact the Hearing Officer staff for review of the business operation.
2. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
3. Any intensification or expansion of the use shall require the applicant to return to the Hearing Officer for further review.
4. The rear door shall require lighting to meet five (5) foot candles at the door and two (2) foot candles within a 15 foot radius. Light fixture cut sheets to be reviewed during Building Safety Plan Review.
5. The rear door shall have a lexan vision panel or a 180 degree "rotatable viewer." Details to be reviewed during Building Safety Plan Review.
6. 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.
7. Sirens shall not normally be activated until the ambulance is at least 500 feet from the facility. The only exception to this requirement will be to allow minimal use of sirens in order to gain access to Rural Road or Elliot Road.

HISTORY & FACTS:

- January 4, 2000 BA990315: Use Permit approved for the FAMILY BIRTH STORE to allow a used clothing store.
- July 17, 2000 BA000194: Use Permit approved for US-WEST WIRELES to allow a 45' high mono flagpole.
- May 31, 2001 CC010034: Use Permit approved for an expansion for RURAL ANIMAL CLINIC to operate a veterinary clinic.
- July 18, 2006 ZUP06012: Use Permit denied for ADVANCE AMERICA to operate a check cashing center.
- September 26, 2006 UPA06001: Appeal Approved of the denial of the Use Permit for ADVANCE AMERICA to operate a check cashing center.
- March 13, 2007 ZUP07023: ADVANCE AMERICA applied for reconsideration of the condition of approval which set an expiration date of the use permit of 3/26/07. DRC denied the reconsideration request.

DESCRIPTION:

Owner – Bama Retail LLC
Applicant – Michelle Angle/Starwest Associates LLC
Existing Zoning – PCC-1, Planned Commercial Center Neighborhood District
Parcel Size – 155,281 s.f. / 3.5 acres
Total Building Area – 34,800 s.f.
Tenant Area –1,020 s.f.
Parking Required for Tenant – 5 spaces
Parking Provided – 160 spaces

**ZONING AND
DEVELOPMENT**

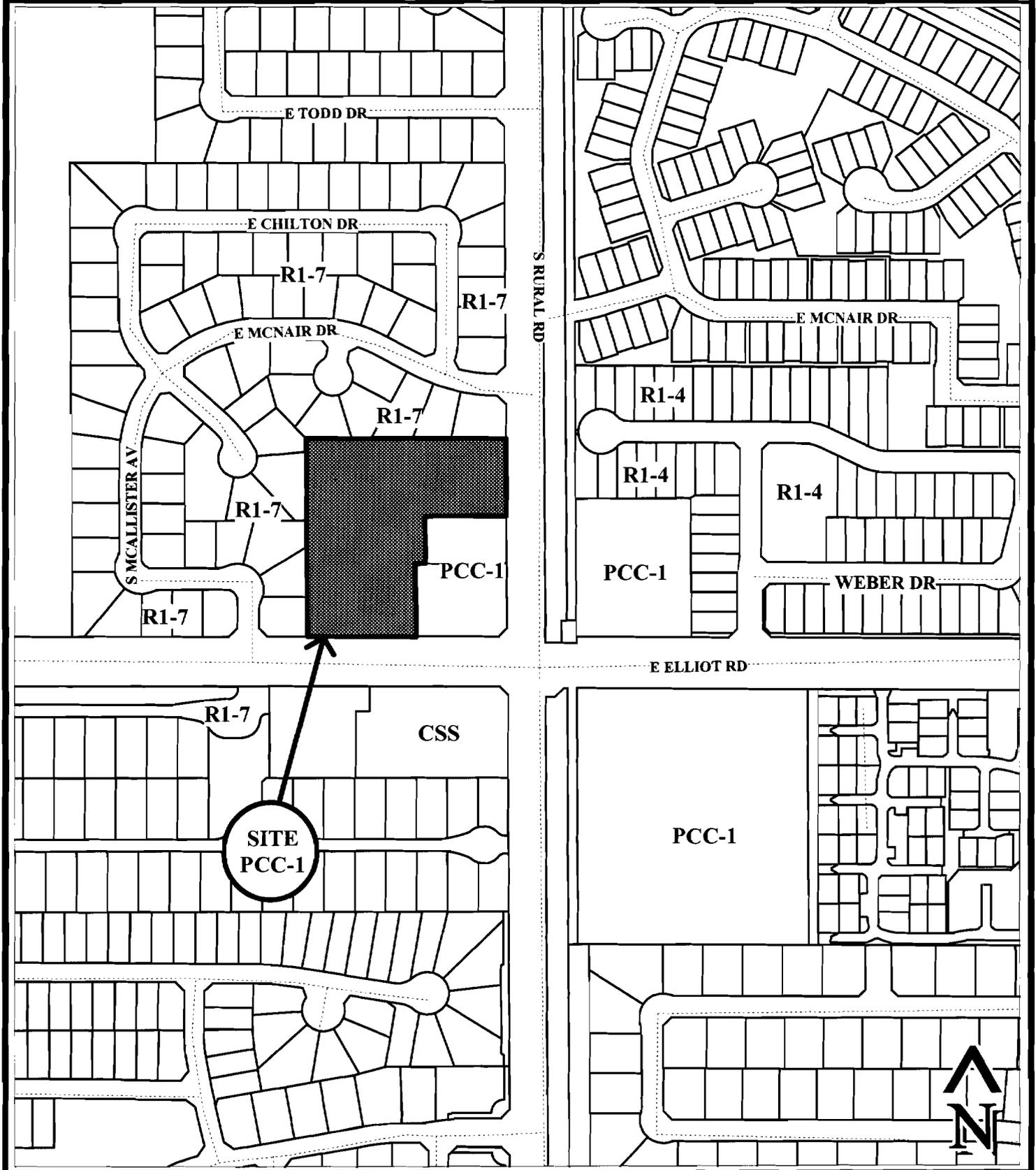
CODE REFERENCE:

Part 3, Chapter 2, Section 3-202, Table 3-202A – Permitted Land Uses in CSS, Commercial and Shopping and Services District.

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

PMT AMBULANCE STATION

PL080126



Location Map



REC'D AMBUL
08 APR 16 AM 7:49
NEW YORK COUNTY
SERVICES DEPARTMENT

To the City of Tempe,
Planning and Zoning Department

April 14, 2008

PMT Ambulance Letter of Explanation
Station Site: 7520 S. Rural Road

The above address has been selected by PMT Ambulance as one of the company's 911 ambulance stations which will provide service in the City of Tempe. The station will house a total of four Emergency Medical Technicians and / or Paramedics.

The purpose of this ambulance station is to provide faster more appropriate response times.

Unlike other commercial or retail establishments, there will be minimal vehicular activity.

There will be zero ambient conditions added to the surrounding area. Not odor, dust, gas, noise, vibration, smoke, heat or glare.

We will not contribute to any deterioration of the neighborhood or be in conflict with the goals, objectives and policies if the City of Tempe.

We will be compatible with the existing surrounding structures.

There will be no disruptive behavior which may create nuisances to the surrounding area or general public. The following is language taken from current company policy which addresses this concern.

When driving the ambulance code three in and around your station, do not turn on the siren until you come to a major thoroughfare, and / or intersection. Please do not turn on the siren in front of or near any residential homes neighboring the ambulance station. Once you approach a major intersection, proceed to use full code three procedures.

Michelle Angle
V.P. Government Affairs & Business Development

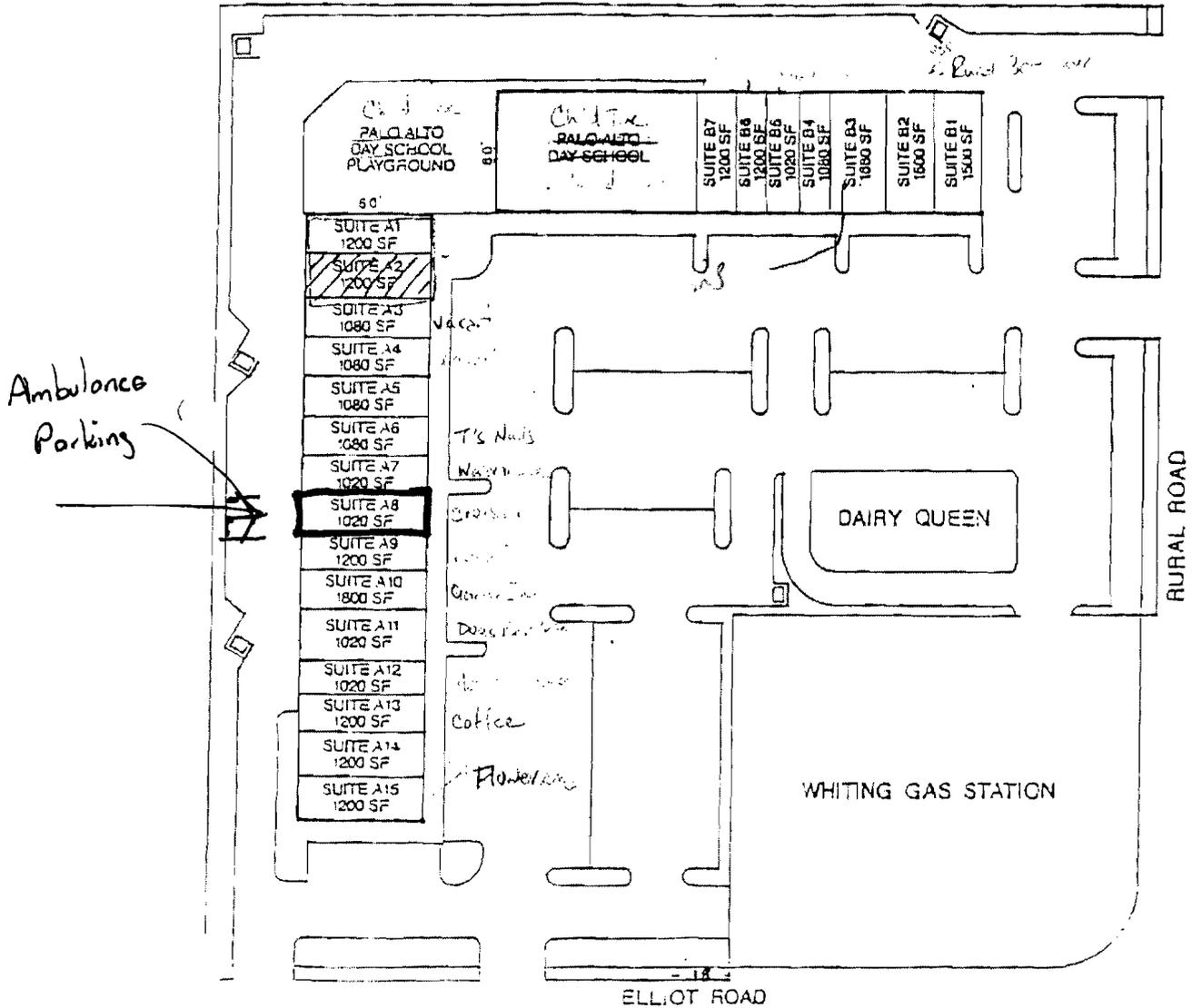
2435 S. Industrial Park Ave., Ste A, Tempe, AZ 85282 • (480) 804-7400 • Fax: (480) 966-2006



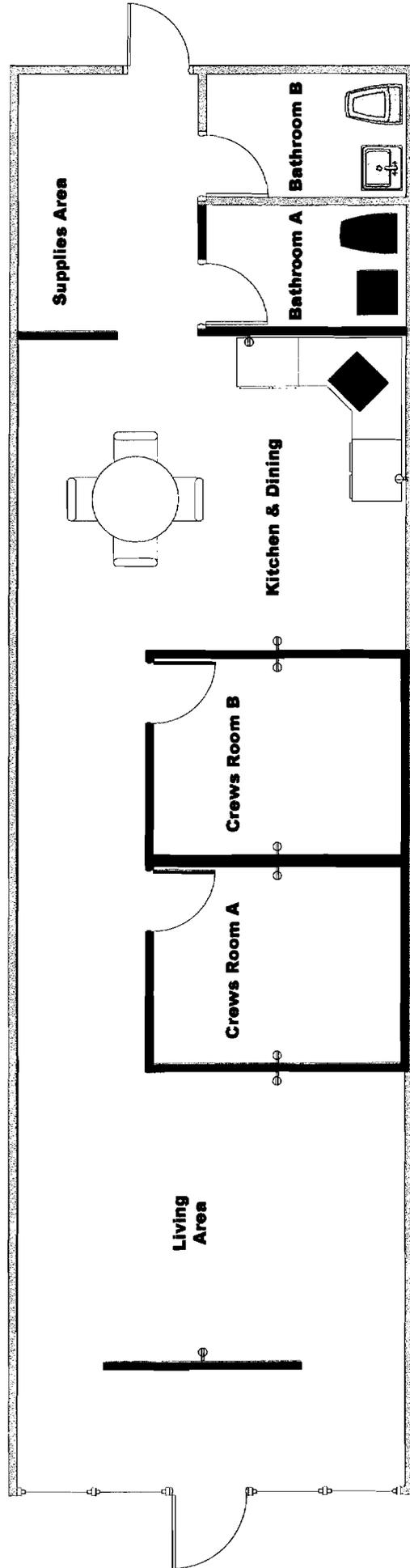
7520 S. Rural Rd.

EXHIBIT A

Premises



Rural & Elliot Station
7520 S. Rural Road - Suite A-3



A - RED Colored Walls Illustrate New Structure

B - New Doors

C - 9 New Electrical Outlets

D - New Kitchen Fixtures

E - New Bathroom Fixtures

F - Replacement Bathroom Fixtures



**PROFESSIONAL MEDICAL TRANSPORT (PMT)
AMBULANCE STATION**

7520 S RURAL RD., SUITE A-8

PL080126

FRONT OF BUSINESS